



Hernando County
Board of County Commissioners
Land Use Hearings
Minutes

April 3, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Thursday, April 3, 2025, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Jerry Campbell	Vice Chairman
John Allocco	Second Vice Chairman
Ryan Amsler	Commissioner
Steve Champion	Commissioner
Toni Brady	Deputy County Administrator
Omar DePablo	Development Services Director
Jon Jouben	County Attorney
Heidi Kurppe	Deputy Clerk
Patricia Tapia	Deputy Clerk

Chairman Brian Hawkins was not present at the meeting.

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda with changes.

(Note: Development Services Planning Director Omar DePablo requested to move Item No. C-10 [Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Joshua M. Whitney, Craig Gruber and Harold D. Werder for Property Located on Powell Road (H2438)] to the first Item under Section C on the Agenda.)

RESULT:	ADOPTED
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Allocco, Amsler and Champion
ABSENT:	Hawkins

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Vice Chairman Campbell and Comms. Allocco, Amsler and Champion announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion

To approve.

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Allocco, Amsler and Champion
ABSENT:	Hawkins

Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Joshua M. Whitney, Craig Gruber and Harold D. Werder for Property Located on Powell Road (H2438)

Development Services Planning Director Omar DePablo announced that the applicant had withdrawn this petition for rezoning.

There was no public input.

Ordinance Establishing Pinery Community Development District

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Ordinance No. 2025-04).

(Note: The Motion included an agreement between the County and the Community Development District regarding escheatment to the County, whereas the County will avoid any carrying costs to the public to transfer back to the Community Development District.)

RESULT: **ADOPTED**
MOVER: John Allocco
SECONDER: Steve Champion
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

Request to Postpone Variance Petition Submitted by Jesse Navarro on Behalf of JC Navarro Properties, LLC for Property Located on Thunderbird Avenue

There was no public input.

Motion

To approve the postponement.

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

Master Plan Reestablishment Petition Submitted by Rivard Development, LLC (H2510)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-053).

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

Petition Submitted by EBH Acquisitions, LLC, to Vacate Right of Way of Jackson Street

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-54).

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Allocco, Amsler and Champion
ABSENT:	Hawkins

Rezoning Petition Submitted by Muad Saeed on Behalf of Hamza Capital, Inc., for Property Located on Linden Drive (H2468)

The Board accepted public input on this matter.

Comm. Champion made the following Motion:

Motion

To approve the staff recommendation.

The motion died for a lack of a second.

Comm. Amsler made the following Motion:

Motion

To bring back on a date certain of May 6, 2025.

RESULT:	ADOPTED
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Allocco, Amsler and Champion
ABSENT:	Hawkins

Master Plan Revision Petition Submitted by Ocean Bleu Group and Bowman Consulting on Behalf of Spring Hill County Line, LLC for Property Located on County Line Road (H2469)

The Board accepted public input on this matter.

Comm. Champion made the following Motion:

Motion

To approve the staff recommendation.

Comm. Champion revised his Motion as follows:

Revised Motion

To add the trees on the Drainage Retention Area a/k/a DRA to increase opacity (Resolution No. 2025-055).

RESULT: ADOPTED
MOVER: Steve Champion
SECONDER: John Allocco
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

Rezoning Petition Submitted by ProCivil 360, LLC, on Behalf of Southern Valley Homes, LLC for Property Located on Waterfall Drive (H2470)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-056).

RESULT: ADOPTED
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

Rezoning Petition Submitted by David Griner for Property Located on Shoal Line Boulevard (H2472)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation, including a fence at 6-foot in height and an earth tone color, and trees at 8-foot tall with 10-foot spacing (Resolution No. 2025-057).

RESULT: ADOPTED
MOVER: Ryan Amsler
SECONDER: Steve Champion
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

Petition to Re-Establish Master Plan Submitted by Catalyst Design Group on Behalf of Hilltop 408, LLC for Property Located on Spring Hill Drive (H2474)

Comm. Allocco requested Board consensus to direct the County Attorney's Office to research options to regulate the wall time/servicing of private emergency transport services by County Emergency Medical Services, and to bring it back to the Board for discussion on a future agenda.

The Board concurred.

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-058).

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Allocco, Amsler and Champion
ABSENT:	Hawkins

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

Comm. Champion requested Board consensus to direct the staff to research options to have staff review/approve the Reestablishment of Master Plan petitions within the department. With exception of modifications in the reestablishment petitions will be brought back to the Board on a future Agenda.

The Board concurred.

Comm. Allocco requested Board consensus to direct the staff to research options regarding the abandonment of vessels within the County, and to bring it back to Board for discussion on a future Agenda.

The Board concurred.

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Joshua M. Whitney, Craig Gruber and Harold D. Werder for Property Located on Powell Road (H2438)

BRIEF OVERVIEW

Request:

Rezoning from AR-2 (Agricultural Residential 2) to PDP(MF)/Planned Development Project (Multifamily) with deviations.

General Location:

Several parcels on the north side of Powell Road starting approximately 165' west of Orlando Avenue and ending approximately 1,350' from Silver Ridge Boulevard

P&Z Action:

On March 10, 2025, the Planning and Zoning Commission voted 5-0 to deny the petitioner's request for a rezoning from AR-2 (Agricultural Residential-2) to PDP(MF)/Planned Development Project (Multifamily) with deviations due to lack of compatibility with the surrounding properties.

On March 13, 2025, the petitioner's representative submitted a request that the petition be postponed until June 3, 2025, in order to provide the petitioner additional time for a more comprehensive review of the proposal and allow the petitioner the opportunity to address concerns expressed during the Planning and Zoning meeting.

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

The applicable criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. Appendix A, Article VI, Section 1(A)(1), requires authorization from the "current owner of record of any parcel of land" for a rezoning amendment petition. Harold David Werder claims ownership of Parcels Number: 193294, 1126052, and 193392 via Adverse Possession. These parcels are subject to a pending Quiet Title Action (Case No.: 2024-CA-001146). A person can be considered the owner of the property before the resolution of a Quiet Title action, if they meet the statutory requirements for adverse possession. However, the County is not obligated to recognize this claim as a basis for property rezoning without further legal validation. The legal validity of the applicant's claim is a legal

determination that will be made in the pending case. Note: As of March 25, 2025, Case No.: 2024-CA-001146 is pending; summons has been issued for twenty-three (23) defendants, with some remaining “unserved”.

It is the recommendation of the County Attorney’s Office that the Board delay acting on the applicant’s rezoning petition until the Judge renders a ruling in the quiet title action.

RECOMMENDATION

It is recommended that the Board decide whether or not to grant the petitioner’s request to postpone hearing the matter to a date certain of June 3, 2025. If the postponement is not granted, 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 AR-2 (Agricultural Residential-2) to PDP(MF)/Planned Development Project (Multifamily) with deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	03/13/2025 10:11 AM
Toni Brady	Approved	03/13/2025 2:03 PM
Albert Bertram	Approved	03/13/2025 3:47 PM
Pamela Hare	Approved	03/24/2025 10:41 AM
Victoria Anderson	Approved	03/25/2025 1:53 PM
Heidi Prouse	Approved	03/25/2025 3:17 PM
Toni Brady	Approved	03/27/2025 8:32 AM
Jeffrey Rogers	Approved	03/27/2025 1:19 PM
Colleen Conko	Approved	03/27/2025 1:25 PM

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

Date: June 18, 2024

File No. H-24-38 Official Date Stamp:

RECEIVED

By reinhart at 7:42 am, Aug 30, 2024

APPLICANT NAME: Joshua Whitney

Address: 1336 LAKE PARKER DR

City: ODESSA

State: FL

Zip: 33556

Phone: 813-917-9041

Email: Josh19663814@gmail.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Donald R. Lacey, A.I.C.P.

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34601

Phone: (352) 848-3661

Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☒ Yes ☐ No (if applicable provide name) _____

Contact Name: Richie Jones-President

Address: 15796 Oakcrest Circle

City: Brooksville

State: FL

Zip: 34604

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00193187, 00193374, 00193418, 00193613, 00193622, 00193757, 00377363, 01777599, 01778909, 01788337, 193196, 00193294, 01126052, 00193392
2. SECTION 12, TOWNSHIP 23 South, RANGE 18 East
3. Current zoning classification: AR2 and R-1A
4. Desired zoning classification: PDP (MF)
5. Size of area covered by application: +/- 20 ACRES
6. Highway and street boundaries: North side of Powell Road, east and west of Gloucester Road
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, JOSHUA WHITNEY, OWNER, 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**

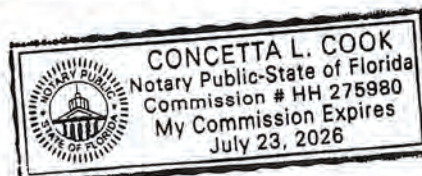
☒ I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates, Inc
and (representative, if applicable): Donald R. Lacey, A.I.C.P and/or Cliff Manuel, P.E.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18th day of June, 2024, by Joshua Whitney who is personally known to me or produced _____ as identification.

Signature of Notary Public



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

Notary Seal/Stamp

ZONING AND MASTER PLAN APPLICATION

JOSHUA WHITNEY, CRAIG GRUBER, HAROLD WERDER

PARCEL KEYS: OO193374, 00193418, 00193613, 00193622, 00193187, 1777599, 1778909, 377363, 1788337, 193757, 193196, 193294, 1126052, 193392

GENERAL LOCATION

The subject site consists of approximately 20 acres lying within section/township/range 12/23/18 and 11/23/18. The general location is the north side of Powell Road, east and west of Gloucester Road inclusive of Blocks 1, 12, 13, 24 and 25 of Brooksville Terrace and Lot 5, Block EE of Tangerine Estates. Please refer to Figure 1 for the general location of the property. Ownership is in the names of Whitney, Werder and Gruber.

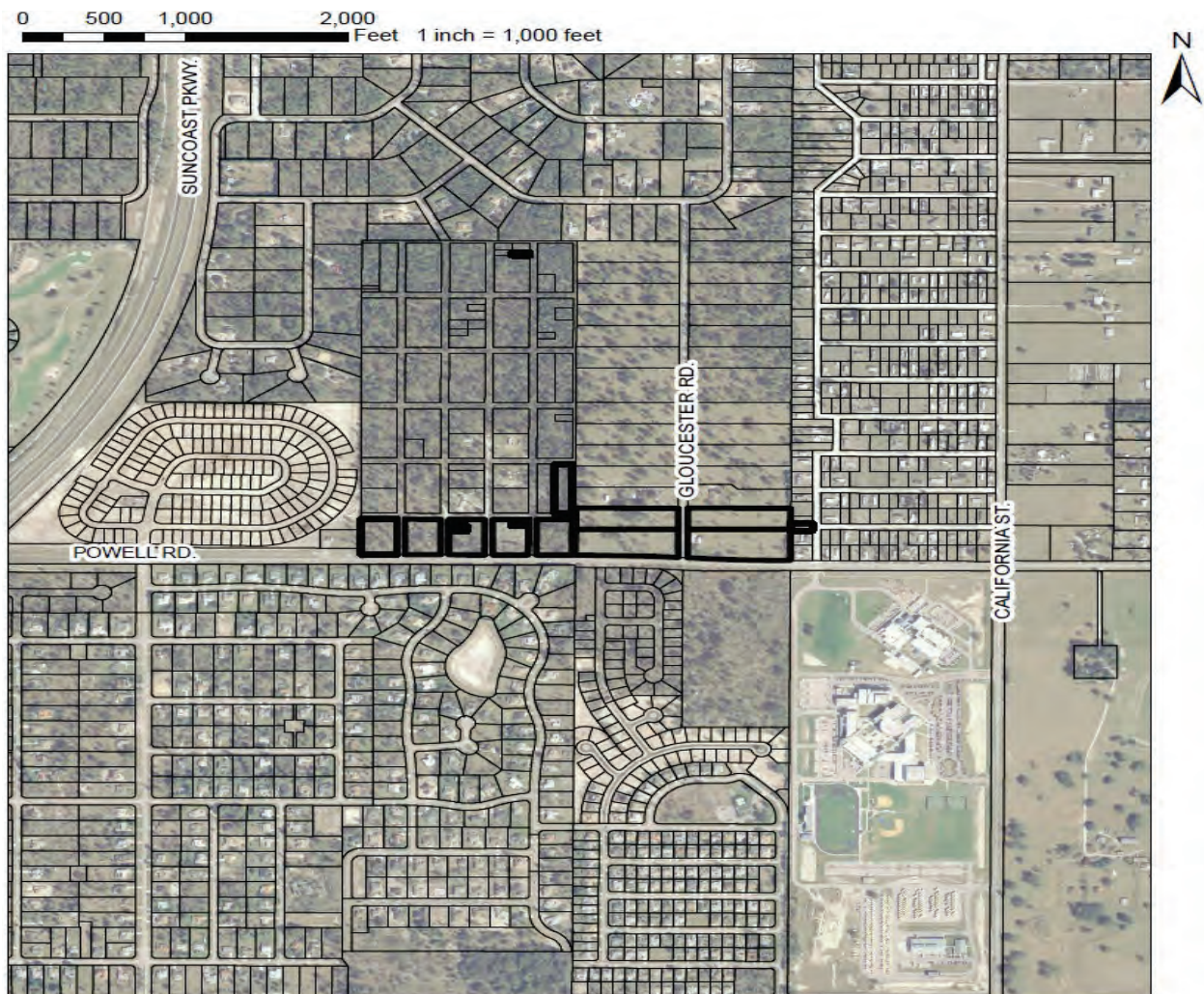


Figure 1 Whitney, Gruber, and Werder, Aerial, and General Location Map

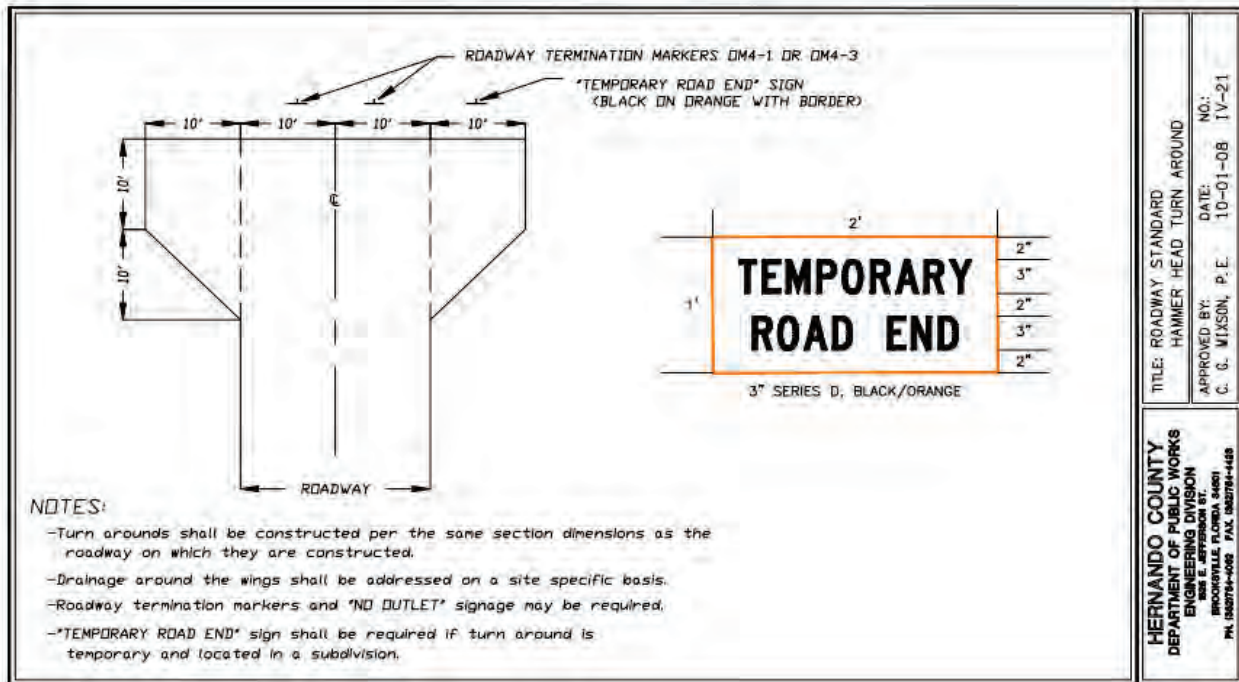
REQUEST

The request is for approval of a master plan and zoning to change the current zoning from AR-2 (Agricultural Residential) to PDP/MF (Planned Development Project/Multifamily) to allow for the development of a 174 unit townhome community.

PROJECT DESCRIPTION

The project is proposed as a 174 unit townhome project. Each unit will be sold fee simple on a separate lot with the units attached in groups of four (4) and six (6) units. The site consists of land on the east and west side of Gloucester Road, the entirety of Blocks 1, 12, 13, 24 and 25 of Brooksville Terrace and a portion of Block 2. Blocks 12 and 13 of Brooksville Terrace include small outparcels (parcel keys 193294, 1126052, and 193392) that are not shown in the name of the applicant. However, these parcels have recorded documents (ORB 1572, PG 575; ORB 1572, PG 574; and ORB 1468, PG 1163) which indicate adverse possession by Harold Werder and are in the process of being corrected through a quiet title action.

Brooksville Terrace includes a series of rights of ways publicly dedicated by the recorded subdivision plat that run north/south and perpendicular to Powell Road: Lady Bug Drive, Leopard Lane, Habitat Drive, Carnival Lane, and Atlas Drive. These rights of way are not currently constructed to County standard and will be improved to meet the Hernando County Facility Guidelines to serve as local residential streets for the development. Currently, all of these rights of way intersect with Powell Road which functions as an east/west County collector roadway. The project proposes to conceptually eliminate all of these connection points with the exception of Habitat Drive which will serve as one (1) of the three (3) accesses for the project. The remaining connections will be eliminated by constructing "Hammer Head" turnarounds for residents and emergency vehicles. This same design will be used for all other proposed north south residential streets within the project. However, please note that the number of access points to Powell Road from Brooksville Terrace may be increased or the location modified at the time of conditional plat based upon a traffic study and the review of the County Engineer.



East/west access will be provided by improving Corral Road, which is also a publicly dedicated right of way by the Brooksville Terrace subdivision plat, to meet the Hernando County Facility Design Guidelines. This right of way will also be extended as a local residential street to intersect with Gloucester Road and continue east to connect with Orlando Avenue in alignment with Schaffer Street within the Tangerine Estates Subdivision. The connection with Orlando Avenue can be designed as either a "full" or "emergency" access. These connections form the other accesses for the project.

A thirty (30) foot landscape buffer will be provided along Powell Road and Tangerine Estates Subdivision to the east. A ten (10) foot landscape buffer will be provided along the improved Corral Road and the eastward extension of the roadway and to the west.

Recreation will be provided in accordance with Section 26.75 of the Hernando Code of Ordinances.

CURRENT LAND USE

The current Future Land Use Map designation on the property is Residential (R). Refer to Figure 2 for the land use designation on the property.

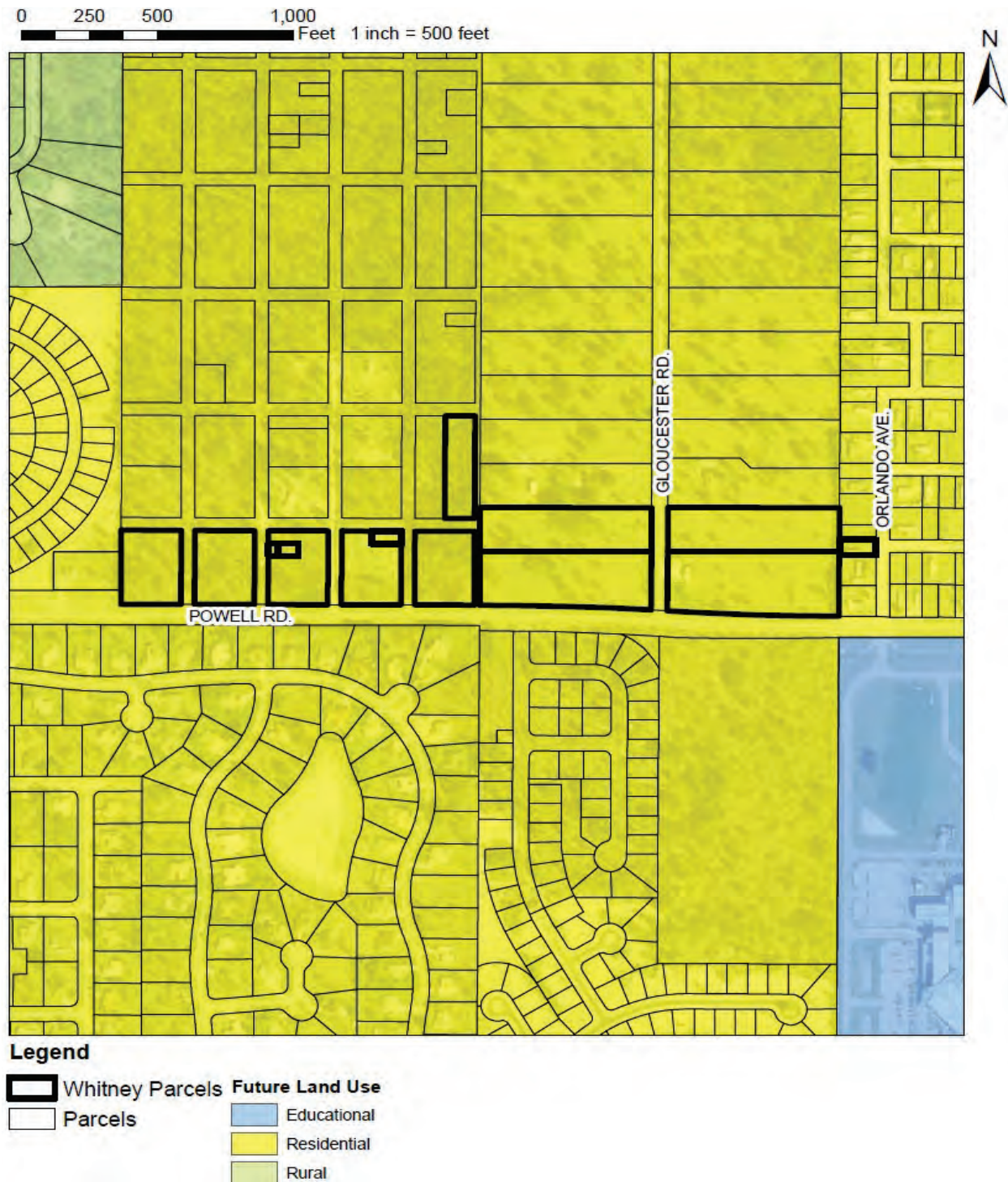


Figure 2 Whitney, Gruber, and Werder Future Land Use Map

CURRENT ZONING

The current zoning on the property is Agricultural Residential 2 (AR-2). Refer to Figure 3 for the zoning designation on the property, with the exception of the lot in Tangerine Estates which is zoned R-1A.



Figure 3 Whitney, Gruber, and Werder Zoning Map

SURROUNDING ZONING AND LAND USE

	Property Description	Zoning	FLU
North	Single-family/vacant platted lands	AR-2 (Agricultural Residential)	Residential
South	Single-family Subdivisions (Deerfield Estates, Springwood Estates), Chocachatti K-8	PDP/SF (Planned Development Project Single Family) and Agricultural (AG)	Residential and Public Facility (Educational)
East	Single-family and mobile homes (Tangerine Estates)	Single Family (R-1A)	Residential
West	Single-family Subdivision (Silver Ridge)	PDP/SF (Planned Development Project Single Family) and Agricultural (AG)	Residential

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The project is consistent with the overall intent and purpose of the Hernando County 2040 Comprehensive Plan. More specifically, the request is consistent with the following Goals, Objectives, and Strategies from the 2040 Plan.

FUTURE LAND USE ELEMENT

Growth Strategy Implementation

Strategy 1.01A(5): Proposed development orders will be reviewed for overall consistency with the general intent of the Comprehensive Plan growth strategies. Consistency with each individual goal, objective or strategy is not required.

Analysis: The project is consistent with the overall intent of the Comprehensive Plan as evidenced by the specific citations provided.

GOAL 1.04 – Future Land Use Map 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.

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.

Analysis: The site is located in the Residential Land Use Category on the Future Land Use Map which is the guiding mechanism to direct future growth and maximize the efficient use of infrastructure.

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(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Analysis: The site is in the Future Land Use Category which is designed to accommodate future growth in areas that can be served effectively by services and infrastructure. The site will be developed with townhomes which are categorized by Hernando County as Multifamily and is allowed in the Residential Category.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Analysis: The site is located within the urbanized area and is close to employment centers at the Brooksville/Trampa Bay Regional Airport and Technology Center, services and shopping along State Road 50 and Spring Hill Drive. The development of the site is proposed as a Planned Development Project (PDP).

Land Use Compatibility

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Analysis: The proposed use of the site for townhomes is compatible with the surrounding uses including a K-8 Public School, the adjoining collector roadway (Powell Road) and single family development in the area.

Planned Development Projects and Standards

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

Analysis: The project is proposed as a planned development which will allow design flexibility in terms of access, circulation, building placement, setbacks, and buffers.

HOUSING ELEMENT

Housing Provision

Objective 4.01A: Hernando County shall encourage the provision of adequate and affordable housing opportunities to accommodate the expected population.

Strategy 4.01A(1): Designate residential areas on the Future Land Use Map sufficient to support the projected population growth, and to provide a housing supply that allows for operation of the real estate market. Provide a variety of housing types and markets to choose from.

Strategy 4.01A(2): Provide within the Residential Category on the Future Land Use Map, a range of densities, lot sizes, setbacks, and a variety of housing types in locations convenient to the needs of various segments of the population.

Analysis: The development of the site with townhomes is consistent with the Housing Element Objectives and Strategies to provide for a variety of housing types with a range of densities, lot sizes and setbacks as well as providing an affordable housing supply at various price points.

DIMENSIONAL STANDARDS

Perimeter Building Setbacks and Buffers:

Buffers: All buffers will be enhanced by existing vegetation, landscaping and/or a fence or wall.

North:	10 feet
South (Powell Road:	30 feet
East (Tangerine Estates):	20 Feet
West:	10 feet

Maximum Building Height: 45 feet or 3 stories

Number of Units and Density: 174 units (8.3 +/- Dwelling units/acre)

Minimum Lot Size: 2,000 square feet

Minimum Lot Width: 20 feet

Internal Building Setbacks:

Front:	25 feet
Side End Units:	5 feet
Sides Internal Units:	0 feet
Rear:	15 feet

DEVIATION REQUESTS

Appendix A, Article VIII (Planned Development Project), Section 1 (General Provisions for PDP'S)

Powell Road setback: 35 feet (deviation from 75 feet)

Appendix A, Article IV (Zoning District Regulations), Section 2 (Residential Districts) H (R-4 District)

Lot Size: 2,000 square feet (deviation from 12,000 square feet)

Lot Width: 20 feet (deviation from 75 feet)

Minimum Street Frontage: 20 feet (deviation from 50 feet)

Internal Building Setbacks: Sides 0/5 feet (deviation from 10 feet)

 Rear 15 feet (deviation from 20 feet)

Justification: Article VIII of Appendix A provides that the Planned Development District is intended for design flexibility and the governing body may allow deviations from the standard requirements in this regard. The project is proposed as a townhome development, the Code provides no standards or guidance for this product type, and the dimensional standard proposed as deviations are consistent with this product type. The perimeter setback deviation from Powell Road is a result of the small size and linear shape of the site making it difficult to provide a suitable area of development without this flexibility.

SITE CHARACTERISTICS

Topography

The site ranges in elevation from 65 MSL to 80 MSL. See Figure 4 for details.

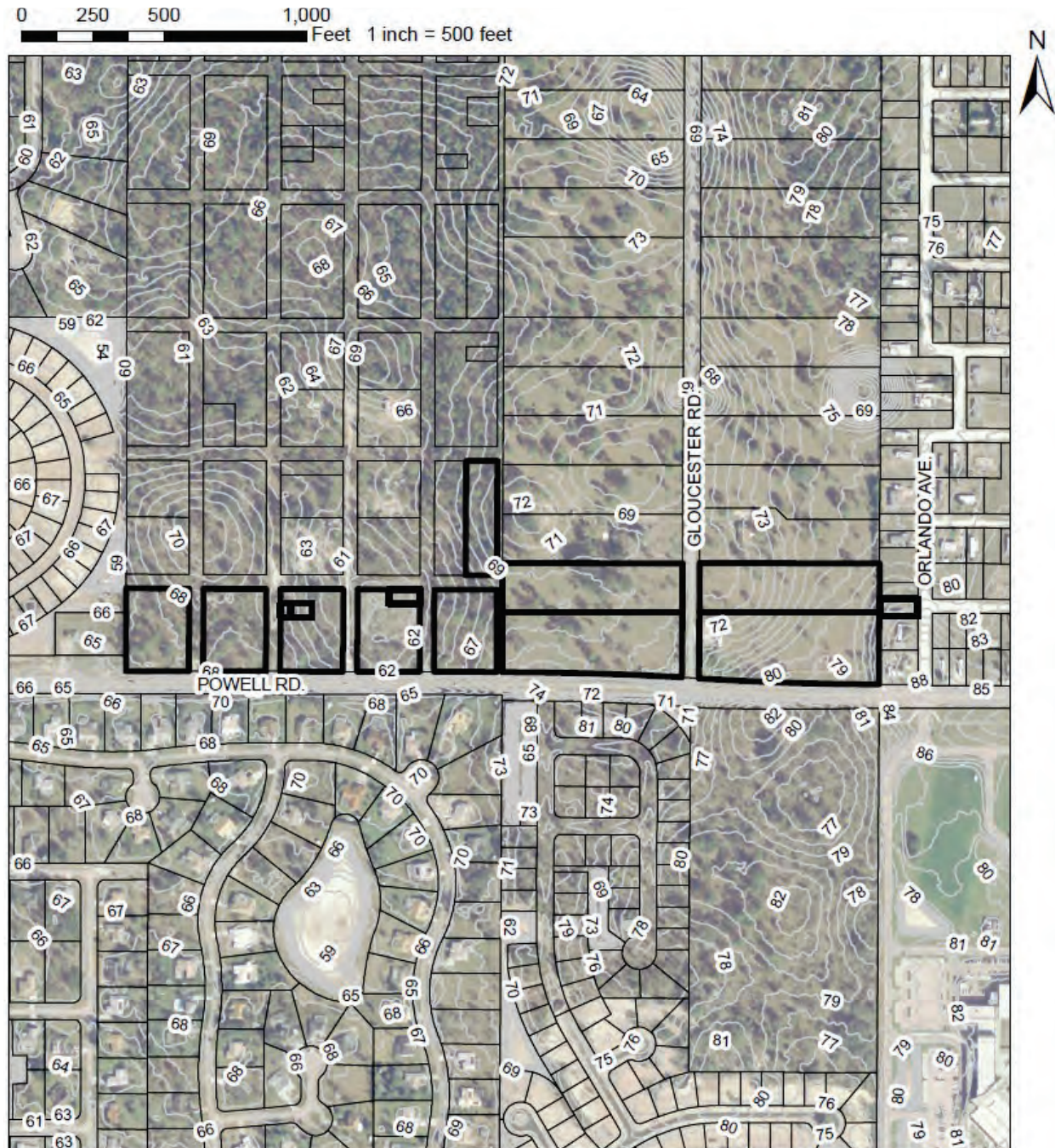


Figure 4 Whitney, Gruber, and Topographic Map

Floodplain

The site is not located in a floodplain. See Figure 5 for details.

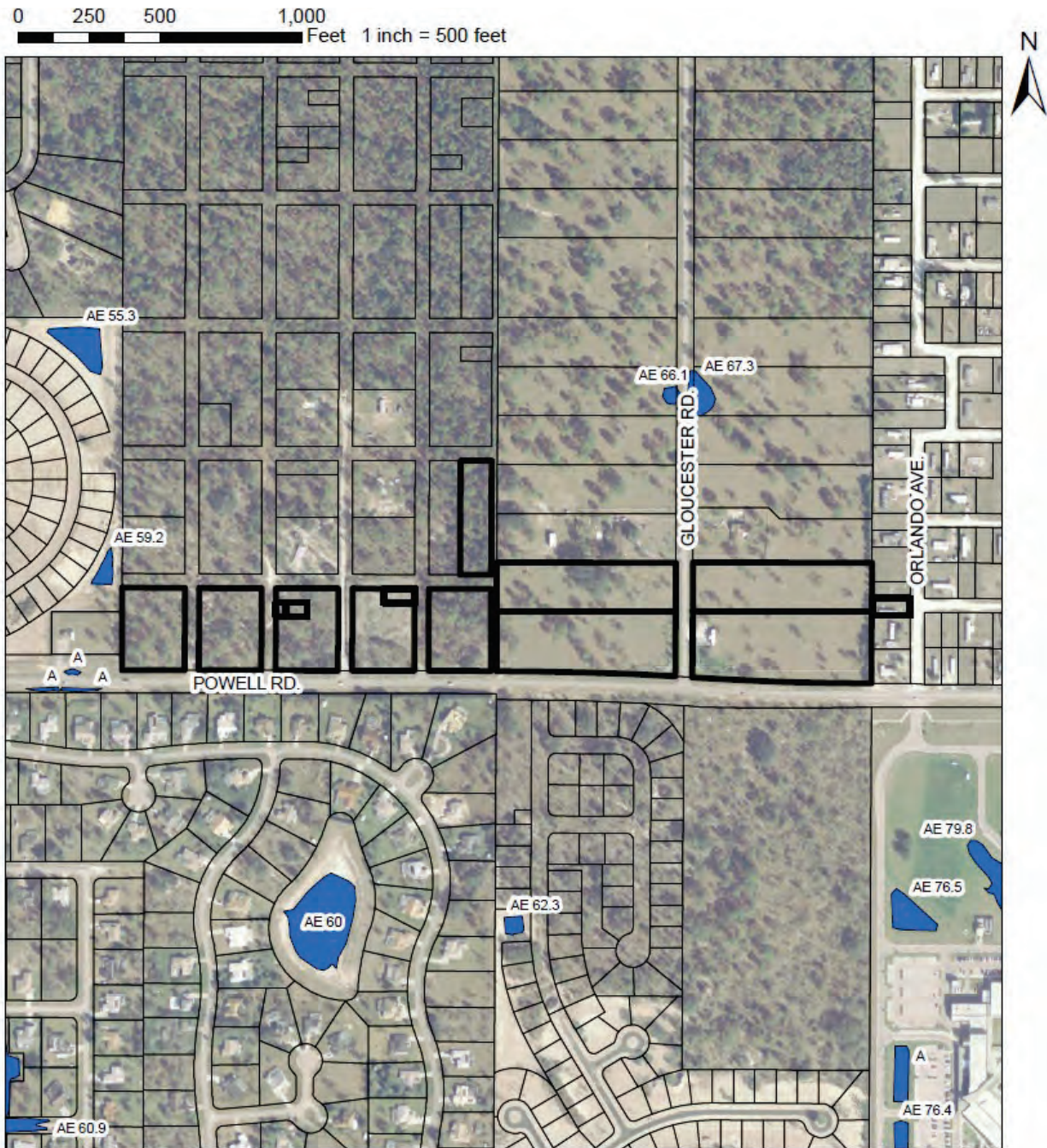


Figure 5 Whitney, Gruber, and Floodplain Map

Soils

The soil type NIS Candler Fine Sand, 0 to 5 % slopes which are well drained. See Figure 6 for details.

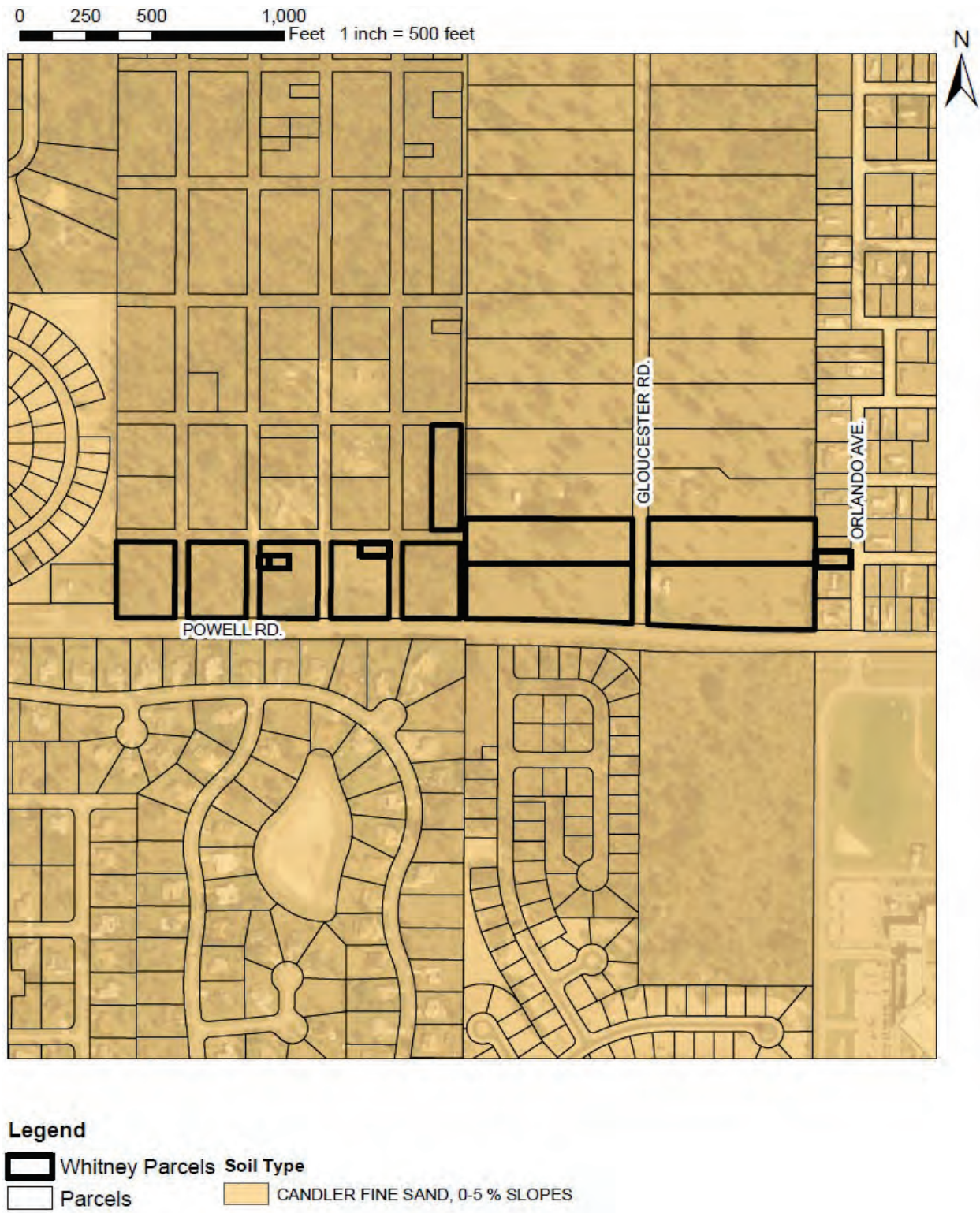


Figure 6 Whitney, Gruber, and Soils Map

ENVIRONMENTAL

The site contains no significant environmental features.

IMPACT TO PUBLIC FACILITIES

Adequate Access: The site has access to Powell Road, a two (2) lane collector roadway operating at an acceptable level of service. The project will have three (3) access points; (1) access to Gloucester Road which will provide access to Powell Road, (2) access to Powell Road from Habitat Drive which will be improved to County standards, (3) access to Orlando Avenue which can be designed as either a “full” or emergency connection. Gloucester at the intersection with Powell Road will be improved with a right turn lane for exiting traffic. Given the number of units proposed, the traffic impact of the project should be minor, and will be disbursed among the three (3) proposed access points. In addition, a traffic study will be required at the time of conditional plat.

However, please note that the number of access points to Powell Road from Brooksville Terrace may be increased or the location modified at the time of conditional plat based upon the traffic study and the review of the County Engineer.

Water and Sewer: The site will be served by Hernando County Utilities. The developer will make the necessary infrastructure improvements to provide service and conduct a utility capacity analysis as required.

Solid Waste: The site will be served by a solid waste collection agency as designated by the County.

Schools: The site is located in the Pine Grove Elementary School District, West Hernando Middle School District, and Nature Coast Technical High School District. Chocachatti K-8 is a magnet school. A finding of school capacity will be required at with conditional plat application.

Police and Fire: The site is served by the Hernando County Sheriff’s Office for police protection and Fire/Rescue Station 14.

Drainage: The site will comply with the requirements of Hernando County and the Southwest Florida Water Management District for stormwater and flood prevention.

Recreation: The Hernando County Parks and Recreation Department provides recreation service in the form of Community Parks, District Parks, and Preserves. The development will provide private amenities for project residents.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 10, 2025
Board of County Commissioners: April 4, 2025

APPLICANT: Joshua Whitney

FILE NUMBER: H-24-38

REQUEST: Rezoning from AR-2 (Agricultural Residential 2) to PDP(MF)/ Planned Development Project (Multifamily) with deviations

GENERAL LOCATION: Several parcels on the north side of Powell Road starting approximately 165' west of Orlando Avenue and ending approximately 1,350' from Silver Ridge Boulevard

PARCEL KEY NUMBER(S): 193187, 193374, 193418, 193613, 193622, 193757, 377363, 1777599, 1778909, 1788337, 193196, 193294, 1126052, 193392

APPLICANT'S REQUEST

The petitioner's current request is for a rezoning from AR-2 (Agricultural Residential-2) to PDP(MF)/ Planned Development Project (Multifamily) with deviations. The project will consist of a compilation of fourteen (14) parcels to develop a 174 unit "fee simple townhome community".

Townhomes will be developed with four (4) and six (6) units per building with a maximum height of 3 stories on 2,000 square foot lots. A thirty (30) foot landscape buffer will be provided along Powell Road and Tangerine Estates Subdivision to the east. A ten (10) foot landscape buffer will be provided along the improved Corral Road and the eastward extension of the roadway to the west. While the proposed development is adjacent to existing rural-residential and single family residential uses, it is designed in such a way to allow a transition between uses, with the 6-unit buildings along Powell Road and 4-unit buildings where adjacent to more rural uses/parcels. The total proposed gross density of the project is 8.7 du/acre, consistent with moderate density multifamily housing.

The proposed project includes a series of rights-of-ways publicly dedicated by the recorded subdivision plat that run north/south and perpendicular to Powell Road: Lady Bug Drive, Leopard Lane, Habitat Drive, Carnival Lane, and Atlas Drive. These rights-of-ways are not currently constructed to County standards and will be improved to meet the Hernando County Facility Guidelines to serve as local residential streets for the development. Currently, all of these rights-of-ways intersect with Powell Road which functions as an east/west County collector roadway. The project proposes to conceptually eliminate all of these connection points with the exception of Habitat Drive which will serve as one (1) of the three (3) accesses for the project. The remaining connections will be eliminated by

constructing “Hammer Head” turnarounds for residents and emergency vehicles. This same design will be used for all other proposed north south residential streets within the project.

Requested Deviations

- The deviations requested are to allow for the townhome style development, as the Land Development Regulations do not currently have a zoning district for moderate-density multi-family attached units that are individually owned in this manner. The Planned Development District is intended for design flexibility and the governing body may allow deviations from the standard requirements in this regard. The dimensional standards proposed as deviations are consistent with this product type. Additionally, the perimeter setback deviation from Powell Road is a result of the small size and linear shape of the site to create a suitable development area for the proposed use. Powell Road setback: 30' (deviation from 75')
- Lot Size: 2,000 square feet (deviation from 12,000 square feet)
- Lot Width: 20' (deviation from 75')
- Minimum Street Frontage: 20' (deviation from 50 feet)
- Internal Building Setbacks: Sides 0' Internal/5' External (deviation from 10')
- Rear Setbacks: 15' (deviation from 20')
- Lot Coverage: 65% (deviation from 35%)

Staff has no objections to the deviations requested.

SITE CHARACTERISTICS

Site Size:	20.0 Acres
Surrounding Zoning;	
Land Uses:	North: AR-2; Undeveloped, Single Family
	South: PDP(SF); Single Family
	East: R-1A; Undeveloped, Single Family
	West: PDP(SF); Single Family
Current Zoning:	AR-2 (Agricultural Residential-2)
Future Land Use	
Map Designation:	Residential

ENVIRONMENTAL REVIEW

Soil Type:	Candler Fine Sand
Hydrologic Features:	The subject property contains no wetlands or Special Protection Areas (SPA), according to County data resources.

Protection**Features:**

The property is located within a Class 2 Wellhead Protection Area (WHPA) according to County data resources.

Comments:

The proposed use is an allowable use in a Class 2 Wellhead Protection area.

Habitat:

Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake (*Drymarchon corais*), Florida mouse (*Podomys floridanus*), Florida pine snake (*Pituophis melanoleucus mugitus*), and gopher frog (*Rana areolata*). Since there is the potential for this listed Species of Special Concern to be present, the site should be inspected prior to construction, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.

Comments:

A comprehensive wildlife/gopher tortoise survey shall be conducted to identify any listed species present on the property. A Florida Fish and Wildlife Conservation Commission (FWC) permit may be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.

Water Quality:

The proposed development is within the Weeki Wachee River Basin Management Action Plan (BMAP), and the Weeki Wachee Outstanding Florida Springs (OFS) Group.

Comments:

Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

Flood Zone:

The subject property is not in a flood zone.

SCHOOL BOARD REVIEW

Preliminary capacity findings were not provided by the Hernando County School District.

The applicant 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.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. Water and sewer service are available to these parcels. HCUD has no objection to the request, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required to be submitted at the time of conditional plat. The Traffic Access Analysis will be required to consider the surrounding developments and impacts, demonstrating the concentration of traffic impacts and proposed improvements. These improvements shall be constructed at the developer's expense.
- Right-of-Way along Powell Road will be required. Right-of-Way shall be dedicated within 90 days of master plan approval. The amount of Right-of-Way required will be determined at this time.
- Powell Road is a Collector Roadway; multiple residential driveways are not permitted on Collector Roadways. The applicant shall be required to coordinate with the County Engineer and design the access management plan prior to submission of conditional plat.
- Orlando Avenue may be required to be paved (from Corral to Orlando Avenue at Powell Road) if utilized as an additional access. This improvement shall be evaluated at the time of conditional plat submission.

Comments: The County Engineer did not provide comments regarding the proposed access design plan for the development. This plan must be reviewed and approved prior to the approval of the Conditional Plat. Additionally, the developer shall be required to coordinate with the County Engineer prior to presentation of the master plan to the Board of County Commissioners to determine the right-of-way necessary for the expansion of Powell Road. The master plan must be revised to reflect the perimeter setback from Powell Road based on these ROW requirements.

LAND USE REVIEW

Project Perimeter Setbacks:

- North: 10'
- South (Powell Road): 30' (deviation from 75')
- East (Tangerine Estates): 20' (Deviation from 35')
- West: 10'

Residential Design Standards

Townhome Building Setbacks:

- Front: 25'
- Side: 5' and 0' for internal townhome setbacks (deviation from 10')
- Rear: 15' (deviation from 20')

Townhome Proposed Design Criteria:

- Lot Size: 2,000 Sq. Ft. (deviation from 12,000 Sq Ft.)
- Lot Width: 20' (Deviation from 75')
- Lot Coverage: 65% (deviation from 35%)
- Building Height: 45' (Three-Story)

Buffer

The Land Development Regulations require that a landscape buffer be placed 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.

Comments: A 30' landscape buffer along Powell Road and a 20' where adjacent to the Tangerine Estates Subdivision to the east have been proposed. A 10' landscape buffer has been proposed along the improved Corral Road and the eastward extension of the roadway to the west. All required buffers will be enhanced by existing vegetation, landscaping and/or a fence or wall to reach a minimum 80' opacity. A cross-section demonstrating the buffer design and opacity shall be provided with the Conditional Plat.

Access

To establish minimum access requirements to single family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units.

Additionally, Hernando County Land Development Regulations require that new single family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The project is unique in the sense that it has several existing platted right-of-way with direct access to Powell Road. The petitioner has indicated only utilizing two (2) of the four rights-of-way for development access and existing Gloucester Road. An additional access drive is proposed east to Scaffer Street. This access management plan is subject to review and approval by the County Engineer; revisions to this plan, in accordance with the County Engineer's review, may be made as long as no other changes to the project layout are made.

Neighborhood Park

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner has indicated the development will meet the minimum standards of Section 26.75 (Neighborhood Park) as required by the Hernando Code of Ordinances. However, on the proposed master plan, the neighborhood park acreage is combined with the internal landscaping with no clear delineation of the park location. If the master plan is approved, the petitioner shall coordinate with the planning staff the location of the neighborhood park within the development in

accordance with County standards. Due to the size and scale of the site, staff would consider the park acreage to be split between two pocket parks, at a minimum of one acre each, with bicycle and pedestrian access between the parks and residential units. This layout must be included on the conditional plat.

Landscape

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.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Residential and Commercial Land Use designation on the County's Adopted Comprehensive Plan. The area is primarily characterized by undeveloped parcels, residential uses and schools.

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 uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Comments: The petitioner's request is consistent with the Comprehensive Plan and compatible with the surrounding area with appropriate performance conditions.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Comments: The petitioner has indicated the proposed development will have a maximum of 174 units (8.4 du/ac). The total proposed gross density of the project is 8.7 du/acre, consistent with moderate density multifamily housing

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a. proximity to existing or designated commercial areas, corridors, or employment centers;
- b. direct or limited local access to arterial or collector roadways;
- c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
- e. the character and density of existing and approved residential development in the surrounding area.

Comments: The proposed development provides access to a collector road, is located near schools and an employment centers (Brooksville Tampa Bay Regional Airport).

Strategy 1.04B(6): Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP) Master Plan and related strategies to accommodate infill and/or mixed-use development.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved: a. multifamily development may serve as a density transition located on the periphery of single-family neighborhoods and connecting to higher intensity uses; b. multifamily developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single-family neighborhoods.

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.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Comments: All of the deviations are a direct result of the townhome request. The Planned Development District is intended for design flexibility and the governing body may allow deviations from the standard requirements in this regard. The project is proposed as a townhome development, the Code provides no standards or guidance for this product type, and the dimensional standard proposed as deviations are consistent with this product type. The perimeter setback deviation from Powell Road is a result of the small size and linear shape of the site making it difficult to provide a suitable area of development without this flexibility.

FINDING OF FACTS

The request for a rezoning from AR-2 (Agricultural Residential-2) to PDP(MF)/ Planned Development Project (Multifamily) with deviations is appropriate based on the following:

1. The request is consistent with the Comprehensive Plan Strategies for the location of a multifamily development.
2. The request is compatible with surrounding development and designation of

the surrounding area with appropriate 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.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein

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 AR-2 (Agricultural Residential-2) to PDP(MF)/Planned Development Project (Multifamily) with deviations, 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 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 design techniques, principles, materials, and plantings for required landscaping. Retention of large native trees and stands should be maintained to the extent possible.
4. The Builder/Developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's

Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department.

5. The petitioner shall provide the minimum required natural vegetation in accordance with the Hernando County Land Development Regulations.
6. The petitioner shall provide a water and sewer capacity analysis at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction.
7. A formal application for School Concurrency Analysis shall be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. Should the School District then find sufficient capacity neither exists, nor is anticipated to exist within three (3) years from the issuance of such approval, the School District will require, as a condition of any such approval, a Capacity Improvement Agreement or a Proportionate Share Mitigation Agreement with the School Board, to offset the demand for public school facilities created by the proposed development.
8. A Traffic Access Analysis is required to be submitted at the time of conditional plat. The Traffic Access Analysis will be required to consider the surrounding developments and impacts, demonstrating the concentration of traffic impacts and proposed improvements. These improvements shall be constructed at the developer's expense.
9. Right-of-Way along Powell Road shall be required. Right-of-Way shall be dedicated within 90 days of master plan approval.
10. Powell Road is a Collector Roadway. Multiple residential driveways shall not be permitted. The applicant shall be required to coordinate with the County Engineer and design the access management plan prior to submission of conditional plat.
11. Orlando Avenue may be required to be paved (from Corral to Orlando Avenue at Powell Road) if utilized as an additional access. This improvement shall be evaluated at the time of conditional plat submission.
12. The master plan must be revised to reflect the perimeter setback from Powell Road based on ROW dedication requirements identified by the County Engineer.
13. A sidewalk is required along the entire frontage of Powell Road (Collector Roadway).
14. Perimeter Setbacks:

North:	10'
South (Powell Road):	30' (Deviation from 75')

East (Tangerine Estates): 20' (Deviation from 35')
West: 10'

15. Townhome Building Setbacks:

- Front: 25'
- Side: 5'/0' for internal townhome setbacks (deviation from 10')
- Rear: 15' (deviation from 20')

16. Minimum Design Criteria:

- Lot Size: 2,000 Sq. Ft. (deviation from 12,000 Sq Ft.)
- Lot Width: 20' (Deviation from 75')
- Lot Coverage: 65% (deviation from 35%)
- Building Height: 45' (Three-Story)

17. A 30' landscape buffer along Powell Road and a 20' where adjacent to the Tangerine Estates Subdivision to the east have been proposed. A 10' landscape buffer has been proposed along the improved Corral Road and the eastward extension of the roadway to the west. All required buffers will be enhanced by existing vegetation, landscaping and/or a fence or wall to reach a minimum of 80' opacity. A cross-section demonstrating the buffer design and opacity shall be provided with the Conditional Plat.

18. The petitioner shall be required to represent the location of the neighborhood park within the development. Due to the size and scale of the site, this park acreage may be split between two pocket parks, at a minimum of one acre each, with bicycle and pedestrian access between the parks and residential units. This layout must be included on the conditional plat.

19. The access management plan is subject to review and approval by the County Engineer; revisions to this plan, in accordance with the County Engineer's review, may be made as long as no other changes to the project layout are made.

20. The development shall be limited to 175 units.

21. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

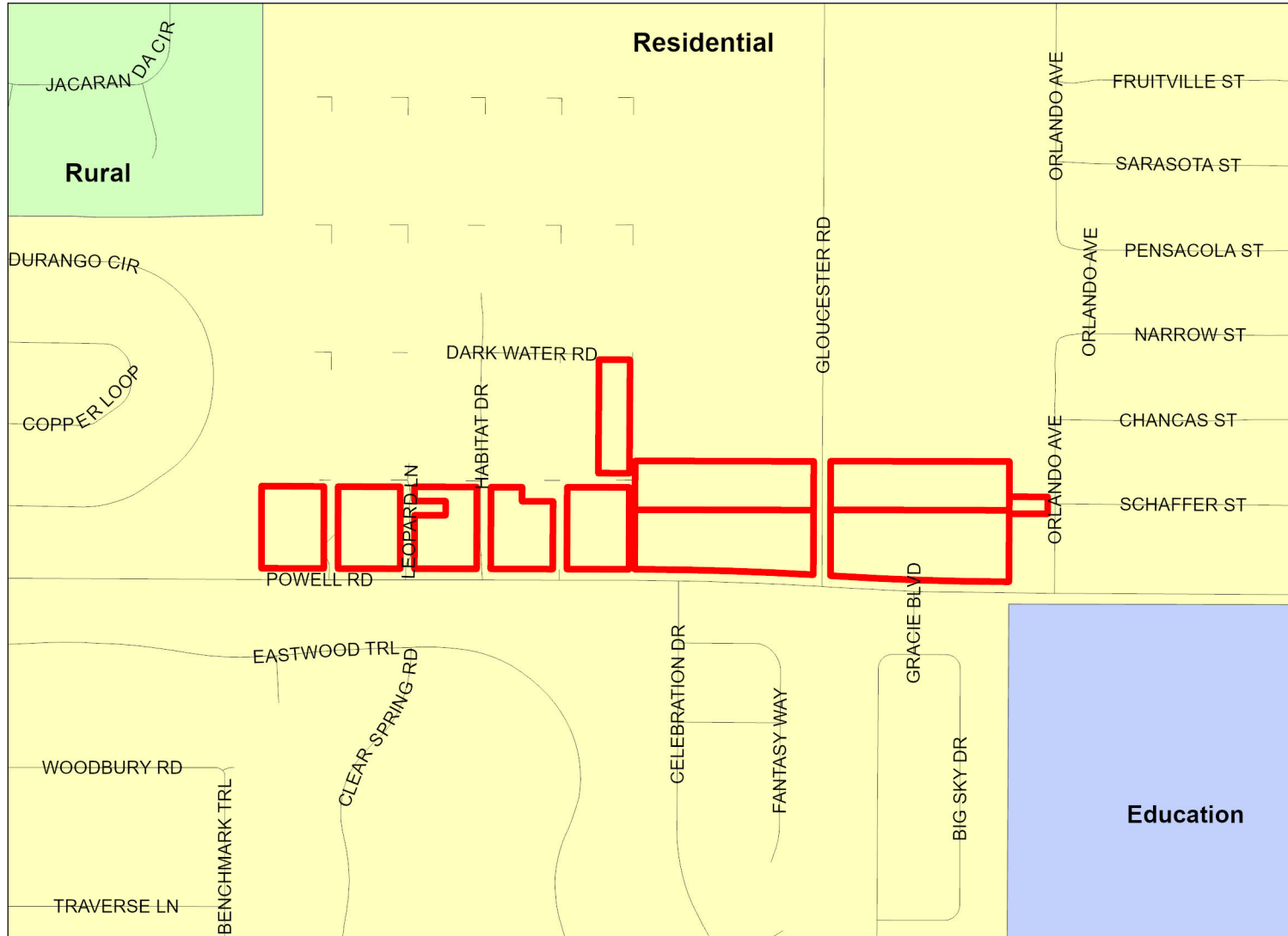
P&Z RECOMMENDATION

On March 10, 2025, the Planning and Zoning Commission voted 5-0 to deny the petitioner's request for a rezoning from AR-2 (Agricultural Residential-2) to PDP(MF)/Planned Development Project (Multifamily) with deviations due to lack of compatibility with the surrounding properties.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-38

Version Date: 12/09/2022



H-24-38

FLU Riverine District

Regional Commercial

FLU

CITY

COMMERCIAL

CONSERVATION

EDUCATION

INDUSTRIAL

MINING

PLANNED DEVELOPMENT

PUBLIC FACILITIES

RECREATION

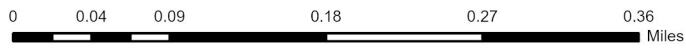
RESIDENTIAL

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 WITHLACOOCHIE RIVERS.

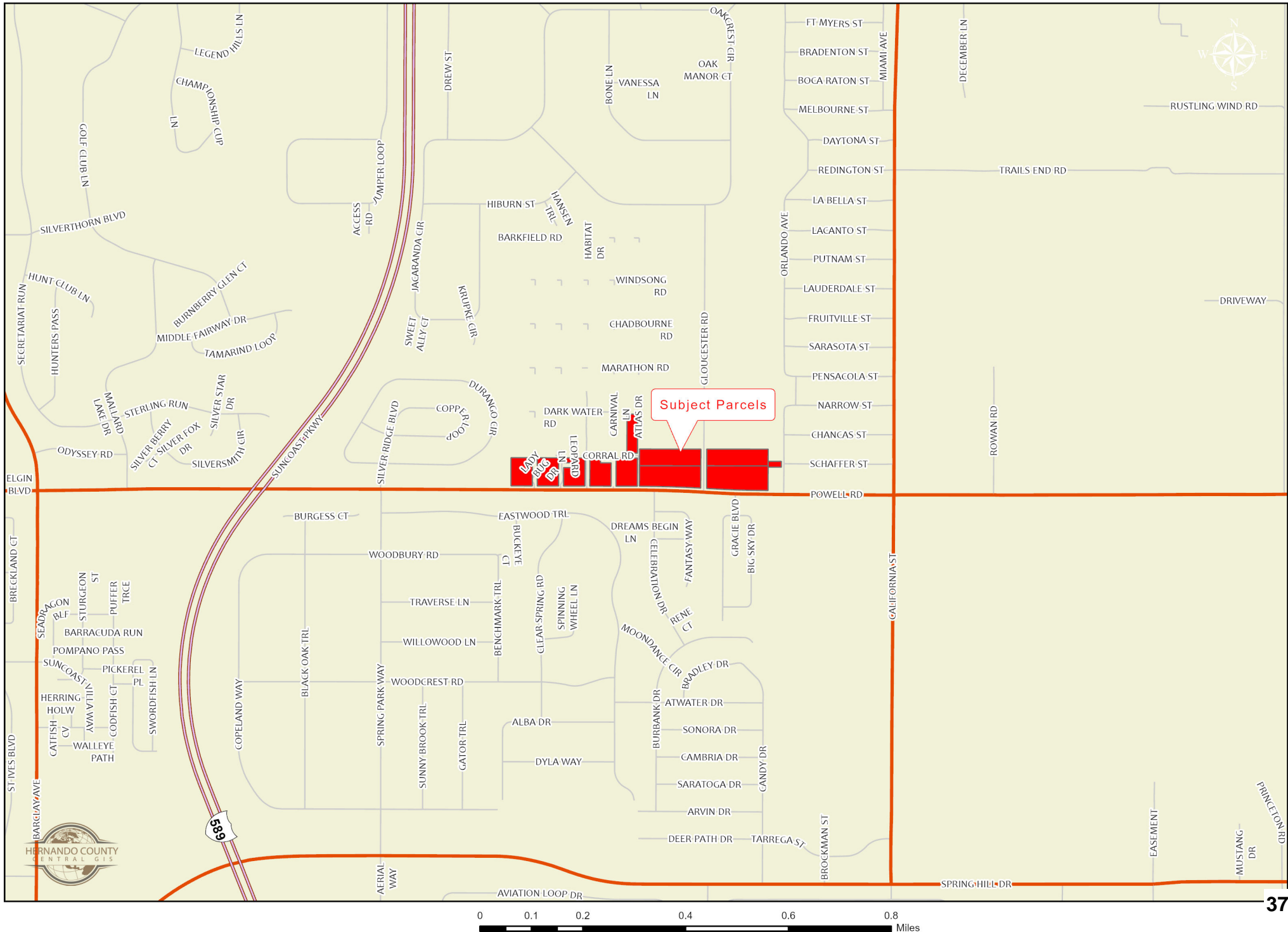


Date of mapping: 08/19/2024



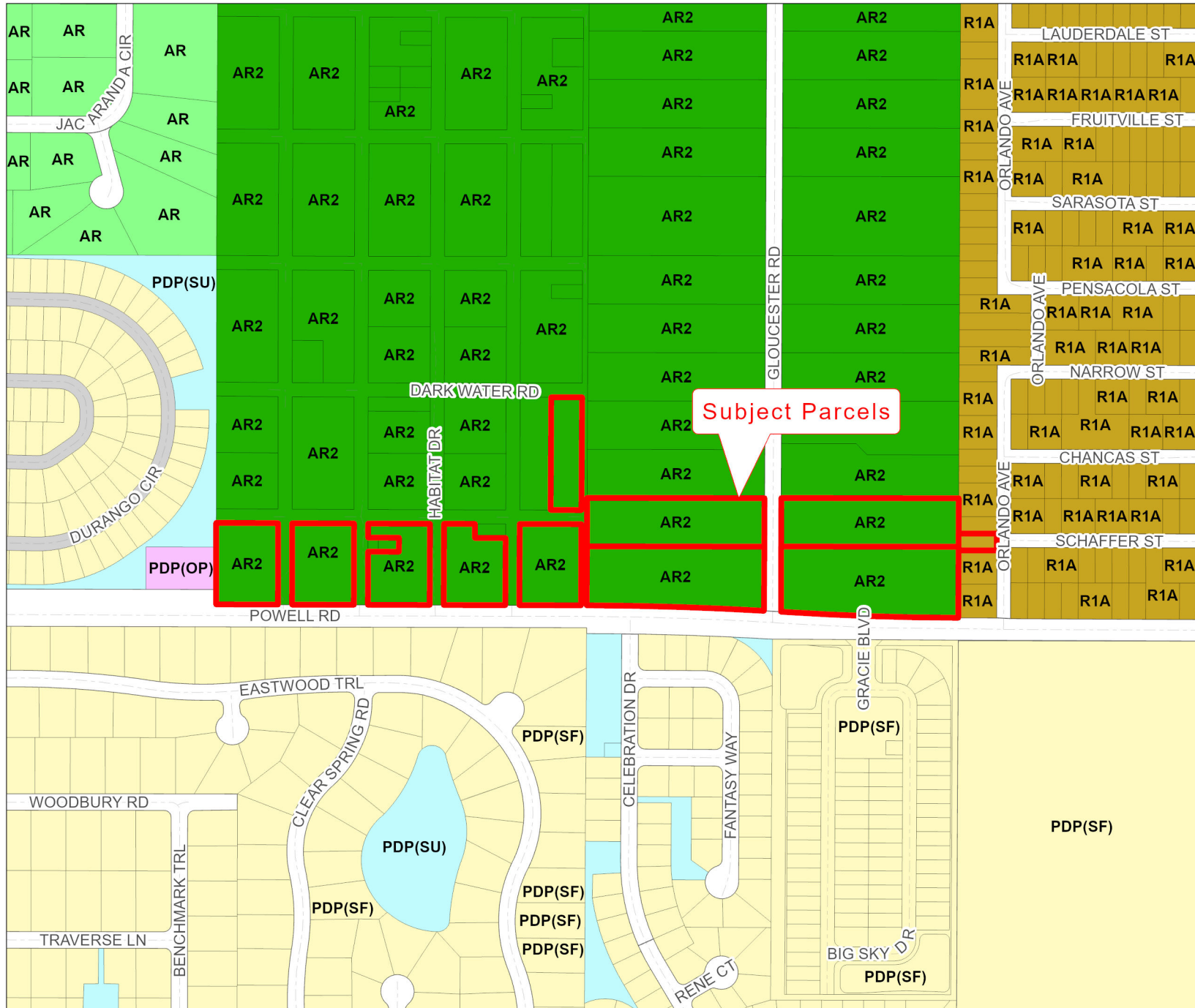
H-24-38 AREA MAP

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-24-38

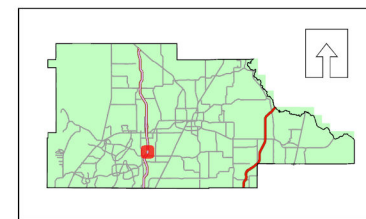
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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

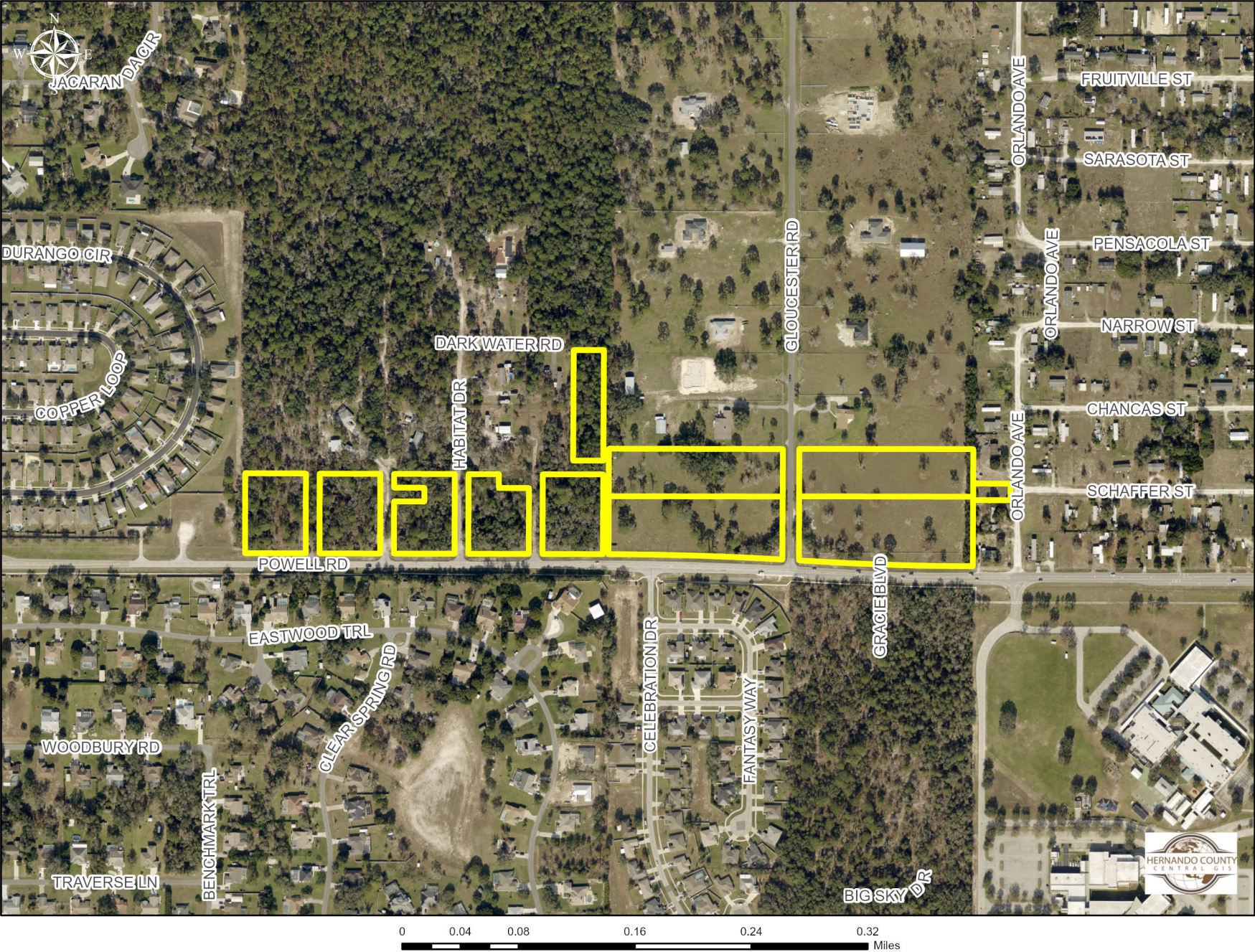
City Zoning Pending



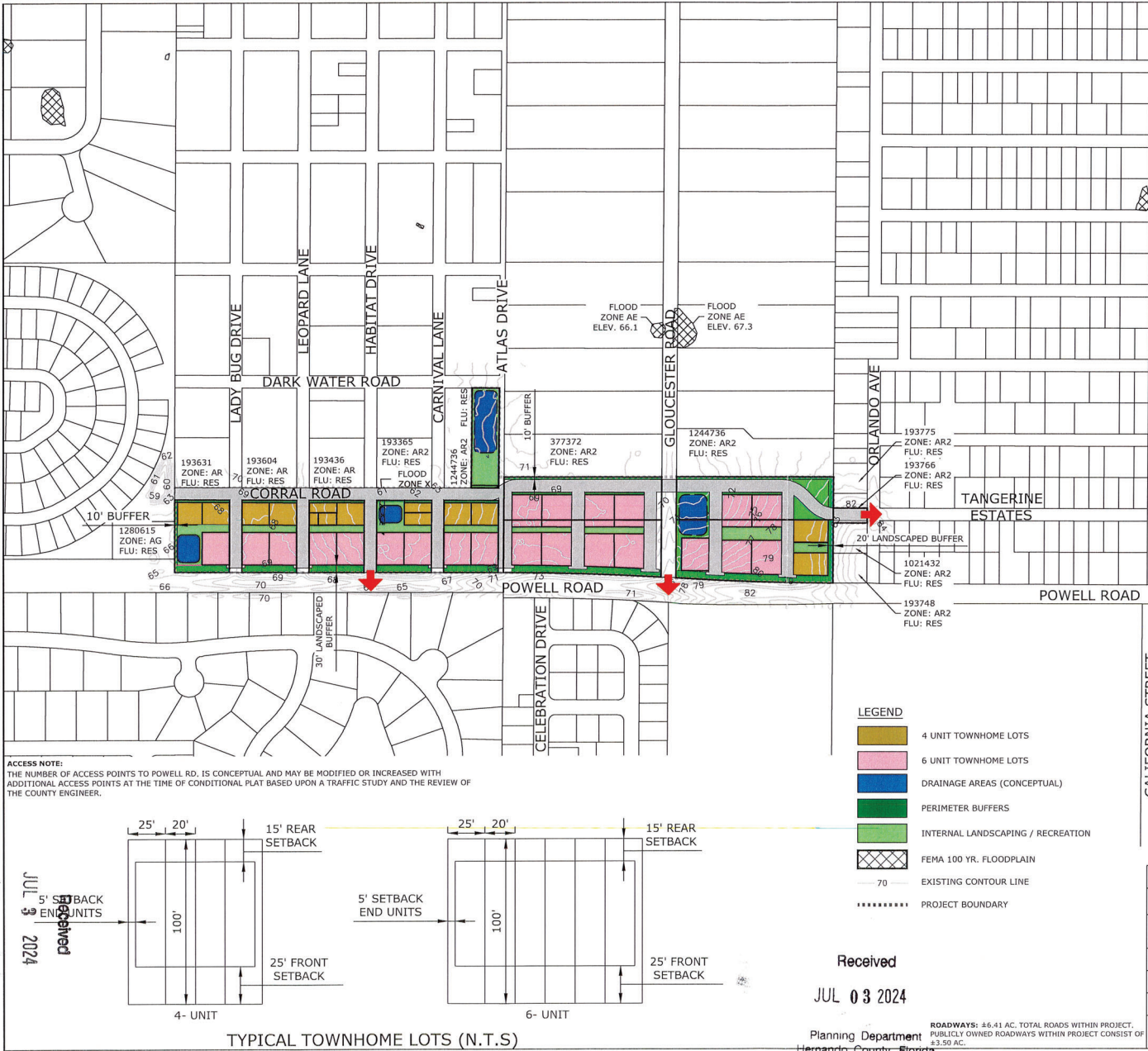
H-24-38

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.



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Hernando County, Florida
JUL 3 2024
PATH: L:\21098\Gloucester Rd Townhomes\dwg\PLAN\prelim\21098_RZMP.dwg



REZONING MASTER PLAN

POWELL RD & GLOUCESTER RD

OWNER: JOSHUA WHITNEY, CRAIG GRUBER, & HAROLD WERDER
APPLICANT: JOSHUA WHITNEY
PARCEL KEY NO: 193374, 193418, 193613, 193622, 193187, 1777599, 1778909, 377363, 1788337, 193196, 1126052, 193393 & 193757
SECTION/TOWNSHIP/RANGE: 12/235/11BE
CURRENT ZONING: AR2
PROPOSED ZONING: POP-MF
AREA = +/- 20.74 ACRES
PROPOSED NO. OF LOTS = 174

PERIMETER BUILDING SETBACKS:
NORTH: 10'
SOUTH (POWELL RD.): 10'
EAST (TANGERINE ESTATES): 20'
WEST: 30'

INTERNAL BUILDING SETBACKS:
FRONT: 25'
SIDE (END UNITS): 5'
SIDE (INTERNAL UNITS): 0'
REAR: 15'
MINIMUM LOT SIZE: 2000 SF
MAXIMUM BUILDING HEIGHT: 45' OR 3 STORIES

BUFFERS:
30' LANDSCAPED BUFFER ALONG POWELL RD. AND 20' LANDSCAPED BUFFER ALONG EAST SIDE ADJACENT TO TANGERINE ESTATES.
10' BUFFER ALONG IMPROVED CORRAL RD. ON THE NORTH SIDE OF THE PROJECT AND ALONG WESTERN BOUNDARY.

FEMA FLOODPLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12055C0327D, EFFECTIVE DATE OF 2/1/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.

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 BASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.

LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	DENSITY
RESIDENTIAL TOWNHOMES	10.23	174	N/A
RECREATION & INTERNAL LANDSCAPING	3.08	2.24 AC. REQUIRED	N/A
DRAINAGE	1.27	N/A	N/A
BUFFERS, & OPEN SPACE	6.16	N/A	N/A
TOTAL AREA	±20.74	174	APPROX. 8.39 UNITS/ACRE

ROADWAYS: ±6.41 AC. TOTAL ROADS WITHIN PROJECT. PUBLICLY OWNED ROADWAYS WITHIN PROJECT CONSIST OF ±3.50 AC.

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRSED OF THE PLANS, SPECIFICATIONS, AND NOTES, IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDATION. ANY REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS PROHIBITED.

PERSON

DATE	REV	BY	DESCRIPTION

SHEET

1

21098

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Re-Zoning Near Powell Road and Gloucester
Date: Friday, March 7, 2025 3:33:08 PM

From: Jordan Holland <jpholla345@gmail.com>
Sent: Thursday, March 6, 2025 9:47 AM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Subject: Fwd: Re-Zoning Near Powell Road and Gloucester

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 Jonathan McDonald, Kathryn, Mike Fulford, Nicholas Holmes and all others whom may be concerned,

Please understand that it is not advised to re-zone this area, where there is a hearing set for 3/10/2025. As you all know, Chocachatti Elementary School and Nature Coast High School are right across the street from this proposed re-zoned area. If you have not, please visit this area on a school day from 6:30 AM to 09:30 AM and 2:00 PM to 5:30 PM. The traffic is already very congested on the one-lane each way Powell Road, and there is constantly bumper-to-bumper traffic at a standstill. There is already a subdivision being constructed next to Deerfield Estates, called Valleybrook, that was recently approved for and adding a large number of homes. This area cannot take any more residential properties.

I am glad I am able to have this all in writing, because I want this as a written documented record. It is NOT recommended to re-zone this area to residential properties. For the safety of those living in the subdivisions in this area, for the safety of those commuting daily in this area, for the safety of the parents dropping off and picking up their children, and for the safety of the school children.

Kind regards,
Jordan Holland, concerned citizen and resident

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Planned re-zoning on Powell
Date: Wednesday, March 12, 2025 9:59:05 AM

-----Original Message-----

From: Zoning Department <zoningdepartment@hernandocounty.us>
Sent: Wednesday, March 12, 2025 7:53 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>; cakeaffection@gmail.com
Subject: FW: Planned re-zoning on Powell

Good morning,

I will forward your message to our planning department for further assistance.

Thank you,

Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048
Email: zoningdepartment@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>

Office Hours: Monday-Friday, 7:30 AM – 4:00 PM Lobby Closes at 3:30 PM daily

-----Original Message-----

From: Cake Affection <cakeaffection@gmail.com>
Sent: Monday, March 10, 2025 8:41 AM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Subject: Planned re-zoning on Powell

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 homeowner in Oakwood Acres. I am writing this as neither my husband nor I could attend the meeting at 9am. What is the reasoning behind not having these meetings when people can attend after work? The planned rezoning needs to be a NO. Our community member do not want this and the county commissioners who are elected to do the will of the PEOPLE THEY REPRESENT should be listening to the people. As Planning and Zoning, your job is to make sure our roads, communities remain SAFE, especially when you are removing AG land and adding homes, people and vehicles.

When our family purchased our home 3 years ago we were seeking a little land, in a quiet community.

The road on Powell between Barclay and California CANNOT SUSTAIN more vehicles. Adding almost 174 townhomes not only does NOT fit into the landscape of the area (which as you know is zoned AG residential) it adds way too much stress on the infrastructure in place. That would be an average of nearly 400 new vehicles on the roads which were built for homes n large lots. The area is already very difficult to get out of for the people in the area with near misses every day. Children are not safe walking back and forth to schools either.

Our neighborhood already took this issue up a few years ago and I am unclear on why you are attempting to rezone this again. We DO NOT want this rezoning and development to happen. Going from our neighborhood of 1-3 acre lots to a 3 story condo

development is insane.

As of today, there are nearly 3,000 homes on the market for sale. We don't need new homes built. We need proper green spaces, areas for AG to exist to help keep the balance and beauty of our community and INFRASTRUCTURE in place BEFORE large communities are planned.

Vote NO to changing to zoning on this area on Powell and Glouschter.

Respectfully,

Aaron and Ivy Lippard

Homeowners in Oakwood Acres

Changing the way you think of cake.

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.CakeAffection.com&c=E,1,WtZW1Y3rccIRoC5qNK3y-dlrAFqMRBX3Pfm7kNjuraxNMPWFEHa35xN_kh0l8WvA9llqrjj4xC3WNWVsHz2jHPzRNlvdG33pLk5GdajdNsLchw.,&typo=1

From: [Planning Resource Object](#)
To: [KayMarie Griffith](#); [Danielle Nigro](#)
Subject: FW: H2438 Should not be Approved
Date: Friday, March 7, 2025 9:19:44 AM

From: mark <mark@toolsandmore.us>
Sent: Thursday, March 6, 2025 4:48 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: H2438 Should not be Approved

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.

Hi,
Subject Rezoning request H2438 on Powell Rd.
A) The last time a request came up the commissioners told P&Z not to consider request if lots were less than 1 acre.
B) The area was to be hobby farm min 1 acre lots.
C) Apts/town homes do not fit the area.
D) This will reduce property values in the area.
E) The roads already can not handle the traffic.
F) There should not be any reduction in set backs off Powell Rd. The road needs to be 4 lanes
G) Powell and Gloucester can not handle more traffic. Right turn is needed now, but this will not fix adding more traffic.
H) We all paid a lot of money for having a rural setting. This is the main reason we moved here 30 years ago.
I) 3 story buildings will not fit the surrounding area.

Stop this. Vote No. Should not be Approved

Mark Niles
15400 Shady St
Brooksville, FL 34604

[ToolsandMore.us](#)
14730 Edward R. Noll Dr.
Spring Hill, FL 34609
352-754-9335

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: H2438----issues with this
Date: Friday, March 7, 2025 8:37:02 AM

From: peggy <peggy@toolsandmore.us>
Sent: Thursday, March 6, 2025 4:42 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: H2438----issues with this

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.

HI

The rezoning for this stretch of powell should NOT be done-- The road can NOT handle the additional traffic. There should NOT be any kind of waiver for set backs in the front, back or sides-- all the current set backs and requirements need to stay in place. There should NOT be any kind of traffic diverted behind these apartments so it goes out onto Gloucester--here again this road can NOT support more traffic. This area is not conducive to apartments-- the traffic would be atrocious and this area was meant to be 1 acre parcels that is why all of us decided to live in this area.

Adding some kind of turn lane here and there will NOT solve any kind of traffic issue so again NO on this "solution" and NO waiver or changes to rules and set backs.

PLEASE do NOT let this pass--- stop it before it starts.

Thank you

Peggy Niles

15400 shady street

Tools & More

352-754-9335

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Town houses across from deerfield on Powell
Date: Wednesday, March 12, 2025 9:58:53 AM

From: Zoning Department <zoningdepartment@hernandocounty.us>
Sent: Wednesday, March 12, 2025 8:03 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: FW: Town houses across from deerfield on Powell

From: Vincent Valeriano <vval347@gmail.com>
Sent: Monday, March 10, 2025 10:24 AM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Subject: Town houses across from deerfield on Powell

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'm writing this email to notify you of my objection to changing the zoning to allow them to build 3 story town houses across from deerfield on Powell RD. When will it end ! The Developers and builders get everything they ask for, you change the zoning and the commissioners just approve it . And why not, we are the ones who live here. The building going on in the state of florida is out of control. Not one road is addressed first, prior to building for safe access. As you are aware , the school is located on the corner of California.

sincerely concerned

Maryann Wright
15981 Oakcrest Cir
Brooksville, FL 34604
Maryannwright12@gmail.com
727-457-0611

March 07, 2025

Hernando County Zoning Department
1653 Blaise Dr
Brooksville, FL 34601

To Whom it may concern,

I am writing to express my strong opposition to the proposed rezoning of property on Gloucester Rd and Powell, File # H2438, Parcels keys identified as PARCEL KEYS: OO193374, 00193418, 00193613, 00193622, 00193187, 1777599, 1778909, 377363, 1788337, 193757, 193196, 193294, 1126052, 193392. From its current agricultural/residential designation to allow for the construction of a multifamily development consisting of 174 three-story townhome units. As a property owner in Oakwood Acres I am deeply concerned about the negative impacts this project would have on our community, its rural character, and the quality of life we currently enjoy.

The proposed development is incompatible with the surrounding area, which consists of acreage homes ranging from 1.5 to 2.5 acres, several of which include farm animals such as horses and cows. This agricultural acreage subdivision has a distinct rural aesthetic that would be irreparably harmed by the introduction of a dense, three-story multifamily complex. The charm and tranquility of our neighborhood—defined by open spaces, privacy, and a connection to nature—would be replaced by an urbanized structure that simply does not belong here.

Beyond aesthetics, the practical consequences of this project are alarming. The addition of 174 units would significantly increase traffic on roads that were not designed to handle such volume. Many of us rely on these quiet, narrow lanes for safe travel, walking, or riding bikes. The influx of hundreds of new residents and their vehicles would create congestion, safety hazards, and strain on local infrastructure, which are scaled for our current low-density community, not a high-density development.

Furthermore, this project threatens the property values of surrounding homes. The acreage properties in our area are sought after precisely because of their rural setting and spacious lots. A towering multifamily complex would diminish the appeal of the neighborhood, potentially making it harder for homeowners to maintain the value of their investments. Studies have shown that incompatible zoning changes can lead to decreased property values in adjacent areas, and I urge you to consider the financial impact on your constituents.

Additional concerns include noise pollution from increased traffic and construction, potential environmental degradation to the land currently used for agriculture, and the loss of habitat for local wildlife. Our community chose this area for its peaceful, rural lifestyle, and this development would erode the very qualities that define it.

I respectfully request that you deny this rezoning proposition and preserve the agricultural/residential designation of the parcel in question. Maintaining the current zoning aligns with the values and expectations of your constituents and ensures that our county continues to support diverse living environments, including those of us who cherish rural life.

Thank you for your time and consideration. I trust that you will represent the best interests of our community in this decision.

Sincerely,

A handwritten signature in black ink, appearing to read "M Wright", written in a cursive style.

Maryann Wright

Maryann Wright
15981 Oakcrest Cir
Brooksville, FL 34604
Maryannwright12@gmail.com
727-457-0611

March 07, 2025

Hernando County Zoning Department
1653 Blaise Dr
Brooksville, FL 34601

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Additional concerns include noise pollution from increased traffic and construction, potential environmental degradation to the land currently used for agriculture, and the loss of habitat for local wildlife. Our community chose this area for its peaceful, rural lifestyle, and this development would erode the very qualities that define it.

I respectfully request that you deny this rezoning proposition and preserve the agricultural/residential designation of the parcel in question. Maintaining the current zoning aligns with the values and expectations of your constituents and ensures that our county continues to support diverse living environments, including those of us who cherish rural life.

Thank you for your time and consideration. I trust that you will represent the best interests of our community in this decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Maryann Wright", written in a cursive style.

Maryann Wright

From: [Concetta Cook](#)
To: [Omar DePablo](#); [KayMarie Griffith](#); [Michelle Miller](#)
Cc: [Danielle Nigro](#); [CGRUBER2@HOTMAIL.COM](#); [Josh19663814@gmail.com](#); [Cliff Manuel](#); [Ford Manuel](#); [Don Lacey](#); [Ronald Pianta](#); [Betsey Jolley](#); [Lindsay Ollier](#)
Subject: POSTPONEMENT REQUEST: H-24-38 Joshua Whitney
Date: Thursday, March 13, 2025 1:44:34 PM
Attachments: [Outlook-rnv5s4va.png](#)

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 afternoon, Omar.

I am writing on behalf of the applicant for the Joshua Whitney Case (H-24-38), with respect to the upcoming Board of County Commissioners (BOCC) hearing currently scheduled for April 3, 2025. The applicant would like to formally request a postponement of this hearing until the Land Use hearing date on June 3, 2025.

This postponement is requested to allow sufficient time for further review and coordination with staff on certain aspects of the project, based on feedback received during the Planning & Zoning Commission hearing. We believe that this additional time will allow for a more comprehensive review of the proposal and address any concerns more effectively.

We appreciate your attention to this matter and kindly ask for confirmation of rescheduled hearing at your earliest convenience. Please let us know if you require any additional information or documentation to facilitate this request.

Thank you for your consideration, and we look forward to your response.

Sincerely,

Concetta Cook
Permit Coordinator
Coastal Engineering Associates, Inc.
966 Candlelight Blvd., Brooksville, FL 34601
(352) 796-9423 x1024 / Direct: (352) 797-2597
ccook@coastal-engineering.com



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: Coastal Engineering Associates, Inc. on behalf of Joshua M. Whitney, Craig Gruber, and Harold D. Werder

FILE NUMBER: H-24-38

REQUEST: Rezoning from AR-2 (Agricultural Residential 2) to PDP(MF)/ Planned Development Project (Multifamily) with deviations

GENERAL LOCATION: Several parcels on the north side of Powell Road starting approximately 165' west of Orlando Avenue and ending approximately 1,350' from Silver Ridge Boulevard

PARCEL KEY NUMBERS: 193187, 193374, 193418, 193613, 193622, 193757, 377363, 1777599, 1778909, 1788337, 193196, 193294, 1126052, 193392

REQUEST: Rezoning from AR-2 (Agricultural Residential 2) to PDP(MF)/ Planned Development Project (Multifamily) 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 AR-2 (Agricultural Residential 2) to PDP(MF)/ Planned Development Project (Multifamily) 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

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: Coastal Engineering Associates, Inc. on behalf of Joshua M. Whitney, Craig Gruber, and Harold D. Werder

FILE NUMBER: H-24-38

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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 incompatible 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 inconsistent with the County's adopted Comprehensive Plan and is incompatible 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 AR-2 (Agricultural Residential 2) to PDP(MF)/ Planned Development Project (Multifamily) 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



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 HERNANDO COUNTY, FLORIDA PLANNING AND ZONING COMMISSION

in the matter of
APPLICANT: Joshua Whitney

was published in said newspaper by print in the issue(s) of:
February 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on February 28, 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 3rd day of March, 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 COM-
MISSION**

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 March 10, 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 April 3, 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: Joshua Whitney

FILE NUM- H-24-38
BER:

REQUEST: Rezoning from
AR-2 (Agricultural Residential 2) to PDP(MF)/
Planned Development Project
(Multifamily)
with deviations

GENERAL LOCATION: Several parcels
on the north
side of Powell
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1777599,
1778909,
1788337,
193196,
193294,
1126052,
193392

Notice Continues on Page 2

Applicant: Joshua Whitney Page 1 of 2

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: February 28, 2025



AGENDA ITEM

TITLE

Ordinance Establishing Pinery Community Development District

BRIEF OVERVIEW

The County has received a petition from SV Tampa Land, L.P., to establish the Pinery Community Development District (CDD) on approximately 1,072 acres east of Mayberry Road, north of Thames Avenue, south of the Citrus/Hernando County boundary, and west of Ponce de Leon Boulevard. The Board of County Commissioners is required to hold a public hearing and make the following findings in order to grant the petition to establish the CDD:

1. The statements in the petition have been found to be true and correct.
2. The establishment of the CDD is consistent with the local comprehensive plan.
3. The area of land proposed for the CDD is of sufficient size, sufficiently compact, and sufficiently contiguous to be developed as a functional community.
4. The CDD is the best alternative for delivering CDD services and facilities to be served by the district.
5. The CDD services and facilities are compatible with the capacity and uses of the existing local and regional services and facilities.
6. The area to be served is amenable to the establishment of the CDD.

The Board will need to review the request in accordance with the standards and requirements contained in Chapter 190, Florida

FINANCIAL IMPACT

A matter of policy.

LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 190, Florida Statutes.

RECOMMENDATION

It is recommended that the Board consider the statutory criteria in Section 190.005(1)(e), F.S. and the request for additional authority under Section 190.012(2), F.S., conduct a public hearing, and determine whether to adopt the ordinance creating the Pinery CDD. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated ordinance.

REVIEW PROCESS

Omar DePablo	Approved	03/13/2025 10:12 AM
Michelle Miller	Approved	03/13/2025 10:35 AM
Albert Bertram	Approved	03/13/2025 12:59 PM
Pamela Hare	Approved	03/14/2025 10:40 AM
Victoria Anderson	Approved	03/14/2025 11:39 AM

Heidi Prouse	Approved	03/14/2025 12:24 PM
Toni Brady	Approved	03/19/2025 8:35 AM
Colleen Conko	Approved	03/19/2025 9:42 AM

RESULT: ADOPTED**MOVER:** John Allocco**SECONDER:** Steve Champion**AYES:** Campbell, Allocco, Amsler and Champion**ABSENT:** Hawkins

ORDINANCE NO. 2025 - ____

AN ORDINANCE ESTABLISHING THE PINERY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petitioner, SV Tampa Land, L.P., a Delaware limited partnership ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County, Florida ("County") adopt an Ordinance establishing the Pinery Community Development District pursuant to Chapter 190, *Florida Statutes* ("District"), and designating the real property described in **EXHIBIT A**, attached hereto, as the area of land for which the District is authorized to manage and finance applicable service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **EXHIBIT A**, attached hereto, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Section 1. Findings of Fact.

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance.
2. All statements contained in the Petition are true and correct.
3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan.
4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*.
2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*.

3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

Section 3. Creation, Boundaries, and Powers. There is hereby created the Pinery Community Development District for the area of land described in **EXHIBIT A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.06 through 190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

1. John Brian
2. David Langhout
3. Stuart Young
4. Bill Kouwenhoven
5. Jennifer Wilson

Section 5. Severability. It is the intention of the Board of County Commissioners of Hernando County, Florida, 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 6. 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 part of Article II, Chapter 10.5, of the Code of Ordinances, Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective immediately upon receipt of

acknowledgment from the office of the Secretary of State that this Ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, in Regular Session this day of **APRIL 3, 2025.**

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
DOUGLAS A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: _____
BRIAN HAWKINS
Chairman

Approved for Form and Legal Sufficiency

Victoria Anderson
County Attorney's Office

EXHIBIT A
PINERY COMMUNITY DEVELOPMENT DISTRICT

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'14"W, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'08"W, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN S89°28'43"E, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN S89°29'06"E, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN N89°50'43"E, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE N89°51'55"E, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S48°04'25"E, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN S42°01'59"W, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'49"W, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'27"W, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°04'43"E, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN N89°29'40"W, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN N89°42'20"W, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN N89°37'10"W, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN N00°18'12"W, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF 4°54'39, AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 36°55'36", AND A CHORD BEARING AND DISTANCE OF S61°50'07"W, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN N00°17'23"W, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°32'58"E, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF $30^{\circ}17'41''$, AND A CHORD BEARING AND DISTANCE OF $N76^{\circ}06'10''W$, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF $15^{\circ}02'19''$, AND A CHORD BEARING AND DISTANCE OF $N34^{\circ}04'00''E$, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.

PETITION TO ESTABLISH **PINERY COMMUNITY** **DEVELOPMENT DISTRICT**

Submitted by:

Jere Earlywine
Florida Bar No. 0155527
jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, SV Tampa Land, L.P. ("**Petitioner**"), hereby petitions the Board of County Commissioners of Hernando County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("**District**") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within Hernando County, Florida, and is comprised of approximately 1,072 acres of land. **Exhibit 1** depicts the general location of the project. The site is generally located east of Mayberry Road, north of Thames Avenue, south of the Citrus/Hernando County boundary, and west of Ponce de Leon Blvd. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no excluded parcels within the boundaries of the District.

3. Landowner Consent and Authorization. Petitioner has provided the written consent of 100% of the landowners to establishment of the District. The consents are attached hereto as **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: John Brian, David B. Langhout, Stuart Young, Bill Kouwenhoven and Jennifer Wilson, each with an address of c/o SV Tampa Land, LP, 8433 Enterprise Cir Suite 100, Bradenton, FL 34202. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Pinery Community Development District.

6. Existing and Future Land Uses. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 4**. These proposed land uses are consistent with the applicable local comprehensive plan.

6. Major Water and Wastewater Facilities. **Exhibit 5** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed from 2025 through 2030. Actual construction timetables and

expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("**SERC**") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 3**. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 420069
Jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

11. This petition to establish the Pinery Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the applicable local comprehensive plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the county from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will

provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests that the County:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 7th day of November, 2024.

Submitted by:


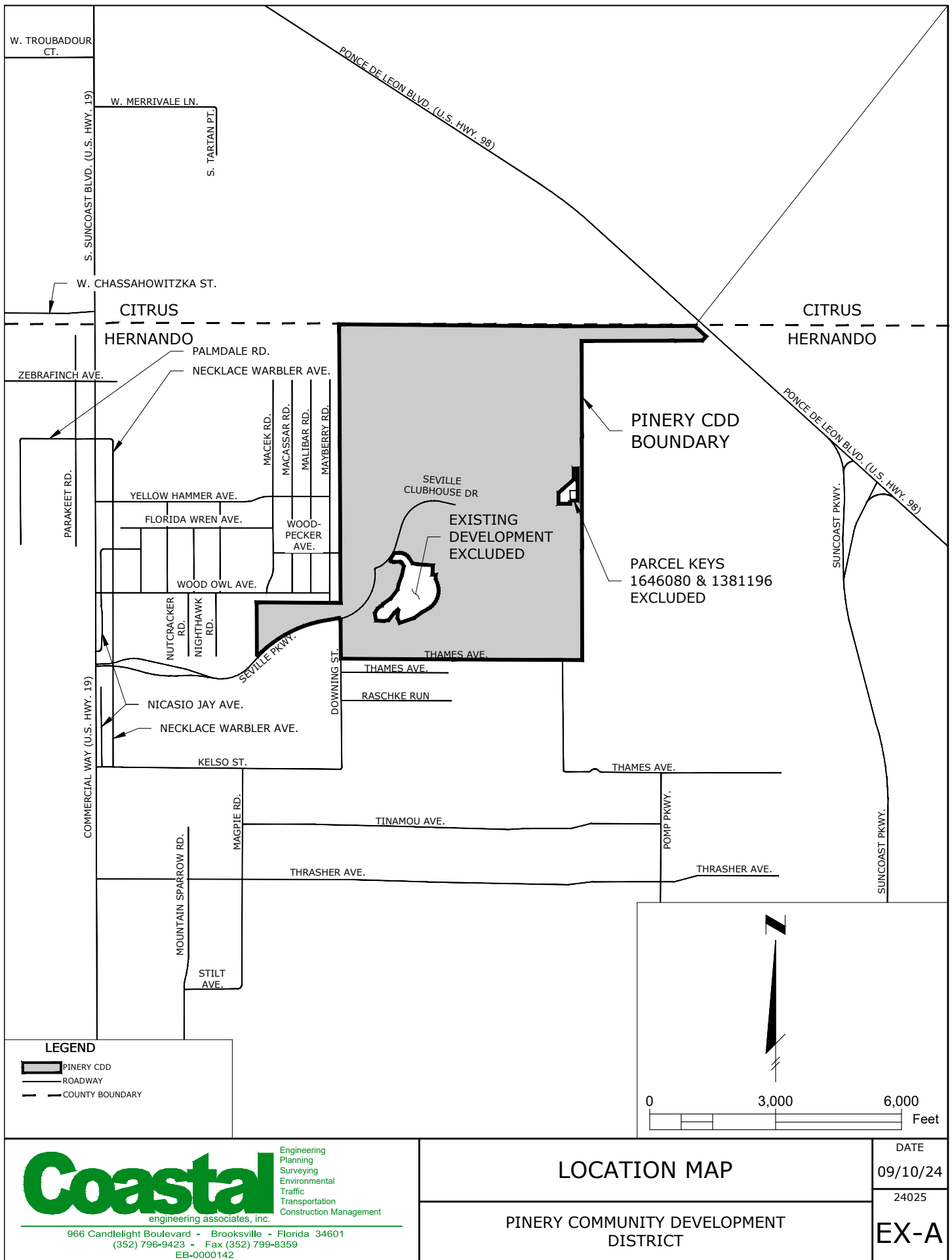

Jere Earlywine
Florida Bar No. 420069
Jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

EXHIBIT 1



Coastal
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

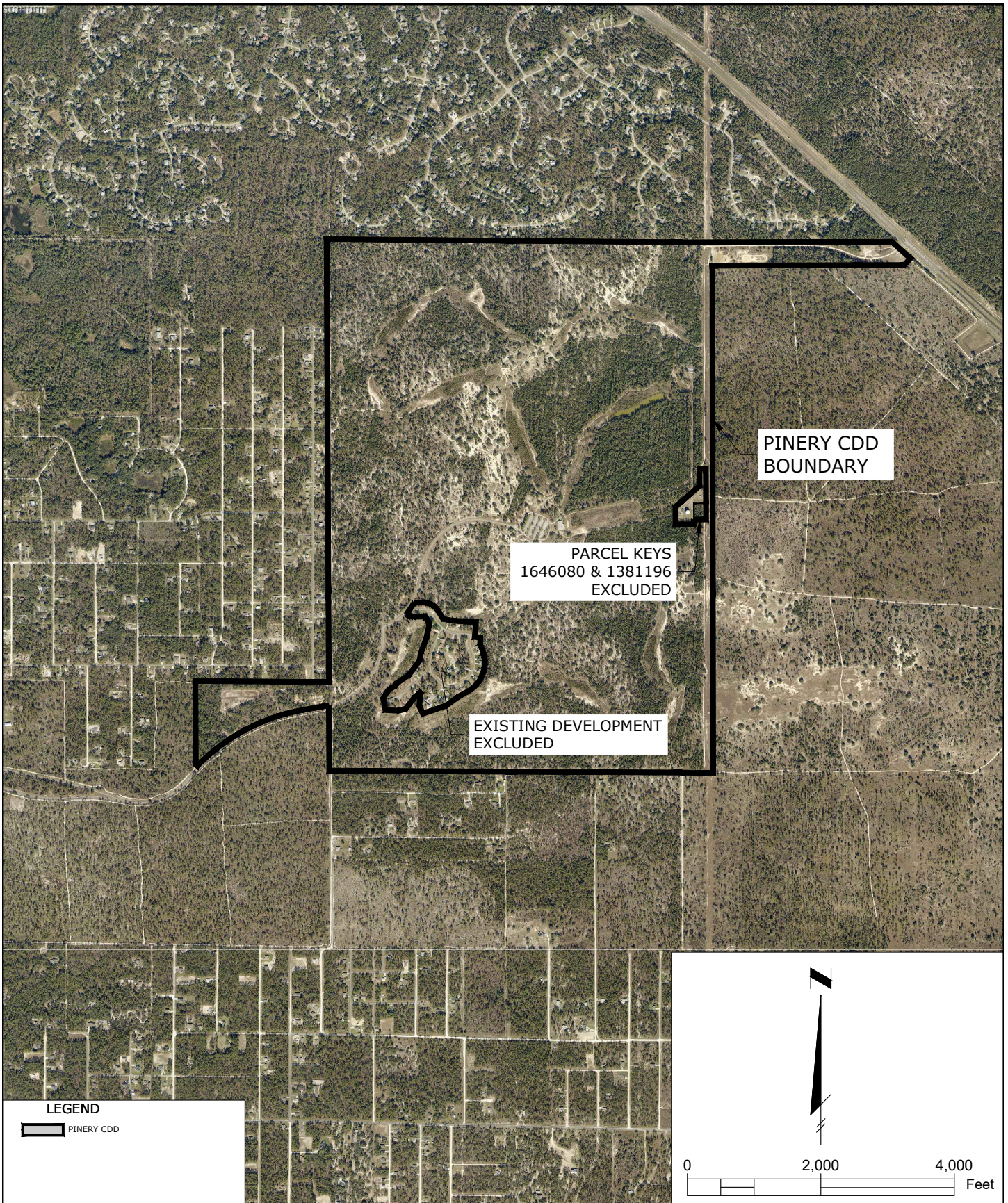
LOCATION MAP

PINERY COMMUNITY DEVELOPMENT
DISTRICT


DATE
09/10/24


24025

EX-A



LEGEND

 PINERY CDD



0 2,000 4,000 Feet


 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142</p>	<p>AERIAL MAP</p>	<p>DATE 10/22/24 24025</p>
	<p>PINERY COMMUNITY DEVELOPMENT DISTRICT</p>	<p>EX-B</p>

EXHIBIT 2

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'14"W, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'08"W, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN S89°28'43"E, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN S89°29'06"E, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN N89°50'43"E, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE N89°51'55"E, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S48°04'25"E, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN S42°01'59"W, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'49"W, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'27"W, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°04'43"E, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN N89°29'40"W, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN N89°42'20"W, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN N89°37'10"W, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN N00°18'12"W, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF 4°54'39, AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 36°55'36", AND A CHORD BEARING AND DISTANCE OF S61°50'07"W, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN N00°17'23"W, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°32'58"E, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF $30^{\circ}17'41''$, AND A CHORD BEARING AND DISTANCE OF $N76^{\circ}06'10''W$, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF $15^{\circ}02'19''$, AND A CHORD BEARING AND DISTANCE OF $N34^{\circ}04'00''E$, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.

EXHIBIT 3

Consent to Community Development District Establishment
[Proposed Pinery Community Development District]

The undersigned, on behalf of SV Tampa Land, L.P. ("**Landowner**"), represents that the Landowner owns 100% of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("**Property**").

Pursuant to Section 190.005, Florida Statutes, the undersigned Landowner hereby consents to the establishment of a Community Development District ("**CDD**") that will include the Property within the lands to be a part of the CDD.

This document shall also serve as a designation of Jere Earlywine of Kutak Rock LLP, to act as agent for Petitioner, SV Tampa Land, L.P. (and/or its affiliate), with regard to any and all matters pertaining to the *Petition to Establish the Pinery Community Development District* pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*.

The undersigned hereby represents and warrants that he or she has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officers executing this instrument.

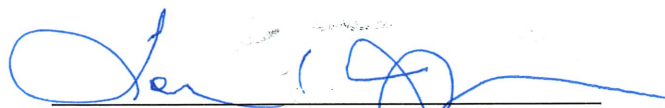
[SIGNATURE PAGE TO FOLLOW]


Consent to Community Development District Establishment
[Proposed Pinery Community Development District]


Executed this 3 day of December, 2024.

SV TAMPA LAND, L.P.
a Delaware limited partnership

By: SV Tampa Land GP, LLC.,
its general partner

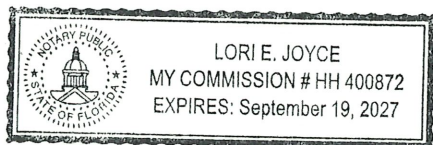

Print Name: Lori E. Joyce
Address: 2714 Man of War Cir
Sarasota FL 34240

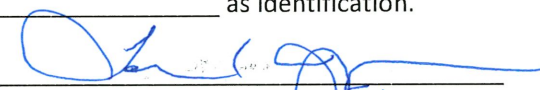

BY: John Brian
ITS: Authorized Signatory


Print Name: Nicole Schuyler
Address: 4427 Deer Ridge Pl
Sarasota FL 34233

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of December 2024, by John Brian, as an authorized representative of **SV Tampa Land, L.P.**, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF Florida

Name: Lori E. Joyce
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'14"W, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'08"W, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN S89°28'43"E, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN S89°29'06"E, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN N89°50'43"E, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE N89°51'55"E, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S48°04'25"E, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN S42°01'59"W, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'49"W, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'27"W, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°04'43"E, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN N89°29'40"W, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN N89°42'20"W, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN N89°37'10"W, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN N00°18'12"W, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF 4°54'39, AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 36°55'36", AND A CHORD BEARING AND DISTANCE OF S61°50'07"W, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN N00°17'23"W, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°32'58"E, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

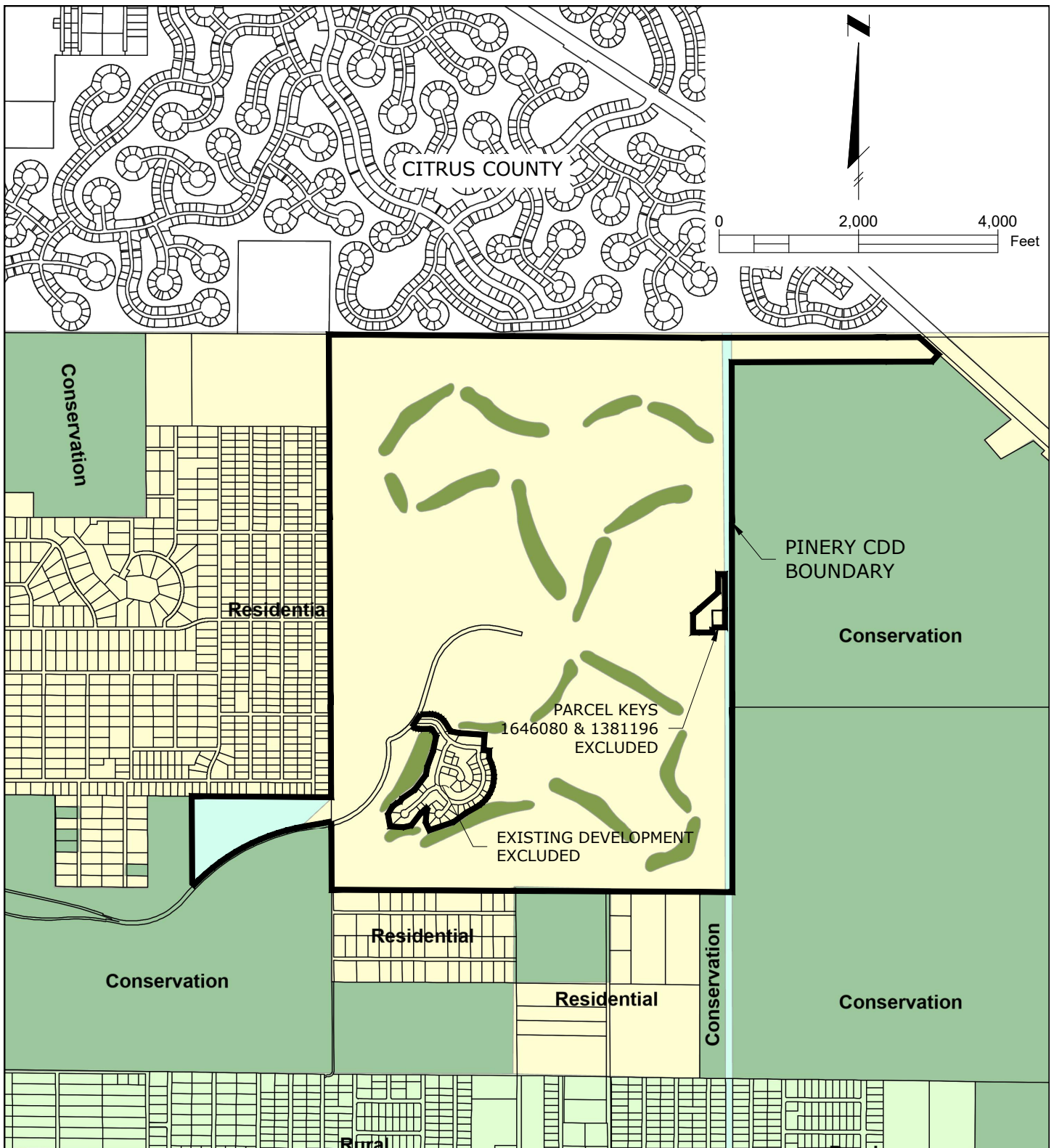
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF $30^{\circ}17'41''$, AND A CHORD BEARING AND DISTANCE OF $N76^{\circ}06'10''W$, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF $15^{\circ}02'19''$, AND A CHORD BEARING AND DISTANCE OF $N34^{\circ}04'00''E$, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.

EXHIBIT 4



LEGEND

 PINERY CDD BOUNDARY

Coastal
engineering associates, inc.

Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

FUTURE LAND USE MAP

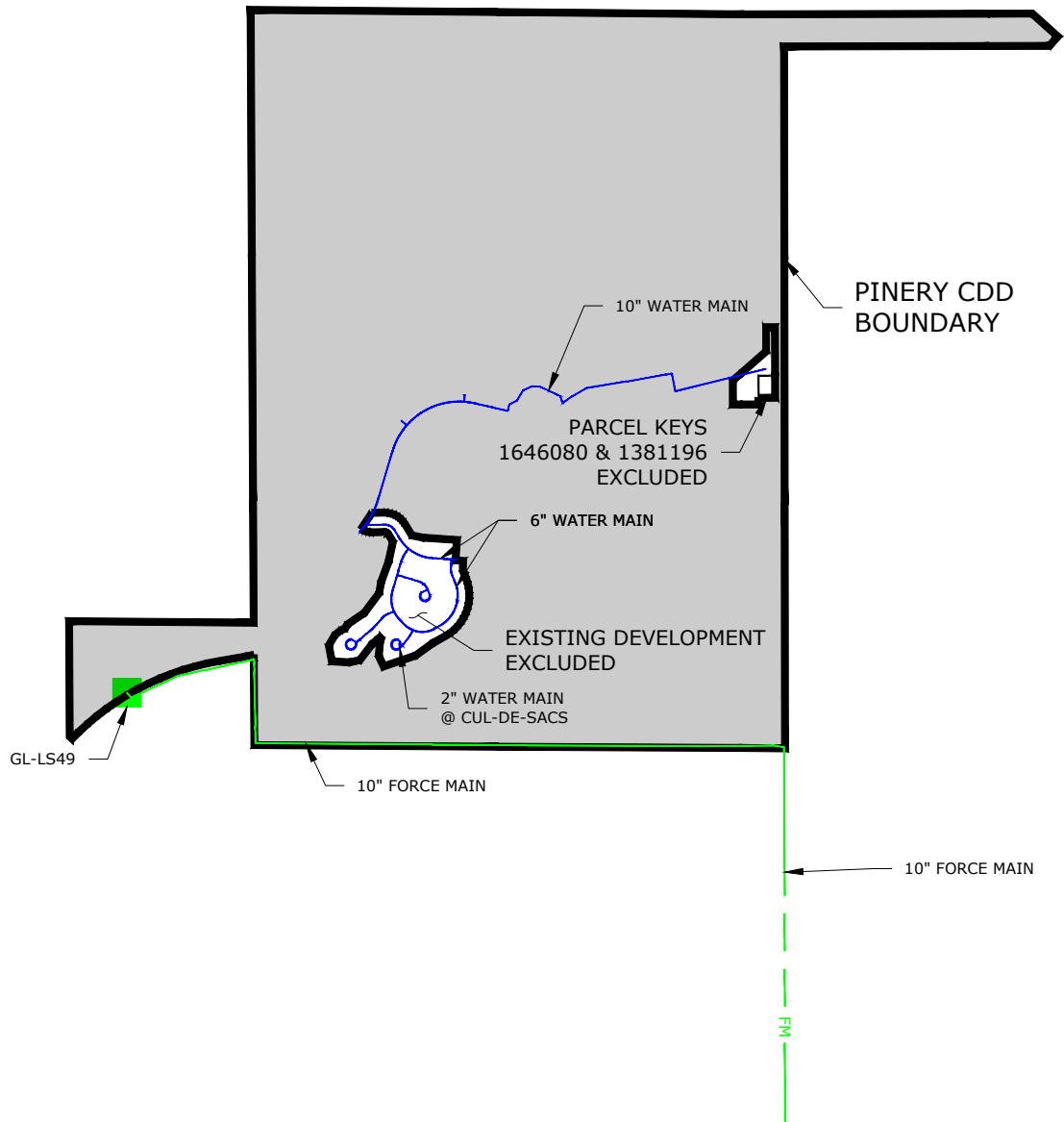
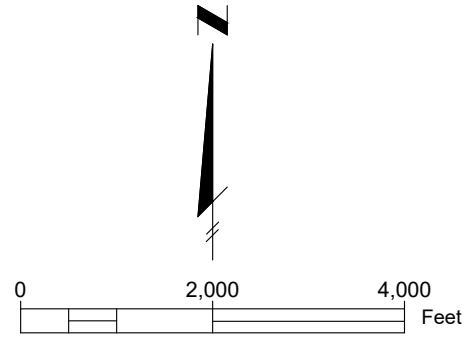
PINERY
COMMUNITY DEVELOPMENT DISTRICT

DATE
10/22/24

24025

EX-D

EXHIBIT 5



LEGEND

- PINERY CDD
- EX. WATER MAIN
- EX. FORCE MAIN
- PUMP STATION

Coastal

Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

EXISTING UTILITIES MAP

PINERY
COMMUNITY DEVELOPMENT DISTRICT

DATE
09/10/24

24025

EX-C

EXHIBIT 6

EXHIBIT 6

Estimated Construction Costs

Description	Estimated Cost	Final Owner /Maintenance Entity
Stormwater Management System	\$ 29,260,700	CDD
Roadways	\$ 38,732,300	County
Water & Wastewater Systems	\$ 49,028,700	County
Undergrounding of Electrical Conduit	\$ 2,545,200	CDD
Hardscaping, Landscape, Irrigation	\$ 28,845,000	CDD
Amenities	\$ 15,000,000	CDD
Conservation Areas	\$ -	CDD
Offsite Improvements	\$ 720,000	County
Professional Services	\$ 14,253,000	N/A
Contingency	\$ 22,820,000	N/A
Total:	\$ 201,204,900	

Total Units: 3,085

THIS ENGINEER'S OPINION OF PROBABLE COST IS PREPARED FOR CDD BOND FUNDING PUR CATEGORY COSTS ARE CALCULATED ON A PER UNIT COST TO CONSTRUCT BASED ON PROJECTS OF A SIMILAR SIZE AND SCOPE LOCATED IN HERNANDO COUNTY.

PREPARED BY: COASTAL ENGINEERING ASSOC., INC.



Brian Malmberg, P.E. #59405

 Brian M Malmberg g	Digitally signed
	by Brian M
	Malmberg
	Date: 2024.09.13 12:26:24 -04'00'

NOTES:

1. The figures above are based on estimates only.
2. Also, the developer reserves the right to privately finance any of the above improvements and transfer them to a homeowners' association upon completion for ownership and maintenance.

EXHIBIT 7

EXHIBIT 7

(SERC)

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Pinery Community Development District** (the “District”). The proposed District comprises approximately 1,072 acres of land located within Hernando County, Florida (hereafter “County”). The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District.

The Development plan for the proposed lands within the District includes a residential community with up to the permitted allowable homes. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing,

constructing, operating, and maintaining community infrastructure for planned developments. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule¹ directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

¹ For the purposes of this SERC, the term “agency” means the City, the term “state” or “State” means State of Florida and the term “rule” means the ordinance(s) which the City would enact in connection with the creation of the District.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

Formation of the District would put all of the planned residential units under the jurisdiction of the District. Prior to sale of any units, all of the owners of land within the proposed boundaries will also be under the jurisdiction of the District. Initially, the project developer will be the primary developer and sole landowner of property within the proposed District boundaries.

4.0 Good faith estimate of the cost to state and local government entities of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2,500 acres, therefore the County is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit such reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida's Department of Economic Opportunity, which offsets such costs.

County

The County and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will

absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the County are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than the petition to establish a CDD.

The annual costs to the County because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County. Furthermore, the County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the County, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State or the County. In accordance with State law, debts of the District are strictly the District's own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the potable water, sanitary sewer and reclaimed utility systems; master stormwater system; electrical undergrounding; gas; conservation/mitigation areas; and onsite and offsite roadway improvements may be financed by the District.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are also shown in Table 1 below. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that may benefit from the District's capital improvement program.

**Table 1.
CDD Proposed Facilities and Services**

**Seville Community Development District
Estimated Construction Costs**

Description	Estimated Cost	Final Owner /Maintenance Entity
Stormwater Management System	\$ 29,260,700	CDD
Roadways	\$ 38,732,300	County
Water & Wastewater Systems	\$ 49,028,700	County
Undergrounding of Electrical Conduit	\$ 2,545,200	CDD
Hardscaping, Landscape, Irrigation	\$ 28,845,000	CDD
Amenities	\$ 15,000,000	CDD
Conservation Areas	\$ -	CDD
Offsite Improvements	\$ 720,000	County
Professional Services	\$ 14,253,000	N/A
Contingency	\$ 22,820,000	N/A
Total:	\$ 201,204,900	

Total Units: 3,085

THIS ENGINEER'S OPINION OF PROBABLE COST IS PREPARED FOR CDD BOND FUNDING PUR CATEGORY COSTS ARE CALCULATED ON A PER UNIT COST TO CONSTRUCT BASED ON PROJECTS OF A SIMILAR SIZE AND SCOPE LOCATED IN HERNANDO COUNTY.

PREPARED BY: COASTAL ENGINEERING ASSOC., INC.

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less

expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

Fourth, the District has the ability to maintain infrastructure better than a Homeowners' Association because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

Hernando County has an estimated un-incarcerated population that is greater than 75,000 according to the 2020 U.S. Census. Therefore, the County is not defined as a "small county"

according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer's Engineer and other professionals associated with the Developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency.

NOTICE OF PUBLIC HEARING
Hernando County Board of Commissioners
To Consider Adoption of an Ordinance Establishing the
Pinery Community Development District

DATE: April 3, 2025

TIME: 9:00 a.m.

LOCATION: Hernando County Commissioner Meeting Room
John Law Ayers Commission Chambers, Room 160
20 North Main Street
Brooksville, Florida 34601

In compliance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the Board of County Commissioners of Hernando County to consider an ordinance to grant a petition to establish the Pinery Community Development District ("District"), which is titled:

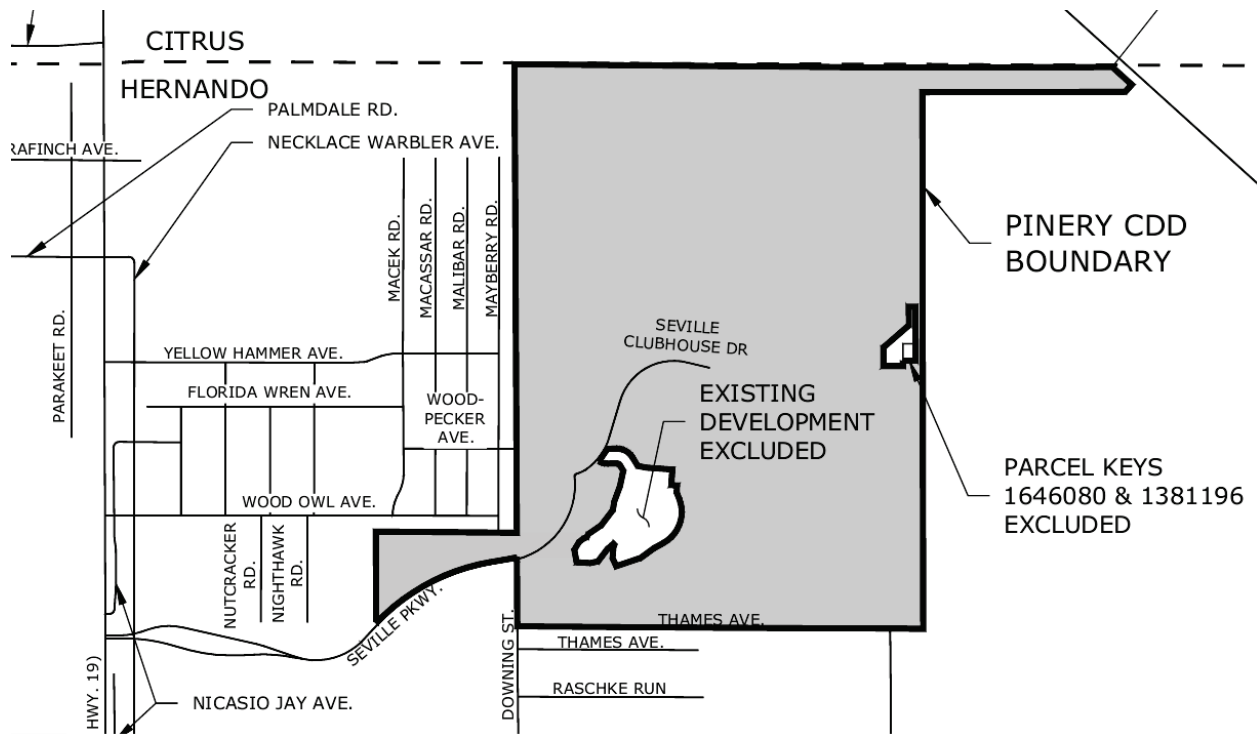
**AN ORDINANCE ESTABLISHING THE PINERY COMMUNITY
DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA
STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL
BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS
AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO
SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF
SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING
FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF
ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR
THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR
AN EFFECTIVE DATE.**

The proposed District is comprised of approximately 1,072 acres, generally located east of Mayberry Road, north of Thames Avenue, south of the Citrus/Hernando County boundary, and west of Ponce de Leon Boulevard and is depicted in the adjacent map. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such District under Florida law, including but not limited to: roads, stormwater facilities, utilities, and parks, and other infrastructure.

Copies of the petition, the proposed ordinance and the department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Dr., Brooksville, FL 34601, between the hours of 7:30 a.m. and 3:30 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at www.hernandocounty.fl.us – follow the Board Agendas and Minutes link to the specified public hearing. For further information, please contact the Planning Department, Hernando County Development Services Department, at 352-754-4057 or by email at planning@co.hernandocounty.fl.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear and be heard at the public hearing and present oral or written comments on the petition and ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact the ADA Coordinator at ADA_Coordinator@hernandocounty.us no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.



PUBLISH: March 6, March 13, March 20 and March 27.



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

The Pinery Community Development District hearing on April 3, 2025

was published in said newspaper by print in the issue(s) of:
March 7, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on March 7, 2025.

Notice on page 2 of 2.

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 31st day of March, 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 Board of Commissioners To Consider Adoption of an Ordinance Establishing
the Pinery Community Development District

DATE: April 3, 2025
TIME: 9:00 a.m.
LOCATION: Hernando County Commissioner Meeting Room
John Law Ayers Commission Chambers, Room 160
20 North Main Street
Brooksville, Florida 34601

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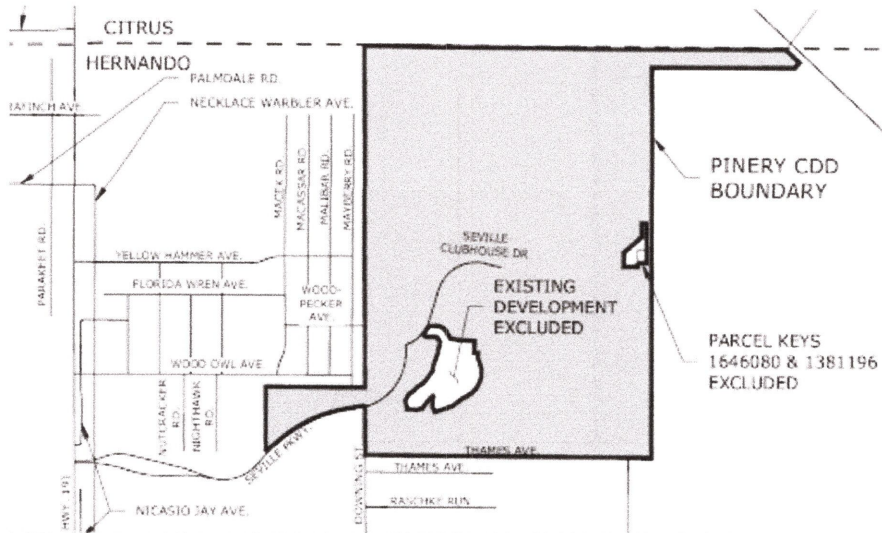
AN ORDINANCE ESTABLISHING THE PINERY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed District is comprised of approximately 1,072 acres, generally located east of Mayberry Road, north of Thames Avenue, south of the Citrus/Hernando County boundary, and west of Ponce de Leon Boulevard and is depicted in the adjacent map. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such District under Florida law, including but not limited to: roads, stormwater facilities, utilities, and parks, and other infrastructure.

Copies of the petition, the proposed ordinance and the department reports are open to public inspection at the Hernando County Planning Department, Hernando County Government Center, 20 North Main Street, Room 262, Brooksville, Florida 34601, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed 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. For further information, please contact Michelle Miller, Planning Administrator, Hernando County Development Services Department, at 352-754-4057 or by email at mlmiller@hernandocounty.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear and be heard at the public hearing and present oral or written comments on the petition and ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

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Published: March 7, 14, 21, 28, 2025



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

Please see Notice on Page 2

in the matter of
The Pinery Community Development District hearing on April 3, 2025

was published in said newspaper by print in the issue(s) of:
March 14, 21, 28, 2025

and/or by publication on the newspaper's publicly available website, if
authorized, on March 14, 21, 28, 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 31st day of March, 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 _____

Pinery Community Development District Hearing
on April 3, 2025 Page 1 of 2

From: [County Ordinances](#)
To: [Ordinances](#); [County Ordinances](#)
Cc: [Patricia Tapia](#); [Paige Jefferys](#); [Heidi Kurppe](#)
Subject: RE: Hernando County Ordinance No. 2025-04 - Adopted on April 3, 2025
Date: Friday, April 4, 2025 1:19:38 PM
Attachments: [Hernando20250404_Ordinance2025_04_Ack.pdf](#)

Good afternoon,

Attached is the acknowledgement letter for Hernando County Ordinance 2025-04.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capital – Tallahassee, FL
P: (850) 245-6270

From: Ordinances <ord@hernandoclerk.org>
Sent: Friday, April 4, 2025 11:19 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Patricia Tapia <ptapia@hernandoclerk.org>; Paige Jefferys <pjefferys@hernandoclerk.org>; Heidi Kurppe <hkurppe@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2025-04 - Adopted on April 3, 2025

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name:	Patti Tapia
Sender Phone number:	352-754-4970
County Name:	Hernando
Ordinance Number:	2025-04

Thank You,

Patricia Tapia
Administrative Services | Administrative Services Clerk I
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: 352-754-4201 | Email: ptapia@hernandoclerk.org
20 N Main Street, Brooksville, FL 34601



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 4, 2025

Doug Chorvat, Jr.
County Clerk
Hernando County
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Dear Doug Chorvat Jr.,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2025-04, which was filed in this office on April 4, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

ORDINANCE NO. 2025 - 04

AN ORDINANCE ESTABLISHING THE PINERY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petitioner, SV Tampa Land, L.P., a Delaware limited partnership ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County, Florida ("County") adopt an Ordinance establishing the Pinery Community Development District pursuant to Chapter 190, *Florida Statutes* ("District"), and designating the real property described in **EXHIBIT A**, attached hereto, as the area of land for which the District is authorized to manage and finance applicable service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **EXHIBIT A**, attached hereto, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Section 1. Findings of Fact.

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance.

2. All statements contained in the Petition are true and correct.

3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan.

4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*.

2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*.

3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

Section 3. Creation, Boundaries, and Powers. There is hereby created the Pinery Community Development District for the area of land described in **EXHIBIT A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.06 through 190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

1. John Brian
2. David Langhout
3. Stuart Young
4. Bill Kouwenhoven
5. Jennifer Wilson

Section 5. Severability. It is the intention of the Board of County Commissioners of Hernando County, Florida, 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 6. 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 part of Article II, Chapter 10.5, of the Code of Ordinances, Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective immediately upon receipt of

acknowledgment from the office of the Secretary of State that this Ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, in Regular Session this day of APRIL 3, 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Hindi Krupke, Deputy Clerk
for DOUGLAS A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller



By: for [Signature] Vice Chairman
BRIAN HAWKINS
Chairman

Approved for Form and Legal Sufficiency

Victoria Anderson
County Attorney's Office

EXHIBIT A
PINERY COMMUNITY DEVELOPMENT DISTRICT

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'14"W, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'08"W, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN S89°28'43"E, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN S89°29'06"E, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN N89°50'43"E, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE N89°51'55"E, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S48°04'25"E, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN S42°01'59"W, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'49"W, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'27"W, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°04'43"E, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN N89°29'40"W, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN N89°42'20"W, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN N89°37'10"W, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN N00°18'12"W, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF 4°54'39, AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 36°55'36", AND A CHORD BEARING AND DISTANCE OF S61°50'07"W, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN N00°17'23"W, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°32'58"E, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 30°17'41", AND A CHORD BEARING AND DISTANCE OF N76°06'10"W, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF 15°02'19", AND A CHORD BEARING AND DISTANCE OF N34°04'00"E, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.



AGENDA ITEM

TITLE

Request to Postpone Variance Petition Submitted by Jesse Navarro on Behalf of JC Navarro Properties, LLC for Property Located on Thunderbird Avenue

BRIEF OVERVIEW

REQUEST

The applicant has requested a variance to reduce side yard setbacks from 10' to 6.0' and the front yard setback from 25' to 15.4'.

HEARING DETAIL

During the March 11, 2025, BOCC meeting, this application was presented with the original request of reduction of side setbacks from 10' to 6.0'. This item was to be continued to a date certain of April 3, 2025. For unforeseen circumstances, staff is requesting that the Board approve a postponement to the April 8, 2025, BOCC meeting. The applicant has been made aware of the circumstance and has agreed to have this item postponed to the April 8, 2025, meeting. This item will be fully advertised to be heard on this date.

LOCATION

Weeki Wachee Woodlands, Unit 1 Lot W539

KEY NUMBER

749587

CURRENT ZONING

R1B (Residential)

ORDINANCE STANDARDS

Appendix A - Zoning, Article IV. - Zoning District Regulations, Section 2 - Residential Districts, B R-1B - Residential District, (d) Minimum Side Yard Requirement Setback 10', and (c) Minimum Front yard setback 25'.

SURROUNDING ZONING & LAND USE

North: R1B - Single Family

South: ROW

East: R1B - Single Family

West: R1B - Single Family

LETTERS RECEIVED

Randall

Alvarez-Toro

CONCLUSIONS

1. The applicant has requested a variance to reduce the side setbacks from 10' to 6.0' and front setbacks from 25' to 15.4' for the main dwelling. It will remain within the property lines.
2. It is recommended that the Board review the request, take public comment, and make a finding that the request is consistent with the review criteria Appendix A, Article V, Section 3.A(1) and Chapters 125 and 163, Florida Statutes.

FINANCIAL IMPACT

A matter of policy.

LEGAL NOTE

The Board is authorized to consider the variance request pursuant to Hernando County Code of Ordinances, Appendix A, Article V, Section 3, and Chapters 125 and 163 of the Florida Statutes.

RECOMMENDATION

It is recommended that the Board approve the postponement of this item to the April 8, 2025, BOCC meeting.

REVIEW PROCESS

Omar DePablo	Approved	03/17/2025 12:00 PM
Pamela Hare	Approved	03/17/2025 3:19 PM
Victoria Anderson	Approved	03/17/2025 3:41 PM
Heidi Prouse	Approved	03/18/2025 9:13 AM
Toni Brady	Approved	03/19/2025 8:19 AM
Colleen Conko	Approved	03/19/2025 9:46 AM

RESULT: **ADOPTED**

MOVER: Steve Champion

SECONDER: Ryan Amsler

AYES: Campbell, Allocco, Amsler and Champion

ABSENT: Hawkins

HERNANDO COUNTY ZONING DIVISION
ZONING APPEAL APPLICATION

OFFICE USE ONLY
DATE REC'D

FILE NO. _____

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: Jesse Navarro Date: 12/9/24

Mailing Address: 1560 W CASON CT LECANTO, FL 34461

Phone No. 727 243 3458 Fax: _____

E-Mail: jcnavarropropertiesllc@gmail.com

Representative Name (if applicable): _____

Mailing Address: _____

Phone No. _____ Fax: _____

E-Mail: _____

Address of Property: 4108 Thunderbird Ave Spring Hill, FL

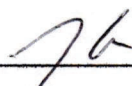
Legal Description: Weehee Weehee Woodlands unit 1 Lot W539

Key No.: 00749587 Zoning District: R1B

Homeowners Association Yes _____ No x If yes, name of HOA _____

Contact Name: _____

Contact Address: _____ City: _____ State _____ Zip _____

Signature of applicant or representative: 

RECEIVED

DEC 09 2024

Hernando County Development Services
Zoning Division

OWNER AFFIDAVIT

I, Jesse Navarro, HEREBY STATE AND AFFIRM THAT:

X I am the owner of the property and am making this application OR

 I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

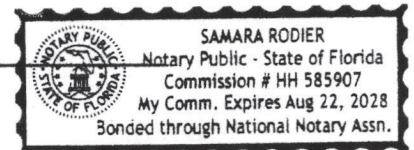
JN
Signature of property owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 9th day of December, 2021
by Jesse Navarro, who is () personally known to me or who (X) has produced
FL DL as identification.

Samara Rodier
Signature of Notary Public

Stamp of Notary Public



AGENT/REPRESENTATIVE AFFIDAVIT

I, _____, HEREBY STATE AND AFFIRM THAT:

 I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

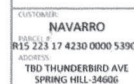
Signature of representative

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this _____ day of _____, 2_____
by _____, who is () personally known to me or who () has produced
_____ as identification.

Signature of Notary Public

Stamp of Notary Public



SITE PLAN

L1

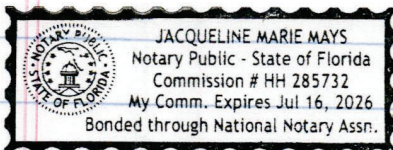
DRAWN BY: VJM	SCALE: 1:30
CHECKED BY: NRH	ISSUED DATE: 8/16/2024 09:34

I, Jesse Navarro, am requesting that my zoning variance for 4108 Thunderbird ave be approved. I am requesting the setbacks of 10 feet, be allowed to changed to 6 feet. Due to the highly irregular shape of the parcel and this being an affordable housing project, I feel this small variance should be allowed.

Thank you,

Jesse Navarro

[Signature]
12/9/24



State of: FL

County of: Hernando

The foregoing instrument was acknowledged
before me 9th day of December 2024

[Signature]
Your Name Here, Notary Public

My Commission Expires 7/16/2026



DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING DIVISION

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4057 ♦ W www.HernandoCounty.us

*****You are receiving this notice because you own property located within 500 feet of property owned by the below-named applicant.*****

November 12, 2024

**NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1487753**

This is to inform you that the Zoning Division has received a petition from:

Name: Jesse and Caitlyn Navarro

Location of Property: 4108 Thunderbird Ave, Spring Hill, FL (Key# 749587)

The petitioner is requesting to reduce the side setbacks from 10' - 6' to accommodate a single-family home.

It is the intent of the Administrative Official to approve the requested variance fifteen (15) calendar days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response **must** be received in writing by this department no later than fifteen (15) calendar days from the date of this letter. Please fill in the form (see reverse side) and return to our office along with any additional data supporting your objection to this petition.

If no request for review is filed within fifteen (15) calendar days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 4:30 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Should a hearing be necessary, a notice will be mailed at least ten (10) calendar days before the hearing to all property owners within 250 feet in any direction from the property lines of the land in question and shall be published in a newspaper of general circulation within the County no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the Board of County Commissioners. The Board will approve or deny the request for the petition.

If you have any questions regarding this matter, please feel free to contact the **Zoning Division at (352) 754-4057, ext. 28051.**

Sincerely,


Omar DePablo
Development Services Director

RECEIVED

NOV 22 2024

Hernando County Development Services
Zoning Division

****See reverse side for optional Public Hearing Form****



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

REQUEST FOR REVIEW OF VARIANCE DECISION

APPLICATION FOR PUBLIC HEARING HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

**THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON
AT THE PUBLIC HEARING.**

Date: 11/22/24

Variance File No.: 1487753

Petitioner Name: JESSE & CATHLYN NAVARRO

1. Your name (please print) MANUEL E. ALVAREZ-TORO

Mailing Address 4094 SUGARFOOT DR

City SPRING HILL State FL Zip 34606 Phone# 217-638-8676

2. State your reasons for requesting a review of the variance decision:

I WOULD RATHER PREFER KEEP THE 10'
SIDE SETBACKS & KEEP THE SPACES ARE MEANT
TO BE.

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. **YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.**

SIGNATURE: [Signature]

11/22/24



DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING DIVISION

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4057 ♦ W www.HernandoCounty.us

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November 12, 2024

**NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1487753**

This is to inform you that the Zoning Division has received a petition from:

Name: Jesse and Caitlyn Navarro

Location of Property: 4108 Thunderbird Ave, Spring Hill, FL (Key# 749587)

The petitioner is requesting to reduce the side setbacks from 10'- 6' to accommodate a single-family home.

It is the intent of the Administrative Official to approve the requested variance fifteen (15) calendar days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response **must** be received in writing by this department no later than fifteen (15) calendar days from the date of this letter. Please fill in the form (see reverse side) and return to our office along with any additional data supporting your objection to this petition.

If no request for review is filed within fifteen (15) calendar days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 4:30 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Should a hearing be necessary, a notice will be mailed at least ten (10) calendar days before the hearing to all property owners within 250 feet in any direction from the property lines of the land in question and shall be published in a newspaper of general circulation within the County no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the Board of County Commissioners. The Board will approve or deny the request for the petition.

If you have any questions regarding this matter, please feel free to contact the **Zoning Division at (352) 754-4057, ext. 28051.**

Sincerely,

Omar DePablo
Development Services Director

****See reverse side for optional Public Hearing Form****



REQUEST FOR REVIEW OF VARIANCE DECISION

**APPLICATION FOR PUBLIC HEARING
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

**THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON
AT THE PUBLIC HEARING.**

Date: 11-24-2024

Variance File No.: 1487753

Petitioner Name: Jesse and Cathlyn Navarro

1. Your name (please print) David Randall

Mailing Address 4083 Thunderbird Ave

City Spring Hill State FL Zip 34606 Phone# (352) 345-7530

2. State your reasons for requesting a review of the variance decision:

The North side of our house floods
during heavy rains. A new home
in this location will greatly
increase the flooding. I have shot
my own elevations. I am having an Independent
contractor come out on the 26th to confirm.

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. **YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.**

SIGNATURE: David Randall

REVISED RESOLUTION NUMBER 2025-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *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 on Tuesday, March 11, 2025, to consider the requested dimensional variance on the specified parcel(s) 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: Jesse Navarro on Behalf of JC Navarro Properties LLC

FILE NUMBER: 1487753

GENERAL LOCATION: 4108 Thunderbird Avenue, Weeki Wachee

LEGAL DESCRIPTION: Weeki Wachee Woodlands, Unit 1, Lot W539
Parcel ID# R15 223 17 4320 0000 5390

PARCEL KEY: 749587

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow a reduction in side yard setbacks from 10' to 6' and a reduction for front setbacks from 25' to 15.4' in connection with the subject parcel located in zone R1B. The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article IV, Section 2B(4c) and (4d) of the Hernando County Code of Ordinances

FINDINGS OF FACT: ALL of the facts and conditions 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 requested dimensional variance to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE** does conform with the following prerequisites set forth in Appendix A, Article V, Section 3, Hernando County Code of Ordinances:
 - (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
 - (b) That the special conditions and circumstances do not result from the actions of the applicant;
 - (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district;
 - (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant;
 - (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
 - (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
2. The requested **DIMENSIONAL VARIANCE** is consistent with the County's adopted Comprehensive Plan and land development regulations.

**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. 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 requested **DIMENSIONAL VARIANCE** is consistent with the County's adopted Comprehensive Plan and land development regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **APPROVES** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of the Circuit Court and Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to form and Legal Sufficiency

By: Victoria Anderson
County Attorney's Office

RESOLUTION NUMBER 2025-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *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 on Tuesday, February 11, 2024, to consider the requested dimensional variance on the specified parcel(s) 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: Jesse Navarro on Behalf of JC Navarro Properties LLC

FILE NUMBER: 1487753

GENERAL

LOCATION: 4108 Thunderbird Avenue, Weeki Wachee

LEGAL

DESCRIPTION: Weeki Wachee Woodlands, Unit 1, Lot W539
Parcel ID# R15 223 17 4320 0000 5390

PARCEL KEY: 749587

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow a reduction in the side setbacks from 10' to 6' in connection with the subject parcel located in zone R1B. The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article IV, Section 2, (B)(4)(d) of the Hernando County Code of Ordinances

FINDINGS

OF FACT: ALL of the facts and conditions 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 requested dimensional variance to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE** does not conform with the following prerequisites set forth in Appendix A, Article V, Section 3, Hernando County Code of Ordinances:
 - (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
 - (b) That the special conditions and circumstances do not result from the actions of the applicant;
 - (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district;
 - (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant;
 - (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
 - (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
2. The requested **DIMENSIONAL VARIANCE** is NOT consistent with the County's adopted Comprehensive Plan and land development regulations.

**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. 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 requested **DIMENSIONAL VARIANCE** is NOT consistent with the County's adopted Comprehensive Plan and land development regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **DENIES** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of the Circuit Court and Comptroller

By: _____
Brian Hawkins
Chairman

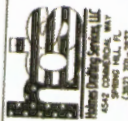
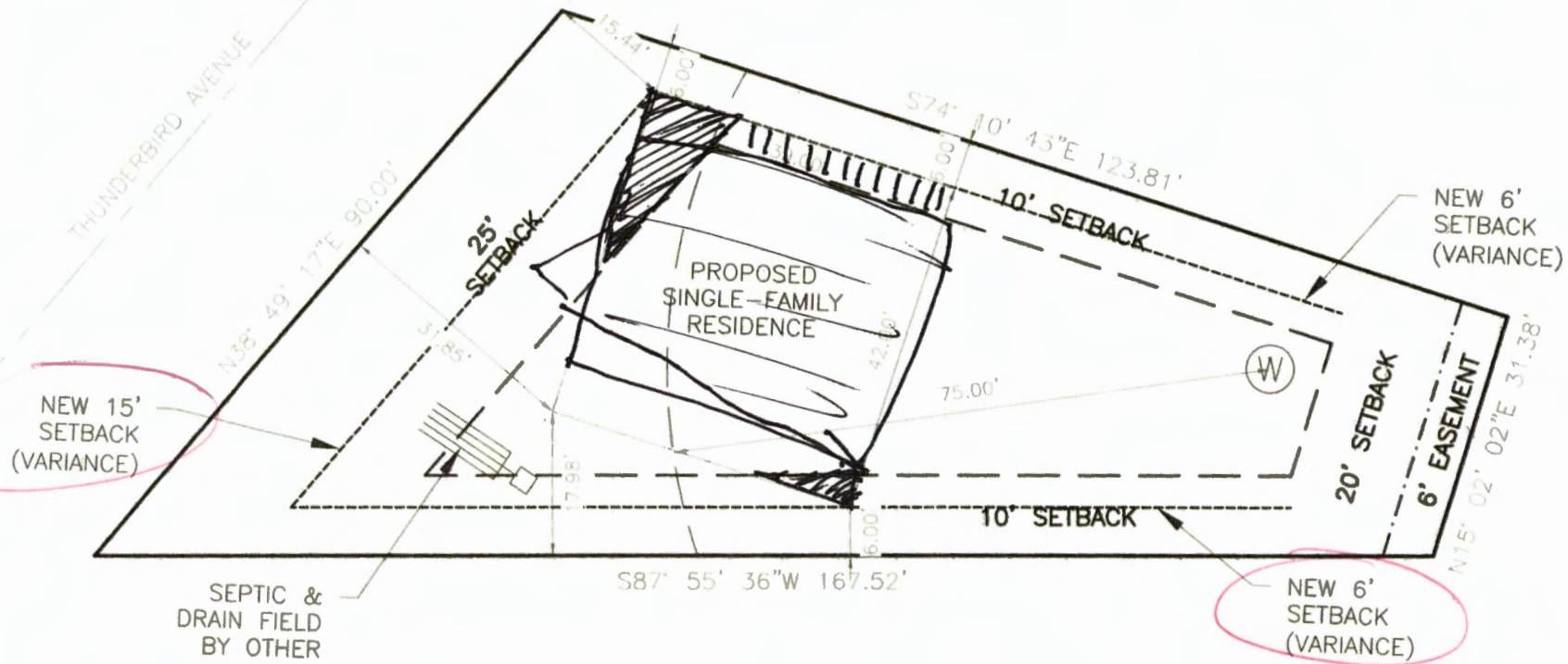
(SEAL)

Approved as to form and Legal Sufficiency

By: _____
County Attorney's Office

Approved As To Form
And Legal Sufficiency

By Victoria Anderson
County Attorney's Office



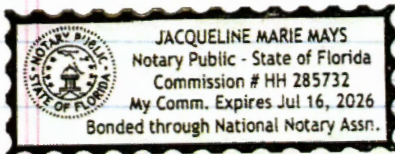
NAVARRO
 175 223 17 4230 0000 5390
 170 THUNDERBIRD AVE
 SPRING HILL 34606
 SITE PLAN
 L1
 VIM
 N/A
 1/1/2024

I, Jesse Navarro, am requesting that my zoning variance for 4108 Thunderbird ave be approved. I am requesting the setbacks of 10 feet, be allowed to changed to 6 feet. Due to the highly irregular shape of the parcel and this being an affordable housing project, I feel this small variance should be allowed.

Thank you,

Jesse Navarro

JN
12/9/24



State of: FL

County of: Hernando

The foregoing instrument was acknowledged before me 9th day of December 2024

Jacqueline M. Mays
Your Name Here, Notary Public

My Commission Expires 7/16/2026



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

CLK25-010 NOTICE OF PUBLIC HEARING - BOCC

in the matter of

February 11, 2025 - FILE NUMBER: 1487753

was published in said newspaper by print in the issue(s) of:
January 24, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on January 24, 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 27th day of January, 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 _____

CLK25-010

**NOTICE OF PUBLIC HEARING
HERNANDO COUNTY,
FLORIDA
BOARD OF COUNTY
COMMISSIONERS**

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on **February 11, 2025, at 9:30 a.m.** in the **John Law Ayers County Commission Chambers**, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Jesse & Caitlyn Navarro on behalf of JC Navarro Properties, LLC

FILE NUMBER: 1487753

PURPOSE: Variance to reduce side setbacks to allow a single-family home.

GENERAL LOCATION: East side of Thunderbird Ave

LEGAL: Weeki Wachee Woodland, Unit 1, Lot W539

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

Any person wishing to be heard on this matter may be present to speak for or against this application.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact County Administration, 20 N. Main Street Room 460, Brooksville, FL 34601, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, telephone (TDD) 1-(800)-676-3777.

/s/ Omar DePablo
Development Services Director

Published: January 24, 2025



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 CLK25-031 Notice of Public Hearing

in the matter of
Hernando County Board of County Commissioners Public Hearing to
consider variance request(s) on March 11, 2025, at 9:30 a.m.

See notice on page 2 of 2.

was published in said newspaper by print in the issue(s) of:
N/A

and/or by publication on the newspaper's publicly available website, if
authorized, on Feb. 26, 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 5th day of March, 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 _____

CLK25-031 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS REVISED

CLK25-031

NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
REVISED

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on March 11, 2025, at 9:30 a.m. in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Jesse & Caitlyn Navarro on behalf of JC Navarro Properties, LLC

FILE NUMBER: 1487753

PURPOSE: Variance to reduce side and front setbacks to allow a single-family home

GENERAL LOCATION: East side of Thunderbird Ave

LEGAL: Weeki Wachee Woodland, Unit 1, Lot W539

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Development Services Director



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Brooksville Hernando County FLORIDA

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STATE OF FLORIDA

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in the matter of
Hernando County Board of County Commissioners Public Hearing to
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See notice on page 2 of 2.

was published in said newspaper by print in the issue(s) of:
N/A

and/or by publication on the newspaper's publicly available website, if
authorized, on Feb. 26, 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 5th day of March, 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 _____

CLK25-031 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS REVISED

CLK25-031

NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
REVISED

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on March 11, 2025, at 9:30 a.m. in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

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FILE NUMBER: 1487753

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Development Services Director



AGENDA ITEM

TITLE

Master Plan Reestablishment Petition Submitted by Rivard Development, LLC (H2510)

BRIEF OVERVIEW

Request:

Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project

General Location:

Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive

P&Z Action:

On March 10, 2025, the Planning and Zoning Commission voted 5-0 recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to reestablish a Master Plan on property zoned CPDP/Combined Planned Development Project with modified 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 / Master Plan Revision decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment / Master Plan Revision 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 to reestablish a Master Plan on property zoned CPDP/Combined Planned Development Project with previously approved performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	03/13/2025 10:11 AM
Toni Brady	Approved	03/13/2025 2:04 PM
Albert Bertram	Approved	03/13/2025 3:47 PM
Pamela Hare	Approved	03/18/2025 5:03 PM
Victoria Anderson	Approved	03/19/2025 8:58 AM
Heidi Prouse	Approved	03/19/2025 9:24 AM
Toni Brady	Approved	03/19/2025 1:09 PM

Colleen Conko

Approved

03/19/2025 1:26 PM

RESULT: **ADOPTED**

MOVER: Steve Champion

SECONDER: Ryan Amsler

AYES: Campbell, Allocco, Amsler and Champion

ABSENT: Hawkins

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

Date: 2/19/2025

File No. _____ Official Date Stamp: _____

APPLICANT NAME: Rivard Development, LLC

Address: 6601 Memorial Hwy, Ste. 223

City: Tampa

State: FL

Zip: 33615

Phone: 813-513-4362 Email: paul@costahomesinc.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Kyle J. Benda, Esq.

Address: 270 N. Broad St.

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): 383374
2. SECTION 20, TOWNSHIP 23 South, RANGE 19 East
3. Current zoning classification: CPDP
4. Desired zoning classification: Reactivate Master Plan
5. Size of area covered by application: 63.7 acres
6. Highway and street boundaries: Old Oak Trail, Dog Leg Court, Rivard Boulevard, and Clearview Drive
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, Paul Bakkalapulo, 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

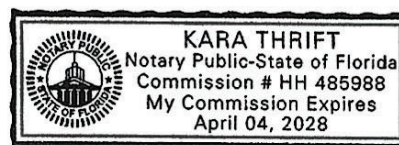
☒ I am the owner of the property and am authorizing (applicant): Kyle J. Benda, Esq.
and (representative, if applicable): Chris Glover
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 19 day of FEBRUARY, 2025, by PAUL BAKKALAPULO who is personally known to me or produced as identification.

Signature of Notary Public



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

Notary Seal/Stamp

MASTER PLAN REACTIVATION NARRATIVE – H-19-09

The subject property is approximately 63.7 acres of unimproved land located at the the norther terminus of Old Oak Trail, the northern terminus of Dog Leg Court, the eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive, also referred to as Hernando County Property Appraiser Key Number 383374. The parcel is currently zoned Combined Planned Development Project, with deviations (“CPDP”). The original Master Plan and rezoning for the property was approved on April 12, 2006 in H-05-127. The Master Plan was subsequently revised in 2019 by H-19-09 by Resolution 2019-104 on July 16, 2019.

This application seeks to reactivate the Master Plan in H-19-09 with no changes to that prior approval. Pursuant to Appendix A, Article VIII, “[t]he intensity/density is retained under the zoning approval, and the applicants seeks to reactivate the Master Plan and retain those vested rights in the property approved by H-19-09.

A copy of the original narrative, site plan, resolution of approval, and conditions are attached to this narrative.

In conclusion, the applicant seeks to develop the subject property pursuant to the previously approved Master Plan Revision, along with all vested entitlements in that approval.

RESOLUTION NUMBER 2019- 104

WHEREAS, Hernando County has adopted zoning regulations pursuant to Chapter 163 and Section 125.01(1), *Fla. Stat.*, 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 on July 16, 2019, to consider the requested changes in zoning on the specified parcel(s) 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: Rivard Development LLC

FILE NUMBER: H-19-09

REQUEST: Master Plan Revision on property zoned CPDP/Combined Planned Development Project, with deviations

GENERAL LOCATION: Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive

PARCEL KEY NUMBERS: 00383374

REQUEST: Master Plan Revision on property zoned CPDP/Combined Planned Development Project, with deviations; as enumerated in the BOCC Action (which is incorporated herein by reference and made a part hereof). The representations contained in the Applicant's 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 requisite 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 subject to compliance with all performance conditions set forth in the BOCC Action.

**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Fla. Stat.* 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 subject to compliance with all performance conditions set forth in the BOCC Action.

ACTION:

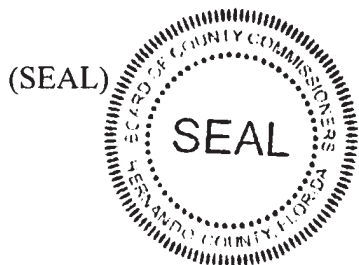
After notice and public hearing, based upon the record in this matter and **ALL** of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the request for a Master Plan Revision on property zoned CPDP/Combined Planned Development Project, with deviations; with deviations; as set 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 application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 16th DAY OF JULY 2019.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Susan Breen, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jeff Holcomb
Jeff Holcomb
Chairman



Approved as to Form and
Legal Sufficiency

By: Gph K. [Signature]

BOCC ACTION:

On July 16, 2019, the Board of County Commissioners voted 4-0 to adopt Resolution 2019-104, approving the petitioner's request to revise a Master Plan on property zoned CPDP/Combined Planned Development Project, with deviations, and with the following unmodified 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 preliminary floral and fauna (plant and wildlife) survey shall be conducted to determine if any listed species are present. If listed species are present, the petitioner would be required to comply with all applicable Fish and Wildlife Conservation Commission (FWC) regulations.
3. The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
4. At the time of preliminary plat, the developer will be required to update the Master Drainage Plan for the development, including providing any joint use documents with properties outside the current phase. Locations for any proposed drainage facilities should also be provided.
5. All lots, excluding the rear setback area, and roads shall be elevated at or above the regulatory 100-year flood elevation in accordance with the requirements of the Squirrel Prairie basin study and the adopted regulatory floodplain maps. All future development plans shall show the regulatory floodplain consistent with these documents.
6. The petitioner shall ensure that the post-development volumes and rate of drainage flow shall not exceed the volume and rate of pre-development for a 100-year storm event.
7. The petitioner shall design storage structures to the 100-year storm event.
8. A traffic analysis is required at the time of conditional plat, to include a traffic signal warrant study. The developer will be responsible for the cost of the traffic signal if warranted, the amount of which will be escrowed prior to final plat approval.
9. The petitioner shall provide a stub-out to the south.
10. The roads within the subdivision shall be private.

11. The petitioner shall grant an Avigation Easement to Hernando County for airport operations.
12. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize the Florida-Friendly Landscaping™ program best management practices.
13. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's LDRs. If approved, the petitioner must provide a minimum of natural vegetation. The required natural vegetation may be included as part of the required open space.
14. The property 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.
15. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
16. The total number of units is limited to 240.
17. The minimum lot sizes are 7,700 ft² and 5,500 ft².
18. There shall be an appropriate transition of lot sizes from the existing Trails of Rivard Phase 1 to the currently proposed Phase 2, with Lot sizes along Rivard Boulevard to the golf-court crossing, along Old Oak Trail, Brassey Drive, Dog Leg Court; and Clearview Drive to its intersection with Pine Lake Drive shall be a minimum of 7,700 ft². This lot size applies to homes constructed on either side of each of these roadways. Lot sizes along Pine Lake Drive and Wind Tree Court shall be a minimum of 5,500 ft².
19. Minimum Building Setbacks are as Follows:
 - a. 5,500 ft² Lots:
Front: 25'
Side: 5' (Reduction from 10')
Rear: 15'

- b. 7,700 ft² Lots:
Front: 25'
Side: 7.5' (Reduction from 10')
Rear: 15'
- 20. Minimum Perimeter Setback shall be 25'. No buildings shall be located within this setback.
- 21. There shall be a twenty-foot (20') natural vegetated buffer along the south and east boundaries where the proposed development is adjacent to existing subdivisions.
- 22. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



Mailing Address
PO Box 795
Aripeka, FL 34679

Received

Street Address:
12529 Spring Hill Drive
Spring Hill, FL 34609

Phone: 352-683-9566
Fax: 352-683-9567

FEB 13 2019

Planning Department
Hernando County, Florida

NARRATIVE

TRAILS AT RIVARD

MASTER PLAN REVISION AND MODIFICATION TO LOT SIZE

- Architecture
- Building Engineering
- Civil Engineering
- Land Planning
- Structural Engineering
- Surveying
- Transportation

Location: The Property is located on the east side of US Highway 41, approximately 1 ½ miles north of Ayers Road. The Property is identified by the Hernando County Property Appraiser as the following parcel, (key #383374). The combined site is 63.90 Acres more or less, a sketch and description of the parcel has been provided for clarity.

Current Zoning: The Property is currently zoned CPDP (SF) we are proposing to revise the previously approved single family residential lot sizes 5500 SF and 7700 SF to 4800 SF and 6000. The current zoning, surrounding zonings and approved density is consistent with this revision of change in lot size and density.

Surrounding Zoning\ Land use:

North: AG	Residential
South: AG	Residential
East: AG	Residential

West: CPDP (SF) (REC) Partially Developed residential and Golf Course.

Future Land use: Residential and Golf Course with public use park area 10.22 acres based on the density and land area exceeds the Hernando County requirement.

Proposed Zoning: This application is to renew the previously expired master plan and the proposed lot sizes planned for this phase, consistent with the previously approved master plan revision H-90-26 May 8, 1990 and H-05-127 on April 12, 2006. The owner is requesting the approval of 299 lots in this phase. The proposed revisions are also consistent with the 2040 Future land use for residential in this area and the comprehensive plan dated November 15, 2018 HC Ordinance #ORD-2018-16.



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Hernando County, Florida

- Architecture
- Building Engineering
- Civil Engineering
- Land Planning
- Structural Engineering
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- Transportation

Utilities: There are adequate water and sewer facilities in this the area to serve the project. Water and sewer services shall be provided by Hernando County Utilities. Rivard has been previously master planned for sewer and water service, the existing systems in place have the required compacity for the lots proposed in this revision.

Soils: The on-site soils types are Flemington fine sands, blichton loamy fine sands, Nobelton fine sands, Kendrick Fine sands and Micanopy loamy fine sands. The vegetative cover on the subject property is predominantly comprising of hardwood coniferous forest with small areas of improved pasture.

Flood Zone: The property is located in flood zone C, Panel No: 12053C0331D, Dated February 2, 2012. There are several areas that are indicated as flood prone as identified by the Squirrel Prairie Study. The lot design shall use the golf courses and open spaces as previously master planned to accommodate drainage. The parcels and conveyance were master planned and constructed with the earlier phases, minor revisions and additions for internal infrastructure were incorporated.

Drainage: The engineer has reviewed the Squirrel Prairie Flood plain study and has designed around the low flood plain areas. The proposed development plans will address the Squirrel Prairie study and the engineer may provide proposed revisions to the study as reviewed and modeled by the engineer. Rivard Phase 1 was permitted for master drainage with the golf course, phase 2 will also be planned and permitted for master drainage.

Open Space Area:

10.22 acres +/- Neighborhood Park, Neighborhood Park per sec. 26-75 Hernando Code Of Ordinances: One acre for the first fifty lots and one-one hundredth of and acre for each additional lot (dwelling Unit).

$63.09 \text{ acres} \times 0.05 (5\%) = 3.15 \text{ acres}$ required as calculated per ordinance 2008-02



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Planning Department
Hernando County, Florida

Perimeter Setbacks: 25'

Internal Setbacks:

- Architecture
- Building Engineering
- Civil Engineering
- Land Planning
- Structural Engineering
- Surveying
- Transportation

4,800 SF lots

Front – 25'

Side – 5'

Rear – 15'

6,000 SF lots

Front – 25'

Side – 7.5'

Rear – 15'

Buffers: The project area will incorporate natural existing buffers previously approved and the design includes for 10.22 acres of open space inclusive to the project which exceeds Hernando County's requirement for neighborhood park requirements.

Previously approved Density:

Units Proposed: 240

Acres: 63.90

3.75 Units per acre

Proposed Density:

Units Proposed: 325

Acres: 63.90

5.09 Units per acre



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Hernando County, Florida

Access: The project shall have access via existing private roads in the Rivard Subdivision. Access is limited to the main front entrance due to the single access point from US Highway 41 and single permitted CSX access.

Solid Waste:

As with every development the County is concerned with the potential of waste generation and this has been evaluated for this proposed portion of the development based on current data available which indicates that approximately 4.75 pounds of waste is generated per day per unit. A unit consists of approximately 2.46 persons. Therefore, based on the total of single family units for this proposed master plan three hundred twenty five 325 approximately 1,534 pounds of waste will be generated per day upon build out of the development. Ref, US Census

Traffic and Roadway:

The project shall be accessed using the collector roadway, US Highway 41 via Rivard Blvd east to the parcel. The internal roadway network is proposed to have a right of way of 50 feet with 20 feet asphalt roadways. The roadway layout is loop with cul de sacs to provide for safe turn around at roadway terminations. The roadway network shall be privately maintained by the homeowners associations.

Schools:

The development is proposed to be three hundred twenty five (325) single family home sites. As indicated an average residential unit has 2.46 persons, with 14.9% of the persons within those households of school age, it could be reasonably estimated that 119 school aged children shall reside within the proposed development at build out. Ref, US Census.

- Architecture
- Building Engineering
- Civil Engineering
- Land Planning
- Structural Engineering
- Surveying
- Transportation

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 10, 2025
Board of County Commissioners: April 3, 2025

APPLICANT: Rivard Development, LLC

FILE NUMBER: H-25-10

REQUEST: Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project

GENERAL LOCATION: Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive.

PARCEL KEY NUMBER: 383374

APPLICANT'S REQUEST:

On July 16, 2019, the Board of County Commissioner's approved a Master Plan Revision for the 63.7-acre phase of the existing Rivard subdivision (Resolution 2019-104). Since approval, no construction has been initiated. County LDRs indicate any approved project that does not obtain approval for vertical construction within two (2) years shall become null and void. Article VIII, Appendix A (Zoning), states that the density/intensity is retained under the previous zoning approval.

The petitioners current request is to reestablish the previously approved Master Plan on the subject site zoned CPDP/Combined Planned Development Project. The petitioner has indicated they seek no changes to the development or changes to the previously approved performance conditions.

Previously Approved Entitlements (240 Lots)		
	5,500 Sq Ft Lots	7,700 Sq Ft Lots
Front Setbacks	25'	25'
Side Setbacks	5'	7.5'
Rear Setbacks	15'	15'
Perimeter Setback	25'	25'

SITE CHARACTERISTICS:

Site Size:	63.7 acres
Surrounding Zoning; Land Uses:	North: PDP(MH)/Planned Development Project Manufactured Housing South: CPDP/Combined Planned Development Project Mobile Home, AG/(Agricultural); Undeveloped East: Airport PDD/Planned Development District; Undeveloped West: PDP(SF) and PDP(SU)/Planned Development Project Single Family and Special Use; Existing Trails at Rivard Community
Current Zoning:	CPDP/Combined Planned Development Project
Future Land Use Map Designation:	Residential, Recreational, and Rural
Flood Zone:	X; area subject to minimal flooding (Squirrel Prairie Basin Study is more up to date and accurate; information in that study supersedes the flood zone mapping)
Comments:	This property is located within the Squirrel Prairie Watershed. The floodplain has been delineated in the Floodplain Justification Report dated August 9, 2016, by Applied Science and Hydro Solutions for Hernando County and SWFWMD. The petitioner will be required to meet all of the requirements of the study.

ENVIRONMENTAL REVIEW:

Soil Type:	Blitchton Loamy Fine Sand, Micanopy Loamy Fine Sand, Nobleton Fine Sand
Hydrologic Features:	The property does not contain any Wellhead Protection Areas (WHPAs) but contains a few small class 3 wetlands according to County data resources.
Protection Features:	The property does not contain any Special Protection Areas (SPAs), according to County data sources.

Habitat: Tree planation (hardwood coniferous mixed) with a smaller area of improved pasture, shown as herbaceous, according to FLUCCS (Florida Land Use Cover and Classification System) mapping. Site contains majestic and specimen trees.

Comments: The proposed Master Plan shows the small class 3 wetland areas filled for development or incorporated into the stormwater design. Jurisdictional wetland lines shall be delineated on any future plans and construction drawings. Any removal, alteration, or encroachment of these wetlands shall comply with state and federal wetland permitting and mitigation procedures.

Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all drainage retention areas (DRAs) within the project area.

The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize Florida-Friendly Landscaping™ program's best management practices.

A comprehensive floral and faunal survey shall be updated in order to identify any listed species present on the undeveloped portion of the property. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

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 Concurrence. 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. Homeowners 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Reestablish a Master Plan on property zoned CPDP/Combined Planned Development Project with the following previously approved 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 preliminary floral and fauna (plant and wildlife) survey shall be conducted to determine if any listed species are present. If listed species are present, the petitioner would be required to comply with all applicable Fish and Wildlife Conservation Commission (FWC) regulations.
3. The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
4. At the time of preliminary plat, the developer will be required to update the Master Drainage Plan for the development, including providing any joint use documents with properties outside the current phase. Locations for any proposed drainage facilities should also be provided.
5. All lots, excluding the rear setback area, and roads shall be elevated at or above the regulatory 100 year flood elevation in accordance with the requirements of the Squirrel Prairie basin study and the adopted regulatory floodplain maps. All future development plans shall show the regulatory floodplain consistent with these documents.
6. The petitioner shall ensure that the post-development volumes and rate of drainage flow shall not exceed the volume and rate of pre-development for a 100-year storm event.
7. The petitioner shall design storage structures to the 100-year storm event.
8. A traffic analysis is required at the time of conditional plat, to include a traffic signal warrant study. The developer will be responsible for the cost of the traffic signal if warranted, the amount of which will be escrowed prior to final plat approval.
9. The petitioner shall provide a stub-out to the south.

10. The roads within the subdivision shall be private.
11. The petitioner shall grant an Avigation Easement to Hernando County for airport operations.
12. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize the Florida-Friendly Landscaping™ program best management practices.
13. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's LDRs. If approved, the petitioner must provide a minimum of natural vegetation. The required natural vegetation may be included as part of the required open space.
14. The property 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.
15. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
16. The total number of units is limited to 240.
17. The minimum lot sizes are 7,700 Sq. Ft. and 5,500 Sq. Ft..
18. There shall be an appropriate transition of lot sizes from the existing Trails of Rivard Phase 1 to the currently proposed Phase 2, with Lot sizes along Rivard Boulevard to the golf-court crossing, along Old Oak Trail, Brassey Drive, Dog Leg Court; and Clearview Drive to its intersection with Pine Lake Drive shall be a minimum of 7,700 ft². This lot size applies to homes construct0ed on either side of each of these roadways. Lot sizes along Pine Lake Drive and Wind Tree Court shall be a minimum of 5,500 ft².
19. Minimum Building Setbacks are as Follows:
 - a. Lot Size: 5,500 Sq. Ft.
Front: 25'
Side: 5'
Rear: 15'

b. Lot Size: 7,700 Sq. Ft.
 Front: 25'
 Side: 7.5'
 Rear: 15'

20. Minimum Perimeter Setback shall be 25'. No buildings shall be located within this setback.
21. There shall be a twenty-foot (20') natural vegetated buffer along the south and east boundaries where the proposed development is adjacent to existing subdivisions.
22. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z RECOMMENDATION

On March 10, 2025, the Planning and Zoning Commission voted 5-0 recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Reestablish a Master Plan on property zoned CPDP/Combined Planned Development Project with 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. A preliminary floral and fauna (plant and wildlife) survey shall be conducted to determine if any listed species are present. If listed species are present, the petitioner would be required to comply with all applicable Fish and Wildlife Conservation Commission (FWC) regulations.
3. The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
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9. The petitioner shall provide a stub-out to the south.
10. The roads within the subdivision shall be private.

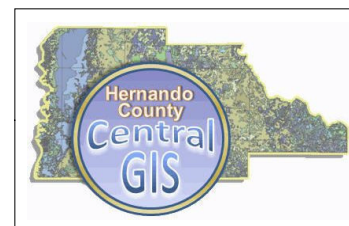
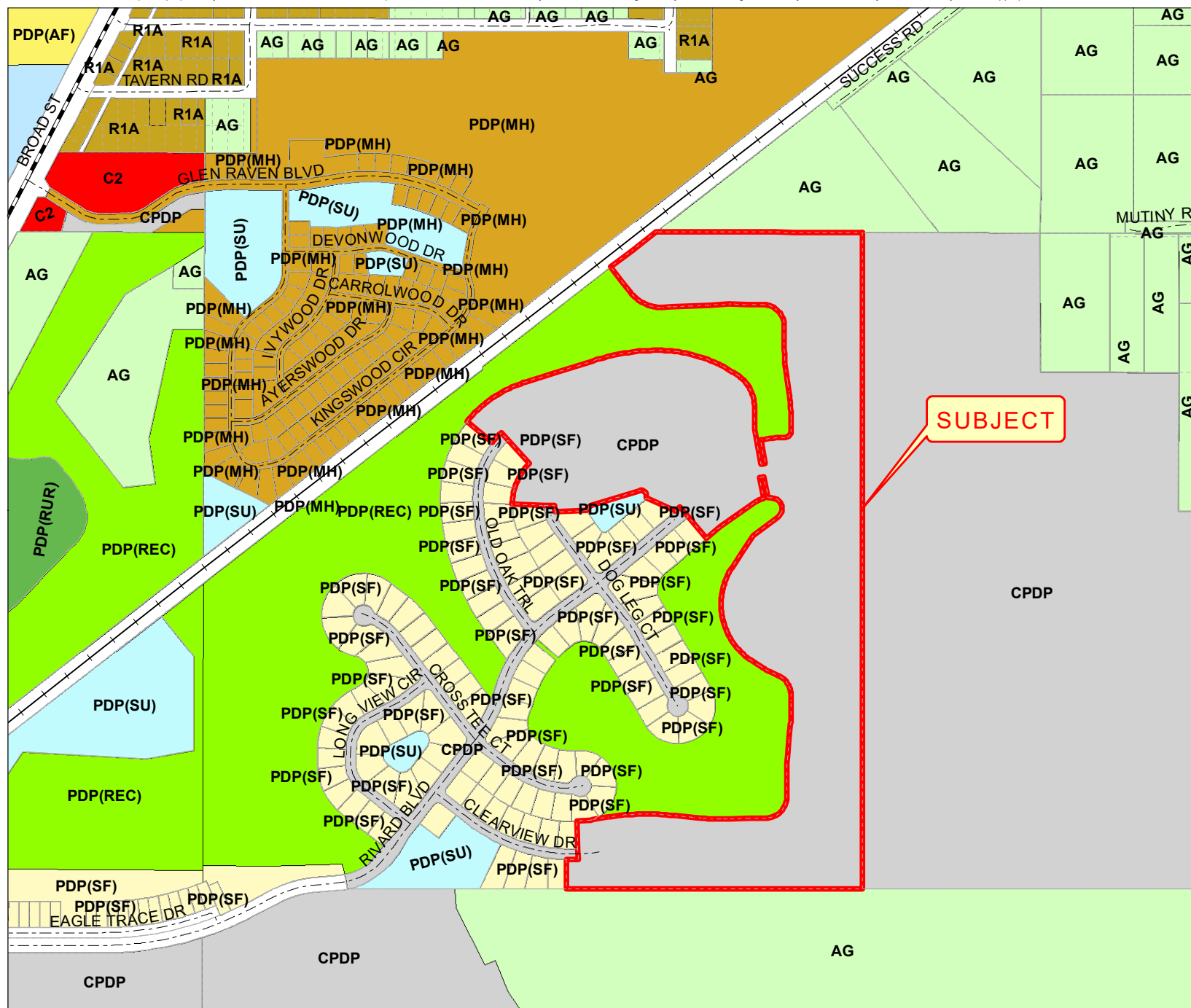
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 - a. Lot Size: 5,500 Sq. Ft.
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 - b. Lot Size: 7,700 Sq. Ft.

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20. Minimum Perimeter Setback shall be 25'. No buildings shall be located within this setback.
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H-25-10

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.

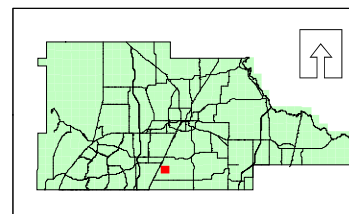


Zoning:

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

Legend

 City Zoning Pending



TO: Hernando County Planning Department

1653 Blaise Dr. Brooksville, FL 34601 Ref: Rivard Development LLC

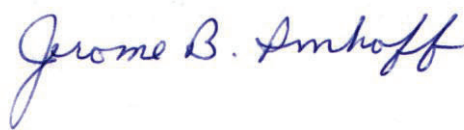
File# H-25-10

My name is Jerome Imhoff, and I live at 18159 Clearview Dr. in Brooksville, two houses in from the dead end. The proposed development is not without controversy. The meeting with the developer and the Rivard HOA residents, a couple of years ago, did not go well from the developer's perspective. He closed the meeting abruptly and left angry when I asked about recreation space for the kids. There was no mention of this subject in his briefing. His solution was "passive recreation in the retention ponds." He was serious" and that was the abrupt end of that meeting with nothing solved.

Now, here we are, nearly 3 years later, with perhaps some of the same issues at hand. The previous proposal was to have the main entrance / exit from the proposed development, down Clearview Dr. to Rivard Blvd. and out to SR 41. That would create an incredible amount of traffic up and down Clearview Dr. It would turn a currently quiet, peaceful street into a racetrack, particularly during morning and evening rush hour / school bus times. If the development is unfortunately inevitable, a new dedicated entrance / exit road off Rivard Blvd., proximal to the Rivard Country Club entrance or SR 41 would have less negative impact on traffic and property values on Clearview Dr. We all bought our homes on Clearview Dr. because of the quality of life they provided. To be the designated sacrificial lambs for the edification and profit of a developer, seems counterintuitive in the age of conservation and land, business and population management. The noise from the drag strip (Lead Foot City) would add yet another amenity to the previously quiet part of South Brooksville. Has commercial progress and profit become our guiding priority?

Thanks for listening,

Jerome B. Imhoff



RECEIVED

MAR 10 2025

Hernando County Development Services
Zoning Division

TRANSPORTATION ANALYSIS

The Trails at Rivard - Phase V

Prepared for:

Blackstock Engineering Unlimited, Inc.



Transportation Analysis

The Trails at Rivard -Phase V

June 2021

Prepared for:
Blackstock Engineering Unlimited, Inc.

Prepared by:
Palm Traffic, LLC
400 North Tampa Street, 15th Floor
Tampa, FL 33602
Ph: (813) 296-2595

Project No. T21046

Vicki L. Castro, P.E.
P.E. No. 47128

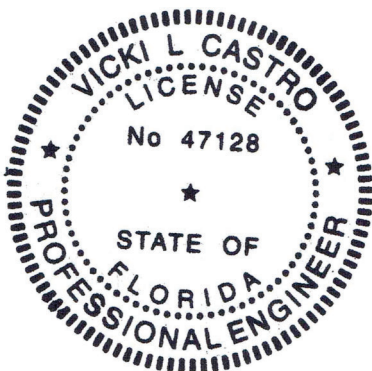


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INTRODUCTION

The purpose of this report is to provide the Transportation Analysis for the property located east of US 41 and north of Ayers Road in the Hernando County, as shown in Figure 1.

PROJECT DESCRIPTION

The site is currently vacant. However, this is Phase V of The Trails at Rivard subdivision. This Phase of the development is proposed to consist of up to 240 single family dwelling units. The access for the project is proposed to be via one (1) existing full access to US 41 aligning with Railpark Drive.

A conceptual site plan is included in the Appendix of this report.

ESTIMATED 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, 10th Edition, 2017, as its data base. Based on these trip rates, it is estimated that the project would generate approximately 2,327 daily trip ends, as shown in Table 1. The project would generate approximately 175 trip ends during the AM peak hour with 44 inbound and 131 outbound, as shown in Table 1. During the PM peak hour, the projects would generate approximately 235 trip ends with 148 inbound and 87 outbound, as shown in Table 1.

Figure 1. Project Location

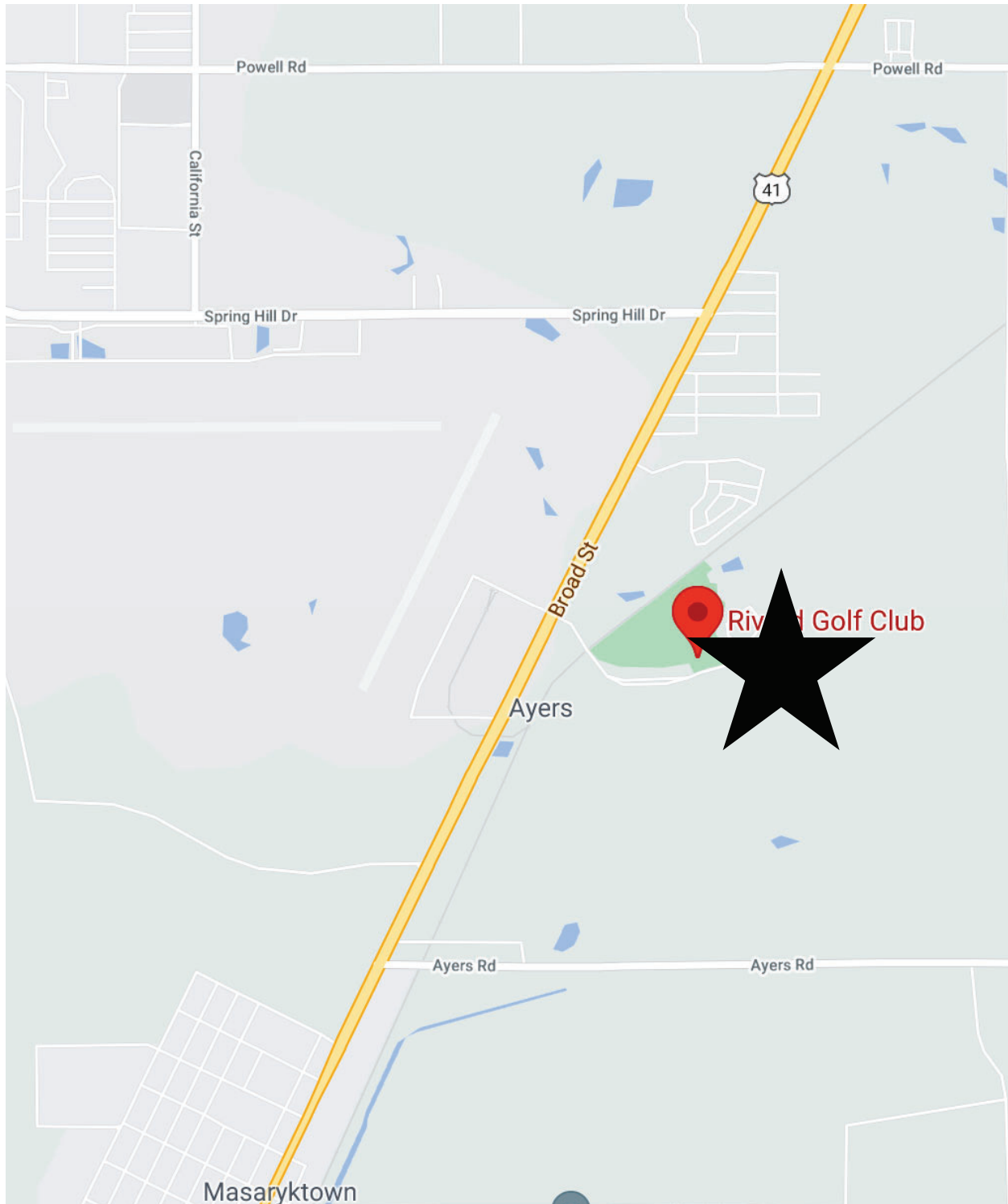


Table 1. Estimated Project Traffic

<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	Daily <u>Trip Ends (1)</u>	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	240 DU's	2,327	44	131	175	148	87	235

(1) Source: ITE Trip Generation, 10th Edition, 2017.

ANALYSIS PERIOD

This analysis will include the AM and PM peak hours.

PROJECT TRIP DISTRIBUTION / ASSIGNMENT

The following distribution of the project traffic was based on the existing traffic patterns for the Trails at Rivard:

- 65% to and from the north (via US 41)
- 35% to and from the south (via US 41).

Table 2 shows the distribution of the AM and PM peak hour project trip ends. Figure 2 illustrates the project trip ends on the adjacent roadway network for the AM and PM peak hours.

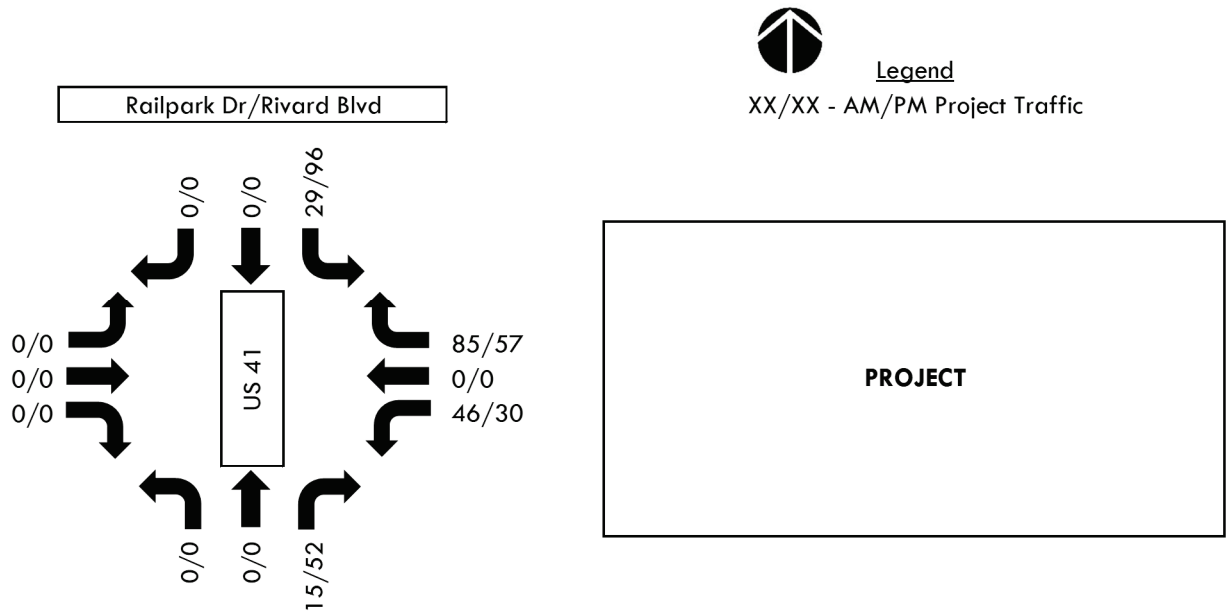
ADJACENT ROADWAYS

As stated previously, the site is located east of US 41 and north of Ayers Road. US 41 is a four (4) lane roadway in the vicinity of the project. According to FDOT and Hernando County Capital Improvement Programs, there are no programmed capacity improvements in the vicinity of the project.

Table 2. Estimated Peak Hour Project Traffic Distribution

Time Period	North (65%)		South (35%)		Total	
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
AM	29	85	15	46	44	131
PM	96	57	52	30	148	87

Figure 2. Peak Hour Project Traffic



PEAK SEASON TRAFFIC

The following methodology was utilized to estimate the background volumes within the study area:

1. PALM TRAFFIC obtained twelve hour (7 AM to 7 PM) turning movement counts at the following intersections:
 - US 41 and Railpark Drive/Rivard Boulevard.

Figure 3 illustrates the existing traffic.

2. The turning movement counts were adjusted to the peak season based on the FDOT 2020 Peak Season Adjustment Factors for Hernando County. Figure 4 illustrates the peak season traffic. Figure 5 illustrates the peak season plus project traffic.

Figure 3. Existing Traffic

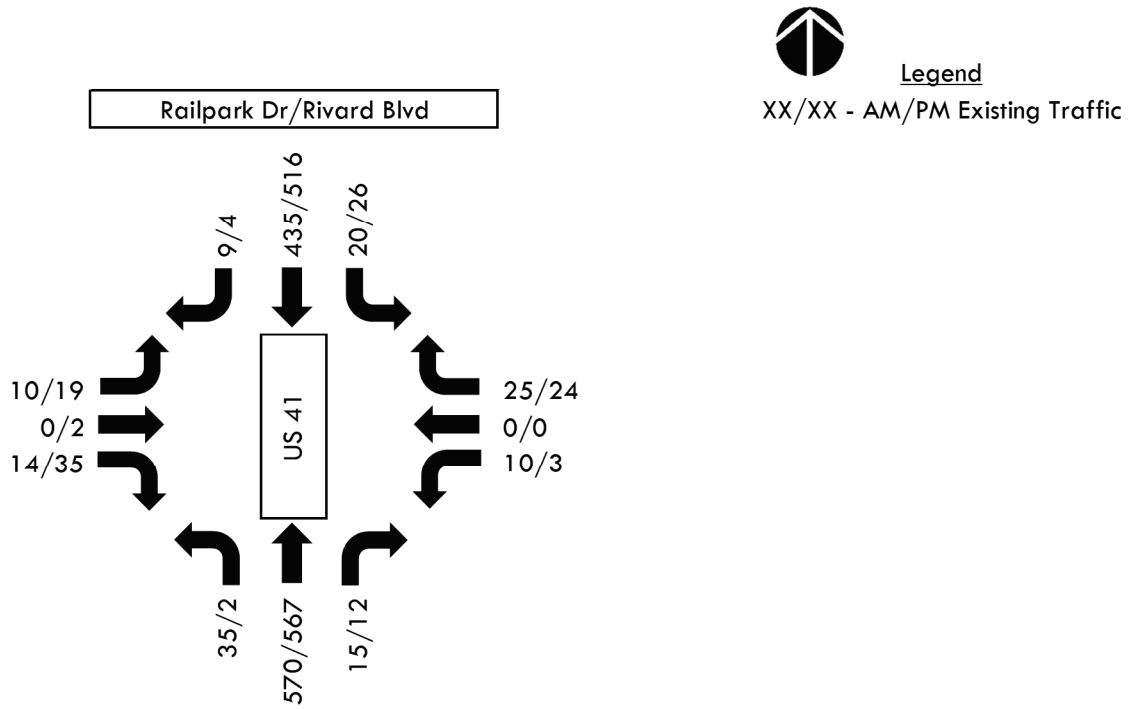


Figure 4. Peak Season Traffic

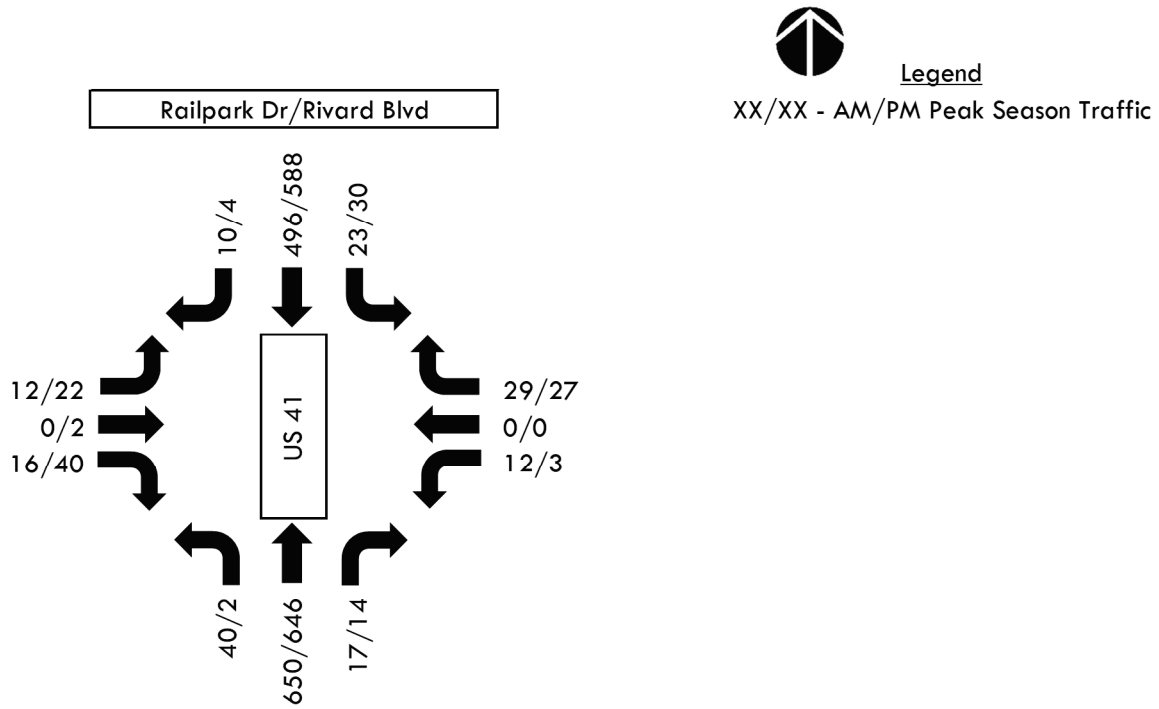
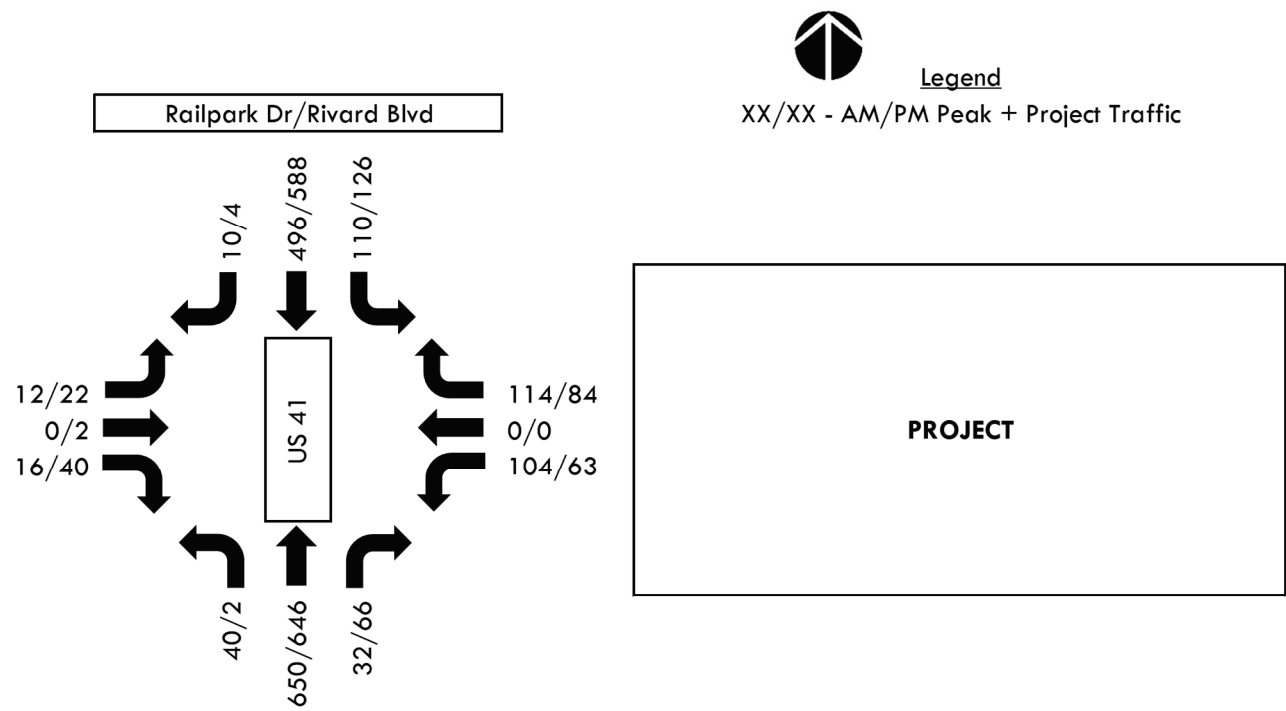


Figure 5. Peak Season Plus Project Traffic



INTERSECTION ANALYSIS

Intersection analysis was conducted for the AM and PM peak hour at the following intersection:

- US 41 and Rivard Boulevard/Railpark Drive

The analysis was based on SYNCHRO with the proposed project traffic. Table 3 summarizes the analysis for the intersections and is described in detail in the following paragraphs.

US 41 and Rivard Boulevard/Railpark Drive

This intersection is unsignalized with full access to US 41. Unsignalized intersection analysis indicates that all movements should operate with a v/c ratio less than 1.0 with the peak season plus project traffic during the AM and PM peak hours, as shown in Table 3.

Table 3. Estimated Intersection Volume to Capacity Ratio

<u>Intersection</u>	<u>Direction</u>	AM Peak Hour			PM Peak Hour		
		Peak Season + Project			Peak Season + Project		
		<u>Volume to Capacity</u>			<u>Volume to Capacity</u>		
		<u>Left</u>	<u>Through</u>	<u>Right</u>	<u>Left</u>	<u>Through</u>	<u>Right</u>
US 41 and Rivard Blvd / Rivard Blvd	EB	0.05	0.05	0.02	0.18	0.18	0.03
	WB	0.41	0.41	0.19	0.24	0.24	0.14
	NB	0.04	-	-	0.00	-	-
	SB	0.13	-	-	0.16	-	-

SIGNAL WARRANT ANALYSIS

A signal warrant analysis was performed in accordance with the MUTCD 2009 Edition. The following identifies the signal warrants that were reviewed.

Warrant 1 – Eight Hour Vehicular Volume

The Minimum Vehicular Volume, Condition A, is intended for applications where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

The Interruption of Continuous Traffic, Condition B, is intended for applications where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delays or conflicts in entering or crossing the major street.

The intersection of US 41 and Rivard Boulevard/Railpark Drive was evaluated under Conditions A and B and, since the speed on US 41 exceeds 40 miles per hour, the 70% threshold was utilized. The minor street volumes represent only the left turn volumes and do not include right turn volumes.

Based on the existing traffic plus the proposed project traffic, the intersection would not meet the minimum volume requirement for Warrant 1, Condition A, for any of the eight (8) hours of the day, and Warrant 1, Condition B would meet one (1) hour of the day as shown in Table 4.

Warrant 2 – Four Hour Vehicular Volume

The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

Again, based on the proposed development plan, the intersection would not meet the minimum volume requirements for Warrant 2, as shown in Table 5.

Warrant 3 – Peak Hour

The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that, for a minimum one hour of an average day, the minor street traffic suffers undue delay when entering or crossing the major street.

As shown in Table 6, the peak minor street volume of 54 vehicles per hour does not exceed the 75 vehicles per hour threshold. Therefore, the intersection of US 41 and Rivard Boulevard/Railpark Drive would not meet the volume requirement of Warrant 3.

Table 4. Warrant 1 – Eight-Volume Vehicular Warrant

City: Brooksville Engineer: VLC
 County: Hernando Date: June 4, 2021
 Major Street: US 41 Lanes: 2 Critical Approach Speed: 55
 Minor Street: Rivard Boulevard/Railpark Drive Lanes: 1

Volume Level Criteria

1. Is the critical speed of major street traffic > 70 km/h (40 mph) ? ☒ Yes ☐ No
 2. Is the intersection in a built-up area of isolated community of <10,000 population? ☒ Yes ☐ No
 If Question 1 or 2 above is answered "Yes", then use "70%" volume level ☒ 70% ☐ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied.
 Warrant is also satisfied if both Condition A and Condition B are "80%" satisfied.

Applicable: ☒ Yes ☐ No
 Satisfied: ☐ Yes ☒ No

Condition A - Minimum Vehicular Volume

100% Satisfied: ☐ Yes ☒ No
 80% Satisfied: ☐ Yes ☒ No

(volumes in veh/hr)	Minimum Requirements (80% Shown in Brackets)				Eight Highest Hours							
					7 - 8 AM	8 - 9 AM	10 - 11 AM	11 - 12 PM	12 - 1 PM	1 - 2 PM	3 - 4 PM	5 - 6 PM
	Approach Lanes	1	2 or more									
Volume Level	100%	70%	100%	70%								
Both Approaches on Major Street	500 (400)	350	600 (480)	420	1,023	966	821	834	845	889	1,081	1,047
Highest Approach on Minor Street	150 (120)	105	200 (160)	140	37	37	34	42	41	54	34	33

Record 8 highest hours and the corresponding volumes in boxes provided. Condition is 100% satisfied if the minimum volumes are met for eight hours. Condition is 80% satisfied if parenthetical volumes are met for eight hours.

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where the traffic volume is so heavy that traffic on the minor street suffers excessive delay.

Applicable: ☒ Yes ☐ No
 Excessive Delay: ☐ Yes ☐ No
 100% Satisfied: ☐ Yes ☒ No
 80% Satisfied: ☐ Yes ☒ No

(volumes in veh/hr)	Minimum Requirements (80% Shown in Brackets)				Eight Highest Hours							
					7 - 8 AM	8 - 9 AM	10 - 11 AM	11 - 12 PM	12 - 1 PM	1 - 2 PM	3 - 4 PM	5 - 6 PM
	1		2 or more									
	Approach Lanes		Volume Level									
Both Approaches on Major Street	750 (600)	525	900 (720)	630	1,023	966	821	834	845	889	1,081	1,047
Highest Approach on Minor Street	75 (60)	53	100 (80)	70	37	37	34	42	41	54	34	33

Record 8 highest hours and the corresponding volumes in boxes provided. Condition is 100% satisfied if the minimum volumes are met for eight hours. Condition is 80% satisfied if parenthetical volumes are met for eight hours.

Table 5. Warrant 2 – Four-Hour Vehicular Warrant

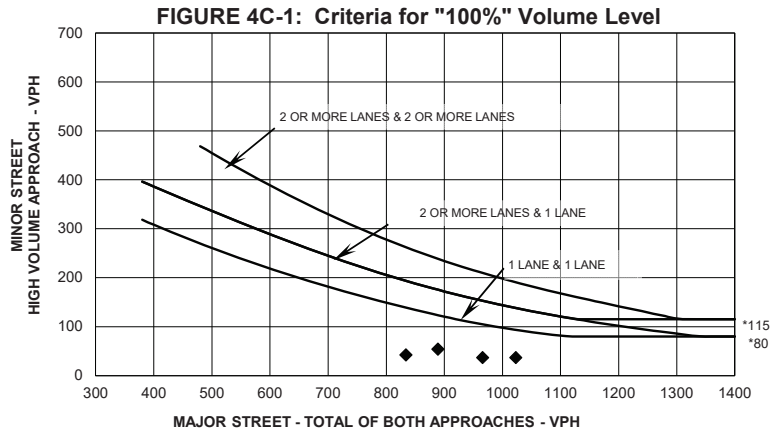
WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

If all four points lie above the appropriate line, then the warrant is satisfied.

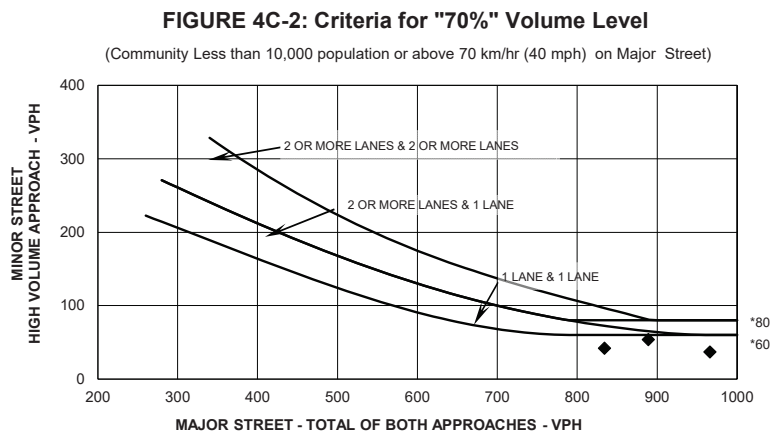
Applicable: ☐ Yes ☒ No
Satisfied: ☐ Yes ☒ No

Plot four volume combinations on the applicable figure below.

Four Highest Hours	Volumes	
	Major Street	Minor Street
7-8 AM	1,023	37
8-9 AM	966	37
11-12 PM	834	42
1-2 PM	889	54



* Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.



* Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

Table 6. Warrant 3 – Peak Hour Warrant

WARRANT 3 - PEAK HOUR

If all three criteria are fulfilled or the plotted point lies above the appropriate line, then the warrant is satisfied.

Applicable: ☐ Yes ☒ No
Satisfied: ☐ Yes ☒ No

Unusual condition justifying use of warrant:

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour		
1-2 PM	889	54

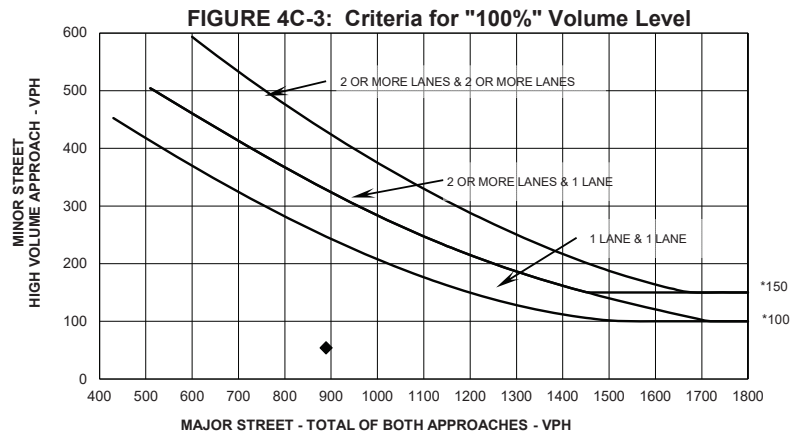
Criteria

1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*		
Fulfilled?:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

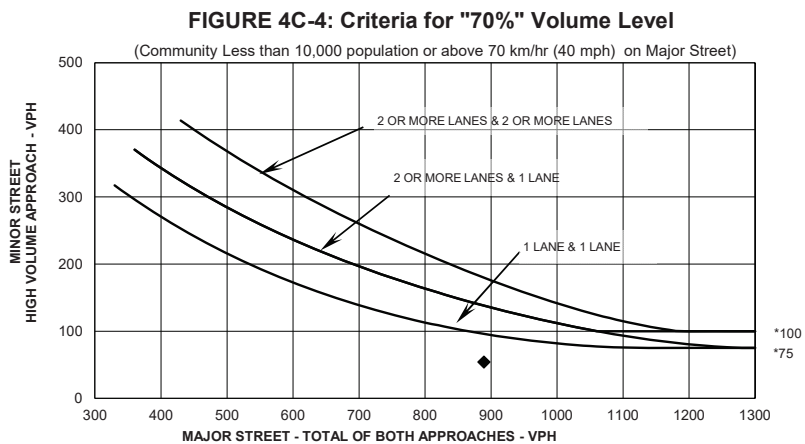
2. Volume on Minor Approach *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*		
Fulfilled?:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

3. Total Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		
Fulfilled?:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Plot volume combination on the applicable figure below.



* Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

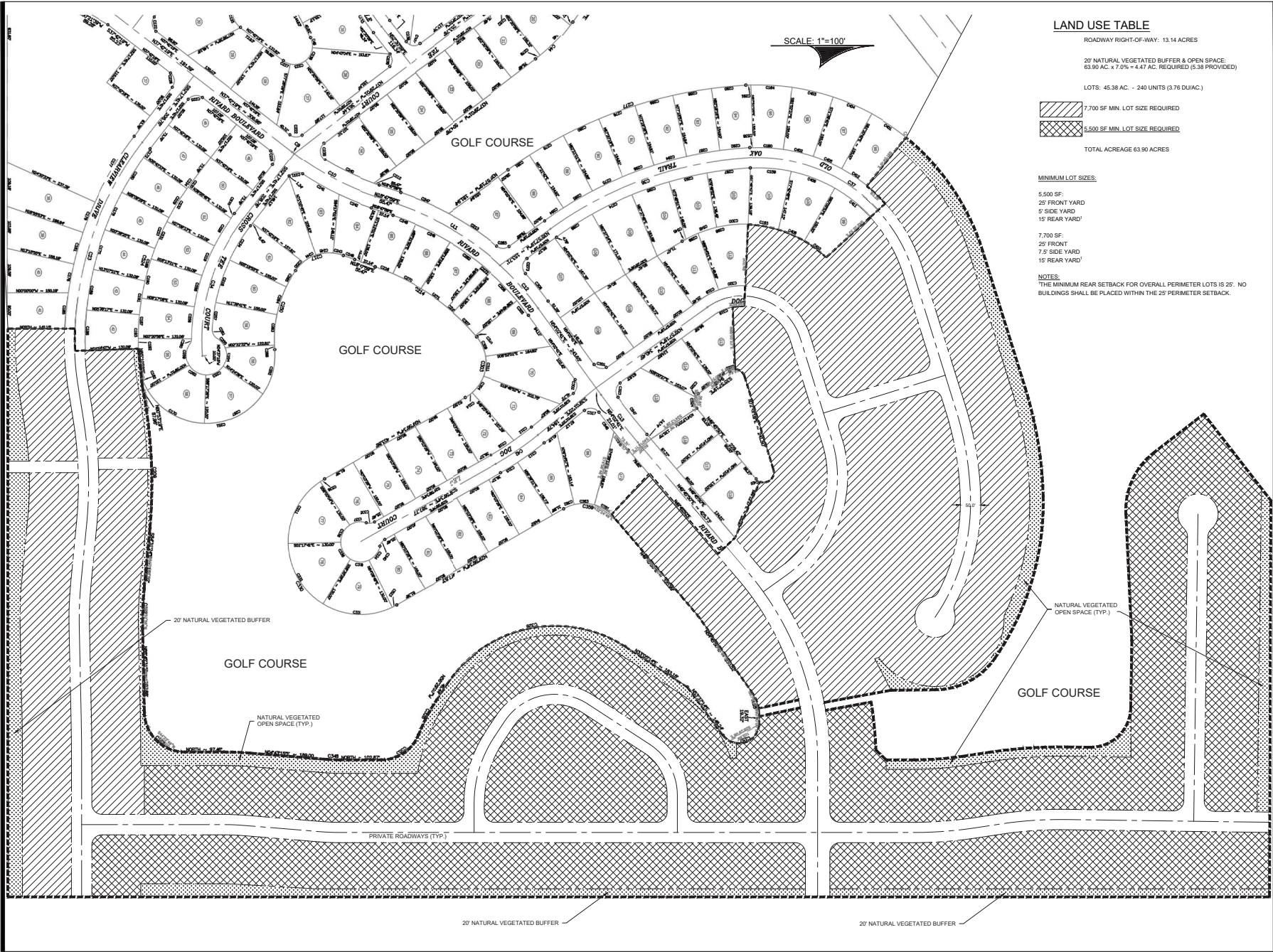


* Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

APPENDIX

APPENDIX

CONCEPTUAL SITE PLAN



LAND USE TABLE

ROADWAY RIGHT-OF-WAY: 13.14 ACRES
20' NATURAL VEGETATED BUFFER & OPEN SPACE:
63.90 AC. x 7.0% = 4.47 AC. REQUIRED (5.38 PROVIDED)
LOTS: 45.38 AC. - 240 UNITS (3.76 DU/AC.)
7,700 SF MIN. LOT SIZE REQUIRED
5,500 SF MIN. LOT SIZE REQUIRED
TOTAL ACREAGE 63.90 ACRES

MINIMUM LOT SIZES:

5,500 SF:
25' FRONT
5' SIDE YARD
15' REAR YARD
7,700 SF:
25' FRONT
7.5' SIDE YARD
15' REAR YARD

NOTES:

THE MINIMUM REAR SETBACK FOR OVERALL PERIMETER LOTS IS 25'. NO BUILDINGS SHALL BE PLACED WITHIN THE 25' PERIMETER SETBACK.

BE→U
BLACKSTOCK ENGINEERING UNLIMITED, INC.
1646 W. Snow Ave.
Suite 174
Tampa, FL 33606
www.blackstockeng.com
Certificate of Auth: 3.2307

THE TRAILS AT RIVARD
PHASE V
HERNANDO COUNTY, FLORIDA

MASTER PLAN

PROJECT: 1601715.00	Revision	
DATE: 03/02/2021	No.	Date Description

MASTER SITE PLAN
SHEET 1 OF 2

<p><i>Hernando County Planning Department</i></p> <p><i>Staff Report 11-19-09</i></p> <p>BOCC ACTION:</p> <p>On July 16, 2019, the Board of County Commissioners voted 4-0 to adopt Resolution 2019-184, approving the petitioner's request to revise a Master Plan on property zoned CPDP/Combined Planned Development Project, with deviations, and with the following unmodified performance conditions:</p> <ol style="list-style-type: none">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 preliminary floral and fauna (plant and wildlife) survey shall be conducted to determine if any listed species are present. If listed species are present, the petitioner would be required to comply with all applicable Fish and Wildlife Conservation Commission (FWC) regulations.3. The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.4. At the time of preliminary plat, the developer will be required to update the Master Drainage Plan for the development, including providing any joint use documents with properties outside the current phase. Locations for any proposed drainage facilities should also be provided.5. All lots, excluding the rear setback area, and roads shall be elevated at or above the regulatory 100-year flood elevation in accordance with the requirements of the Squirrel Prairie basin study and the adopted regulatory floodplain maps. All future development plans shall show the regulatory floodplain consistent with these documents.6. The petitioner shall ensure that the post-development volumes and rate of drainage flow shall not exceed the volume and rate of pre-development for a 100-year storm event.7. The petitioner shall design storage structures to the 100-year storm event.8. A traffic analysis is required at the time of conditional plat, to include a traffic signal warrant study. The developer will be responsible for the cost of the traffic signal if warranted, the amount of which will be escrowed prior to final plat approval.9. The petitioner shall provide a stub-out to the south.10. The roads within the subdivision shall be private. <p>F:\Rezonings\111909 Rivard Staff Report\111909 Staff Report.docx 16</p>	<p><i>Hernando County Planning Department</i></p> <p><i>Staff Report 11-19-09</i></p> <ol style="list-style-type: none">11. The petitioner shall grant an Avigation Easement to Hernando County for airport operations.12. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize the Florida-Friendly Landscaping™ program best management practices.13. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's LDRs. If approved, the petitioner must provide a minimum of natural vegetation. The required natural vegetation may be included as part of the required open space.14. The property 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.15. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.16. The total number of units is limited to 240.17. The minimum lot sizes are 7,700 ft² and 5,500 ft².18. There shall be an appropriate transition of lot sizes from the existing Trails of Rivard Phase 1 to the currently proposed Phase 2, with Lot sizes along Rivard Boulevard to the golf-court crossing, along Old Out Trail, Brassey Drive, Dog Leg Court and Clearview Drive to its intersection with Pine Lake Drive shall be a minimum of 7,700 ft². This lot size applies to homes constructed on either side of each of these roadways. Lot sizes along Pine Lake Drive and Wind Tree Court shall be a minimum of 5,500 ft².19. Minimum Building Setbacks are as Follows:<ol style="list-style-type: none">a. 5,500 ft² Lots: Front: 25' Side: 5' (Reduction from 10') Rear: 15' <p>F:\Rezonings\111909 Rivard Staff Report\111909 Staff Report.docx 17</p>	<p><i>Hernando County Planning Department</i></p> <p><i>Staff Report 11-19-09</i></p> <ol style="list-style-type: none">b. 7,700 ft² Lots: Front: 25' Side: 7.5' (Reduction from 10') Rear: 15' <ol style="list-style-type: none">20. Minimum Perimeter Setback shall be 25'. No buildings shall be located within this setback.21. There shall be a twenty-foot (20') natural vegetated buffer along the south and east boundaries where the proposed development is adjacent to existing subdivisions.22. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BOCC approval. Failure to submit the revised plan will result in no further development permits being issued. <p>F:\Rezonings\111909 Rivard Staff Report\111909 Staff Report.docx 18</p>
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Revision	
No.	Description

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name :	Daily	No :	
Project Name :	The Trails at Rivard	City:	
Date:	5/20/2021	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Gen Manual, 10th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	240	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.71$	1164 50%	1163 50%	2327

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	1164	0 %	1163

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	2327	0	0	2327

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	1164
Total Exiting	1163
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	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	1164
Total Exiting Non-Pass-by Trips	1163

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	The Trails at Rivard	No :	
Date:	5/20/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	240	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.71 (X) + 4.8$	44 25%	131 75%	175

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	44	0 %	131

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	175	0	0	175

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 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	44
Total Exiting	131
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	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	44
Total Exiting Non-Pass-by Trips	131

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	The Trails at Rivard	No :	
Date:	5/20/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	240	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + 0.2$	148 63%	87 37%	235

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	148	0 %	87

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	235	0	0	235

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 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

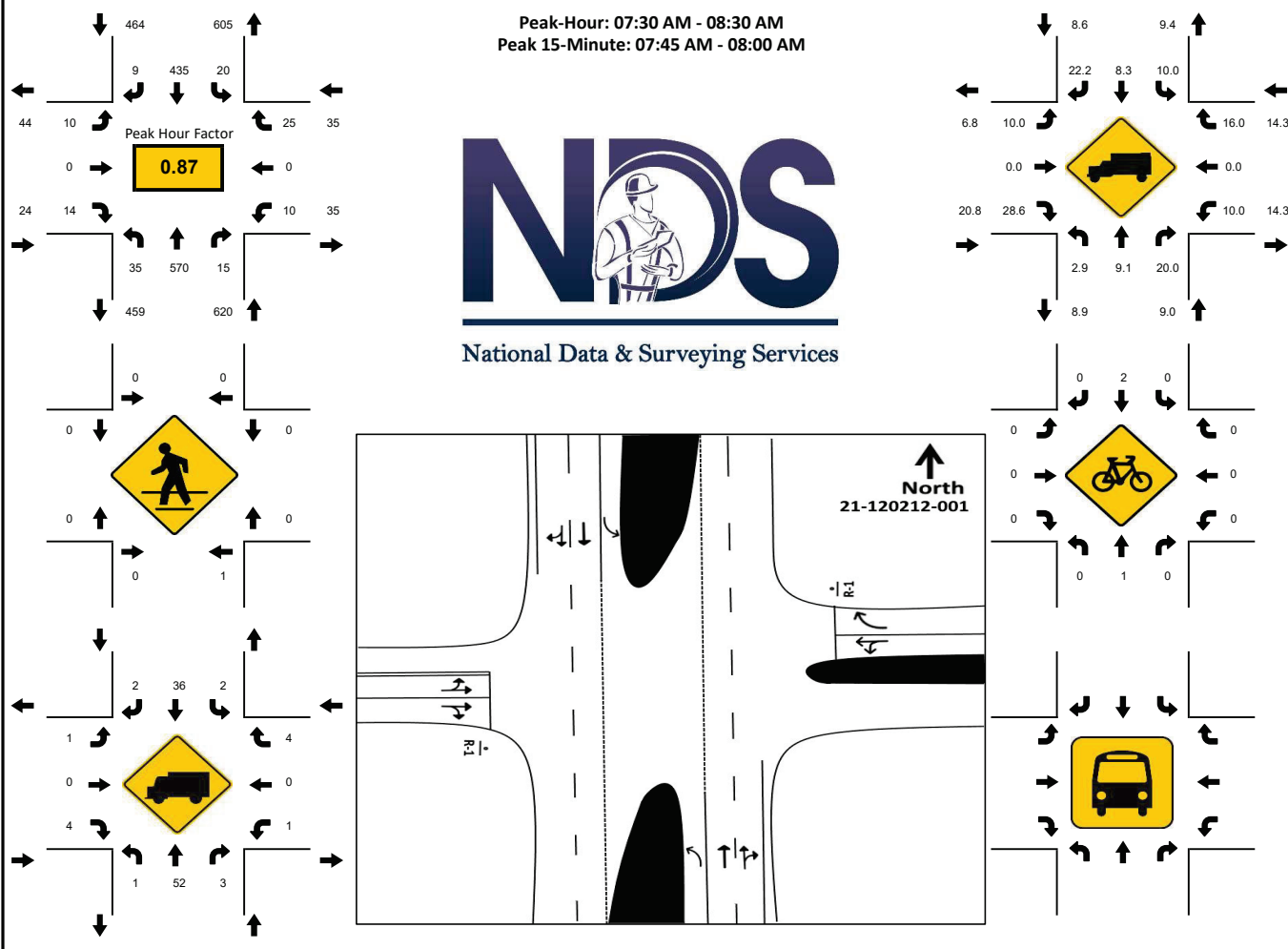
Total Entering	148
Total Exiting	87
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	148
Total Exiting Non-Pass-by Trips	87

APPENDIX

TURNING MOVEMENT COUNTS

LOCATION: Broad St\SR 41 & Runway Dr\Railpark Dr
CITY/STATE: Brooksville, FL

PROJECT ID: 21-120212-001
DATE: Tue, May 25, 2021

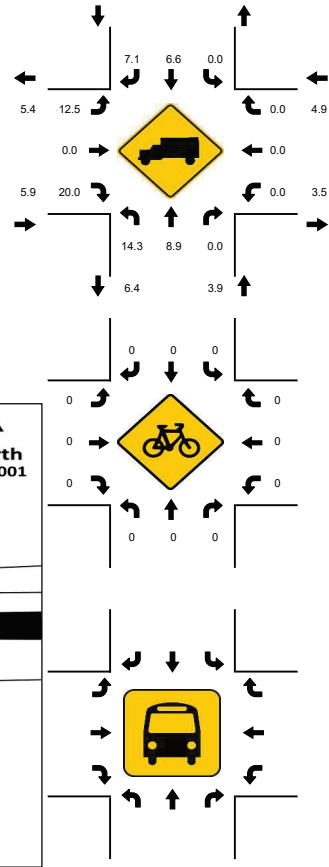
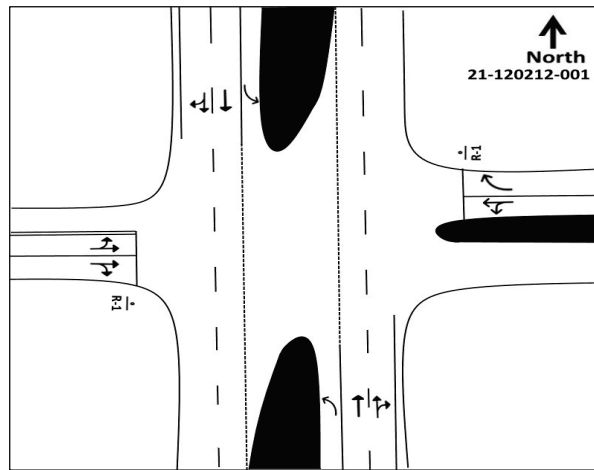
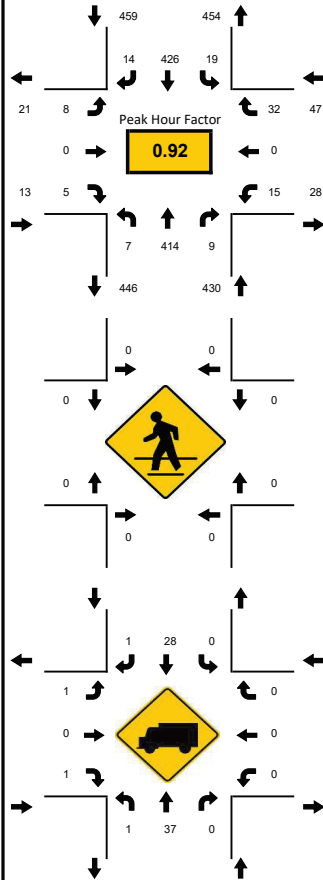
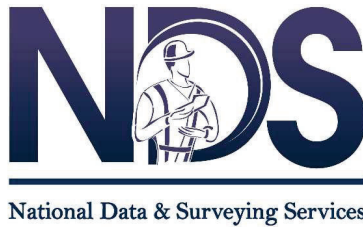


15-Min Count Period Beginning At	Broad St\SR 41 Northbound					Broad St\SR 41 Southbound					Runway Dr\Railpark Dr Eastbound					Runway Dr\Railpark Dr Westbound					Total	Hourly Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*			
07:00 AM	6	118	2	0		2	91	2	0		0	0	1	0		1	0	5	0		228	1075	
07:15 AM	8	108	3	0		3	95	2	0		0	0	2	0		3	0	3	1		228	1116	
07:30 AM	9	146	2	0		2	114	4	0		2	0	3	0		3	0	6	0		291	1143	
07:45 AM	11	160	5	0		5	122	3	0		3	0	7	0		3	0	9	0		328	1105	
08:00 AM	11	145	2	0		6	92	0	0		2	0	4	0		2	0	5	0		269	1012	
08:15 AM	4	119	6	0		7	107	2	0		3	0	0	0		2	0	5	0		255	959	
08:30 AM	1	122	2	0		6	113	1	0		0	0	0	0		2	0	6	0		253	957	
08:45 AM	2	122	5	0		7	81	2	1		2	0	2	0		4	0	7	0		235	915	
09:00 AM	1	92	4	0		9	101	1	0		2	0	0	0		2	0	4	0		216	903	
09:15 AM	1	117	2	0		7	113	3	0		1	0	1	0		1	0	7	0		253	687	
09:30 AM	2	94	0	0		3	102	1	0		1	0	1	0		3	0	4	0		211	434	
09:45 AM	1	104	2	0		4	101	5	0		2	0	2	0		1	0	1	0		223	223	
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	44	640	24	0		28	488	16	0		12	0	28	0		12	0	36	0		1328		
Heavy Trucks	4	56	4	0		4	60	4	0		4	0	12	0		4	0	8	0		160		
Pedestrians		4					0					0					0				4		
Bicycles	0	4	0	0		0	4	0	0		0	0	0	0		0	0	0	0		8		
Buses																							
Stopped Buses																							

LOCATION: Broad St\SR 41 & Runway Dr\Railpark Dr
CITY/STATE: Brooksville, FL

PROJECT ID: 21-120212-001
DATE: Tue, May 25, 2021

Peak-Hour: 01:00 PM - 02:00 PM
Peak 15-Minute: 01:45 PM - 02:00 PM

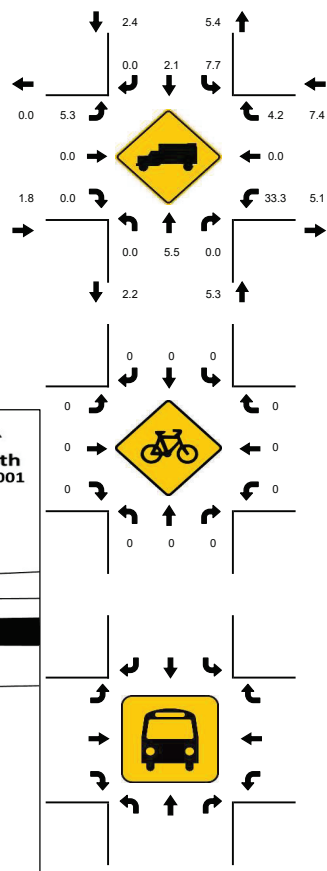
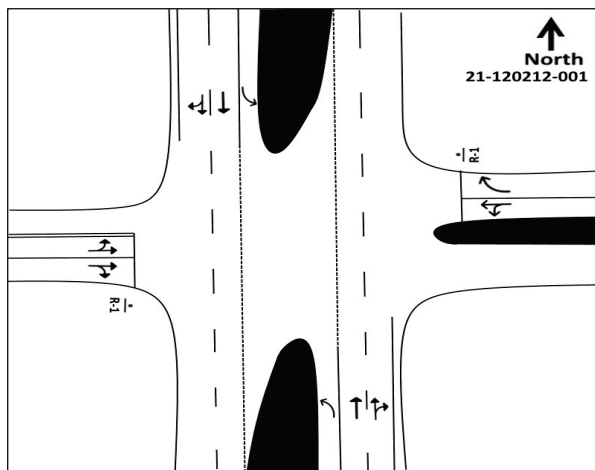
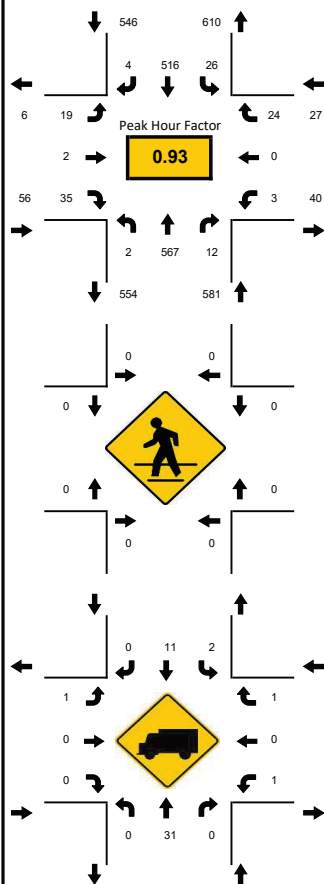
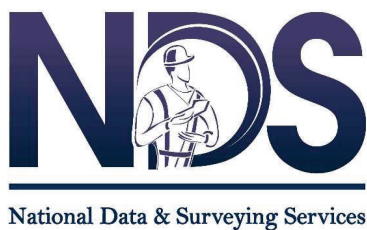


15-Min Count Period Beginning At	Broad St\SR 41 Northbound					Broad St\SR 41 Southbound					Runway Dr\Railpark Dr Eastbound					Runway Dr\Railpark Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
10:00 AM	0	113	2	0		4	95	2	0		1	0	1	0		2	0	8	0		228	866
10:15 AM	3	96	0	0		1	90	3	0		3	0	1	0		0	0	5	0		202	865
10:30 AM	0	88	1	0		6	99	4	0		0	0	3	0		4	0	4	0		209	858
10:45 AM	0	109	1	1		4	94	4	1		2	0	2	0		1	0	8	0		227	862
11:00 AM	1	104	1	0		2	105	2	0		2	0	3	0		2	0	5	0		227	890
11:15 AM	1	91	3	1		5	80	3	0		1	1	2	0		3	0	4	0		195	913
11:30 AM	2	105	5	1		1	77	1	0		2	0	6	0		6	0	7	0		213	915
11:45 AM	3	120	3	0		6	109	2	0		3	0	2	0		3	0	4	0		255	916
12:00 PM	0	119	4	0		2	110	4	0		1	0	4	0		2	0	4	0		250	900
12:15 PM	3	89	4	0		3	87	1	1		1	0	1	0		2	0	5	0		197	882
12:30 PM	2	92	0	0		3	103	3	1		1	0	1	0		2	0	6	0		214	920
12:45 PM	0	100	3	0		2	105	4	0		6	0	4	0		5	0	10	0		239	930
01:00 PM	2	109	1	0		2	100	7	0		3	0	0	0		4	0	4	0		232	949
01:15 PM	0	104	2	0		7	110	2	0		2	0	0	0		3	0	5	0		235	717
01:30 PM	3	95	2	1		4	103	3	0		1	0	3	0		5	0	4	0		224	482
01:45 PM	0	106	4	1		6	113	2	0		2	0	2	0		3	0	19	0		258	258
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	12	436	16	4		28	452	28	0		12	0	12	0		20	0	76	0		1096	
Heavy Trucks	4	44	0	0		0	40	4	0		4	0	4	0		0	0	0	0		100	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Stopped Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	

LOCATION: Broad St\SR 41 & Runway Dr\Railpark Dr
CITY/STATE: Brooksville, FL

PROJECT ID: 21-120212-001
DATE: Tue, May 25, 2021

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:30 PM - 04:45 PM



15-Min Count Period Beginning At	Broad St\SR 41 Northbound					Broad St\SR 41 Southbound					Runway Dr\Railpark Dr Eastbound					Runway Dr\Railpark 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*		
02:00 PM	4	133	1	0		5	98	4	0		3	0	3	0		0	0	3	0		254	1000
02:15 PM	1	106	1	0		6	123	2	0		3	0	0	0		0	0	6	0		248	1035
02:30 PM	2	109	3	0		5	111	3	0		0	0	3	0		2	0	5	0		243	1057
02:45 PM	0	99	3	0		5	132	1	0		1	0	3	0		4	0	7	0		255	1102
03:00 PM	3	135	2	0		7	124	2	0		6	0	3	0		2	0	5	0		289	1136
03:15 PM	2	128	4	0		5	122	2	0		1	0	4	0		0	0	2	0		270	1133
03:30 PM	3	142	0	0		5	114	5	0		2	0	4	0		6	0	7	0		288	1162
03:45 PM	4	131	7	0		4	128	2	0		5	0	2	0		3	0	3	0		289	1201
04:00 PM	1	140	3	0		4	118	2	0		3	0	10	0		1	0	4	0		286	1202
04:15 PM	1	159	3	0		4	125	2	0		0	0	4	0		0	0	1	0		299	1187
04:30 PM	1	135	0	0		11	159	1	0		1	0	12	0		1	0	6	0		327	1210
04:45 PM	0	163	1	0		2	106	0	0		3	2	6	0		1	0	6	0		290	1168
05:00 PM	1	111	10	0		4	111	2	0		11	0	15	0		0	0	6	0		271	1119
05:15 PM	0	158	1	0		8	140	1	1		4	0	2	0		1	0	6	0		322	1079
05:30 PM	2	139	2	0		6	114	2	0		5	0	8	0		2	0	5	0		285	957
05:45 PM	1	127	3	1		5	97	0	0		4	0	1	0		0	0	2	0		241	873
06:00 PM	0	122	4	0		7	87	0	0		0	0	2	0		2	0	7	0		231	818
06:15 PM	1	94	2	0		4	90	0	0		1	0	1	0		2	0	5	0		200	587
06:30 PM	1	111	3	0		7	72	1	0		1	0	0	0		1	0	4	0		201	387
06:45 PM	0	97	4	0		5	73	0	0		2	0	0	0		0	0	5	0		186	186
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	4	652	40	0		44	636	8	4		44	8	60	0		4	0	24	0		1528	
Heavy Trucks	0	44	0	0		4	20	0	0		4	0	0	0		4	0	4	0		80	
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																						

APPENDIX

FDOT PEAK SEASON ADJUSTMENT FACTORS

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 0800 HERNANDO COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.93 PSCF
* 1	01/01/2020 - 01/04/2020	0.95	1.02
* 2	01/05/2020 - 01/11/2020	0.92	0.99
* 3	01/12/2020 - 01/18/2020	0.90	0.97
* 4	01/19/2020 - 01/25/2020	0.89	0.96
* 5	01/26/2020 - 02/01/2020	0.88	0.95
* 6	02/02/2020 - 02/08/2020	0.87	0.94
* 7	02/09/2020 - 02/15/2020	0.86	0.92
* 8	02/16/2020 - 02/22/2020	0.89	0.96
* 9	02/23/2020 - 02/29/2020	0.92	0.99
*10	03/01/2020 - 03/07/2020	0.95	1.02
*11	03/08/2020 - 03/14/2020	0.98	1.05
*12	03/15/2020 - 03/21/2020	1.01	1.09
*13	03/22/2020 - 03/28/2020	1.12	1.20
14	03/29/2020 - 04/04/2020	1.23	1.32
15	04/05/2020 - 04/11/2020	1.33	1.43
16	04/12/2020 - 04/18/2020	1.44	1.55
17	04/19/2020 - 04/25/2020	1.35	1.45
18	04/26/2020 - 05/02/2020	1.26	1.35
19	05/03/2020 - 05/09/2020	1.17	1.26
20	05/10/2020 - 05/16/2020	1.08	1.16
21	05/17/2020 - 05/23/2020	1.07	1.15
22	05/24/2020 - 05/30/2020	1.06	1.14
23	05/31/2020 - 06/06/2020	1.05	1.13
24	06/07/2020 - 06/13/2020	1.03	1.11
25	06/14/2020 - 06/20/2020	1.02	1.10
26	06/21/2020 - 06/27/2020	1.03	1.11
27	06/28/2020 - 07/04/2020	1.04	1.12
28	07/05/2020 - 07/11/2020	1.04	1.12
29	07/12/2020 - 07/18/2020	1.05	1.13
30	07/19/2020 - 07/25/2020	1.04	1.12
31	07/26/2020 - 08/01/2020	1.04	1.12
32	08/02/2020 - 08/08/2020	1.03	1.11
33	08/09/2020 - 08/15/2020	1.02	1.10
34	08/16/2020 - 08/22/2020	1.02	1.10
35	08/23/2020 - 08/29/2020	1.01	1.09
36	08/30/2020 - 09/05/2020	1.00	1.08
37	09/06/2020 - 09/12/2020	0.99	1.06
38	09/13/2020 - 09/19/2020	0.99	1.06
39	09/20/2020 - 09/26/2020	0.98	1.05
40	09/27/2020 - 10/03/2020	0.96	1.03
41	10/04/2020 - 10/10/2020	0.95	1.02
42	10/11/2020 - 10/17/2020	0.94	1.01
43	10/18/2020 - 10/24/2020	0.95	1.02
44	10/25/2020 - 10/31/2020	0.95	1.02
45	11/01/2020 - 11/07/2020	0.95	1.02
46	11/08/2020 - 11/14/2020	0.96	1.03
47	11/15/2020 - 11/21/2020	0.96	1.03
48	11/22/2020 - 11/28/2020	0.96	1.03
49	11/29/2020 - 12/05/2020	0.96	1.03
50	12/06/2020 - 12/12/2020	0.95	1.02
51	12/13/2020 - 12/19/2020	0.95	1.02
52	12/20/2020 - 12/26/2020	0.92	0.99
53	12/27/2020 - 12/31/2020	0.90	0.97

* PEAK SEASON

27-FEB-2021 10:30:06

830UPD

7_0800_PKSEASON.TXT

APPENDIX

INTERSECTION ANALYSIS

Intersection												
Int Delay, s/veh	3.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕	↗	↖	↕↗		↖	↕↗	
Traffic Vol, veh/h	12	0	16	104	0	114	40	650	32	110	496	10
Future Vol, veh/h	12	0	16	104	0	114	40	650	32	110	496	10
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	-	-	200	-	-	250	250	-	-	250	-	-
Veh in Median Storage, #	-	2	-	-	2	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	0	17	109	0	120	42	684	34	116	522	11
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1186	1562	267	1278	1550	359	533	0	0	718	0	0
Stage 1	760	760	-	785	785	-	-	-	-	-	-	-
Stage 2	426	802	-	493	765	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	144	111	731	123	113	638	1031	-	-	879	-	-
Stage 1	364	413	-	352	402	-	-	-	-	-	-	-
Stage 2	577	395	-	526	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	102	92	731	~ 105	94	638	1031	-	-	879	-	-
Mov Cap-2 Maneuver	248	217	-	265	247	-	-	-	-	-	-	-
Stage 1	349	358	-	338	386	-	-	-	-	-	-	-
Stage 2	449	379	-	446	356	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	14.4		19.5		0.5		1.7					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR		
Capacity (veh/h)	1031	-	-	248	731	265	638	879	-	-		
HCM Lane V/C Ratio	0.041	-	-	0.051	0.023	0.413	0.188	0.132	-	-		
HCM Control Delay (s)	8.6	-	-	20.3	10	27.8	11.9	9.7	-	-		
HCM Lane LOS	A	-	-	C	B	D	B	A	-	-		
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.1	1.9	0.7	0.5	-	-		
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s			+: Computation Not Defined				*: All major volume in platoon			

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↔		↔	↔	↔	↔		↔	↔	
Traffic Vol, veh/h	40	2	22	63	0	84	2	646	66	126	588	4
Future Vol, veh/h	40	2	22	63	0	84	2	646	66	126	588	4
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	-	-	200	-	-	250	250	-	-	250	-	-
Veh in Median Storage, #	-	2	-	-	2	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	2	23	66	0	88	2	680	69	133	619	4
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1231	1640	312	1296	1608	375	623	0	0	749	0	0
Stage 1	887	887	-	719	719	-	-	-	-	-	-	-
Stage 2	344	753	-	577	889	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	134	99	684	120	104	623	954	-	-	856	-	-
Stage 1	305	360	-	386	431	-	-	-	-	-	-	-
Stage 2	645	416	-	469	360	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	101	83	684	101	88	623	954	-	-	856	-	-
Mov Cap-2 Maneuver	250	211	-	273	247	-	-	-	-	-	-	-
Stage 1	304	304	-	385	430	-	-	-	-	-	-	-
Stage 2	552	415	-	380	304	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	18.4		16.3		0		1.8					
HCM LOS	C		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR		
Capacity (veh/h)	954	-	-	248	684	273	623	856	-	-		
HCM Lane V/C Ratio	0.002	-	-	0.178	0.034	0.243	0.142	0.155	-	-		
HCM Control Delay (s)	8.8	-	-	22.6	10.4	22.4	11.7	10	-	-		
HCM Lane LOS	A	-	-	C	B	C	B	A	-	-		
HCM 95th %tile Q(veh)	0	-	-	0.6	0.1	0.9	0.5	0.5	-	-		

APPENDIX
SIGNAL WARRANT VOLUME WORKSHEET

Time		Existing Traffic (1)					Residential		Residential			Existing + Unbuilt		NB/SB Through
		Eastbound		Westbound		NB/SB	Hourly							
		Left/Thru	Right	Left/Thru	Right		In	Out	In	Out	WB Left	EB Left	WB Left	
7:00-8:00	AM	5	13	10	23	1023	32.43%	44.59%	57	78	27	5	37	1,023
8:00-9:00	AM	7	6	10	23	966	55.41%	44.59%	97	78	27	7	37	966
9:00-10:00	AM	6	4	7	16	870	41.89%	31.08%	73	54	19	6	26	870
10:00-11:00	AM	6	7	7	25	821	25.68%	43.24%	45	76	27	6	34	821
11:00-12:00	AM	9	13	14	20	834	36.49%	45.95%	64	80	28	9	42	834
12:00-1:00	PM	9	10	11	25	845	28.38%	48.65%	50	85	30	9	41	845
1:00-2:00	PM	8	5	15	32	889	37.84%	63.51%	66	111	39	8	54	889
2:00-3:00	PM	7	9	6	21	957	39.19%	36.49%	69	64	22	7	28	957
3:00-4:00	PM	14	13	11	17	1081	45.95%	37.84%	80	66	23	14	34	1,081
4:00-5:00	PM	9	32	3	17	1141	40.54%	27.03%	71	47	16	9	19	1,141
5:00-6:00	PM	24	26	3	19	1047	52.70%	29.73%	148	87	30	24	33	1,047
6:00-7:00	PM	4	3	5	21	785	48.65%	35.14%	85	61	21	4	26	785

(1) Based on turning movement count conducted by Palm Traffic at the intersection of US 41 and Runway Dr/Railpark Dr

(2) Based on hourly counts at Runway Drive

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: Rivard Development, LLC

FILE NUMBER: H-25-10

REQUEST: Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project

GENERAL LOCATION: Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive

PARCEL KEY NUMBERS: 383374

REQUEST: Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project 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 Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project 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



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 HERNANDO COUNTY, FLORIDA PLANNING AND ZONING COMMISSION

in the matter of

APPLICANT: Rivard Development, LLC

was published in said newspaper by print in the issue(s) of:
February 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on February 28, 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 3rd day of March, 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 COM-
MISSION

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 March 10, 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 April 3, 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: Rivard Development, LLC
FILE NUMBER: H-25-10

REQUEST: Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project

GENERAL LOCATION: Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive

PARCEL KEY NUMBER: 383374

Notice Continues on Page 2

Applicant: Rivard Development, LLC Page 1 of 2

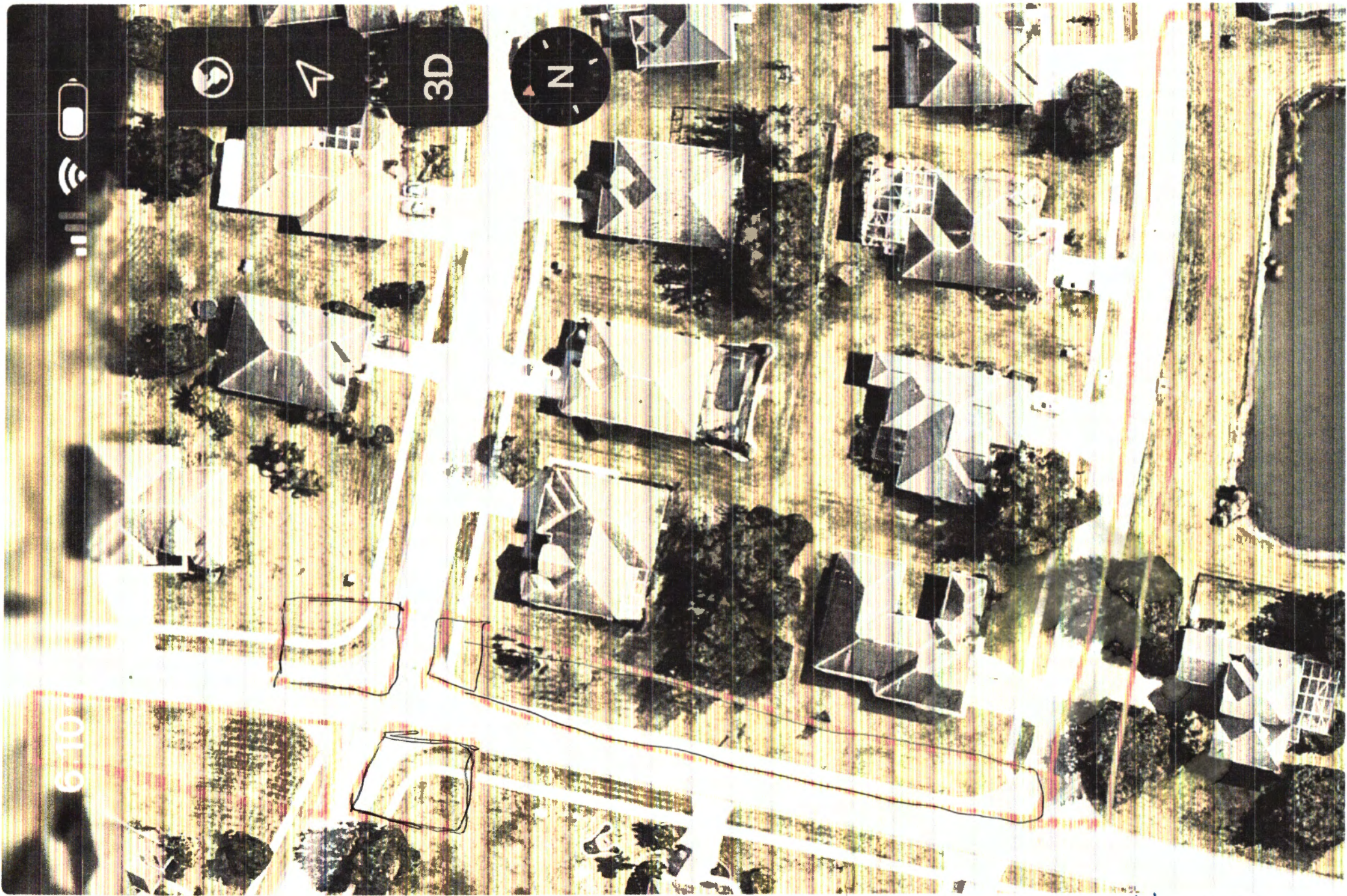
Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of 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: February 28, 2025



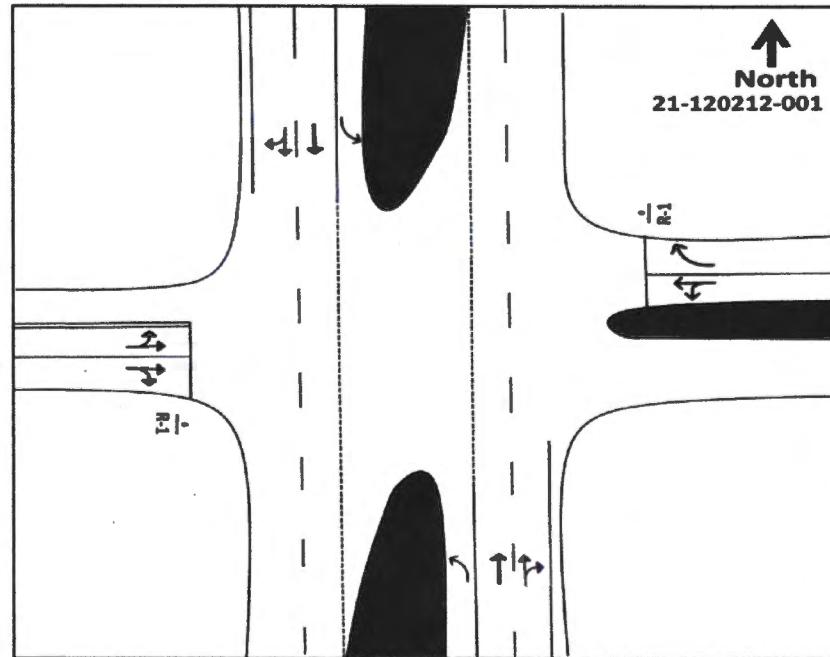
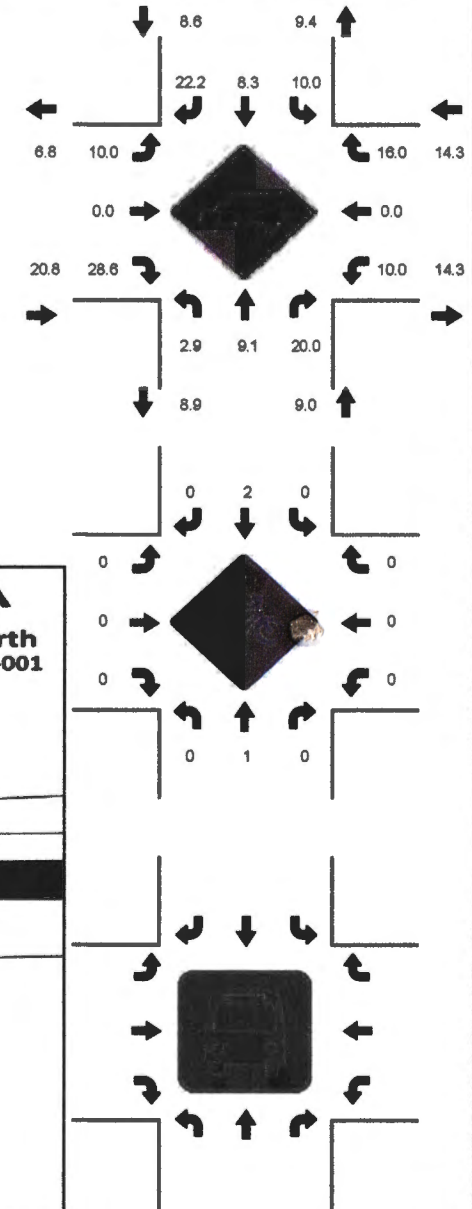
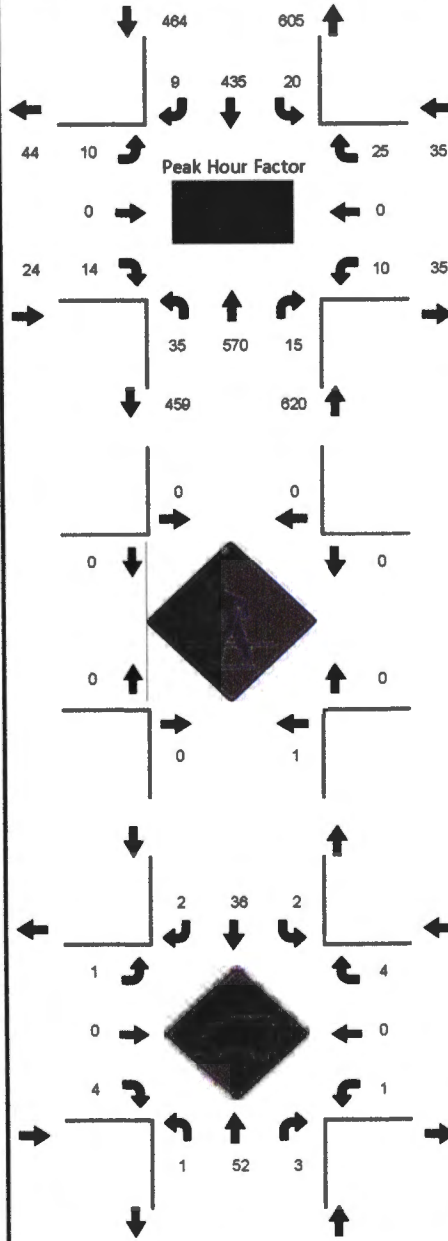
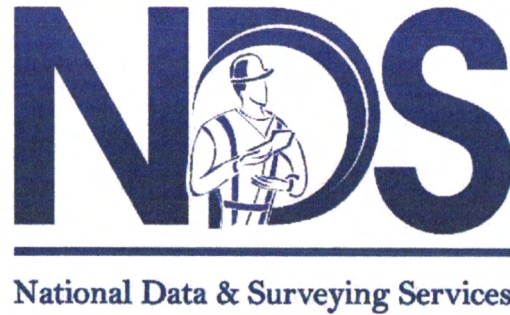
6:10

SUBMITTED BOE 4/3/25 H2510

LOCATION: Broad St\SR 41 & Runway Dr\Railpark Dr
CITY/STATE: Brooksville, FL

PROJECT ID: 21-120212-001
DATE: Tue, May 25, 2021

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



15-Min Count

Broad St\SR 41

Broad St\SR 41

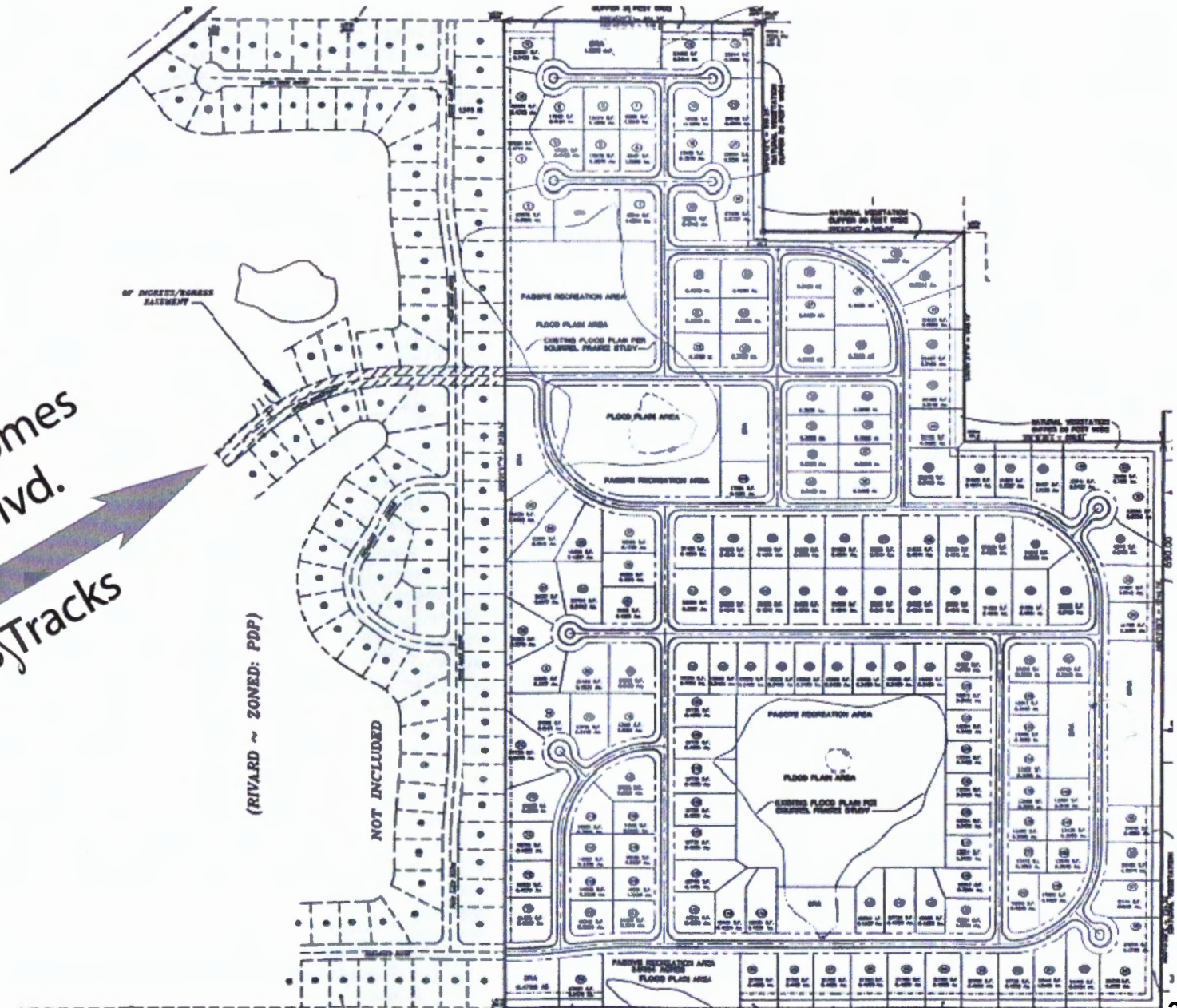
Runway Dr\Railpark Dr

Runway Dr\Railpark Dr

Rivard Existing
144 homes
(2.3 units/acre)

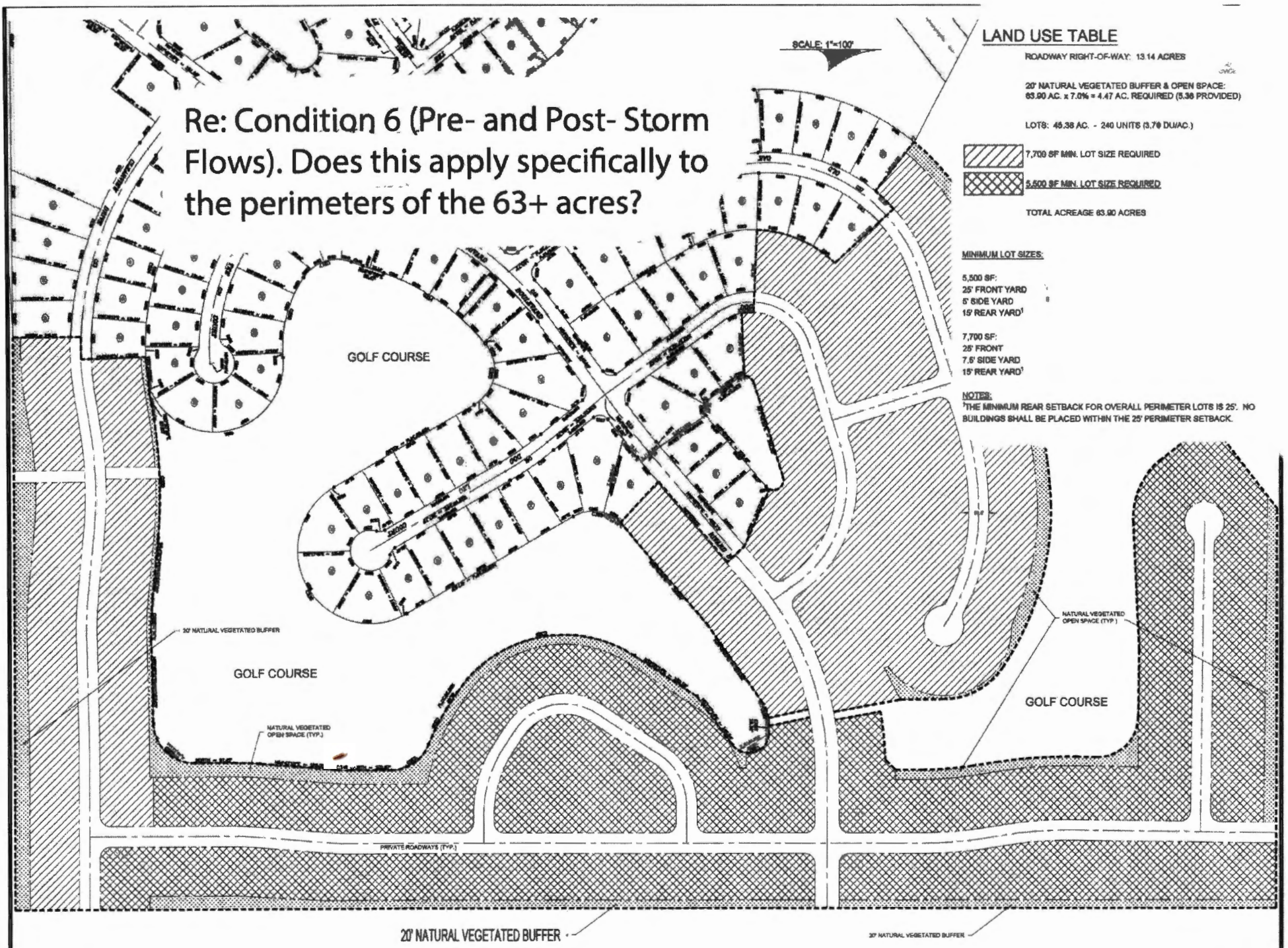
H-19-09
240 homes
(3.8 units/acre)

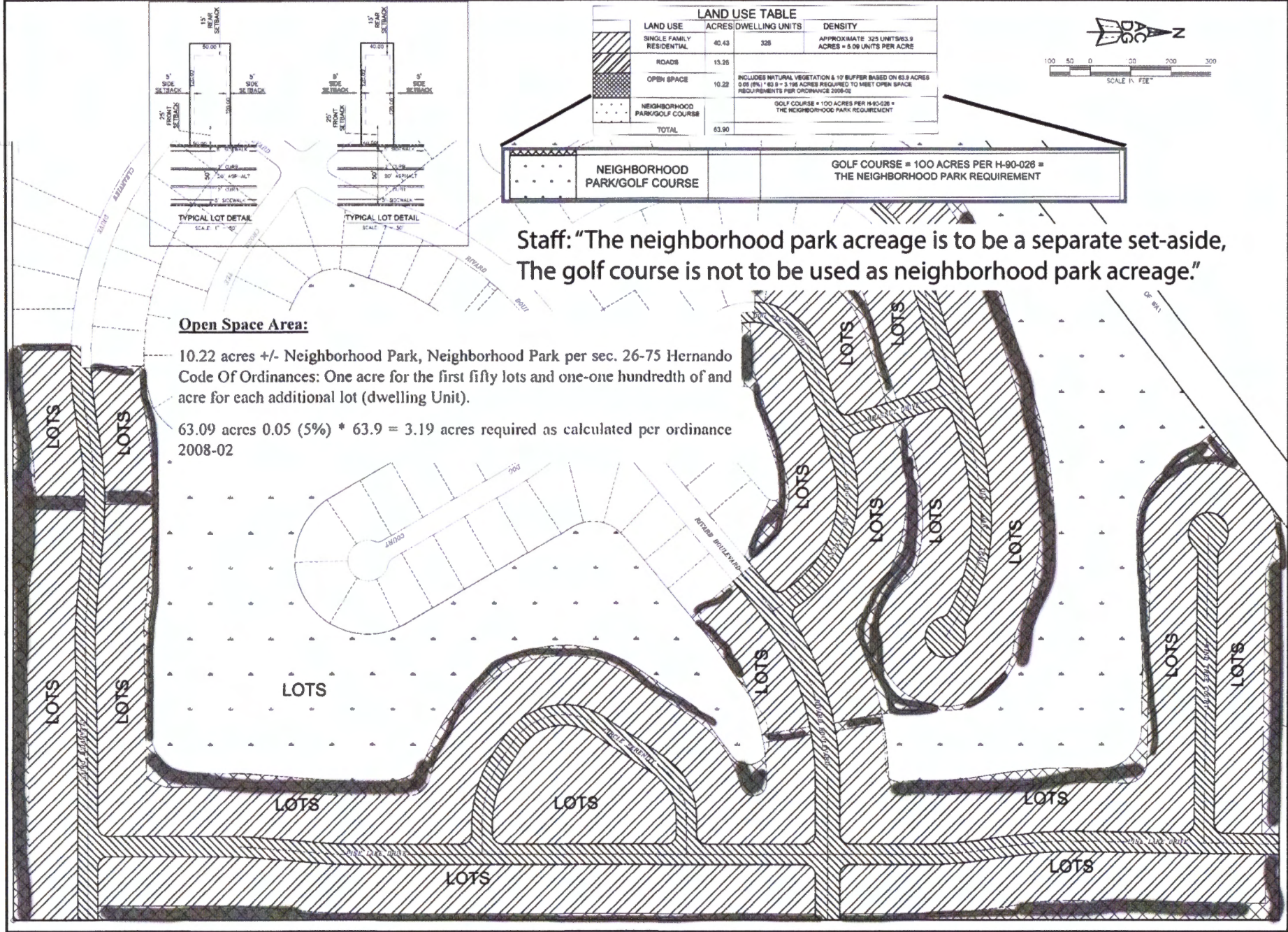
H-05-45
164 homes
(1.3 units/acre)



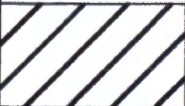

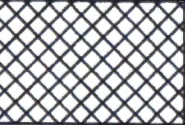
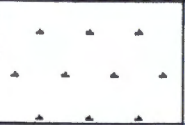
Total:
Potentially 548 homes
using Rivard Blvd.
Across ~~CXS~~ Tracks

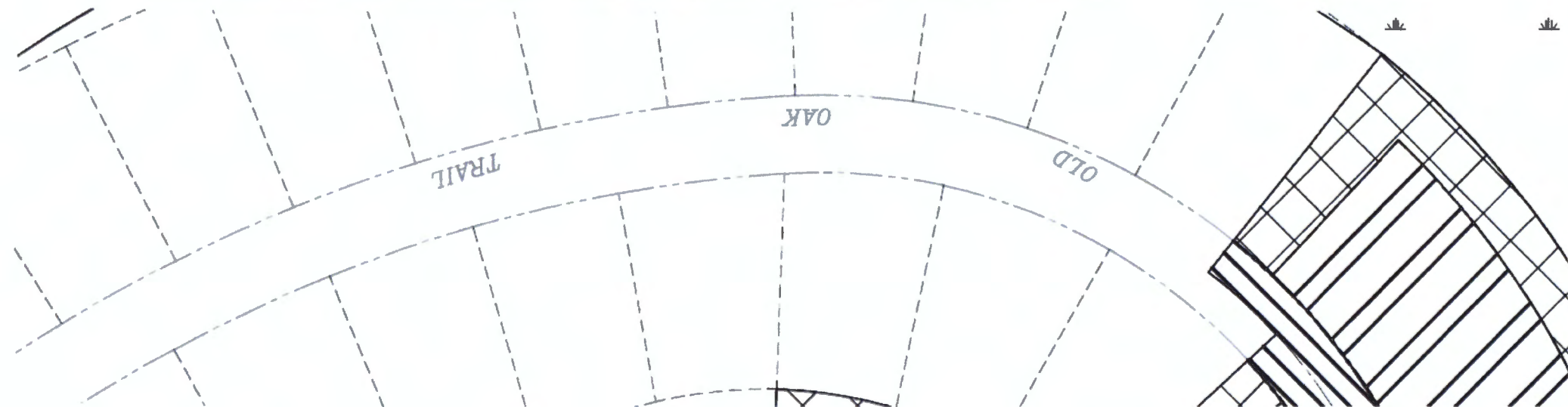
Re: Condition 6 (Pre- and Post- Storm Flows). Does this apply specifically to the perimeters of the 63+ acres?





LAND USE TABLE

	LAND USE	ACRES	DWELLING UNITS	DENSITY
	SINGLE FAMILY RESIDENTIAL	40.43	325	APPROXIMATE 325 UNITS/63.9 ACRES = 5.09 UNITS PER ACRE
	ROADS	13.25		
	OPEN SPACE	10.22	INCLUDES NATURAL VEGETATION & 10' BUFFER BASED ON 63.9 ACRES 0.05 (5%) * 63.9 = 3.195 ACRES REQUIRED TO MEET OPEN SPACE REQUIREMENTS PER ORDINANCE 2008-02	
	NEIGHBORHOOD PARK/GOLF COURSE		GOLF COURSE = 100 ACRES PER H-90-026 = THE NEIGHBORHOOD PARK REQUIREMENT	
	TOTAL	63.90		



H2510



3/28/2025, 1:44:42 PM

- Parcels
- Floodplain Boundaries
- FLOODPLAIN
- NEW DEVELOPMENT AREAS

- TRANSITION ZONES
- Watershed Boundaries
- FEMA FIRM Panels

1:4,514



Southwest Florida Water Management District. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

PDF

RESOLUTION NO. 2025 -053

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: Rivard Development, LLC

FILE NUMBER: H-25-10

REQUEST: Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project

GENERAL LOCATION: Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive

PARCEL KEY NUMBERS: 383374

REQUEST: Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project 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 Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project 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 3rd DAY OF April 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest:

Hindi Kuyper, Deputy Clerk
for Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By:

Brian Hawkins
for Brian Hawkins
Chairman

(SEAL)



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: *Victoria Anderson*
County Attorney's Office



Board of County Commissioners

AGENDA ITEM

Meeting: 04/03/2025
Department: Zoning
Prepared By: Jacqueline Mays
Initiator: Omar DePablo
DOC ID: 15645
Legal Request Number:
Bid/Contract Number:

TITLE

Petition Submitted by EBH Acquisitions, LLC, to Vacate Right of Way of Jackson Street

BRIEF OVERVIEW

EBH Acquisitions, LLC has filed a petition to vacate the right-of-way known as Jackson Street, as found in Plat Book 4, Page 55 of the Public Records of Hernando County, Florida. The request is made to facilitate the construction of a single-family subdivision. All relevant utilities and County departments have expressed no objections to the proposal.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

LEGAL NOTE

The Board has the authority act on this matter pursuant to Sections 336.09, 336.10, Florida Statutes and County Policy No. 19-07.

RECOMMENDATION

The Board should take public comment on the request and approve or deny the vacation of the right-of-way. If approved, it is recommended that the Board adopt the attached resolution and authorize the Chairman's signature thereon, after which it will be recorded in the County's Public Records.

REVIEW PROCESS

Omar DePablo	Approved	03/13/2025 8:08 AM
Toni Brady	Approved	03/13/2025 1:47 PM
Albert Bertram	Approved	03/13/2025 3:46 PM
Pamela Hare	Approved	03/14/2025 10:58 AM
Victoria Anderson	Approved	03/14/2025 11:38 AM
Heidi Prouse	Approved	03/14/2025 12:32 PM
Jeffrey Rogers	Escalated	03/17/2025 11:52 AM
Colleen Conko	Approved	03/17/2025 11:52 AM

RESULT: **ADOPTED**

MOVER: Steve Champion

SECONDER: John Allocco

AYES: Campbell, Allocco, Amsler and Champion

ABSENT: Hawkins

**APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE
AND CLOSE, RIGHTS-OF-WAY, PLATS, EASEMENTS**

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: EBH Acquisitions LLC

Mailing Address: 4004 Raines Road

City Brooksville State FL Zip 34604 Phone Same as Representative

Email Address: Same as Representative

2. Name of Representative (if applicable): Kami Corbett, Esq./Hill Ward Henderson, P.A.

Mailing Address: 101 E Kennedy Blvd, Suite 3700

City Tampa State FL Zip 33602 Phone (813) 227-8421

Email Address: Kami.Corbett@hwlaw.com

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: See sketch and legal description for location

Key Number of area to be vacated: 1640585

Name of Subdivision: Wayside Park

Street Address: Broad St, Brooksville, FL, 34604

4. Are any other applications pending? N/A

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

5. Is the proposed vacation platted X or an unrecorded subdivision _____?

6. What is the current zoning of the proposed vacation? County ROW - No Zoning Classification

7. Which companies provide the following?

Water/Sewer: City of Brooksville Telephone: To be determined

Electric: To be determined Cable TV: To be determined

8. Is there a Homeowner's Association? N/A

President's Name N/A

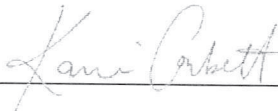
Email Address: N/A

Address: N/A

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

See attached Narrative

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s):  Date: 6/28/2024

Signature(s): _____ Date: _____

This application and documents submitted are public record pursuant to Ch119, F.S.

**PETITION TO VACATE, ABANDON, DISCONTINUE,
AND CLOSE EASEMENT(S), RIGHTS-OF-WAY, AND PLATS**

The **Petitioner(s)** EBH ACQUISITIONS, LLC
who resides at 4004 RAINES ROAD, BROOKSVILLE, FL 34604 and whose
telephone number is Same as Authorized Agent makes this application to the
Board of County Commissioners to vacate the County's interest in that certain easement,
alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
See survey and sketch

Petitioner will show that he/she has complied with the provisions and requirements in
accordance with the Board of County Commissioners Policy No. 19-07 and Sections
177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above described property is not situated within the
incorporated city limits of any municipality within Hernando County, Florida, and that
the vacation of said area will not affect the ownership or right of convenient access of
persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property
described above giving notice of intent to petition the Board of County Commissioners to
vacate the subject area in accordance with Florida Statutes, and the policies and
procedures of the Board of County Commissioners.

Wherefore, Petitioner prays that the Board of County Commissioners of Hernando
County accept the filing of this petition and set the same for a public hearing which will
be advertised pursuant to the provisions of the Florida Statutes, at which time the Board
may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject
area.

**Notice - This Petition is not deemed filed until receipt of applicable Petition
fees upon notice by County of acceptance of a complete application.**

Petitioner Eagle Blakely Hunnicutt Petitioner _____

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was
acknowledged before me this 7
day of JUNE 2024,
by EAGLE BLAKELY HUNNICUTT
who is personally known to me
or who has produced _____
as identification.

Notary Public Walter Selph
(SEAL)



WALTER SELPH
Commission # HH 513145
Expires April 8, 2028

STATE OF FLORIDA
COUNTY OF _____
The foregoing instrument was
acknowledged before me this _____
day of _____ 20____,
by _____
who is personally known to me
or who has produced _____
as identification.

Notary Public _____
(SEAL)

6

2/2

R-00

Return to:
Name: **Blake Hunnicutt**
Address: **4004 Raines Road
Brooksville, FL 34601**

This Instrument Prepared By: **Walter Selph**
675 Ponce De Leon Blvd
Brooksville, FL 34601

Property Appraisers Parcel I.D. (Folio) Number(s): R32 422 19 0000 0010 0000 AND
R05 423 19 0000 0010 0000

WARRANTY DEED

This Warranty Deed Made the 1 day of May 2013, by Earle B. Hunnicutt, hereinafter called the grantor, whose post office address is: 4004 Raines Road Brooksville, Florida 34604 to EBH Acquisitions, LLC, whose post office address is: 4004 Raines Road Brooksville, Florida 34604, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED TO AND MADE PART OF THIS DEED.

The property is **not** the homestead of the Grantor(s).

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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature: Walter E. Selph

Printed Name: WALTER E. SELPH

Witness Signature: Debra D. Selph

Printed Name: Debra D. Selph

Witness Signature: _____

Printed Name: _____

Witness Signature: _____

Printed Name: _____

Witness Signature: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2 day of May, 2013, by Earle B. Hunnicutt, who is/are personally known to me or who has/have produced driver license(s) as identification/

My Commission Expires: April 5, 2016



WALTER EDWARD SELPH
MY COMMISSION # EE 187001
EXPIRES: April 5, 2016
Bonded Thru Budget Notary Services

Printed Name: WALTER E. SELPH
Notary Public
Serial Number EE 187001

Exhibit "A"

Parcel A: All that portion of the Southwest 1/4 of Section 33, Township 22 South, Range 19 East, Hernando County, Florida, lying West of right of way of U.S. Highway 41, LESS the portion platted as Wayside Park in Plat Book 4, Page 55, of the Public Records of Hernando County, Florida.

Parcel B: The East 1/2 of fractional Southeast 1/4 of Section 32, Township 22 South, Range 19 East, Hernando County, Florida.

Parcel C: The West 662.4 feet of the North 2073.4 feet of the Northwest 1/4 of Section 4, Township 23 South, Range 19 East, Hernando County, Florida.

Parcel D: The South 1036.7 feet of the North 2073.4 feet of the East 1/2 of the Northeast 1/4 of Section 5, Township 23 South, Range 19 East, Hernando County, Florida.

Parcel E: Lots 1 through 21, inclusive, Block 7, LESS the Easterly 36 feet of Lots 1 through 10, inclusive; ALL of Blocks 1, 2, 3, 8, 9, 10, and 11, and Lots 14 and 15, Block 4, WAYSIDE PARK, as per plat thereof recorded in Plat Book 4, Page 55, of the Public Records of Hernando County, Florida.

Parcel F: Lots 1, 2, and 3, Block 5, WAYSIDE PARK, as per plat thereof recorded in Plat Book 4, Page 55, of the Public Records of Hernando County, Florida, LESS right of way for U.S. Highway No. 41.

Parcel G: Farm Lot 62 and Farm Lot 124 of GARDEN GROVE SUBDIVISION, as per plat thereof recorded in Plat Book 4, Page 43, of the Public Records of Hernando County, Florida, LESS the Easterly 27.7 feet of Farm Lot 124, being additional right of way for U.S. Highway 41.

Parcel H: Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 5, WAYSIDE PARK, as per plat thereof recorded in Plat Book 4, Page 55, of the Public Records of Hernando County, Florida, LESS right of way for U.S. Highway 41.

Parcel I: All of the right of way for Washington Street, Adams Street, Jefferson Street; Thomas Street from Washington Street to Madison Street; Madison Street from Jackson Street to Thomas Street; Monroe Street from Madison Street to Thomas Street; and that portion of Olive Street from Washington Street to the Centerline of Madison Street and that portion of Olive Street abutting Lot 15, Block 5, WAYSIDE PARK, as per plat thereof recorded in Plat Book 4, Page 55, of the Public Records of Hernando County, Florida, as vacated per Resolution recorded in Official Records Book 600, Page 1316, of the Public Records of Hernando County, Florida.

AND The North 990 feet of the South 1320 feet of the East 1/2 of the Northeast 1/4 of Section 5, Township 23 South, Range 19 East, Hernando County, Florida

Petition to Vacate Right-of-Way
Jackson Street (Plat of Wayside Park)

The Applicant, EPG, LLC, seeks to vacate Jackson Street, an unimproved right-of-way just south of the intersection of Broad Street (US 41) and Mason-Smith Road in Hernando County. The Applicant is under contract to purchase and develop the property on all sides of unimproved Jackson Street, in an area where the Applicant proposes to develop internal drives and single-family lots for its proposed subdivision project.

A portion of the Wayside Park plat to which the Jackson Street right-of-way belongs will be retained and is not part of the land to be developed by the Applicant, and that area of the plat has its own right-of-way connection to Broad Street per the Wayside Park plat. Therefore, Jackson Street is no longer necessary, as the lots to which it would provide access in the Wayside Park plat are not going to be developed as such, as its existence now only serves to cut through an area that will be developed as part of a unified subdivision plan.

Vacation of the Jackson Street right-of-way will allow for appropriate development of the underlying land as part of a subdivision project.

Vacation Tax Clearance Form

Florida Statutes: Title XII

§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 6/25/24

I, Herriann Papineau, hereby certify that the property taxes on parcel key number 00360727 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Herriann Papineau
Print Name: Herriann Papineau
Title: Customer Service Rep.

SEAL

Vacation Tax Clearance Form

Florida Statutes: Title XII

§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 10/25/24

I, Kerriann Papineau, hereby certify that the property taxes on parcel key number 01640585 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Kerriann Papineau
Print Name: Kerriann Papineau
Title: Customer Service Rep

SEAL

LEGAL DESCRIPTION

ADJACENT PARCEL THAT WILL ABSORB THE VACATED ROAD RIGHT-OF-WAY

PARCEL A:

LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 7, LESS THE EASTERLY 36 FEET OF LOTS 1 THROUGH 10, INCLUSIVE; ALL OF BLOCKS 1, 2, 3, 8, 9, 10, AND 11, AND LOTS 14 AND 15, BLOCK 4, WAYSIDE PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 55 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

ALL OF THE RIGHT-OF-WAY FOR WASHINGTON STREET, ADAMS STREET, JEFFERSON STREET;

THOMAS STREET FROM WASHINGTON STREET TO MADISON STREET;

MADISON STREET FROM JACKSON STREET TO THOMAS STREET;

MONROE STREET FROM MADISON STREET TO THOMAS STREET;

AND THAT PORTION OF OLIVE STREET ABUTTING LOT 15, BLOCK 5, WAYSIDE PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 55 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AS VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 600, PAGE 1316 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL B:

THE EAST 1/2 OF FRACTIONAL SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PARCEL C:

FARM LOT 62 AND FARM LOT 124 OF GARDEN GROVE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 43 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. LESS THE EASTERLY 27.7 FEET OF FARM LOT 124, BEING ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY 41.

RIGHT-OF-WAY TO BE VACATED (JACKSON STREET)

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, RUN N00°21'13"W, 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 27, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°56'25"E, 895.13 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41; THENCE ALONG SAID NORTHERLY EXTENSION, RUN S26°13'58"W, 27.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'25"W, 882.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.51 ACRES MORE OR LESS.

C1 = SEE CURVE TABLE C2 = SEE LINE TABLE (C) = CALCULATED (P) = PLAT OR MAP (M) = FIELD MEASURED (R) = RECORD OF DEED FIP = FOUND IRON PIN NO ID FIPC = FOUND IRON PIN AND CAP FNAD = FOUND NAIL AND DISK FCM = FOUND CONCRETE MONUMENT SPC = SET IRON PIN AND CAP SCM = SET CONCRETE MONUMENT CONC = CONCRETE RES = RESIDENCE	OBS = CONCRETE BLOCK STRUCTURE CLIF = CHAIN LINK FENCE S.W.F. = BARBED WIRE FENCE H.W.F. = HOG WIRE FIELD FENCE SW = SIDEWALK OWP = OVERHEAD POWER ELEC = ELECTRIC EP = EDGE OF PAVEMENT O.R. = OFFICIAL RECORD P.B. = PLAT BOOK PC = PAGE PC = POINT OF CURVATURE PT = POINT OF TANGENT PCP = PERMANENT CONTROL POINT	PRM = PERMANENT REFERENCE MARKER R/W = RIGHT-OF-WAY AC = AIR CONDITIONER PAD CS = CONCRETE SLAB CE = COVERED ENTRY SEC = SECTION MES = MITERED END SECTION RCP = REINFORCED CONCRETE PIPE TOB = TOP OF BANK TOE = TOE OF SLOPE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PCP = POINT OF COMPOUND CURVE	+100.0' = EXISTING ELEVATION T = SIGN F = FIRE HYDRANT U = UTILITY POLE L = LIGHT POLE U = UTILITY GATE VALVE T = TELEPHONE SERVICE RISER E = ELECTRIC TRANSFORMER F = FIBER OPTIC BOX W = WATER METER S = SANITARY MANHOLE	U = UTILITY SPUCE BOX C = CATV MARKER F = FOUND IRON PIN & CAP (AS SHOWN) S = SET IRON PIN AND CAP (S/8"IR LB #7200) F = FOUND NAIL AND DISK (AS SHOWN) S = SET NAIL AND DISK (LB #7200) F = FOUND CONCRETE MONUMENT (AS SHOWN) S = SET CONCRETE MONUMENT (4X4" LB #7200) D = DESCRIPTIVE POINT	1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF N89°56'25"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF JACKSON STREET AND THE SOUTH LINE OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST. BEARINGS SHOWN HEREON ARE GRID BEARINGS. 2. BASIS FOR SKETCH IS SITE PLAN, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE. 3. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED. 4. UNDERGROUND ENCRICHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED. 5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR. 6. ADDITIONS, DELETIONS REPRODUCTION OF SKETCH DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES. 7. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SKETCH MAP.	8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED. 9. THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. 10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD. 11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT. 12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12055C, PANEL NUMBER 0193-D, EFFECTIVE DATE 02/02/2012.
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<div>SHEET</div> <div>2</div> <div>OF 2 SHEET</div> <div>23072-SKT-2</div>	<table><tr><th>DATE</th><th>SURVEYOR</th><th>DRAWN BY</th><th>FIELD BOOK/PAGE</th><th>FIELD DATE</th><th>SURVEY CREW</th></tr><tr><td>03/14/24</td><td>SMC</td><td>RAA</td><td>00/000</td><td>00/00/24</td><td>00/00</td></tr><tr><th colspan="6">REVISION</th></tr><tr><th>DATE</th><th>SURVEYOR</th><th>REV.</th><th>BY</th><th>COMMENTS</th><th></th></tr><tr><td>08/08/24</td><td>SMC</td><td>RAA</td><td></td><td></td><td>UPDATE SKETCH</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW	03/14/24	SMC	RAA	00/000	00/00/24	00/00	REVISION						DATE	SURVEYOR	REV.	BY	COMMENTS		08/08/24	SMC	RAA			UPDATE SKETCH													<div>REUSE OF DOCUMENT</div> <div>THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.</div>	<div>Coastal</div> <div>Engineering Planning Surveying Environmental Construction Management</div> <div>366 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423 3703 East Forest Drive Inverness, FL 34453 352-344-2016 EB-0000142 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200</div>	<div>SKETCH ONLY</div> <div>FOR LEGAL DESCRIPTION OF R/W TO BE VACATED</div> <div>** NOT A BOUNDARY SURVEY **</div> <div>SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST</div> <div>HERNANDO COUNTY, FLORIDA</div>	<div>PREPARED FOR AND CERTIFIED TO:</div> <div>EISENHOWER PROPERTY GROUP</div>	<div>SURVEYORS CERTIFICATE</div> <div>THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES OF PRACTICE AS CONTAINED IN CHAPTER S-17 OF THE FLORIDA ADMINISTRATIVE CODE.</div> <div>Scott M Osborne</div> <div>SCOTT M. OSBORNE, PSM PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 15, 8029 SIGNED AND VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HAND COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.</div>
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DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ♦ W www.HernandoCounty.us

Via Certified Mail

March 10, 2025

SHOTT SHIRLEY A TTEE
TOWNSEND NORMA J TTEE
TOWNSEND RAYMOND TTEE
PARATRINE LIMITE PARTNERSHIP

Re: VACATION OF INNER EASEMENT, RIVER COUNTRY ESTATES, BLK C2 S'LY
300 FT OF LOT 5

To whom it may concern;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **EPH Acquisitions within the Wayside Park platted subdivision**. The petitioner is seeking this vacation of Right-of-Way for **development of future sub-division, with single-family homes**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **April 3, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

**RIGHT-OF-WAY TO BE VACATED (JACKSON STREET)
BEGINNING AT THE SOUTHWEST CORNER OF SECTION
33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO
COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF
THE SOUTHWEST 1/4 OF SAID SECTION 33, RUN
N00°21'13"W, 25.00 FEET TO THE NORTH RIGHT-OF-WAY
LINE OF JACKSON STREET PER THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 4, PAGE 27, OF THE PUBLIC
RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE
ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°56'25
"E, 895.13 FEET TO A POINT ON THE NORTHERLY
EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE
OF U.S. HIGHWAY #41; THENCE ALONG SAID
NORTHERLY EXTENSION, RUN S26°13'58"W, 27.86 FEET
TO THE SOUTH RIGHT-OF-WAY LINE OF JACKSON
STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY
LINE, RUN N89°56'25"W, 882.66 FEET TO THE POINT OF
BEGINNING.
CONTAINING 0.51 ACRES MORE OR LESS.**

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
352-754-4048 ext. 29115
jmays@hernandocounty.us



GIS Map



Parcel Key: 00152293 Parcel #: R33 222 19 3800 0060 0120

Owner Information

SHOTT SHIRLEY A TTEE
Owner TOWNSEND NORMA J TTEE
Name: TOWNSEND RAYMOND TTEE
PARATRINE LIMITE PARTNERSHIP (THE)
Mailing 105 NIMITZ CIR
Address: ASHLAND CITY TN 37015-3957

Property & Assessment Values

Building:	\$0	Assessed:	\$59,859
Features:	\$0	Exempt:	\$0
Land:	\$59,859	Capped:	\$59,859
AG Land:	\$0	Excl Cap:	\$0
Market:	\$59,859	Taxable:	\$59,859

Property Information

Site Address: BROAD ST
Description: WAYSIDE PARK BLK 6 LOTS 12 THRU 27 ORB 493 PGS 1070-1113
ORB 493 PGS 1281-1296
DOR Code: (10) VACANT COMMERCIAL
Levy Code: CWES Sec/Tnshp/Rng: 33-22-19
Subdivision: WAYSIDE PARK
Neighborhood: BROAD ST, AYERS RD-FAIRGROUNDS(C411)

Certified Tax Information

AdValorem:	\$889.19
NONAdValorem:	\$39.72
Total For 2024:	\$928.91
Total For 2023:	\$915.25
Total For 2022:	\$940.61
Total For 2021:	\$871.37

[Real Time Tax Info](#) [Pay Taxes On-line](#)

[CE Assmnts/Liens](#) [Comm Fire Assmnts](#)





9/25/24

Vacation of Easement 1489206 Key# 1640585

To whom it may concern,

AT&T has received and reviewed your request to vacate the right of way in Wayside Park as shown on the included survey. Upon checking our records AT&T at this time does not have any facilities located in this easement and will approve the vacation of this easement.

If you have any further questions or concerns, or need to have facilities relocated, please feel free to contact me.

Respectfully,

Derrick Koenig

Sr. Specialist OSP Design Engineer

AT&T Wireline Access – Southeast Florida Engineering

Jacqueline Mays

From: Brian D. Mauldin <bmauldin@wrec.net>
Sent: Monday, December 16, 2024 10:00 AM
To: rlawson@wrec.net; Jacqueline Mays
Subject: RE: 1489206 KEY# 1640585

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.

Jacqueline,

Wrec has no objection to vacation of easements on this parcel key as it is not in our service area, we have facilities towards the end of Mason smith rd.

Thanks,

Brian Mauldin

Withlacoochee River Electric Cooperative
Supervisor of Engineering Services
10005 Cortez Blvd.
Brooksville, FL. 34613
(352)-596-4000 Ext.3130
bmauldin@wrec.net

From: Benjamin P. Cooper <bcooper@wrec.net>
Sent: Friday, December 13, 2024 4:09 PM
To: Jacqueline Mays <JMays@co.hernando.fl.us>; Brian D. Mauldin <bmauldin@wrec.net>
Subject: Re: 1489206 KEY# 1640585

Jacqueline,

Have you sent this to Brian Mauldin? I'm including him on this email, if he is not on your email chain for WREC please include him so you will get a response back.

Thank you,

Benjamin P. Cooper

Withlacoochee River Electric Cooperative
West Hernando District Manager
10005 Cortez Blvd.
Brooksville, FL. 34613

Jacqueline Mays

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Tuesday, January 14, 2025 9:23 AM
To: Jacqueline Mays
Subject: Re: 1489206 KEY# 1640585
Attachments: Outlook-x1ce2umi; SURVEY.pdf; APPLICATION.pdf

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.

Hi Jacqueline,

I apologize again for the delayed response, thank you for following up to ensure we get this reviewed. KEY#1640585 is outside of Lumen/CenturyLink's territory.

Thank you,

LUMEN®



Lacey Beier

Network Implementation Engineer II

819 W. Desoto St., Clermont FL 34711

Tel: 352-431-2214

Lacey.Beier@lumen.com

[New - NI Organization](#)

From: Jacqueline Mays <JMays@co.hernando.fl.us>

Sent: Friday, December 13, 2024 2:53 PM

To: rlawson@wrec.net <rlawson@wrec.net>; lumen <michel.t.leslie@lumen.com>; Beier, Lacey <Lacey.Beier@lumen.com>; jdomning@tecoenergy.com <jdomning@tecoenergy.com>; tpschur@tecoenergy.com <tpschur@tecoenergy.com>

Subject: FW: 1489206 KEY# 1640585

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

Good afternoon,

Just a friendly reminder I am awaiting review of the above vacation of easement and responses.

Thank you so much.

Requested by JMays - C20221
10 February 2025 at 14:47:23

COMMERCIAL REVIEW INQUIRY

Function: DATA:

ALT KEY 1640585 Submit Date: 09-24-2024 STATUS:

APPL: 1489206 DATE:09-24-24 PERMIT #: 00000000 DATE:

NAME: HERNANDO COUNTY
(ROADS)

USE: VAC VACATION PETITION 0

Agency: CUTIL HERNANDO COUNTY UTILITIES

Reported on: 10-07-2024 **PRINTED**

Hernando County Utilities Department (HCUD) has no objections to vacate a portion of the Jackson Street 25-foot-wide right of way parcel key #1640585 as shown in the survey provided.

Jacqueline Mays

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Wednesday, September 25, 2024 12:18 PM
To: Jacqueline Mays
Subject: Jackson Ave, Brooksville -- FW: [EXTERNAL] 1489206 KEY# 1640585
Attachments: APPLICATION.pdf; SURVEY.pdf

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 afternoon Jacqueline,

Duke Energy has no objection to the vacation of the Jackson Avenue in the Wayside Park plat.

Thank you,
Irma Cuadra
Senior Research Specialist
Duke Energy
452 East Crown Point Road
Winter Garden, Florida 34787

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Tuesday, September 24, 2024 1:28 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] 1489206 KEY# 1640585

***** CAUTION! EXTERNAL SENDER ***-STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good afternoon,

We have received a request for VACATION of Right of Way. Applicant requests vacation of right of way for a portion of the Wayside Park plat.

A copy of plan showing the requested portion is attached. Please review the information and respond in writing with your approval or denial of the request. If your response is denial of the request, please provide your reasoning for such decision.

Should you have any further questions, please do not hesitate to contact our office.

Thank you,

Jacqueline Mays

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Tuesday, October 8, 2024 2:38 PM
To: Jacqueline Mays
Subject: FW: [EXTERNAL] 1489206 KEY# 1640585

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.

From: Parrish, David F <David.Parrish@charter.com>
Sent: Thursday, September 26, 2024 8:05 AM
To: Hutchinson, Gary L <Gary.Hutchinson@charter.com>
Cc: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Subject: RE: [EXTERNAL] 1489206 KEY# 1640585

We have no facilities in the request to vacate area. It appears to be a new subdivision.

RESOLUTION NO. 2025 - _____

WHEREAS, EBH Acquisitions LLC has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described right-of-way:

RIGHT-OF-WAY TO BE VACATED (JACKSON STREET)
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY,
FLORIDA; THENCE ALONG THE WEST LINE OF THE
SOUTHWEST 1/4 OF SAID SECTION 33, RUN N00°21'13" W, 25.00
FEET TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON
STREET PER THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 4, PAGE 27, OF THE PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-
WAY LINE, RUN S89°56'25"E, 895.13 FEET TO A POINT ON THE
NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY
LINE OF U.S. HIGHWAY #41; THENCE ALONG SAID
NORTHERLY EXTENSION, RUN S26°13'58"W, 27.86 FEET TO THE
SOUTH RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE
ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'25"W,
882.66 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.51 ACRES MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described right-of-way pursuant to Sections 336.09, 336.10, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said road right-of-way; and

WHEREAS, the above-described portions of the road right-of-way is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described road right-of-way will not affect the ownership or right of convenient access of persons in anyway whatsoever.

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

SECTION 1. The above-described road right-of-way is hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any ownership interest of the County and the public in and to the land embraced in and constituting said road right-of-way.

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



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

CLK25-037 NOTICE OF INTENT TO VACATE EASEMENTS

in the matter of

BOCC Hearing on April 3, 2025

was published in said newspaper by print in the issue(s) of:

March 14, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on March 14, 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 17th day of March, 2025.

(Signature of Notary Public)



LISA M. MACNEIL
Commission # HH 254976
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ☒ or

produced identification _____

Type of identification produced _____

CLK25-037

NOTICE OF INTENT TO
VACATE
EASEMENTS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on April 3, 2025, at 9:00 a.m., in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:

RIGHT-OF-WAY TO BE VACATED (JACKSON STREET) BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, RUN N00°21'13" W, 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 27, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°56'25" E, 895.13 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41; THENCE ALONG SAID NORTHERLY EXTENSION, RUN S26°13'58" W, 27.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'25" W, 882.66 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRES MORE OR LESS.

Notice Continues on Page 2

**Petitioners: EBH Acquisitions
LLC.**

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 789 Providence Blvd, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding should contact Colleen V. Conko, County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

**BOARD OF COUNTY
COMMISSIONERS
HERNANDO COUNTY, FLORIDA**
/s/ (SEAL)
Douglas A. Chorvat Jr., Clerk

Published: March 14, 2025

RESOLUTION NO. 2025 - 054

WHEREAS, EBH Acquisitions LLC has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described right-of-way:

RIGHT-OF-WAY TO BE VACATED (JACKSON STREET)
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY,
FLORIDA; THENCE ALONG THE WEST LINE OF THE
SOUTHWEST 1/4 OF SAID SECTION 33, RUN N00°21'13" W, 25.00
FEET TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON
STREET PER THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 4, PAGE 27, OF THE PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-
WAY LINE, RUN S89°56'25"E, 895.13 FEET TO A POINT ON THE
NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY
LINE OF U.S. HIGHWAY #41; THENCE ALONG SAID
NORTHERLY EXTENSION, RUN S26°13'58"W, 27.86 FEET TO THE
SOUTH RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE
ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'25"W,
882.66 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.51 ACRES MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described right-of-way pursuant to Sections 336.09, 336.10, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said road right-of-way; and

WHEREAS, the above-described portions of the road right-of-way is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described road right-of-way will not affect the ownership or right of convenient access of persons in anyway whatsoever.

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

SECTION 1. The above-described road right-of-way is hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any ownership interest of the County and the public in and to the land embraced in and constituting said road right-of-way.

ADOPTED IN REGULAR SESSION THE 3rd DAY OF April 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Hidi Kuyper, Deputy Clerk
for Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: for Jay Eysbell, Vice Chairman
Brian Hawkins
Chairman



Approved as to Form and
Legal Sufficiency

By: Victoria Anderson



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Muad Saeed on Behalf of Hamza Capital, Inc., for Property Located on Linden Drive (H2468)

BRIEF OVERVIEW

Request:

Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership

General Location:

East side of Linden Drive approximately 565 feet from Spring Hill Drive

P&Z Action:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership with unmodified performance conditions.

FINANCIAL IMPACT

A matter of policy. 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 approve the Chairman's signature on the attached resolution approving the petitioner's request to rezone from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(GHC)/Planned Development Project (General Highway Commercial) with a specific C-2/(Highway Commercial) use for an automobile dealership establishment with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	03/13/2025 10:13 AM
Toni Brady	Approved	03/13/2025 1:50 PM
Albert Bertram	Approved	03/13/2025 3:47 PM
Pamela Hare	Approved	03/14/2025 12:05 PM

Victoria Anderson	Approved	03/14/2025 1:26 PM
Heidi Prouse	Approved	03/14/2025 3:21 PM
Jeffrey Rogers	Escalated	03/17/2025 11:54 AM
Colleen Conko	Approved	03/17/2025 11:54 AM

RESULT: ADOPTED

MOVER: Ryan Amsler

SECONDER: Steve Champion

AYES: Campbell, Allocco, Amsler and Champion

ABSENT: Hawkins

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

Date: JANUARY 15, 2024

File No. _____ Official Date Stamp:

H-24-68

Received

SEP 4 2024

14

Planning Department
Hernando County, Florida

APPLICANT NAME: MOHAMED ABUHAMRA

Address: 13743 LINDEN DR

City: SPRING HILL

State: FLORIDA

Zip: 34609

Phone: 615-720-6480

Email: SAEEDMUAD99@GMAIL.COM

Property owner's name: (if not the applicant) MOHAMED ABUHAMRA

REPRESENTATIVE/CONTACT NAME: MUAD SAEED

Company Name: BAYSIDE AUTOWORKS

Address: 13743 Linden Dr, Spring Hill, FL 34609

City: SPRING HILL

State: FL

Zip: 34609

Phone: 615-720-6480

Email: SAEEDMUAD99@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): 461360
2. SECTION SECTION 21 TOWNSHIP 23 SOUTH, RANGE 18 EAST TALLAHASSEE PRINCIPAL MERIDIAN
3. Current zoning classification: POP GNC
4. Desired zoning classification: PDP GNC with Specific CZ of Auto Dealership
5. Size of area covered by application: 20,000 SQFT
6. Highway and street boundaries: LINDEN
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, MOHAMED ABUHAMRA, 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.

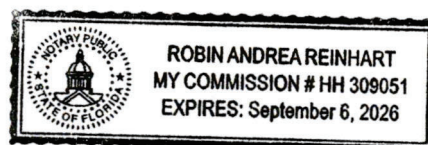
Muad Saeed

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 19 day of September, 2024, by Muad Alex Muthana Saeed who is ☐ personally known to me or ☒ produced FL as identification.

Robin Reinhart
Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp

Robin Reinhart

From: muad saeed <saeedmuad99@gmail.com>
Sent: Thursday, September 12, 2024 2:41 PM
To: Robin Reinhart
Subject: Re: HERNANDO COUNTY COMMERCIAL ZONING

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.

Hey Robin,

If you could please give me a call at your earliest convenience. I'm really interested in continuing the application to reserve the property at
13733 Linden Dr.

Muad Saeed
615-720-6480

On Wed, Aug 7, 2024 at 22:31 muad saeed <saeedmuad99@gmail.com> wrote:

Hey Robin,

Can we proceed with the rezoning process?

1. Proposal
 - a. Extension of the mechanic shop next door (owner owns both lots) to become a used car dealership) the acreage of land needed for rezoning is 1/2 acres
 - b. Use of the property will be exclusively for business no residential use.
 - c. Development will consist of an offsite construction office space for used car dealership.

Please provide a list of any proposed deviations to the Land Development Regulations (LDRs). Cite specific code requirements and clarify the justification.

2. Site Characteristics
 - a. Site size (acres) 1/2 acre lot
 - b. Land is currently used to store excess vehicles from shop next door 1/2 acres.
 - c. Site has no activity at the moment. Serves no function other than storage.
3. Environmental Considerations- no to consider
 - a. Flood Zone- N/A
 - b. Drainage Features- N/A
 - c. Water Features- N/A
 - d. Habitats- N/A
 - e. Conditions and Impacts on Natural Features- N/A

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 10, 2025
Board of County Commissioners: April 3, 2025

APPLICANT: Mohamed Abuhamra

FILE NUMBER: H-24-68

REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership

GENERAL LOCATION: East side of Linden Drive approximately 565 feet from Spring Hill Drive

PARCEL KEY NUMBER(S): 461360

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) with specific C2 use for an Automobile Dealership Establishment, including the principal of selling used cars. The dealership will be on the north side of the property and their business hours will be Tuesday through Saturday from 10:00 A.M. to 5:00 P.M. The subject property will be sharing the lot with a fully developed auto repair shop on the south side of the property that is currently in business.

SITE CHARACTERISTICS

Site Size: 0.90 acres

Surrounding Zoning; Land Uses: North:PDP(GC); Developed
South:PDP(GHC); Developed
East:PDP(SF); Single Family
West:PDP(GHC); Undeveloped

Current Zoning: PDP(GHC)/ Planned Development Project (General Highway Commercial)

Future Land Use**Map Designation:** Commercial**ENVIRONMENTAL REVIEW****Soil Type:** Candler Fine Sand

Comment: The subject site has been disturbed due to vehicle and boat storage. Although the parcel is Candler Fine Sand, no gopher tortoise activity is suspected. Petitioner shall coordinate with FWC in the event a burrow is found.

Hydrologic Features: The property does not contain any wetlands, or Wellhead Protection Areas (WHPAs) according to County data resources.

Protection Features: The property does not contain SPAs or archaeological or historical resources according to County data resources.

Flood Zone: X

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. Florida Friendly Landscaping™ Program and materials are designed to address and help reduce nutrient pollution.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD currently supplies commercial water services to this parcel.
- Sewer service is not available to this parcel.
- HCUD has no objection to the request subject to Health Department approval of any improvements that may be necessary to the existing Onsite Sewage Treatment and Disposal System due to the increased usage.

ENGINEERING REVIEW

The subject site is located on the east side of Linden Drive approximately 565 feet from Spring Hill Drive. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The petitioner shall upgrade the driveway apron (from Linden Drive) to commercial standards.
- The petitioner must demonstrate that stormwater is managed, obtain a Southwest Florida Water Management District Environmental Resource Permit if necessary.

LAND USE REVIEW

Building Setbacks

Minimum Building Setbacks

- Front: 75'
- Side: 20'
- Rear: 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.

Comments: The nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, opaque 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.

Parking

The petitioner has indicated a mobile office building. The minimum parking requirements for an Automobile Dealership is 2 spaces per 1,000 square feet.

Comments: If approved, the petitioner will be required to provide parking in compliance with the County's LDRs.

Lighting

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full cutoff fixtures for all new lighting, in order to retain all light onsite and prevent any light spillage onto neighboring residential uses.

COMPREHENSIVE PLAN REVIEW

The subject property is located within a Commercial land use classification on the adopted Future Land Use Map. The area is characterized by commercial to the north and west, and residential to the south and east. The property is part of the original Spring Hill master plan commercial node.

Future Land Use Map

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.

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.

Comments: The proposed use is consistent with the Commercial Future Land Use category.

FINDING OF FACTS

The request for a rom PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership is compatible with surrounding zoning districts with appropriate 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 to rezone from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(GHC)/Planned Development Project (General Highway Commercial) with a specific C-2/(Highway Commercial) Use for an Automobile Dealership Establishment 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 provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

3. The nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, opaque 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.
4. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and design techniques, principles, materials, and plantings for required landscaping.
5. Minimum Building Setbacks:
 Front: 75'
 Side: 20'
 Rear: 35'
6. The minimum parking requirements for an Automobile Dealership is two (2) spaces per 1,000 square feet.
7. The petitioner shall upgrade the driveway apron (from Linden Drive) to commercial standards.
8. 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 & ZONING COMMISSION RECOMMENDATION:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership with the following unmodified 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 full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
3. The nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, opaque 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.
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7. The petitioner shall upgrade the driveway apron (from Linden Drive) to commercial standards.

8. 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.

H-24-68

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-24-68

Version Date: 12/09/2022



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



Date of mapping: 12/04/2024



H-24-68 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-24-68

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.

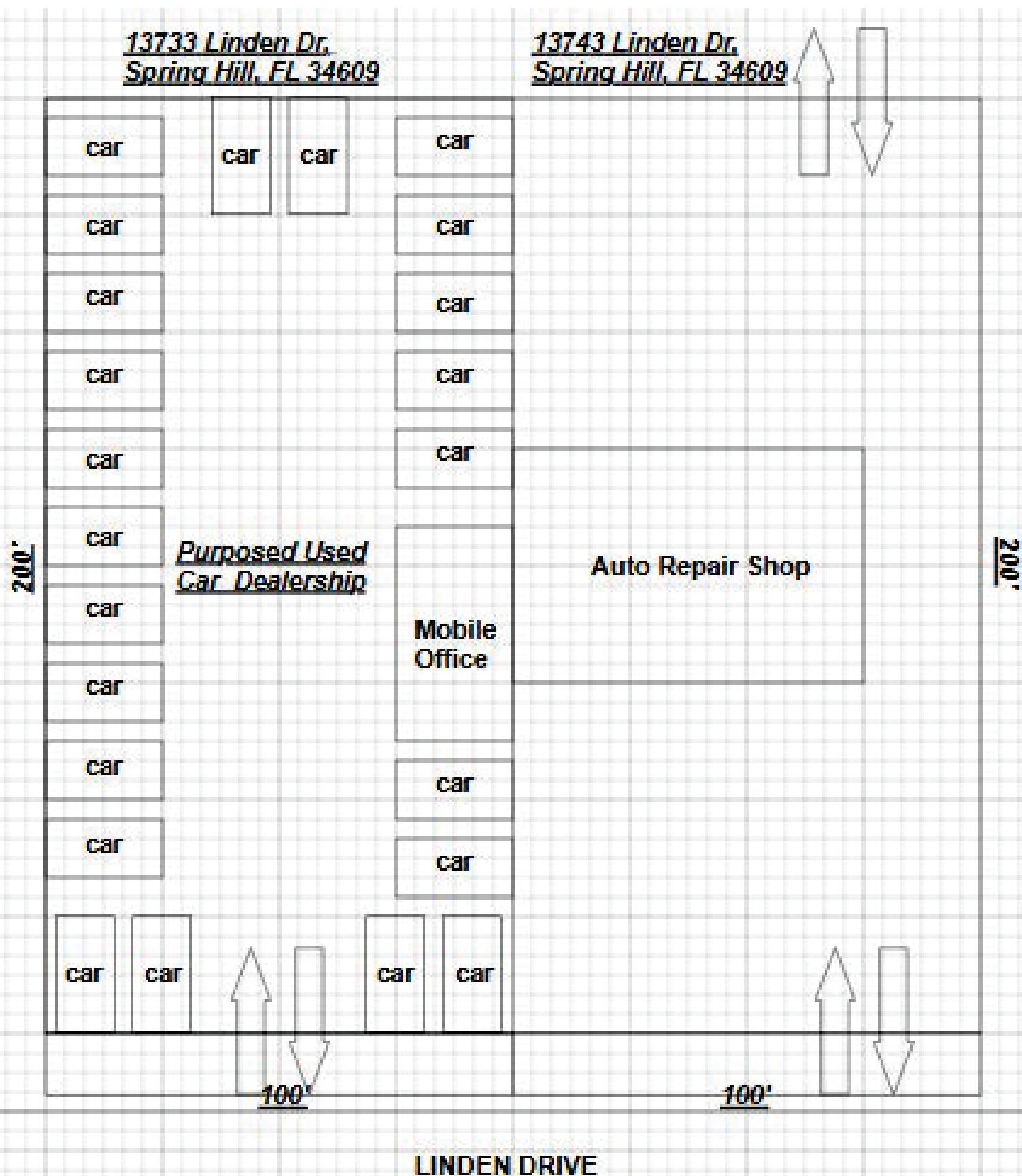


Zoning:

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





AFFIDAVIT OF REPRESENTATION

I, Mohammed Abuhamra, of legal age and residing at 4815 Londonderry Dr Tampa, FL 33647 being duly sworn, depose and state as follows:

1. That I am the owner and authorized representative of BaySide Auto Works and Sales, a business located at 13733 Linden Dr, Spring Hill, FL 34609.
2. That I hereby authorize and appoint Muad Saeed to act as my official representative in all matters related to the public hearing concerning the rezoning application for BaySide Auto Works and Sales.
3. That the subject of the hearing pertains to the rezoning of the property from General Commercial with a specific C2 use for automobile dealership, identified under File Number H-24-68.
4. That Muad Saeed is granted full authority to speak on my behalf, submit documents, provide testimony, and take any necessary actions related to the hearing and the rezoning process.
5. That this affidavit is executed in good faith and with the intent to formally authorize Muad Saeed's representation in this matter.
6. That if there are any concerns regarding this matter, I can be reached at 256-606-0230.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

Executed this 2 day of February, 2024, at Spring Hill, FL.



Signature

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: Muad Saeed on behalf of Hamza Capital, Inc.

FILE NUMBER: H-24-68

REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a Specific C-2 use for an Automobile Dealership

GENERAL LOCATION: East side of Linden Drive approximately 565 feet from Spring Hill Drive

PARCEL KEY NUMBERS: 461360

REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a Specific C-2 use for an Automobile Dealership 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(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a Specific C-2 use for an Automobile Dealership 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



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 Hernando County

in the matter of
PLANNING AND ZONING COMMISSION- 2/10/25
BOARD OF COUNTY COMMISSIONERS- 4/3/25

was published in said newspaper by print in the issue(s) of:
January 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on January 31, 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 3rd day of February, 2025.



LISA M. MACNEIL
Commission #HH 254975
Expires April 19, 2026

(Signature of Notary Public)

(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 February 10, 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 April 3, 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: Mohammed Abuhamra
FILE NUMBER: H-24-68
REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership

GENERAL LOCATION: East side of Linden Drive approximately 565 feet from Spring Hill Dr
PARCEL KEY NUMBER: 461360

APPLICANT: Ocean Bleu
FILE NUMBER: H-24-69
REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4

GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road
PARCEL KEY NUMBER: 378914

APPLICANT: Southern Valley Homes, LLC
FILE NUMBER: H-24-70
REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family)

GENERAL LOCATION: Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue
PARCEL KEY NUMBER: 412360

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 Wisconsin Road, approximately 670' east of California Street
PARCEL KEY NUMBER: 345736

APPLICANT: David Griner
FILE NUMBER: H-24-72
REQUEST: Rezoning from C-1/General Commercial to CM-1/Marine Commercial District

GENERAL LOCATION: West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard
PARCEL KEY NUMBER: 1015207

APPLICANT: Hilltop 408, LLC
FILE NUMBER: H-24-74
REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room

GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue
PARCEL KEY NUMBER: 1775877

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

REF: 02-2025 REZ.LGL
Publish: January 31, 2025

Published: January 31, 2025







← 13733 Linden Dr
Spring Hill, Florida
Google Street View
Aug 2024 See more dates



42468



AGENDA ITEM

TITLE

Master Plan Revision Petition Submitted by Ocean Bleu Group and Bowman Consulting on Behalf of Spring Hill County Line, LLC for Property Located on County Line Road (H2469)

BRIEF OVERVIEW

Request:

Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4

General Location:

Northeast corner of Anderson Snow Road and County Line Road

P&Z Action:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4 with unmodified performance conditions.

FINANCIAL IMPACT

A matter of policy. No financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning/Master Plan Revision decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment/Master Plan Revision 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 master plan revision of Phase 2 for Lot 4 with deviations, and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	02/28/2025 11:46 AM
Toni Brady	Approved	03/03/2025 9:32 AM
Albert Bertram	Approved	03/03/2025 9:35 AM
Pamela Hare	Approved	03/03/2025 10:34 AM
Victoria Anderson	Approved	03/03/2025 1:01 PM
Heidi Prouse	Approved	03/04/2025 11:44 AM
Jeffrey Rogers	Approved	03/12/2025 11:25 PM
Colleen Conko	Approved	03/13/2025 8:50 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: John Allocco
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

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

Date: 6/21/2024

File No. _____ Official Date Stamp:

H-24-69

Received

SEP 12 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Ocean Bleu Group

Address: 2202 N. West Shore Blvd Suite 200

City: Tampa

State: FL

Zip: 33607

Phone: 813-760-2621

Email: b.schultz@oceanbleugroup.com

Property owner's name: (if not the applicant) Spring Hill County Line LLC

REPRESENTATIVE/CONTACT NAME: Erik Juliano

Company Name: Bowman Consulting

Address: 4450 W Eau Gallie Blvd Suite 144

City: Melbourne

State: FL

Zip: 32934

Phone: 321-255-5434

Email: ejuliano@bowman.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00378914
2. SECTION 34, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: PDP - GC General Commercial
4. Desired zoning classification: PDP - GC General Commercial
5. Size of area covered by application: 3.75 AC
6. Highway and street boundaries: Anderson Snow Road/County Line Road/Arkays Avenue
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, JOSEPH D. GERLANDO, 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): Bryan Schultz

and (representative, if applicable): Bowman

to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of SEPTEMBER, 2024, by JOSEPH D. GERLANDO who is personally known to me or produced _____ as identification.

[Signature]
Signature of Notary Public

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



JOSHUA C. HORROCKS
Commission # HH 043917
Expires January 17, 2025
Bonded Thru Budget Notary Services

Notary Seal/Stamp

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

Date: 6/14/2024

File No. _____ Official Date Stamp:

Received

SEP 4 2024

Planning Department
Hernando County, Florida**APPLICANT NAME:** Ocean Bleu Group

Address: 2202 N. West Shore Blvd Suite 200

City: Tampa

State: FL

Zip: 33607

Phone: 813-760-2621

Email: b.schultz@oceanbleugroup.com

Property owner's name: (if not the applicant) Spring Hill County Line LLC**REPRESENTATIVE/CONTACT NAME:** Erik Juliano

Company Name: Bowman Consulting

Address: 4450 W Eau Gallie Blvd Suite 144

City: Melbourne

State: FL

Zip: 32934

Phone: 321-255-5434

Email: ejuliano@bowman.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00378914
2. SECTION 34, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: PDP - GC General Commercial
4. Desired zoning classification: PDP - GC General Commercial
5. Size of area covered by application: 3.75 AC
6. Highway and street boundaries: Anderson Snow Road/County Line Road/Arkays Avenue
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 AFFIDAVIT

I, **JOSEPH DIGERLANDO**, 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): **Bryan Schultz**
 and (representative, if applicable): **Bowman**
 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 **17** day of **JUNE**, 20**24**, by **JOSEPH DIGERLANDO** who is personally known to me or produced _____ as identification.

Signature of Notary Public



JOSHUA C. HORROCKS
 Commission # **HH 043917**
 Expires January **17, 2025**
 Bonded Thru Budget Notary Services

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

Notary Seal/Stamp

Bowman

September 9th, 2024
Project #010878-01-001

Hernando County Planning Department
1653 Blaise Drive,
Brooksville, FL 34601

Commercial Development Spring Hill, FL – Project Narrative

To whom it may concern,

Ocean Bleu Group intends to develop Parcel number R34 423 18 0000 0090 0000 and the parcel key: 00378914. This parcel was rezoned in 2022 to PDP (GC – General Commercial) under file number H-21-70. There were four lots proposed: a QSR on Lot 1, a C-store on Lot 2, a carwash on Lot 3, and Phase 2 future development on Lot 4.

There was a Master Plan Revision in 2023 to rezone four parcels from residential to PDP (GC – General Commercial) under file number H-23-11. This increased the size of the QSR lot and added another lot with a proposed oil change. Phase 2 did not change under the file number H-23-11.

We are now proposing another Master Plan Revision for Phase 2 of the PDP Future Development Lot 4 (3.75AC) under file H-21-70. There will be two lots (5 and 6) in Phase 2. Lot 5 is proposed to be a daycare, and Lot 6 is proposed to be an office/retail.

The site spans 9.61 acres and is currently vacant with a few trees. The proposed development includes several land uses with specific acreages and building sizes. Lot 1 is allocated 0.65 acres for an oil change facility with a building size of 1,700 square feet. Lot 2, covering 1 acre, will feature a Quick Service Restaurant with a 4,350-square-foot building. Lot 3, encompassing 2.16 acres, is designated for a Wawa convenience store with a 6,000-square-foot structure. Lot 4, on 1.26 acres, will include a car wash with a building of 4,625 square feet. Lot 5, covering 1.28 acres, is planned for a daycare facility with a 10,000-square-foot building. Lot 6, spanning 0.57 acres, will include office/retail space with a 5,000-square-foot building.

The site is in Zone X according to FEMA FIRM Map No. 12053C0336D, dated February 2, 2012. The County Flood 100-year Base Flood Elevation (BFE) is set at 60 feet NAVD based on the Pithlachascotee/Bear Creek model. The proposed development includes a 2.02-acre dry retention pond, which serves as a drainage feature, designed to manage stormwater. An environmental assessment has been completed, which includes the site's habitats.

4450 W. Eau Gallie Boulevard, Suite 144, Melbourne, Florida 32934
P: 321.255.5434 | F: 321.255.7751
bowmanconsulting.com

Bowman

The project involves developing approximately 9.61 acres of vacant land into a commercial subdivision. This development will include the installation of master infrastructure such as earthwork, utilities, lift station, and access roads. Additionally, it will incorporate necessary circulation systems, landscaping, irrigation, and a comprehensive stormwater management system. All construction will adhere to the Hernando County Land Development Code, FDOT specifications and standards, and the Manual on Uniform Traffic Control Devices. The landscaping requirement stipulates that at least 15% of the site, for areas one acre or larger, must be dedicated to landscaping with a minimum separation width of five feet. Building setbacks are established at 75 feet from the front, 20 feet from the sides, and 35 feet from the rear, while building buffers will be maintained at 10 feet on all sides.

Based on the Traffic Access Analysis prepared for this project, this development is expected to have minimal impact on the adjacent roadway link. Regarding water and sewer services, the project will connect to existing water and force mains. Additionally, a dry retention pond covering 2.02 acres is planned for on-site drainage management. As the project is commercial, there will be no impact on public schools.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at 321-255-5434.

Sincerely,



Erik Juliano
Principal Regional Manager



June 25th, 2024

Project #010878-01-001

Hernando County Planning Department
1653 Blaise Drive,
Brooksville, FL 34601

Commercial Development Spring Hill, FL – Project Narrative

To whom it may concern,

Ocean Bleu Group intends to develop Parcel number R34 423 18 0000 0090 0000 and the parcel key: 00378914. This parcel was rezoned in 2022 to PDP (GC – General Commercial) under file number H-21-70. There were four lots proposed: a QSR on Lot 1, a C-store on Lot 2, a carwash on Lot 3, and Phase 2 future development on Lot 4.

There was a Master Plan Revision in 2023 to rezone four of the parcels from residential to PDP (GC – General Commercial) under file number H-23-11. This increased the size of the QSR lot and added another lot with a proposed oil change. Phase 2 did not change under the file number H-23-11.

We are now proposing another Master Plan Revision for Phase 2 of the PDP Future Development Lot 4 (3.75AC) under file H-21-70. There will be two lots (5 and 6) in Phase 2. Lot 5 is proposed to be a daycare, and Lot 6 is proposed to be an office/retail.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at 321-255-5434.

Sincerely,

A handwritten signature in blue ink, appearing to read "EJ", with a stylized flourish extending from the end.

Erik Juliano
Principal Regional Manager

4450 W. Eau Gallie Boulevard, Suite 144, Melbourne, Florida 32934
P: 321.255.5434 | F: 321.255.7751
bowmanconsulting.com

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 10, 2025
Board of County Commissioners: April 3, 2025

APPLICANT: Ocean Bleu Group

FILE NUMBER: H-24-69

REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4.

GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road

PARCEL KEY NUMBERS: 378914

APPLICANT'S REQUEST:

The petitioner is requesting a Master Plan Revision of phase 2 of the future development of lot 4. The subject parcel was rezoned in 2022 to PDP(GC)/ Planned Development Project (General Commercial) under file number H-21-70 to develop the subject site into four (4) lots that would be completed in two phases, Phase 1 would include a fast food restaurant, gas station, and a car wash. Phase 2 was designated for future development. In 2023 a master plan revision was requested in order to rezone four (4) parcels from residential to commercial and include into the overall project acreage.

The petitioner is now requesting another master plan revision for Phase 2, Lot 4 (3.75 acres). The petitioner's intention is to add two (2) lots (Lots 5 and Lots 6). Lot 5 is proposed to be a daycare and Lot 6 is proposed to be an office/retail space.

As the petitioner is not requesting a change to existing deviations approved in file H-21-70, the following deviations will remain in full force and effect:

Building Setbacks

County Line Road: 75' (from 125')
Side: 20'
Rear: 35'
Internal Setbacks: 0' (from 20')

Internal Buffers

Perimeter: 10' on all sides

A reduction in internal landscape buffers from 5' to 0'

SITE CHARACTERISTICS:

Site Size:	9.10 acres
Surrounding Zoning & Land Uses:	North: AG, PDP(OP); Undeveloped South: Pasco East: R-1A, PDP(MF); Undeveloped, Mobile Home West: PDP(GC), (SF); Commercial, Single-Family
Current Zoning:	PDP(GC)/ Planned Development Project (General Commercial)
Future Land Use Map Designation:	Commercial
Flood Zone:	X

ENVIRONMENTAL REVIEW:

Soil Type:	Masaryk Very Fine Sand
Hydrologic Features:	The property does not contain any Wellhead Protection Areas (WHPA) or wetlands, according to County data resources
Protection Features:	The property does not contain any Special Protection Areas (SPA) according to County data resources.
Archaeology:	The property does not contain any archaeological sites according to County data resources.
Habitat:	The property has been previously cleared. It is shown as open land according to FLUCCS (Florida Land Use Cover and Classification System) mapping
Flood Zone:	X

Comments: There is potential for listed species to be present. A wildlife survey is required to identify listed species present prior to clearing or development activities.

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.

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel; however, water and sewer service are available to this parcel. HCUD has no objection to the submitted revised Master Plan for Phase 2, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING REVIEW:

The subject site is located at the southeast corner of County Line Road and Anderson Snow Road. The petitioner has proposed two access drives to Anderson Snow Road. An access will be provided along the south on Anderson Snow Road and the second towards the north which will line up with the existing driveway on the west side (7 Eleven). Petitioner is also proposing a "right-in/right-out" access on County Line Road.

The County Engineer has reviewed the petitioner's request and indicated the following:

- Site is located in the Pithlachascotee River Watershed, which is an administrative watershed. There appears to be floodplain contained on the parcel.
- Project shall verify no floodplain impacts will occur.
- Traffic Access Analysis has been approved, if any change in the Land Use Codes is not represented in the approved, a revised Traffic Access Analysis and Signal Warrant Analysis will need to be submitted.

LAND USE REVIEW:

Setbacks

Proposed Minimum Perimeter Building Setbacks per H-21-70:

Anderson Snow Road:	75'
County Line Road:	75' (from 125')
Side:	20'

Rear: 35'
Gas Canopy: 35'

Comments: Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road for future widening. Building setbacks will be required to be from the new right-of-way line.

Proposed Internal Building Setbacks:

Side: 0' (from 20')
Rear: 0' (from 35')

Comments: The setbacks provided were originally approved per rezoning file H-21-70. The petitioner is requesting internal setback deviations of 0' feet in order to accommodate the mixed development and provide the appropriate drive aisle for the project's overall circulation. The proposed master plan as shown, does not warrant an internal building setback deviation. If approved, the internal setbacks must meet the minimum commercial requirements.

Buffers

The petitioner is not requesting any changes from the previously approved buffer deviations approved in file H-21-70. The petitioner had proposed a 10' landscape buffer along the perimeter of Phase 1, with exception of the area where the drainage retention area (DRA) is located.

Comments: The petitioner is requesting internal buffer deviations of 0' feet in certain areas in order to accommodate drive aisles, specifically between Lot 1 and Lot 2. If approved, a buffer reduction is approved between Lots 1 and 2. All other buffers shall be in accordance with the approved master plan. Additionally, the portion of the eastern boundary adjacent to residential (except DRA) shall provide a 6' opaque fence.

Lighting

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential use to the north.

Parking

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use and 0.5 parking spaces per seat for fast-food restaurants.

Comment: The petitioner shall meet the minimum parking requirements of the County LDRs.

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.

Residential Protection Standards:

According to Hernando County LDRs, the following residential protection standards apply:

- 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 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

Comment: There are residentially zoned parcels to the east of the proposed project. Loading/unloading areas, drive-up windows and ordering boxes must be directed away from the residentially zoned parcels and meet the minimum Residential Protection Standard distance.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Commercial Land Use classification on the adopted Future Land Use Map. The area is characterized by residential to the east and commercial uses to the north and west east.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

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 in close proximity to subdivided single-family lots to the east. Appropriate buffering should be required along the eastern property line in order to screen noise and light from the proposed uses.

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 are required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The subject property is in a Commercial land use designation according to the Future Land Use Map. The proposed use is consistent with the Hernando County Comprehensive Plan related to commercial development.

FINDINGS OF FACT:

A master plan revision of Phase 2 of the PDP(GC)/Planned Development Project (General Commercial) with deviations is appropriate based on the following conclusion:

1. 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.
2. The proposed use is compatible with the area and not adverse to the public interest.

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 RECOMMENDATIONS:

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 master plan revision of phase 2 for lot 4 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.
3. A geotechnical report and drainage design which meets Hernando County Facility Design Guidelines shall be required.
4. Any change in the Land Use Codes not represented in the approved Traffic Access Analysis shall require a revision.
5. Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road and County Line Road for the intersection as determined by the County Engineer. All required building setbacks shall be determined from the new right-of-way line.
6. Cross access shall be provided to the northern parcel.
7. The petitioner shall provide a 10' landscape buffer along the entire perimeter of the site with exception of the area where the drainage retention pond is located (east property line). The portion of the buffer along the eastern boundary adjacent to residential (except DRA) shall include a 6' opaque fence.
8. Lot 5 and Lot 6 Internal Buffers:
Sides: 0' (deviation from 5')
9. Minimum Building Setbacks as approved under file number H-21-70:
Anderson Snow Road: 75' (from 125')
Side: 20'
County Line Road: 75' (from 125')
Rear: 35'
Gas Canopy: 35'

Internal Building Setbacks:

Side:	20'
Rear:	35'

10. 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.
11. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any construction for the project occurring on the property. Copies of any required permits shall be provided prior to site alteration or construction.
12. A cross access easement or agreement between the commercial parcels shall be provided at the time of subdivision plat approval.
13. Signage shall be designed as part of a complete development system. The location(s) and design shall be reviewed and approved as part of the overall site plan. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.
14. Service areas which include areas designated for loading and unloading of goods and refuse collection shall be buffered from rights-of-way and residentially zoned areas. Buffering shall consist of construction of a wall between the service area and abutting land use. All other applicable LDRs must be met in addition to this requirement.
15. The developer shall provide a utility capacity analysis at the time of development and connect to water and sewer at the time of vertical construction.
16. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

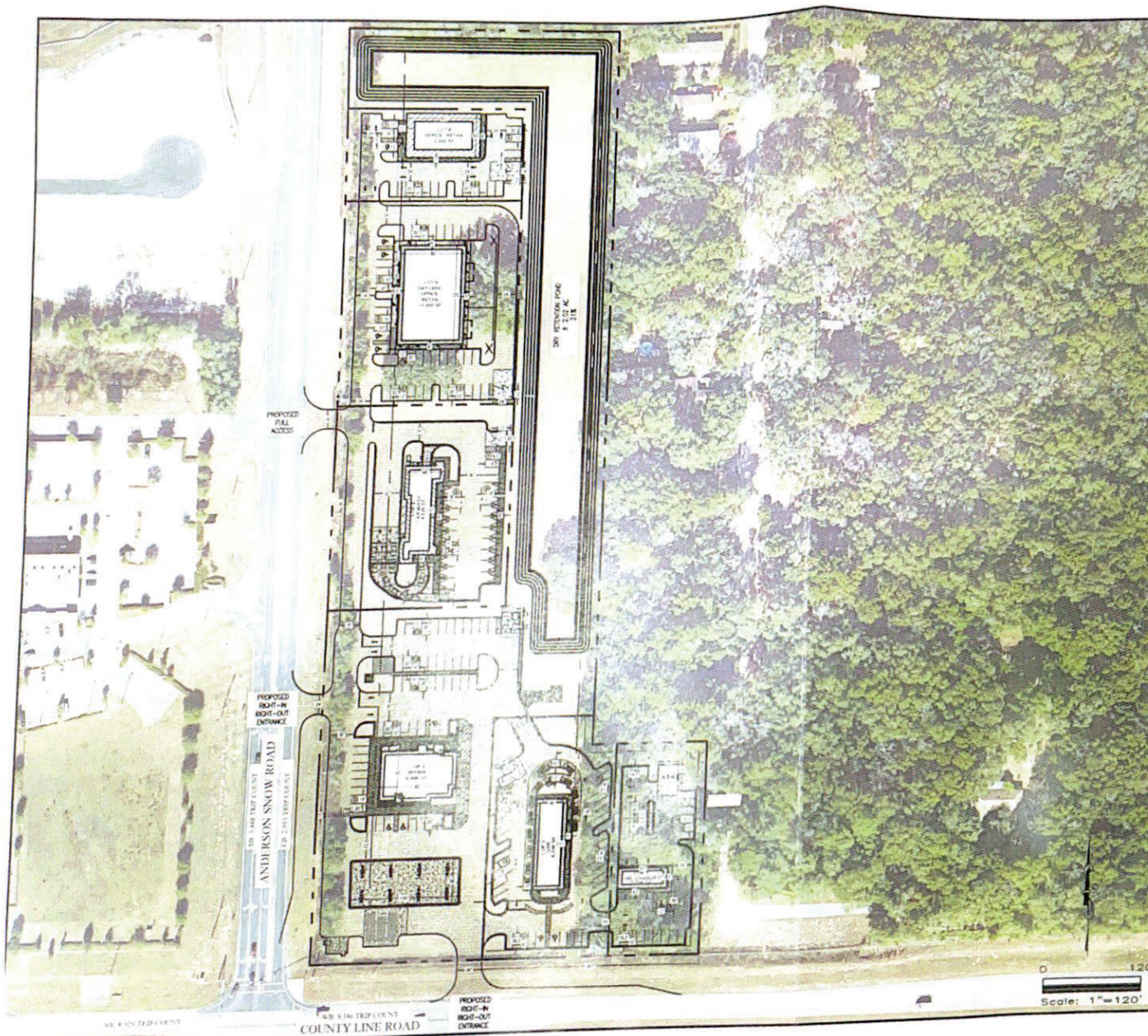
PLANNING & ZONING COMMISSION RECOMMENDATION:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4 with the following unmodified 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.
3. A geotechnical report and drainage design which meets Hernando County Facility Design Guidelines shall be required.
5. Any change in the Land Use Codes not represented in the approved Traffic Access Analysis shall require a revision.
5. Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road and County Line Road for the intersection as determined by the County Engineer. All required building setbacks shall be determined from the new right-of-way line.
6. Cross access shall be provided to the northern parcel.
7. The petitioner shall provide a 10' landscape buffer along the entire perimeter of the site with exception of the area where the drainage retention pond is located (east property line). The portion of the buffer along the eastern boundary adjacent to residential (except DRA) shall include a 6' opaque fence.
8. Lot 5 and Lot 6 Internal Buffers:
Sides: 0' (deviation from 5')
9. Minimum Building Setbacks as approved under file number H-21-70:
Anderson Snow Road: 75' (from 125')
Side: 20'
County Line Road: 75' (from 125')

Rear: 35'
Gas Canopy: 35'
Internal Building Setbacks:
Side: 20'
Rear: 35'

10. 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.
11. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any construction for the project occurring on the property. Copies of any required permits shall be provided prior to site alteration or construction.
12. A cross-access easement or agreement between the commercial parcels shall be provided at the time of subdivision plat approval.
13. Signage shall be designed as part of a complete development system. The location(s) and design shall be reviewed and approved as part of the overall site plan. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.
14. Service areas which include areas designated for loading and unloading of goods and refuse collection shall be buffered from rights-of-way and residentially zoned areas. Buffering shall consist of construction of a wall between the service area and abutting land use. All other applicable LDRs must be met in addition to this requirement.
15. The developer shall provide a utility capacity analysis at the time of development and connect to water and sewer at the time of vertical construction.
16. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



SITE DATA TABLE

SITE NAME	SPRING HILL C-STORE AND QSR	
ADDRESS	ANDERSON SNOW RD & COUNTY LINE RD	
PARCEL ID	034-423-18-0000-0090-0000	
JURISDICTION	HERNANDO COUNTY	
ZONING DESIGNATION	GENERAL COMMERCIAL	
CURRENT DEVELOPMENT DISTRICT		
PARCEL SIZE		
	LOT 1 = 28,499 SF (# 0.65 AC)	
	LOT 2 = 43,634 SF (# 1.00 AC)	
	LOT 3 = 94,012 SF (# 2.18 AC)	
	LOT 4 = 54,869 SF (# 1.28 AC)	
	LOT 5 = 55,877 SF (# 1.28 AC)	
	LOT 6 = 25,028 SF (# 0.57 AC)	
SETBACKS	BUILDING BUFFERS	
FRONT	75'	10'
SIDE	20'	10'
REAR	35'	10'
PARKING REQUIRED:	QSR: 1 PER 2 SEATS DAYCARE: 3 PER 1,000 GFA OFFICE: 3.5 PER 1,000 GFA $(42/2) + (10,000/333) + (5,000/285) = 21 + 30 + 18$ REQUIRED = 69 SPACES	
PROPOSED:		
LOT 1	OIL CHANGE	STANDARD (10'x20') ADA SPACE (12'x20')
		21
LOT 2	QSR	STANDARD (10'x20') ADA SPACE (12'x20')
		22
LOT 3	WAWA	STANDARD (10'x20') ADA SPACE (12'x20')
		36
LOT 4	CAR WASH	STANDARD (10'x20') ADA SPACE (12'x20') VACUUM SPACE (14'x20')
		57
LOT 5	DAYCARE/ OFFICE/RETAIL	STANDARD (10'x20') ADA SPACE (12'x20')
		4
LOT 6	OFFICE/RETAIL	STANDARD (10'x20') ADA SPACE (12'x20')
		19
		2
		TOTAL = 21

MASTER PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.

BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS PLAN IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- EASEMENT
- (P) PARKING COUNT
- [C] COMPACT PARKING SPACES
- [Hatched Box] PROPOSED BUILDING
- [White Box] ASPHALT PAVEMENT
- [Dashed Box] STANDARD DUTY CONCRETE (SIDEWALK)
- [Solid Box] HEAVY DUTY CONCRETE
- [Cross-hatched Box] PATIO AREA (# SF)

Scale: 1"=120'

SPRING HILL MASTER PLAN
COUNTY LINE & ANDERSON SNOW RD
SPRING HILL, FL, 34609

Bowman
CONSULTING

ALW	RMK	SD
010878-01-001		
SCALE 1" = 120'		

H-24-69

Photo date: 2023

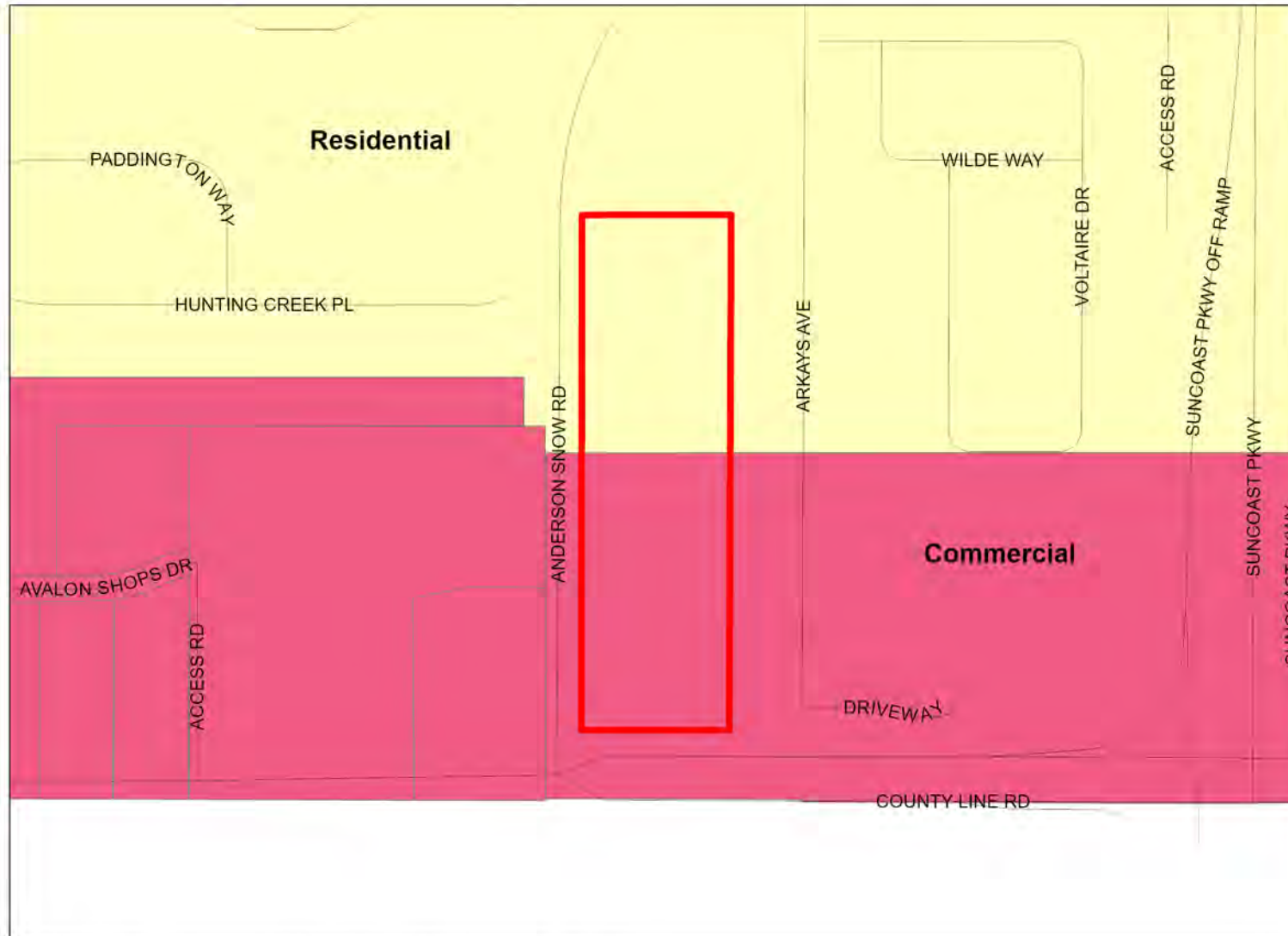
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-69

Version Date: 12/09/2022



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 WITHLACOOCHIE RIVERS.

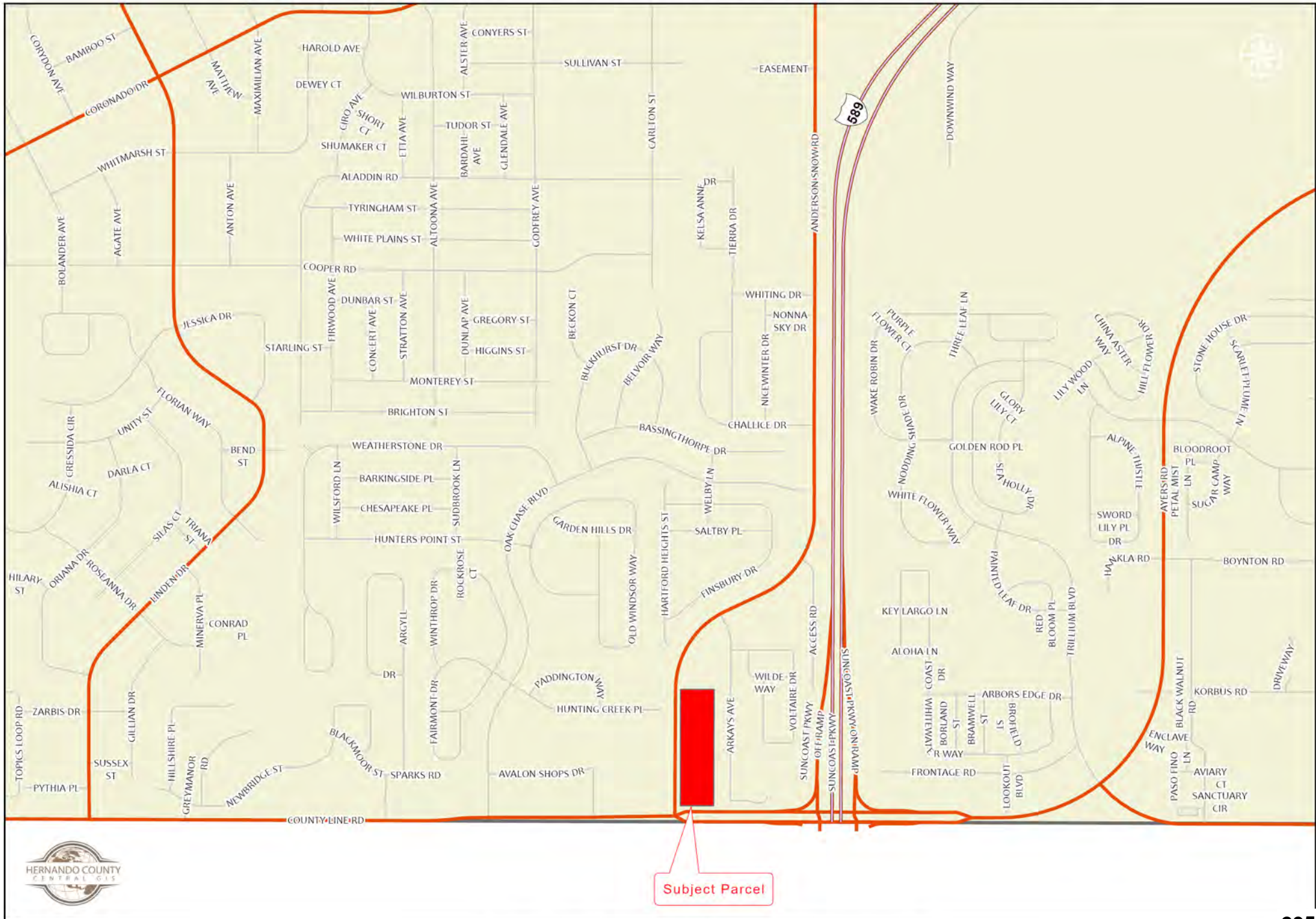


Date of mapping: 12/05/2024



H-24-69 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-24-69

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.



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



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: Ocean Bleu Group and Bowman Consulting on behalf of Spring Hill County Line, LLC

FILE NUMBER: H-24-69

REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4

GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road

PARCEL KEY NUMBERS: 378914

REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4 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 Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4 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



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 Hernando County

in the matter of
PLANNING AND ZONING COMMISSION- 2/10/25
BOARD OF COUNTY COMMISSIONERS- 4/3/25
was published in said newspaper by print in the issue(s) of:
January 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on January 31, 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 3rd day of February, 2025.



LISA M. MACNEIL
Commission #HH 254975
Expires April 19, 2026

(Signature of Notary Public)

(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 February 10, 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 April 3, 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: Mohammed Abuhamra
FILE NUMBER: H-24-68
REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership
GENERAL LOCATION: East side of Linden Drive approximately 565 feet from Spring Hill Dr
PARCEL KEY NUMBER: 461360

APPLICANT: Ocean Bleu
FILE NUMBER: H-24-69
REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4
GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road
PARCEL KEY NUMBER: 378914

APPLICANT: Southern Valley Homes, LLC
FILE NUMBER: H-24-70
REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue
GENERAL LOCATION: 412360
PARCEL KEY NUMBER: 412360

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 Wisconsin Road, approximately 670' east of California Street
PARCEL KEY NUMBER: 345736

APPLICANT: David Griner
FILE NUMBER: H-24-72
REQUEST: Rezoning from C-1/General Commercial to CM-1/Marine Commercial District
GENERAL LOCATION: West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard
PARCEL KEY NUMBER: 1015207

APPLICANT: Hilltop 408, LLC
FILE NUMBER: H-24-74
REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room
GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue
PARCEL KEY NUMBER: 1775877

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

REF: 02-2025 REZ.LGL
Publish: January 31, 2025

Published: January 31, 2025



42469

RESOLUTION NO. 2025 - 055 _____

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: Ocean Bleu Group and Bowman Consulting on behalf of Spring Hill County Line, LLC

FILE NUMBER: H-24-69

REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4

GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road

PARCEL KEY NUMBERS: 378914

REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4 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 Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4 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 3rd DAY OF April 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest:

Heidi Knappe, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By:

For *Andy Aybell, Vice Chairman*
Brian Hawkins
Chairman

(SEAL)



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:

Victoria Anderson
County Attorney's Office



Board of County Commissioners

AGENDA ITEM

Meeting: 04/03/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15578
Legal Request Number: LR-25-96-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by ProCivil 360, LLC, on Behalf of Southern Valley Homes, LLC for Property Located on Waterfall Drive (H2470)

BRIEF OVERVIEW

Request:

Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)

General Location:

Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue

P&Z Action:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to rezone from PDP Rec (Recreation) to PDP(SF)/Planned Development Project (Single Family) with Deviations, and unmodified performance conditions.

FINANCIAL IMPACT

A matter of policy. No financial impact.

LEGAL NOTE

The Board has the authority to grant the requested rezoning pursuant to Chapters 125 and 163 Florida Statutes. 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 to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	02/28/2025 11:00 AM
Toni Brady	Approved	03/03/2025 9:43 AM
Albert Bertram	Approved	03/03/2025 11:48 AM
Pamela Hare	Approved	03/04/2025 2:48 PM
Victoria Anderson	Approved	03/06/2025 12:01 PM
Heidi Prouse	Approved	03/07/2025 3:56 PM
Jeffrey Rogers	Approved	03/12/2025 11:33 PM
Colleen Conko	Approved	03/13/2025 8:51 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

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

Date: 11/06/2024

File No. H-24-70 Official Date Stamp:

Received

NOV 07 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Southern Valley Homes, LLC

Address: 7299 Winter Street

City: Brooksville

State: FL

Zip: 34613

Phone: 352-200-5199

Email: mike@southernvalleyhomes.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Frank DiCaro

Company Name: ProCivil 360, LLC

Address: 12 S. Main Street

City: Brooksville

State: FL

Zip: 34601

Phone: 352-593-4255

Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 412360
2. SECTION 35, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP(REC)
4. Desired zoning classification: PDP(SF)
5. Size of area covered by application: 7.2 Acres
6. Highway and street boundaries: Waterfall Drive
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 AFFIDAVIT

I, MICHAEL O'HANRAN, 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): ProCivil 360, LLC

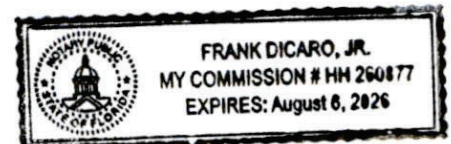
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of October, 20 24, by Michael O'Hanran who is personally known to me or produced as identification.

Signature of Notary Public

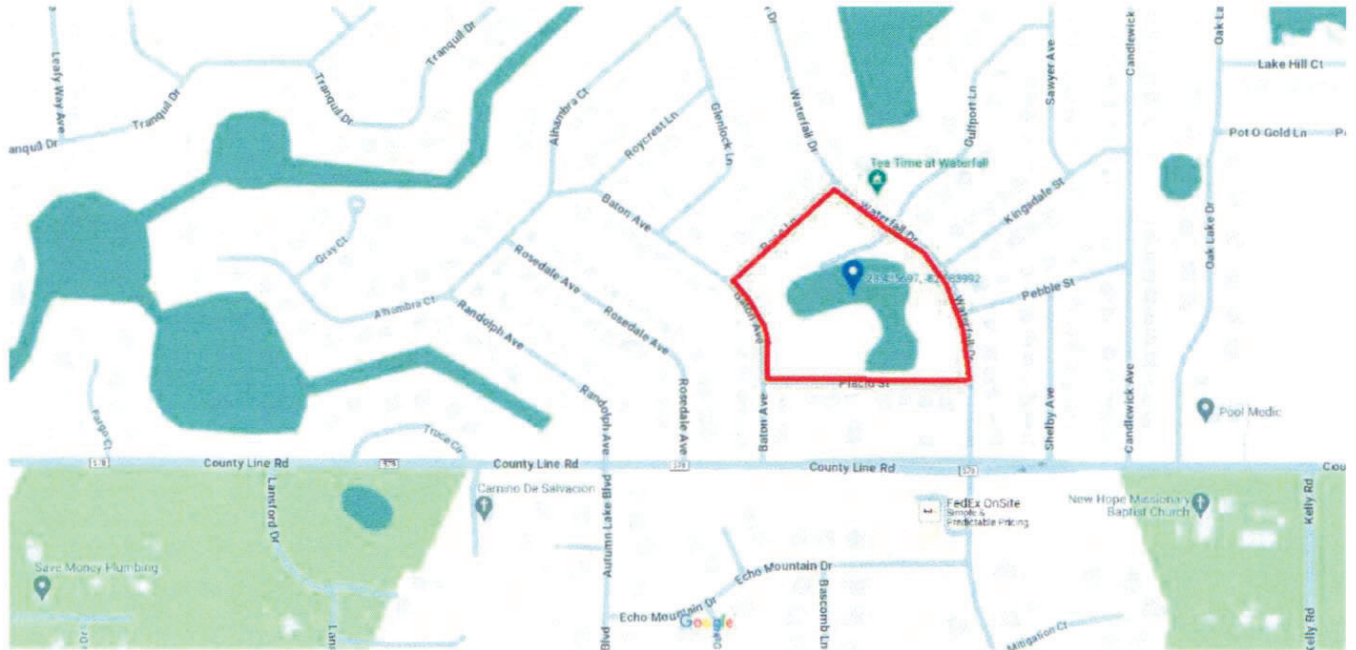


Notary Seal/Stamp

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

NARRATIVE
FOR
Waterfall Park Rezoning
November 6, 2024

PROJECT LOCATION: The property, 7.20 acres is located on East side of Waterfall Drive, North side of Placid Street, South of Page Lane, and West of Baton Avenue.



PRESENT ZONING / LANDUSE: The project site is currently zoned PDP(REC). The County's FLUM designates the area as Residential. This application is to rezone the site to PDP(SF).



NARRATIVE
FOR
Waterfall Park Rezoning
November 6, 2024

INTENDED USE: Residential Subdivision with ten, 0.5 acre lots.

BUFFERING/BOUNDARY CONDITIONS:

ACCESS: Lots will directly connect to existing County owned roadways.

SETBACKS:

Front: 25'

Sides: 10'

Rear: 20'

No Deviations Requested

SOILS: According to information found on the NRCS database, the existing soils are Candler fine sands. Candler is a very sandy soil with rapid percolation and stable for buildings. The predominant soil in the Spring Hill Area is Candler. Candler soil drains rapidly.



NARRATIVE
FOR
Waterfall Park Rezoning
November 6, 2024

DRAINAGE DESIGN METHODOLOGY: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

- Water quality capture and treatment
- 25 Year peak rates of flow attenuation
- 100 Year detention of runoff volume

All proposed homes will be above 100 Year Flood Elevation



November 6, 2024

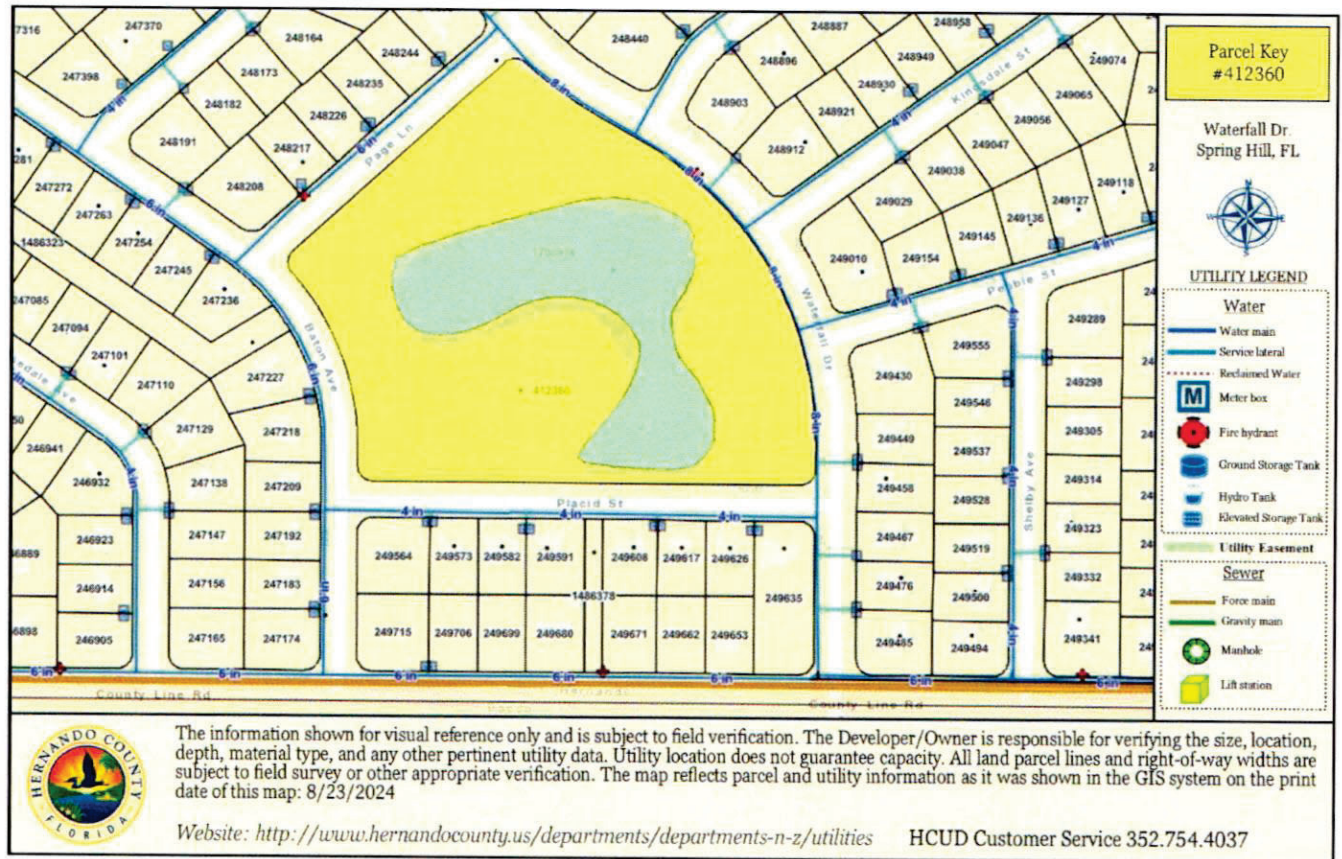
FLOOD ZONE: Per FEMA Flood Zone Map 12053C 0312D, the majority of the site is Zone X (majority of the site) with one area Zone AE (County DRA). The base flood elevation is X and AE with an elevation of 25.6', dated 02/12/2012. Only the AE designation carries a base flood elevation.



ENVIRONMENTAL: The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment. There appears to be a wet area within the project area. The lots are designed around this area. Per McAlpine Environmental Consulting, the 100 Year flood elevation is 25.6', and the safe wetland line is just above toe of slope elevation of 22.0'; in his opinion does not meet wetland criteria.

NARRATIVE
FOR
Waterfall Park Rezoning
November 6, 2024

POTABLE WATER: The project has Hernando County water on all streets, 4", 6" and 8" water lines surround the site.



SANITARY SEWER: Each individual lot owner shall construct a septic tank system. This system shall be permitted through the department of Environmental Health during the construction permitting phase.

FIRE PROTECTION: An existing Fire Hydrant is located across the project on Page Lane and abutting the site on Waterfall Drive

TRAFFIC: Per ITE Manual 11th Edition, 10 total Peak PM Hour Trips.

ACCESS ANALYSIS: Not required for minimal traffic impact. Less than 50 Peak Hour Trips.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 10, 2025
Board of County Commissioners: March 25, 2025

APPLICANT: Southern Valley Homes, LLC

FILE NUMBER: H-24-70

REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Bounded by Waterfall Drive, Placid Street, Street Page Lane and Baton Avenue

PARCEL KEY NUMBERS: 412360

APPLICANT'S REQUEST:

The applicant is requesting a rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single Family) in order to construct ten (10) single family homes on the 7.2 acre subject site. The minimum lot sizes proposed are 21,500 square feet. The site was previously designated as a park site on the original Spring Hill Master Plan. The site has since been declared as surplus parcel, and the petitioner purchased the property from the County. No deviations are being requested.

The petitioner has indicated the use of individual advanced sewage systems for each lot in accordance with Section 28-99 of the Hernando County Code of Ordinances. The petitioner's proposed minimum lot size is 21,500 square feet. The proposed lot sizes comply with the minimum code criteria based upon the total acreage and average lot size based upon an additional restriction placed upon proposed Tract A. These proposed lots are similar in size to other residential lots in the area, which are served by standard septic tanks. With the overall property size of 7.2 acres, the gross density of the proposed project would be less than 1.66 units per acre.

SITE CHARACTERISTICS:

Site Size: 7.2 acres

**Surrounding Zoning;
Land Uses:** North: PDP(SF); Single Family
South: PDP(SF); Single Family
East: PDP(SF); Single Family
West: PDP(SF); Single Family

Current Zoning: PDP(REC); Planned Development Project (Recreation)

**Future Land Use
Map Designation:** Residential

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Comments: A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.

Flood Zone: X, with AE in the center

UTILITIES REVIEW:

HCUD does not currently supply water or sewer service to this parcel. Water service is available to this parcel, however sewer service is not available to this parcel. HCUD has no objection to the request, subject to connection to the central water system at time of vertical construction, and Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems for the developed lots.

ENGINEERING REVIEW:

The subject site is Bounded by Waterfall Drive, Placid Street, Street Page Lane and Baton Avenue. The petitioner is proposing 10 lots with each lot have direct access to their corresponding road. The County Engineer has reviewed the petitioners request and indicated the following:

1. The proposed plan does not show any provision for stormwater treatment/attenuation. The proposed project would be required to provide stormwater treatment and attenuation within proposed DRA(s) on applicant's property or on property over which the applicant had drainage easement rights.
2. The petitioner does not appear to own the three (3) drainage easements shown on the plat recorded in Plat Book 8, page 4. The petitioner shall coordinate the use of or the vacation of the drainage easements with the County Engineer.
3. The petitioner shall provide sidewalks for all streets surrounding subdivision.

LAND USE REVIEW:**Lot Sizes and Layout****Minimum Building Setbacks**

Front: 25'

Side: 10'

Rear: 20'

The Hernando County Code of Ordinances, Section 28-99 – Restrictions as to number of systems per lot provides the regulatory framework for new residential developments utilizing septic tanks for wastewater disposal:

Sec. 28-99. - Restrictions as to number of systems per lot.

- a. In residential developments where a central water supply system is utilized, a maximum of one individual sewage disposal system per twenty-one thousand five hundred (21,500) square foot lot is allowed.
- b. In residential developments where individual wells are utilized, a maximum of one individual sewage disposal system per each one (1) acre lot is allowed.
- c. In planned development projects on a central water supply, the minimum lot size requirements per individual sewage disposal may be modified provided the overall density of the project does not exceed one (1) septic tank per twenty-one thousand five hundred (21,500) square feet and is subject to approval by the county planning and zoning commission.

Comments: The petitioner is requesting a minimum lot size of 21,500 square feet. The site is 7.2 acres; this meets the minimum septic tank density of 1 tank per 21,500 square feet of site area, Section 28-99(C) of the Code of Ordinances.

COMPREHENSIVE PLAN REVIEW:**Future Land Use Element****Strategy 1.04A(3):**

The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category**Objective 1.04B:**

The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses 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(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 1.5 dwelling units per gross acre to 5.3 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Comments: The subject property is located within a residential land use category. The density proposed is 1.39 dwelling/acre, which is consistent with the density of the surrounding existing residential development.

Utilities Element

Wastewater Treatment Advancements

Strategy 6.03E(2): The County should consider methods to alleviate nutrient pollution from septic tanks including connection to central systems and the appropriate use of advanced on-site systems for single or multiple lots.

FINDINGS OF FACT:

A rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF) Planned Development Project (Single Family) is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas.

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 Concurrence.

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's 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) 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 to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
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™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.
5. Invasive plant species shall be identified during the construction plan review and removed during the development process.
6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.
7. The petitioner shall provide sidewalks for all streets surrounding subdivision.

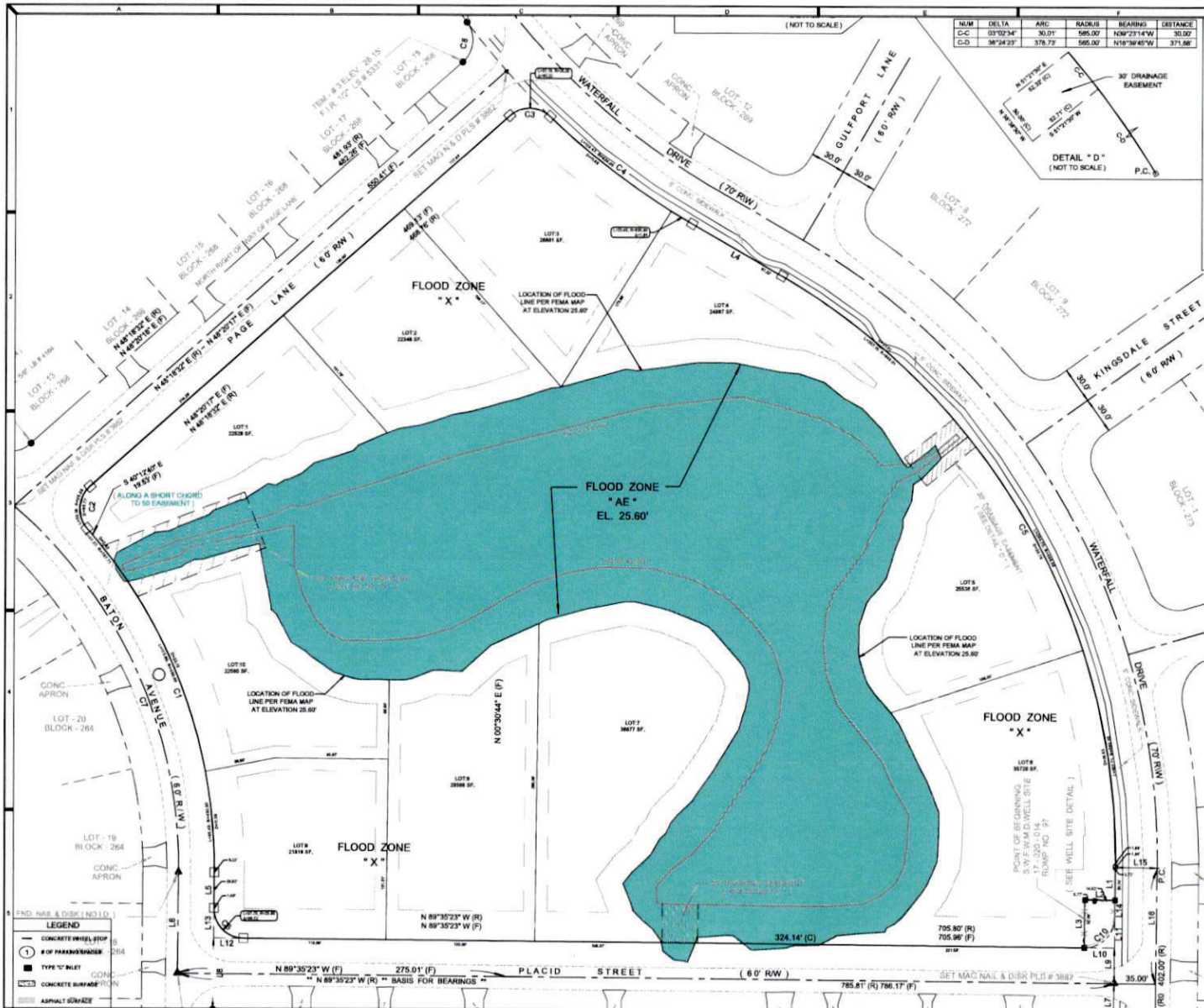
8. Lots shall have a minimum lot size 21,500 square feet in accordance with Section 28-99(C) of the Code of Ordinances.
9. Minimum Building Setbacks:
 - Front: 25'
 - Side: 10'
 - Rear: 20'
10. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the 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.
11. The petitioner shall coordinate the use of or the vacation of the drainage easements with the County Engineer.
12. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z RECOMMENDATION:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision to include a rezoning from PDP Rec (Recreation) to PDP(SF)/Planned Development Project (Single Family) with Deviations, and the following unmodified 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 to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
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™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.
5. Invasive plant species shall be identified during the construction plan review and removed during the development process.
6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.
7. The petitioner shall provide sidewalks for all streets surrounding subdivision.
8. Lots shall have a minimum lot size 21,500 square feet in accordance with Section 28-99(C) of the Code of Ordinances.
9. Minimum Building Setbacks:
 - Front: 25'
 - Side: 10'
 - Rear: 20'

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11. The petitioner shall coordinate the use of or the vacation of the drainage easements with the County Engineer.
12. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



- NOTES:
1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
 2. DRA FINAL CONFIGURATION AND FUNCTION SHALL BE DETERMINED WITH FINAL DESIGN PERMITTING. IT SHALL BE SHOWN ON FINAL PLAT.
 3. ANY AND ALL EASEMENTS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAT.



ALL ROADWAYS EXIST.
RW VARIES.

TYPICAL LOT
N.T.S.

- SITE DATA**
1. APPLICANT: SOUTHERN VALLEY HOMES, 13308 SPRING HILL DRIVE, SPRING HILL, FLORIDA 34609
 2. PARCEL SIZE: 313,852 S.F. / 7.20 ACRES
 3. PARCEL KEY NO. 472286
 4. LOCATED IN SECTION 16, TOWNSHIP 23, RANGE 18, HERNANDO COUNTY, FLORIDA
 5. CURRENT FUTURE LAND USE IS: RESIDENTIAL
 6. CURRENT ZONING: POP (RES) PARK SITE
 7. PROPOSED ZONING: POP (SF)
 8. FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL: 12002C0320
 9. EFFECTIVE DATE: 02/02/2012, ZONE "X"
 10. MINIMUM LOT SIZE IS A 21,516 S.F. / 0.50 AC
 11. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
- FRONT: 25'
SIDE: 10'
REAR: 20'
9. PERIMETER PROJECTS SETBACKS = 20'
- SITE BREAKDOWN:**
7.2 AC.
ONE SEPTIC TANK PER 21,500 S.F.
7.20 AC. / 21,500 S.F. = 14.59 SEPTIC TANKS
14 SEPTIC TANKS/LOTS ALLOWED
10 SEPTIC TANKS/LOTS PROPOSED

PARK LAND CALCULATION
10 LOTS ARE LESS THAN 50 DWELLINGS, THEREFORE PARK LAND IS NOT REQUIRED. HOWEVER WE ARE PROVIDING SUFFICIENT OPEN SPACE FOR COMBINED RETENTION AND OTHER OPEN SPACE ACTIVITIES.

PROPOSED DENSITY THIS PLAN
TOTAL UNITS = 10 DENSITY = UNITS / ACREAGE
10 / 7.2 = 1.39 DU/AC.

- PROJECT NOTES:**
1. ALL LOTS SHALL BE ON SEPTIC SYSTEM
 2. ALL LOTS SHALL BE ON PUBLIC WATER
 3. TYP LOT SIZE: 120' x 132'

WATERFALL PARK
HERNANDO COUNTY, FL

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES

DISTANCE/ELECTRONIC SIGNATURE NOTE
ANY E-SIGNATURE IS VALID IF IT MEETS THE FOLLOWING REQUIREMENTS:
1. THE USER HAS A VALID E-MAIL ADDRESS
2. THE USER HAS A VALID E-SIGNATURE
3. THE USER HAS A VALID E-MAIL ADDRESS
4. THE USER HAS A VALID E-SIGNATURE
5. THE USER HAS A VALID E-MAIL ADDRESS

NO.	DATE	BY	FOR	REVISION
1	08/16/2024	ADCA	ADCA	ISSUED FOR PERMITTING
2	08/16/2024	ADCA	ADCA	ISSUED FOR PERMITTING
3	08/16/2024	ADCA	ADCA	ISSUED FOR PERMITTING
4	08/16/2024	ADCA	ADCA	ISSUED FOR PERMITTING

H-24-70

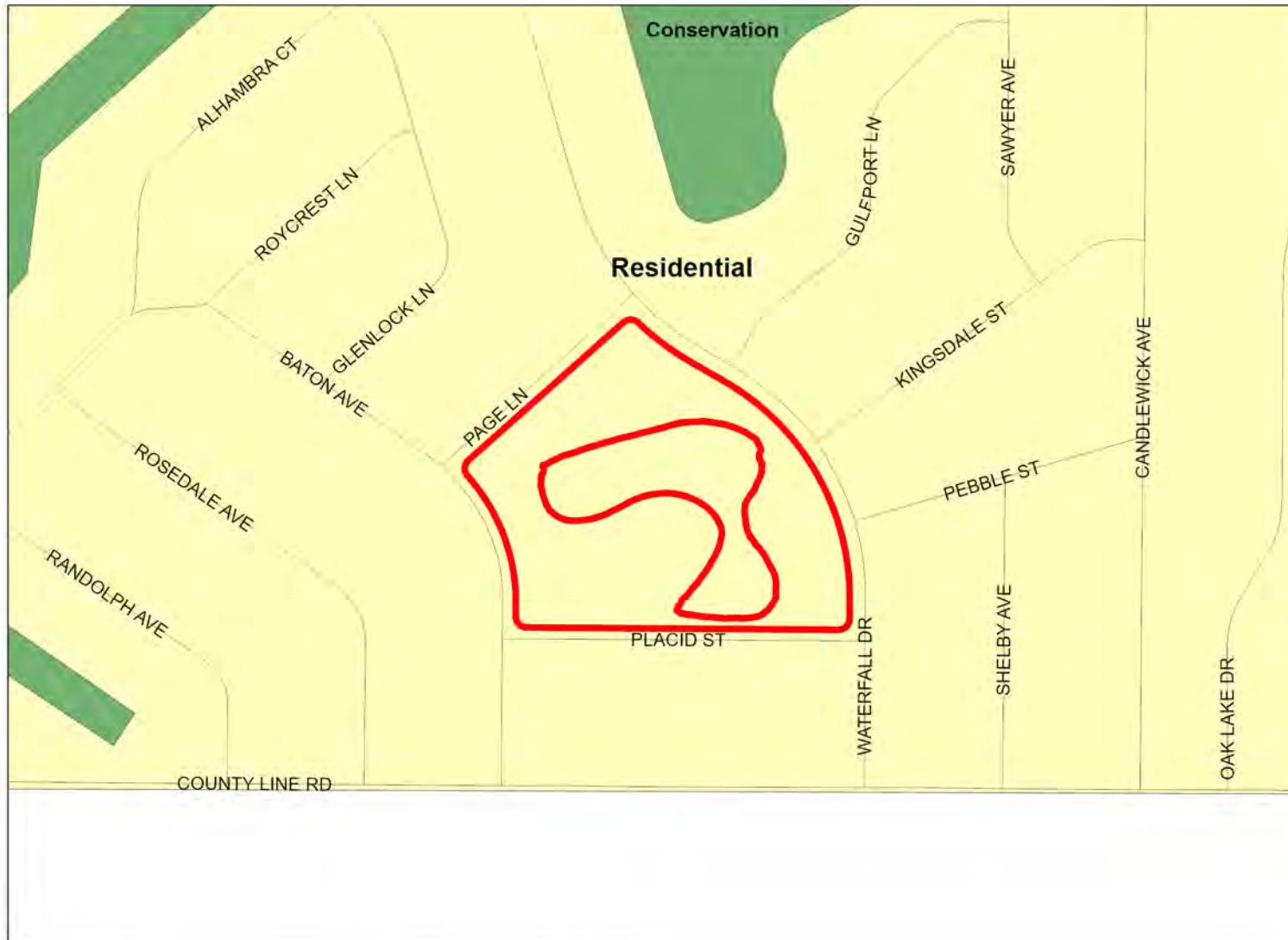
Photo date: 2023

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-24-70
Version Date: 12/09/2022



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.

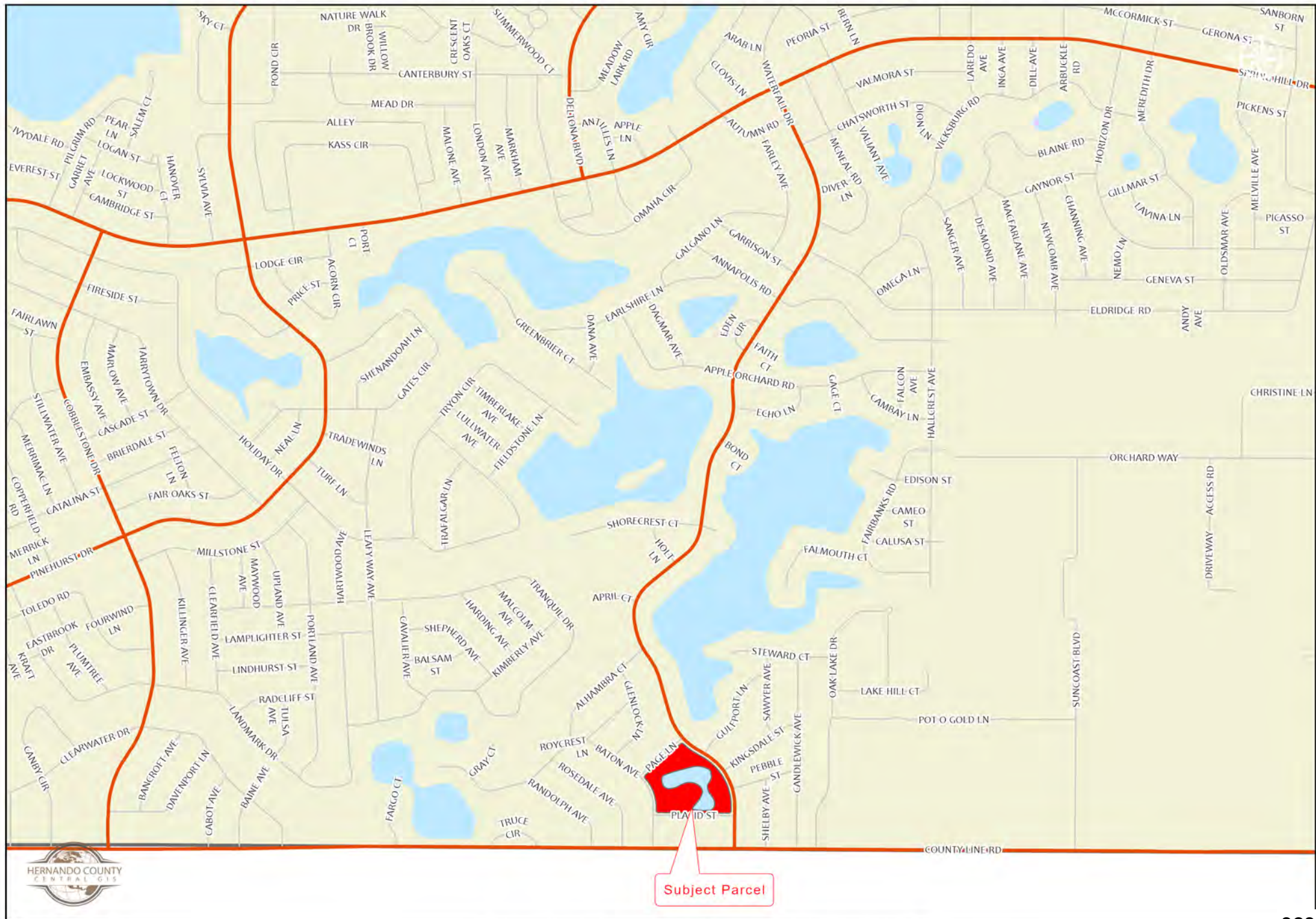


Date of mapping: 12/05/2024



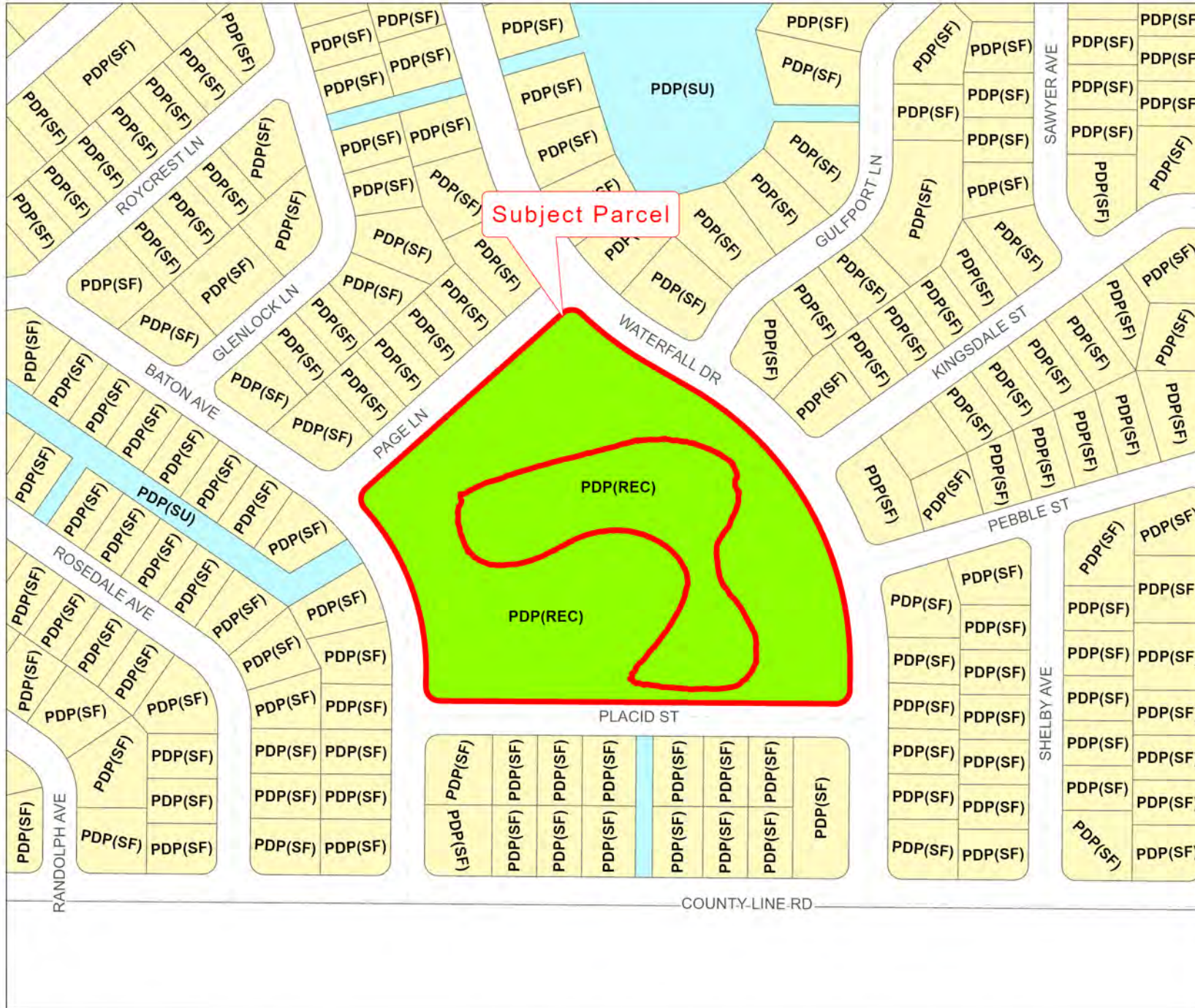
H-24-69 AREA MAP

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-24-70

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.



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



Francines Sosa

8185 Page Lane

Spring Hill Florida 34606

Home 352-293-4241, cell 973-204-9254

CC: Congressman Gus Bilirakis, State Senator Blaise Ingoglia and State Representative Jeff Holcomb

Dear Hernando County Board of County Commissioners:

I am writing to express my strong opposition to the planning application 11-24-70 for the proposed development at Waterfall Drive, Placid Street, Page Lane and Baton Avenue. As a resident of Page Lane I am deeply concerned about the potential negative impacts this project will have on our community particularly regarding:

Traffic

The traffic has increased on Waterfall Drive tremendously. Drivers are now speeding. Non local delivery trucks cutting through from Spring Hill Drive to County Line Road has also increased. This has threatened the safety of our children and the wildlife surrounding this property. The traffic will also increase even more due to new residents.

Overcrowding

This is a well established neighborhood and this development can and will alter our character. For one, I do not believe everyone was made aware of the fact that this property /lots were made available for sale. If this would have been the case I would have been involved to purchase it. One of the reasons we purchased this property in 2012 was because of that land. I strongly believe that if this decision was made for Southern Valley Homes to have this property we, the neighbors, should be involved on how many and what it will look like.

Environmental Impact

There is a lot of wildlife present in this property. They will be displaced does no one care?! There are: yellow box turtle nests, soft shell turtles, squirrels, monarch butterflies, assorted birds(blue Jays, mockingbirds, finches ,Sandhill cranes, Egrets, family of Merlin falcons, rabbits etc. Populations have dwindled because of speeding cars and trucks and now we are taking away their home.

This area is used by neighbors to do exercise, entertain themselves and meet and greet. I know that because of this area many neighbors do not have flood insurance since it is a retention pond. Everyone counts on it to continue retaining the water during the hurricane emergencies; such is the case during Milton in 2024.

I urge the County Commission to carefully review this application and deny the proposed development based on the concerns outlined above. I believe that approving this project will harm the quality of life of our residents. Please consider my objections and contact me if you require further information.

Sincerely, Francines Sosa

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: ProCivil 360, LLC on behalf of Southern Valley Homes, LLC

FILE NUMBER: H-24-70

REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Bounded by Waterfall Drive, Placid Street, Page Lane, and Baton Avenue

PARCEL KEY NUMBERS: 412360

REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) 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(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) 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



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 Hernando County

in the matter of
PLANNING AND ZONING COMMISSION- 2/10/25
BOARD OF COUNTY COMMISSIONERS- 4/3/25

was published in said newspaper by print in the issue(s) of:
January 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on January 31, 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 3rd day of February, 2025.



LISA M. MACNEIL
Commission #HH 254975
Expires April 19, 2026 •

(Signature of Notary Public)

(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 February 10, 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 April 3, 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: Mohammed Abuhamra
FILE NUMBER: H-24-68
REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership

GENERAL LOCATION: East side of Linden Drive approximately 565 feet from Spring Hill Dr
PARCEL KEY NUMBER: 461360

APPLICANT: Ocean Bleu
FILE NUMBER: H-24-69
REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4

GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road
PARCEL KEY NUMBER: 378914

APPLICANT: Southern Valley Homes, LLC
FILE NUMBER: H-24-70
REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue
PARCEL KEY NUMBER: 412360

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 Wisconsin Road, approximately 670' east of California Street
PARCEL KEY NUMBER: 345736

APPLICANT: David Griner
FILE NUMBER: H-24-72
REQUEST: Rezoning from C-1/General Commercial to CM-1/Marine Commercial District
GENERAL LOCATION: West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard
PARCEL KEY NUMBER: 1015207

APPLICANT: Hilltop 408, LLC
FILE NUMBER: H-24-74
REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room
GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue
PARCEL KEY NUMBER: 1775877

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

REF: 02-2025 REZ.LGL
Publish: January 31, 2025

Published: January 31, 2025

RESOLUTION NO. 2025 056

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: ProCivil 360, LLC on behalf of Southern Valley Homes, LLC

FILE NUMBER: H-24-70

REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Bounded by Waterfall Drive, Placid Street, Page Lane, and Baton Avenue

PARCEL KEY NUMBERS: 412360

REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) 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(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) 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 3rd DAY OF April 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest:

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

By:

For [Signature] Vice Chairman
Brian Hawkins
Chairman

(SEAL)



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: *Victoria Anderson*
County Attorney's Office



Board of County Commissioners

AGENDA ITEM

Meeting: 04/03/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15579
Legal Request Number: LR-25-96-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by David Griner for Property Located on Shoal Line Boulevard (H2472)

BRIEF OVERVIEW

Request:

Rezoning from C-1/General Commercial to CM-1 (Commercial Marine 1)

General Location:

West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard

P&Z Action:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution denying the petitioners' request for a rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1) and approve a rezoning from C-1 (General Commercial) to PDP(CM)/Planned Development Project (Commercial Marine) with specific uses with performance conditions.

FINANCIAL IMPACT

A matter of policy. 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 authorize the Chairman's signature on the attached resolution approving a rezoning from C-1 (General Commercial) to PDP(CM)/Planned Development Project (Commercial Marine 1) with specific uses and with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	02/28/2025 10:59 AM
Toni Brady	Approved	03/03/2025 9:43 AM
Albert Bertram	Approved	03/03/2025 11:48 AM
Pamela Hare	Approved	03/04/2025 3:01 PM
Victoria Anderson	Approved	03/06/2025 12:01 PM
Heidi Prouse	Approved	03/07/2025 3:52 PM
Jeffrey Rogers	Approved	03/12/2025 11:36 PM

Colleen Conko

Approved

03/13/2025 8:52 AM

RESULT: **ADOPTED**
MOVER: Ryan Amsler
SECONDER: Steve Champion
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

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

Date: 9-4-2024

File No. H-24-72 Official Date Stamp:

RECEIVED

NOV 07 REC'D

Hernando County
Zoning Division

APPLICANT NAME: David Griner

Address: 4367 Tahiti Drive

City: Hernando Beach

Phone: 352-549-1549

Email: gulfstreamch@gmail.com

State: FL

Zip: 34607

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: _____

Address: _____

City: _____

Phone: _____

Email: _____

State: _____

Zip: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01015207
2. SECTION 13, TOWNSHIP 23, RANGE 16
3. Current zoning classification: C1
4. Desired zoning classification: CM-1
5. Size of area covered by application: 1.6 acres
6. Highway and street boundaries: None
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, David Griner, 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): _____

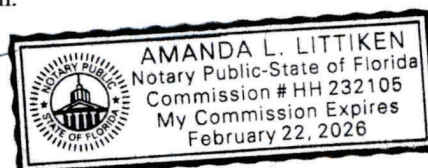
to submit an application for the described property.

David Griner
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 4 day of September, 2024, by David Griner who is ☐ personally known to me or ☒ produced IDA as identification.

Amanda
Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20


Notary Seal/Stamp

11-7-2024

David Griner
4367 Tahiti Drive
Hernando Beach, FL 34607

Property Description
Key 01015207
R13 223 14 1875 0000 0110
Gulf Coast Commercial Center
Lot 11, 12, 13, 14 & 15

I would like to have the property at 4055
Shoal Lane Blvd zoned to CM-1. We are hoping to
do a dry storage lot.

Thank you,

David Griner

01/06/2025

RE: Rezoning H-24-72 Parcel Key 01015207 (Griner)

Department of Planning and Zoning,

The dry storage area will all be ground level. I will not have any deviations from what is allowed per code. I will also not be doing any sales or repairs affiliated with the dry storage.

Thank you,

David Griner

(352) 684-5450 FAX (352) 684-9955

(PLUAT BOOK 7, PAGE 49)

337

H-24-72

Photo date: 2023

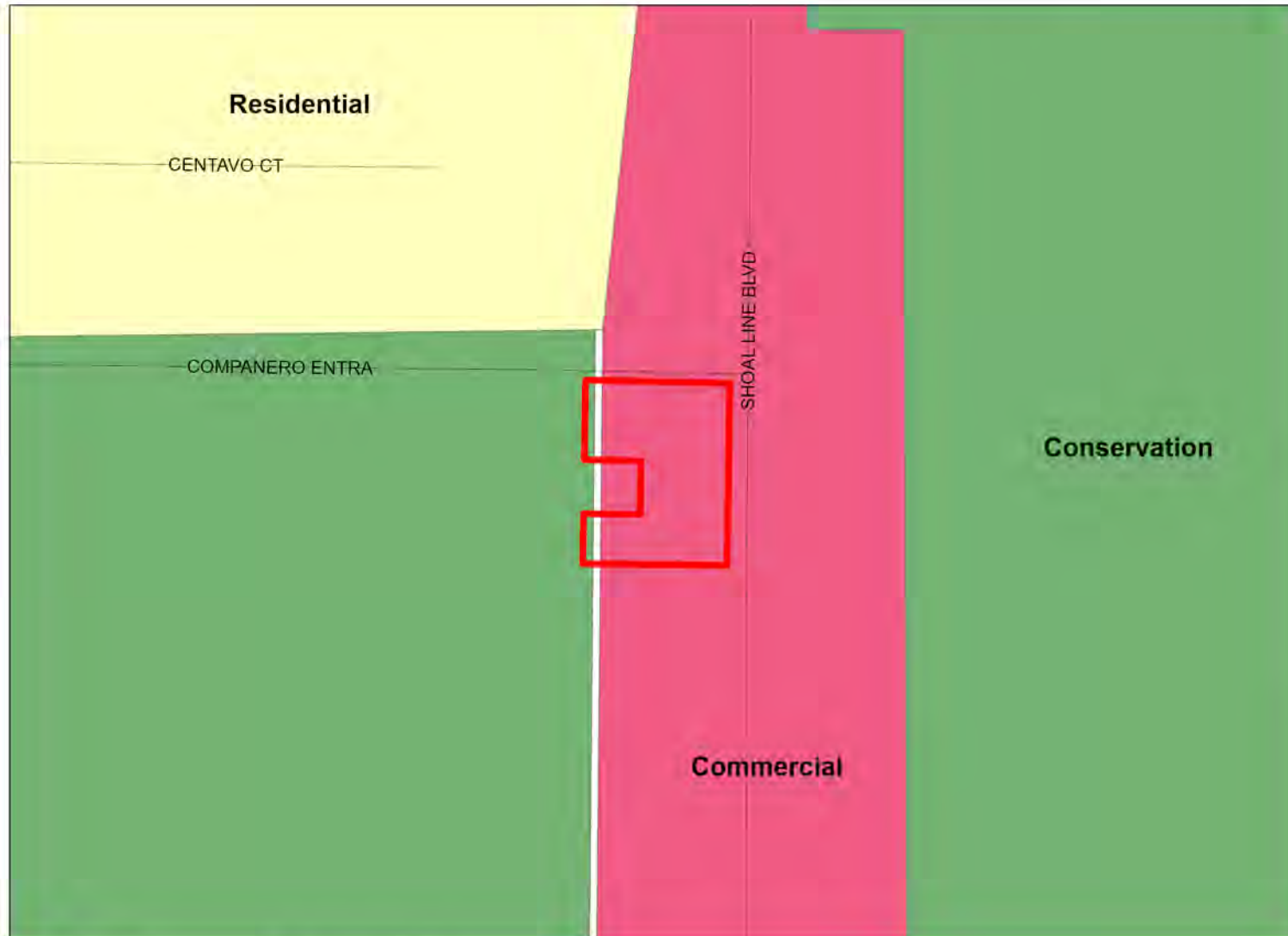
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-72

Version Date: 12/09/2022



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.

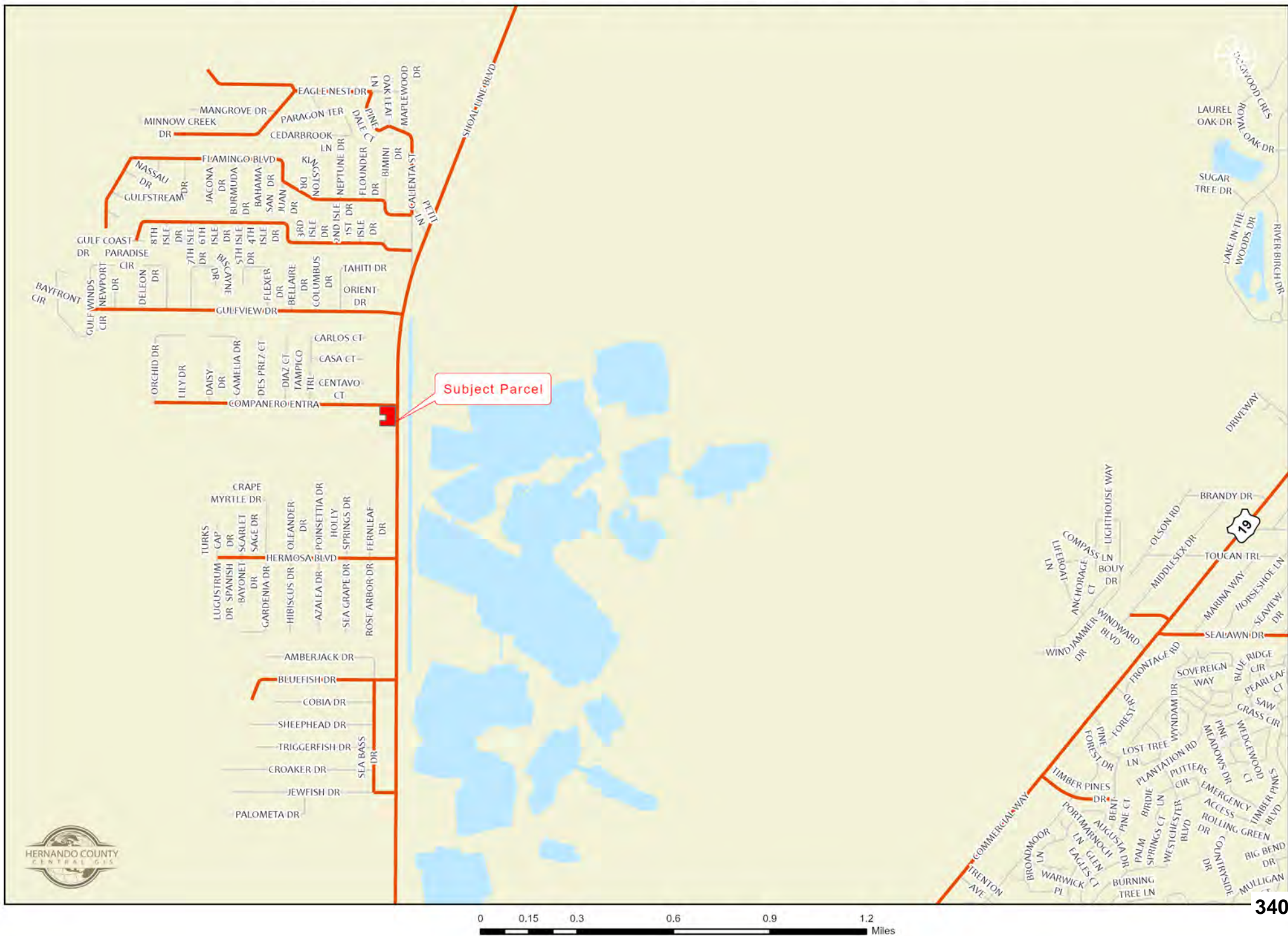


Date of mapping: 12/17/2024



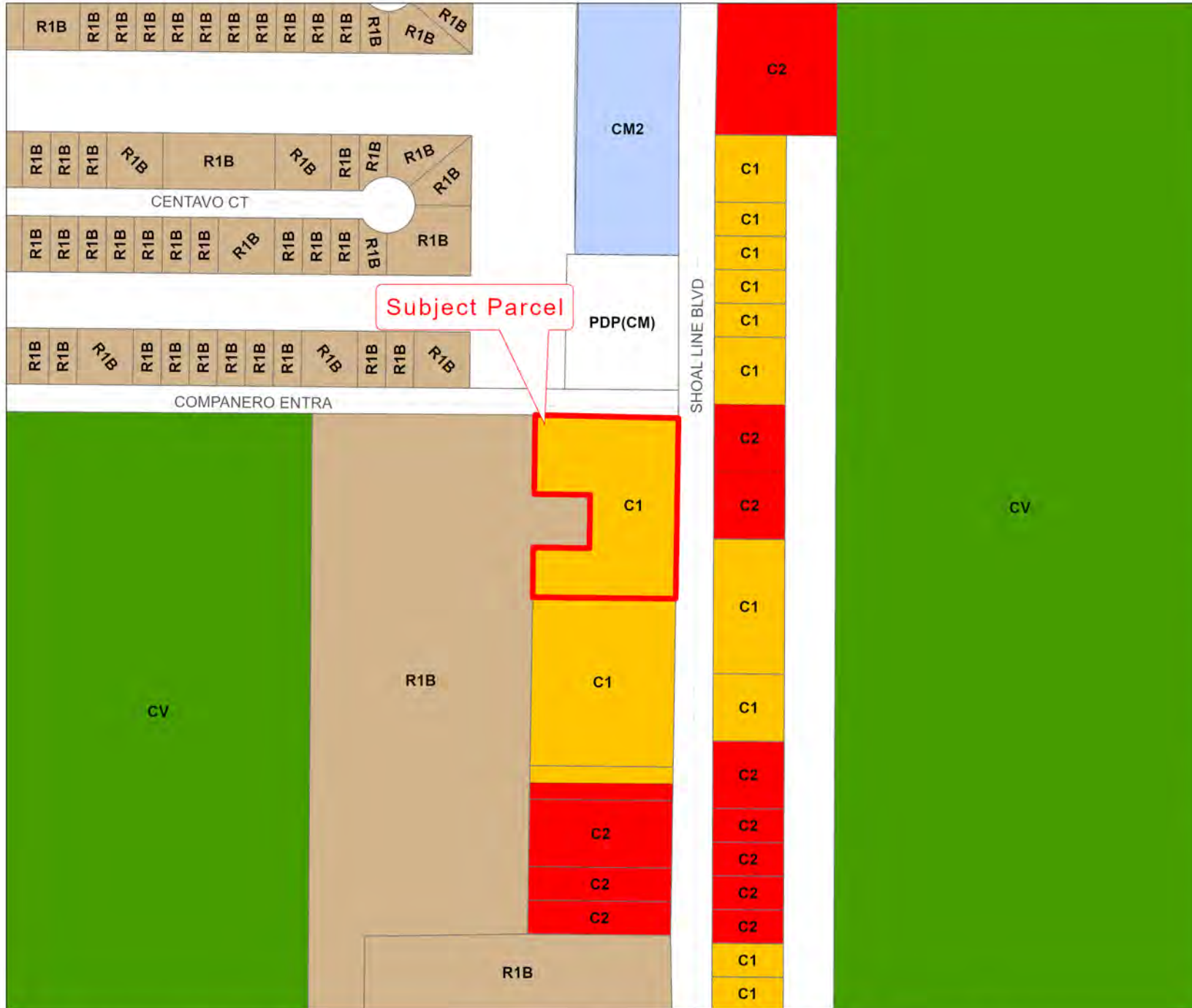
H-24-72 AREA MAP

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-24-72

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.



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 and Zoning

02/09/2025

H-24-72 Griner (Parcel Key 01015207)

4055 Shoal Line Blvd

Hernando Beach, FL 34607

David Griner will not be able to attend the Planning and Zoning Commission meeting on February 10, 2025. Unfortunately, he has an important medical appointment schedule that day in Sarasota and cannot reschedule it.

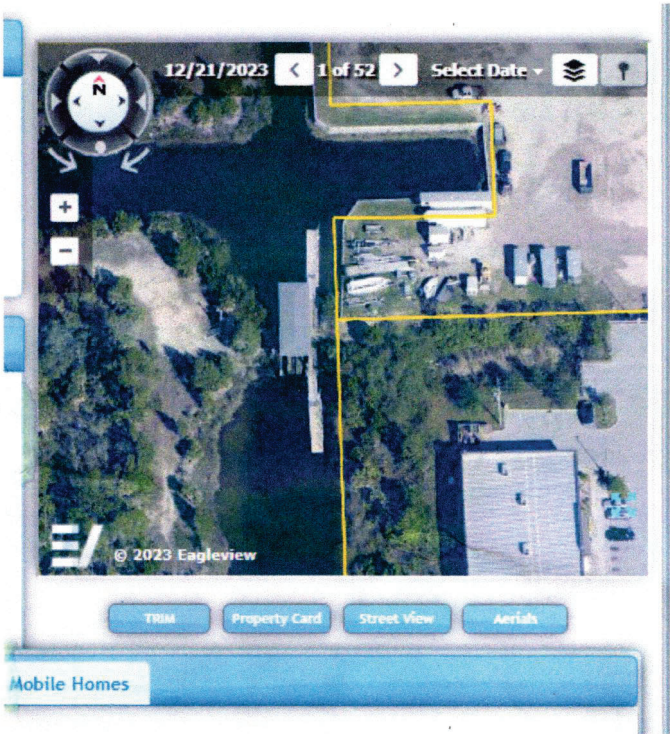
On behalf of David Griner, his nephew Jack Griner will be attending the meeting to answer any questions that the counsel may have.

Thank you for this opportunity and your review,

A handwritten signature in cursive script, appearing to read "David Griner", followed by a long horizontal line extending to the right.

David Griner

352-397-6823



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: David Griner

FILE NUMBER: H-24-72

REQUEST: Rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1)

GENERAL LOCATION: West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard

PARCEL KEY NUMBERS: 01015207

REQUEST: Rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1) 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. Staff recommends the rezoning be converted to PDP(CM)/Planned Development Project (Commercial Marine) with specific uses in order to mitigate any potential impacts from the already allowed uses permitted in the Euclidean CM-1 (Commercial Marine 1).
2. 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 C-1 (General Commercial) to PDP(CM)/Planned Development Project (Commercial Marine 1) 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



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 Hernando County

in the matter of
PLANNING AND ZONING COMMISSION- 2/10/25
BOARD OF COUNTY COMMISSIONERS- 4/3/25

was published in said newspaper by print in the issue(s) of:
January 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on January 31, 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 3rd day of February, 2025.



LISA M. MACNEIL
Commission #HH 254975
Expires April 19, 2026

(Signature of Notary Public)

(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 February 10, 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 April 3, 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: Mohammed Abuhamra
FILE NUMBER: H-24-68
REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership

GENERAL LOCATION: East side of Linden Drive approximately 565 feet from Spring Hill Dr
PARCEL KEY NUMBER: 461360

APPLICANT: Ocean Bleu
FILE NUMBER: H-24-69
REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4

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APPLICANT: Southern Valley Homes, LLC
FILE NUMBER: H-24-70
REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue

GENERAL LOCATION: 412360
PARCEL KEY NUMBER:

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 Wisconsin Road, approximately 670' east of California Street
PARCEL KEY NUMBER: 345736

APPLICANT: David Griner
FILE NUMBER: H-24-72
REQUEST: Rezoning from C-1/General Commercial to CM-1/Marine Commercial District
GENERAL LOCATION: West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard
PARCEL KEY NUMBER: 1015207

APPLICANT: Hilltop 408, LLC
FILE NUMBER: H-24-74
REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room

GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue
PARCEL KEY NUMBER: 1775877

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.

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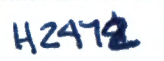
/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

REF: 02-2025 REZ.LGL
Publish: January 31, 2025

Published: January 31, 2025



H2472



RESOLUTION NO. 2025 057 _____

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: David Griner

FILE NUMBER: H-24-72

REQUEST: Rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1)

GENERAL

LOCATION: West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard

PARCEL KEY

NUMBERS: 01015207

REQUEST: Rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1) 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. Staff recommends the rezoning be converted to PDP(CM)/Planned Development Project (Commercial Marine) with specific uses in order to mitigate any potential impacts from the already allowed uses permitted in the Euclidean CM-1 (Commercial Marine 1).
2. 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 C-1 (General Commercial) to PDP(CM)/Planned Development Project (Commercial Marine 1) 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 3rd DAY OF April 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest:

Hidi Krupar, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By:

Brian Hawkins
for **Brian Hawkins**
Chairman

Vice Chairman

(SEAL)



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: *Victoria Anderson*
County Attorney's Office



Board of County Commissioners

AGENDA ITEM

Meeting: 04/03/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15587
Legal Request Number: LR-25-96-1
Bid/Contract Number:

TITLE

Petition to Re-Establish Master Plan Submitted by Catalyst Design Group on Behalf of Hilltop 408, LLC for Property Located on Spring Hill Drive (H2474)

BRIEF OVERVIEW

Request:

Re-Establish Master Plan on Property zoned PDP(OP)/Planned Development Project (Office Professional) for a Freestanding Emergency Room

General Location:

South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue

P&Z Action:

On February 10, 2025, at their regular meeting, the Planning and Zoning Commission voted 5 to 0 to recommend the Board of County Commissioners approve a resolution approving the petitioner's request to Re-Establish a Master Plan on property zoned PDP(OP)/Planned Development Project (Office Professional) with unmodified performance conditions.

FINANCIAL IMPACT

A matter of policy. No financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning/Master Plan Revision decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment/Master Plan Revision 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 to re-establish a Master Plan on property zoned PDP(OP)/Planned Development Project (Office Professional) with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	02/28/2025 11:05 AM
Toni Brady	Approved	03/03/2025 9:34 AM
Albert Bertram	Approved	03/03/2025 9:35 AM
Pamela Hare	Approved	03/03/2025 10:46 AM
Victoria Anderson	Approved	03/03/2025 1:02 PM
Heidi Prouse	Approved	03/04/2025 11:42 AM
Jeffrey Rogers	Approved	03/12/2025 11:43 PM

Colleen Conko

Approved

03/13/2025 8:52 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Campbell, Allocco, Amsler and Champion
ABSENT: Hawkins

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

Date: 11/04/2024

File No. _____ Official Date Stamp:

H-24-74
Received

NOV 08 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Hilltop 408, LLC

Address: 401 Commerce St, Suite 800

City: Nashville

State: TN

Zip: 37219

Phone: _____ Email: _____

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Ian Anderson

Company Name: Catalyst Design Group

Address: 1085 W Morse Blvd

City: Winter Park

State: FL

Zip: 32789

Phone: 689-219-8900

Email: ianderson@catalyst-dg.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1775877
2. SECTION 30, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: PDP(OP)
4. Desired zoning classification: PDP(OP) (Master plan revision)
5. Size of area covered by application: 1.75 ac
6. Highway and street boundaries: Spring Hill Dr (north), Lindsay Ave (south), Deering Ave (east)
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, Hilltop 408, LLC, 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): Catalyst Design Group (See attached Letter of Authorization)

and (representative, if applicable): _____

to submit an application for the described property.



Ian Anderson (CDG), Authorized Agent

Signature of ~~Property Owner~~

STATE OF ~~FLORIDA~~ Tennessee

COUNTY OF ~~HERNANDO~~ Davidson

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 4th day of November, 2024, by Ian Anderson who is ☒ personally known to me or ☐ produced _____ as identification.


Signature of Notary Public



Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20



November 4, 2024

Spring Hill FSER
Civil Engineering Narrative
Hernando County, Florida

PROJECT DESCRIPTION / REQUEST

The proposed project is the development of a free-standing emergency room (FSER). The site is located on the south side of Spring Hill Drive between the Fellowship Community Church and the Seven Hills Shopping Plaza in Hernando County, Florida. The property consists of a ± 1.75 -acre vacant parcel, Parcel Key number 1775877. The parcel is zoned Planned Development Project - Office Professional [PDP(OP)] and associated with Hernando County Resolution Number 2019-68. The proposed development consists of an approximate 11,000 square foot FSER, and will include parking, secondary storm system, stormwater and associated utility infrastructure. The development has potential for future expansion which has been evaluated for the location of infrastructure. A master plan revision for the above referenced planned development is requested.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 10, 2025
Board of County Commissioners: April 3, 2025

APPLICANT: Hilltop 408, LLC.

FILE NUMBER: H-24-74

REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room

GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue

PARCEL KEY NUMBER: 1775877

APPLICANT'S REQUEST:

On May 14, 2019, the Board of County Commissioners approved a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room on the 1.75 acre subject site. Since its approval no development acquired and the master plan, in accordance with our Code, has expired.

The petitioner is current request is to re-establish the master plan on the subject site for a Free-Standing 11,000 square foot Emergency Room (FSER). No changes are being requested from the previous approval.

SITE CHARACTERISTICS:

Site Size: 1.75 acres

**Surrounding Zoning;
Land Uses:**

North: Commercial, Public Facility
South: Single-Family Residential
East: Church and Single-Family Residential
West: Commercial

Current Zoning: Planned Development Project (Office Professional)

Future Land Use
Map Designation: Residential

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Hydrologic

Features: The site falls within a Class 2 Wellhead Protection Area, No Special Protection areas, or wetlands present.

Comments: The requested use is an allowable use in the Class 2 Wellhead Protection Area.

Habitat: Since gopher tortoise are present on-site, a burrow survey will be required by a qualified professional and a Florida Fish and Wildlife Conservation Commission (FWC) permit may be required prior to site alteration or commencement of construction. The petitioner is required to comply with all applicable FWC regulations.

Comments: The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently provide water or sewer service to this parcel. Water service is available to the parcel; however, sewer service is not available at this time. There is a sewer force main that runs along the east side of Mariner Boulevard that could be a potential connection point should sewer service be desired. HCUD has no objection to the request subject to connection to the central water system and Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project.

Comments: If sewer service is desired, the petitioner shall be required to have a utility capacity analysis, and it would be the developer's responsibility to determine the connection route.

ENGINEERING REVIEW:

The proposed site is located on the south side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue.

- The primary entrance from Spring Hill Drive is to be a Right-In/Right-Out only connection.
- The primary entrance must not conflict with the shopping center.

- Southernmost Drive aisle must align with church located to the East.
- No access to driveway on Deering Avenue shall be permitted.

LAND USE REVIEW:**Building Setbacks**

The petitioner is proposing the following building setbacks:

Front: 50' (previously approved deviation from 75')
Side: 20'
Rear: 35'

Parking

County LDRs require minimum off-street parking ratios based on the type of use. Four (4) parking spaces per thousand square feet of office professional uses are required.

Comments: The 11,000 square foot building would require a minimum of forty-four (44) parking spaces. The petitioner has indicated the site can accommodate the minimum parking requirements of the County's LDRs.

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 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 onto neighboring residential uses.

COMPREHENSIVE PLAN REVIEW:

The subject site is located within the Residential Land Use designation on the Comprehensive Plan. The site is surrounded by single-family residential, commercial and public facilities.

Future Land Use Element:

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 uses may also be allowed.

Comments: The Office Professional Uses, specifically the Free-Standing Emergency Room, proposed in this application are consistent with the Future Land Use Element of the Hernando County Comprehensive Plan. The Residential Future Land Use Classification allows for office professional, and hospital uses. The surrounding land uses consist of commercial, public facilities and residential uses; the proposed uses are compatible with the surrounding land uses.

FINDINGS OF FACT:

A reestablishment of the Master Plan on property zoned PDP(OP)/ Planned Development Project (Office Professional) on 1.75 acres 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.

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 Concurrence. 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. Homeowners 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 RECOMMENDATIONS:

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 to Re-Establish a Master Plan on property zoned PDP(OP)/Planned Development Project (Office Professional) with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory 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 provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.
3. Minimum Building Setbacks
Front: 50' (previously approved deviation from 75')
Side: 20'
Rear: 35'
4. The landscape buffer around the existing cell tower shall be 0' (Deviation from 5'). The existing landscaping around the cell tower shall not be disturbed and shall be replaced if damaged.
5. The landscape buffer along Spring Hill Drive shall be a minimum of 35'.
6. The petitioner shall provide adequate parking on the remaining portion of the site for the church in accordance with Hernando County LDRs.
7. The petitioner shall provide the primary entrance from Spring Hill Drive as a right-in/right-out only connection.
8. The petitioner's primary entrance shall not conflict with the shopping centers to the west of the property.
9. The petitioners' southernmost drive aisle must align with the Fellowship Wesleyan Church of Spring Hill locate to the east of the property.
10. The petitioner shall provide cross access agreement with the Fellowship Wesleyan Church of Spring Hill located to the east of the property.

11. During the site development stage, the developer shall perform a capacity analysis of the existing utility systems in accordance with HCUD requirements.
12. 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.

P&Z ACTION:

On February 10, 2025, at their regular meeting, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners to approve a resolution approving the petitioner's request adopt a Resolution approving the petitioner's request to Re-Establish a Master Plan on property zoned PDP(OP)/ Planned Development Project (Office Professional) with the following unmodified performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory 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 provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.
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H-24-74

Photo date: 2023

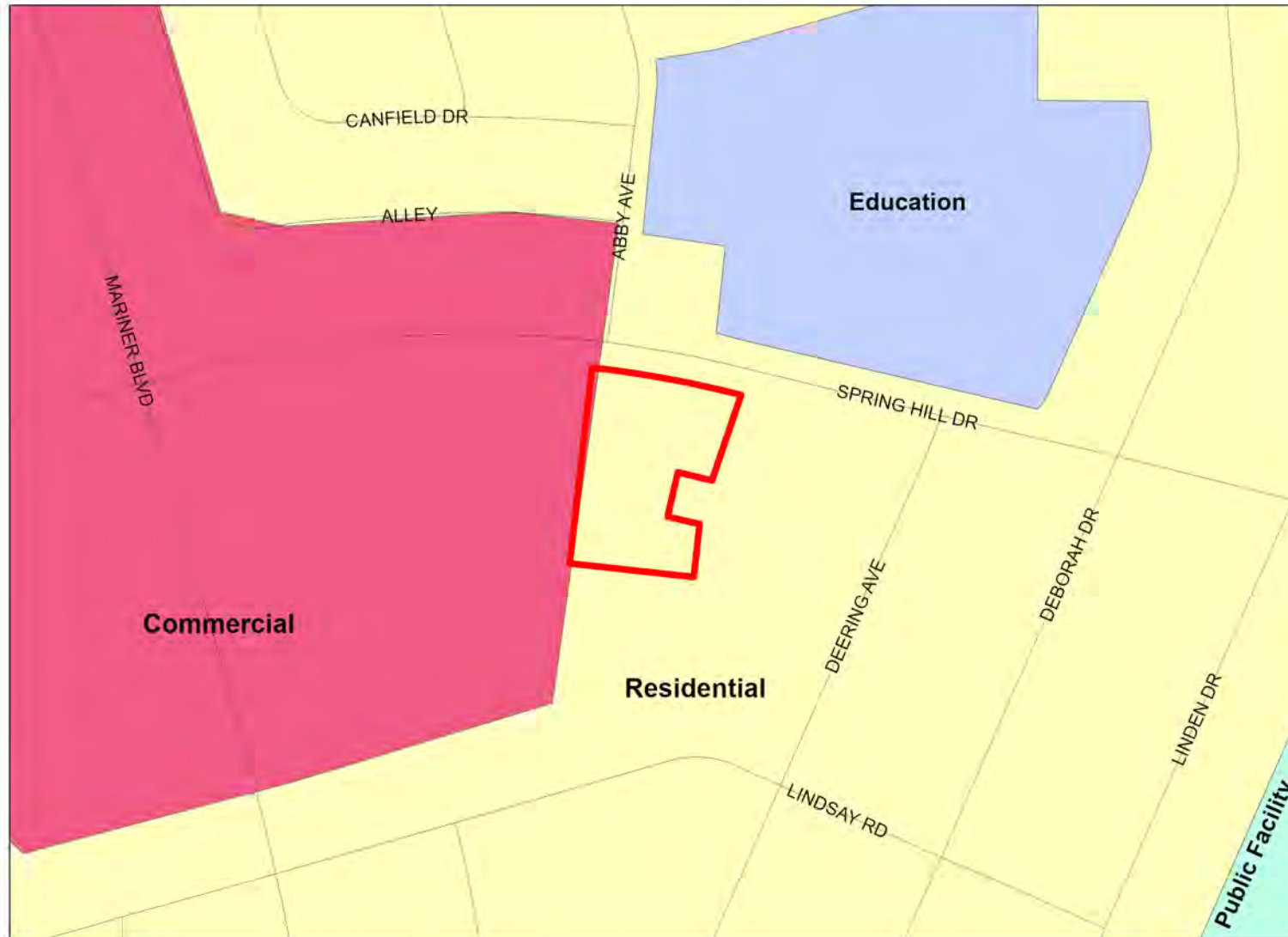
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-74

Version Date: 12/09/2022



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: 12/27/2024



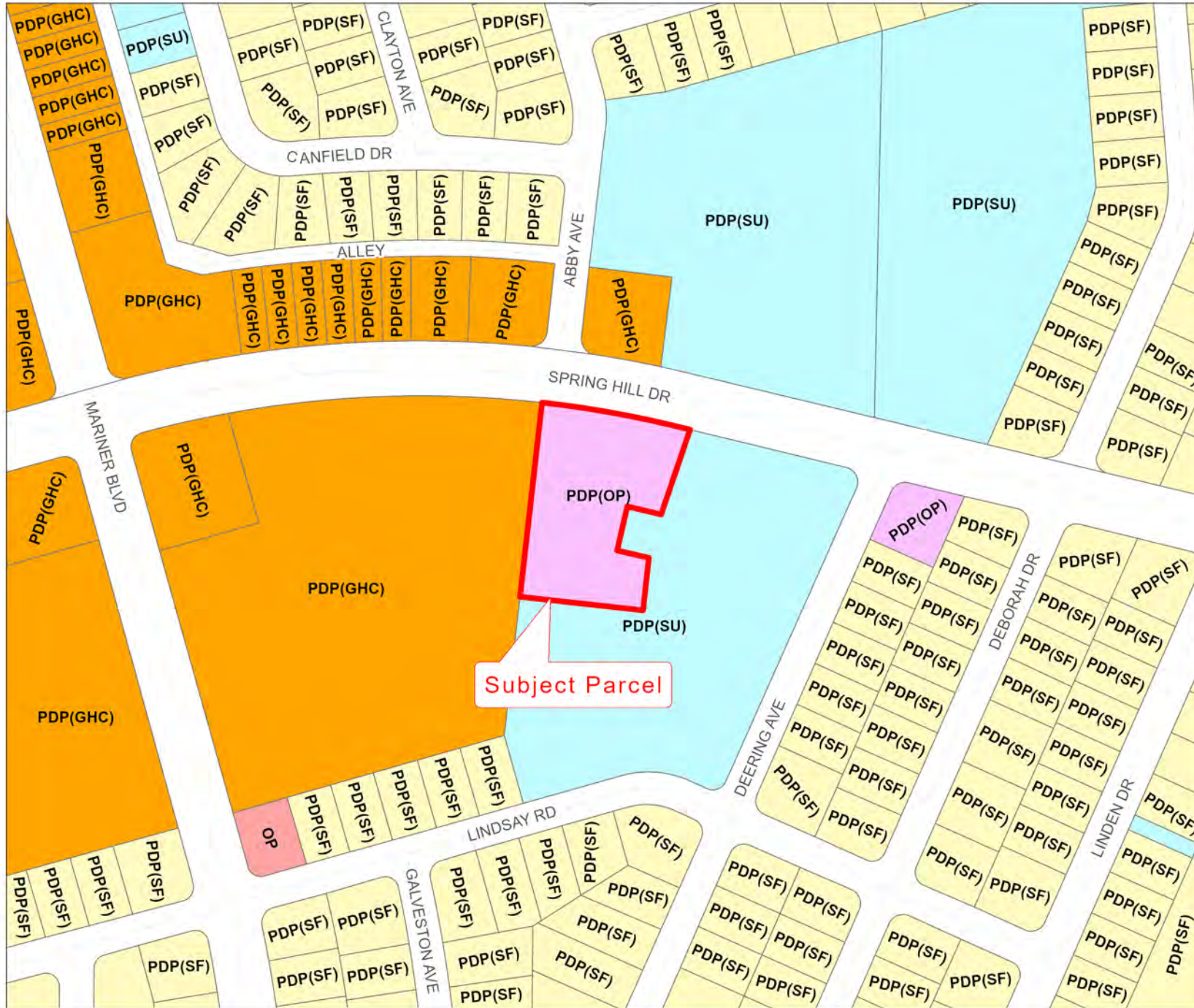
H-24-74 AREA MAP

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-24-74

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.

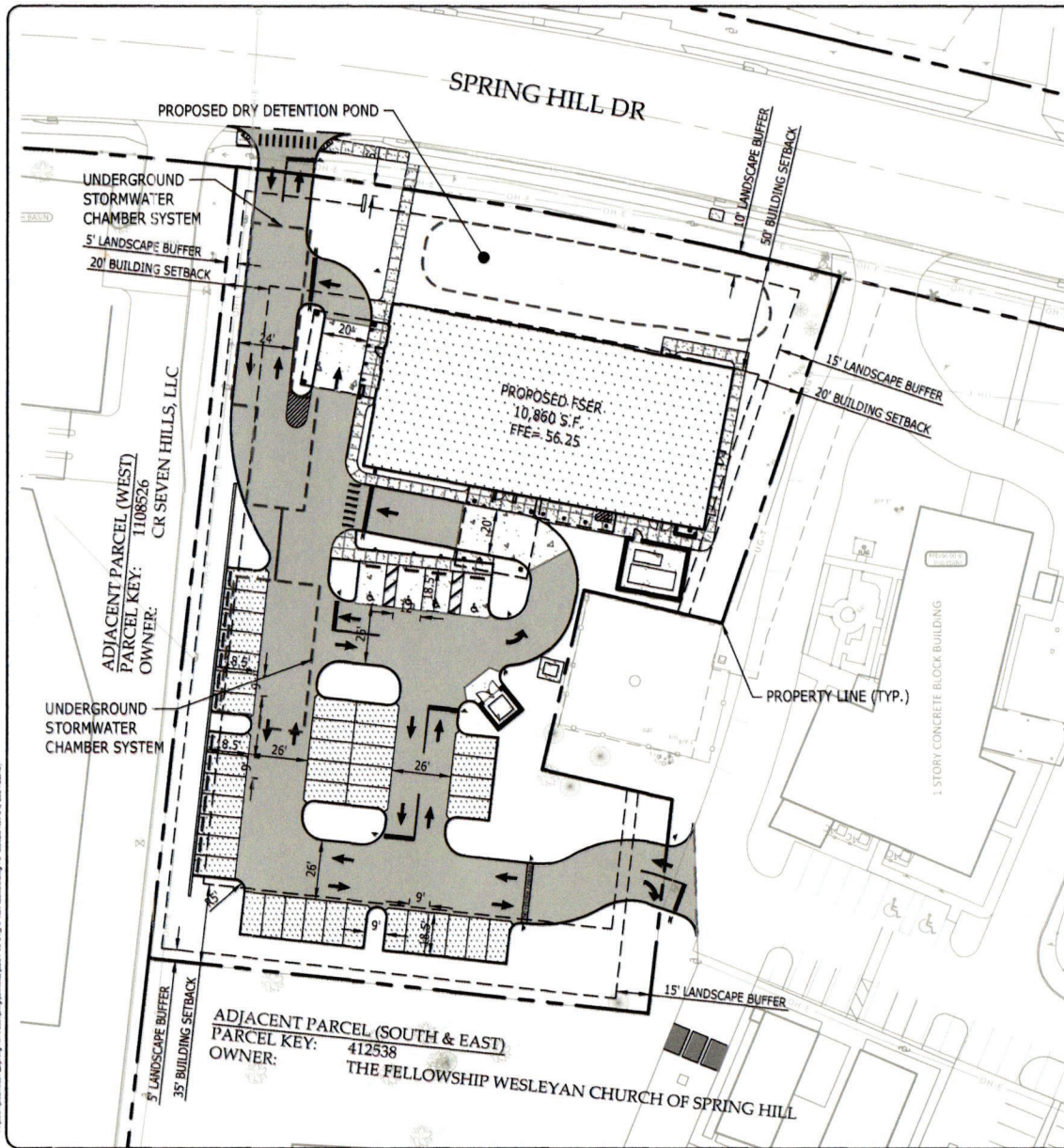


Zoning:

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





LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
BUILDING SETBACK	
LANDSCAPE BUFFER	

GENERAL INFORMATION

PARCEL KEY:	1775877
ADDRESS:	11242 SPRING HILL DR SPRING HILL, FL 34809
CITY:	HERNANDO

SITE DATA

SITE AREA:	AC	SF
	1.75	76,241
DISTURBED AREA:	1.66	72,455
PROPERTY ZONINGS:	FDR(OP)	
FUTURE LAND USE:	RESIDENTIAL	
PROPOSED LAND USE:	FREE-STANDING EMERGENCY ROOM (FSER)	

BUILDING DATA

PROPOSED BUILDING	10,860 SF	
BUILDING HEIGHT	MAXIMUM	PROPOSED
FSER	45'	1-STORY (30'-0")
BUILDING SETBACKS	MINIMUM	PROPOSED
FRONT (NORTH)	50'	50'
SIDE (EAST)	20'	21'
SIDE (WEST)	20'	38'
SIDE (CELL TOWER)	0'	25'
REAR (SOUTH)	35'	182'

LAND USE DATA

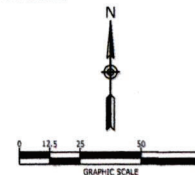
PROPOSED F.A.R.:		0.142	
IMPERVIOUS COVER:	S.F.	AC	%
EXISTING	0	0.00	0.00%
PROPOSED	43,788	1.01	57.43%
TOTAL IMPERVIOUS	43,788	1.01	57.43%
OPEN SPACE:	S.F.	AC	%
EXISTING	76,241	1.75	100.00%
PROPOSED	32,453	0.75	42.57%
LANDSCAPE BUFFERS:	MINIMUM	PROPOSED	
FRONT (NORTH)	10'	10'	
SIDE (EAST)	15'	15'	
SIDE (WEST)	5'	9'	
SIDE (CELL TOWER)	0'	3'	
REAR (SOUTH)	5'	10'	

PARKING CALCULATIONS

REQUIRED VEHICLE PARKING:		4 SPACE / 1,000 SF	= 44
	STANDARD	ADA	TOTAL
PROPOSED PARKING	40	4	44

NOTES

1. THERE ARE NO WETLANDS OR KNOWN SENSITIVE ENVIRONMENTAL FEATURES PRESENT ON THE SITE.
2. THE FLOODPLAIN DOES NOT ENCR OACH INTO THE SUBJECT SITE.
3. FULL CUTOFF FIXTURES SHALL BE USED TO RETAIN ALL LIGHT ON-SITE.
4. SPRING HILL DR ENTRANCE SHALL BE DESIGNED IN ACCORDANCE WITH THE COUNTY REGULATIONS AND COORDINATED WITH THE COUNTY ENGINEER.
5. CROSS ACCESS TO DEERING AVENUE (THROUGH ABUTTING CHURCH PROPERTY) SHALL BE USED FOR EMERGENCY VEHICLES ONLY. THE SIGNAGE/STRIPING WILL BE COORDINATED WITH THE COUNTY.



SPRING HILL FSER

HERNANDO COUNTY, FL

NO.	DATE	DESCRIPTION
1	11/26/2024	REVISED APP. / REVISION

DRAWING TITLE
MASTER PLAN
REVISION

PROJECT NUMBER
1040501

DRAWING NUMBER
MP-1

SUBMITTAL P&Z 2/10/25 H2474

February 2, 2025

John and Kristina Cullin

2010 Deering Avenue

Spring Hill FL 34609

Re: Proposed Freestanding Emergency Room

File Number H-24-74

Parcel Key Number 1775877

To whom it may concern:

We have received another notice regarding the proposal of a Freestanding Emergency Room. The original was back in April of 2019. A copy of our original thoughts is enclosed.

As so much time has past it was assumed the proposal was dismissed. In that time and just recently opened was a AFC Urgent Care. Your proposal of the Freestanding Emergency Room would be as close as next door to AFC.

We were opposed than and we are still opposed. As previously noted in our original letter there are many available locations better suited for this facility.

Sincerely,

John and Kristina Cullin

Subject File number H1910 Rezoning request by The Fellowship Wesleyan Church of Spring Hill
From Kristina Cullin <tcbcullin@att.net>
To: ZoningDepartment@HernandoCounty.us <ZoningDepartment@HernandoCounty.us>
Date Fri, Apr 5, 2019 at 8:37 PM

Please accept our thoughts in regards to the rezoning requested by The Fellowship Wesleyan Church of Spring Hill as this is during our work day and we are unable to attend. My husband and I have lived on Deering Avenue since 1991. We have worked hard to own our home and raised a family here and now you are asking to put a Free Standing ER in the middle of a residential neighborhood. This is unacceptable and we do not approve. There are many vacant lots in the area that would be best suited for this type of facility. We chose our home to be in a family oriented neighborhood not a business district. The placement of this ER would be in the middle of peoples homes. Traffic coming off Mariner Boulevard and Spring Hill Drive will become more of a cut through than it already is. It will be a constant traffic flow. Along with the additional vehicles there will be an on slot of people including people lingering around waiting for someone who is being seen in the ER and at times ambulances. All of this would be on our doorstep. Why this proposal has gotten this far is baffling. Throughout this statement are the words home, family and neighborhood. This is where children ride their bikes, play, families walk their dogs, take walks, jog, etc.. This is not the place for this facility and we hope that you will understand and not allow this to move forward.

Sincerely,

John and Kristina Cullin

Sent from [Mail](#) for Windows 10

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: Catalyst Design Group on behalf of Hilltop 408, LLC

FILE NUMBER: H-24-74

REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room

GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue

PARCEL KEY NUMBERS: 1775877

REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room 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 Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room 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



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 Hernando County

in the matter of
PLANNING AND ZONING COMMISSION- 2/10/25
BOARD OF COUNTY COMMISSIONERS- 4/3/25
was published in said newspaper by print in the issue(s) of:
January 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on January 31, 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 3rd day of February, 2025.



LISA M. MACNEIL
Commission #HH 254975
Expires April 19, 2026

(Signature of Notary Public)

(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 February 10, 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 April 3, 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: Mohammed Abuhamra
FILE NUMBER: H-24-68
REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership
GENERAL LOCATION: East side of Linden Drive approximately 565 feet from Spring Hill Dr
PARCEL KEY NUMBER: 461360

APPLICANT: Ocean Bleu
FILE NUMBER: H-24-69
REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4
GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road
PARCEL KEY NUMBER: 378914

APPLICANT: Southern Valley Homes, LLC
FILE NUMBER: H-24-70
REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue
GENERAL LOCATION: 412360
PARCEL KEY NUMBER: 412360

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 Wisconsin Road, approximately 670' east of California Street
PARCEL KEY NUMBER: 345736

APPLICANT: David Griner
FILE NUMBER: H-24-72
REQUEST: Rezoning from C-1/General Commercial to CM-1/Marine Commercial District
GENERAL LOCATION: West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard
PARCEL KEY NUMBER: 1015207

APPLICANT: Hilltop 408, LLC
FILE NUMBER: H-24-74
REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room
GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue
PARCEL KEY NUMBER: 1775877

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

REF: 02-2025 REZ.LGL
Publish: January 31, 2025

Published: January 31, 2025



H2974

RESOLUTION NO. 2025 - 058

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: Catalyst Design Group on behalf of Hilltop 408, LLC

FILE NUMBER: H-24-74

REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room

GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue

PARCEL KEY NUMBERS: 1775877

REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room 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 Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room 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 3rd DAY OF April 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest:

Hindi Kupper, Deputy Clerk
ba **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By:

for *Brian Hawkins*
Brian Hawkins
Chairman

(SEAL)



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: *Victoria Anderson*
County Attorney's Office