



# Hernando County Planning & Zoning Commission

## Regular Meeting

### Minutes

October 13, 2025

### CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, October 13, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at [www.hernandocounty.us](http://www.hernandocounty.us).

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Senior Planner
Scott Herring	Public Works Director/County Engineer
Gordon Onderdonk	Utilities Director
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Manager of Administration
Victoria Via	Agenda Coordinator

### Invocation

### Pledge of Allegiance

### Poll Commission for Ex Parte Communications

Chairwoman Birren and Members Holmes, McDonald, and Noe announced that they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Member David announced that he had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

### County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

**Administering of the Oath**

**STAFF ANNOUNCEMENTS**

Senior Planner Michelle Miller announced that Item No. 16465 [Presentation of Draft Ordinance Amending Article VII of Chapter 28 of the Hernando County Code of Ordinances related to Groundwater Protection, Wellhead and Special Protection Areas and Draft Resolution Amending Location of Wellhead Protection Areas and Special Protection Areas Map] was a Presentation not a Public Hearing Item.

**APPROVAL/MODIFICATION OF AGENDA**

**Motion**

To approve the Agenda.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe

**ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

**Motion**

To adopt the information packets into evidence.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe

**PUBLIC HEARINGS**

**UNIFIED AGENDA**

**2026 Planning and Zoning Commission Meeting Schedule**

**Approval of Minutes for Regular Meeting of September 8, 2025**

**Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2**

This item was pulled and voted on separately.

**Motion**

To approve Item Nos. 16503 [2026 Planning and Zoning Commission Meeting Schedule] and 16544 [Approval of Minutes for Regular Meeting of September 8, 2025].

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe

**STANDARD AGENDA**

**Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe

**Conditional Use Permit Petition Submitted by Robert and Tammie Thorne (CU2505)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Axl David
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe

**Rezoning Petition Submitted by Riopelle Properties, LLC (H2526)**

The Board accepted public input on this matter.

**Motion**

To approve with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 15, 16, and 29 as approved by the Planning Department).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Jonathan McDonald
<b>AYES:</b>	Birren, Holmes, McDonald and Noe
<b>NAYES:</b>	David

**RECESS/RECONVENE**

The Board recessed at 10:35 a.m. and reconvened at 10:45 a.m.

**Rezoning Petition Submitted by EFE, Inc. (H2532)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe

**Rezoning Petition Submitted by Robert L. Davis Jr and Tonda J. Davis (H2525)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe

**Rezoning Petition Submitted by David Kato, D.R. Horton (H2531)**

The Board accepted public input on this matter.

**Motion**

To deny.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Jonathan McDonald
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe

**Presentation of Draft Ordinance Amending Article VII of Chapter 28 of the Hernando County Code of Ordinances related to Groundwater Protection, Wellhead and Special Protection Areas and Draft Resolution Amending Location of Wellhead Protection Areas and Special Protection Areas Map**

The Board gave consensus to forward the presentation to the Board of County Commissioners.

**COMMISSIONERS AND STAFF ISSUES**

No topics were discussed.

**ADJOURNMENT**

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

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 10, 2025, beginning at 9:00 AM, in the Commission Chambers.



## Planning & Zoning Commission

### AGENDA ITEM

Meeting: 10/13/2025  
Department: Planning  
Prepared By: Victoria Via  
Initiator: Omar DePablo  
DOC ID: 16503  
Legal Request Number:  
Bid/Contract Number:

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#### TITLE

2026 Planning and Zoning Commission Meeting Schedule

#### BRIEF OVERVIEW

Attached is the Planning and Zoning Commission Meeting Schedule for 2026.

Planning and Zoning Commission meetings occur on the second Monday of each Month, except for the August meeting which will be on the third Monday for 2026.

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission members approve the attached 2026 Meeting Schedule.

#### REVIEW PROCESS

Omar DePablo	Approved	09/26/2025	1:24 PM
Michelle Miller	Approved	09/29/2025	6:27 AM
Michael Cowan	Delegated	10/07/2025	6:35 AM
Natasha Lopez Perez	Approved	10/07/2025	7:36 AM
Toni Brady	Approved	10/07/2025	10:34 AM
Danielle Nigro	Approved	10/07/2025	11:00 AM
Victoria Via	Approved	10/07/2025	1:45 PM



**Hernando County  
Planning and Zoning Commission  
2026 Meeting Schedule**

January 12, 2026

February 9, 2026

March 9, 2026

April 13, 2026

May 11, 2026

June 8, 2026

July 13, 2026

August 17, 2026

September 14, 2026

October 12, 2026

November 9, 2026

December 14, 2026



## Planning & Zoning Commission

### AGENDA ITEM

Meeting: 10/13/2025  
Department: Planning  
Prepared By: Victoria Via  
Initiator: Omar DePablo  
DOC ID: 16544  
Legal Request Number:  
Bid/Contract Number:

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#### TITLE

Approval of Minutes for Regular Meeting of September 8, 2025

#### BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on September 8, 2025, are submitted for review and approval.

#### FINANCIAL IMPACT

N/A

#### LEGAL NOTE

N/A

#### RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on September 8, 2025, are submitted for review and approval.

#### REVIEW PROCESS

Heidi Prouse	Approved	10/07/2025	8:54 AM
Danielle Nigro	Approved	10/07/2025	8:55 AM
Victoria Via	Approved	10/07/2025	1:46 PM



# Hernando County Planning & Zoning Commission

## Regular Meeting

### Minutes

September 8, 2025

### CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, September 08, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at [www.hernandocounty.us](http://www.hernandocounty.us).

<u>Attendee Name</u>	<u>Title</u>
Axl David	Vice Chairman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michael Cowan	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Senior Planner
Lashaundra Ellison	Planner II
Todd Crosby	Interim Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Manager of Administration
Victoria Via	Agenda Coordinator

Chairwoman Kathryn Birren and Member Jonathan McDonald were not present at the meeting.

### Invocation

### Pledge of Allegiance

### Poll Commission for Ex Parte Communications

Vice Chairman David and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Members Holmes, and Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

**County Attorney Statement**

Assistant County Attorney Cowan provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

**Administering of the Oath**

**STAFF ANNOUNCEMENTS**

Senior Planner Michelle Miller announced that Planner Lashaundra Ellison is in attendance for today's meeting.

**APPROVAL/MODIFICATION OF AGENDA**

**Motion**

To approve the Agenda with changes.

(Note. Agenda Item No.16381 [Approval of the Minutes for Regular Meeting of August 11, 2025] was pulled for Board Discussion)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Mike Fulford
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

**Motion**

To adopt the information packets into evidence.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**PUBLIC HEARINGS**

**UNIFIED AGENDA**

**Approval of Minutes for Regular Meeting of March 10, 2025**

**Approval of Minutes for Regular Meeting of July 14, 2025**

**Approval of Minutes for Regular Meeting of August 11, 2025**

This item was pulled and voted on separately.

**CP 1498214 Rolling Rock**

This item was pulled and voted on separately.

**CP 1494521 Seville Phase 1**

This item was pulled and voted on separately.

**CP 1491789 Woodland Oaks**

**CP 1494792 Whispering Oaks**

**Motion**

To approve the Unified Agenda with changes.

(Note: Item No. 16381 [Approval of the Minutes for Regular Meeting of August 11, 2025], 16375 [CP 1498214 Rolling Rock], and 16375 [Seville Phase 1] were pulled for Board Discussion.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Mike Fulford
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**Approval of Minutes for Regular Meeting of August 11, 2025**

There was no public input.

**Motion**

To approve the Minutes for Regular Meeting of August 11, 2025.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Mike Fulford
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**CP 1498214 Rolling Rock**

There was no public input.

**Motion**

To postpone to a date certain of November 10, 2025.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**CP 1494521 Seville Phase 1**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**STANDARD AGENDA**

**Special Exception Use Permit Petition Submitted by Robert Grange (SE2502)**

There was no public input.

There was Board consensus to acknowledge the withdrawal of the petition by the applicant.

**Conditional Use Permit Petition Submitted by Blaire Hottinger (CU2504)**

There was no public input.

Member Noe temporarily left the meeting and returned shortly thereafter.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)**

There was no public input.

**Motion**

To postpone to a date certain of November 10, 2025, with advertising costs to be paid by applicant.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**Rezoning Petition Submitted by Jason Osborne and Erica Cuevas (H2522)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**Rezoning Petition Submitted by Gulf Key Rentals LLC (H2524)**

There was no public input.

**Motion**

To approve with highlighting the requirement for the applicants benefit for drainage and setbacks.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**Rezoning Petition Submitted by Thomas Merendino and Rebecca Powell (H2523)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Mike Fulford
<b>AYES:</b>	David, Fulford, Holmes and Noe
<b>ABSENT:</b>	Birren and McDonald

**COMMISSIONERS AND STAFF ISSUES**

The Board and Staff commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 10:15 a.m.

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, October 13, 2025, beginning at 9:00 AM, in the Commission Chambers.



# Planning & Zoning Commission

Meeting: 10/13/2025  
Department: Planning  
Prepared By: William Hunt  
Initiator: Omar DePablo  
DOC ID: 16512  
Legal Request Number:  
Bid/Contract Number:

## AGENDA ITEM

### TITLE

Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2

### BRIEF OVERVIEW

The Conditional Plat for the Glen Lakes Commons Phase 2 is for 4 commercial parcels on approximately 6.9 +/- acres of undeveloped land, located west of Commercial Way and south of Glen Lakes Boulevard.

### FINANCIAL IMPACT

No Financial Impact; a matter of policy.

### LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

### RECOMMENDATION

Approve the Conditional Plat for Glen Lakes Commons Phase 2.

### REVIEW PROCESS

Omar DePablo	Approved	09/29/2025	11:35 AM
Michelle Miller	Approved	09/29/2025	11:41 AM
Michael Cowan	Delegated	10/06/2025	9:00 AM
Natasha Lopez Perez	Approved	10/06/2025	9:37 AM
Toni Brady	Approved	10/06/2025	9:47 AM
Danielle Nigro	Approved	10/06/2025	10:41 AM
Victoria Via	Approved	10/07/2025	7:28 AM

**RESULT:** ADOPTED  
**MOVER:** Nicholas Holmes  
**SECONDER:** Justin Noe  
**AYES:** Birren, David, Holmes, McDonald and Noe

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: October 13, 2025

**APPLICANT:** Glen Lakes Commons Phase 2

**FILE NUMBER:** 1500784

**PURPOSE:** Conditional Plat Approval for Glen Lakes Commons Phase 2

**GENERAL LOCATION:** West of Commercial Way and south of Glen Lakes Boulevard

**PARCEL KEY NUMBER:** 340214, 1353635

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The conditional plat for the Glen Lakes Commons Phase 2 is for 4 commercial parcels on approximately 6.9 +/- acres of undeveloped land, located west of Commercial Way and south of Glen Lakes Boulevard.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

### **STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Glen Lakes Commons Phase 2 subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
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.
4. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern

Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.

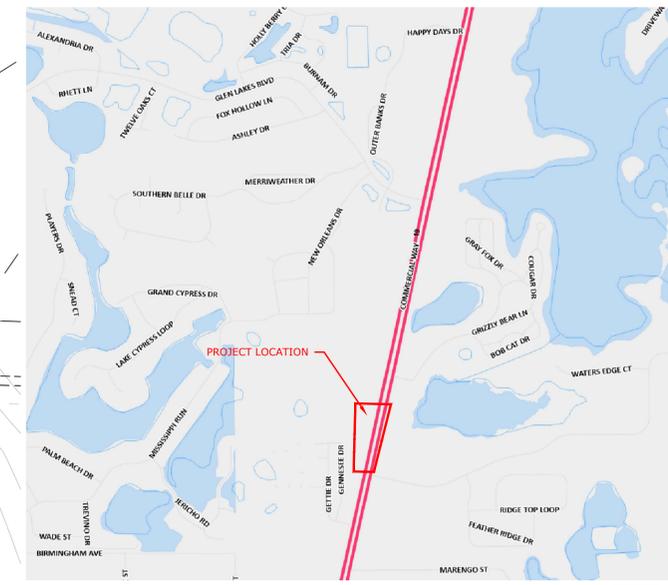
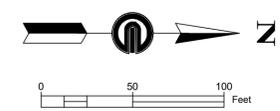
5. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
6. The developer shall either install the proposed utility systems within dedicated county road right of ways or within or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Please show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
7. If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
8. The developer shall provide a final water and wastewater capacity analysis with the construction drawing submittal for review.

PRINTED: 08/01/2025 - 11:38am PRINTED BY: JY PATH: L:\22054\Glen Lakes Commons\WIP\PLAN\CP\22054-CP\_2025.07\_30.dwg

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	012°21'08.15"	200.00	43.12'	43.03'	N08°01'48.60"E

LAND USE TABLE		
LAND USE	ACRES	MAXIMUM SF
COMMERCIAL LOTS	5.39	115,000
RIGHT-OF-WAY	0.55	
DRAINAGE	1.68	N/A
TOTAL AREA	±7.62	

NATURED/PLANTED VEGETATION:  
 REQUIRED: 7.62 AC x 5% = 0.38 AC  
 PROVIDED: 0.40 AC (PROVIDED IN NATURAL AND LANDSCAPED BUFFERS)



LOCATION MAP  
N.T.S.

LEGEND

- LANDSCAPE BUFFERS
- VEGETATIVE BUFFERS
- NOT INCLUDED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER. ANY ALTERATION TO THE SEAL OR SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE DATA

**OWNER:** GLEN LAKES COMMONS, LLC  
**APPLICANT:** GLEN LAKES COMMONS, LLC  
**PARCEL KEY NO:** 340214 & 1353635  
**SECTION/TOWNSHIP/RANGE:** 24/22S/18E  
**CURRENT ZONING:** PDP(GC) W/ C-2 USES  
**PROPOSED ZONING:** AREA = +/- 6.9 ACRES  
**PROPOSED No. OF COMMERCIAL LOTS = 4**

PERIMETER BUILDING SETBACKS:

EAST: 75' FROM US-19  
 NORTH/SOUTH: 10'  
 WEST: 25'

INTERNAL BUILDING SETBACKS:

FRONT: 35' (FROM FRONTAGE ROAD)  
 FRONT: 75' (FROM US-19)  
 SIDES: 10'  
 REAR: 25'

MAXIMUM BUILDING HEIGHT:

20' FOR LOT 9 WHEN STRUCTURE IS CLOSER THAN 100' FROM PROPERTY LINE  
 45' FOR ALL OTHER STRUCTURES

BUFFERS:

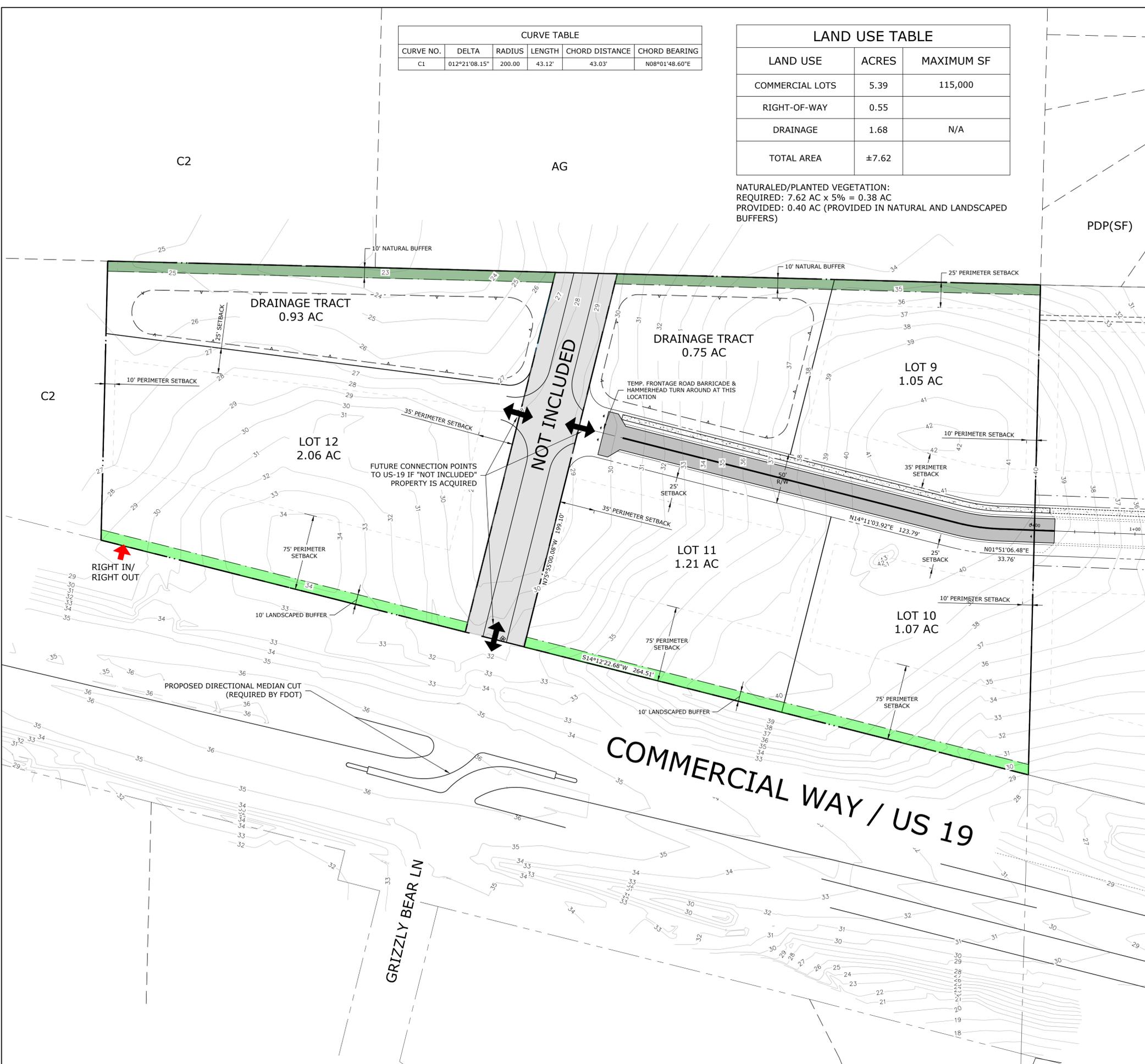
A VEGETATIVE BUFFER, ENHANCED TO 80% OPACITY, SHALL BE PROVIDED ALONG THE WESTERN BOUNDARY OF THE SUBJECT SITE. THE REMAINING AREAS SHALL MEET THE MINIMUM BUFFER REQUIREMENTS OF THE COMMERCIAL DESIGN STANDARDS AND THE COMMUNITY APPEARANCE ORDINANCE. A BUFFER LANDSCAPE PLAN SHALL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT.

FEMA FLOODPLAIN:

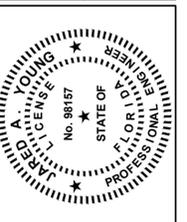
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0166D, EFFECTIVE DATE OF 2/2/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.

GENERAL NOTES:

- 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 EASEMENTS 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.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.



CONDITIONAL PLAT  
 GLEN LAKES COMMONS PH2



Engineering  
 Planning  
 Surveying  
 Environmental  
 Construction Management

**Coastal**  
 engineering associates, inc.  
 966 Candlelight Boulevard - Brooksville - Florida 34601  
 (352) 796-9423 - Fax (352) 799-8359  
 EB-0000142

REUSE OF DOCUMENT  
 THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS A PART OF THE INSTRUMENT OF SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.  
 DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION
06/25/25	JY	1	REVISED PER COUNTY COMMENTS
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"  
 SHEET  
**1**  
 JOB No.: 22054



**BOARD OF COUNTY COMMISSIONERS ACTION  
AUGUST 30, 2024**

At their August 30, 2024, meeting, the Board of County Commissioners voted 5 to 0 to approve the petitioner's request to rezone the subject property from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses and Deviations 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. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. Minimum Building Setbacks and building height:  
Perimeter Setbacks:  
East: 75' (deviation from 125')  
North/South: 10' (deviation from 20')  
West: 25' (deviation from 35')  
  
Internal Setbacks:  
Front: 75' (deviation from 125')  
Side: 10' (deviation from 20')  
Rear: 25' (deviation from 35')  
  
Maximum Building Height:
  - 20' for Lot 1 when structure is closer than 100' from property line
  - 45' for all other lots
4. A cross-access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval.
5. The petitioner shall provide a Traffic Access Analysis in accordance with the requirements of the County Engineer at the time of permitting. The Traffic Access Analysis shall include a queuing analysis. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.
6. All roads and driveways shall be built to Hernando County Standards.
7. Parking layout shall meet Hernando County Parking Lot Standards.
8. The petitioner shall obtain the appropriate Access Management and Drainage permits required from the Florida Department of Transportation.

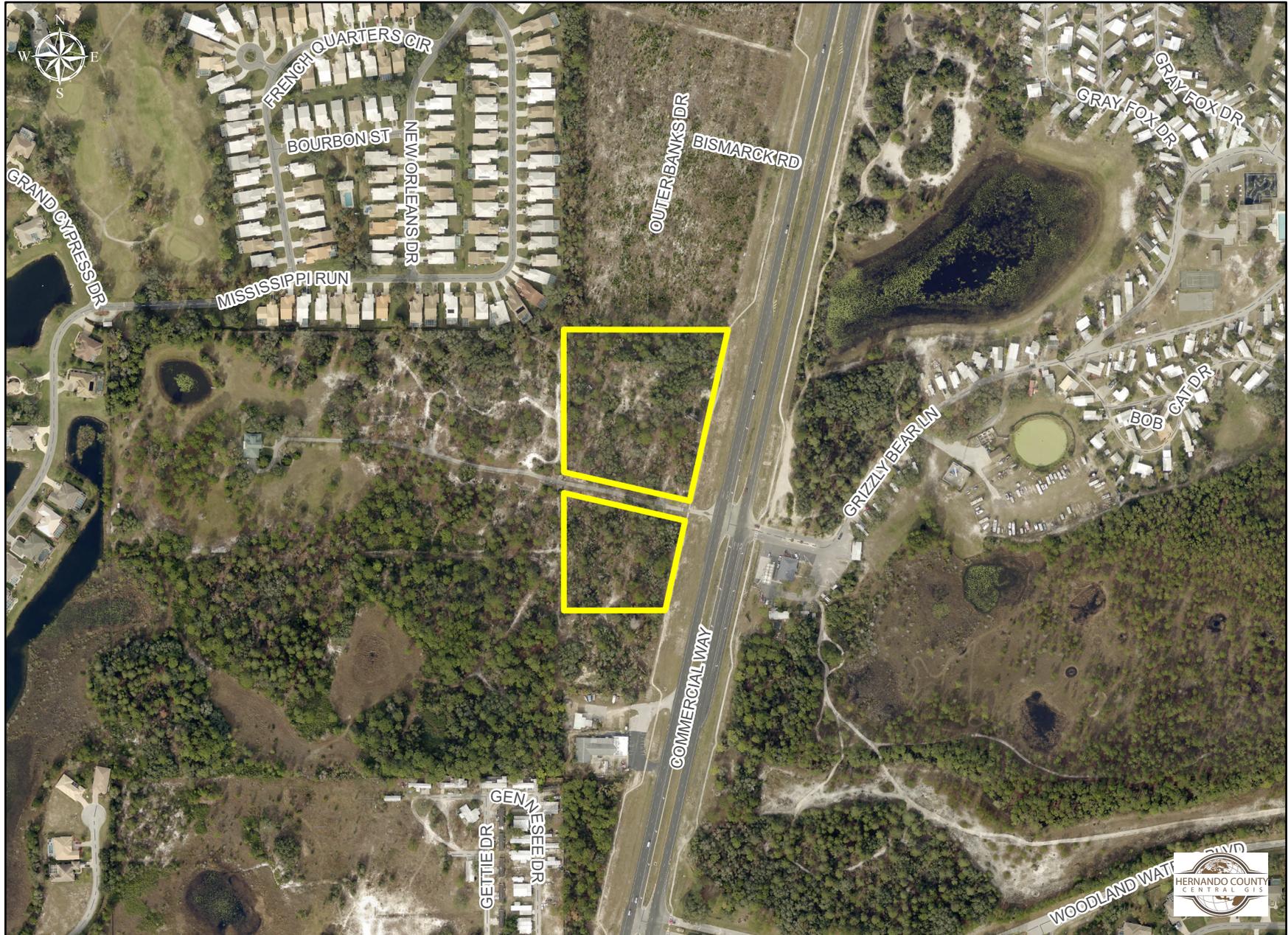
9. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project. This condition cannot be waived.
10. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in the Hernando County Code of Ordinances.
11. This project is subject to the Residential Protection Standards. These standards will be applied at the time of site development for the applicable parcels.
12. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right of way and enhanced by landscaping and/or wall.
13. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development.
14. 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.
15. The developer shall provide a water and sewer capacity analysis at the time of conditional plat in accordance with the requirements of the Hernando County Utilities Department.
16. The petitioner shall provide a 10' vegetative buffer, enhanced to 80% opacity, along the western boundary of the **entirety of the** subject site. The remaining areas shall meet the minimum buffer requirements of the Commercial Design Standards and the Community Appearance Ordinance. A buffer landscape plan shall be provided at the time of site development.
17. C-2 uses shall be limited to drive-in restaurants, alcoholic beverage dispensation, and tire/automotive accessory establishment.
18. The developer shall provide safe and convenient access through sidewalks, crosswalks, and bicycle/pedestrian paths to commercial uses.
19. Access to Commercial Way (US Highway 19) shall be limited to Lot B-4.

20. The petitioner shall provide a master 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.
  
21. **Drainage areas may be located on the northern portion of the project as needed with the appropriate SWFWMD and Hernando County Engineering Department approval.**

# CP1500784

Photo date: 2023

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

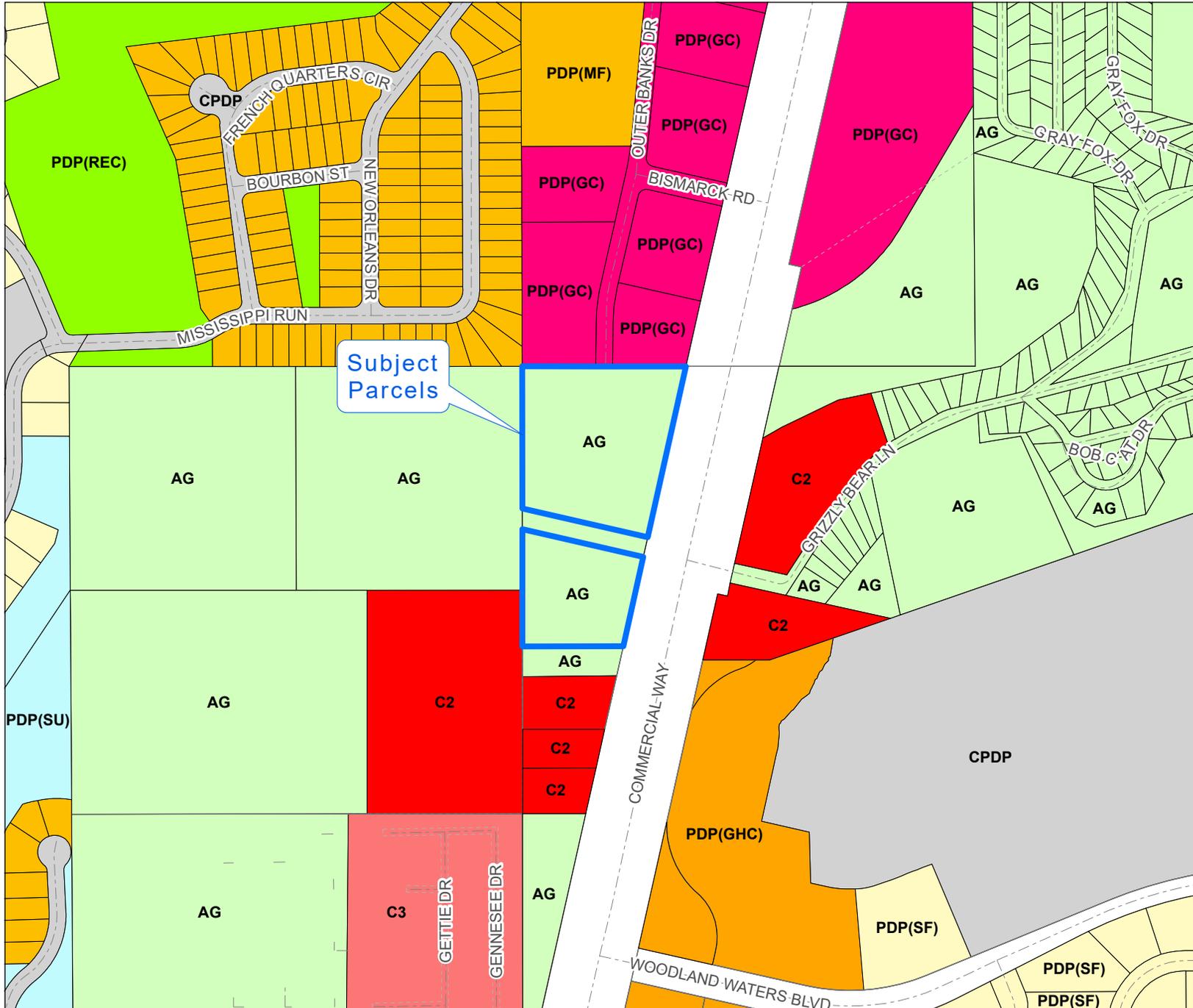


0 0.03 0.07 0.13 0.2 0.26 Miles



# CP1500784

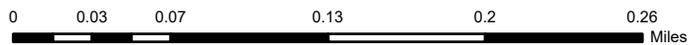
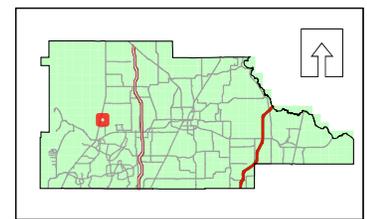
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**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





3

## FLORIDA DEPARTMENT OF STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

September 29, 2021

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

Attention: Ms. Heidi Kurppe, Deputy Clerk

Dear Mr. Chorvat:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2021-19, which was filed in this office on September 29, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb



1 Classification Map shall be placed on file at the Hernando County Planning Department.  
2 The Existing Functional Classification Map may be modified by board resolution at any  
3 time upon notice of an advertised public hearing.

4 (2) *Minimum side yard requirement:* The minimum side yard requirement in all commercial  
5 districts is twenty (20) feet.

6 (3) *Minimum rear yard requirement:* The minimum rear yard requirement in all commercial  
7 districts is thirty-five (35) feet. The board may, upon request by the applicant, reduce the  
8 required rear yard where such rear yards would be adjacent to railroad sidings if such  
9 reduction would not be detrimental to surrounding areas.

10 (4) *Required land area:* C-3 Commercial Districts shall consist of no more than three (3)  
11 acres of land area; A/C Districts shall consist of no more than five (5) acres.

12 (5) *Commercial lots adjacent to residential districts:* All commercial uses in all commercial  
13 districts which are located on lots adjacent to a residential district shall maintain a  
14 minimum setback requirement for all structures of thirty-five (35) feet in the side or rear  
15 yard adjacent to the residential district. The outermost portion of the thirty-five-foot  
16 setback bordering the parcel and adjacent to the residential district shall consist of a five-  
17 foot landscaped separation strip. The commercial use located on such lot shall be  
18 permanently screened from the adjoining and contiguous residential properties by a wall,  
19 evergreen hedge and/or other approved enclosures. Such screening shall be located  
20 within the required separation strip and shall have a minimum height of five (5) feet and  
21 maximum height of eight (8) feet.

22 (6) *Commercial water body setbacks in the CM-1 and CM-2 Districts:* Where any of the  
23 above (front, side, rear) setbacks in a CM-1 and CM-2 District are adjacent to a navigable  
24 water body, the setback may be reduced to twenty-five (25) feet.

25 (7) *Communication tower setbacks in the C-4 District:* A monopole tower shall meet the  
26 setbacks of the C-4 District. In no case shall a monopole tower one hundred (100) feet  
27 in height or greater be located within one hundred twenty-five (125) percent of its height  
28 to any residentially zoned property unless such property is used or designated for a  
29 nonresidential use. In no case shall a monopole tower less than one hundred (100) feet  
30 in height be located within one hundred (100) percent of their height to any residentially  
31 zoned property unless such property is used or designated for a nonresidential use.

32 (8) *Maximum building height:* In the C-1, C-2, and C-4 Districts the maximum building  
33 height is sixty (60) feet. In the OP and A-C, CM-1, and CM-2 Commercial Districts, the  
34 maximum building height is forty-five (45) feet and/or three (3) stories. In C-3  
35 Commercial Districts, the maximum building height is thirty-five (35) feet and/or two  
36 (2) stories. The maximum building height permitted, except within the C-3 Commercial  
37 District, may be increased, provided one additional foot is added to each of the required  
38 yards for each additional foot of building height constructed over the maximum building  
39 height permitted. In such cases, the minimum side yard requirement shall be thirty-five  
40 (35) feet plus one additional foot for each additional foot of building height permitted.

41 E. *Residential Protection Standards in all commercial districts:*

42 (1) There shall be no speakers or other sound equipment located within 100 feet of any  
43 single-family residential district property line.

- 1 (2) There shall be no buildings containing alcoholic beverage dispensation establishments,  
2 convenience stores, or automotive and truck repair establishments located within 100  
3 feet of any single-family residential district property line.
- 4 (3) No commercial activities which include customer entrances, drive-up windows, ordering  
5 boxes, or loading/unloading areas shall be allowed to operate between the hours of 12  
6 midnight and 7:00 a.m. within 100 feet of any single-family residential district property  
7 line.
- 8 (4) No building within 100 feet of any single-family district residential district property line  
9 shall be more than 20 feet in height.
- 10 (5) All loading bays and loading docks must be a minimum of 100' from any residential  
11 district property line. Additionally, all loading bays and loading docks must be screened  
12 from view from the public right-of-way or single-family residential district property line.  
13 Screening may include landscape plantings, berms, fences, or walls.
- 14 (6) Air conditioning and/or other operational equipment must be oriented away from single  
15 family residentially zoned property or screened to minimize noise impacts and reduce  
16 visual incompatibility to the single family residentially zoned property. Screening may

19 **Section 2. Severability.** It is declared to be the intent of the Board of County Commissioners  
20 that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any  
21 reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the  
22 remaining portions of this ordinance.

23 **Section 3. Inclusion in the Code.** It is the intention of the Board of County Commissioners  
24 of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall  
25 become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end,  
26 the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and  
27 that the word "ordinance" may be changed to "section," "article," or any other appropriate  
28 designation.

29 **Section 4. Conflicting Provisions Repealed.** All ordinances or parts of ordinances in  
30 conflict with the provisions of this ordinance are hereby repealed.

1        **Section 5. Effective Date.** This ordinance shall take effect immediately upon receipt of  
2 official acknowledgment from the office of the Secretary of State of Florida that this ordinance  
3 has been filed with said office.

4        **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
5 **HERNANDO COUNTY** in Regular Session this 28<sup>th</sup> day of September 2021.

6  
7  
8  
9        Attest: Hedi Kuyper, D.C.  
10        for DOUG CHORVAT, JR.  
11        Clerk  
12

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

By: [Signature]  
JOHN ALLOCCO  
Chairman



13  
14  
15        Approved for Form and Legal Sufficiency

16  
17        [Signature]  
18        Assistant County Attorney  
19  
20

**FLORIDA HOUSING FINANCE CORPORATION  
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS  
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: Vesta at Osowaw

Osowaw Blvd, SE of the intersection of Osowaw Blvd and Mine Access Rd, unincorporated

Development Location: Hernando County

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 90

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned Local Government representative confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use (i) are consistent with current land use regulations and zoning designation; OR (ii) are approved pursuant to sections 125.01055(6) and 166.04151(6), Florida Statutes; OR (iii) are consistent with sections 125.01055 (7) and 166.04151 (7), Florida Statutes; OR, (iv) if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use.

**CERTIFICATION**

I certify that the City/County of Hernando has vested in me the authority to verify  
(Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

CESAR OMAR DE PABLO

Print or Type Name

DEVELOPMENT SERVICE DIRECTOR

Print or Type Title

Date Signed

9/29/25

1653 BLAISE DRIVE

Address (street address, city, state)

BROOKVILLE, FL 34601

Address (street address, city, state)

352-754-4051

Telephone Number (including area code)

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from elected local government officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION  
 LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS  
 CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: Sterling Hills

Development Location: South side of Spring Hill Drive approx. 1,100 feet East of the intersection of Spring Hill Drive and Barclay Avenue, Spring Hill, FL

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 120

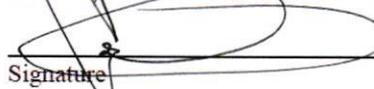
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned Local Government representative confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use (i) are consistent with current land use regulations and zoning designation; OR (ii) are approved pursuant to sections 125.01055(6) and 166.04151(6), Florida Statutes; OR (iii) are consistent with sections 125.01055 (7) and 166.04151 (7), Florida Statutes; OR, (iv) if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use.

**CERTIFICATION**

I certify that the City/County of HERNANDO COUNTY has vested in me the authority to verify  
 (Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

  
 Signature

CESAR OMAR DEPABLO  
 Print or Type Name

DEVELOPMENT SERVICE DIRECTOR  
 Print or Type Title

9/24/25  
 Date Signed

1653 BLADE DRIVE  
 Address (street address, city, state)

BROOKSVILLE, FL 34601  
 Address (street address, city, state)

352-754-4057  
 Telephone Number (including area code)

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from elected local government officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.



## AGENDA ITEM

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### TITLE

Conditional Use Permit Petition Submitted by Robert and Tammie Thorne (CU2505)

### BRIEF OVERVIEW

#### Rezoning Request:

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

#### General Location:

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

#### Parcel Key Number:

904908

#### Summary of Applicant's Request:

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

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Two Temporary Structures for Security and Medical Hardship with performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	10/01/2025	7:18 AM
Michelle Miller	Approved	10/01/2025	7:53 AM
Michael Cowan	Delegated	10/06/2025	9:02 AM
Natasha Lopez Perez	Approved	10/06/2025	9:28 AM
Toni Brady	Approved	10/06/2025	9:37 AM

Danielle Nigro	Approved	10/06/2025 10:44 AM
Victoria Via	Approved	10/07/2025 1:46 PM

**RESULT:** **ADOPTED**  
**MOVER:** Justin Noe  
**SECONDER:** Axl David  
**AYES:** Birren, David, Holmes, McDonald and Noe



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: October 13, 2025

**APPLICANT:** Robert and Tammie Thorne

**FILE NUMBER:** CU-25-05

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

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

**PARCEL KEY NUMBER:** 904908

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### APPLICANT'S REQUEST

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

### SITE CHARACTERISTICS

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

### UTILITIES REVIEW

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

## ENGINEERING REVIEW

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

## LAND USE REVIEW

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

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

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

## NOTICE OF APPLICANT RESPONSIBILITY

*The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

## STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Two Temporary Structures for Security and Medical Hardship with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. No attachments or other structures shall be erected on the property or attached to the Recreational Vehicles (RVs).
3. The proposed Recreational Vehicles (RVs) must meet the following minimum setbacks of the AG (Agricultural) District:  
Front: 75'  
Side: 35'  
Rear: 35'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.
6. The Conditional Use Permit shall expire on October 13, 2027.

**HERNANDO COUNTY CONDITIONAL USE PERMIT  
OR SPECIAL EXCEPTION USE PERMIT PETITION**

File No. CU-25-05 Official Date Stamp:



Application request (check one):

- Conditional Use Permit
- Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Date: 6/30/2025

APPLICANT NAME: Robert IV + Tammie Thorne

Address: 19126 Phillips Rd

City: Brooksville State: FL Zip: 34604

Phone: 813 389 1757 Email: BobAndTam620@gmail.com

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

REPRESENTATIVE/CONTACT NAME: \_\_\_\_\_

Company Name: NA

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

HOME OWNERS ASSOCIATION:  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 904908

2. SECTION 33, TOWNSHIP 23, RANGE 19

3. Current zoning classification: AG

4. Desired use: RV (2)

5. Size of area covered by application: 4.4 acres

6. Highway and street boundaries: Ayers Rd

7. Has a public hearing been held on this property within the past twelve months?  Yes  No

8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)

9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDAVIT**

I, Tammie Thorne, 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.

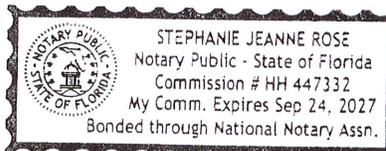
Robert Thorne

Tammie Thorne  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30 day of June, 2025, by Tammie Thorne who is personally known to me or produced FLDL as identification.

Stephanie Rose  
Signature of Notary Public



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

Notary Seal/Stamp

To Whom It May Concern,

We are writing to respectfully request approval for a conditional use permit that would allow two RVs to be placed on our property located at 19126 Phillips Rd, Brooksville, FL 34604 (second electric meter address 19132 Phillips Rd, Brooksville, FL 34604) during the rebuilding of our home. Our single-family residence was deemed a total loss following the flooding caused by Hurricane Milton on October 10, 2024. The destruction was devastating, and we are now preparing to tear down the remains of the structure and begin construction on a new single-family home, which will include a mother-in-law suite that will house our parents (Robert Jr. and Linda Thorne) who are in their 80's and will better accommodate our family's needs moving forward.

During this rebuilding process, our goal is to remain on the property in order to stay closely involved with the construction and maintain some sense of normalcy after such a life-altering event. My husband plans to oversee the project daily, which is not only crucial for managing the build efficiently but staying on our property allows us to significantly cut down on temporary housing expenses, which is a critical need for us financially at this time.

However, due to the size of our family, we are requesting permission for two RVs instead of the typical allowance of one. A single RV is simply not sufficient to house our entire household in a safe, healthy, and functional way. Having two RVs would provide the necessary space to accommodate everyone without compromising our well-being during this extended period of transition. Our property of 4.4 acres already has water, electric, and sewer connections in place to accommodate both RVs, ensuring they can be used safely and responsibly during this time. Remaining together on our property is the best option for our family both emotionally and financially, and we are committed to complying with all temporary use guidelines during this time.

We truly appreciate your time and consideration, and we hope you will support our family's efforts to recover, rebuild, and remain together as we move forward from the impact of Hurricane Milton.

Sincerely,

*Robert Thorne*  
*Tammie Thorne* 6/30/2025

Robert III and Tammie Thorne

813-389-1757

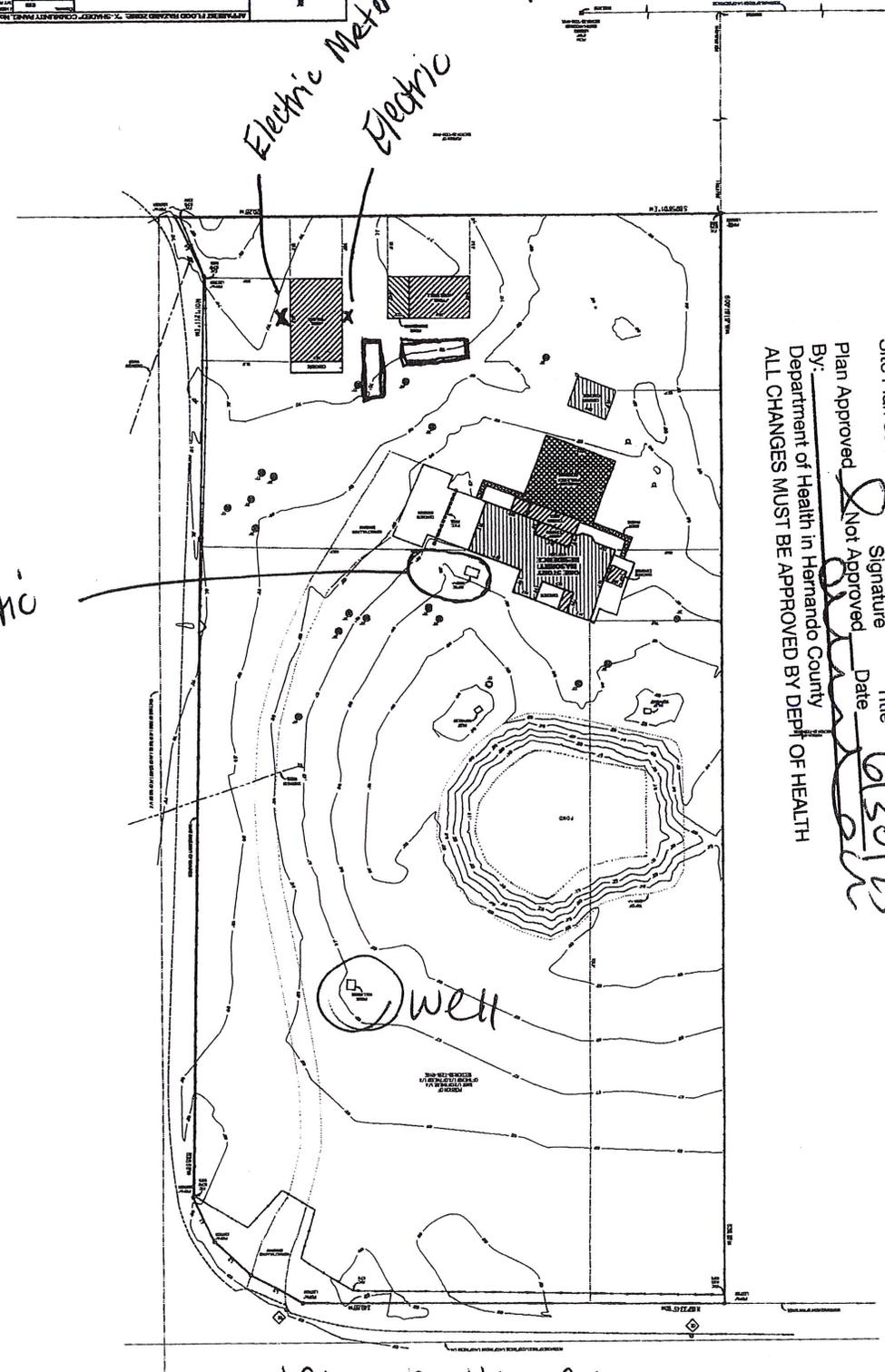
Bobandtam620@gmail.com

19126 Phillips Rd

STATE OF FLORIDA  
 DEPARTMENT OF REVENUE  
 DIVISION OF PROFESSIONAL REGULATION  
 SURVEYORS AND MAPPERS, INC.  
 REGISTRATION NO. 11111  
 EXPIRES 12/31/2015



1	2	3	4	5	6	7	8	9	10
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Notes: \_\_\_\_\_

Site Plan Submitted By: \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_

Plan Approved  Not Approved  Date 6/30/15

By: \_\_\_\_\_

Department of Health in Hernando County

ALL CHANGES MUST BE APPROVED BY DEPT OF HEALTH

19126 Phillips Rd.

Jami L. Ihu

BOUNDARY SURVEY

BOUNDARY SURVEY

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1842 AND 1845.

2. THE SURVEY WAS MADE BY MEASUREMENT OF ANGLES AND DISTANCES.

3. THE SURVEY WAS MADE BY MEASUREMENT OF ANGLES AND DISTANCES.

4. THE SURVEY WAS MADE BY MEASUREMENT OF ANGLES AND DISTANCES.

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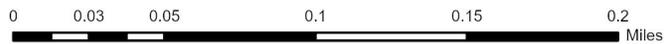
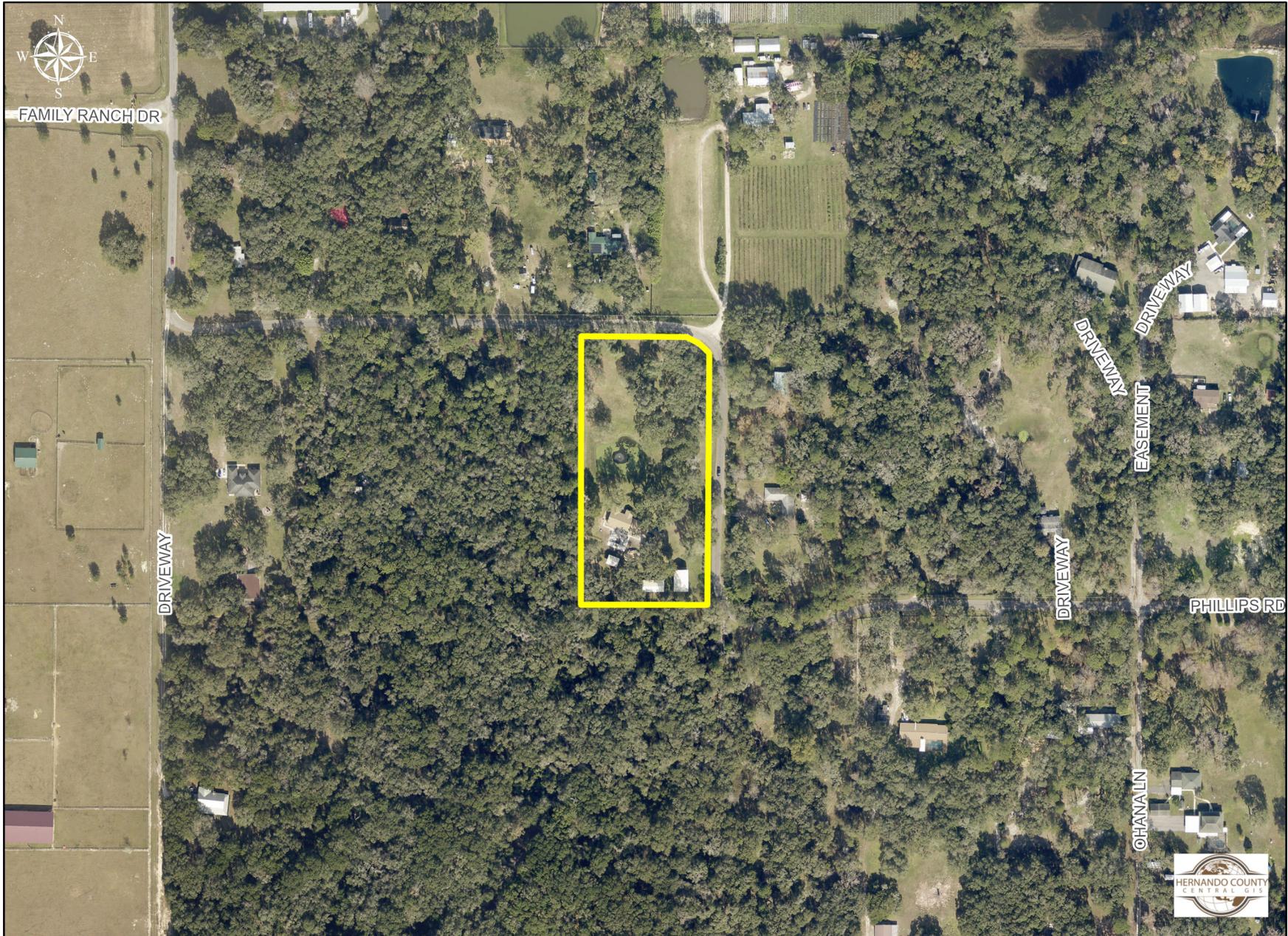
10. THE SURVEY WAS MADE BY MEASUREMENT OF ANGLES AND DISTANCES.

BOUNDARY SURVEY

# CU-25-05

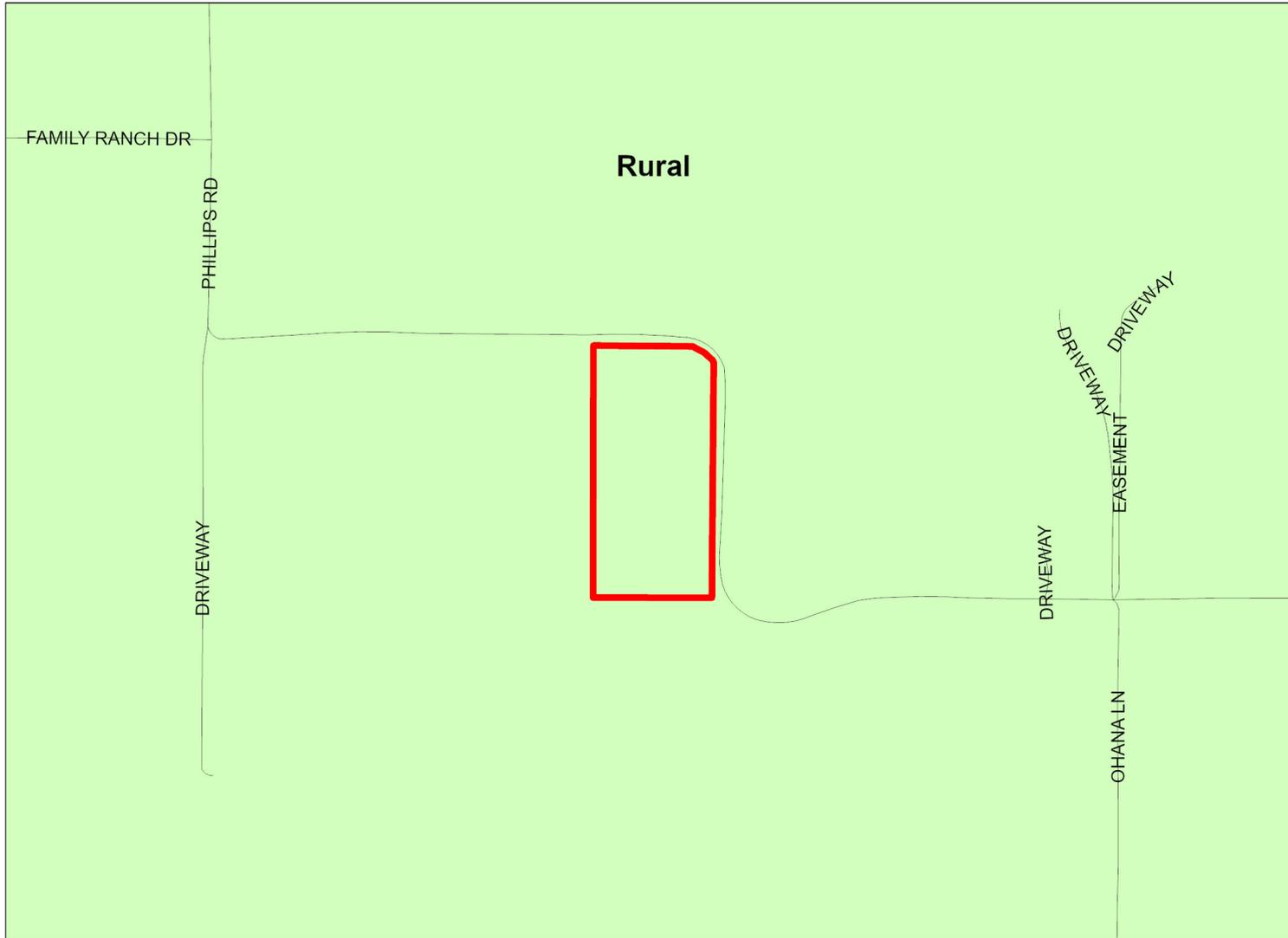
Photo date: 2023

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: CU-25-05  
Version Date: 12/09/2022

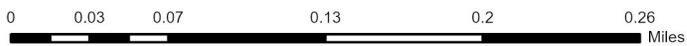


	CU-25-05
	FLU Riverine District
	Regional Commercial
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

**Future Land Use Map**

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

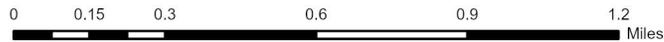
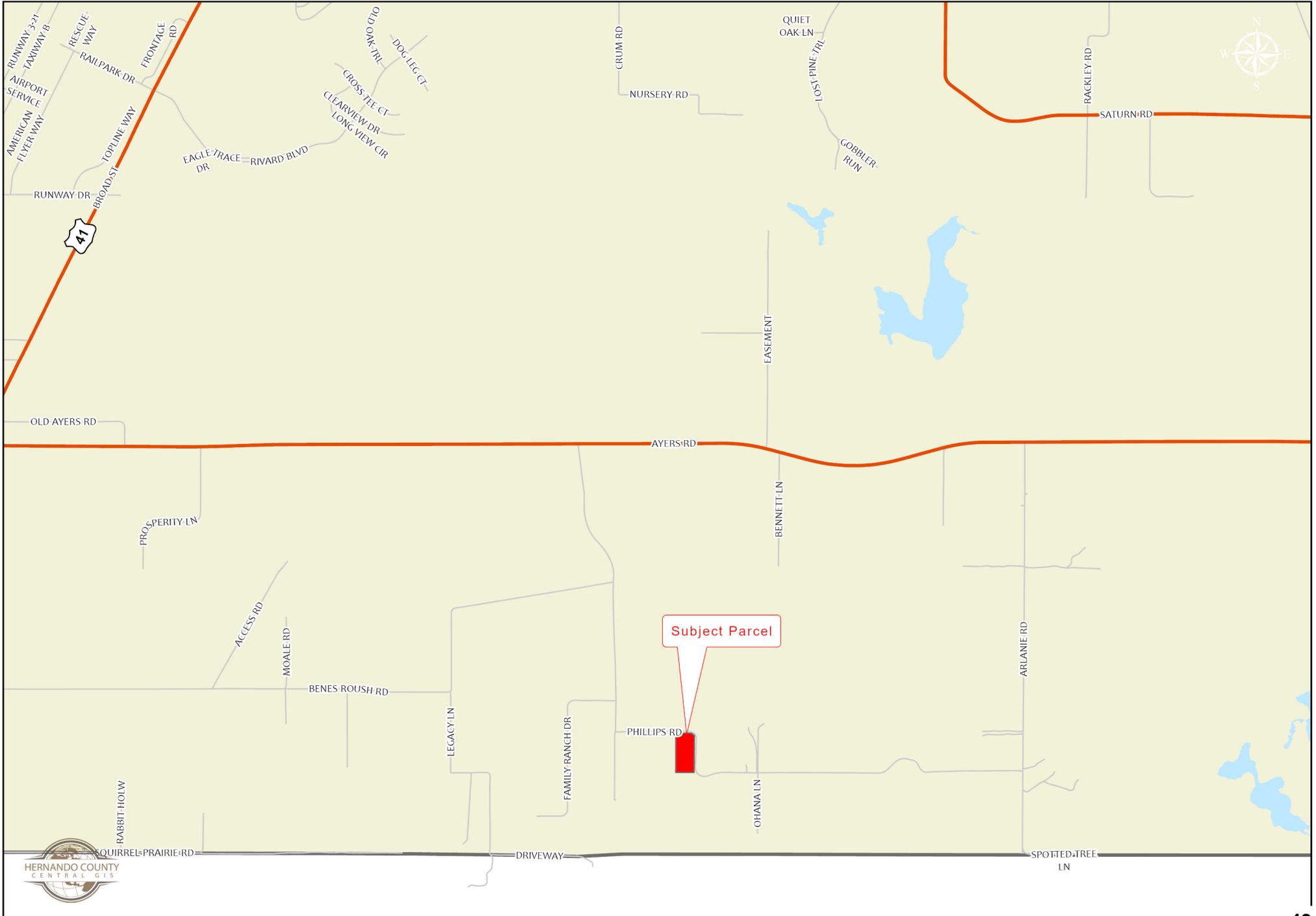


Date of mapping: 07/23/2025



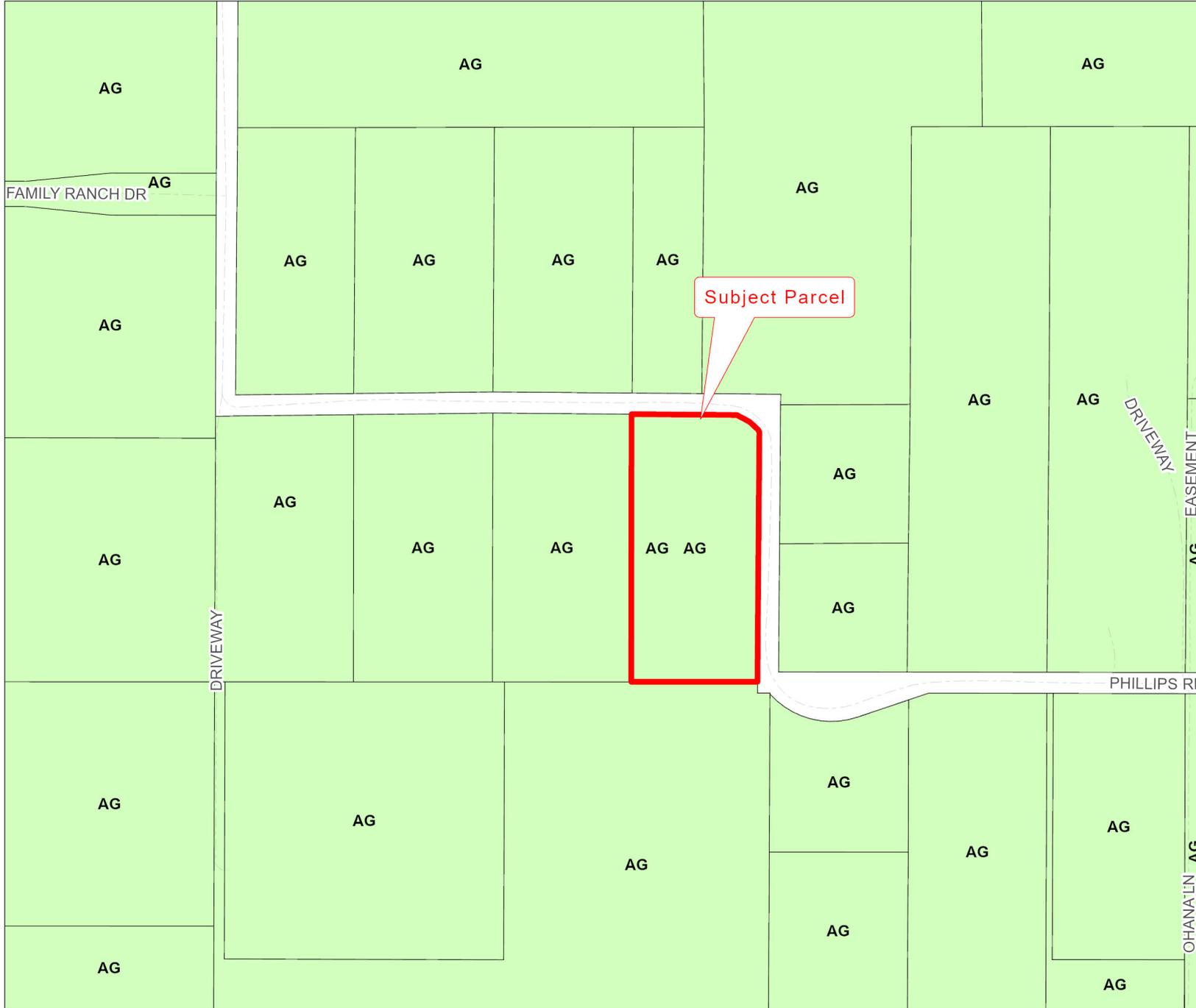
# CU-25-05 AREA MAP

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# CU-25-05

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**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





## Planning & Zoning Commission

### AGENDA ITEM

Meeting: 10/13/2025  
Department: Planning  
Prepared By: Victoria Via  
Initiator: Omar DePablo  
DOC ID: 16531  
Legal Request Number:  
Bid/Contract Number:

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#### TITLE

Rezoning Petition Submitted by Riopelle Properties, LLC (H2526)

#### BRIEF OVERVIEW

##### Rezoning Request:

Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses

##### General Location:

Southeast Corner of Kettering Road and Dashbach Street

##### Parcel Key Number:

396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, 1376219

##### Summary of Applicant's Request:

The petitioner has applied for a Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses. The development is proposed to include single-family detached, townhome and villa units, with the townhome and villa units on the northern portion of the parcel, transitioning to single-family as it moves south. The petitioner is proposing a total of 988 units, with the final unit mix to be determined at the time of conditional plat.

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

#### 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 AG (Agricultural), PDP(IND) Planned Development Project Industrial, and CPDP (Combined Planned Development Project) and a Master Plan Revision on Property Zoned CPDP with (SF) single-family and (MF) multifamily uses with performance conditions.

**REVIEW PROCESS**

Omar DePablo	Approved	10/01/2025	7:28 AM
Michelle Miller	Approved	10/01/2025	8:03 AM
Michael Cowan	Delegated	10/06/2025	9:00 AM
Natasha Lopez Perez	Approved	10/06/2025	9:18 AM
Toni Brady	Approved	10/06/2025	9:42 AM
Danielle Nigro	Approved	10/06/2025	10:42 AM
Victoria Via	Approved	10/07/2025	1:52 PM

**RESULT:** ADOPTED  
**MOVER:** Justin Noe  
**SECONDER:** Jonathan McDonald  
**AYES:** Birren, Holmes, McDonald and Noe  
**NAYES:** David



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: October 13, 2025  
Board of County Commissioners: December 2, 2025

**APPLICANT:** Riopelle Properties, LLC

**FILE NUMBER:** H-25-26

**REQUEST:** Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses

**GENERAL LOCATION:** Southeast Corner of Kettering Road and Dashbach Street

**PARCEL KEY NUMBER(S):** 396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, 1376219

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### APPLICANT'S REQUEST

The Petitioner has applied for a Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses. The development is proposed to include single-family detached, townhome and villa units, with the townhome and villa units on the northern portion of the parcel, transitioning to single-family as it moves south. The petitioner is proposing a total of 988 units, with the final unit mix to be determined at the time of conditional plat.

The primary goals of the subject development include:

- Maintaining compatibility with the already approved Benton Hills, Verona Hills and Sunrise residential projects along Kettering.
- Providing housing in proximity to existing and future commercial and services along SR 50.
- Providing two access points on Kettering Road ultimately connecting to the SR 50 signalized intersection to the north.
- Establishing a transitional parcel that can accommodate single family and multifamily residential uses.
- Placing housing with greater density (townhomes, villas) on the northern portion of the property in proximity to industrial to the north.
- Placing housing with moderate density (single family detached homes) on the central and southern portions of the property.
- Providing the main recreational amenity adjacent to the central pond with further recreational opportunities along the adjacent Withlacoochee State Trail to the east.
- Providing a range of buffers along boundaries with Kettering Road, the Withlacoochee State Trail and adjacent private property.
- Providing holiday parking in appropriate smaller lot residential housing pods.

**Deviations Requested**

The petitioner has requested the following deviations:

- Setbacks
- Maximum Building Coverage
- Minimum Lot Width
- Minimum Lot Size

<b>Site Size</b>	314.70 acres
<b>Surrounding Zoning Land Uses</b>	North: PDP(IND), Vacant Industrial; Walmart Distribution Center South: AG, Rural Residential, Vacant, Pasco County East: AG, Withlacoochee River State Trail West: PDP(SF), existing Verona Hills and Benton Hills subdivisions
<b>Current Zoning</b>	AG (Agricultural), PDP(IND), CPDP (Combined Planned Development Project)
<b>Future Land Use Map Designation</b>	I-75/SR 50 Planned Development District

**ENVIRONMENTAL REVIEW**

The petitioner conducted a preliminary environmental site visit on June 2, 2025, which identified the following:

- Portions of the subject property contain an existing active sand mine.
- Portions of the property were historically used as a tree/yard debris mulching operation. Many debris piles were observed (primarily on the west).
- Portions of the property (primarily north and northeast) are currently used for cattle grazing operations.
- Gopher tortoises have been periodically permitted and relocated from the property starting in 2015, with a most recent permit issued by the FWC in 2024. No other state or federally listed species were detected.
- Specimen Live oak trees (> 18-inch Diameter at Breast Height) were observed on the property.
- Depressional areas (potentially jurisdictional) may exist. Further evaluation is needed.

**Comments:** The petitioner shall be required to comply with all Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements.

A geotechnical evaluation and report prepared by a qualified professional shall be used in the design and layout of the project to determine if depressional areas exist and whether they meet jurisdictional classification criteria. If a jurisdictional depression area is located on site, a twenty-five (25) foot vegetated buffer shall be required based on the jurisdictional line. No buildings shall be placed within this buffer area.

## UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner's request and has the following comments:

- HCUD does not currently supply water or wastewater service to these parcels.
- Water service is available, there is a twelve (12) inch force main that runs along Kettering Rd adjacent to these parcels.
- HCUD has no objection to the rezoning; however, HCUD is unable to immediately provide the necessary sewer service to the site from existing infrastructure.
- The necessary Ridge Manor Wastewater Treatment Plant expansion may not be in place when the impacts of the site development occur.
  - Options to facilitate service can be explored. If a Water and Sewer (W&S) agreement is accepted, the utility would be able to extend services to the development. This agreement would outline the specific terms and conditions under which water and sewer services would be provided.

**Comments:** The petitioner has requested that concurrency be satisfied subject to the condition that the Ridge Manor Wastewater Treatment Plant expansion will be in place at the time when the project connects to the County Wastewater system for operation. Additionally, the developer requests that the Concurrency evaluation be deferred to Construction Plan Approval consistent with the provision that "A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur." The Adequate Public Facilities Ordinance requires that concurrency be issued at the time of conditional plat; therefore, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement.

## ENGINEERING REVIEW

The subject site is located at the Southeast Corner of Kettering Road and Dashbach Street. The petitioner has proposed circulation and access consistent with the intent of the MPO I-75 at SR 50 Area Circulation Plan Study.

This includes:

- Access on Kettering leading to the traffic signal on SR 50
- Provision of additional right of way along Kettering Road at no cost to the County

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

- A Traffic Access Analysis with a traffic signal warrant analysis for Kettering Road at Benton Hills Development will be required. Any improvements identified by the Traffic Access Analysis will be the developer's responsibility to install.
- All typical sections and driveway connections will need to meet Hernando County standards.
- Pedestrian connectivity is needed to connect the various residential pods within the development.
- Right of Way along Kettering Road will be required, developer to work with the County Engineer at the time of development to determine amount.

**Comments:** The petitioner has acknowledged the comments received from the Department of Public Works and has indicated that pedestrian connectivity will be met through internal sidewalks. All internal Sidewalks will connect to the park/amenity Areas. An optional pedestrian connection to the Withlacoochee State Trail to the east has also been added to the Master Plan within the park/amenity area that connects to the eastern boundary.

The Proposed Right of Way reservation is depicted on the Master Plan. The reservation depicted is consistent with the I-75/SR-50 Planned Development District Area Plan and will be submitted to the County Engineer at the time of Conditional Plat for final approval.

## LAND USE REVIEW

The petitioner is proposing a mixed residential development, with the potential of single-family detached, townhome and villa units.

### 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 fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (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 ten (10) foot in width.

**Comments:** The petitioner has proposed two (2) access points to Kettering Road. Due to the layout of the site and existing roadway network, no additional connections are feasible. If the master plan is approved, the petitioner shall designate the southern accessway into the development as the treed roadway in accordance with the Land Development Regulations.

### Single Family Detached Lot Requirements:

- Front: 25'
- Side: 7.5' (Deviation from 10')
- Rear: 15' (Deviation from 20')
- Maximum Building Coverage: 65% (Deviation from 35%)
- Minimum Lot Width: 45' (45' wide lots not to exceed 25% of the total single-family units within the development); Lot width not to exceed 75'
- Minimum Lot Size: 4,950 square feet (deviation from 6,000 square feet)

**Comments:** At the time of development, the petitioner shall place single-family lots into pods organized by size to ensure development continuity. In accordance with previous Board of County Commissioners policy direction, staff recommends a minimum side setback of seven and a half (7.5) feet. Alternatively, if the side setback is retained, all mechanical equipment shall be located along the back of the unit to reduce potential fire safety concerns. In addition, the following monotony control design criteria shall be required for those homes built on lots forty-five (45) foot in width:

- *Monotony Control:* Single-family detached homes built-for-sale on forty-five (45) foot lots shall be required to address the following requirements to avoid architectural monotony:
  - A proposed home shall have two different architectural features from the two houses on either side of it that face the same street.
  - A proposed home shall differ in architectural features from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street). These architectural features shall be made available to the potential homeowners at the discretion of the developer.
  - For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
  - No more than twenty percent (20%) of garages shall protrude more than eight (8) feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than eight (8) feet beyond the roof line) shall contain decorative garage fronts.
  
- *Streetscape Tree Requirements:* Each single family detached home built-for-sale on a forty-five (45) foot lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be part of the treed roadway/access requirement or a tree in the front yard.

**Townhome Lot Requirements:**

- Front: 20' (Deviation from 25')
- Side: 0' Internal; 7.5' External
- Rear: 15' (Deviation from 20')
- Minimum Building Separation: 15'
- Maximum Building Coverage: 70% (Deviation from 45%)
- Minimum Lot Width: 20' (Deviation from 75')
- Minimum Lot Area: 2,000 square feet (Deviation from 12,000)

**Comments:** A maximum of six (8) units shall be located within each townhome building. Green space and pedestrian interconnectivity shall be located between townhome buildings.

**Villa Lot Requirements:**

- Front: 25
- Side: 0' Internal; 5' External
- Rear: 15' (Deviation from 20')
- Minimum Building Separation: 10'
- Maximum Building Coverage: 70% (Deviation from 45%)
- Minimum Lot Width: 35' per unit; 70' per lot (Deviation from 75')
- Minimum Lot Area: 3,675 square feet (Deviation from 12,000)

**Perimeter Setbacks:**

- North: 35'
- South: 65'
- East: 35'
- West: 35'

**Buffers:**

- North: 30' landscape buffer  
(see Page 2 of Master Plan for Type 3 Buffer)
- South: 60' vegetated buffer supplemented to 80% opacity  
(30' Landscape Buffer Plus 30' Natural Vegetation)  
(See Page 2 of Master Plan for Type 3 Buffer)
- East: No Buffer – retain existing vegetation against  
Withlacoochee State Trail
- West: 30' landscape buffer

**Comments:** The petitioner has proposed cross-sections for the landscape buffers with the master plan. Buffers shall be installed in accordance with these cross-sections and will be validated by Development Services staff throughout the construction process.

**Holiday/Visitor Parking:**

The petitioner is proposing a fifteen (15) foot rear setback for the townhome and villa lots, a deviation from twenty (20) foot. It is recommended that the petitioner provide additional "visitor/holiday" parking in the amount of ten percent (10%) of the total parking required for the townhomes within the development to provide adequate parking for the community.

**Natural Vegetation:**

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

**Comments:** The developer shall be required to set aside 22.03 acres for the preservation of natural vegetation. The proposed buffers may be counted toward the preservation acreage. The remaining preservation acreage shall be utilized as part of a comprehensive open space and recreation plan for the property, tying together the neighborhood park pods within the development. Multipurpose pathways may be placed along the edge of those areas designated for the preservation of natural vegetation insofar as they further the pedestrian and bicycle connectivity for the community. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

### **Neighborhood Parks:**

The petitioner has indicated that the project will comply with the neighborhood park requirements of Section 26-75 of the Hernando County Code of Ordinances and the I-75/SR 50 Planned Development District (PDD) Area Plan. As shown on the zoning master plan, the main recreational amenity is proposed for the center of the project adjacent to a large pond to enhance the passive recreation opportunities for residents. There are also eight (8) additional park areas conceptually planned near residential pods. The project is directly adjacent to Withlacoochee State Trail that provides additional recreational opportunities.

**Comments:** The petitioner may coordinate with the Florida Department of Transportation to identify direct access points from the subject development to the Withlacoochee State Trail. If approved, these access points are to be shown on the conditional plat.

### **Fire Protection Plan:**

Hernando County Land Development Regulations require that a fire protection plan be completed for residential developments with lot sizes less than sixty (60) feet in width. If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County Land Development Regulations.

## **COMPREHENSIVE PLAN REVIEW**

The subject site is located within the I-75/SR 50 Planned Development District, a district established to coordinate land uses, transportation, utilities, and public facilities to maximize the economic value of the district.

### **I- 5/SR-50 Planned Development District**

**Objective 1.05A:** The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

**Strategy 1.05A(1):** The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

**Comments:** The subject site is proposed to include single-family detached, townhome, and villa units, providing a mix of housing types. This type of mixed residential neighborhood is consistent with the strategies of the I-75/SR 50 PDD.

**Strategy 1.05A(2):** Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a "sense of place."

**Comments:** The proposed master plan revision includes access on Kettering leading to the traffic signal on SR 50 and the provision of additional right of way along Kettering Road at no cost to the County. Additionally, the petitioner recognizes that the need to enter into a water/sewer agreement for the provision of potable water for the subject site. The petitioner shall be required to provide bicycle and pedestrian amenities throughout the development for ease of mobility and shall be required to provide a bus stop on the site at the need and demand of the Transit Administrator. The development shall also be required to provide monotony control mechanisms for the smallest single-family dwellings and incorporate pedestrian amenities along the edges of the areas preserved for natural vegetation.

- Strategy 1.05A(3):** Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.
- Strategy 1.05A(4):** The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.
- Strategy 1.05A(5):** The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.
- Strategy 1.05A(6):** The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

**Comments:** The petitioner has proposed an access management strategy consistent with the Metropolitan Planning Organization I-75 at SR 50 Area Circulation Plan Study. Additionally, the petitioner has agreed to enter into a water/sewer agreement with the Hernando County Utilities Department for the provision of wastewater services. Any additional public facilities improvements required for this development, in accordance with the Area Plan and the Land Development Regulations shall be the financial responsibility of the developer.

## FINDINGS OF FACT

The requested Rezoning from AG (Agricultural), PDP(IND) Planned Development Project Industrial, and CPDP (Combined Planned Development Project) and a Master Plan Revision on Property Zoned CPDP with (SF) single-family and (MF) multifamily uses is appropriate based on the following findings of fact:

- The proposed mixed residential use community is consistent with the I-75/SR.50 PDD.
- The petitioner has proposed an access management strategy in accordance with the MPO I-75/SR50 Area Circulation Plan Study;
- The petitioner acknowledges the potential limitation in wastewater capacity and has agreed to enter into a water/sewer agreement with the Hernando County Utilities Department for the provision of these services;
- The development shall include monotony control design standards for the smallest lots within the development, holiday parking for townhome and villa lots, and incorporate pedestrian and bicycle amenities for interconnectivity within the community.
- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.

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**NOTICE OF APPLICANT RESPONSIBILITY**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG (Agricultural), PDP(IND) Planned Development Project Industrial, and CPDP (Combined Planned Development Project) and a Master Plan Revision on Property Zoned CPDP with (SF) single-family and (MF) multifamily uses 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 development shall be limited to a total of 988 units, with the final unit mix to be determined at the time of conditional plat.
3. The petitioner shall be required to comply with all Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements.
4. 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.
5. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
6. A geotechnical evaluation and report prepared by a qualified professional shall be used in the design and layout of the development to determine if depressional areas exist and whether they are classified as jurisdictional by the SWFWMD. If a depression is classified as jurisdictional by the SWFWMD, a vegetated buffer averaging a minimum of 25 feet in width and no narrower than 15 feet in width shall be maintained based on the jurisdictional line and classification/permitting requirements of SWFWMD. No buildings shall be placed within this buffer area.

7. 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.
8. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement as needed.
9. A Traffic Access Analysis with a traffic signal warrant analysis for the intersection of Kettering Road and Vineyard Drive at the entrance to Benton Hills Development will be required. Any improvements identified by the Traffic Access Analysis will be the developer's responsibility to install.
10. All typical sections and driveway connections will need to meet Hernando County standards.
11. Pedestrian connectivity/sidewalks are required to connect the various residential pods within the development.
12. Right of Way along Kettering Road will be required. The developer shall coordinate with the County Engineer at the time of Conditional Plat review to determine the exact amount required.
13. The developer shall provide two points of access to Kettering Road as generally displayed on the Master Plan.
14. The southern access point to Kettering Road shall be designed as the treed roadway in accordance with the Hernando County Land Development Regulations.
15. Single-Family Lot Requirements:

Front:	25'
Side:	7.5' (Deviation from 10', previously approved at 7.5' and 5')
Rear:	15' (Deviation from 20')
Maximum Building Coverage:	65% (deviation from 35%)
Minimum Lot Width:	45' (45' wide lots not to exceed 25% of the total single-family units within the development)
	Lot width not to exceed 75'
Minimum Lot Size:	4,950 square feet (deviation from 6,000)

16. The developer shall be required to provide for the following monotony control design elements for 45' lots:
- A proposed home shall have two different architectural features from the two houses on either side of it that face the same street.
  - A proposed home shall differ in architectural features from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street). These architectural features shall be made available to the potential homeowners at the discretion of the developer.
  - For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
  - No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

17. Each single family detached home built-for-sale on a 45' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be part of the treed roadway/access requirement or a tree in the front yard.

18. Townhome Lot Requirements:

Front:	20' (Deviation from 25')
Side:	0' Internal; 7.5' External
Rear:	15' (Deviation from 20')
Minimum Building Separation:	15'
Maximum Building Coverage:	70% (Deviation from
45%) Minimum Lot Width:	20' (Deviation from 75')
Minimum Lot Area:	2,000 square feet (Deviation from 12,000)
Maximum Units Per Building:	8

19. Villa Lot Requirements:

Front:	25'
Side:	0' Internal; 5' External
Rear:	15' (Deviation from 20')
Minimum Building Separation:	10' (Deviation from 15')
Maximum Building Coverage:	70% (Deviation from 45%)
Minimum Lot Width:	35' per unit; 70' per lot (Deviation from 75')
Minimum Lot Area:	3,675 square feet (Deviation from 12,000)

20. Perimeter Setbacks:

North:	35'
South:	65'
East:	35'
West:	35'

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21. Perimeter Buffers:

North:	30' landscape buffer (see Page 2 of Master Plan for Type 3 Buffer)
South:	60' vegetated buffer supplemented to 80% opacity (30' Landscape Buffer Plus 30' Natural Vegetation) (See Page 2 of Master Plan for Type 3 Buffer)
West:	30' landscape buffer

The petitioner shall be required to provide a cross-section for the landscape buffers along the northern, southern and western borders of the development indicating the planting plan and vegetation type at the time of conditional plat.

22. The petitioner shall provide additional holiday/visitor parking in the amount of 10% of the total parking required for the townhome units to provide adequate parking for the community.
23. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
24. The development shall meet the natural vegetation area requirements of the Community Appearance Ordinance. The proposed buffers may be counted toward the preservation acreage. The remaining preservation acreage shall be utilized as part of a comprehensive open space and recreation plan for the property, tying together the neighborhood park pods within the development. Multipurpose pathways may at the Developer's option be placed along the edge of those areas designated for the preservation of natural vegetation insofar as they further the pedestrian and bicycle connectivity for the community. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.
25. At the discretion of the developer, the petitioner may attempt to coordinate with the Florida Department of Transportation to identify direct access point(s) from the subject development to the Withlacoochee State Trail. If requested by the developer and approved by FDOT, these access points are to be shown on the conditional plat.
26. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
27. The petitioner shall meet with the Transit Division prior to filing conditional plat to determine the need and demand for transit stop location(s) on site based upon current transit routes and schedules. The general location(s) of any transit stop location(s) shall be reflected on the conditional plat and construction drawings and will only be required if there is a current or planned transit route that serves the development.
28. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [x] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

File No. \_\_\_\_\_ Official Date Stamp: \_\_\_\_\_

Date: 5/27/2025

APPLICANT NAME: Riopelle Properties, LLC

Address: 13410 Villa Di Preserve Lane
City: Estero State: FL Zip: 33928
Phone: 239-253-3560 Email: jeff@riopelleconsulting.com Farm
Property owner's name: (if not the applicant) Lee K. Pedone TTEE & Ariana Dairy Farms Inc, Lee K. Pedone, Individually

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): \*\*SEE EXHIBIT A\*\*
2. SECTION 16, TOWNSHIP 23S, RANGE 21E
3. Current zoning classification: AG & CPDP & PDP(IND)
4. Desired zoning classification: CPDP
5. Size of area covered by application: +/-314.70 acres
6. Highway and street boundaries: Kettering Rd, Dashbach St, Withlacoochee State Trail
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: \_\_\_\_\_)

PROPERTY OWNER AFFIDIVAT

I, Lee K. Pedone TTEE, Individually and as President of Ariana Dairy Farm, Inc. have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Riopelle Properties, LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Handwritten signature of Lee K. Pedone
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of June, 2025, by Lee K. Pedone who is personally known to me or produced as identification.

Handwritten signature of Concetta L. Cook
Signature of Notary Public



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

Notary Seal/Stamp

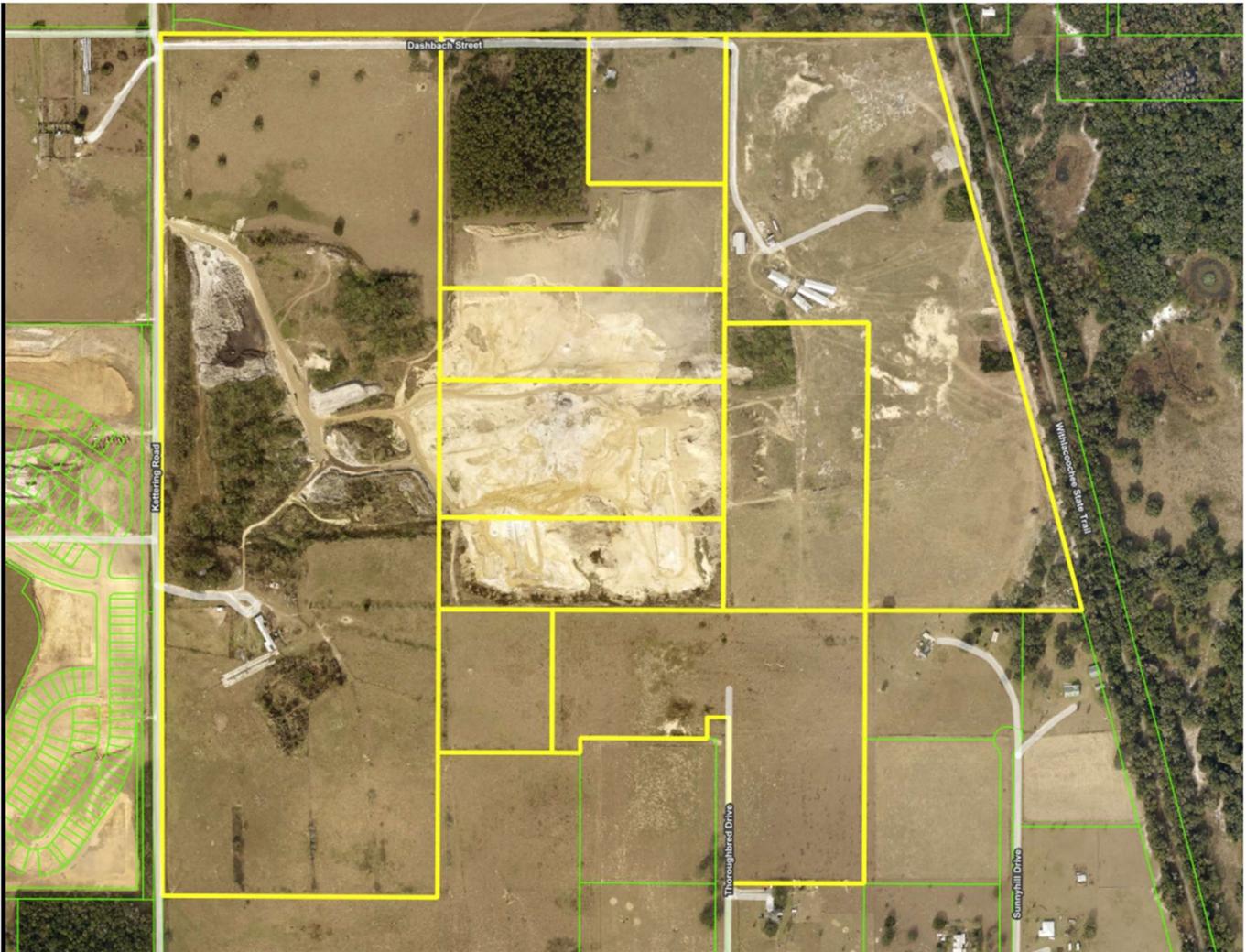
\*\*\*EXHIBIT A\*\*\*

KEY #	PARCEL #	Owner	Section	Township	Range
00396716	R16 423 21 0000 0020 0000	PEDONE LEE K & ARIANA DAIRY FARM INC	16	23	21
00424641	R16 423 21 0000 0020 0010	PEDONE LEE KELSO TTEE	16	23	21
00424650	R16 423 21 0000 0020 0020	PEDONE LEE KELSO TTEE	16	23	21
00424678	R16 423 21 0000 0020 0040	PEDONE LEE KELSO TTEE	16	23	21
00473794	R16 423 21 0000 0020 0050	PEDONE LEE K TTEE	16	23	21
00536254	R16 423 21 0000 0020 0080	ARIANA DAIRY FARM INC	16	23	21
00541444	R16 423 21 0000 0020 0090	PEDONE LEE K & ARIANA DAIRY FARM INC	16	23	21
01299115	R16 423 21 0000 0030 0023	ARIANA DAIRY FARM INC	16	23	21
01342666	R16 423 21 7060 0000 0A10	ARIANA DAIRY FARM INC	16	23	21
01376219	R16 423 21 0000 0020 0051	PEDONE LEE K TTEE	16	23	21

# Ariana Estates

## Rezoning Application – Narrative

Parcel Numbers: 424641, 424678, 1342666, 396716, 1299115, 536254, 424650, 473794, 1376219, 541444



**Figure 1. Ariana Estates - Aerial and Location Map**

### **General:**

The site consists of ±314.70 acres, lying at the southeast corner of Kettering Road and Dashbach Street within Section/Township/Range 16/23S/21E. Refer to Figure 1 above for the general location and aerial view and Exhibit A attached for specific parcel information.

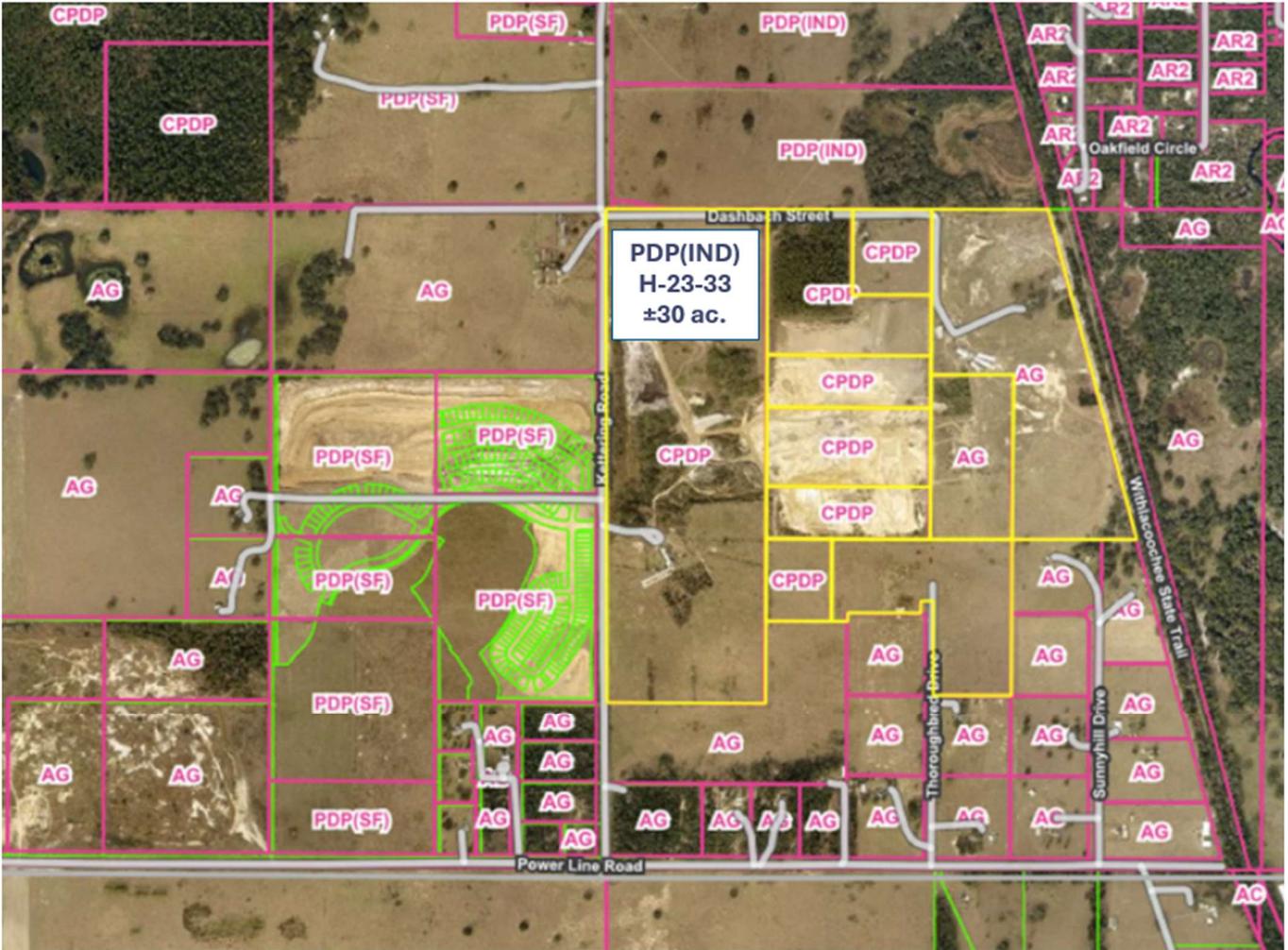
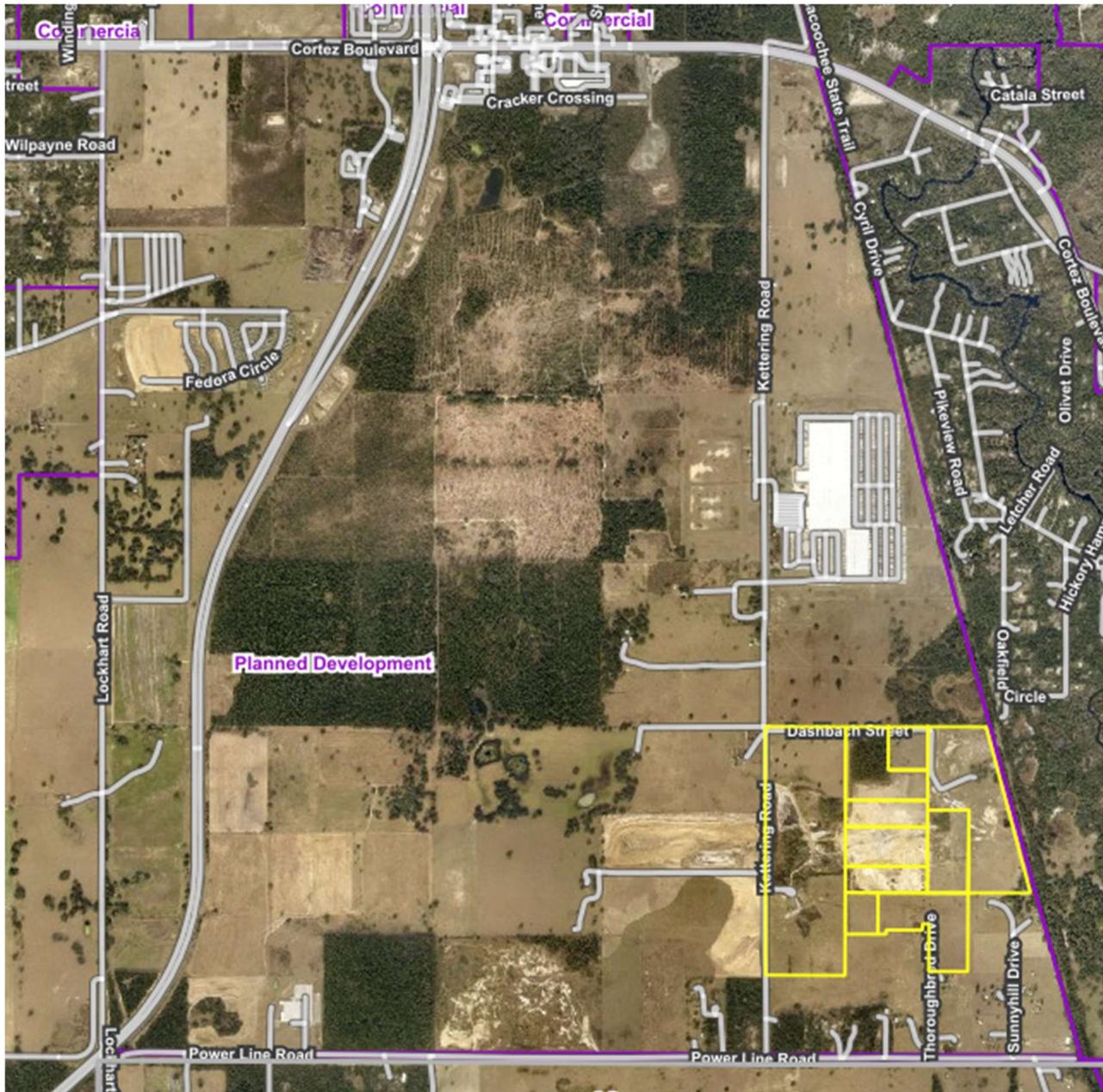


Figure 2. Ariana Estates - Zoning Map



**Figure 3. Ariana Estates - Future Land Use Map**

As shown in Figures 2 & 3 above, the present zoning and future land use designations on the property are as follows:

**Zoning** – The property is currently zoned Agricultural (AG), Combined Planned Development Project (CPDP) and Planned Development Project Industrial (PDP(IND)) - ±30 acre portion of Key #396716.

**Comprehensive Plan Future Land Use Map** - The property is designated as part of the I-75/S.R. 50 Planned Development District (PDD). The PDD Area Plan was adopted on September 12, 2007.

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

	<b>Zoning</b>	<b>FLU</b>	<b>Property Use</b>
<b>North</b>	PDP(IND)	I-75/S.R. 50 PDD	Vacant Industrial Land, Walmart Distribution Center
<b>South</b>	AG	I-75/S.R. 50 PDD	Rural Residential, Vacant – Pasco County
<b>East</b>	Withlacoochee State Trail, AG	Rural	Recreation, Vacant
<b>West</b>	PDP/SF (Benton Hills), AG, PDP/SF (Verona Hills)	I-75/S.R. 50 PDD	Single Family Subdivision Agriculture, Vacant

**Request:**

The applicant is requesting a rezoning from AG, CPDP and PDP(IND) to CPDP to develop a mixed residential project consisting of traditional single-family lots (PDP(SF)), townhomes and villas, and multifamily (PDP(MF)).

**Project Description:**

The project is proposed as a master planned development consisting of residential uses and amenities that will be compatible and consistent with the overall emerging pattern of development and allowable uses within the I-75/S.R. 50 Planned Development District. With significant frontage along Kettering and stretching south most of the way to Powerline Road, the ±314.70-acre Ariana Estates project offers the opportunity to provide a transition of land uses from neighboring industrial to the north (along Kettering) to single family detached homes, with space to include townhomes and villas. This transition of use was anticipated in the I-75/ SR 50 PDD and PDD master plans. This application for a combined planned development project (CPDP) will accomplish the following:

- Maintain compatibility with the already approved Benton Hills, Verona Hills and Sunrise residential projects along Kettering.
- Provide housing in proximity to existing and future commercial and services along SR 50.
- Provide two access points on Kettering Road ultimately connecting to the S.R. 50 signalized intersection to the north.
- Establish a transitional parcel that can accommodate single family and multi-family residential uses.
- Placing housing with greater density (townhomes, villas) on the northern portion of the property in proximity to industrial to the north.

- Place housing with moderate density (single family detached homes) on the central and southern portions of the property.
- Providing the main recreational amenity adjacent to the central pond with further recreational opportunities along the adjacent Withlacoochee State Trail to the east.
- Providing a range of buffers along boundaries with Kettering Road, the Withlacoochee State Trail and adjacent private property.
- Provide holiday parking in appropriate smaller lot residential housing pods.

The master plan depicts two access points directly to a future 4-laned Kettering Road which leads to the six-laned SR 50. The planned Dashback Road will provide a future east-west connection to Sunrise Boulevard. All these roadways and I-75 have very good levels of service.

The property consists of Candler and Arredondo soils, which are fast-draining and conducive for residential development and stormwater retention. There are also Adamsville soils, which are somewhat poorly drained, and rapidly permeable, but can be utilized for homebuilding with proper geotechnical evaluation and measures. There are minimal wetlands (see attached Exhibit B) on the property and only two floodplain areas, located to the northeast. These will likely be incorporated into the stormwater management system. Both potable water and central sewer will be provided by the Hernando County Utilities Department, which has a regional water plant on Lockhart Road and a regional wastewater treatment plant along Kettering. A water main and sewer force main lie along Kettering road directly in front of the project. A school site along Kettering Road is part of the I-75/SR 50 master plan and developers of this property will be responsible for paying surcharges associated with that plan.

**Residential:**

The proposed residential uses include townhomes, villas and single-family detached lots ranging from 45'-75' in width. The overall density anticipated for residential is 3.13 du/ac or 988 dwelling units. All acreages and dwelling units provided in the Land Use Table of the master plan are conceptual and for planning purposes only. The final number of each lot type and the associated acreages required will be determined at the time of platting. Forty-five foot (45') lots will not exceed 25% of the total single family lots. Development standards for each use have been included on the master plan. The proposed deviations are as follows:

**Single Family Detached**

- Maximum Building Coverage - 65% (deviation from 35%)
- Minimum Lot Width - 45 feet (deviation from 60 feet) – maximum 25% of single-family lots
- Minimum Lot Area - 4,950 square feet (deviation from 6,000 square feet)
- Minimum Rear Setback - 15' (deviation from 20 feet)
- Minimum Side Setback – 7.5' (deviation from 10 feet, previously approved at 7.5' and 5')
- Minimum Front Setback - 25'

## **Townhomes**

Maximum Building Coverage - 70% (deviation from 45%)

Minimum Lot Width - 20 feet (deviation from 75 feet)

Minimum Lot Area - 2,000 square feet (deviation from 12,000 square feet)

Minimum Setbacks

Front - 20 feet (deviation from 25')

Rear - 15 feet (deviation from 20 feet)

Sides- 0 feet internal/7.5 feet for end units/15 feet between buildings

## **Villas**

Maximum Building Coverage - 70% (deviation from 45%)

Minimum Lot Width - 35 feet per unit, 70 feet per lot (deviation from 75 feet)

Minimum Lot Area - 3,675 square feet (deviation from 12,000 square feet)

Minimum Setbacks

Minimum Front Setback - 25'

Sides - 0 feet internal/5 feet for end units/10 feet between buildings (deviation from 15 feet between buildings)

Rear - 15 feet (deviation from 20 feet)

## **Buffers & Perimeter Building Setbacks**

### **Buffers**

North - 30-foot landscape buffer (all SEE REZONING TYPICAL BUFFER attached to Master Plan for Type 3 Buffer)

East (Withlacoochee State Trail) - Retain existing natural vegetation without buffer

West – (Kettering Rd.) 30-foot landscape buffer (SEE REZONING TYPICAL BUFFER attached to Master Plan for Type 3 Buffer)

South – (against AG properties) 60-foot vegetative buffer (30' landscape buffer plus 30' natural vegetation-SEE REZONING TYPICAL BUFFER attached to Master Plan for Type 3 Buffer)

A fence is not required but can be installed at the developer's discretion (see Type 3F Buffer for Fence Detail)

### **Perimeter Primary Building Setbacks**

North – 35-feet

East (along Withlacoochee State Trail) - 35-feet

West (Kettering Road) – 35-feet

South (Against AG properties)– 65-feet

**Maximum Building Height**-35 feet

## **Consistency with the Hernando County 2040 Comprehensive Plan**

The subject property is located in the I-75/S.R. 50 Planned Development District on the future land use map, and is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

### **I-75/SR-50 PLANNED DEVELOPMENT DISTRICT**

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

*Analysis:* The project is proposed as a mixed residential development transitioning from north to south with multifamily, townhomes and single family neighborhoods. The proposed land uses are integrated internally and with adjacent land uses in the PDD by its connection to Kettering Road extending north to SR 50 and to the southern limits of the development at Powerline Road.

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

*Analysis:* The project provides the right of way for Kettering Road. A traffic study will be completed in conjunction with conditional plat review.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007 and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

## **I-75/SR-50 Area Plan**

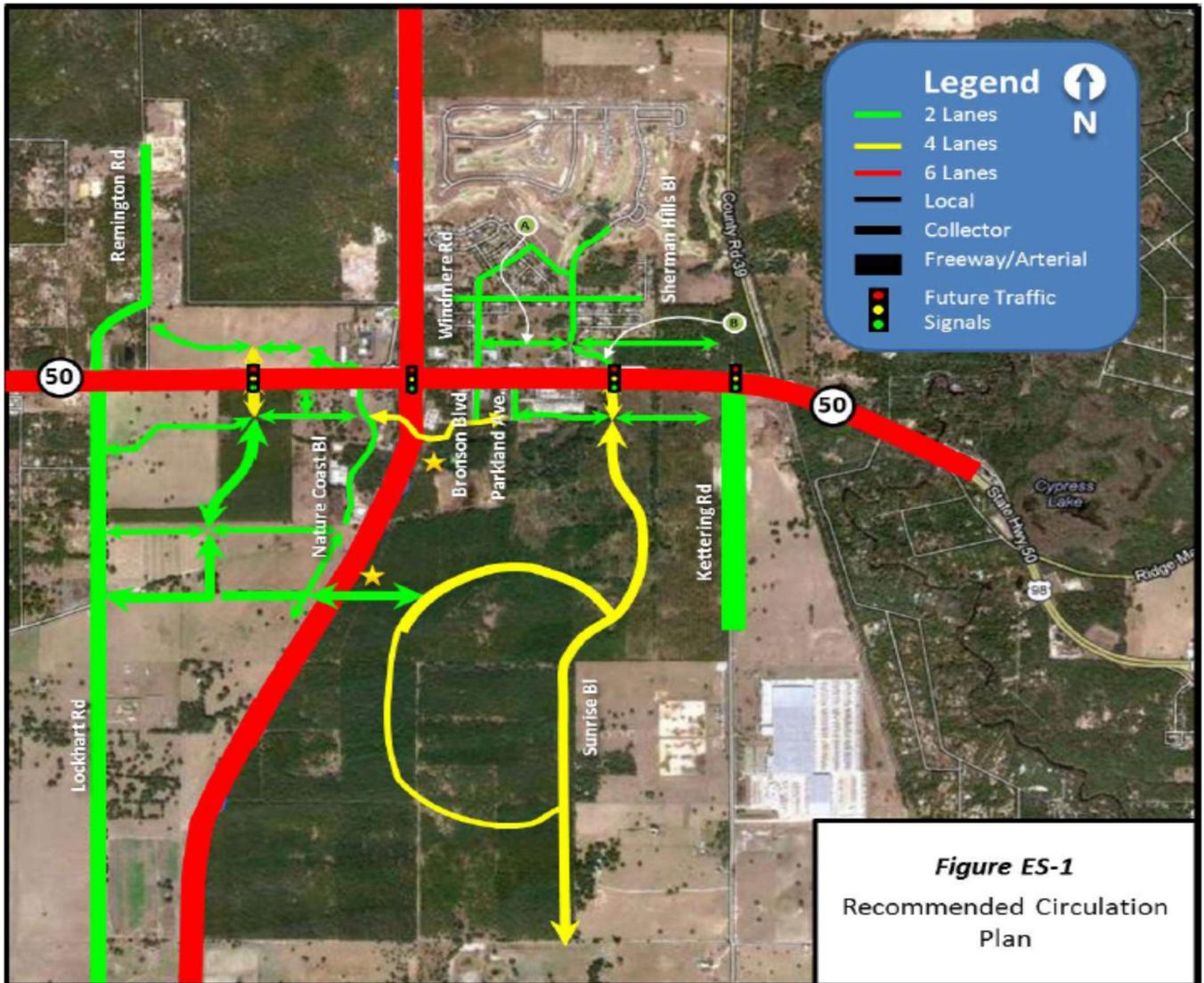
The project is consistent with the following standards of the PDD Area Plan:

- The project is consistent with the Area Plan Regional Roadway Network and conceptual roadway alignments and will provide right of way to the County where required.
- The project will pay Impact fee surcharges for roads (50%), schools (10%), public capital facilities-library-buildings-law enforcement-jail (10%), parks (60%) that contribute to the cost of providing the PDD Area with the required infrastructure.
- The project will pay its proportionate share of the utility network needs and construct the required improvements to serve the development.
- Utility service agreements will be entered into as required by the County.
- The project will provide an internal park site serving the needs of the community.

## **MPO I-75 at SR 50 Area Circulation Plan Study Final Report**

The project is consistent with following Study recommendations for improved circulation and traffic flow:

- The recommended circulation plan shows 2-lane (currently planned to be 4-laned) Kettering Road that connects to the north at SR 50. East-west traffic will eventually be able to utilize the east-west connection from Kettering to Sunrise Boulevard and ultimately, I-75 at which east-west traffic can cross from one side of I-75 to the other, resulting in a 30 percent reduction of traffic on SR 50. Reduced traffic volumes can defer the need for costly interchange improvements, and the additional crossing locations provide for alternative routes for traffic circulation, which is advantageous for alternate modes of mobility and reduced dependence on SR 50.
- The potential for I-75 crossing locations should be reviewed with FDOT.
- Hernando County should adopt the enclosed circulation plan into its long-range transportation plan to increase the likelihood of its ultimate implementation.
- As individual land parcels are developed, implement elements of the circulation plan in conjunction with development approvals to provide improved circulation and access.



**Figure ES-1**  
Recommended Circulation Plan

★ Locations illustrated are for conceptual purposes only. Potential alignments are subject to further study.

- A 2 lane east west roadway in approximate alignment with Cracker Crossing connecting Kettering Road to I-75
- 2 possible I-75 crossings; Dashback Street and Cracker Crossing.

## Site Conditions

### Topography

As shown in Figure 4, the property is undulating with site topography ranging from an elevation of 125 feet in the southwest corner of the property to 65 feet at the northeast corner.

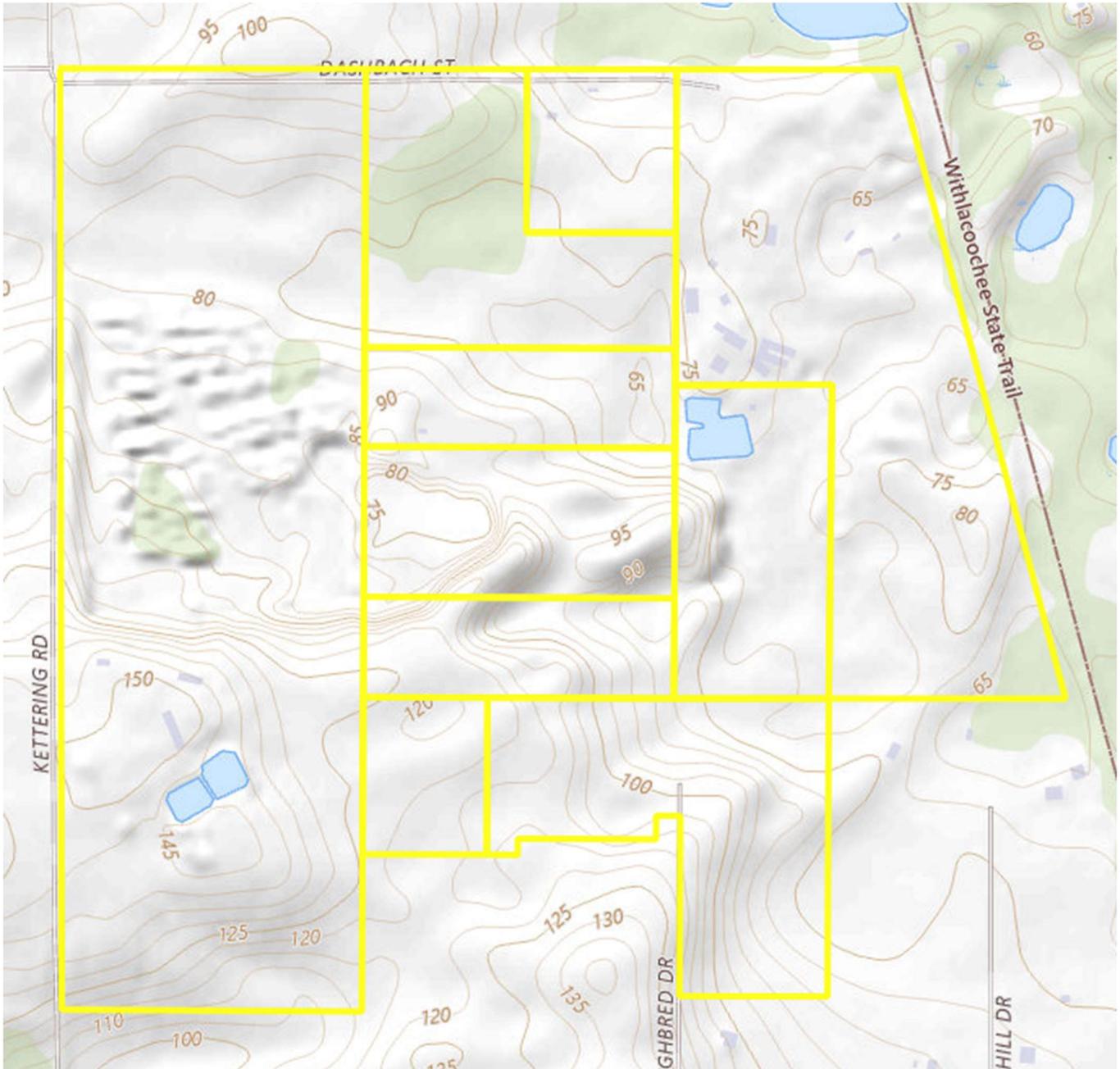


Figure 4. Ariana Estates – Topography Map



## Soils

The site soils consist of Candler Fine Sand, Arredondo Fine Sand and Adamsville series. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. The Arredondo series consists of well drained soils that are rapidly permeable in the thick sandy surface and subsurface layers and moderate to very slow in the subsoil soils. Adamsville soils are very deep, somewhat poorly drained, and rapidly permeable. They are found on broad flats, low knolls, and lower side slopes. Refer to Figure 6 for the Soils Map.

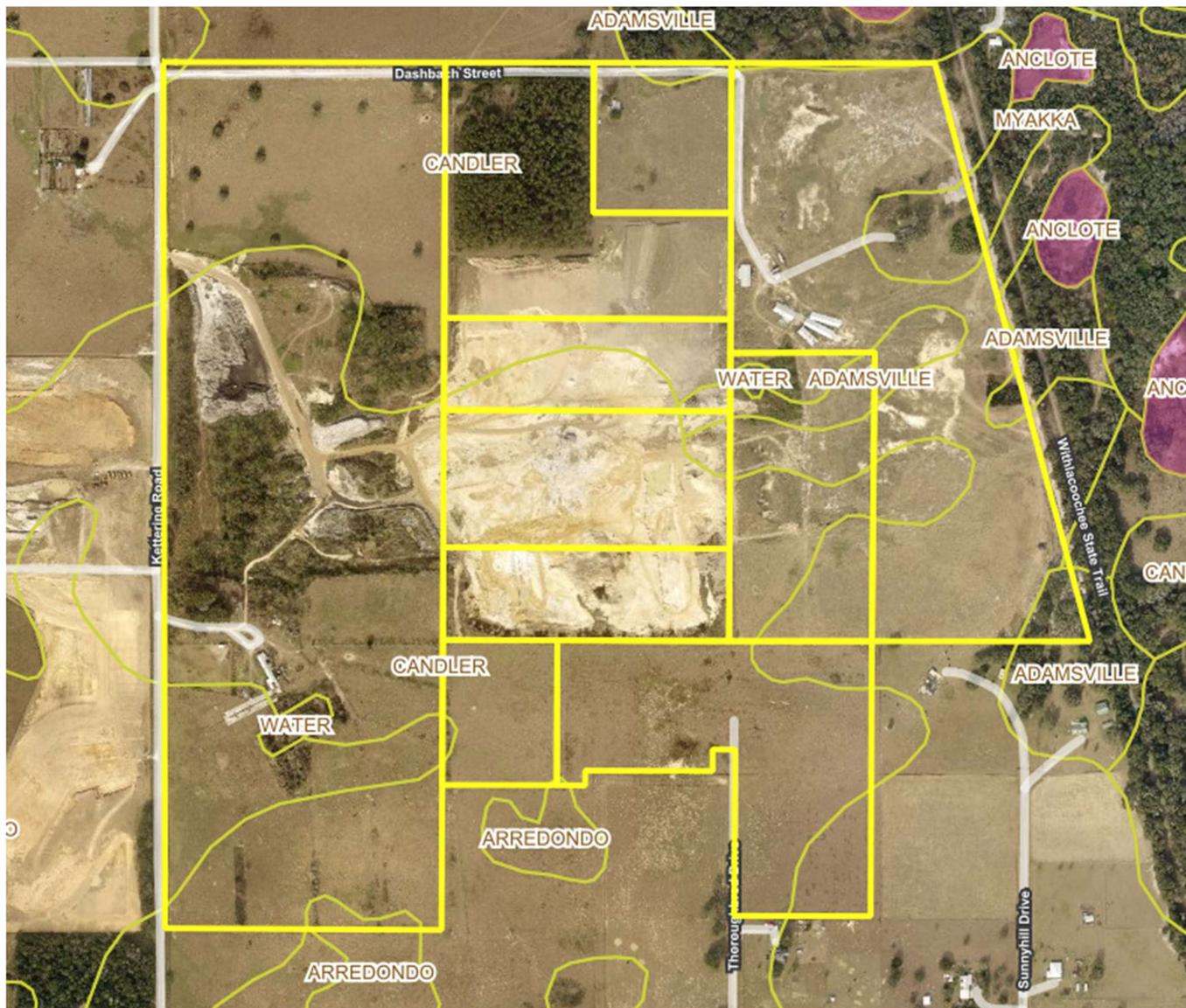


Figure 6. Ariana Estates – Soils Map

## Site Environmental

A preliminary environmental site visit was conducted on June 2, 2025.

The following are the results of the site visit:

- Portions of the subject property contain an existing active sand mine.
- Portions of the property were historically used as a tree/yard debris mulching operation. Many debris piles were observed (primarily is the west).
- Portions of the property (primarily north and northeast) are currently used for cattle grazing operations.
- Gopher tortoises have been periodically permitted and relocated from the property starting in 2015, with a most recent permit issued by the FWC in 2024.
- No other state or federally listed species were detected.
- Specimen live oak trees (> 18-inch dbh) were observed on the property.
- Depressional areas (potentially jurisdictional) may exist. Further evaluation is needed.

## Infrastructure

The project will pay Impact fee surcharges for roads (50%), schools (10%), public capital facilities-library-buildings-law enforcement-jail (10%), parks (60%) that contribute to the cost of providing the PDD Area with the required infrastructure.

## Adequate Access/Transportation

The project provides circulation and access consistent with the intent of the MPO I-75 at SR 50 Area Circulation Plan Study. This includes:

- Access on Kettering leading to the traffic signal on SR 50
- Provision of additional right of way along Kettering Road at no cost to the County

SR 50 has a very good level of service and is an arterial roadway in the I-75/SR 50 infrastructure plans. Kettering Road is a major link in the I-75/SR 50 PDD transportation network, is signalized at SR 50 and has a good level of service.

The entrances and project roads/streets will be designed and permitted in accordance with the requirements of the County Engineer. A traffic study and access analysis will be provided as required by the County Engineer. Any improvements required will be consistent with the PDD Area Plan and the requirements of the County Engineer.

## Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department, which has a regional water plant to the west at Lockhart Road and a regional wastewater treatment plant to the north on Kettering Road. A potable water main and a sewer force main lie within the Kettering Road ROW on the west side of the project. The applicant will complete a capacity analysis and enter into a utilities service agreement with HCUD to ensure the timing of connection to, and

capacity of those facilities. Any required utility infrastructure improvements will be determined at the time of development order review and issuance.

### **Drainage**

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

### **Recreation**

The project will comply with the neighborhood park requirements of Chapter 26 (Subdivisions,) Section 26-75 of the Hernando County Code of Ordinances (Subdivision Improvement Requirements) and the PDD Area Plan. As shown on the zoning master plan, the main recreational amenity has been located in the center of the project adjacent to a large pond in order to enhance the passive recreation opportunities for residents. There are also four additional park areas planned in close proximity to residential pods. The project is directly adjacent to Withlacoochee State Trail that provides additional recreational opportunities. An optional pedestrian connection to the State Trail has been added to the master plan within the park/amenity area along the eastern boundary.

### **Schools**

A certification of concurrency will still be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of development. The subject site is within the school boundaries of Eastside Elementary School, DS Parrott Middle School, and Hernando High School. The School District has a pending offer to provide a school site from Sunrise. If the site is not selected by the District, mitigation of public school impacts may be required by separate agreement with the School District. As required in the I-75/SR 50 PDD plan area, 10% impact fee surcharges will be paid for schools.

### **Deviations**

Deviations for residential uses have been outlined above. The deviations requested are generally standard for residential development in the current market and are not considered excessive.

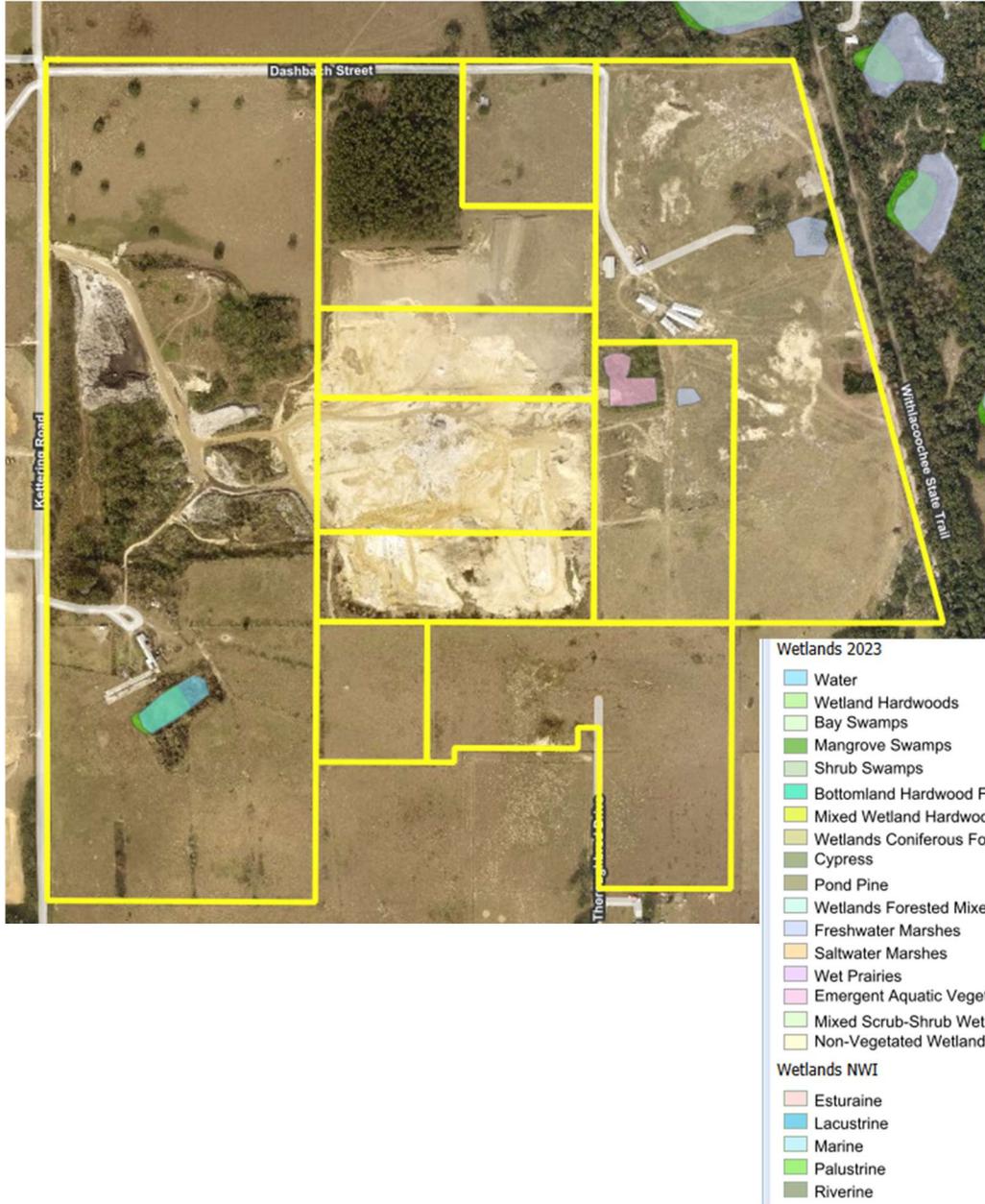
### **Conclusion**

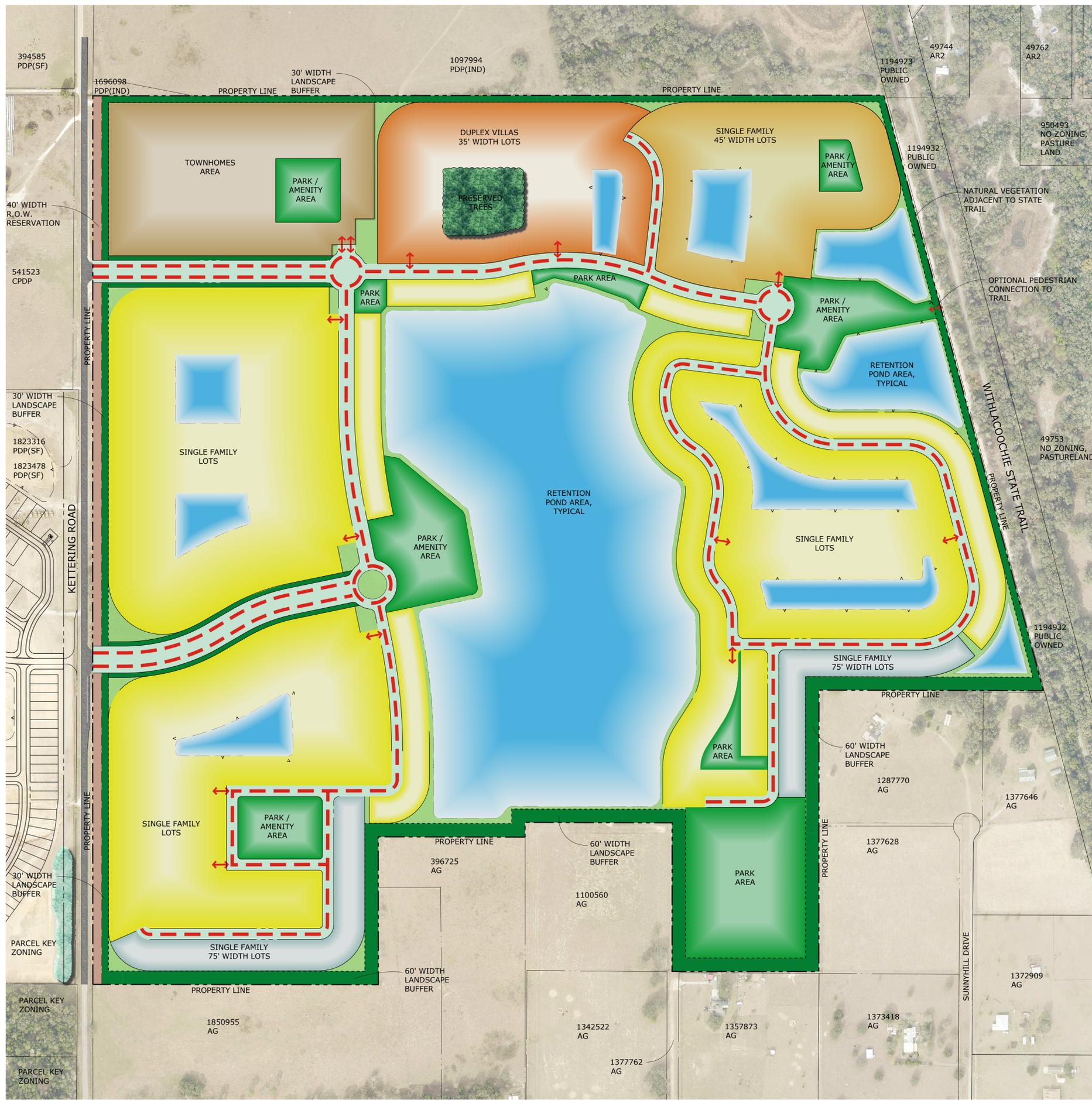
The proposed project consists of a mixed use development that is consistent with the Hernando County 2040 Plan, the I-75/SR 50 Area Plan, the MPO Circulation Plan Study for the I 75/SR 50 PDD Area and is consistent/compatible with development trends in the area. Infrastructure will be provided in accordance with required surcharge fees and the results of separate studies at the time of development and based on concurrency management requirements.

\*\*\*EXHIBIT A\*\*\*

KEY #	PARCEL #	Owner	Section	Township	Range
00396716	R16 423 21 0000 0020 0000	PEDONE LEE K & ARIANA DAIRY FARM INC	16	23	21
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00541444	R16 423 21 0000 0020 0090	PEDONE LEE K & ARIANA DAIRY FARM INC	16	23	21
01299115	R16 423 21 0000 0030 0023	ARIANA DAIRY FARM INC	16	23	21
01342666	R16 423 21 7060 0000 0A10	ARIANA DAIRY FARM INC	16	23	21
01376219	R16 423 21 0000 0020 0051	PEDONE LEE K TTEE	16	23	21

# EXHIBIT B





### LEGEND

- TOWNHOMES AREA
- DUPLEX VILLAS 35' LOTS
- SINGLE FAMILY 45' LOTS
- SINGLE FAMILY LOTS (WIDTH UNDETERMINED CURRENTLY)
- SINGLE FAMILY 75' LOTS
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- R.O.W. RESERVATION AREA



	SINGLE-FAMILY	VILLAS	TOWNHOMES
MINIMUM LOT WIDTH	45'	35'	20'
MINIMUM FRONTAGE ALONG CURVE	30'	25'	15'
MINIMUM LOT SQFT	4,950 SF	3,675 SF	2,000 SF
MAXIMUM BUILDING HEIGHT	35'	35'	35'
MAXIMUM BUILDING AREA RATIO	65%	70%	70%

### LAND USE EQUIVALENCY MATRIX

FORMER LOT TYPE	NEW LOT TYPE					
	TOWNHOME	VILLAS	45' LOTS	55' LOTS	65' LOTS	75' LOTS
TOWNHOME	-	0.6	0.6	0.4	0.3	0.3
DUPLEX VILLAS	1.8	-	0.8	0.6	0.5	0.5
45' LOTS	2.2	1.3	-	0.8	0.7	0.6
55' LOTS	2.8	1.6	1.2	-	0.9	0.7
65' LOTS	3.3	1.9	1.4	1.2	-	0.9
75' LOTS	3.8	2.1	1.7	1.4	1.2	-

### LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
TOWNHOMES	16	238*	
SINGLE FAMILY	72	610*	
DUPLEX VILLAS	37	140*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	102.7		
ROADS (RIGHT OF WAY)	18		
<b>TOTAL:</b>	+/- 314.7	988	3.13 UNITS / ACRE

### SITE DATA

**OWNER:** LEE K. PEDONE, LEE KELSO PEDONE TRUSTEE, ARIANA DAIRY FARM, INC. 424641, 424678, 1342666, 396716, 1299115, 536254, 424650, 473794, 1376219, 541444

**PARCEL KEY NO.:** 16/235/21E

**SECTION / TOWNSHIP / RANGE:** 16/235/21E

**CURRENT ZONING:** SPLIT ZONING AG, CPDP, PDP(IND) CPDP

**PROPOSED ZONING:** CPDP

**PROJECT AREA:** ± 314.7 AC.

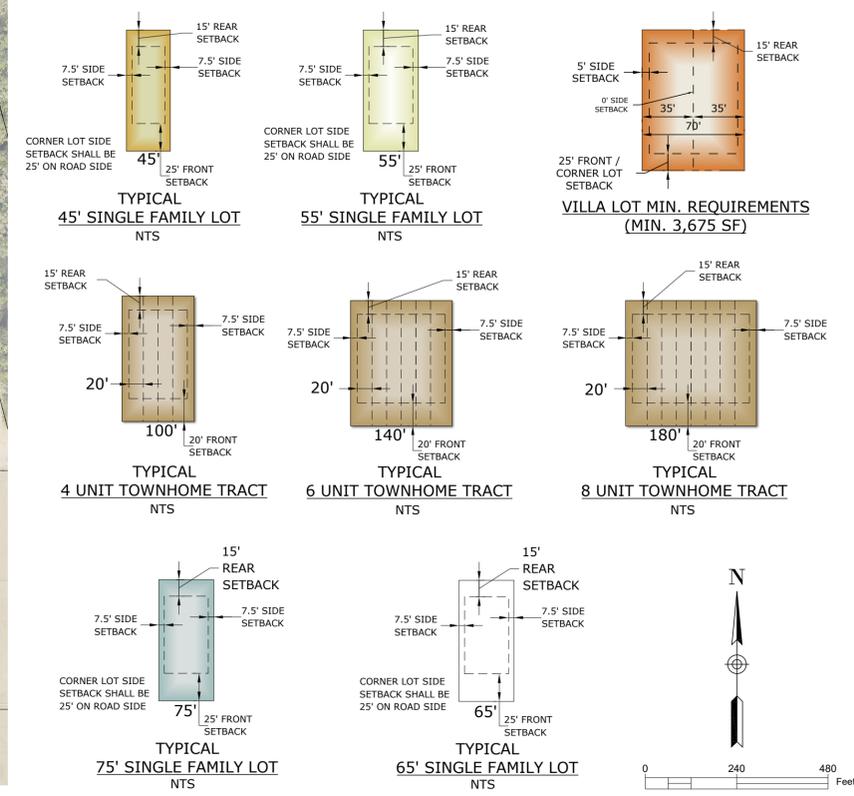
**BUILDING INFORMATION:** MAXIMUM BUILDING HEIGHT: 35' MINIMUM DISTANCE BETWEEN BUILDINGS: 15' SINGLE FAMILY 30' DUPLEX VILLAS 15' TOWNHOMES

**PERIMETER SETBACKS:** NORTH: 35' EAST: 35' WEST: 35' SOUTH: 65'

**PROPOSED BUFFERS:** NORTH: 30' LANDSCAPED BUFFER (SEE PAGE 2 FOR TYPE 3 BUFFER) WEST: 30' LANDSCAPE BUFFER (SEE PAGE 2 FOR TYPE 3 BUFFER) SOUTH: 60' LANDSCAPE BUFFER (30' LANDSCAPE BUFFER PLUS 30' NATURAL VEGETATION) (SEE PAGE 2 FOR TYPE 3 BUFFER)

**NOTES:**

- \* ALL ACRES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NO. OF EACH TYPE OF LOT AND ACRES REQUIRED WILL BE DETERMINED AT TIME OF PLATTING.
- \* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.
- \* 45' LOTS WILL NOT EXCEED 25% OF THE TOTAL SINGLE FAMILY LOTS



**REZONING MASTER PLAN**

**ARIANA ESTATES**

**REUSE OF DOCUMENT**

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

**Coastal**  
Engineering Associates, Inc.  
966 Candlelight Boulevard - Brooksville - Florida 34601  
(352) 796-9423 - Fax (352) 798-8359  
EB-0000142

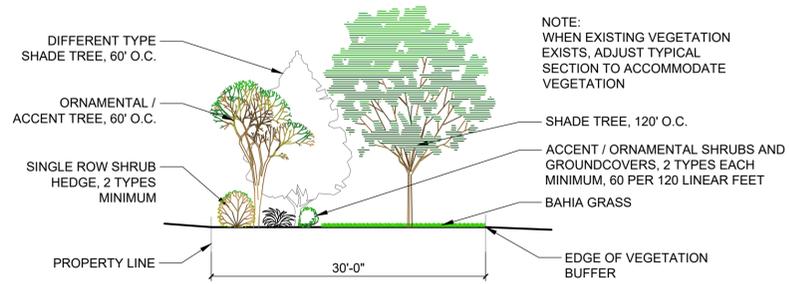
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**SHEET 1**

25025

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

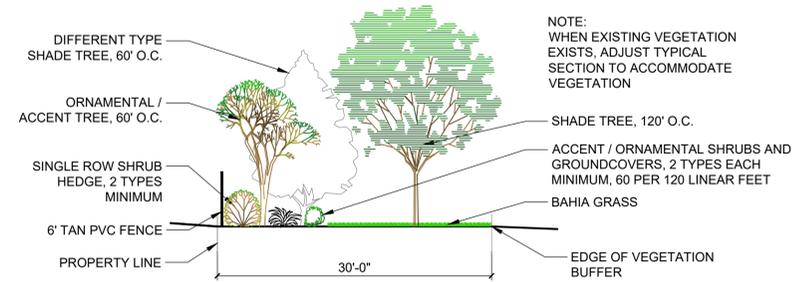
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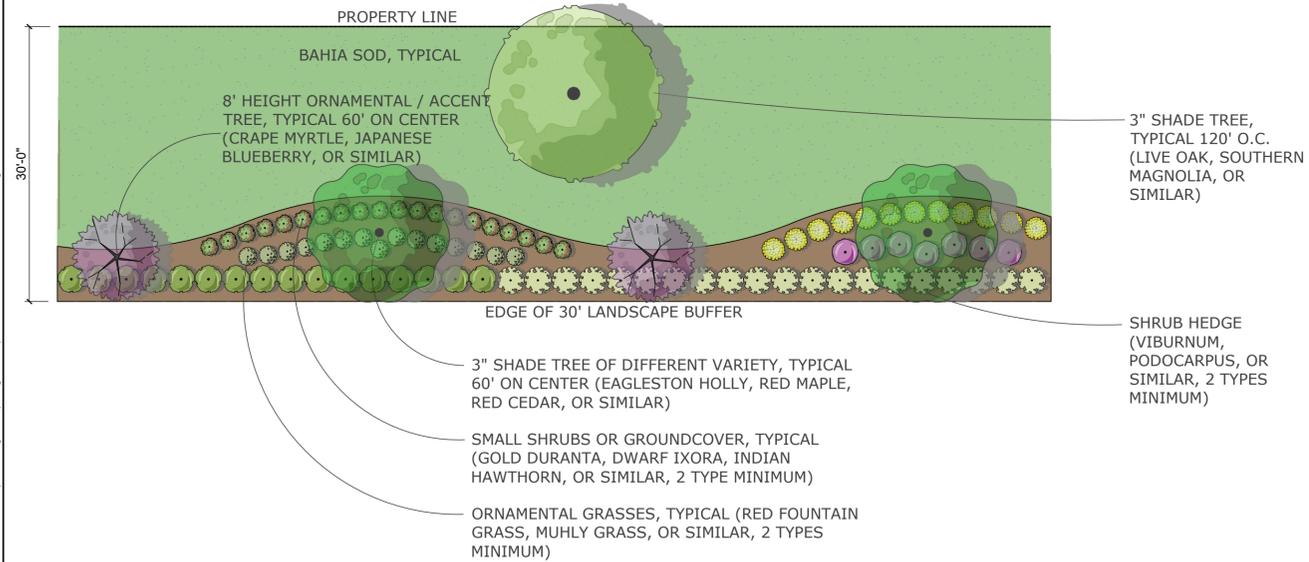
3 30' TYPICAL TYPE 3 BUFFER SECTION

**TYPE 3 BUFFER SUMMARY**

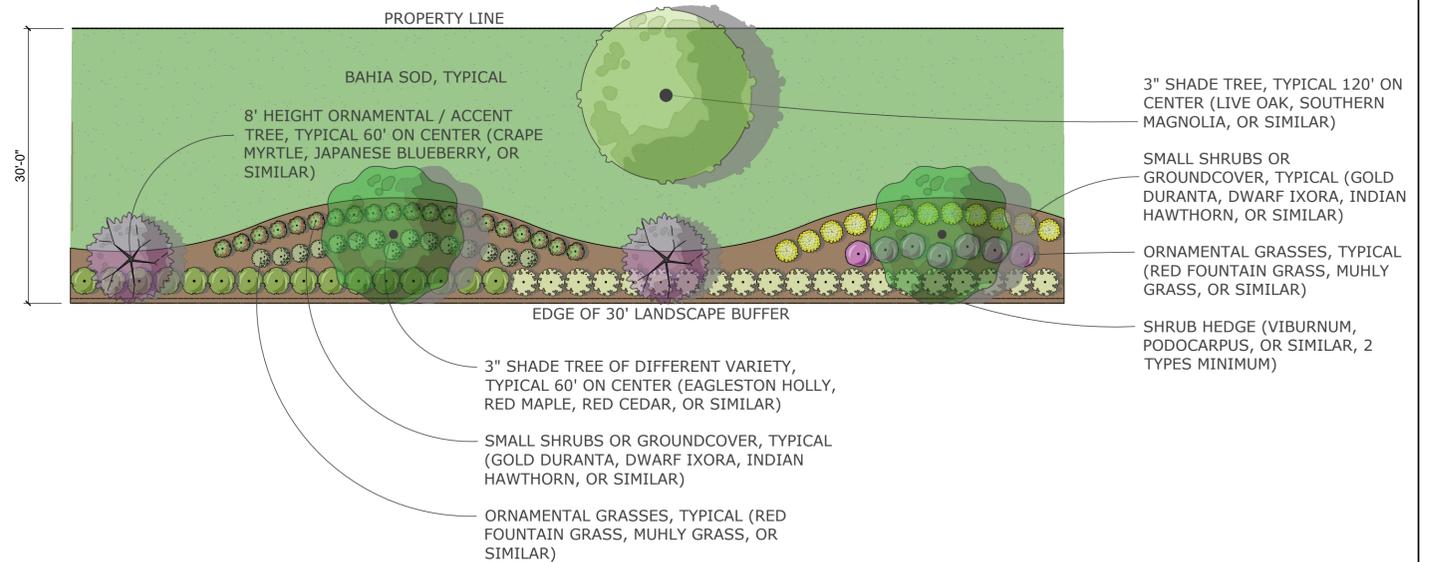
3 SHADE TREES (2 TYPES) PER 120 LF  
 2 ORNAMENTAL TREES PER 120 LF  
 SINGLE ROW SHRUB HEDGE  
 60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF  
 BAHIA SOD WHERE NOT PLANTING BED



3F 30' TYPICAL TYPE 3F BUFFER SECTION



VEGETATIVE BUFFER TYPE 3 PLAN VIEW (SCALE: 1' = 10')



VEGETATIVE BUFFER TYPE 3F PLAN VIEW (SCALE: 1' = 10')

REZONING TYPICAL BUFFER

ARIANA ESTATES

**Coastal**  
 engineering associates, inc.  
 966 Candlelight Boulevard - Brooksville - Florida 34601  
 (352) 796-9625 - Fax (352) 796-8359  
 EB-0000142

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 DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

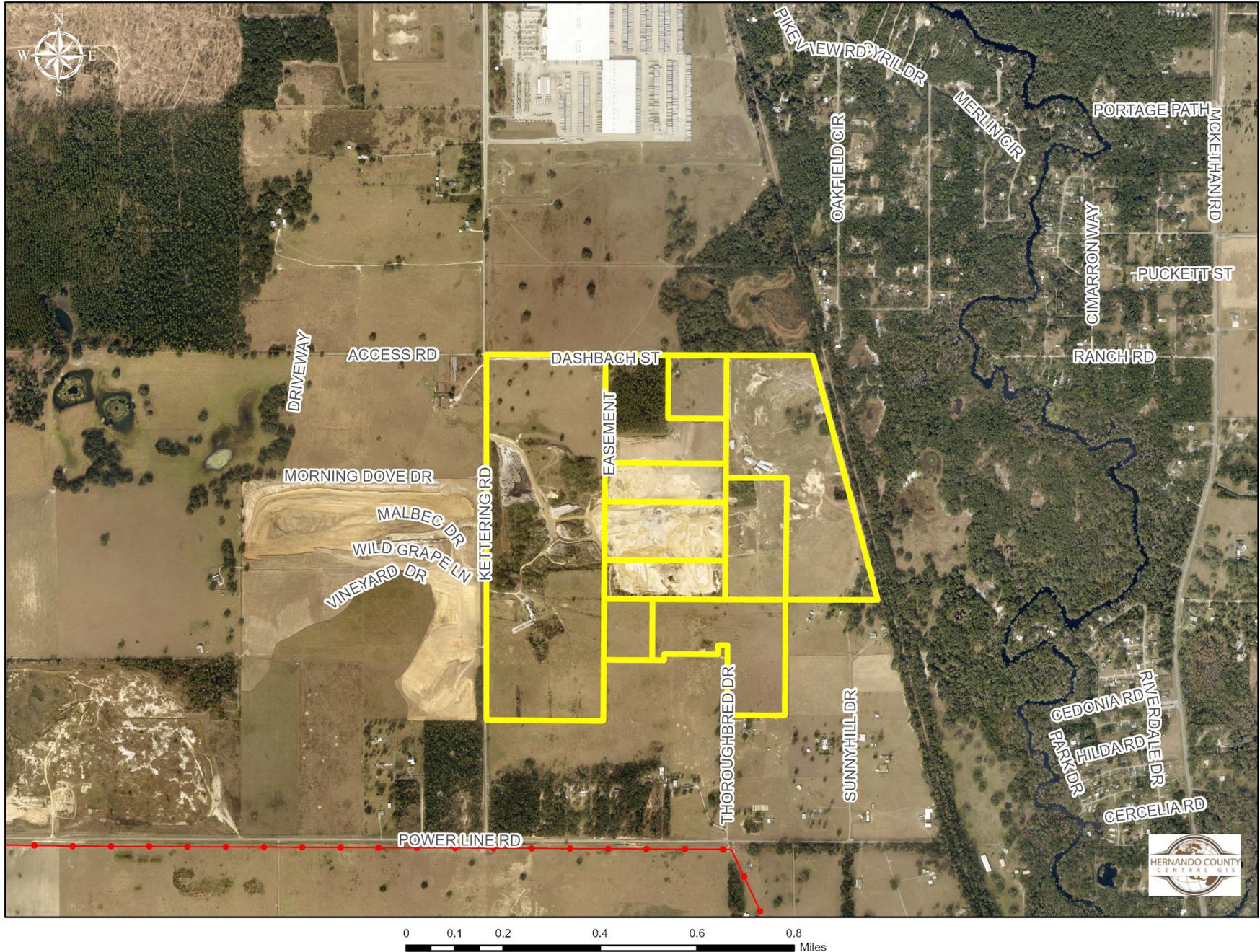
DATE	REV.	BY	REV. NO.	REVISION
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SHEET  
**2**  
 JOB No.: 25025

# H-25-26

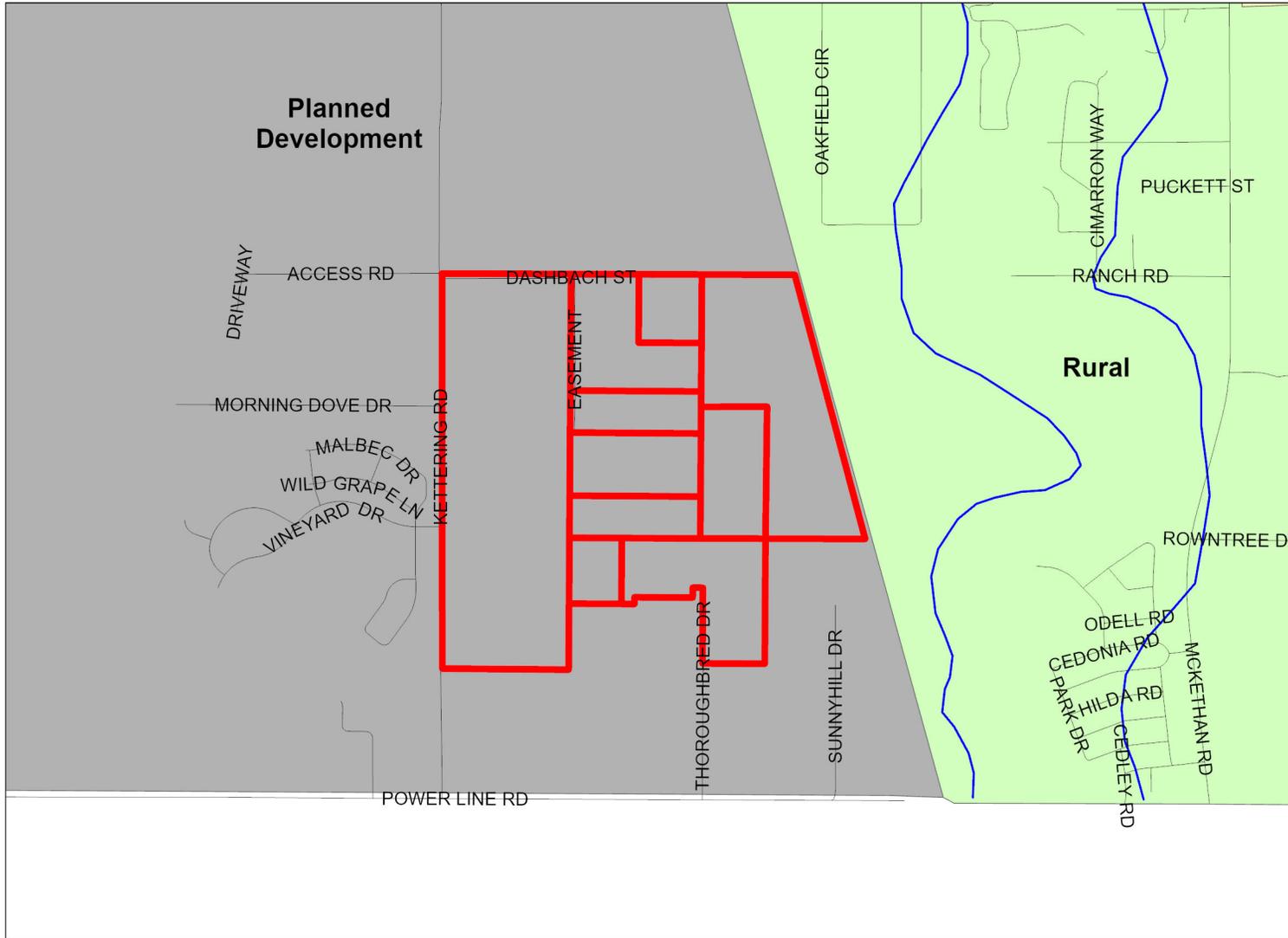
Photo date: 2023

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-25-26  
Version Date: 12/09/2022



	H-25-26
	FLU Riverine District
	Regional Commercial
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

**Future Land Use Map**

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

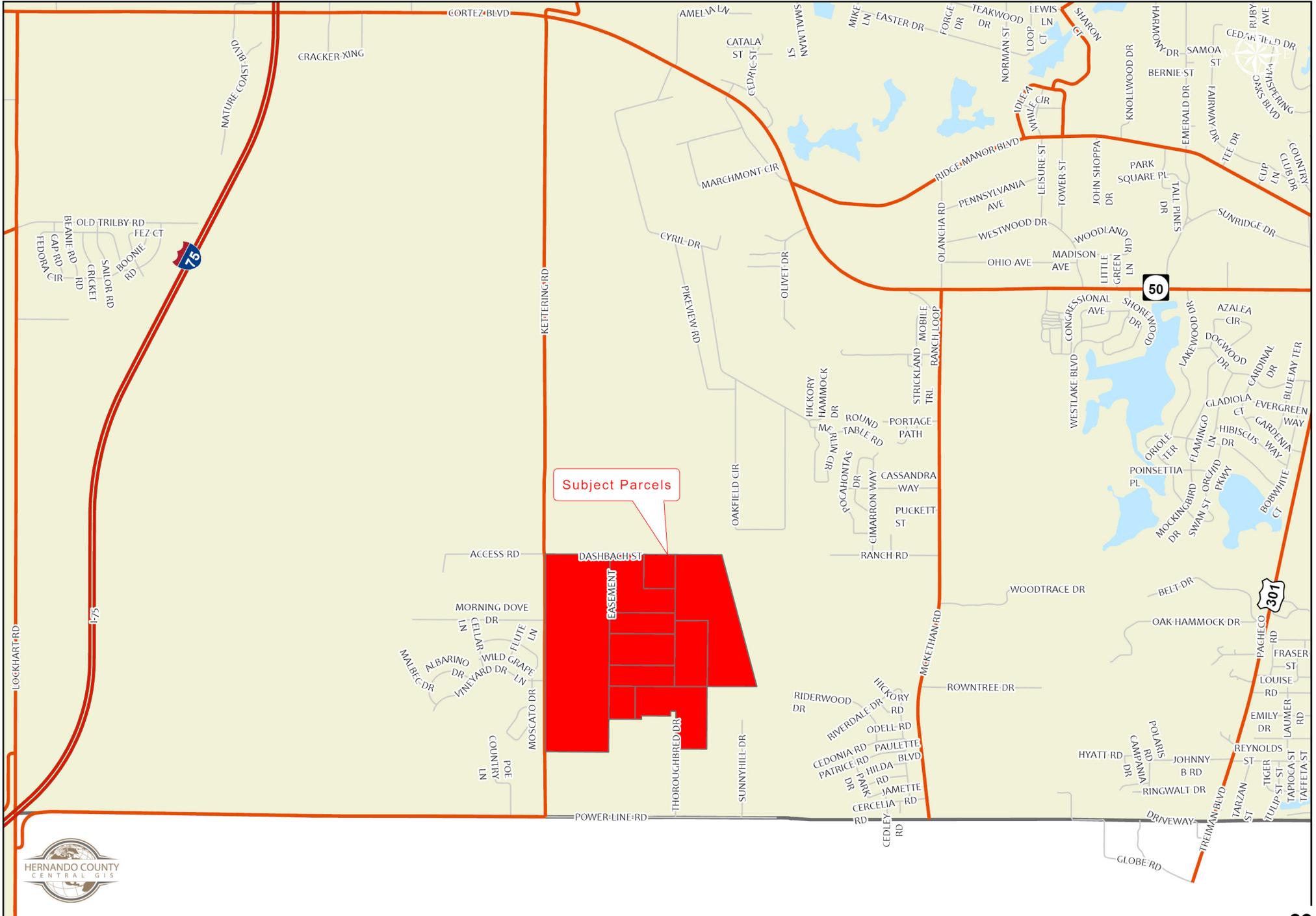


Date of mapping: 07/22/2025



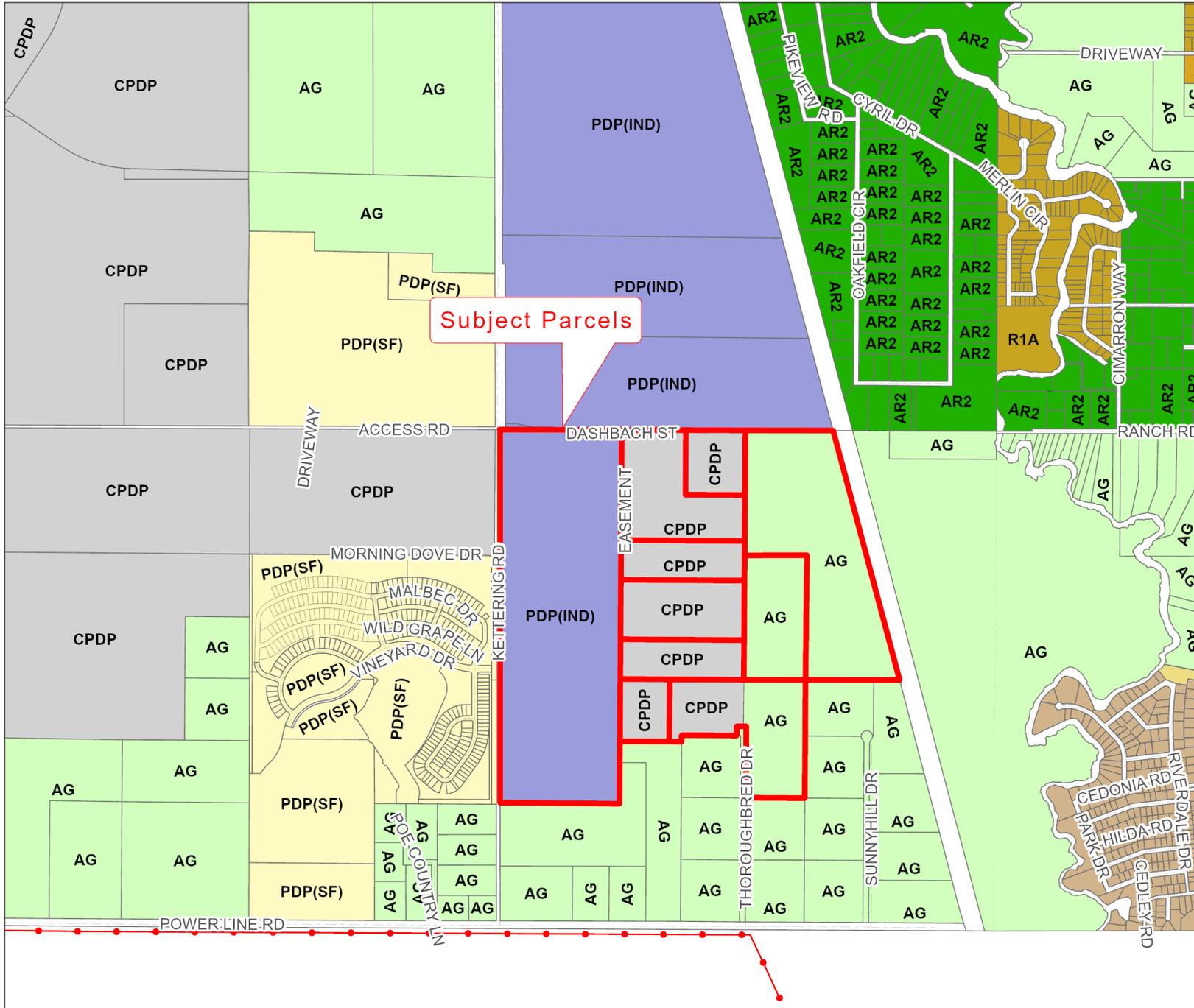
# H-25-26 AREA MAP

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-25-26

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





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
ARIANA DAIRY FARM, INC.

### Filing Information

**Document Number** H36382  
**FEI/EIN Number** 59-2487849  
**Date Filed** 12/28/1984  
**State** FL  
**Status** ACTIVE

### Principal Address

4335 Kettering Road  
BROOKSVILLE, FL 34602

Changed: 04/12/2013

### Mailing Address

4335 Kettering Road  
BROOKSVILLE, FL 34602

Changed: 04/12/2013

### Registered Agent Name & Address

PEDONE, LEE K  
4335 Kettering Road  
BROOKSVILLE, FL 34602

Name Changed: 04/27/2009

Address Changed: 04/12/2013

### Officer/Director Detail

#### **Name & Address**

Title PD

PEDONE, LEE K  
4335 Kettering Road  
BROOKSVILLE, FL 34602

### Annual Reports

Report Year	Filed Date
2023	03/06/2023
2024	02/06/2024
2025	02/15/2025

**Document Images**

<a href="#">02/15/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/06/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/24/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/13/2021 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">01/24/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/16/2015 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">02/15/2012 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">01/10/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/21/2008 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/30/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/16/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/11/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/18/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/03/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/23/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/26/1995 -- ANNUAL REPORT</a>	View image in PDF format



September 5, 2025

Michelle Miller, Senior Planner  
Hernando County Planning Department  
1653 Blaise Dr.  
Brooksville, FL 34601

**RE: Response to Request for Additional Information**

Project Name: Riopelle-Ariana Farms - Rezoning  
Application No.: H-25-26

Michelle,

This letter is in response to County comments relating to the project referenced above. Enclosed for Staff review are the following items:

- Revised Master Plan including Buffer Cross Section
- Revised Narrative

Please note that County comments have been restated below and an explanation of our response has been provided in italics.

**Utilities Department**

HCUD does not currently supply water or wastewater service to these parcels. Water service is available, there is a 12" force main that runs along Kettering Rd adjacent to these parcels.

***Response: Confirmed. The Proposed Development will connect to the Water Main and Force Main on Kettering Rd.***

HCUD has no objection to the zoning change from (AG & C/PDP) to (C/PDP) to develop a mixed residential project consisting of single-family lots, townhomes, and villas.

***Response: Acknowledged.***

Please note: HCUD is unable to immediately provide the necessary sewer service to the site from existing infrastructure and the necessary Ridge Manor Wastewater Treatment Plant expansion may not be in place when the impacts of the site development occur. However, options to facilitate service can be explored.

If a water and sewer (W&S) agreement is accepted, the utility would be able to extend services to your development. This agreement would outline the specific terms and conditions under which water and sewer services would be provided. Parcel Key's# 396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, 1376219.

***Response: If sewer capacity is available at the time of conditional plat a W&S should not be necessary; however, if sewer capacity is not available at the time of Conditional Plat review, we would request that consistent with Hernando County LDC Section 23-263.(b)(1)b., concurrency would be satisfied subject to the condition that the Ridge Manor Wastewater Treatment Plant expansion will be in place at the time when the project connects to the County Wastewater system for operation. Accordingly, consistent with Sec 23-263.(b).(1).b-d the developer requests that the Concurrency evaluation be deferred to Construction Plan Approval consistent with the provision that "A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur".***

**Department of Public Works:**

Key Nos.: 396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, 1376219: (Riopelle Properties, LLC):

A Traffic Access Analysis with a traffic signal warrant analysis for Kettering Road at Benton Hills Development will be required. Any improvements identified by the Traffic Access Analysis will be the developer's responsibility to install.

***Response: Acknowledged.***

All typical sections and driveway connections will need to meet Hernando County standards.

***Response: Acknowledged.***

Pedestrian connectivity is needed to connect the various pods.

***Response: Confirmed. Pedestrian Connectivity will be met through internal sidewalks. All internal Sidewalks will connect to the Park/Amenity Areas. An optional pedestrian connection to the***

***Withlacoochee State Trail to the east has also been added to the Master Plan within the Park/Amenity Area that connects to the eastern boundary.***

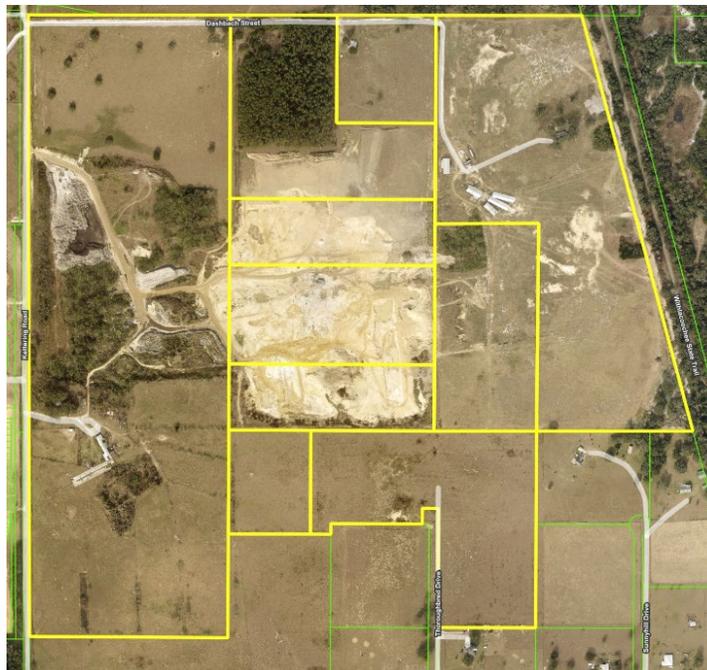
Right of Way along Kettering Road will be required, developer to work with the County Engineer at the time of development to determine amount.

***Response: Confirmed. The Proposed R/W reservation is depicted on the Master Plan. The reservation depicted is consistent with the I-75/SR-50 PDD Area Plan and will be submitted to the County Engineer at the time of Conditional Plat for final approval.***

**Planning:**

- Landscape buffers: I think we need to get away from using both "landscape buffer" and "Vegetated buffer". Buffers need to all be consistently installed up to 80% opacity with a planting plan provided at the time of construction drawing. The BOCC has provided direction on what they are seeking for buffers, and consistency is key. Staff recommendation for buffers will be this language.

***Response: See Aerial Image below. The property lacks existing vegetation; a natural vegetative buffer will not be possible in this location. All Buffers will be landscaped with the exception of the East Property line adjacent to the Withlacoochee State Trail. See Buffer Type 3 for proposed cross section. A Fence is not required but can be installed at the Developers' discretion.***



- I love the recreation area approach and will be asking for bike/ped connectivity as much as possible to provide greater recreational opportunities for residents.  
***Response: Acknowledged. Sidewalks are being provided internally with connectivity to park/amenity areas. There are additional recreational opportunities available along Withlacoochee State Trail that is directly to the east. The proposed pedestrian connection to the State Trail to the east has been added with the intent of providing direct access for residents and guests within the community to the trail.***

Confirm the percentage of 45' Lots.

***Response: 45' lots will not exceed 25% of the total single-family lots. The balance of the SF lots will be a mix of 55's, 65's, and 75's to be located at the time of Conditional Plat.***

We trust that the information provided will adequately address County comments and allow approval of the associated permit. Please contact me at your convenience if there are any additional questions concerning this project.

Sincerely,

**Concetta Cook**

Permit Coordinator

**Coastal Engineering Associates, Inc.**

**From:** [Ellen Kraft](#)  
**To:** [Victoria Via](#); [Michelle Miller](#); [Planning Resource Object](#)  
**Subject:** H-25-26  
**Date:** Tuesday, October 7, 2025 4:03:50 PM  
**Attachments:** [H-25-26.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.

Please see attached letter for review by the Planning & Zoning Commission prior to the October 13, 2025, hearing on the application #H-25-26. Neither my husband nor I will be able to attend this hearing.

I have also attached photos of the flooding issues after any large storms, as referenced in my letter.

I would respectfully ask that the attached letter be read aloud at the Hearing so that those in attendance have the opportunity to hear my comments as they would if I were able to attend the meeting.

We are asking that the application be denied.

Thank you in advance.

Ellen M. Kraft  
3350 Sunnyhill Drive, Brooksville FL







3350 Sunnyhill Drive  
Brooksville, FL 34602  
October 8, 2025

Victoria Via | Agenda Coordinator  
Hernando County Planning Department  
1653 Blaise Drive, Brooksville, FL 34601

**RE: H-25-26**

To Whom It May Concern:

My name is Ellen Kraft and my husband and I own property at 3350 Sunnyhill Drive in Brooksville, Florida. Neither my husband nor I will be able to attend the Planning & Zoning Commission Meeting scheduled for October 13, 2025.

I am, therefore, writing to express concern over the proposed zoning changes and requested deviations from setbacks, maximum building coverage, minimum lot width, and minimum lot size with respect to file number H-25-26. I thank you in advance for reading this letter aloud at the Meeting so that everyone in attendance has the opportunity to hear my comments as they would if I were able to attend in person.

It is unclear to me whether the petitioner's request at this juncture is solely for zoning changes or also for deviation approvals for a planned development. I believe petitioner may have had an initial plan approved many years ago, but that approval has long since expired, and may have included fewer or different parcels, so an entirely new application would need to be filed subject to all ordinance changes.

I would note that by the terms of the application at hand, Petitioner seeks to immediately deviate from the very zoning changes which he now requests. I would respectfully suggest that if petitioner requests a zoning change, he should be prepared to abide by the dictates of that zoning change and not immediately seek multiple and varied deviations from setbacks, building coverage, lot width, and lot size of the newly zoned area.

My neighbors and I, all who live on AG zoned lots, are well aware of the I-75/SR 50 Planned Development District. There were reasons, which we may or may not have agreed with, as to why Hernando County chose PDD zoning along Kettering Road. There were *also* reasons as to why much of the area remained AG zoned, particularly those lots that are closer to the Withlacoochee Trail and on the downside of the natural berm of Thoroughbred Drive.

What is the justification now for changing the zoning? There is none.

What basis is there to permit broad deviations from the precise change in zoning which petitioner is now requesting? There is none.

I would note that there are NOT 314.70 acres of buildable land at the proposed site; much of the land has already been utilized by petitioner for many years for the excavation and sale of

sand. The the large “recreational pond” referenced is actually the scar left on the land from that excavation; a self-created hardship from which the petitioner has already profited immensely. Petitioner has already used the resources of this land to his financial gain. To now grant him the deviations requested so that he can construct 988 dwelling units on the subject property and profit further is outrageous, irresponsible and in direct contravention of the County’s Comprehensive Plan. There are legitimate and well-founded reasons for setback, building coverage, lot width, and lot size requirements. They should not be casually ignored.

As the Commission is already aware, there is currently no water supply or waste water service to the subject parcels. There are not sufficient schools. Traffic on Kettering Road is already over-burdened by the Benton Hills, Verona Hills and Sunrise residential projects, the Walmart warehouse and the additional warehouses already approved. Even if Kettering is eventually expanded to four lanes (?), adding a traffic light at Benton Hills is not a sufficient response. To date, mandated road expansions have *not* occurred prior to construction.

Only two means of egress onto Kettering Road, *for an additional 988 dwelling units*, will create a traffic nightmare and raises serious safety concerns in case of needed emergency access, not only for those in the new developments, but for all who rely on Kettering Road for access.

Several of the proposed water retention areas, particularly the one adjacent to my property, and others adjacent to the Withlacoochee Trail, are already areas that flood with every storm. Photos are attached to this email to show the flooding both on our property and on the subject property after the most recent hurricanes. Adding runoff from the proposed units will aggravate the flooding exponentially and create serious issues on contiguous properties. (A roof displaces approximately 0.623 gallons of water per square foot for every inch of rainfall.)

Finally, even a sixty (60') foot “buffer” at the perimeter is insufficient to protect the AG zoned parcels that are contiguous to the proposed development, or to *any* development of that acreage. A solid wall with a natural buffer on both sides, as well as engineered drainage solution, would be appropriate. I would ask that the County commit to monitoring the construction of any such buffer as that has not been done with the “excavations” over the past years.

Very truly yours,

  
Ellen M. Kraft

EMK: mmi

**From:** [Sue Alfano](#)  
**To:** [Planning Resource Object](#); [Victoria Via](#); [Michelle Miller](#)  
**Subject:** RE: H-25-26  
**Date:** Wednesday, October 8, 2025 3:44:43 PM  
**Attachments:** [Susan Alfano H-25-26.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.

Please see the attached letter in regards to application H-25-26. As I will be unable to attend the Planning & Zoning Commission hearing for this application on October 13, 2025, please read the letter aloud at the hearing so that it becomes part of the official record.

I am asking that the H-25-26 rezoning request be denied.

Thank you,  
Susan Alfano  
3273 Sunnyhill Drive, Brooksville, FL

3273 Sunnyhill Drive  
Brooksville, FL 34602  
October 8, 2025

Victoria Via, Agenda Coordinator  
Hernando County Planning Department  
1653 Blaise Drive, Brooksville, FL 34601

RE: **H-25-26**

My name is Susan Alfano and I own the property at 3273 Sunnyhill Drive in Brooksville, Florida. This has been my home for over 25 years. **I am against the H-25-26 rezoning request.** Since I am unable to attend the Planning & Zoning Commission meeting scheduled for October 13, 2025 please read this letter aloud at the meeting so that it will be part of the official record.

I am against the H-25-26 rezoning request for the following reasons and concerns listed below:

1. There is current zoning in place that the majority of the property owners wish to remain as is. The property rights of the applicant should not be allowed to trump the property rights of the larger group that would be impacted by the change. These are people's homes. When we built our homes and invested our life savings into our properties there was a reasonable expectation that the planned zoning would remain in place. Putting incompatible development next to agricultural areas is inviting conflict. Specifically, the 3 lots on Thoroughbred Drive were part of the Melton Class A subdivision bound by a recorded covenant and restricted to one house per 10 acre lot. These lots should have never been separated from that subdivision. Attempting to include them in the proposed Ariana Estates project brings the potential for conflict even closer to the agricultural properties. Zoning changes should not be made lightly, and when they are they should benefit the public. H-25-26 does not benefit the public as the public will not have access to any of this property.
2. The map of the proposed Ariana Estates project depicts retention ponds adjacent to the agricultural properties with existing homes to the south. The lessons that should have been learned from Hurricanes Helene and Milton is that areas that never flooded and were never expected to flood, did. The high rate of rain with no place for the water to go resulted in catastrophic losses to homes. Given the density of houses, and the amount of impermeable surface, the potential for the retention ponds to reach capacity during a storm is real. When that happens, where will the water go? It can't drain to the river as it is blocked by the Withlacoochee State Trail. Water already pools in the area by the trail after heavy storms, and remains for weeks so it won't percolate into the ground either.
3. We all have wells for our drinking water. With all the houses in the existing, in progress, and proposed developments tapping into the same water source has a SWFWMD study been done to see if this could potentially overtax this limited resource?
4. This area is essentially devoid of any services. There's one fire station, one county park, one preserve. No schools, nearest hospital - 15 miles, nearest police station 14 miles. Impact fees don't begin to cover what is needed, and the burden will once again fall on the current county property taxpayers. What happened to DOGE? How is one individual's profiteering the best use of taxpayer's dollars?

Sincerely,  
Susan Alfano



October 13,  
~~10/25~~  
**Hernando County  
Planning & Zoning  
Commission**

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Hernando Case #: H-25-26

Project Name: Ariana Estates

Property Owner: Lee Kelso Pedone Trust, Lee Kelso Pedone & Ariana Dairy  
Farm, Inc.

# Application Overview

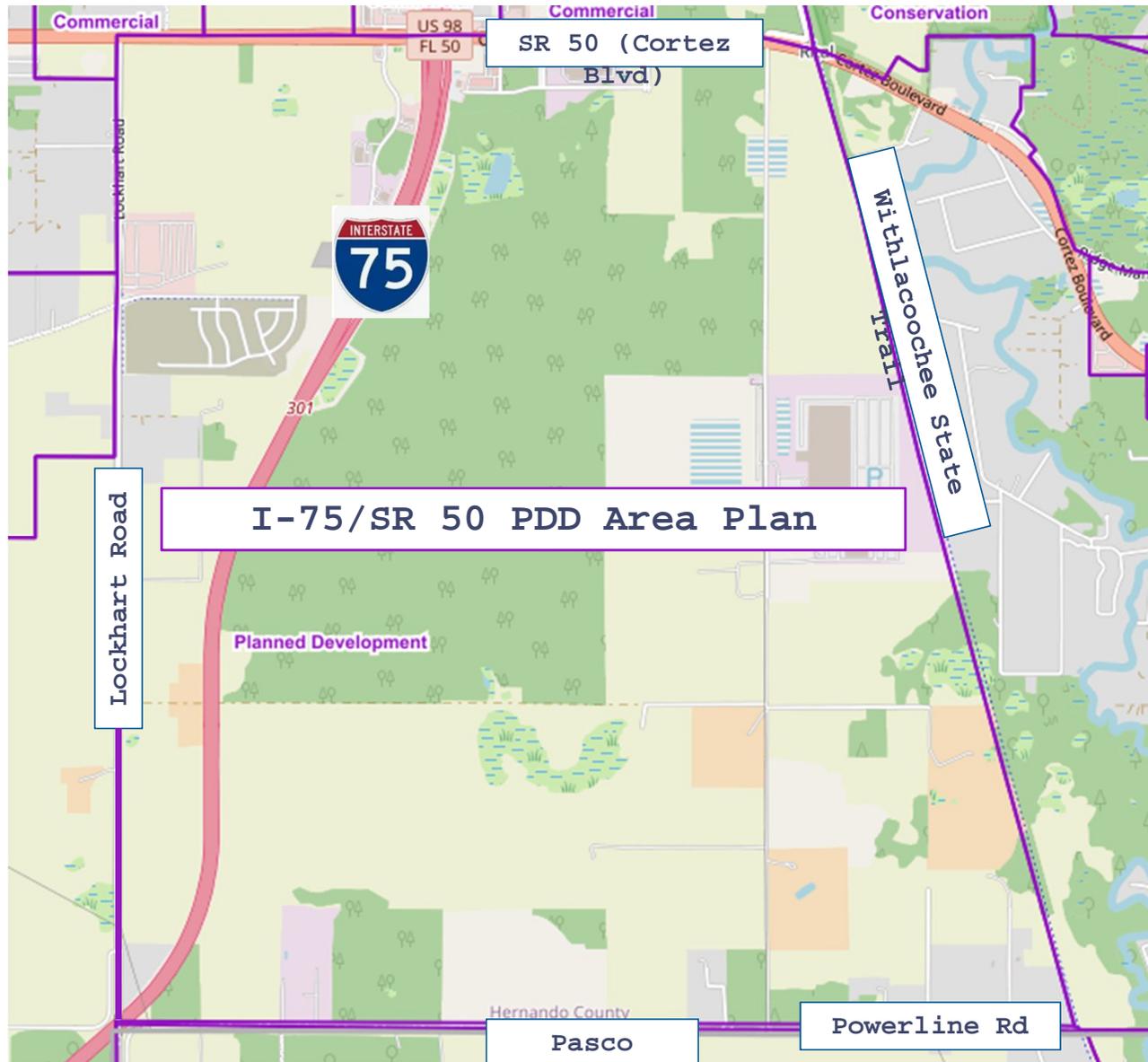
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Request:	Revise Master Plan for portion of property zoned CPDP & change PDP(IND) & AG portion of the property to CPDP
Site Area/Location:	±314.7 Acres @ Southeast corner of Kettering & Dashback
Existing Zoning:	AG, PDP(IND) & CPDP
Proposed Zoning:	CPDP with PDP(SF) & PDP(MF)
Existing FLU:	I-75/SR 50 Planned Development District

***Staff Recommends Approval with Conditions***



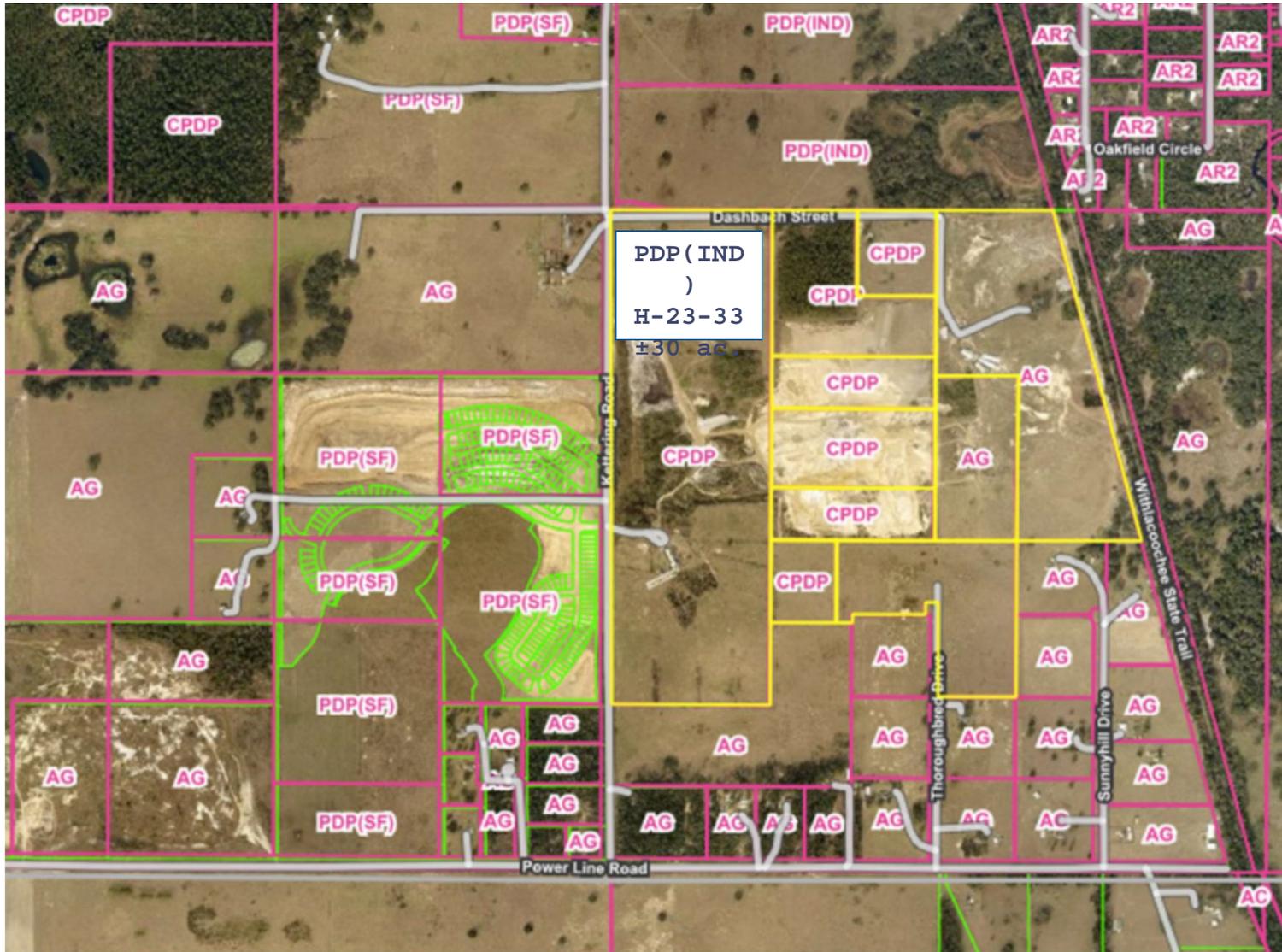
# FUTURE LAND USE



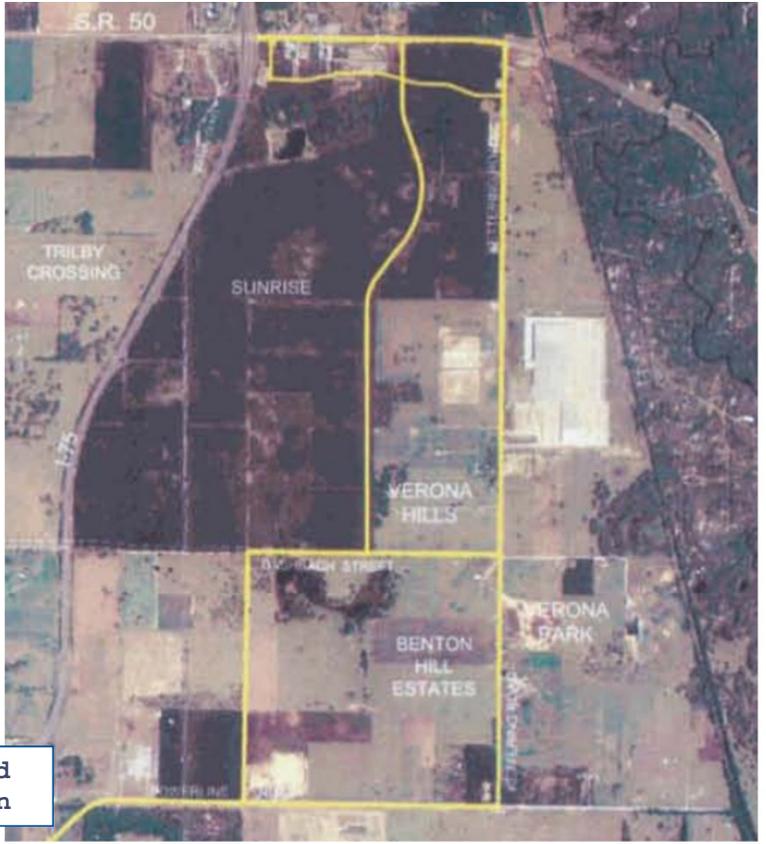
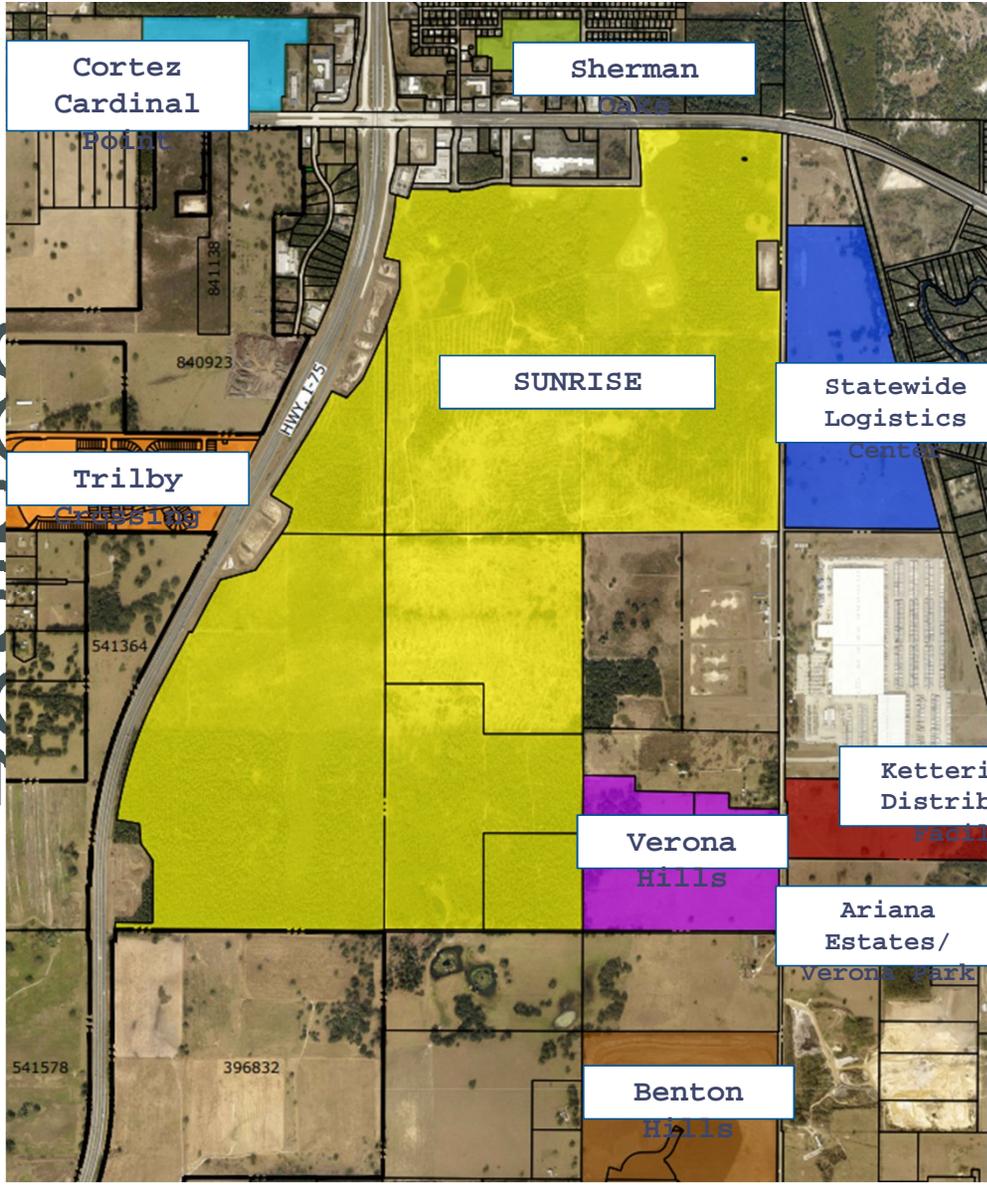
- Adopted in 2007
- Impacts Addressed
  - Traffic
  - Sewer
  - Water
  - Fire
  - Recreation
  - Schools
- Surcharges + Impact Fees



# ZONING MAP



APPROVED



- SUNRISE SUBDIVISION
- SHERMAN OAKS
- CORTEZ CARDINAL POINT
- VERONA HILLS
- TRILBY CROSSING
- BENTON HILLS
- STATEWIDE LOGISTICS CENTER
- KETTERING RD. DISTRIBUTION FACILITY

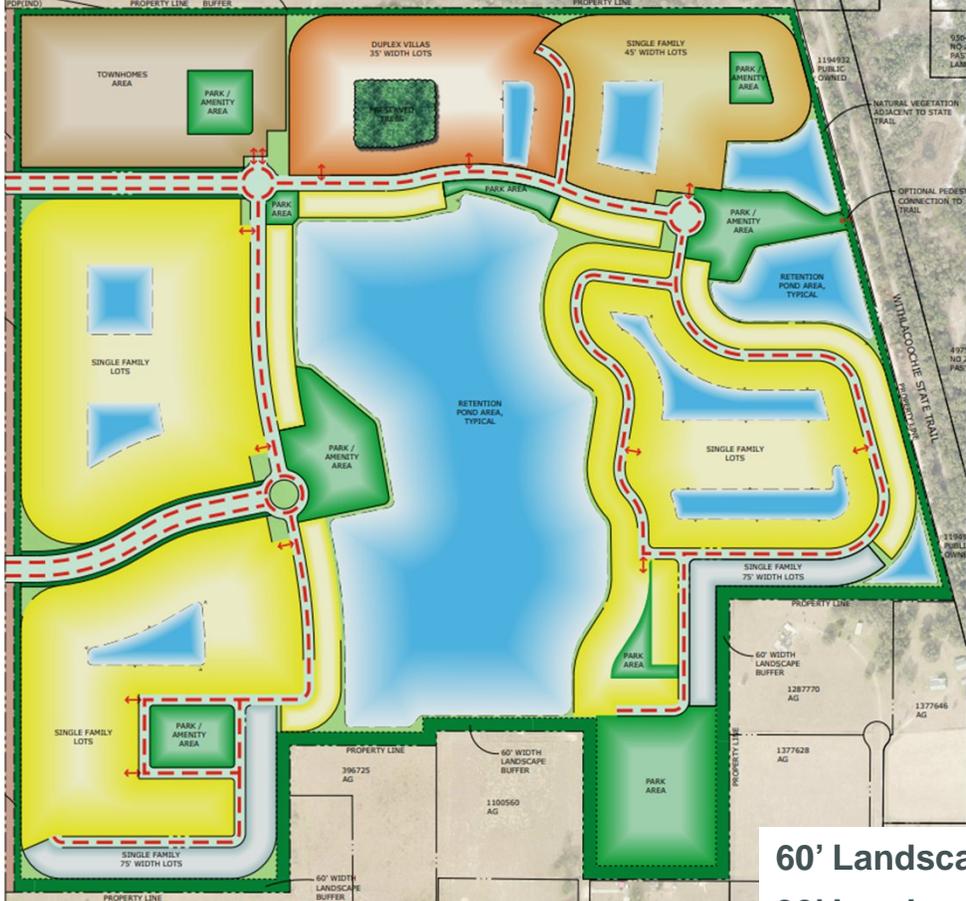




# Buffers

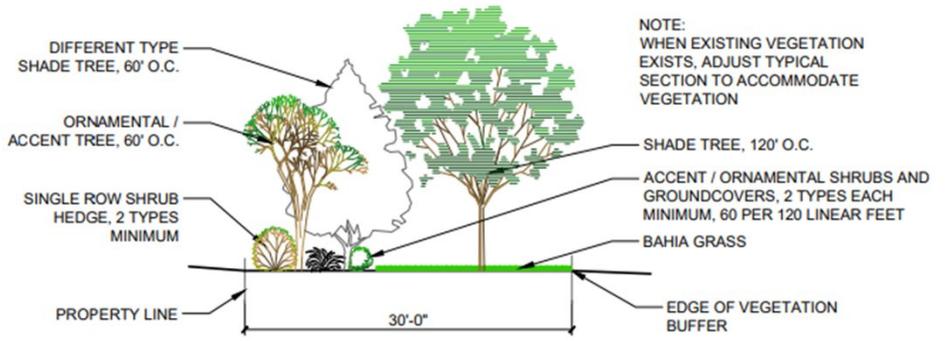
West - 30' Landscape Buffer

## North - 30' Landscape Buffer

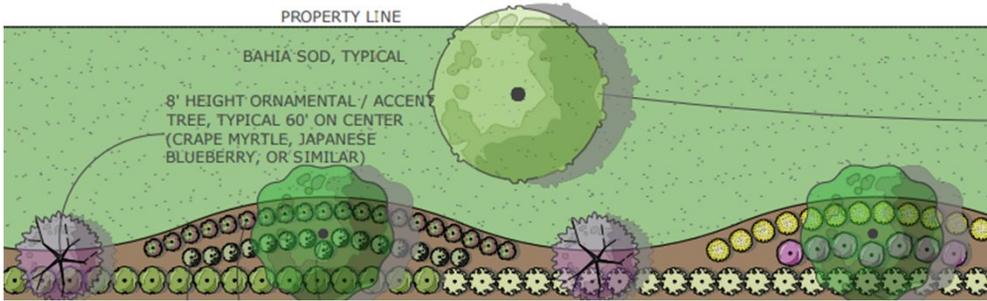


## South - 60' Landscape Buffer

**60' Landscape Buffer (80% Opacity):**  
**30' Landscape Buffer +**  
**30' Natural Vegetation**



**NOTE:**  
 WHEN EXISTING VEGETATION EXISTS, ADJUST TYPICAL SECTION TO ACCOMMODATE VEGETATION



### TYPE 3 BUFFER SUMMARY

- 3 SHADE TREES (2 TYPES) PER 120 LF
- 2 ORNAMENTAL TREES PER 120 LF
- SINGLE ROW SHRUB HEDGE
- 60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
- BAHIA SOD WHERE NOT PLANTING BED

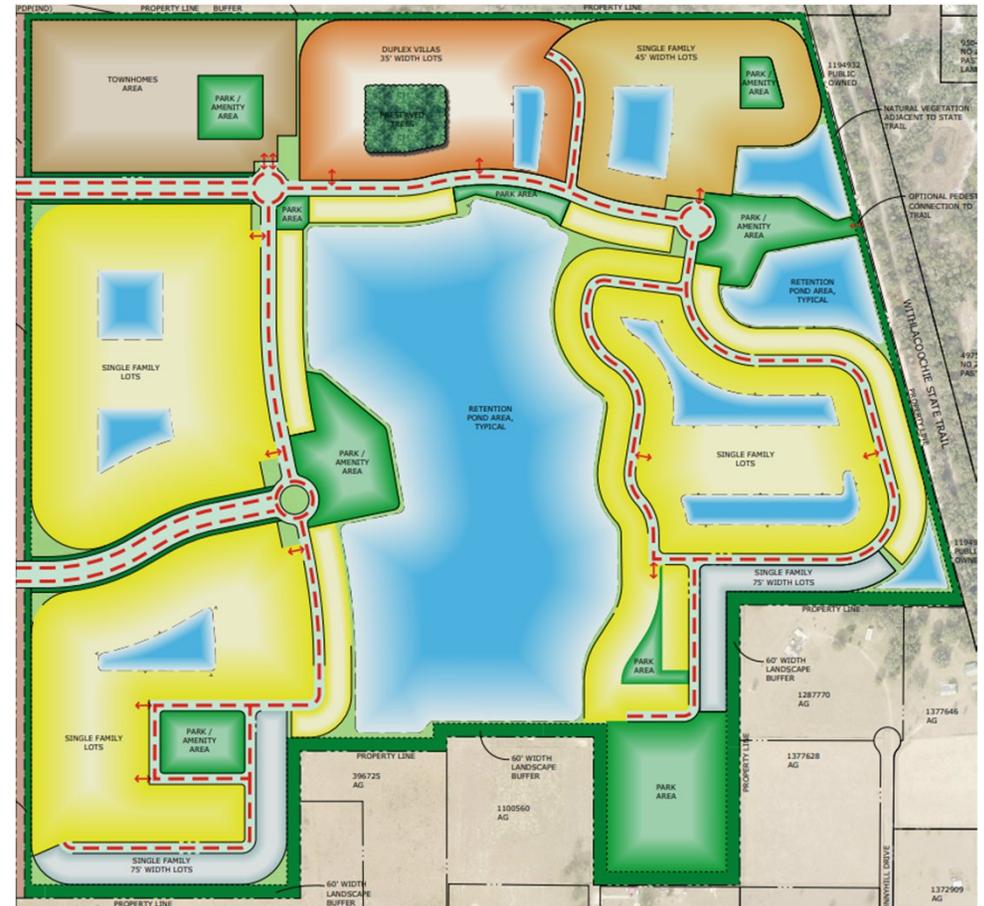
# ARIANA ESTATES KEY BENEFITS

- Various Amenities - Next to State Trail
- Larger Single Family Lots
  - Monotony Controls
  - NTE 25% 45's
  - Balance of Lots - 55', 65', 75'
  - **7.5'** Sides, **25'** Front Setbacks
- 60' Buffer to South Protects Rural Area
- Townhomes
  - Additional Holiday Parking – 10%



# CONCLUSION

- Most of Property already zoned CPDP
- Revisions reduce Overall Density and Offer a Superior Master Plan
- Fulfills Intent of I-75 & SR 50 PDD Area Plan
- Provides ROW for future 4-Lane Kettering
- Addresses Impacts with Surcharges that will be further evaluated and conditioned at Conditional Plat
- Staff Recommends Approval and we agree with all proposed conditions



# Questions?

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## Planning & Zoning Commission

Meeting: 10/13/2025  
Department: Planning  
Prepared By: Victoria Via  
Initiator: Omar DePablo  
DOC ID: 16534  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition Submitted by EFE, Inc. (H2532)

#### BRIEF OVERVIEW

##### Rezoning Request:

Rezoning from C-2 (Highway Commercial) and AG (Agricultural) to PDP(HC)/ Planned Development Project (Highway Commercial)

##### General Location:

North Side of Cortez Boulevard and approximately 527 feet from the Intersection of Cortez Boulevard, East Jefferson Street and Jamine Drive.

##### Parcel Key Number:

828466

##### Summary of Applicant's Request:

The petitioner is requesting a rezoning from C2 (Highway Commercial) and AG (Agricultural) to PDP(HC) Planned Development Project (Highway Commercial) to expand Everglades Equipment Group, a business specializing in equipment sales and service. The site includes two buildings totaling 10,482 square feet, parking areas, and paved/gravel spaces for inventory storage.

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

#### 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 C-2 Highway Commercial and AG Agricultural to PDP(HC) Planned Development Project (Highway Commercial) with performance conditions.

#### REVIEW PROCESS

Omar DePablo

Approved

10/01/2025 7:20 AM

Michelle Miller	Approved	10/01/2025	7:56 AM
Michael Cowan	Delegated	10/06/2025	9:03 AM
Natasha Lopez Perez	Approved	10/06/2025	9:38 AM
Toni Brady	Approved	10/06/2025	9:43 AM
Danielle Nigro	Approved	10/06/2025	10:43 AM
Victoria Via	Approved	10/07/2025	1:45 PM

**RESULT:**     **ADOPTED**  
**MOVER:**     Axl David  
**SECONDER:** Justin Noe  
**AYES:**     Birren, David, Holmes, McDonald and Noe



## STAFF REPORT

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<b>HEARINGS:</b>	Planning & Zoning Commission:	October 13, 2025
	Board of County Commissioners:	December 2, 2025
<b>APPLICANT:</b>	EFE, Inc	
<b>FILE NUMBER:</b>	H-25-32	
<b>REQUEST:</b>	Rezoning from C-2 (Highway Commercial) and AG (Agricultural) to PDP(HC)/ Planned Development Project (Highway Commercial)	
<b>GENERAL LOCATION:</b>	North Side of Cortez Boulevard and approximately 527 feet from the Intersection of Cortez Boulevard, East Jefferson Street and Jamine Drive.	
<b>PARCEL KEY NUMBER(S):</b>	828466	

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### APPLICANT'S REQUEST

The petitioner is requesting a rezoning from C2 (Highway Commercial) and AG (Agricultural) to PDP(HC) Planned Development Project (Highway Commercial) to expand Everglades Equipment Group, a business specializing in equipment sales and service. The site includes two buildings totaling 10,482 square feet, parking areas, and paved/gravel spaces for inventory storage.

The proposed development includes the construction of a single-story, 7,000-square-foot equipment service building and an expansion of the existing paved and storage areas. The rezoning will allow business operations within the rear portion of the property, which is currently zoned Agricultural.

#### Deviations Requested:

The petitioner requests a deviation from the frontage road requirement due to the existing building's location, which makes construction unfeasible. Cross access already exists to the east, and the western parcel is currently vacant.

### SITE CHARACTERISTICS

<b>Site Size</b>	4.20 acres
<b>Surrounding Zoning; Land Uses</b>	North: AG; Undeveloped South: Cortez Blvd: C2- Undeveloped East: C2; Developed West: AG & C2; Undeveloped
<b>Current Zoning:</b>	C2/ Commercial & AG/ Agriculture
<b>Future Land Use Map Designation:</b>	Commercial

## ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

## UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater services are not available to this parcel. This parcel is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; Contact City of Brooksville Utilities Department (CBUD) for any utility related comments. Parcel Key# 828466.

## ENGINEERING REVIEW

The subject site is located on the North Side of Cortez Boulevard and approximately 527 feet from the Intersection of Cortez Boulevard, East Jefferson Street and Jasmine Drive. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- This project requires a Frontage Road or Reverse Frontage Road due to the property abutting Cortez Boulevard/SR 50. A reverse frontage road is preferred due to surrounding parcels. Site constraints make the installation of a frontage road challenging to install, will require setback variations and other development deviations
  - The applicant shall work with the County Engineer at the time of site development to provide cross connectivity to neighboring parcels.
- A Traffic Access Analysis may be required.
- Florida Department of Transportation access permit required. Florida Department of Transportation Drainage permit may be required.

## LAND USE REVIEW

The petitioner is requesting a rezoning from C2 (Highway Commercial) and AG (Agricultural) to PDP(HC) Planned Development Project (Highway Commercial) to allow for the expansion of an existing business, Everglades Equipment Group, which specializes in equipment sales and service.

### Setbacks:

- Cortez Boulevard (Front): 125'
- Side: 20'
- Rear: 35'
- Building height shall be limited to 20 feet. If the building height exceeds 20 feet, the petitioner shall be required to provide a minimum rear setback of 100 feet.

**Buffers:**

A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened by landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

**Lighting:**

County Land Development Regulations (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:** If the master plan is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

**Parking:**

In accordance with County Land Development Regulations (LDRs), automotive and farm equipment sales, rentals, and leasing uses require 2.0 parking spaces per 1,000 square feet of gross floor area, Requiring a total of 16 parking spaces.

**Landscaping:**

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****Future Land Use Map, Commercial Category**

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan.

**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. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the

Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

**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 subject site has an existing building and is surrounded by commercial and Agricultural uses. The proposed use is consistent with the Comprehensive Plan and is consistent with the surrounding uses.

## FINDINGS OF FACT

The request for a Rezoning from C-2 Highway Commercial and AG Agricultural to PDP(HC) Planned Development Project (Highway Commercial) is appropriate as the request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

## NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from C-2 Highway Commercial and AG Agricultural to PDP(HC) Planned Development Project (Highway Commercial) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall be required with all appropriate Florida Fish and Wildlife Conservation Commission permitting requirements.
3. Water and wastewater services are in the City of Brooksville Utility Department's (CBUD) first right to serve district. The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.
4. A Frontage Road or Reverse Frontage Road shall be installed due to the property abutting Cortez Boulevard/SR 50. The petitioner shall coordinate with the Department of Public Works at the time of site development to ensure cross-connectivity with adjacent parcels.
5. A Traffic Access Analysis could be required depending on the size of the structure. The petitioner shall be required to coordinate with the Department of Public Works prior to site plan submission and determine if a traffic Access Analysis is required.
6. The petitioner shall provide a Florida Department of Transportation access permit.
7. A Florida Department of Transportation Drainage permit could be required. The petitioner shall be required to coordinate with the Department of Public Works prior to site plan submission and determine if a traffic Access Analysis is required.
8. Minimum Building Setbacks:  
Cortez Boulevard (Front): 125'  
Side: 20'  
Rear: 35'
9. Building height shall be limited to 20 feet. If the building height exceeds 20 feet, the petitioner shall be required to provide a minimum rear setback of 100 feet.
10. The petitioner shall be required to provide the following minimum buffers for the site:
11. A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property.
12. A Five (5) foot landscape buffer shall run along the commercially zoned property lines.
13. The petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

14. In accordance with County Land Development Regulations (LDRs), automotive and farm equipment sales, rentals, and leasing uses require 2.0 parking spaces per 1,000 square feet of gross floor area, Requiring a total of 16 parking spaces.
15. 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.
16. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [x] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

File No. H-25-32 Official Date Stamp:

RECEIVED
By Nichole Street at 9:31 am, Aug 05, 2025

Date:

APPLICANT NAME: EFE, Inc

Address: 138 Professional Way
City: Wellington State: FL Zip: 33414
Phone: 352-874-7921 Email: tpeebles@evergladesfarmequipment.com
Property owner's name: (if not the applicant) EFE, Inc

REPRESENTATIVE/CONTACT NAME: Daniel Bergin, P.E.

Company Name: Civil On Demand, LLC
Address: 15436 N Florida Avenue, Suite 101
City: Tampa State: FL Zip: 33613
Phone: 813-280-9941 Email: dbergin@ondemandFL.com

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

Contact Name: NA
Address: NA City: NA State: NA Zip: NA

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00828466
2. SECTION 25, TOWNSHIP 22 South, RANGE 19 East
3. Current zoning classification: C2 & AG
4. Desired zoning classification: PDP
5. Size of area covered by application: 4.19 Acres
6. Highway and street boundaries: Cortez Boulevard (U.S. 98)
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

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

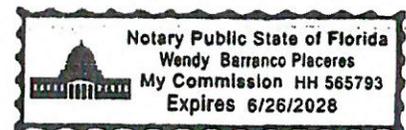
- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Tommie Peebles
and (representative, if applicable): Daniel Bergin, P.E. of Civil On Demand, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 26 day of June, 2025, by William Schlechter who is [x] personally known to me or [ ] produced as identification.

Signature of Notary Public: Wendy Barranco Placeres



Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

## PROJECT NARRATIVE

**REZONING FROM AG TO PDP(HC)**  
**22265 Cortez Boulevard, Brooksville, Florida**  
**PARCEL #: R25 422 19 0000 0090 0010 / PARCEL KEY: 00828466**

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### **Proposal:**

The property, which is the subject of this PDP application, is located at 22265 Cortez Boulevard, Brooksville, FL within Hernando County (Parcel Key 00828466). The applicant is proposing to construct a single story, 7,000 GSF structure for equipment service and an expansion of pavement/storage area for use of the current business. A rezoning to PDP(HC) is being requested to allow the existing business to operate within the rear portion of the property that is zoned AG. All performance standards consistent with the C-2 zoning district will be upheld as part of the site improvements. The applicant requests a deviation from the County code to eliminate the requirement for the frontage road that would provide cross access to the adjacent properties to the East and West of the subject site. The frontage road cannot be constructed due to the conflict with the existing equipment sales building. Additionally cross access is currently provided to the parcel to the East and the parcel to the West is vacant.

### **Adjacent Uses**

- North: Zoned AG and is Currently Vacant Timber Land
- South: Cortez Boulevard Public Right-Of-Way
- East: Zoned AG & C-2 and is Currently Occupied by a Veterinary Office
- West: Zoned AG and is Currently Vacant Timber Land

### **Proposed Uses**

The Applicant, EFE, Inc and Everglades Equipment proposes to rezone the property to PDP(HC) to allow the following C-2 uses:

1. Farm Equipment Sales, Rental and Service Establishment

### **Site Characteristics**

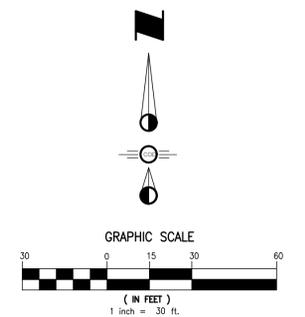
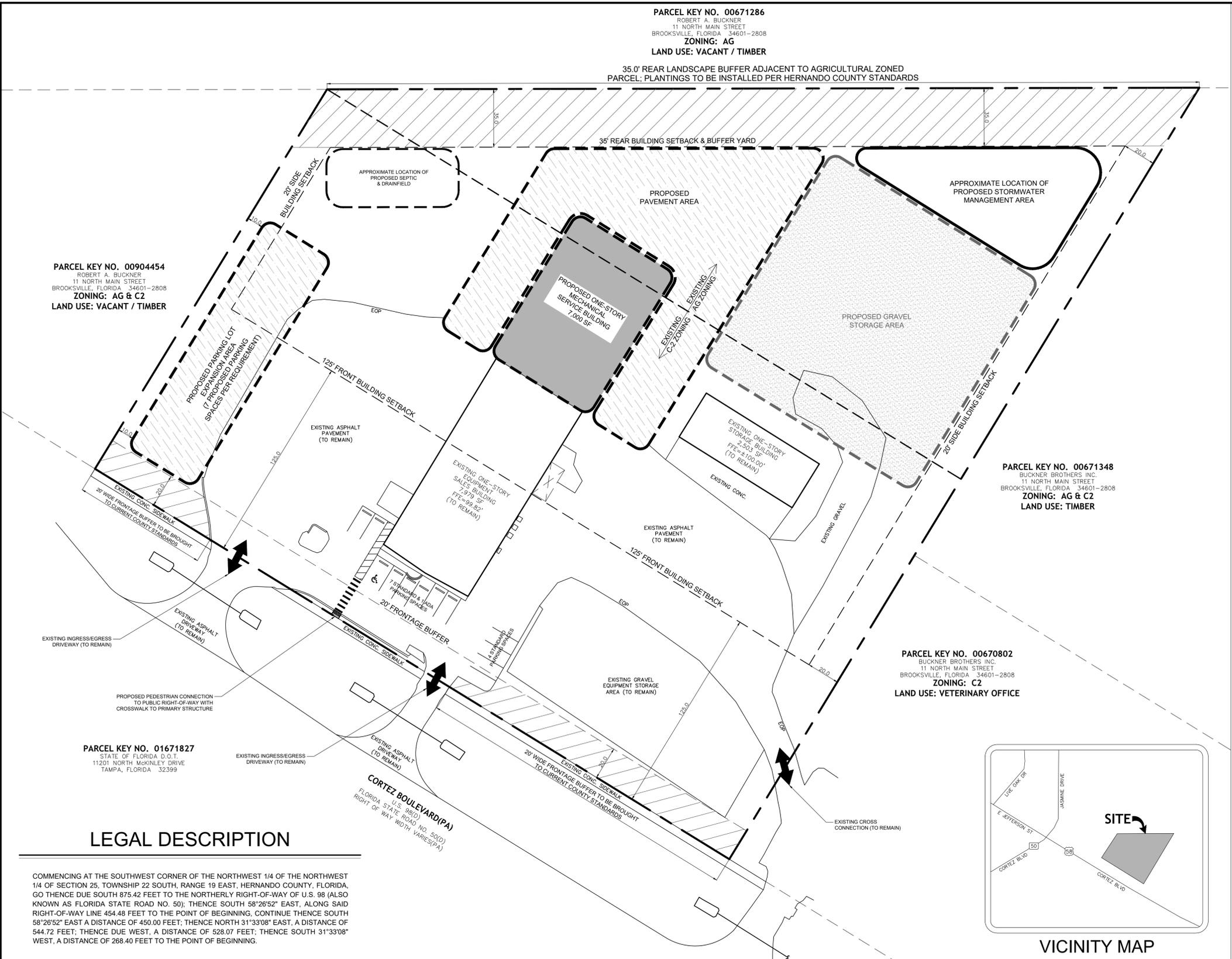
The property is 4.19 Acres, zoned C-2 & AG and has a Future Land Use of Commercial. The property is currently occupied by Everglades Equipment Group which is an equipment sales and service business. On-site are two existing structures that total approximately 10,482 GSF, customer/employee parking, and paved & gravel areas for inventory storage. Access to the site is provided via two existing full driveways off Cortez Boulevard. An existing cross access driveway interconnecting the parcel to the east is to remain. A Planned Development Plan has been provided depicting all existing and proposed site improvements and development standards.

### **Environmental Considerations**

The property is located within Floodzone "X" per Panel No. 12053C0211D Effective 2/2/2012. There are no known protected species or wetlands present on-site. Should any unknown environmental considerations become present during the site plan review process a Listed Species and/or Wetland report will be provided for the County's review prior to construction commencement.

### **Impacts to Public Facilities**

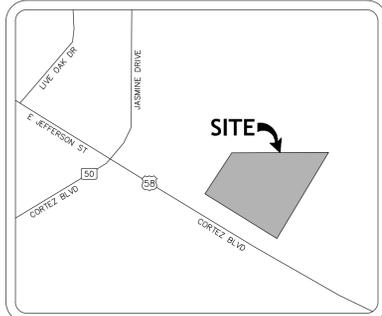
The site is currently serviced by the City of Brooksville water department which is to remain. The two existing structures are connected to on-site septic systems which are to be abandoned, and a new septic system will be installed to service all buildings on-site. Approvals are subject to the respective jurisdictions.



SITE DATA TABLE	
ADDRESS:	22255 CORTEZ BLVD., BROOKSVILLE, FL
PARCEL KEY:	00828466
TOTAL SITE AREA:	4.19 ACRES (182,695 SF)
EXISTING AG ZONING AREA:	1.43 ACRES OR 34.1%
EXISTING C-2 ZONING AREA:	2.76 ACRES OR 65.9%
EXISTING ZONING CLASSIFICATION:	C-2 & AG
FUTURE LAND USE:	COMMERCIAL
EXISTING LAND USE:	EQUIPMENT SALES & SERVICE
PROPOSED LAND USE:	EQUIPMENT SALES & SERVICE
EXISTING GROSS FLOOR AREA:	10,482 GSF OR 5.7% (0.06 FAR)
PROPOSED GROSS FLOOR AREA:	17,482 GSF OR 9.7% (0.10 FAR)
PROPOSED NUMBER OF STORIES:	1-STORY
FLOODZONE CLASSIFICATION:	"X" PER PANEL NO. 12053C0211D EFF. 2/2/2012
REQUIRED BUILDING SETBACKS:	
FRONT:	125-FT
REAR:	35-FT
SIDE:	20-FT
REQUIRED BUFFERS:	
FRONT: (CORTEZ BLVD.)	20-FT (PLANTINGS PER HERNANDO CO. LDC)
REAR: (ADJACENT TO AG ZONING)	35-FT (PLANTINGS PER HERNANDO CO. LDC)

PARKING DATA TABLE	
REQUIRED:	
FARM EQUIPMENT SALES,	2 SPACES SPACES PER 1,000 GFA
RENTAL & SERVICE FACILITY	= 2 SPACES / 1,000 GFA * 17,486 GFA
	= 18 SPACES
TOTAL REQUIRED	= 18 SPACES (INCLUDING 1 ADA SPACES)
PROVIDED:	
EXISTING SPACES	10 SPACES
EXISTING ADA SPACES	1 SPACES
PROPOSED SPACES	7 SPACES
TOTAL PROVIDED	18 SPACES (INCLUDING 1 ADA SPACE)

- PLANNED DEVELOPMENT PLAN NOTES:**
- POTABLE WATER PROVIDED BY THE CITY OF BROOKSVILLE. (EXISTING - TO REMAIN)
  - SEWAGE DISPOSAL PROVIDED BY SEPTIC. (SUBJECT TO APPROVAL BY EPC)
  - CROSS ACCESS TO THE ADJACENT PARCEL TO THE EAST SHALL REMAIN.
  - A WAIVER IS REQUESTED TO ELIMINATE THE CROSS ACCESS REQUIREMENT TO THE ADJACENT PARCEL TO THE WEST.
  - PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
  - APPLICANT SHALL SEEK ERP APPROVAL FOR THE PROPOSED STORMWATER MANAGEMENT SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - PEDESTRIAN ACCESS TO THE PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED CONTINGENT ON HERNANDO COUNTY AND FDOT APPROVAL.
  - EXISTING INGRESS/EGRESS DRIVEWAYS TO THE FDOT RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE DETERMINED BY FDOT.
  - ALL ONSITE PAVEMENT AND PARKING AREAS ARE TO BE PRIVATE.
  - ALL PROPOSED PARKING FACILITIES ARE TO BE CONSTRUCTED PER HERNANDO COUNTY STANDARDS. SUBJECT TO DETERMINATION AT THE TIME OF SITE PERMITTING.
  - PROPOSED BUFFER SCREENING TO BE PROVIDED PER THE HERNANDO COUNTY LAND DEVELOPMENT CODE.
  - EXISTING STRUCTURES OR PAVEMENT AREAS THAT DO NOT MEET CURRENT COUNTY STANDARDS SHALL BE CONSIDERED "GRANDFATHERED IN" AND NO MODIFICATIONS SHALL BE REQUIRED AS PART OF THE SAID APPLICATION. ALL NEW SITE IMPROVEMENTS SHALL MEET THE STANDARDS SET FORTH BY THE HERNANDO COUNTY LDC.
  - SITE PLAN DEVIATIONS MAY BE PERMITTED AT THE TIME OF SITE/CONSTRUCTION PLAN REVIEW, CONSISTENT WITH APPROVED ZONING CONDITIONS.



VICINITY MAP

PROJECT NO.: C0423 - J006
DRAWN BY: COD
DWG: EVERGLADES-BROOKSVILLE
DATE: 06.25.2025
SHEET 1 OF 1

# PLANNED DEVELOPMENT PLAN

EVERGLADES EQUIPMENT GROUP - BROOKSVILLE  
 22255 CORTEZ BOULEVARD  
 BROOKSVILLE, HERNANDO COUNTY, FLORIDA



CIVIL ON DEMAND, LLC  
 15436 N FLORIDA AVE., STE 101  
 TAMPA, FL 33613  
 (813) 434-5744  
 DBERGIN@ONDEMANDFL.COM

# H-25-32

Photo date: 2023

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

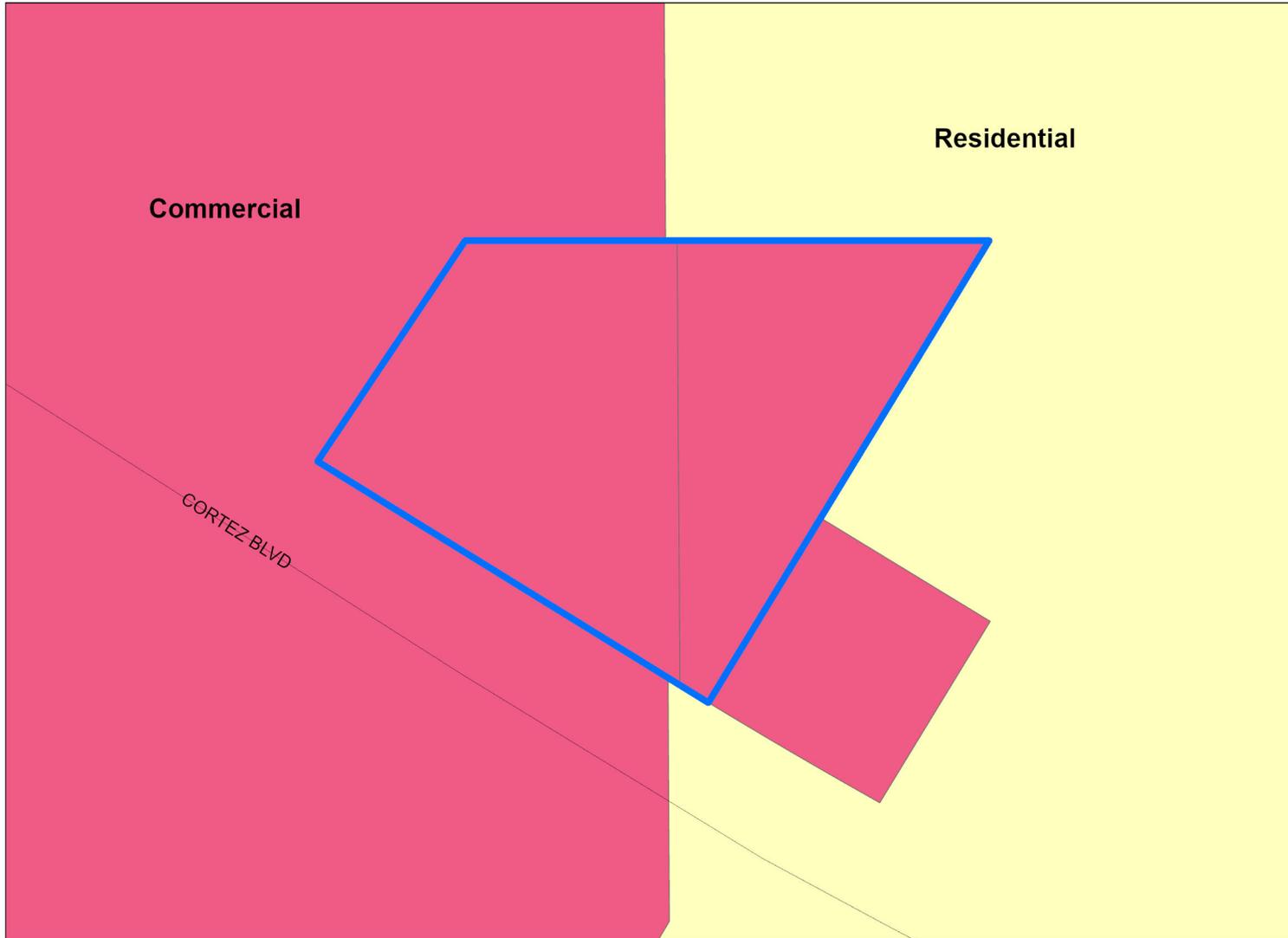


0 0.01 0.03 0.05 0.08 0.1 Miles



# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-32  
Version Date: 12/09/2022



- H-25-32
- FLU Riverine District
- Regional Commercial

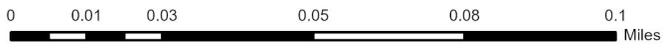
**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL
- RAILROAD

**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.

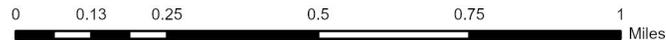
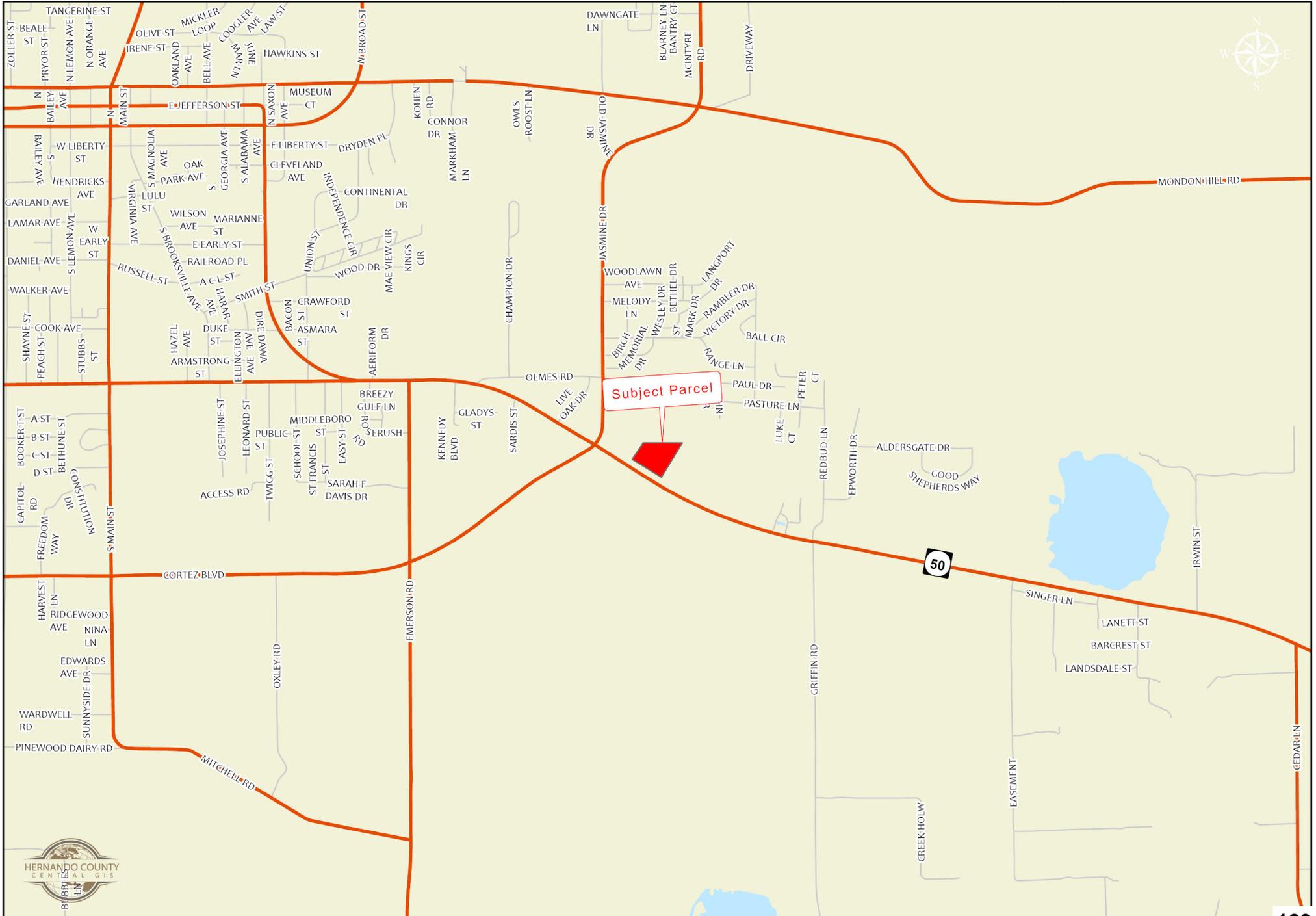


Date of mapping: 07/25/2025



# H-25-32 AREA MAP

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# H-25-32

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**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





## Planning & Zoning Commission

Meeting: 10/13/2025  
Department: Planning  
Prepared By: Victoria Via  
Initiator: Omar DePablo  
DOC ID: 16529  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

#### TITLE

Rezoning Petition Submitted by Robert L. Davis Jr and Tonda J. Davis (H2525)

#### BRIEF OVERVIEW

##### Rezoning Request:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

##### General Location:

Northwest corner of Octavia Lane at the intersection of Southeast Avenue and Octavia Lane

##### Parcel Key Number:

820106

##### Summary of Applicant's Request:

The intent of the rezoning is to allow for the establishment of a small-scale hobby farm. The proposed use would consist of limited agricultural activities, including the keeping of chickens for egg production and the cultivation of vegetables, primarily for personal consumption. Any surplus products would be utilized for non-commercial purposes.

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. 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 Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

#### REVIEW PROCESS

Omar DePablo	Approved	10/01/2025	7:34 AM
Michelle Miller	Approved	10/01/2025	7:59 AM
Michael Cowan	Delegated	10/06/2025	8:58 AM
Natasha Lopez Perez	Approved	10/06/2025	9:17 AM
Toni Brady	Approved	10/06/2025	9:38 AM
Danielle Nigro	Approved	10/06/2025	10:43 AM
Victoria Via	Approved	10/07/2025	7:29 AM

**RESULT:**     **ADOPTED**  
**MOVER:**     Nicholas Holmes  
**SECONDER:** Justin Noe  
**AYES:**      Birren, David, Holmes, McDonald and Noe



## STAFF REPORT

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<b>HEARINGS:</b>	Planning & Zoning Commission:	October 13, 2025
	Board of County Commissioners:	December 2, 2025
<b>APPLICANT:</b>	Robert L. Davis Jr and Tonda J. Davis	
<b>FILE NUMBER:</b>	H-25-25	
<b>REQUEST:</b>	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)	
<b>GENERAL LOCATION:</b>	Northwest corner of Octavia Lane at the intersection of Southeast Avenue and Octavia Lane	
<b>PARCEL KEY NUMBER(S):</b>	820106	

---

### APPLICANT'S REQUEST

The applicant has submitted a request to rezone a 1.9-acre, partially wooded parcel from R-1C (Residential) to AR (Agricultural/Residential). The subject property is developed with a primary residence and is served by a private well and septic system.

According to the applicant, the intent of the rezoning is to allow for the establishment of a small-scale hobby farm. The proposed use would consist of limited agricultural activities, including the keeping of chickens for egg production and the cultivation of vegetables, primarily for personal consumption. Any surplus products would be utilized for non-commercial purposes.

The applicant has indicated that the proposed use will have minimal impact on the surrounding community. Chicken coops would be maintained in a manner intended to prevent objectionable odors, and animal waste would be composted and applied to the soil as a nutrient source. The applicant has also indicated that the proposed rezoning would support the property owners' retirement plans, with Mr. Davis stating that engaging in small-scale farming would have positive effects on his health.

### SITE CHARACTERISTICS

<b>Site Size:</b>	1.9 acres
<b>Surrounding Zoning Land Uses:</b>	North: R-1C (Residential); Single Family Residence; Undeveloped South: R-1C (Residential); Undeveloped East: R-1C (Residential); Undeveloped West: R-1C (Residential); Undeveloped
<b>Current Zoning:</b>	R-1C (Residential)
<b>Future Land Use Map Designation:</b>	Rural

## ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

## UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- Hernando County Utilities does not currently supply water or sewer service to these parcels.
- Water and sewer service is not available to this parcel.
- Hernando County Utilities has no objection to the zoning change from R-1C (Residential) to A/R (Agricultural Residential) to allow a small hobby farm to produce eggs and vegetables.

## ENGINEERING REVIEW

The subject parcel is located at the northwest corner of Octavia Lane at the intersection of Southeast Avenue and Octavia Lane. The County Engineer has reviewed the petitioner's request provided the following comments:

- If the site is not open to the public, no issues or concerns. If the site is open to the public, commercial design standards for parking and American with Disabilities Act compliance is required.

## LAND USE REVIEW

The permitted uses in the AR (Agricultural/Residential) district are:

(a) *All agricultural/residential districts:*

- i. Aquaculture
- ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
- iv. Horticultural specialty farms, including the cultivation of crops.
- v. Accessory structures related to the principal use of the land.
- vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.
- vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) *Agricultural/residential:*

- i. Single-family dwellings.

---

**COMPREHENSIVE PLAN REVIEW**

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

**Future Land Use Element, Rural Category**

**Objective 1.04C** The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

**Strategy 1.04C(2)** The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

**Strategy 1.04C(3)** Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy

**Comments:** The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

**FINDINGS OF FACT**

The request for AR (Agricultural/Residential) zoning is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

**NOTICE OF APPLICANT RESPONSIBILITY**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use. The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [ ] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

File No. \_\_\_\_\_ Official Date Stamp:
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION
AUG 11 2025
RECEIVED

Date: 8-11

APPLICANT NAME: Robert L Davis Jr Tonda J Davis

Address: 7179 Octavia LN
City: webster State: FL Zip: 33597
Phone: 727-336-4492 Email: shiznit577@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name:
Address:
City: State: Zip:
Phone: Email:

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 820106
2. SECTION, TOWNSHIP, RANGE
3. Current zoning classification: RIC
4. Desired zoning classification: AR
5. Size of area covered by application: 1.9 ACRES
6. Highway and street boundaries: Southeast Ave and Octavia Ln
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Robert L Davis Jr and Tonda Davis, 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):

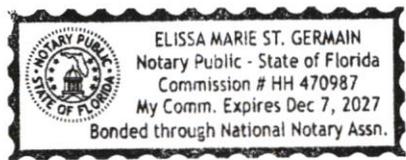
- [X] I am the owner of the property and am making this application OR
[ ] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Handwritten signatures of Robert L Davis Jr and Tonda J Davis.
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 11 day of August, 2025, by Robert Davis Jr, Tonda Davis who is personally known to me or produced FL DL as identification.

Handwritten signature of Notary Public.
Signature of Notary Public



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

Notary Seal/Stamp

1. 7179 Octavia Lane, Webster, Fl 33597

I would like to have my zoning changed from 1-R-C to *AR*

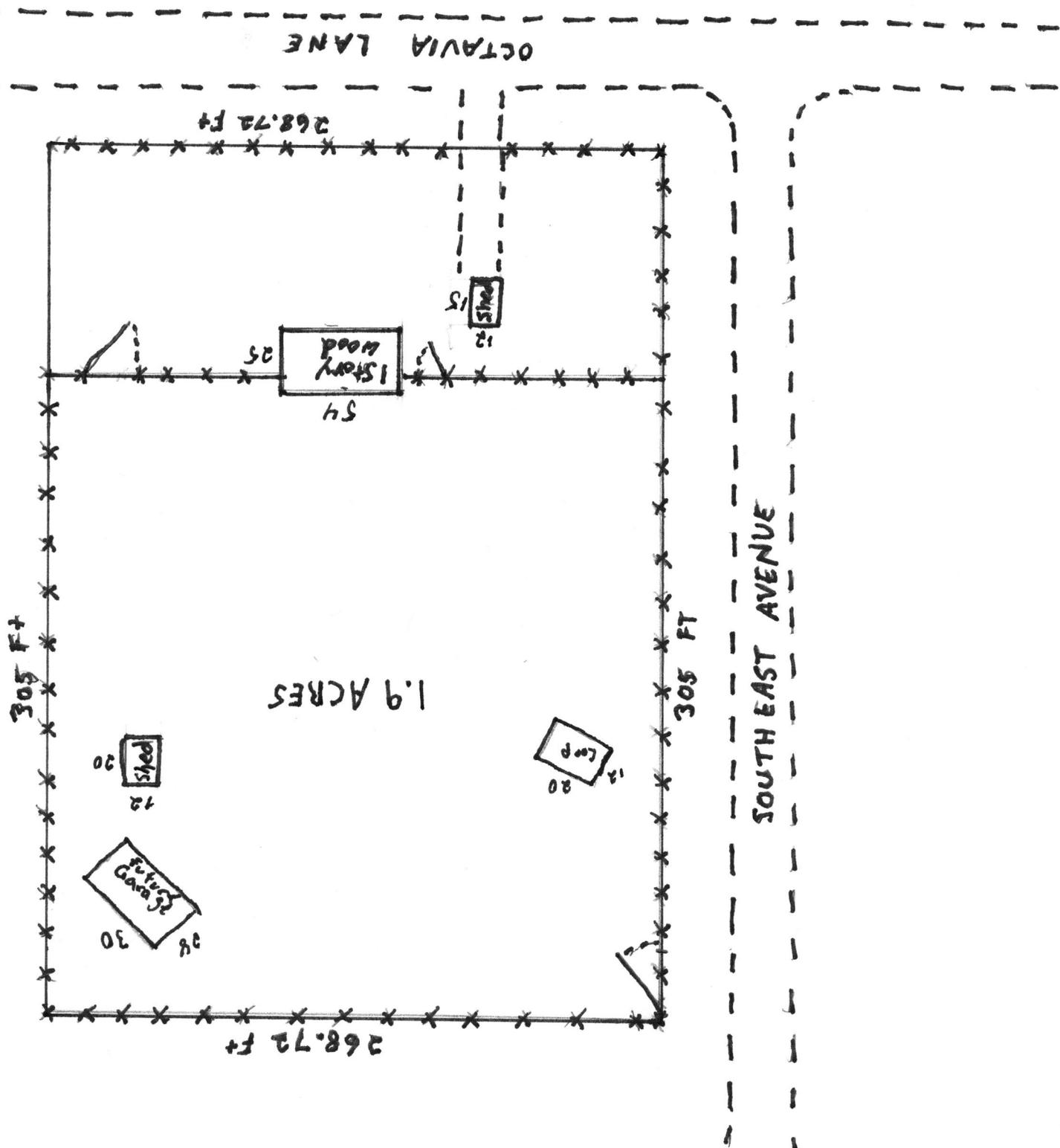
2. My wife is retired and I am retiring soon. I am a combat veteran with PTSD and feel this farm will be good for me. We would like to have a hobby farm (small farm) to produce eggs, and vegetables for our use, and to surplus, for noncommercial use. The property is ideal for this venture. It is partially wooded on 1.9 acres of land. It has a well and septic system. Our house is on the property.

3. The impact to the community will be minimal. There will be some sounds of the animals, but not enough to disturb the neighbors. The coops will be maintained so as to not have disturbing odors. Waste will be composted to add nutrients back to the soil.

4. This will be a small-scale operation.

5. We are committed to responsible farming practices.

6. My wife and I would like to thank the board for taking the time to address our request.



After Recording Return to:  
Scott Little  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601

This Instrument Prepared by:  
Scott Little  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
R36 122 21 0870 0410 0100  
File No.: 24089904

## WARRANTY DEED

**This Warranty Deed**, Made the 25th day of September, 2024, by **Scott A. Dotson, a single man and Debra Ann Harmon, a single woman**, whose post office address is: **1088 Main St., St. Francis, ME 04774**, hereinafter called the "Grantor", to **Robert Davis Jr. and Tonda Davis, a married couple**, whose post office address is: **7179 Octavia Ln., Webster, FL 33597**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Two Hundred Ninety Thousand Dollars and No Cents (\$290,000.00)** 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:

Lots 10 and 11, Block 41, RIDGE MANOR ESTATES, UNIT NO. 2, as per plat thereof, as recorded in Plat Book 10, Page 2, Public Records of Hernando County, Florida.

The property is 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 2023, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Cindy Jandreau  
Witness 1 Signature

Scott A. Dotson  
Scott A. Dotson

Witness 1 Printed Name and Post Office Address:  
Cindy Jandreau  
P.O. Box 64  
ST. FRANCIS, ME 04774

Debra Ann Harmon  
Debra Ann Harmon

Mary E. Landry  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:  
Mary E. Landry  
423 Main Street  
St Francis, Me 04774

State of ME  
County of Aroostook

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of September, 2024 by Scott A. Dotson and Debra Ann Harmon. He/She/They is/are  Personally Known OR  Produced Drivers License as Identification.

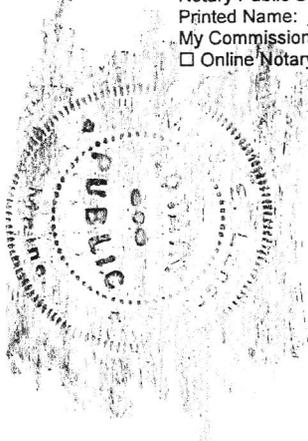
Mary E. Landry  
Notary Public Signature

(SEAL)

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

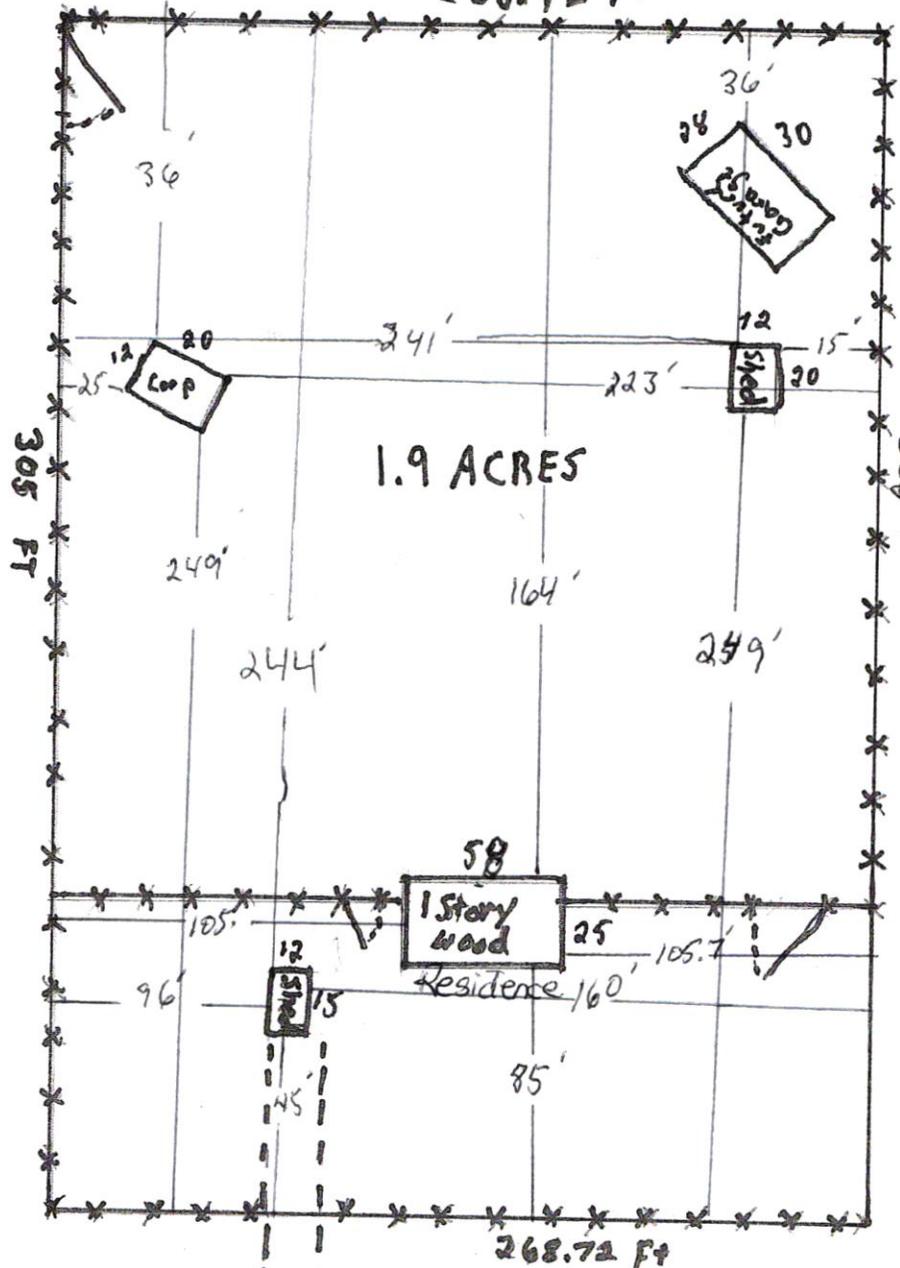
Online Notary (Check Box if acknowledgment done by Online Notarization)



Mary E. Landry  
Notary Public  
My Commission Expires 7/5/2029

Residential  
one House

268.72 Ft



Residential  
No houses  
305 Ft

Residential  
No Houses

OCTAVIA LANE

Residential  
NO HOUSES

RECEIVED

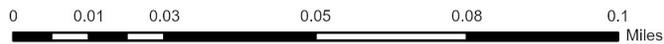
AUG 11 2025

BERNARDO COUNTY DEVELOPMENT SERVICES  
ZONING DIVISION

# H-25-25

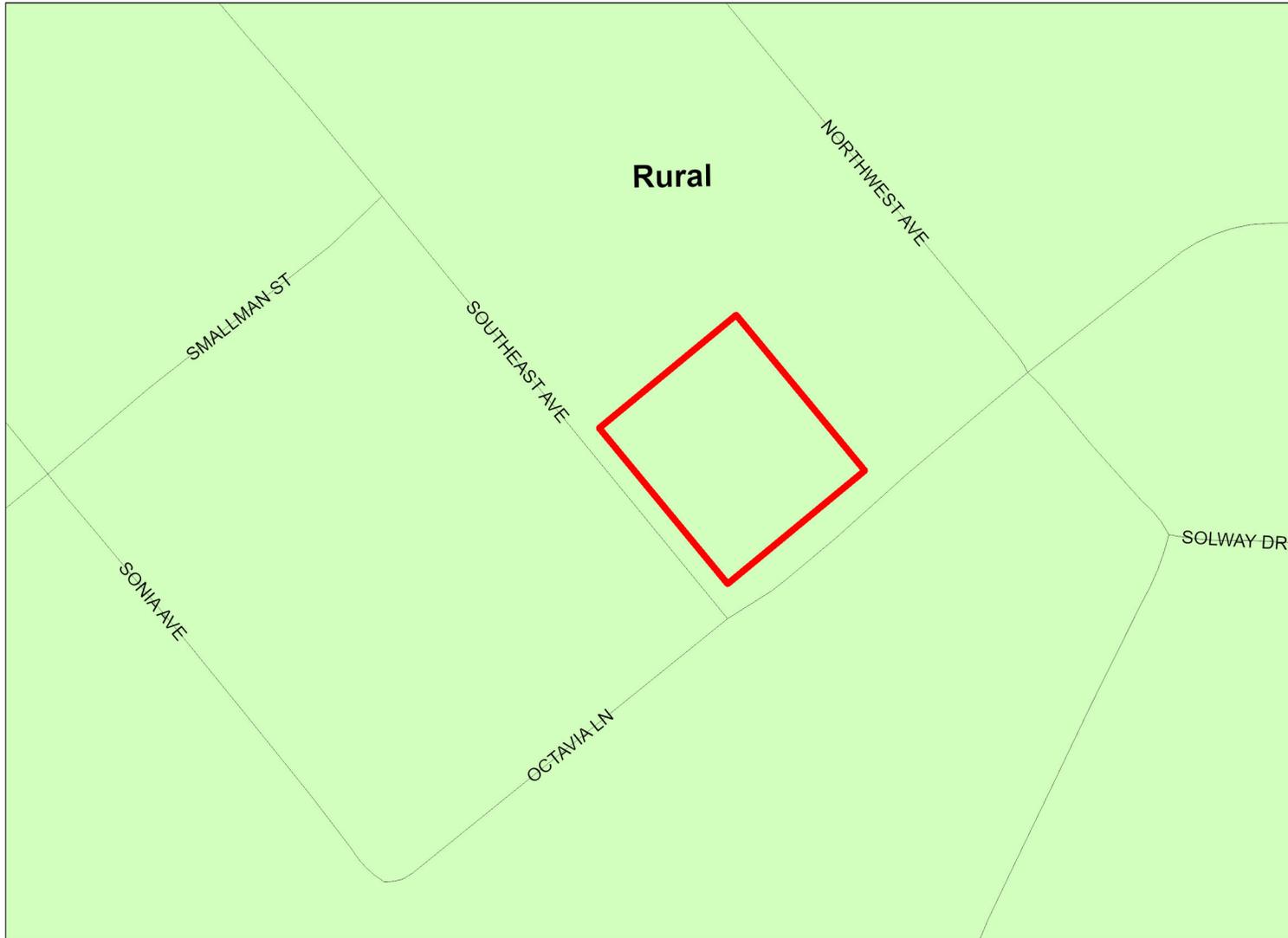
Photo date: 2023

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# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-25  
Version Date: 12/09/2022



**H-25-25**

FLU Riverine District

GIS.STREETSCENTERLINE

Regional Commercial

**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

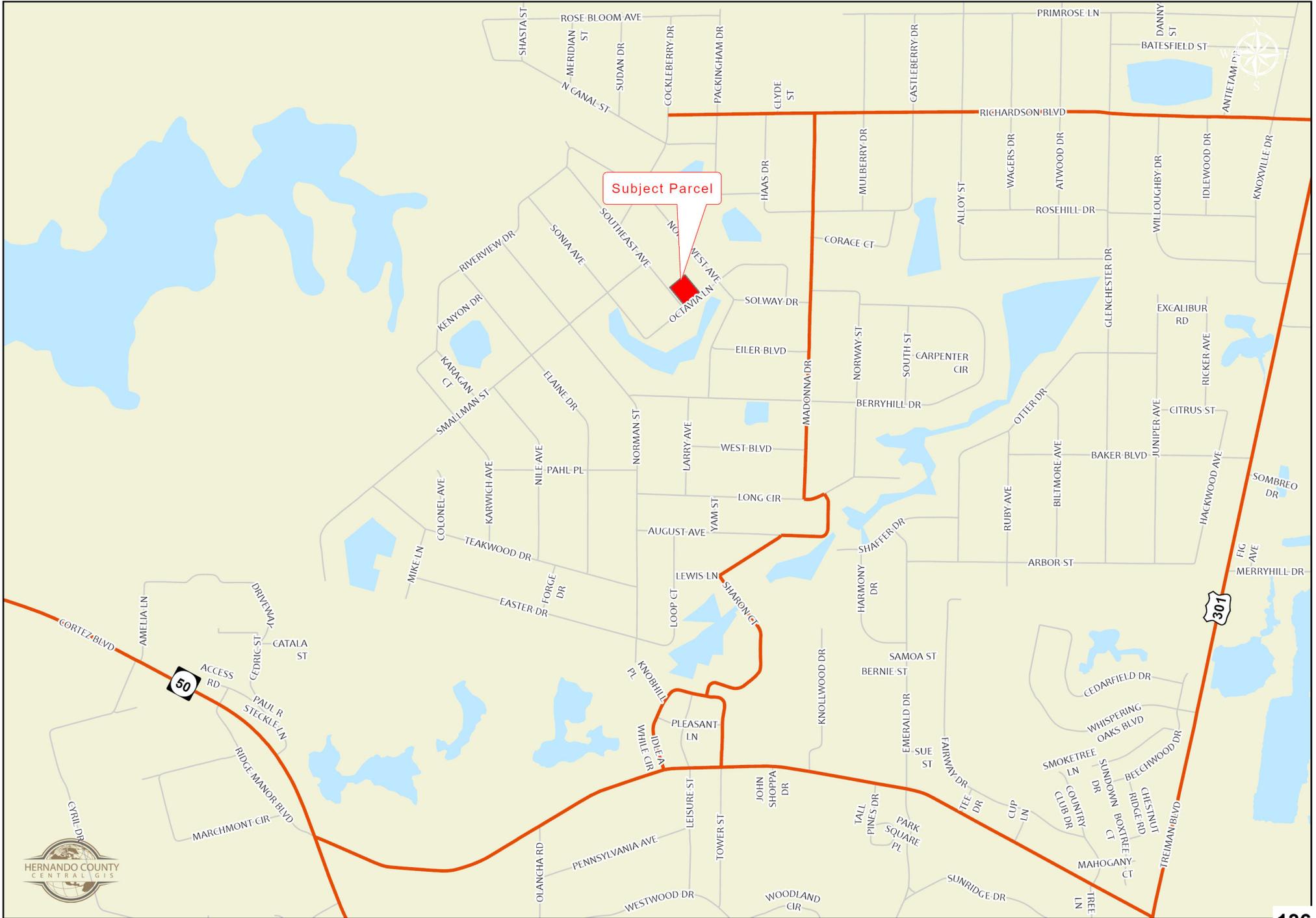


Date of mapping: 07/24/2025



# H-25-25 AREA MAP

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Subject Parcel



# H-25-25

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**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)
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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





## AGENDA ITEM

### TITLE

Rezoning Petition Submitted by David Kato, D.R. Horton (H2531)

### BRIEF OVERVIEW

#### Rezoning Request:

Rezoning from PDP(SU) Planned Development Project (Special Use) namely as Landscape to PDP(SF) Planned Development Project (Single Family)

#### General Location:

Bounded by Waterfall Drive and Eden Circle

#### Parcel Key Number:

412388

#### Summary of Applicant’s Request:

The applicant is requesting a rezoning from PDP(SU) Landscape/Planned Development Project (Special Use) to PDP(SF)/Planned Development Project (Single Family) to construct one (1) single family home on the 0.4863-acre subject site. The lot is 27,179 square feet. The site was previously designated as landscape on the original Spring Hill Master Plan.

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

### 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 a property zoned PDP(SU) Planned Development Project (Special Use) Landscape to PDP(SF) Planned Development Project (Single Family) with performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	10/01/2025	7:22 AM
Michelle Miller	Approved	10/01/2025	7:59 AM
Michael Cowan	Delegated	10/06/2025	9:00 AM
Natasha Lopez Perez	Approved	10/06/2025	9:27 AM

Toni Brady	Approved	10/06/2025	9:44 AM
Danielle Nigro	Approved	10/06/2025	10:41 AM
Victoria Via	Approved	10/07/2025	7:29 AM

<b>AYES:</b> Birren, David, Holmes, McDonald and Noe
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## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: October 13, 2025  
Board of County Commissioners: December 2, 2025

**APPLICANT:** David Kato, D.R Horton

**FILE NUMBER:** H-25-31

**REQUEST:** Rezoning from PDP(SU) Planned Development Project (Special Use) namely as Landscape to PDP(SF) Planned Development Project (Single Family)

**GENERAL LOCATION:** Bounded by Waterfall Drive and Eden Circle

**PARCEL KEY NUMBERS:** 412388

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### APPLICANT'S REQUEST:

The applicant is requesting a rezoning from PDP(SU) Landscape/Planned Development Project (Special Use) to PDP(SF)/Planned Development Project (Single Family) to construct one (1) single family home on the 0.4863-acre subject site. The lot is 27,179 square feet. The site was previously designated as landscape on the original Spring Hill Master Plan.

The petitioner has indicated the use of an individual advanced sewage systems for the lot in accordance with Section 28-99 of the Hernando County Code of Ordinances. The petitioner's proposed minimum lot size is 21,179 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. This proposed lot is similar in size to other residential lots in the area, which are served by standard septic tanks.

### SITE CHARACTERISTICS:

**Site Size:** 0.4863 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(SU); Planned Development Project (Special Use)

**Future Land Use  
Map Designation:** Residential

### ENVIRONMENTAL REVIEW:

**Soil Type:** Candler Fine Sand

**UTILITIES REVIEW:**

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water service is available, wastewater is unavailable to this parcel. HCUD has no objection to the zoning change from PDP(SU) to PDP(SF) to allow the construction of a single-family residence, subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the residence, and connection to the central water system at time of site development.

**ENGINEERING REVIEW:**

The subject site is Bounded by Waterfall Drive and Eden Circle.

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

- Development shall follow all required land development permitting requirements.
- The subject site may require a replat prior to development, as the parcel is indicated as Tract F of Spring Hill Unit 6.

**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.

**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.

**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 (SU/Planned Development Project (Special Use) 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 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'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 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 a property zoned PDP(SU) Planned Development Project (Special Use) Landscape 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. Minimum Building Setbacks:  
Front: 25'  
Side: 10'  
Rear: 20'
3. Obtain Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the residence, and connection to the central water system at time of site development.
4. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [x] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION



Date: \_\_\_\_\_

APPLICANT NAME: David Kato

Address: 3300 SW 34th Avenue, Suite 101-A
City: Ocala State: Florida Zip: 34474
Phone: (813) 763-8465 Email: ddkato@drhorton.com
Property owner's name: (if not the applicant) Nicholas N. Calamela, as Division President of D.R. Horton, Inc.

REPRESENTATIVE/CONTACT NAME: N/A

Company Name: \_\_\_\_\_
Address: \_\_\_\_\_
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

HOME OWNERS ASSOCIATION: [ ] Yes [x] No (if applicable provide name) N/A

Contact Name: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00412388
2. SECTION 35, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP (SU)
4. Desired zoning classification: Residential PDP (SF)
5. Size of area covered by application: 21,179 SQ.FT (0.4863 Acres)
6. Highway and street boundaries: Eden Circle; Waterfall Drive
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: \_\_\_\_\_)

PROPERTY OWNER AFFIDIVAT

I, Nicholas N. Calamela, as Division President of D.R. Horton, Inc., have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

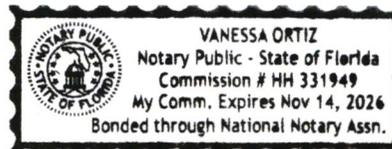
- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): David Kato
and (representative, if applicable): N/A
to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13 day of June, 2025, by Nicholas Calamela 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

Notary Seal/Stamp

June 30, 2025

**Via Email and U.S. Mail**

Hernando County Planning Department  
20 North Main Street, Rm 262  
Brooksville, FL 34601  
Email: Planning@co.hernando.fl.us

Re: 1116 Eden Circle, Spring Hill, FL 34606 – Rezoning Application Narrative Description of the Request

Dear Planning Department:

I am writing on behalf of D.R. Horton, Inc. to provide the required narrative description of the request, prepared in accordance with the standard format of issues outlined in Section F of the Rezoning and Public Service Facility Amendment Petition Instruction and Application Packet.

Please find my narrative description of the request below:

**1. Proposal**

- **Proposed Land Use and Acreage:**  
The applicant seeks to rezone the property located at 1116 Eden Circle (Parcel Key: 412388) from PDP(SU) – Planned Development Project (Special Use) to PDP(SF) – Planned Development Project (Single Family) to allow the construction of a single-family residence. The parcel consists of 21,179 sq. ft. ( $\pm$ 0.486 acres) and is situated within Spring Hill Unit 6, Tract F.
- **Proposed Density Level of Residential Uses:**  
The development consists of one single-family detached home, with a density of approximately 2.06 dwelling units per acre.
- **Proposed Square Footage and Building Height:**
  - Living Area: 1,828 sq. ft.
  - Garage: 430 sq. ft.
  - Lanai: 88 sq. ft.
  - A/C Pad: 12 sq. ft.
  - Driveway: 550 sq. ft.
  - **Total impervious surface:** 2,952 sq. ft. (14% impervious coverage)
  - Building height will conform to the applicable County height limits for single-family homes.
- **Proposed Deviations from Code:**  
No deviations from the Hernando County Land Development Regulations (LDRs) are proposed.

**2. Site Characteristics**

- **Site Size:** 21,179 sq. ft. (0.486 acres)
- **Existing Zoning:** PDP(SU) – Special Use
- **Existing Land Use:** Vacant Residential
- **Platted Subdivision:** Spring Hill Unit 6

- **On-Lot Landscaping:** 18,227 sq. ft. of sod (on-lot); 30,990 sq. ft. total sod including off-lot areas

### 3. Environmental Considerations

- **Flood Zone:** The property lies entirely within Flood Zone X, which is outside of the 0.2% Annual Chance Floodplain, indicating minimal flood risk.
- **Drainage Features and Water Features:** None observed.
- **Habitats:** No listed species or environmentally sensitive habitats are known to exist on site.
- **Conditions and Impacts on Natural Features Impacts:** Minimal to none anticipated.

### 4. Site Plan Discussion

- Development Concept: Construction of a single-family home consistent with surrounding residential uses.
- Buffers/Separation: N/A. This is a single-lot residential development.
- Setbacks and Lot Dimensions: Will comply with Hernando County residential standards and as reflected on the submitted plot plan.
- Impacts and Improvements to Infrastructure: Existing access to Eden Circle; no new roads required.
- Pod Use: N/A.

### 5. Impacts to Public Facilities

- Transportation: Minimal to none anticipated.
- Solid Waste, Schools, Parks, Drainage: No significant impact anticipated from a single residence.
- Septic System: The home will be served by an enhanced septic system in accordance with applicable health department requirements

### 6. Water and Sewer Services

The lot will be served by an enhanced septic system and a connection to County water. The applicant acknowledges applicable County ordinances and requirements and will coordinate with the appropriate departments for service confirmation.

### 7. Senior, Age-Restricted, or Affordable Housing

This proposal does not involve senior housing, age-restricted housing, affordable housing, or workforce housing as defined by Florida Statutes.

Please confirm receipt of the zoning amendment application petition packet. Feel free to contact me if you have any questions or need additional information.

Regards,

David Kato  
D.R. Horton Inc., Spot Lot Operations Manager

Enclosures

cc: Vanessa Ortiz (vvazquez@drhorton.com)

PARCEL ID# R32-323-17-5060-00F0-0000  
KEY# 412388

**PLOT PLAN**  
DESCRIPTION: (AS FURNISHED)

TRACT "F" SPRING HILL UNIT 6,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
PLAT BOOK 6, PAGE(S) 1 THROUGH 10, OF THE  
PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SEPTIC SYSTEM UNDER SEPERATE PERMIT

**Site Data Table**

- Zoning District: Hernando County Residential(PDP)
- Future Land Use: Residential
- Proposed Use: Single Family Dwelling
- Lot Area: 5179.50 FT<sup>2</sup>
- Lot Width: 95 FT
- Lot Depth: 248 FT
- Setbacks:
  - Front Yard: 25 FT
  - Side Yard: 10 FT
  - Rear Yard: 20 FT
  - Corner Yard: 15 FT
  - Building Height: 12 FT
  - Floor Area Ratio: .11

ADDRESS:  
EDEN CIRCLE  
SPRING HILL, FLORIDA 34606

PREPARED FOR:

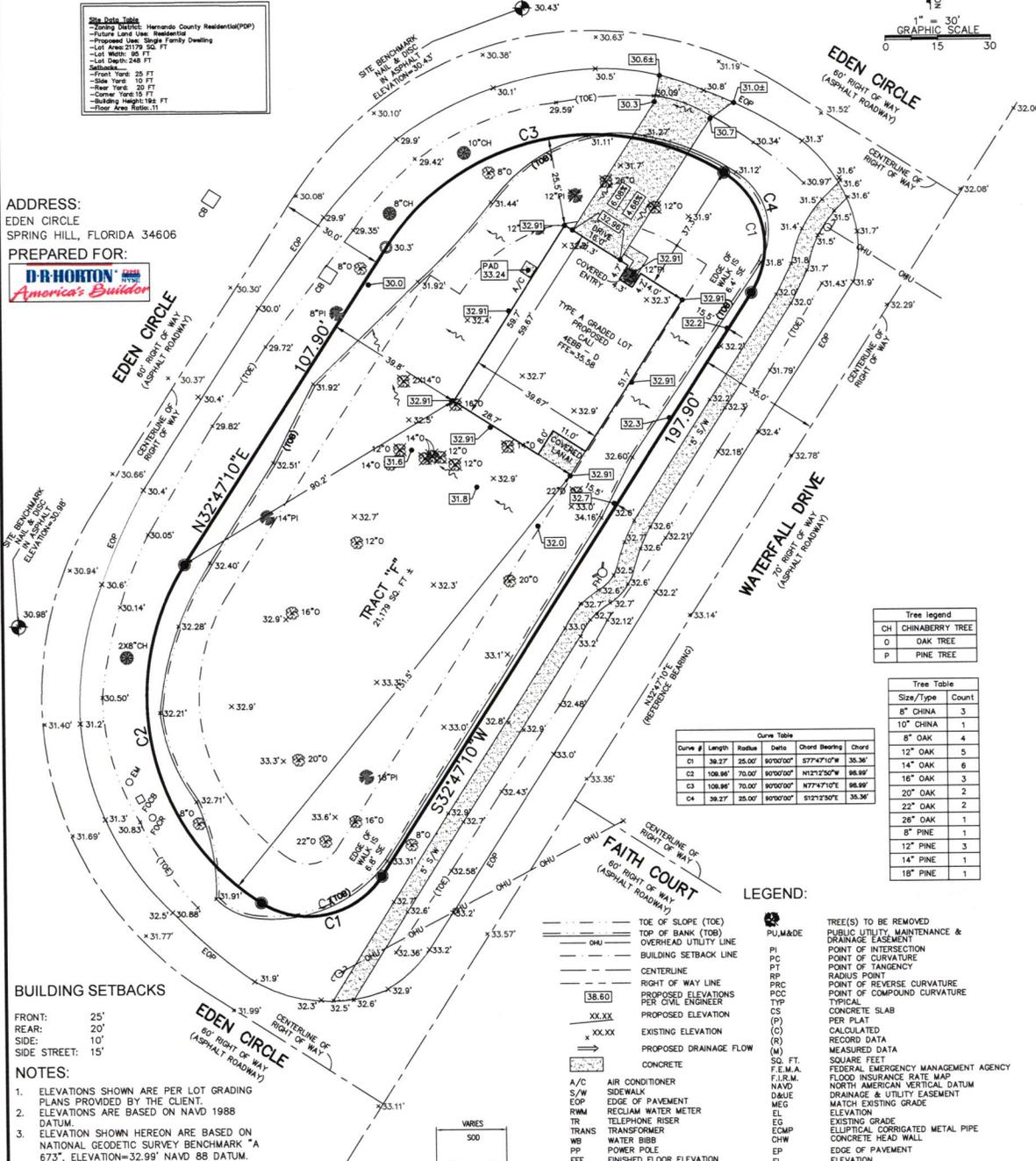


**Tree Legend**

CH	CHINABERRY TREE
O	OAK TREE
P	PINE TREE

**Tree Table**

Size/Type	Count
8" CHINA	3
10" CHINA	1
8" OAK	4
12" OAK	5
14" OAK	6
16" OAK	3
20" OAK	2
22" OAK	2
26" OAK	1
8" PINE	1
12" PINE	3
14" PINE	1
18" PINE	1



**Curve Table**

Curve #	Length	Radius	Chord Bearing	Chord
C1	38.27	25.00'	S77°47'10"W	35.36'
C2	106.98	70.00'	N121°23'07"W	86.99'
C3	106.98	70.00'	N77°47'10"E	86.99'
C4	38.27	25.00'	S121°23'07"E	35.36'

**BUILDING SETBACKS**  
FRONT: 25'  
REAR: 20'  
SIDE: 10'  
SIDE STREET: 15'

- NOTES:**
- ELEVATIONS SHOWN ARE PER LOT GRADING PLANS PROVIDED BY THE CLIENT.
  - ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
  - ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "A 673", ELEVATION=32.99' NAVD 88 DATUM.

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED HOUSE. REFER TO HOUSE PLAN AND OPTION LIST FOR CONSTRUCTION. ALL BUILDING SET BACK LINES SHOWN HEREON IS PER DATA FURNISHED BY CLIENT AND IS FOR INFORMATIONAL PURPOSES ONLY.

**THIS IS NOT A SURVEY  
THIS IS A PLOT PLAN ONLY**

**FLOOD NOTE:**  
I HAVE EXAMINED THE F.I.R.M. COMMUNITY MAP NO 12053C03040, DATED FEBRUARY 2, 2012, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

**BEARING BASIS:**  
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WATERFALL DRIVE, BEING N32°47'10"E, PER PLAT.

FIELD DATE:	1-28-25	REVISED:	
SCALE:	1" = 30 FEET		
APPROVED BY:	EGT		
JOB NO.	2402127 TRACT "F"	ADDED GRADING 02/21/25 GO	
DRAWN BY:	GO	PLOT PLAN 02/04/25 GO	
		BOUNDARY & TOPO 1-28-25 CC	

**ON LOT CALCULATIONS**

LOT	= 21,179	SQ. FT.
LIVING AREA	= 1,828	SQ. FT.
GARAGE	= 430	SQ. FT.
ENTRY	= 16	SQ. FT.
LANAI	= 88	SQ. FT.
PATIO	= 0	SQ. FT.
DRIVEWAY	= 550	SQ. FT.
A/C PAD	= 12	SQ. FT.
WALKWAY	= 28	SQ. FT.
IMPERVIOUS	= 14%	
SOD	= 2952	SQ. FT.
	= 13227	SQ. FT.

**OFF LOT CALCULATIONS**

RIGHT OF WAY	= 14250	SQ. FT.
DRIVE AP/RON	= 335	SQ. FT.
PUBLIC S/W	= 1152	SQ. FT.
SOD	= 12763	SQ. FT.

**TOTALS**

AREA	= 35429	SQ. FT.
DRIVEWAY	= 885	SQ. FT.
SIDEWALK	= 1180	SQ. FT.
SOD	= 30990	SQ. FT.

- LEGEND:**
- TOE OF SLOPE (TOE)
  - TOP OF BANK (TOB)
  - COVERED UTILITY LINE
  - BUILDING SETBACK LINE
  - CENTERLINE
  - RIGHT OF WAY LINE
  - PROPOSED ELEVATIONS PER CIVIL ENGINEER
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED DRAINAGE FLOW
  - CONCRETE
  - A/C AIR CONDITIONER
  - S/W SIDEWALK
  - EOP EDGE OF PAVEMENT
  - RWM RECLAIM WATER METER
  - TR TELEPHONE RISER
  - TRANS TRANSFORMER
  - WB WATER BIBB
  - PP POWER POLE
  - FPE FINISHED FLOOR ELEVATION
  - COMMUNICATION RISER
  - GUY ANCHOR
  - STORM INLET
  - STORM MANHOLE
  - UTILITY POLE
  - WATER METER
  - CMP CORRUGATED METAL PIPE
  - CONC CONCRETE
  - WF WOOD FENCE
  - WM WATER METER
  - PUBUDE PUBLIC UTILITY & DRAINAGE EASEMENT
  - P.U.M.&D.E. TREE(S) TO BE REMOVED
  - PUBLIC UTILITY, MAINTENANCE & DRAINAGE EASEMENT
  - PI POINT OF INTERSECTION
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - RP RADIUS POINT
  - PRC POINT OF REVERSE CURVATURE
  - PCC POINT OF COMPOUND CURVATURE
  - TYP TYPICAL
  - CS CONCRETE SLAB
  - PER PLAT
  - (C) CALCULATED
  - (R) RECORD DATA
  - (M) MEASURED DATA
  - SQ. FT. SQUARE FEET
  - F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - DRAINAGE & UTILITY EASEMENT
  - MEG MATCH EXISTING GRADE
  - EL ELEVATION
  - EXISTING GRADE
  - ECMP ELLIPTICAL CORRUGATED METAL PIPE
  - CHW CONCRETE HEAD WALL
  - EP EDGE OF PAVEMENT
  - EL ELEVATION
  - FPE FINISHED FLOOR ELEVATION
  - FND FOUND
  - ID IDENTIFICATION
  - INV INVERT
  - IR IRON ROD
  - LB LICENSED BUSINESS
  - PC POINT OF CURVATURE
  - WF WOOD FENCE
  - SB SITE BENCHMARK
  - SET 1/2" IRON ROD & CAP
  - LB 6393
  - FH FIRE HYDRANT
  - SM SANITARY MANHOLE

**ASM**  
AMERICAN SURVEYING & MAPPING, INC.  
NDDS NATIONAL DUE DILIGENCE SERVICES INC.  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.  
221 Curve Drive, Maitland, FL 32751  
407-426-7979  
americansurveyingandmapping.com

**SURVEYOR NOTES:**

- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

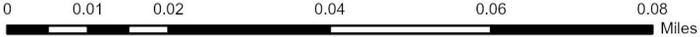
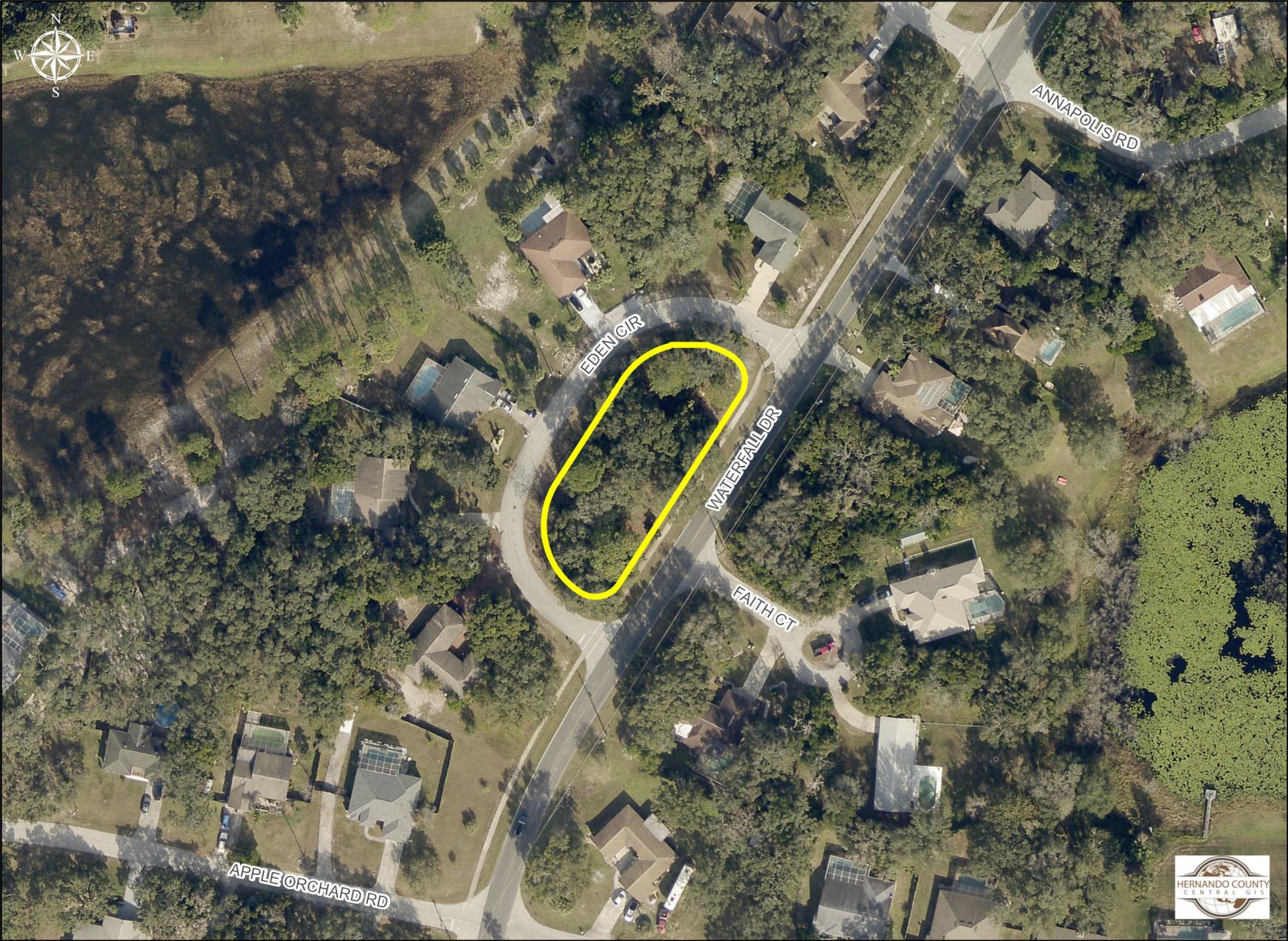
Digitally signed by E Glenn Turner  
Date: 2025.02.21 14:45:33 -05'00'

E. GLENN TURNER PSM # 5643

# H-25-31

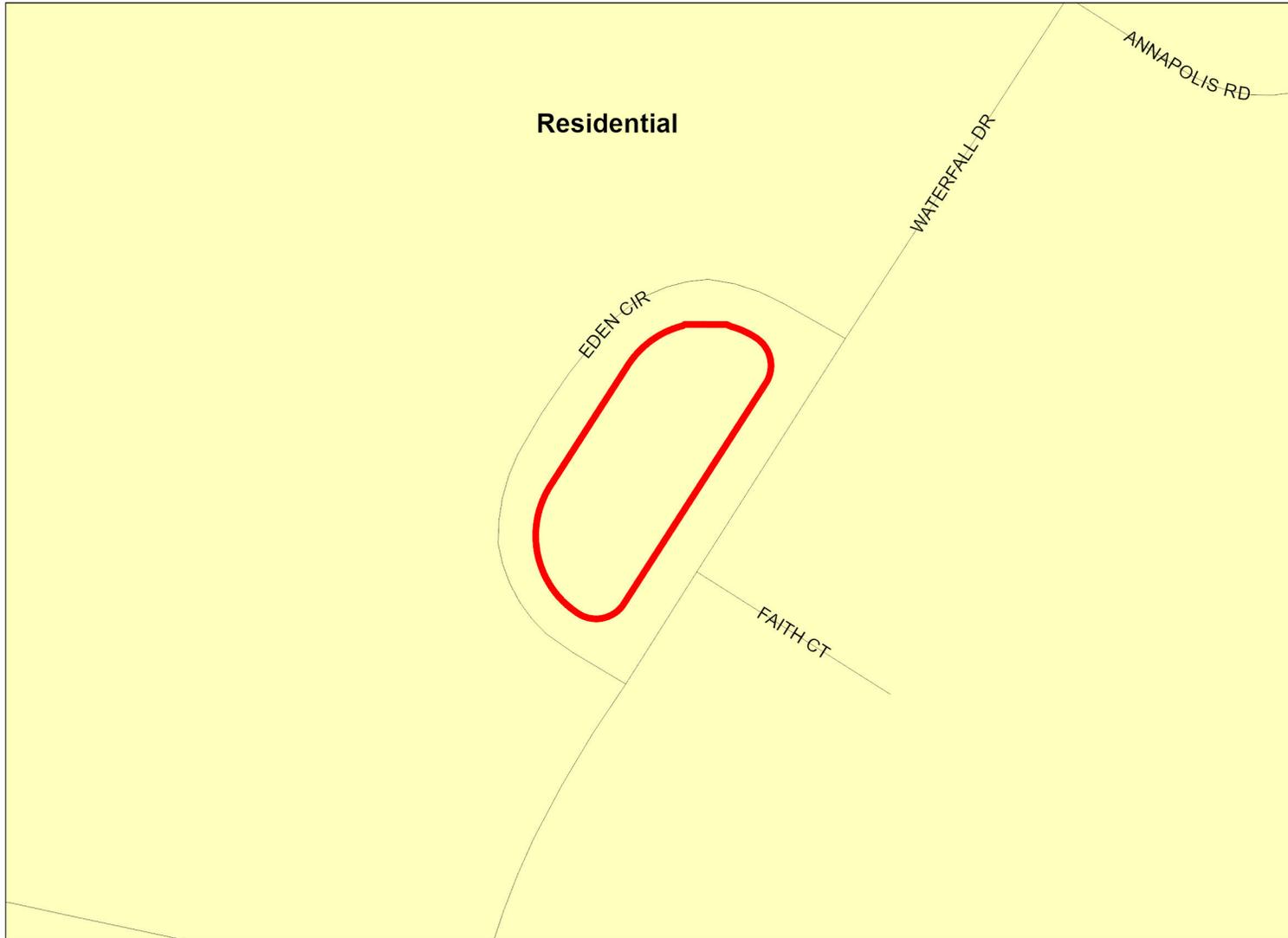
Photo date: 2023

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-25-31  
Version Date: 12/09/2022



	H-25-31
	FLU Riverine District
	Regional Commercial
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL
	RAILROAD

**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.

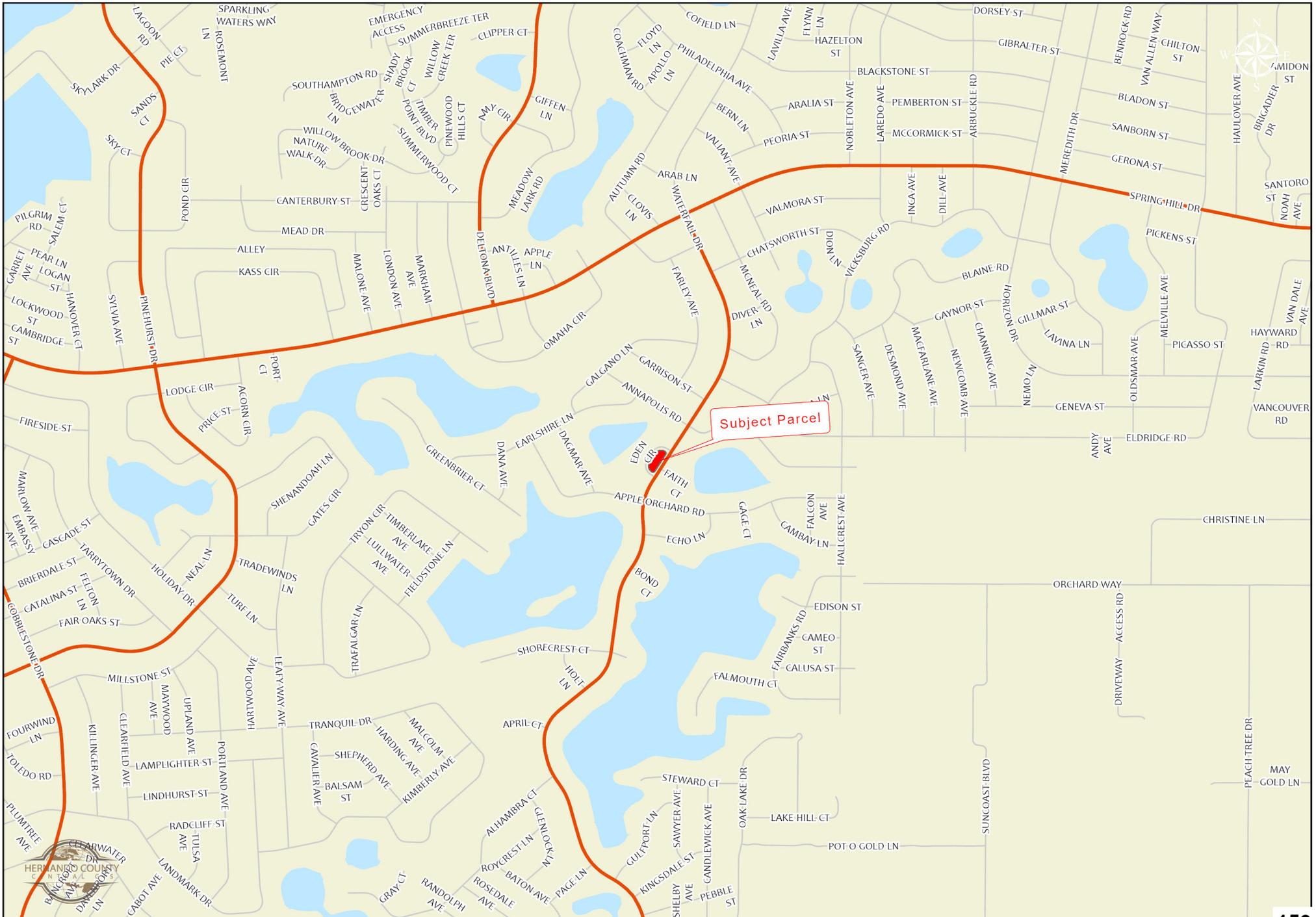


Date of mapping: 07/25/2025



# H-25-31 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.

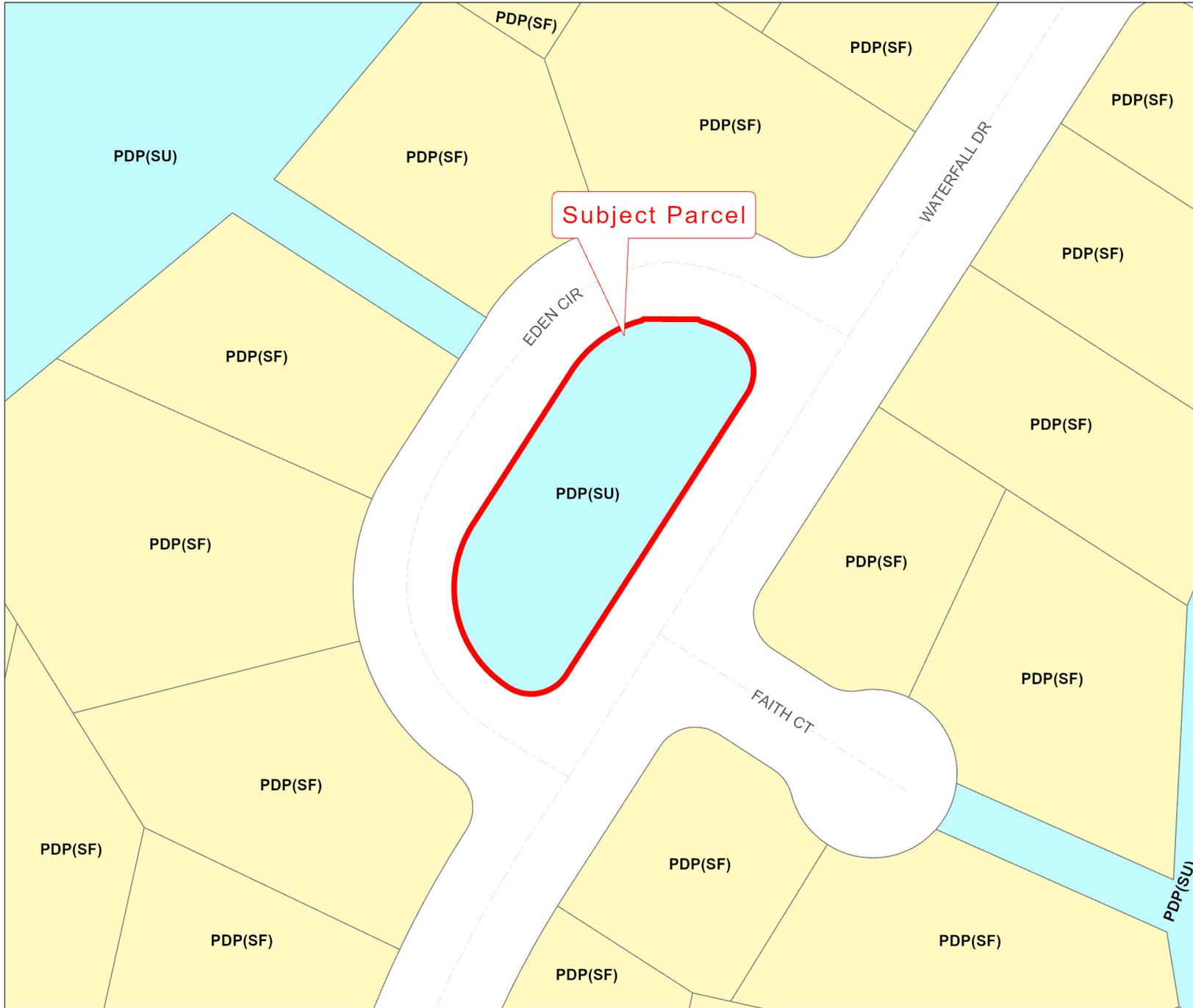


Subject Parcel

0 0.1 0.2 0.4 0.6 0.8 Miles

# H-25-31

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.



Subject Parcel

**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





## AGENDA ITEM

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### TITLE

Presentation of Draft Ordinance Amending Article VII of Chapter 28 of the Hernando County Code of Ordinances related to Groundwater Protection, Wellhead and Special Protection Areas and Draft Resolution Amending Location of Wellhead Protection Areas and Special Protection Areas Map

### BRIEF OVERVIEW

On June 27, 1994, the Board of County Commissioners of Hernando County adopted Ordinance No. 94-8, which is codified as Article VII of Chapter 28 of the Hernando Code of Ordinances, entitled Groundwater Protection and Siting. Hydrogeological modeling was completed and adopted by the Board in 1994 to establish wellhead protection areas (WHPAs) and to ensure integrity and safety of Hernando County's drinking water.

Hydraulic modeling was updated and recently confirmed in conjunction with the Potable Water Master Plan addendum performed earlier this year. The updates resulted in changes to the sizes and shapes of the WHPAs. As a result of these changes, the WHPAs may have new restrictions on the activities allowed within them.

It is the best interest of the public health, safety and welfare of the citizens of Hernando County to amend and update the groundwater protection criteria for the existing and future potable water resources.

The revisions in this Ordinance include:

- Term Definitions
- Florida Administrative Code and Florida Statute reference updates
- United States Code reference updates
- Language clarification as necessary

As these revisions are land development regulations, the Planning and Zoning Commission has the opportunity to consider and provide feedback on the proposed changes prior to the public hearings adopting the Ordinance.

In addition to the Draft Ordinance, the Hernando County Utilities Department is recommending that the new locations of the WHPAs and Special Protection Areas (SPAs) be approved by Resolution. This resolution will allow for a more efficient method to update the WHPAs and SPAs from time to time as updated hydraulic and hydrogeological data is available, without requiring the Groundwater Protection Ordinance to be amended. These maps will be available at the Hernando County Utilities Department for public viewing.

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

**LEGAL NOTE**

The Planning and Zoning Commission has the authority to consider this proposed ordinance and resolution in accordance with the Hernando County Code of Ordinances, Appendix A (Zoning), Article V (Administration), Section 5 (Planning and Zoning Commission).

**RECOMMENDATION**

It is recommended that the Planning and Zoning Commission consider the proposed Ordinance and Resolution and provide feedback on the proposed land development regulations for consideration by the Board of County Commissioners.

**REVIEW PROCESS**

Gordon Onderdonk	Approved	09/17/2025	8:38 AM
Michelle Miller	Approved	09/17/2025	8:39 AM
Omar DePablo	Escalated	09/19/2025	4:18 PM
KayMarie Griffith	Approved	09/19/2025	8:54 PM
Michael Cowan	Approved	10/07/2025	2:48 PM
Natasha Lopez Perez	Approved	10/08/2025	8:27 AM
Toni Brady	Approved	10/09/2025	7:41 AM
Danielle Nigro	Approved	10/09/2025	8:28 AM
Victoria Via	Approved	10/09/2025	9:21 AM

**ORDINANCE NO. 2025-\_\_\_\_**

**AN ORDINANCE OF HERNANDO COUNTY, FLORIDA, AMENDING ARTICLE VII OF CHAPTER 28 OF THE HERNANDO COUNTY CODE OF ORDINANCES RELATING TO GROUNDWATER PROTECTION AND SITING; AMENDING SECTION 28-263 PROVIDING DEFINITIONS; AMENDING SECTION 28-265 PROVIDING FOR GROUNDWATER RESOURCE, WELLHEAD AND SPECIAL PROTECTION AREAS; AMENDING SECTION 28-266 PROVIDING PROHIBITIONS WITHIN WELLHEAD AND SPECIAL PROTECTION AREAS; AMENDING SECTION 28-267 PROVIDING GENERAL EXEMPTIONS; AMENDING SECTION 28-268 PROVIDING FOR REGISTRATION OF POTENTIAL POLLUTION SOURCES; AMENDING SECTION 28-269 PROVIDING FOR SINKHOLES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on June 27, 1994, the Board of County Commissioners of Hernando County adopted Ordinance No. 94-8, which is codified as Article VII of Chapter 28 of the Hernando Code of Ordinances, entitled Groundwater Protection and Siting; and

**WHEREAS**, on September 28, 2010, the Board of County Commissioners adopted Ordinance No. 2010-18, which amended Section 28-266 of the Hernando County Code of Ordinances, entitled Prohibitions within wellhead and special protection areas; and

**WHEREAS**, Hydrogeological modeling was completed and adopted by the Board in 1994 to establish well head protection areas (WHPA) to ensure integrity and safety of Hernando County's drinking water; and

**WHEREAS**, the WinFlow hydraulic model with up to date technology has been developed and was approved for use by Hernando County Planning Department in 1999; and

**WHEREAS**, Hernando County Utilities Department hired a hydrogeological firm to upgrade its WHPA's in conjunction with the 2021 Potable Water Master Plan utilizing that updated model which resulted in changes to the sizes and shapes of the WHPA's; and

**WHEREAS**, properties within the WHPA's may have new restrictions on the type of activity allowed within them; and

**WHEREAS**, it is in the best interest of public health, safety, and welfare of the citizens of Hernando County to amend and update the groundwater protection criteria for the existing and future potable water resources.

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

Section 1. Section 28-263 of the Hernando County Code of Ordinances is hereby amended to read as follows, with underlined matter added and struck through matter deleted:

**Sec. 28-263. Definitions.**

The following terms shall have the meanings as follows for the purpose of this article:

*Acute hazardous waste:* Acute hazardous wastes are those that pose a threat to human health and the environment, even when they are properly managed. Acute hazardous wastes use Hazard Code H and include almost every form of dioxin-bearing waste. They usually are from discarded commercial products. (See also EPA's "Hazardous Waste Listings, A User-Friendly Reference Document, September 2012", or latest version).

*Animal feeding operation:* A lot or facility (other than an aquatic animal production facility) where the following conditions are met:

- (1) Animals have been or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve-month period; and
- (2) Crops, vegetation, forage, growth or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility;
- (3) Two (2) or more animal feeding operations under common ownership are deemed to be a single animal feeding operation if they are adjacent to each other or if they utilize a common area or system for the disposal of wastes.

*Animal unit:* A unit of measurement for an animal feeding operation calculated by adding the following numbers: the number of slaughter and feeder cattle multiplied by 1.0, plus the number of mature dairy cattle multiplied by 1.4, plus the number of swine weighing over fifty-five (55) pounds multiplied by 0.4, plus the number of sheep multiplied by 0.1, plus the number of horses multiplied by 2.0.

*Aquifer:* A groundwater-bearing geologic formation, or formations, that contain enough saturated permeable material to yield significant quantities of water.

*Board:* The board of county commissioners of Hernando County, Florida.

*Community public water supplies:* As defined in chapter 62-550 ~~47-550~~, Florida Administrative Code, a community public water supply is a public water supply which serves at least fifteen (15) service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents.

*Concentrated animal feeding operation:* A feeding operation where more animals are

confined than are specified in the categories listed below:

- (1) One thousand (1,000) slaughter and feeder cattle.
- (2) Seven hundred (700) mature dairy cattle (whether milked or dry cows).
- (3) Two thousand five hundred (2,500) swine weighing over fifty-five (55) pounds each.
- (4) Five hundred (500) horses.
- (5) Ten thousand (10,000) sheep or lambs.
- (6) Fifty-five thousand (55,000) turkeys.
- (7) One hundred thousand (100,000) laying hens or broilers (if the facility has continuous overflow watering).
- (8) Thirty thousand (30,000) laying hens or broilers (if the facility has a liquid manure handling system).
- (9) Five thousand (5,000) ducks.
- (10) One thousand (1,000) animal units.

*Conditionally exempt small quantity generator:* A conditionally exempt small quantity generator, as defined by the Resource Conservation and Recovery Act of 1976, 40 Code of Federal Regulations ~~262~~ 261, is one which in a calendar month generates no more than one hundred (100) kilograms (two hundred twenty (220) pounds or approximately twenty-five (25) gallons) of hazardous waste or less than one (1) kilogram of an acute hazardous waste. Additionally, the generator must never accumulate more than one thousand (1,000) kilograms (two thousand two hundred (2,200) pounds or approximately two hundred fifty (250) gallons) of hazardous waste at any time.

County: Hernando County, Florida.

*Disposal:* The deposit, injection, dumping, spilling, leaking, incineration or placing of any regulated substances into or on any land or water so that such regulated substances or any constituent thereof may enter the environment or be emitted into the air or discharged into any waters including groundwater.

*Facility:* All buildings, equipment, structures and other stationary items that are located on a single site or on contiguous or adjacent sites and that are owned or operated by the same person (or by any person which controls, is controlled by or under common control with such person). For purposes of emergency release notification, the term includes spills or discharges from motor vehicles, rolling stock and aircraft.

*Groundwater:* All water beneath the surface of the ground.

*Groundwater resource protection area:* All the land area included within the boundaries of the county.

*Hazardous waste:* a hazardous waste is a waste with properties that make it dangerous or capable of having a harmful effect on human health or the environment. Hazardous waste is generated from many sources, ranging from industrial manufacturing process wastes to batteries and may come in many forms, including liquids, solids, gases, and sludges. (See also EPA's "Hazardous Waste Listings, A User-Friendly Reference Document, September 2012", or latest version.

*Landfarming:* A process for treating contaminated soil by spreading the contaminated soil in a thin layer over an impermeable liner or surface. Contaminant reduction is achieved through a combination of volatilization, biodegradation and photodegradation.

*Person:* An individual, partnership, joint venture, private or public corporation, association, firm, public service company, political subdivision, municipal corporation, government agency, public utility district or any other entity, public or private, however organized.

*Pollution:* The presence of any substance or condition in water which tends to degrade its quality so as to constitute a hazard or impair the usefulness of the water.

*Potentiometric surface:* The elevation to which water will rise in a tightly cased well.

*Prohibited uses:* Those uses described under the prohibitions for WHPA One (1), WHPA Two (2) and SPAs ~~the Special Protection Area~~.

*Public water supply well:* means a well constructed for the purpose of supplying water to a public water system, as permitted under Chapters 62-550, 62-555, 62-560, 62-524 and 64E-8, F.A.C.

*Recharge area:* Any area of porous, permeable geologic deposits, such as deposits of stratified sand and gravel, and sinkhole area, through which water from any source drains into an aquifer, and including wetlands or waterbodies, together with the watershed.

*Regulated substance:* Any substance, including petroleum or derivatives thereof, or combination of substances which because of their quantity, concentration, physical, chemical, infectious, flammable, combustible, radioactive or toxic characteristics may cause or significantly contribute to a present or potential risk to human health, safety, welfare, to groundwater resources or to the natural environment. Regulated substances include those materials subject to the following regulations, as amended, which meet the requirements of this definition:

- (1) Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), 42 USC sections 9601–9675;

- (2) Clean Water Act (Federal Water Pollution Control Act), 33 USC sections 1251–~~1388~~ 1387;
- (3) Federal Insecticide, Fungicide and Rodenticide Act (FIFRA), 7 USC sections 136–136Y;
- (4) Emergency Planning and Community Right-to-Know Act of 1986 (EPCRTKA), 42 USC sections 11001–11050;
- (5) Hazardous Materials Transportation Act (HMTA), 49 App. (USC) sections 5101 – 5128 ~~1801–1819~~;
- (6) Hazardous and Solid Waste Amendments of 1984 (HSWA), Pub. L. 98-616, Nov. 8, 1984, Stat. 3221;
- (7) Solid Waste Disposal Act and Resource Conservation and Recovery Act (RCRA), 42 USC sections 6901–6992K;
- (8) Superfund Amendments and Reauthorization Act (SARA), Pub. L. 99-499, as amended by Pub. L. 99-563, Pub. L. 100-102 and Pub. L. 101-144;
- (9) Toxic Substances Control Act (TSCA), 15 USC sections 2601–~~2697~~ 2654; and
- (10) ~~Hazardous Substances Law, sections 501.061–501.121, Florida Statutes; and~~
- (~~10~~ 11) Environmental Control Law, Chapter 403, Florida Statutes.

*Salvage yards:* Any area, lot, land, parcel, building or structure or part thereof used for the salvage or disposal of materials, including, but not limited to, motor vehicles, boats and other machinery.

*Small quantity generator (SQG):* A small quantity generator, as defined by the Resource Conservation and Recovery Act of 1976, 40 Code of Federal Regulations 262 ~~260~~, is one which ~~who~~ generates less than one thousand (1,000) kilograms (two thousand two hundred (2,200) pounds or approximately two hundred fifty (250) gallons) of hazardous waste in a calendar month.

*Solid waste:* Solid waste includes garbage, refuse, white goods, special waste, ashes, sludge or other discarded material, including solid, liquid, semisolid or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural or governmental operations. For purposes of this article, solid waste does not include:

- (1) Disposal by persons of solid waste resulting from their own activities on their own property, provided such waste is either from their residential property or is rocks, soils, trees, tree remains and other vegetative matter which normally result from land development operations.

- (2) Storage by persons of solid waste in containers resulting from their own activities on their property, leased or rented property, or property subject to a homeowners or maintenance association for which the person contributes association assessments, if the solid waste in such containers is collected at least once a week.

*Special protection areas or SPAs:* Zones delineated around vulnerable features, such as sinkholes, excavations or caves, within which land uses are regulated to protect the quality of the groundwater resource.

*Spill:* The unpermitted release or escape of a regulated substance directly or indirectly to soils, surface waters or groundwater.

*Stormwater:* The flow of water which results from and which occurs immediately following a rainfall event.

*Time of travel:* The time required for groundwater to move from a specific point to the well or from the well to a specific point.

*Transmissivity:* The rate at which water of the prevailing kinematic viscosity is transmitted through a unit width of the aquifer under a unit hydraulic gradient.

*Unconfined aquifer:* An aquifer which has the water table as its upper boundary and a confining unit as a lower boundary. It is also an aquifer under atmospheric conditions at the water table.

*Vulnerable feature:* A natural or man-made feature of the land which has the potential to discharge directly to the aquifer. These features include excavations and solution features such as sinkholes, caves and mine pits which increase the contamination potential for ~~expose~~ the top of the Floridan Aquifer.

*Wellhead protection areas or (WHPAs):* Zones delineated around wells and/or wellfields within which land uses are regulated to protect the quality of the groundwater resource.

Section 2. Section 28-265 of the Hernando County Code of Ordinances is hereby amended to read as follows:

**Sec. 28-265. Groundwater resource, wellhead and special protection areas.**

(a) *Establishment.* The entire land area within the county ~~Hernando County~~ is designated as a groundwater resource protection area. The county shall designate ~~wellhead protection areas~~ (WHPAs) for all community public water supplies. Community public water supplies shall be classified based on the average permitted capacity of the supply. Two (2) WHPAs will be calculated for community water supplies permitted on average to pump greater than or equal to one hundred thousand (100,000) gallons per day (gpd). A single fixed radius WHPA shall be designated for community water supplies permitted on average to pump less than one hundred

thousand (100,000) gpd.

Operators and/or owners of community public water supplies shall provide the county with copies of applications to renew water use/water supply permits issued by the Florida Department of Environmental Protection (FDEP) (~~formerly the Department of Environmental Regulation~~) and the Southwest Florida Water Management District (SWFWMD). Community water supplies shall be required to provide the county with updates to existing water use/water supply permits. Additionally, water use/water supply permit applications for new wells shall be provided to the county at the time of application to FDEP and SWFWMD.

Community water supplies which predate the permit issuance process shall provide a calibrated pump test from which the maximum capacity of the supply can be calculated. Community public water supplies which serve projects ninety-five (95) percent built out and contain adequate flow measuring devices may substitute peak daily pumpage for maximum capacity.

### **Wellhead Protection Area One (1)**

Community public water supplies with average permitted capacity  $\geq 100,000$  gpd: The land area between the well(s) and the two-year time of travel contour.

Community water supplies with average permitted capacity  $< 100,000$  gpd: The land area encompassed by a 500-foot radius from the well(s).

### **Wellhead Protection Area Two (2)**

Community water supplies with average permitted capacity  $\geq 100,000$  gpd: The land area between the two- and ten-year time of travel contour.

Community water supplies with average permitted capacity  $\leq 100,000$  gpd: Not applicable.

(b) *Methodology for the delineation of wellhead protection areas for community water supplies permitted to pump 100,000 gallons per day or greater.* The WHPAs ~~wellhead protection areas~~ correspond to two- and ten-year time of travel contours. These time of travel contours were generated using an analytical groundwater flow and particle tracking ~~the WHPA~~ computer model (WinFlow or equivalent), ~~which was developed for the Environmental Protection Agency.~~ The following is a summary of the procedures used to develop the WHPAs for community water supplies that are permitted on average to pump greater than or equal to ( $\geq$ ) one hundred thousand (100,000) gpd. This process shall be used to model WHPAs for new wells and future updates to WHPAs.

- (1) Maps of the potentiometric surface of the Upper Floridan Aquifer, published biannually by the U.S. Geologic Survey, were obtained for May 2012 and September 2016 ~~1987, 1988 and 1989~~. These maps were observed ~~assumed~~ to represent the recent maximum range of groundwater flow directions ~~climatic conditions~~ in the county ~~Hernando County~~.

- (2) The direction of regional groundwater flow and hydraulic gradient immediately upgradient of each well or wellfield (referred to as a site) were determined for each of these periods.
- (3) Based on review and analysis of regional groundwater flow direction at each site, two (2) periods were selected for analysis, Period 1 and Period 2. These periods represented the extremes in the direction of groundwater flow to the well(s). All other flow lines for each site were contained within these bounding flow lines.
- (4) Average annual permitted ~~Estimated~~ pumping rates obtained from SWFWMD water use permits for the year 2020 ~~2000~~ were assigned to ~~determined for~~ each public supply well modeled by projecting the population to be served by the water supply by the year 2000 and multiplying this population by the per capita consumption rate determined by the SWFWMD and the affected utilities.
- (5) Aquifer transmissivities were obtained either from observed transmissivity values from an aquifer performance test or ~~they were~~ calculated from the values in the SWFWMD District-Wide Regulatory Model, Version 3 (DWRM3) regional flow model and the effective aquifer thickness. These calculated transmissivities were then converted to hydraulic conductivities.
- (6) An effective porosity value for the Upper Floridan Aquifer was determined to be 0.15.
- (7) The information outlined above was used to calculate the two- and ten-year time of travel zones for each well or wellfield. The methodology is described in the final technical completion report entitled, *Development of Wellhead Protection Areas for the Major Public Supply Wells in Hernando County, Florida*, and updated in the technical memorandum entitled *Hernando County Utilities Wellfield Wellhead Protection Area Modeling Update*, herein adopted by reference.

Two (2) delineations were performed for each site, using the data obtained for Period 1 and Period 2 discussed above. An initial WHPA was determined as the composite of the Period 1 and Period 2 zones.

- (8) Final WHPAs for the community public water supplies permitted on average greater than or equal to ( $\geq$ ) one hundred thousand (100,000) gpd were determined as a composite of the initial WHPA described above and a calculated fixed radius based on the two-year time of travel. This was necessitated due to the small distance between the downgradient stagnation point and the well. Due to the nature of the Upper Floridan Aquifer, discontinuities that do not reveal themselves in analysis of the regional flow supply can pose a significant threat to water quality at the well.

(c) *Methodology for the delineation of wellhead protection areas for community water supplies permitted on average to pump less than 100,000 gallons per day.* WHPA One (1) for community water supplies permitted on average to pump less than one hundred thousand (100,000) ~~gpd gallons per day~~ shall be a fixed radius of five hundred (500) feet from the well or wells, as specified in chapter 62-521, Florida Administrative Code. ~~This radius is based on the average two-year calculated fixed radius developed for the community water supplies permitted on average to pump greater than or equal to ( $\geq$ ) one hundred thousand (100,000) gpd.~~

(d) *Delineation of special protection areas.* ~~Special protection areas (SPAs)~~ shall be designated around vulnerable features which have the potential to discharge directly to the aquifer. These areas include excavations and solution features such as sinkholes and caves. These features shall be deemed vulnerable when they increase the contamination potential for ~~expose~~ the top of the Floridan Aquifer. For purposes of this article, SPA<sup>2</sup>s shall also be designated to include areas with land use approval for mining whether actual excavation has taken place or not. Such a designation as an SPA shall remain in place unless and until any excavation resulting from mining activities is backfilled or otherwise reclaimed as set forth below, or for areas which have not been excavated, the land use approval for mining is eliminated.

The SPA special protection area shall consist of a setback of five hundred (500) feet as measured from the outer boundary of the vulnerable feature or area with land use approval for mining. SPAs shall be field verified by county staff in the Planning Division of the Hernando County Development Services Department or by a licensed professional surveyor on a case-by-case basis. ~~SPAs Special protection areas~~ shall be delineated on the SPA special protection areas map.

Sinkholes or excavations which have been backfilled to the land surface with material of permeability similar to or less than that of the surrounding soil or equivalent reclamation shall ~~will~~ not be considered a vulnerable feature.

(e) *Rebuttable presumption.* Challenge of the county's determination of the applicability of WHPAs and SPAs will be conducted in accordance with the appeal procedure described in section 28-272, Appeals ~~this article~~. The substantially affected party shall provide site-specific data that would allow for more detailed calculations of the zones on a case by case basis.

(f) *Wellhead and special protection area maps:*

(1) *Adoption of maps.* The WHPA and SPA maps developed by the county shall be Hernando County are hereby adopted by board resolution at reference and made a public hearing following notice as provided in paragraph (3) part of this subsection article. Once adopted, official digital copies of the WHPA and SPA maps shall be maintained on digital file at the county's Hernando County by the Planning Division of the Development Services Department, the Utilities Department, and Geographic Information Systems (GIS) office. Property owners may access and review these maps in person at the Administration Office of the Utilities Department.

(2) *Determination of prohibited uses within wellhead and special protection areas.*

The determination of locations of prohibited uses within the WHPAs and SPAs will be accomplished in one (1) of the following ways:

- a. Acknowledgement by the landowner or operator/owner of the facility that the use as regulated by this article is located within a WHPA or a SPA.
- b. Use of global positioning satellite techniques may be used to determine the distance from the protected feature to the prohibited use.
- c. Survey of the proposed location of a prohibited use by a licensed professional surveyor.

If the location of a WHPA or SPA boundary is disputed by any party, a survey, by a licensed professional surveyor, shall serve as the basis of the determination.

Potentially prohibited uses located within more than one (1) WHPA shall be considered to be in the most restrictive WHPA. Where the prohibited use is overlapped by WHPAs of different wells or wellfields, the most restrictive WHPA shall apply.

- (3) ~~*Amendment Review of wellhead and special protection area maps.*~~ The WHPA and SPA maps may be amended ~~reviewed by the board of county commissioners on an annual basis. However, failure to conduct such review will not affect the validity of the existing approved map. Wellhead and special protection area maps may be modified at any time by the board based on of county commissioners upon notice of an advertised public hearing for changes in technical knowledge, such as transmissivity or porosity; changes in pumping rates; reconfiguration of wellfields; the installation of new wells or wellfields; and to accommodate changes in topography, such as sinkholes or newly approved mining areas, in a manner consistent with the methodology and standards established in this article for designation of these areas. In the event that new wellfields are established within the county~~ Hernando County which result in WHPAs wellhead protection areas being established pursuant to the methodology set forth in this article, or changes occur with respect to SPAs special protection areas, the WHPA and SPA maps shall ~~may~~ be amended by board resolution to reflect the existence of such WHPAs wellhead protection areas or changes in SPAs special protection areas. Resolutions proposing to adopt or amend WHPA and SPA maps shall be considered at a public hearing following notice by publication in a newspaper of general circulation in the county, by mail to the property owner and the owner/operator of the affected well(s), and by posting on the county's website. Any substantially affected person may appeal ~~petition~~ the board's determination to adopt or consider amendments to the WHPA and SPA maps in accordance with section 28-272, Appeals. The ~~county shall schedule the requested WHPA or SPA maps or amendment shall not become effective until a final decision is rendered no more than sixty (60) days after receipt by the board~~ county of the request.

Section 3. Section 28-266 of the Hernando County Code of Ordinances is hereby amended to read as follows:

**Sec. 28-266. Prohibitions within wellhead and special protection areas.**

(a) *Wellhead Protection Area One (1)* ~~protection area one~~. The following activities ~~listed below~~ are prohibited in WHPA One (1):

- (1) Solid waste disposal.
- (2) Discharges from commercial and industrial wastewater treatment plants, ~~and~~ industrial septic systems, and commercial and industrial wastewater effluent disposal that include contaminants not typical in domestic waste, other than mine settling ponds.
- (3) New discharges from domestic wastewater treatment plants. Expansion of existing domestic wastewater treatment plants will be prohibited unless ~~advanced~~ secondary treatment standards with high level disinfectant and advanced wastewater treatment for total nitrogen removal (3 mg/l) are met. Public access reuse of reclaimed water and land application of domestic wastewater effluent may be allowed upon demonstration of secondary treatment.
- (4) Dairy farms as defined in chapter 5D, ~~of the~~ Florida Administrative Code.
- (5) Concentrated animal feeding operations.
- (6) Land application of wastewater residuals (sludge or biosolids) or septage which requires a permit from FDEP ~~the Florida Department of Environmental Protection~~ and/or the Florida Department of Health (FDOH) ~~and Rehabilitative Services.~~
- (7) New discharges of any regulated substance or untreated stormwater into karst solution features, sinkholes or drainage wells. Existing stormwater facilities discharging to karst solution features, sinkholes or drainage wells which are in violation of chapter 62-330 17-25, Florida Administrative Code permit requirements shall be brought into compliance within one (1) year of notification by the county ~~effective date of this article~~. Stormwater facilities which treat stormwater to chapter 62-330 17-25, Florida Administrative Code standards shall be presumed to be allowable under this section.
- (8) New underground storage tanks not associated with an existing nonconforming use.
- (9) Mining and borrow pits, other than mine settling ponds.
- (10) New residential subdivisions, with a density ~~of~~ greater than one (1) unit per acre, that do not provide for a central sanitary sewer facility and wastewater treatment plant outside WHPA One (1).

- (11) Hazardous waste ~~treatment, storage or disposal~~ facilities, as defined in section ~~403.703(15)~~ ~~403.703(22)~~, Florida Statutes, or 40 Code of Federal Regulations 260261.10, or chapter ~~62-730~~ ~~17-730~~, Florida Administrative Code, including transfer facilities, such facilities ancillary to recycling facilities, and facilities which burn such hazardous waste for fuel.
- (12) Hazardous waste generators, other than conditionally exempt small quantity generators or small quantity generators.
- (13) Facilities regulated by the Emergency Planning and Community Right-to-Know Act of 1986, 42 USC sections 11001–11050.
- (14) Landscape improvements for golf courses, greens, fairways or tees. Land associated with golf courses maintained without the application of pesticides, fertilizers or other horticultural chemicals is not prohibited in WHPA One (1).
- (15) Salvage yards.
- (16) Landfarming of soil contaminated with regulated substances.
- (17) Stormwater retention ponds that will receive stormwater from land uses prohibited in WHPA One (1) and that are constructed after the effective date of this article.
- (18) The siting of underground petroleum product lines, including, but not limited to, pipelines designed for the transportation of gasoline and oil.
- (b) *Wellhead Protection Area Two (2)*. The following activities are prohibited in WHPA Two (2):
  - (1) Hazardous waste ~~treatment, storage or disposal~~ facilities, as defined in section ~~403.703(15)~~ ~~403.703(22)~~, Florida Statutes, or 40 Code of Federal Regulations 260.10, or chapter ~~62-730~~ ~~17-730~~, Florida Administrative Code, including transfer facilities, such facilities ancillary to recycling facilities, and facilities which burn such hazardous waste for fuel.
  - (2) Unlined solid waste disposal facilities.
  - (3) New discharges of any regulated substance or untreated stormwater into karst solution features, sinkholes or drainage wells. Existing stormwater facilities discharging to karst solution features, sinkholes or drainage wells which are in violation of chapter ~~62-330~~ ~~17-25~~, Florida Administrative Code permit requirements shall be brought into compliance within one (1) year of notification by the county effective date of this article. Stormwater facilities which treat stormwater to chapter ~~62-330~~ ~~17-25~~, Florida Administrative Code standards shall be presumed to be allowable under this section.

- (4) Landfarming of soil contaminated with regulated substances.
  - (5) The siting of underground petroleum product lines, including, but not limited to, pipelines designed for the transportation of gasoline and oil.
- (c) *Special Protection Areas (SPAs)* ~~protection areas~~. The following activities are prohibited within SPAs ~~the special protection area~~:
- (1) Solid waste disposal.
  - (2) Discharges from commercial and industrial wastewater treatment plants, ~~and~~ industrial septic systems, and commercial and industrial wastewater effluent disposal that include contaminants not typical in domestic waste, other than mine settling ponds.
  - (3) New discharges from domestic wastewater treatment plants. Expansion of existing domestic wastewater treatment plants will be prohibited unless ~~advanced~~ secondary treatment standards with high level disinfectant and advanced wastewater treatment for total nitrogen removal (3 mg/l) are met. Public access reuse of reclaimed water and land application of domestic wastewater effluent may be allowed upon demonstration of secondary treatment.
  - (4) Concentrated animal feeding operations.
  - (5) Land application of wastewater residuals (sludge or biosolids) or septage which requires a permit from FDEP ~~the Florida Department of Environmental Protection~~ and/or FDOH ~~the Florida Department of Health and Rehabilitative Services~~.
  - (6) New discharges of any regulated substance or untreated stormwater into karst solution features, sinkholes or drainage wells. Existing stormwater facilities discharging to karst solution features, sinkholes or drainage wells which are in violation of chapter 62-330 ~~17-25~~, Florida Administrative Code permit requirements shall be brought into compliance within one (1) year of notification by the county effective date of this article. Stormwater facilities which treat stormwater to chapter 62-330, Florida Administrative Code F.A.C. ch. 17-25 standards shall be presumed to be allowable under this section.
  - (7) New residential subdivisions, with a density ~~of~~ greater than one (1) unit per acre, that do not provide for a central sanitary sewer facility and wastewater treatment plant outside a SPA.
  - (8) Hazardous waste ~~treatment, storage or disposal~~ facilities, as defined in section 403.703(15), Florida Statutes F.S. § 403.703(22), or 40 Code of Federal Regulations CFR 260.10, or chapter 62-730, Florida Administrative Code F.A.C. ch. 17-730, including transfer facilities, such facilities ancillary to recycling

facilities, and facilities which burn such hazardous waste for fuel.

- (9) Hazardous waste generators, other than conditionally exempt small quantity generators or small quantity generators.
- (10) Facilities regulated by the Emergency Planning and Community Right-to-Know Act of 1986, 42 USC 11001–11050.
- (11) Landscape improvements for golf courses, greens, fairways or tees. Land associated with golf courses maintained without the application of pesticides, fertilizers or other horticultural chemicals is not prohibited in SPAs ~~special protection areas~~.
- (12) Salvage yards.
- (13) Landfarming of soil contaminated with regulated substances.
- (14) Stormwater retention ponds that will receive stormwater from land uses prohibited in a SPA, ~~that and~~ have a direct connection to discharge into the SPA and that are constructed after the effective date of this article. Provided, however, ~~that~~ stormwater retention ponds ~~that are~~ permitted to discharge into a SPA shall utilize ~~the use of~~ low impact stormwater design (LISD) consisting of, but not limited to, vegetated swales and buffers for secondary treatment of the discharged stormwater or some other measure that provides equivalent protection.
- (15) The siting of underground petroleum product lines, including, but not limited to, pipelines designed for the transportation of gasoline and oil.
- (16) Automobile repair, maintenance and commercial car washes. Uses include major and minor automobile repair, automobile tire repair, automobile painting, automobile body shops, oil change stations; and commercial car washes.
- (17) New underground storage tanks.
- (18) Marine paint shops and marine repair shops.
- (19) Laundry and dry cleaning plants; any establishment performing dry cleaning on-site.
- (20) Electroplating.
- (21) Laundromats that are not connected to central sanitary sewer.

(d) *Existing nonconforming prohibited uses.* Any use which is lawfully existing on the effective date of this article or any use or activity which is lawfully existing prior to ~~such use or activity~~ being added to the list of prohibited uses and activities by ~~through~~ amendment to this

section and which does not conform with all the provisions of this article may remain in use or ~~come into use~~ subject to the following:

- (1) No prohibited uses in WHPA One (1) or WHPA Two (2) ~~shall~~ will be expanded if it increases the nonconformity of the activity.
- (2) ~~All permitted land application sites for wastewater residuals (sludge) or septage in SPAs and WHPAs may be used until the expiration of the current permit.~~ Permits for wastewater residuals (sludge or biosolids) and/or septage land application sites shall not be renewed.
- (3) Approval to expand or ~~to~~ extend a use may be permitted in a SPA provided such expansion or extension will not be detrimental to the SPA feature. Expanded or extended uses shall be confined within the boundaries of that parcel of land upon which such usage occupied at the time the use became nonconforming, and shall not be changed ~~to~~ or expanded to include another nonconforming use or property. Requests to expand a nonconforming use that are not approved may be appealed in accordance with section 28-272, Appeals ~~appeals~~.

Section 4. Section 28-267 of the Hernando County Code of Ordinances is hereby amended to read as follows:

**Sec. 28-267. General exemptions.**

The following activities are exempt from the land use prohibitions applicable to WHPAs and SPAs under this article:

- (1) *Continuous transport of regulated substances.* The transportation of any regulated substance throughout the county ~~Hernando County~~ shall be exempt from the provisions of this article, provided the transporting motor vehicle is in continuous transit and meets all applicable state and federal requirements.
- (2) *Office use.* The use ~~Use~~, handling or storage of regulated substances by offices shall be exempt from the provisions of this article, provided ~~providing~~ that the regulated substances are auxiliary to the operating activities of the business.
- (3) *Janitorial uses.* The use of regulated substances for the maintenance and cleaning of residential, commercial and office buildings shall be exempt from the provisions of this article.
- (4) *Application of pesticides, herbicides, fungicides and rodenticides.* The application of those regulated substances used as pesticides, herbicides, fungicides and rodenticides in recreation, agriculture, pest control and aquatic weed control activities shall be exempt from the prohibitions of this article, provided that the following procedure is followed: The application of any pesticides, herbicides, fungicides and rodenticides shall be flagged in the records of the certified operator

supervising the use. The certified operator shall provide specific notification in writing to the applicators under his or her supervision that they are working at a site located in WHPA One (1) or WHPA Two (2) or a SPA for which particular care is required. Records shall be kept of the date and amount of those substances applied at each location and said records shall be available for inspection at reasonable times by the county.

- (5) *Fire, police, emergency medical services and county emergency management facilities.* Existing fire, police, emergency medical services and county emergency management center facilities are exempt from the prohibitions of this article.
- (6) *Potable water utilities.* Potable water utilities are exempt from sections 28-266(a)(11), (12), (13), and (17) to the extent necessary to operate water treatment facilities in WHPA One (1). ~~Utilities shall eliminate the use of liquid fuels for backup generators whenever possible.~~ Provisions shall be made for aboveground and secondary containment when liquid fuels will ~~continue to~~ be used.

Section 5. Section 28-268 of the Hernando County Code of Ordinances is hereby amended to read as follows:

**Sec. 28-268. Registration of potential pollution sources.**

Any nonresidential facility or activity ~~within the county~~ ~~Hernando County~~, other than the continuous transit through the county, that uses, handles, produces, stores or disposes of regulated substances in quantities greater than twenty-five (25) gallons (approximately ninety-five (95) liters) if liquid or greater than two hundred twenty (220) pounds (100 kilograms) if solid in a calendar month shall be required to register with the county's Solid Waste Department ~~within forty five (45) days of the effective date of this article.~~ Registration forms shall be provided by the county's Solid Waste Department.

Section 6. Section 28-269 of the Hernando County Code of Ordinances is hereby amended to read as follows:

**Sec. 28-269. Sinkholes.**

(a) All new and existing sinkholes shall be reported to the county's Planning Division of the Development Services Department ~~Hernando County Emergency Services, the Sheriff's Office, and the Southwest Florida State Watch Office Water Management District.~~ Sinkholes shall be repaired in compliance with ~~reported prior to backfilling.~~ ~~Hernando County will maintain a data base of the requirements geographical locations of SWFWMD and acceptable engineering standards all reported sinkholes.~~

(b) Backfill material shall be clean and of similar or lower permeability ~~than~~ of the surrounding soil. It shall be a violation of this article to dispose of regulated substances, solid waste, untreated stormwater or other inappropriate substances in a sinkhole.

(c) Sinkholes that occur in existing detention/retention ponds shall be filled with clean fill material of similar permeability to surrounding soil which will not reduce storage within the ponds and will not allow for short-circuiting of the treatment process.

(d) Unfilled sinkholes shall be deemed vulnerable features and subject to the provisions of this article.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 8. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 9. This ordinance shall take effect immediately upon receipt of official acknowledgement from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

**ADOPTED AND ENACTED** by the Board of County Commissioners of Hernando County, Florida, in Regular Session, with a quorum present and voting, this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

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

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

By: \_\_\_\_\_  
Brian Hawkins, Chairman

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney's Office

RESOLUTION NO. 2025- \_\_\_\_\_

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, INCORPORATING WHEREAS CLAUSES; AMENDING THE WELL HEAD PROTECTION AREA'S ~~(WHPA'S)~~ AND SPECIAL PROTECTION AREAS ~~(SPA'S)~~ MAP; AMENDING THE LOCATION OF THE WELLHEAD PROTECTION AND SPECIAL PROTECTION AREA MAPS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, on June 27, 1994, the Board of County Commissioners of Hernando County adopted Ordinance No. 94-8, which is codified as Article VII of Chapter 28 of the Hernando Code of Ordinances, entitled Groundwater Protection and Siting; and

**WHEREAS**, on \_\_\_\_\_, the Board of County Commissioners adopted Ordinance No. \_\_\_\_\_, which amended Section 28-265 of the Hernando County Code of Ordinances, entitled Groundwater Resource, Wellhead and Special Protection Areas; and

**WHEREAS**, Hydrogeological modeling was completed and adopted by the Board in 1994 to establish well head protection areas (WHPA) and Special Protection areas (SPA) to ensure integrity and safety of Hernando County's drinking water; and

**WHEREAS**, the WinFlow hydraulic model with up to date technology has been developed and was approved for use by Hernando County Planning Department in 1999; and

**WHEREAS**, Hernando County Utilities Department hired a hydrogeological firm to upgrade its WHPAs and SPA's in conjunction with the 2021 Potable Water Master Plan utilizing an updated model which resulted in changes to the sizes and shapes of the WHPA's; and

**WHEREAS**, the based on the updated Model, HCUD recommends~~County has determined that~~ a change to the wellhead protection area County's WHPA and SPA map ~~is necessary for~~ to reflect updated well data, to address specific development concerns, and to align with state regulations; and

**WHEREAS**, the County's wellhead protection areaWHPA and SPA maps, as currently adopted, ~~is~~ are located at the County's Utilities Department; and

WHEREAS, the County has conducted a review of the proposed changes, including public notice and comment periods; and

~~WHEREAS, the Hernando County Board of County Commissioners recognizes the critical importance of protecting groundwater resources and drinking water supplies within designated WHPAs and SPAs; and~~

~~WHEREAS, the current notice requirements under Chapter 28, Article VII., Section 28-265 of the Hernando County Code of Ordinances may not adequately inform stakeholders of activities that could impact these sensitive areas; and~~

~~WHEREAS, the County seeks to enhance transparency, ensure public participation, and align with best practices in groundwater protection;~~

~~WHEREAS, the County has conducted a review of the proposed changes, including public notice and comment periods; and~~

~~WHEREAS, the Hernando County Board of County Commissioners finds that the WHPA and SPA maps are updated in a manner consistent with the changes in technical knowledge, and the methodology and standards established within Section 28-265 of the Code.~~

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Hernando County, Florida :

**SECTION 1. Recitals.** The ~~Whereas clauses~~recitals above are ~~contained in this Resolution are~~ true and correct and are incorporated herein by reference.

**SECTION 2. Findings.** Pursuant to Chapter 28, Article VII, Section 28-265 of the Hernando County Code of Ordinances, the Board of County Commissioners ~~of Hernando County~~ hereby finds amends the the new updated WHPA and SPA maps, by adding to reflect the the existence of such WHPAs and changes in SPAs as indicated latest information provided by in the hydrologist and the water flow model, and attached hereto as Exhibit A, and made a part hereof., and adopts the Wellhead and Special Protection Area Maps, based on the latest hydrogeological data and modeling, as reviewed and approved by the County.

**SECTION 3.** The WHPA and SPA maps shall be placed on file at the County's Planning Division of the Development Services Department, Utilities Department, and Geographic Information Systems (GIS) office, and shall be made available for in-person viewing at the County's Utilities

Administration Building. No photographs, copies or digital reproductions of the WHPA or SPA maps shall be permitted.

**SECTION 4. Severability.** In the event that any provision, portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining provisions, portions or sections of this Resolution which shall remain in full force and effect.

**SECTION 5. Effective Date.** This Resolution shall become effective immediately upon adoption.

**ADOPTED** in Regular Session this \_\_\_\_ day of \_\_\_\_\_, 2025.

**BOARD OF COUNTY COMMISSIONERS**

**HERNANDO COUNTY, FLORIDA**

**ATTEST:**

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

**By:** \_\_\_\_\_  
Brian Hawkins, ~~Chairman~~

Chairman

(SEAL)

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

**By:** \_\_\_\_\_  
County Attorney's Office