



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, October 13, 2025 - 9:00 A.M.

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT TIFFANY SMITH, HERNANDO COUNTY RISK MANAGEMENT, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 540-6289. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

A. CALL TO ORDER

- 1. Invocation**
- 2. Pledge of Allegiance**
- 3. Poll Commission for Ex Parte Communications**
- 4. County Attorney Statement**
- 5. Administering of the Oath**

B. STAFF ANNOUNCEMENTS

C. APPROVAL/MODIFICATION OF AGENDA

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS**E. UNIFIED AGENDA**

1. [16503](#) 2026 Planning and Zoning Commission Meeting Schedule
2. [16544](#) Approval of Minutes for Regular Meeting of September 8, 2025
3. [16512](#) Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2

F. STANDARD AGENDA

1. [16536](#) Conditional Use Permit Petition Submitted by Robert and Tammie Thorne (CU2505)
2. [16531](#) Rezoning Petition Submitted by Riopelle Properties, LLC (H2526)
3. [16534](#) Rezoning Petition Submitted by EFE, Inc. (H2532)
4. [16529](#) Rezoning Petition Submitted by Robert L. Davis Jr and Tonda J. Davis (H2525)
5. [16533](#) Rezoning Petition Submitted by David Kato, D.R. Horton (H2531)

G. COMMISSIONERS AND STAFF ISSUES**H. ADJOURNMENT****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:

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 2:24 PM
Michelle Miller	Approved	09/29/2025 7:27 AM
Michael Cowan	Delegated	10/07/2025 7:35 AM
Natasha Lopez Perez	Approved	10/07/2025 8:36 AM
Toni Brady	Approved	10/07/2025 11:34 AM
Danielle Nigro	Approved	10/07/2025 12:00 PM
Victoria Via	Approved	10/07/2025 2:45 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:

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	9:54 AM
Danielle Nigro	Approved	10/07/2025	9:55 AM
Victoria Via	Approved	10/07/2025	2:46 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.

<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)

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

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**Motion**

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	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.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	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.

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

CP 1498214 Rolling Rock

There was no public input.

Motion

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

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

CP 1494521 Seville Phase 1

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	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.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: David, Fulford, Holmes and Noe
ABSENT: 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.

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

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

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: David, Fulford, Holmes and Noe
ABSENT: 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.

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

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

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	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

AGENDA ITEM

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

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 12:35 PM
Michelle Miller	Approved	09/29/2025 12:41 PM
Michael Cowan	Delegated	10/06/2025 10:00 AM
Natasha Lopez Perez	Approved	10/06/2025 10:37 AM
Toni Brady	Approved	10/06/2025 10:47 AM
Danielle Nigro	Approved	10/06/2025 11:41 AM
Victoria Via	Approved	10/07/2025 8:28 AM

STAFF REPORT

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

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.

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	

Map showing the project location at the intersection of US Highway 41 and County Road 141. The map includes a north arrow, a scale bar (0 to 100 feet), and various street names. A red rectangle highlights the project location.

Streets shown include: ALEXANDRIA DR, WHITE LN, THREE OAKS CT, GLEN LAKES BOVD, FOX HOLLOW LN, ASHLEY DR, SOUTHERN BELLE DR, MERROWEATHER DR, HAPPY DAYS DR, OUTLET BARKS DR, NEW ORLEANS DR, GRAND CYPRESS DR, LAKE CYPRESS LOOP, MISSISSIPPI TRAIL, RUCCHO RD, WILSON BLVD, WADE ST, BIRMINGHAM AVE, GETTIE DR, GEMINISLE ER, GREY FOX DR, CHICKADEE DR, GRIZZLY BEAR LN, BOB CAT DR, WATERS EDGE CT, RIDGE TOP LOOP, FEATHER RIDGE DR, MARENGO ST, and GLENVIEW DR.

LEGEND

LANDSCAPE BUFFERS

VEGETATIVE BUFFERS

NOT INCLUDED

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:

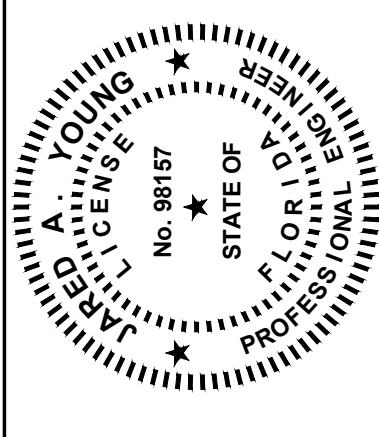
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0166D, EFFECTIVE DATE OF 2/2/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.

GENERAL NOTES:

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY 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.
2. 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



Coastal
engineering associates, inc.

Engineering
Planning
Surveying
Environmental
Transportation
Construction Management

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

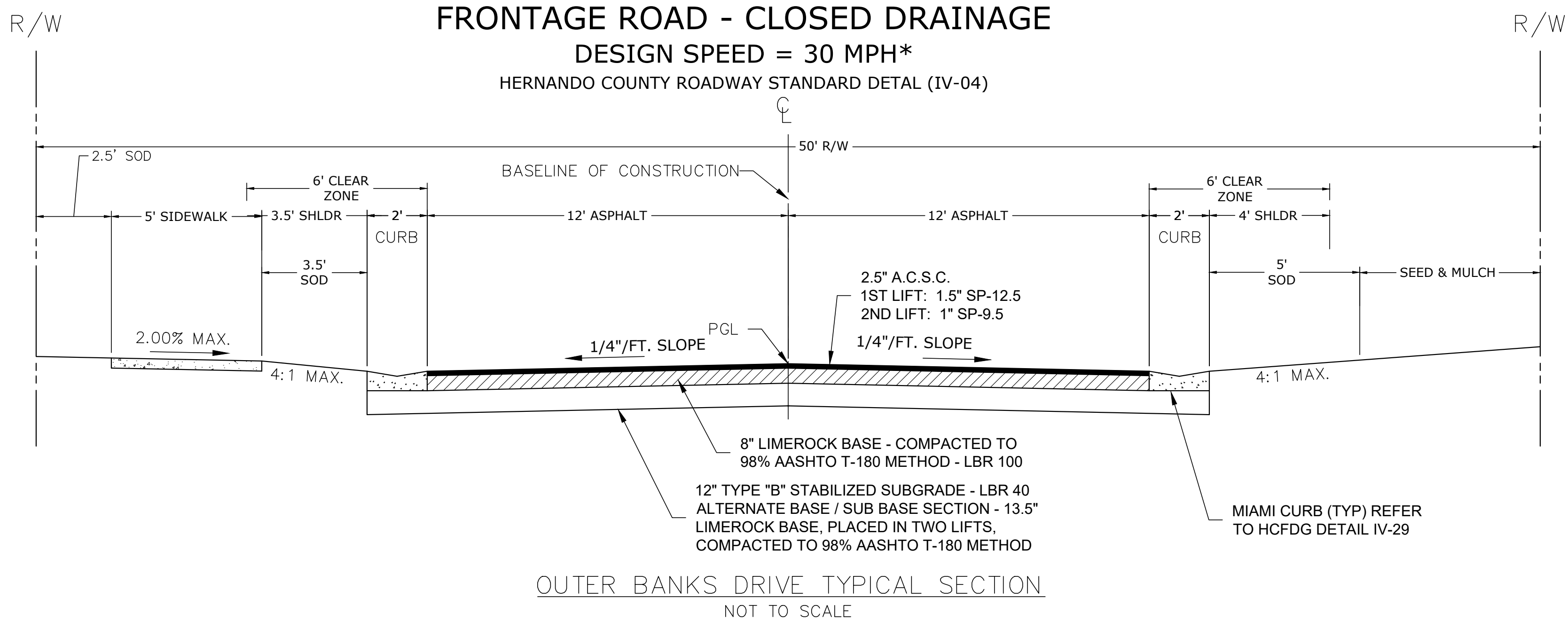
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DATE	REV. BY	REV. NO.	REVISION
06/25/25	JY	1	REVISED PER COUNTY COMMENTS
	#	#	#
	#	#	#
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	#	#	#
	#	#	#
	#	#	#
	#	#	#

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

SHEET
1

JOB No.: 22054



THIS DRAWING BEING ELECTRONICALLY SIGNED AND SEALED BY JARED A. YOUNG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID. COPIES OF THIS DOCUMENT MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE

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REV.

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BY

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REV.

#

NO.

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REVISION

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

SHEET

1

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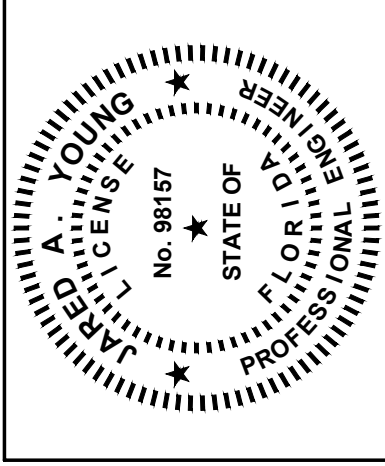
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engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142



CONDITIONAL PLAT

GLEN LAKES COMMONS PH2

**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

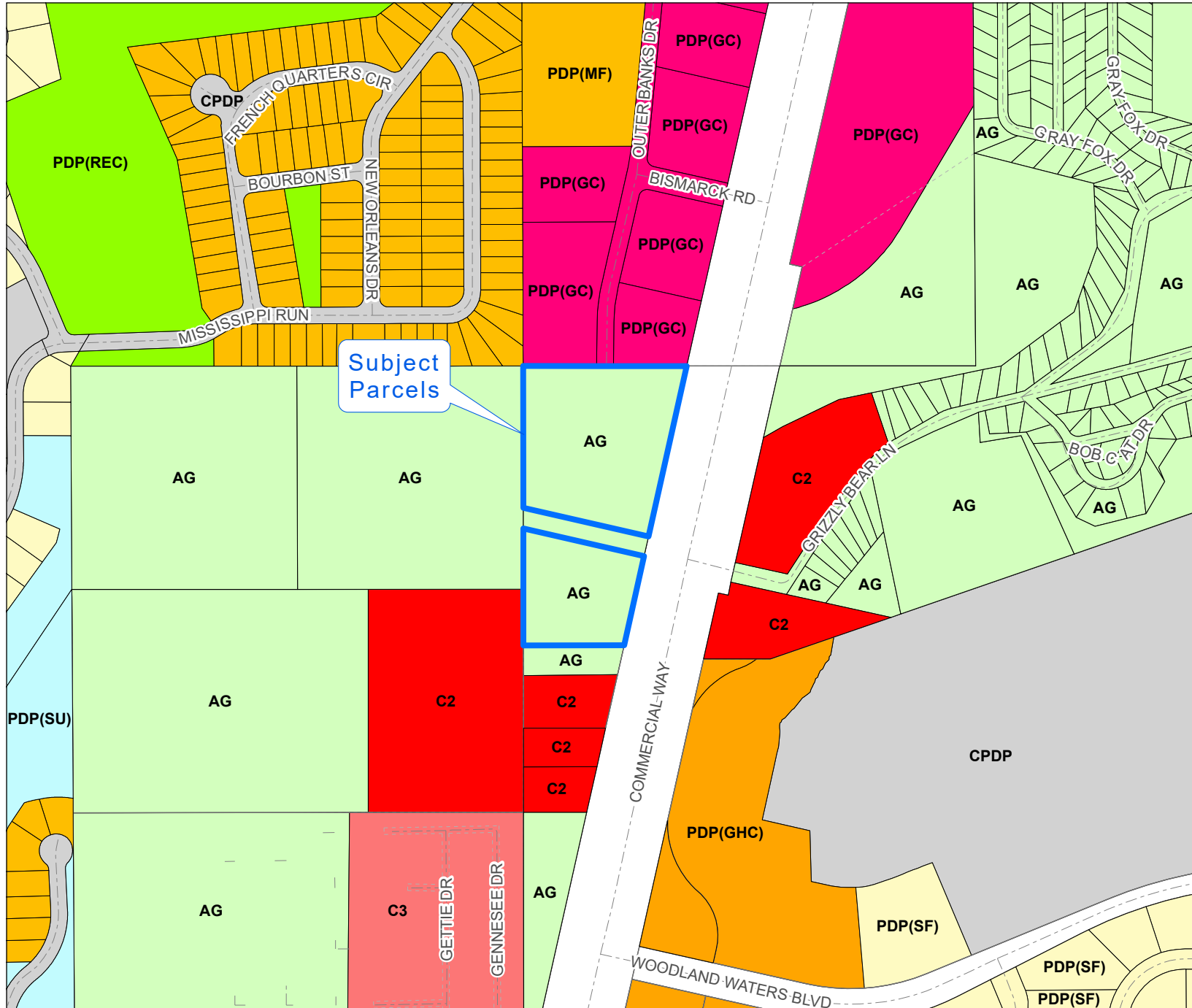
Photo date: 2023

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.



CP1500784

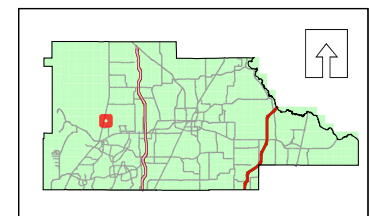
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Zoning:

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





AGENDA ITEM

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 8:18 AM
Michelle Miller	Approved	10/01/2025 8:53 AM
Michael Cowan	Delegated	10/06/2025 10:02 AM
Natasha Lopez Perez	Approved	10/06/2025 10:28 AM
Toni Brady	Approved	10/06/2025 10:37 AM

Danielle Nigro
Victoria Via

Approved
Approved

10/06/2025 11:44 AM
10/07/2025 2:46 PM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 13, 2025

APPLICANT: Robert and Tammie Thorne

FILE NUMBER: CU-25-05

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

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

PARCEL KEY NUMBER: 904908

APPLICANT'S REQUEST

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

SITE CHARACTERISTICS

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

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**



Application request (check one):

☒ Conditional Use Permit

☐ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

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

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

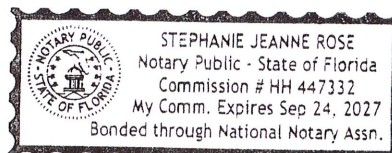
Signature of Property Owner

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



Notary Seal/Stamp

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

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

T.L.S. SURVEYORS AND MAPPERS, INC.	
1111 S. W. 11th Ave., Suite 100, Ft. Lauderdale, FL 33304	
Phone: (954) 561-1111	
Fax: (954) 561-1112	
E-mail: info@tlls.com	
Website: www.tlls.com	
Professional Seal: [Seal]	



septic

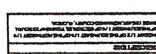
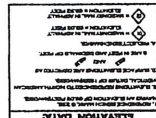
Electric Meter
Electric

Well

19126 Phillips Rd.

Notes: _____
Site Plan Submitted By: _____
Signature _____ Title _____
Plan Approved ☒ Not Approved _____
By: _____ Date 6/30/15
Department of Health in Hernando County
ALL CHANGES MUST BE APPROVED BY DEPT OF HEALTH

Jamie L. Ihu

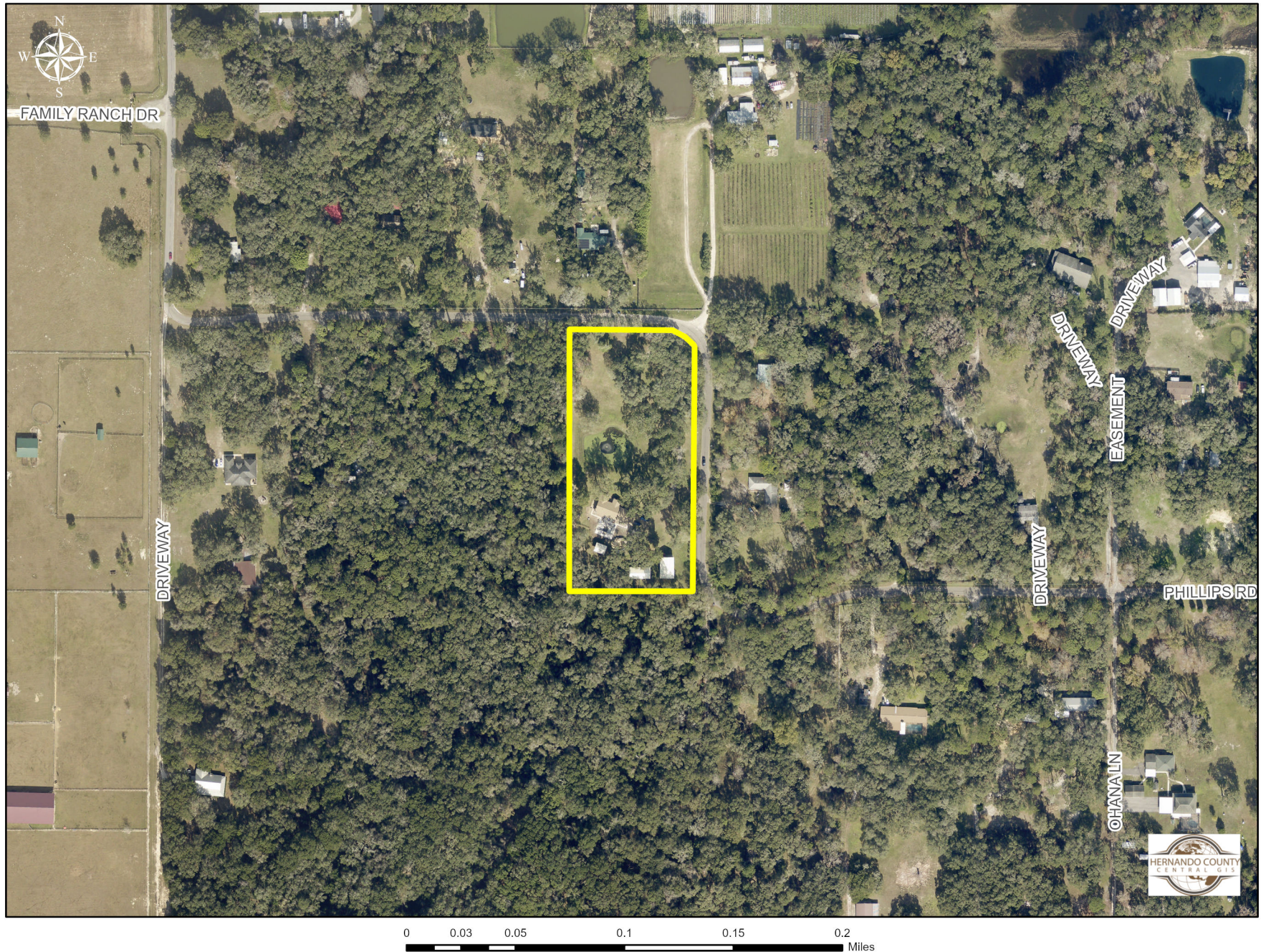


BOUNDARY SURVEY

CU-25-05

Photo date: 2023

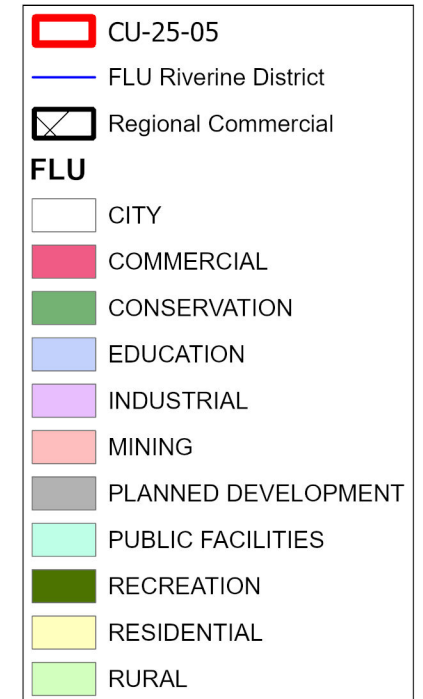
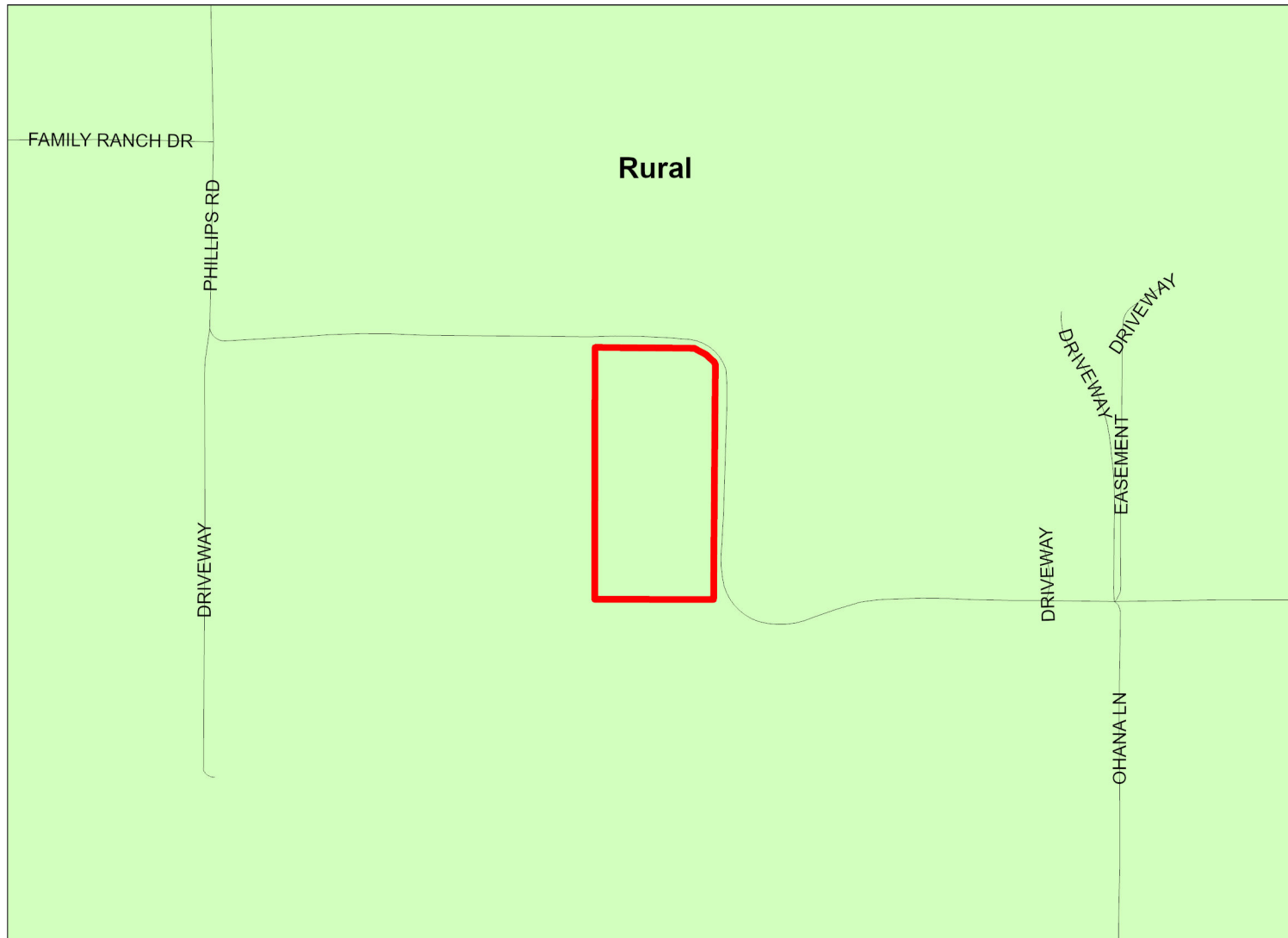
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-25-05

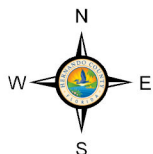
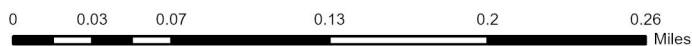
Version Date: 12/09/2022



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.

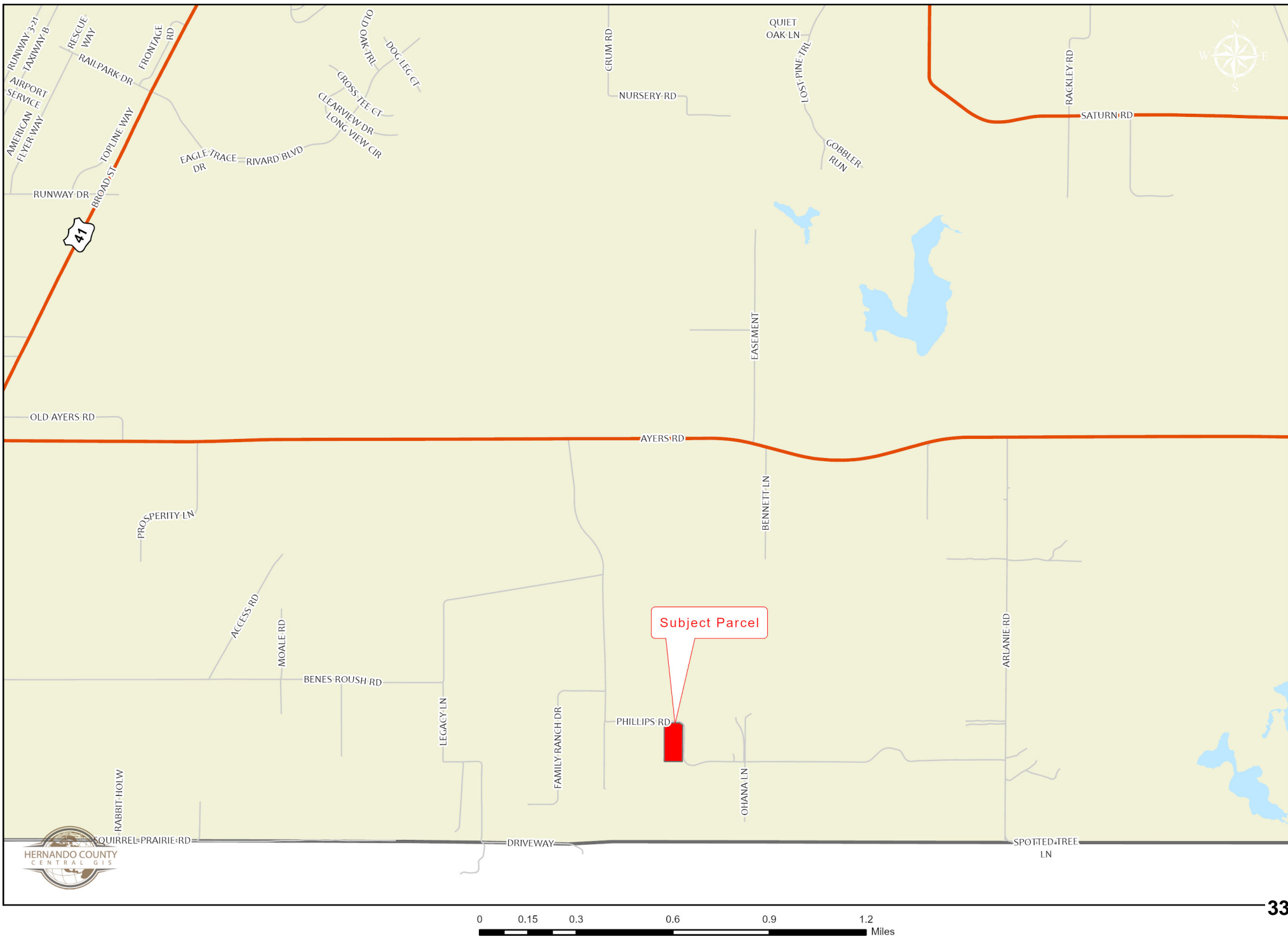


Date of mapping: 07/23/2025



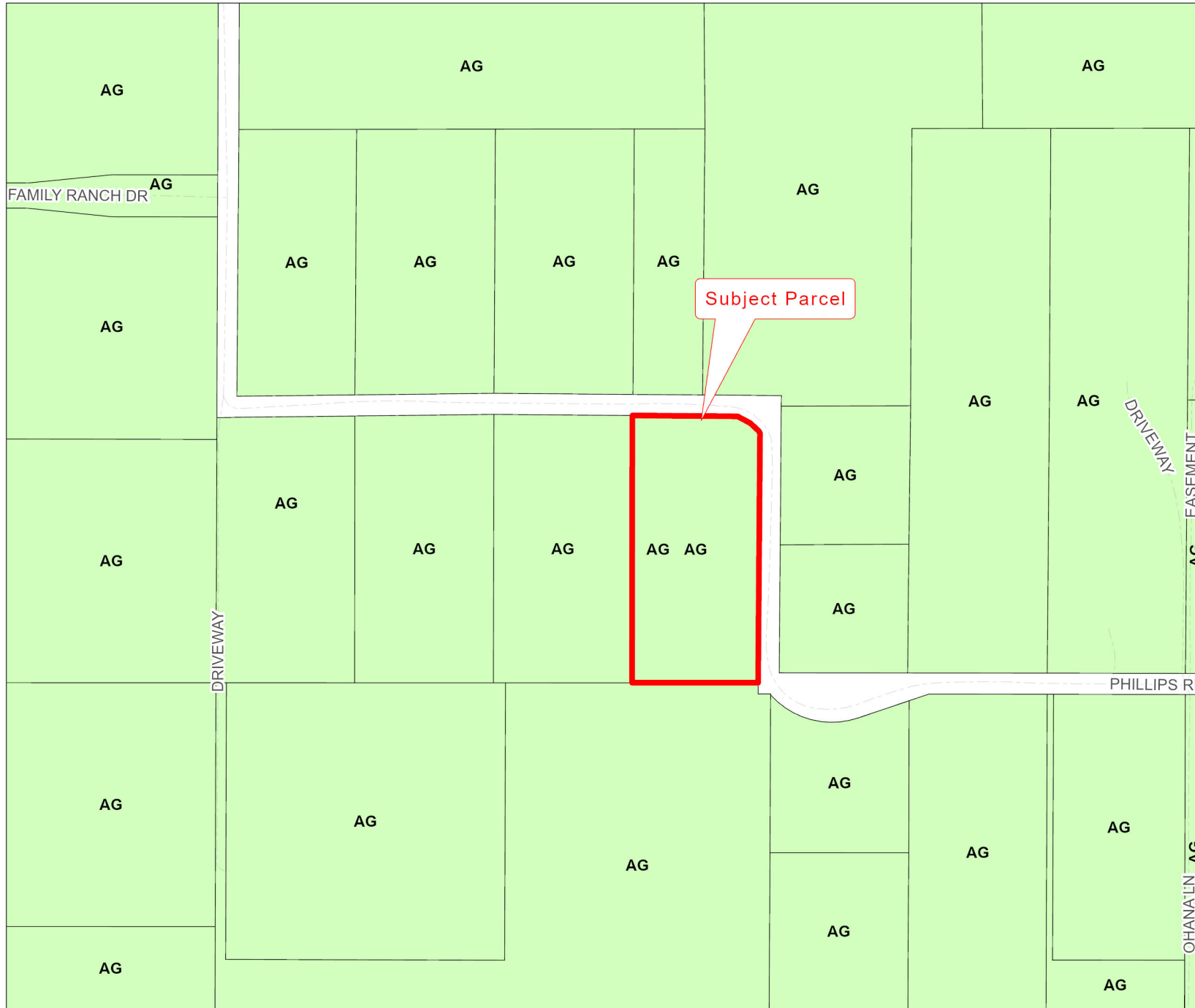
CU-25-05 AREA MAP

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.



CU-25-05

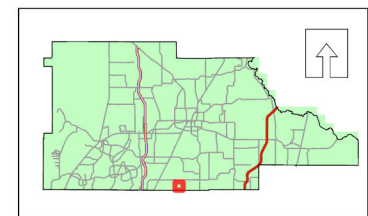
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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





AGENDA ITEM

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 8:28 AM
Michelle Miller	Approved	10/01/2025 9:03 AM
Michael Cowan	Delegated	10/06/2025 10:00 AM
Natasha Lopez Perez	Approved	10/06/2025 10:18 AM
Toni Brady	Approved	10/06/2025 10:42 AM
Danielle Nigro	Approved	10/06/2025 11:42 AM
Victoria Via	Approved	10/07/2025 2:52 PM



STAFF REPORT

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

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

Site Size 314.70 acres

Surrounding Zoning Land Uses

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

Current Zoning AG (Agricultural), PDP(IND), CPDP (Combined Planned Development Project)

Future Land Use Map Designation 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.

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'

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 ☒ PDP

Master Plan ☐ New ☐ Revised

PSFOD ☐ Communication Tower ☐ Other

PRINT OR TYPE ALL INFORMATION

Date: 5/27/2025

File No. _____ Official Date Stamp: _____

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 Farm 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 ☒ 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 ☒ No

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

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

PROPERTY OWNER AFFIDIVAT

I, 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

☒ 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.

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.

Signature of Notary Public



Notary Seal/Stamp

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

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

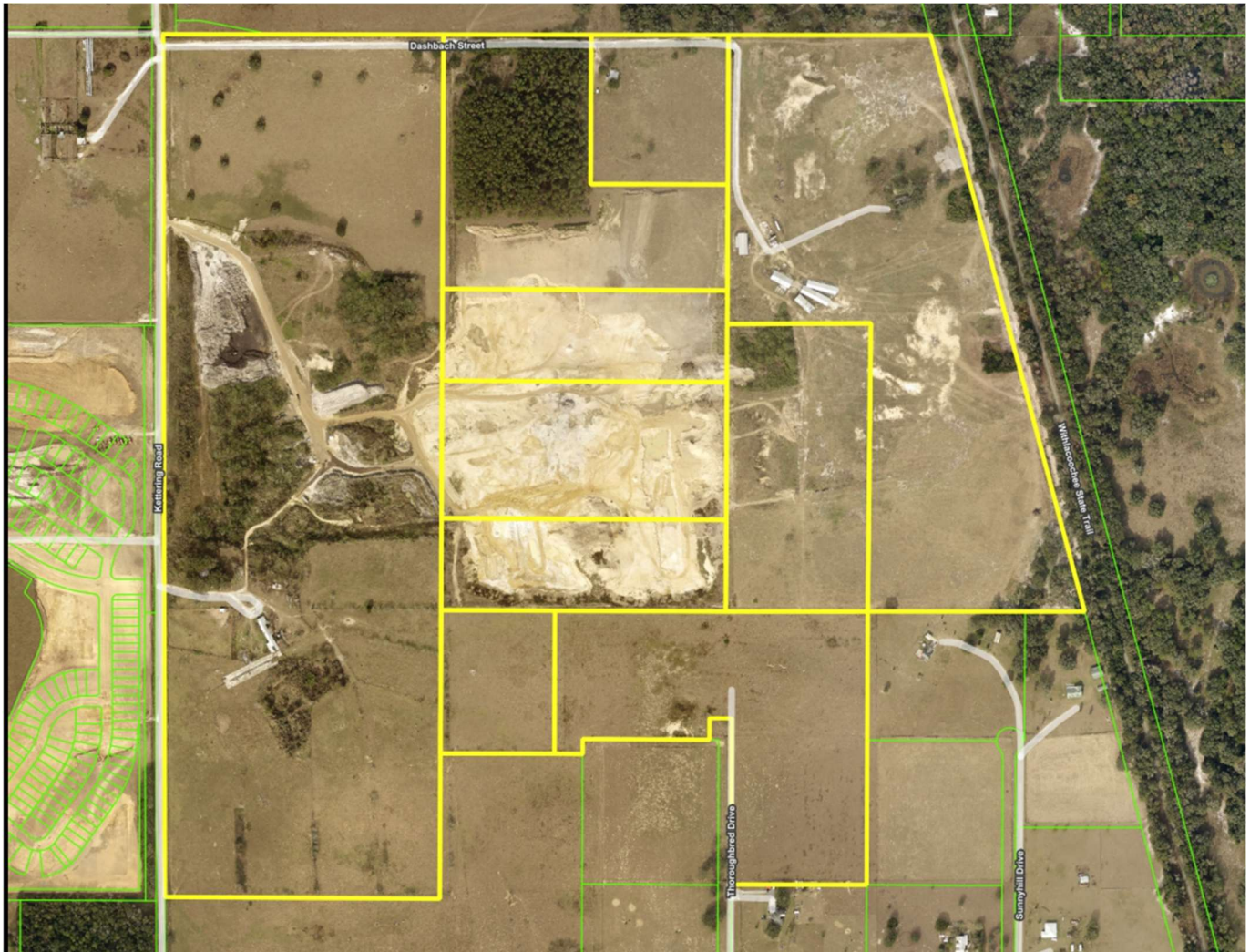


Figure 1. Ariana Estates - Aerial and Location Map

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.

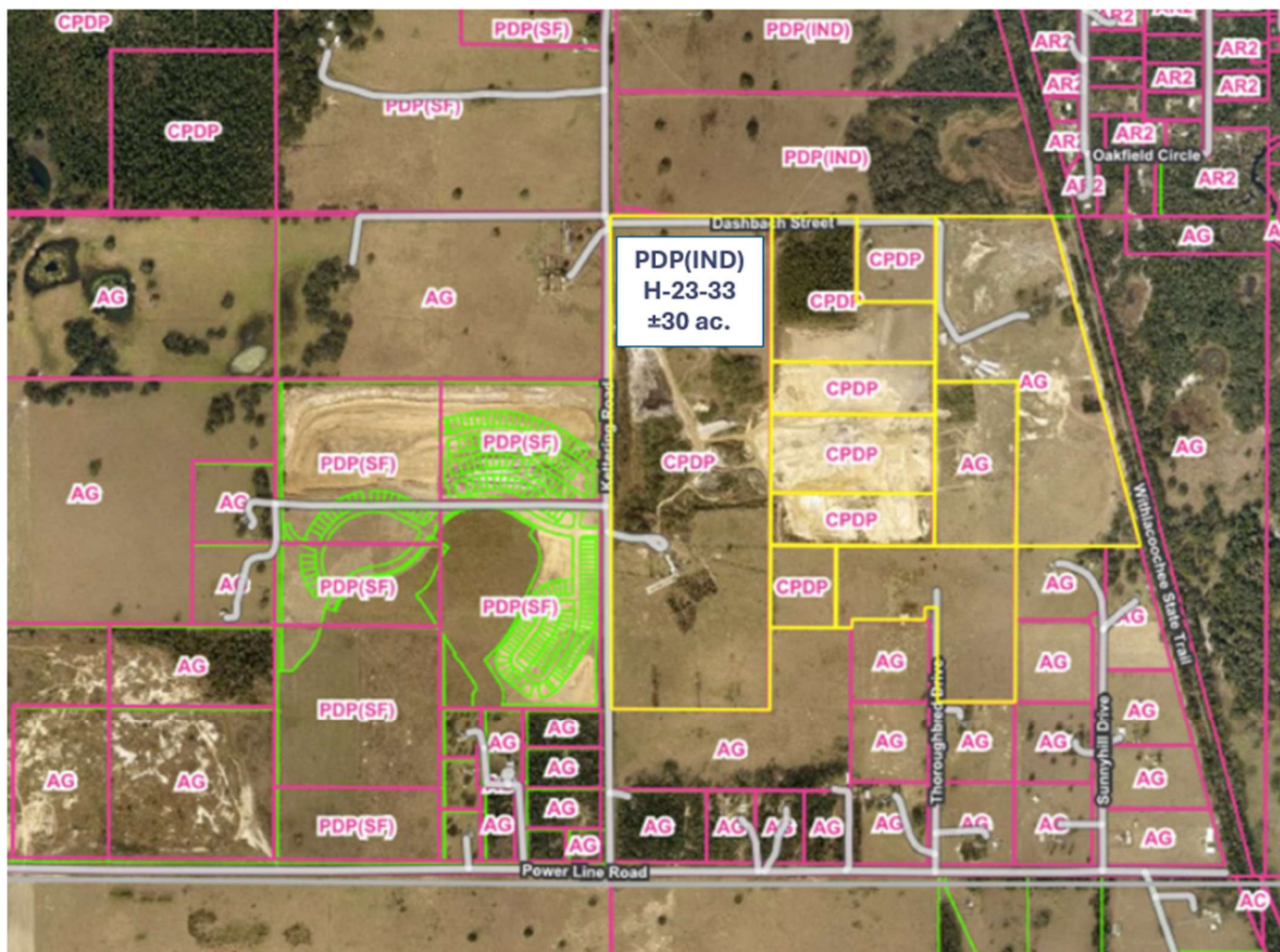


Figure 2. Ariana Estates - Zoning Map

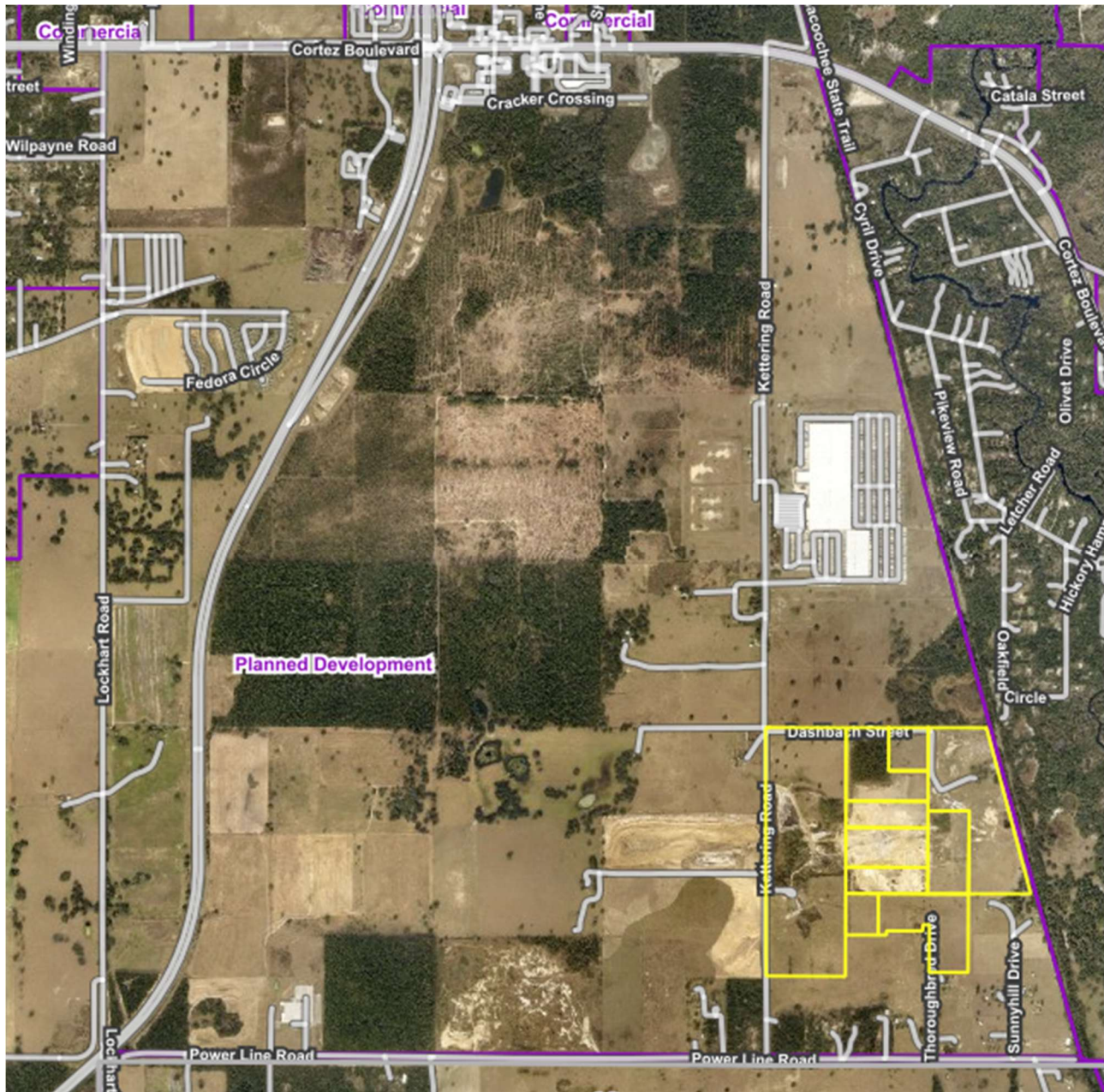


Figure 3. Ariana Estates - Future Land Use Map

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.

	Zoning	FLU	Property Use
North	PDP(IND)	I-75/S.R. 50 PDD	Vacant Industrial Land, Walmart Distribution Center
South	AG	I-75/S.R. 50 PDD	Rural Residential, Vacant – Pasco County
East	Withlacoochee State Trail, AG	Rural	Recreation, Vacant
West	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

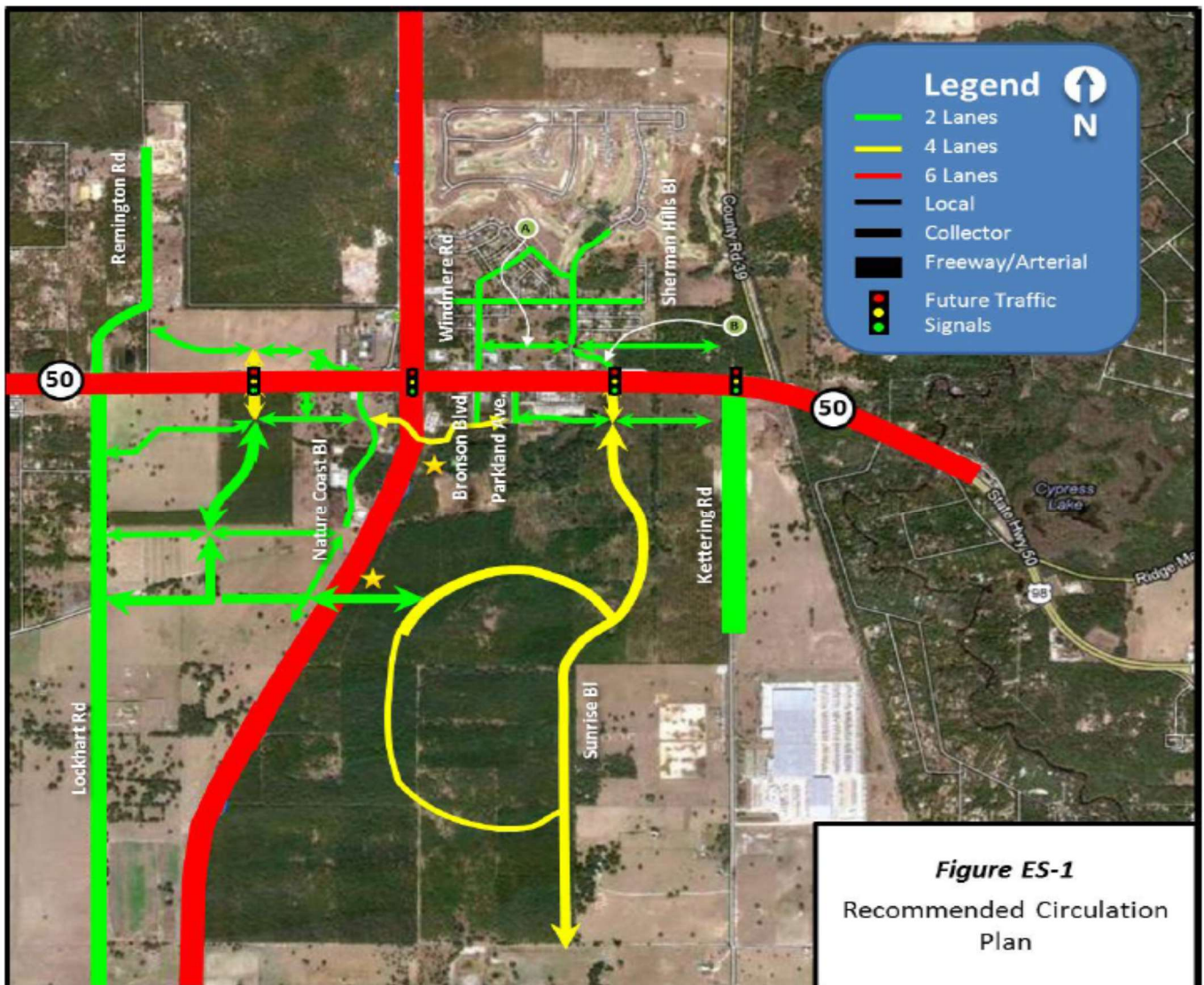
The project is consistent with the following standards of the PDD Area Plan:

- 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.



★ 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.

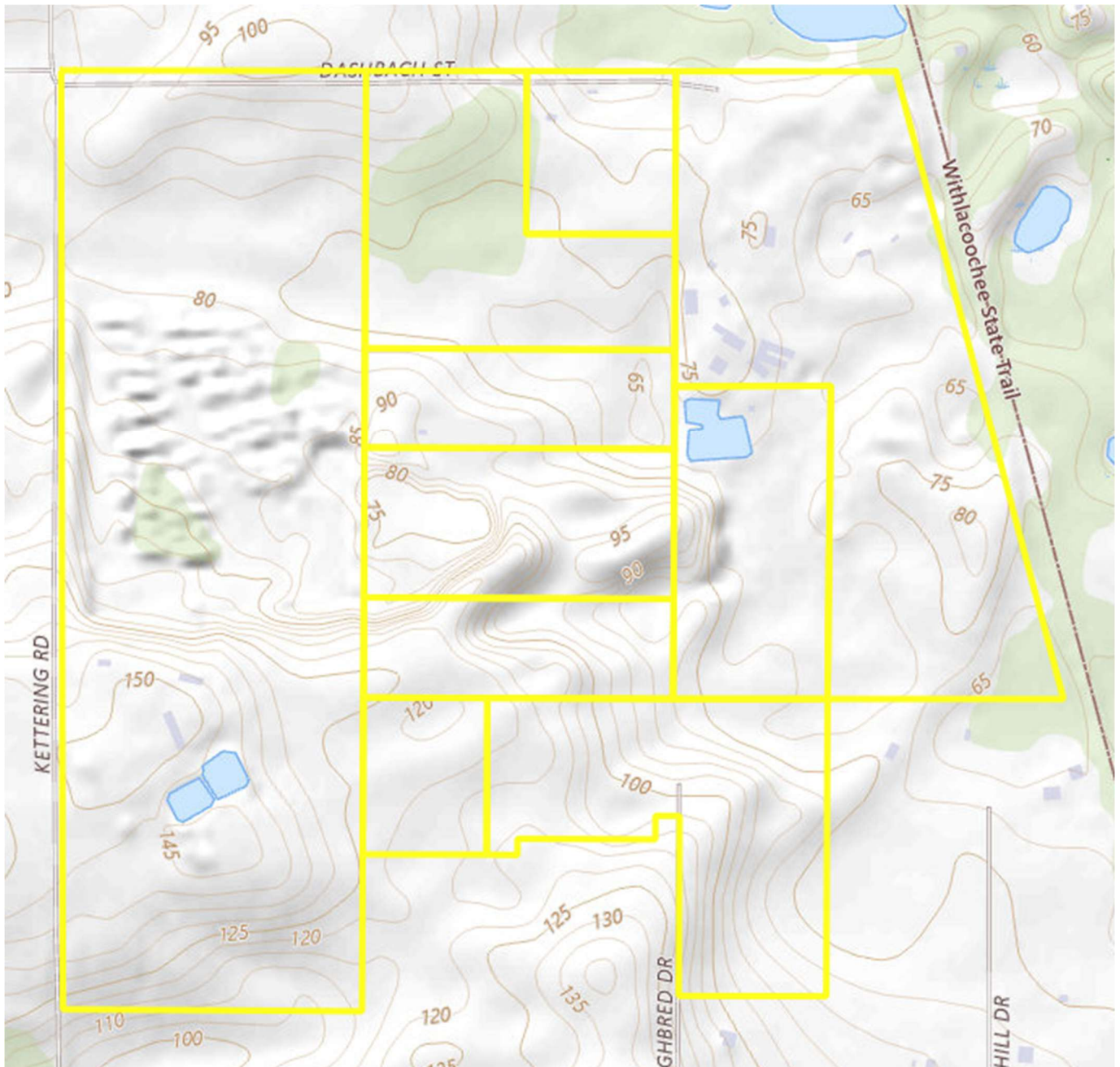


Figure 4. Ariana Estates – Topography Map

Floodplain

The site contains some areas in Zones A and AE to the north. As required, all development within these areas will be in compliance with the Hernando County Floodplain Management Ordinance. Refer to Figure 5 for the floodplain designations.

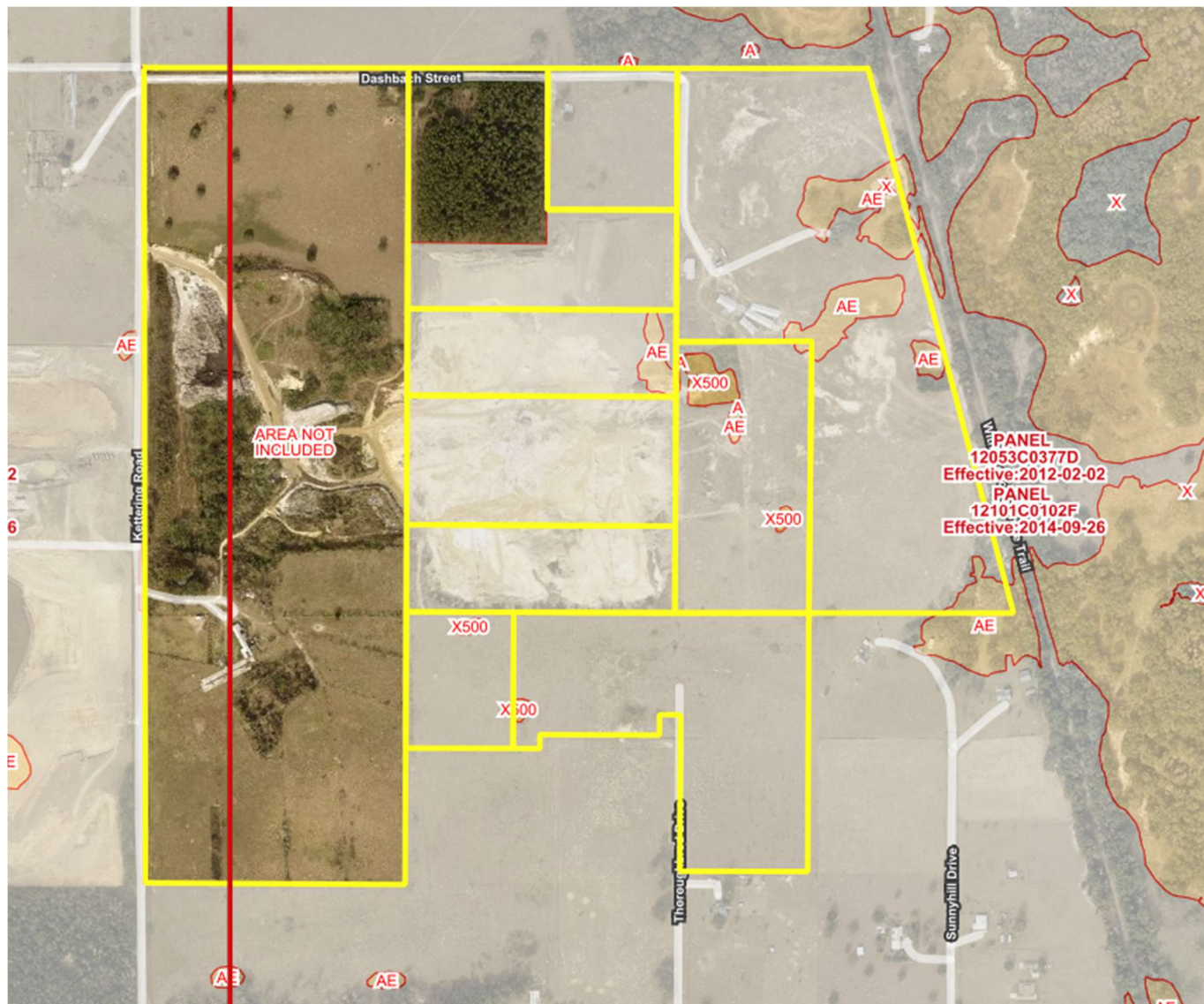


Figure 5. Ariana Estates – Floodplain Map

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.

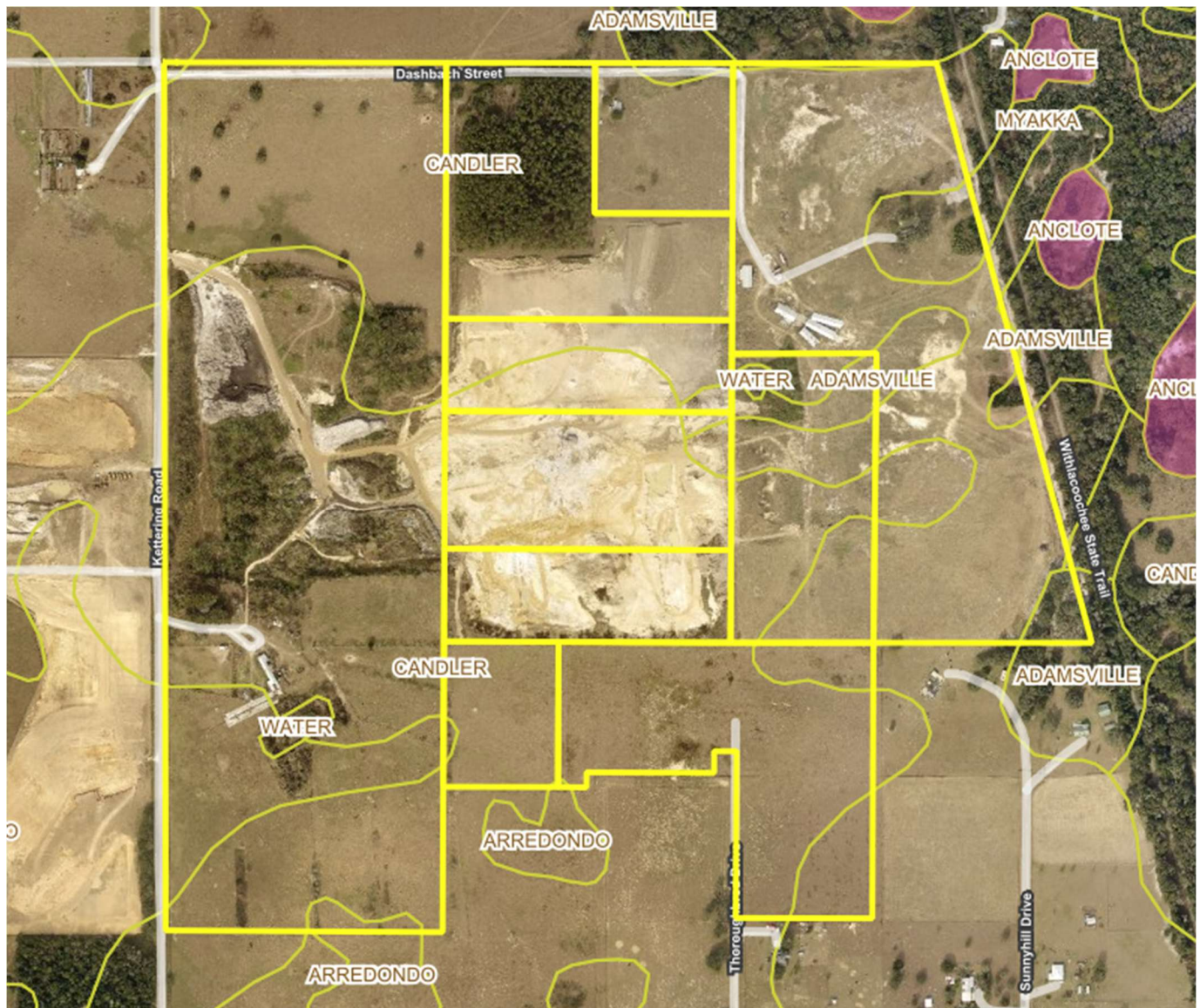


Figure 6. Ariana Estates – Soils Map

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.

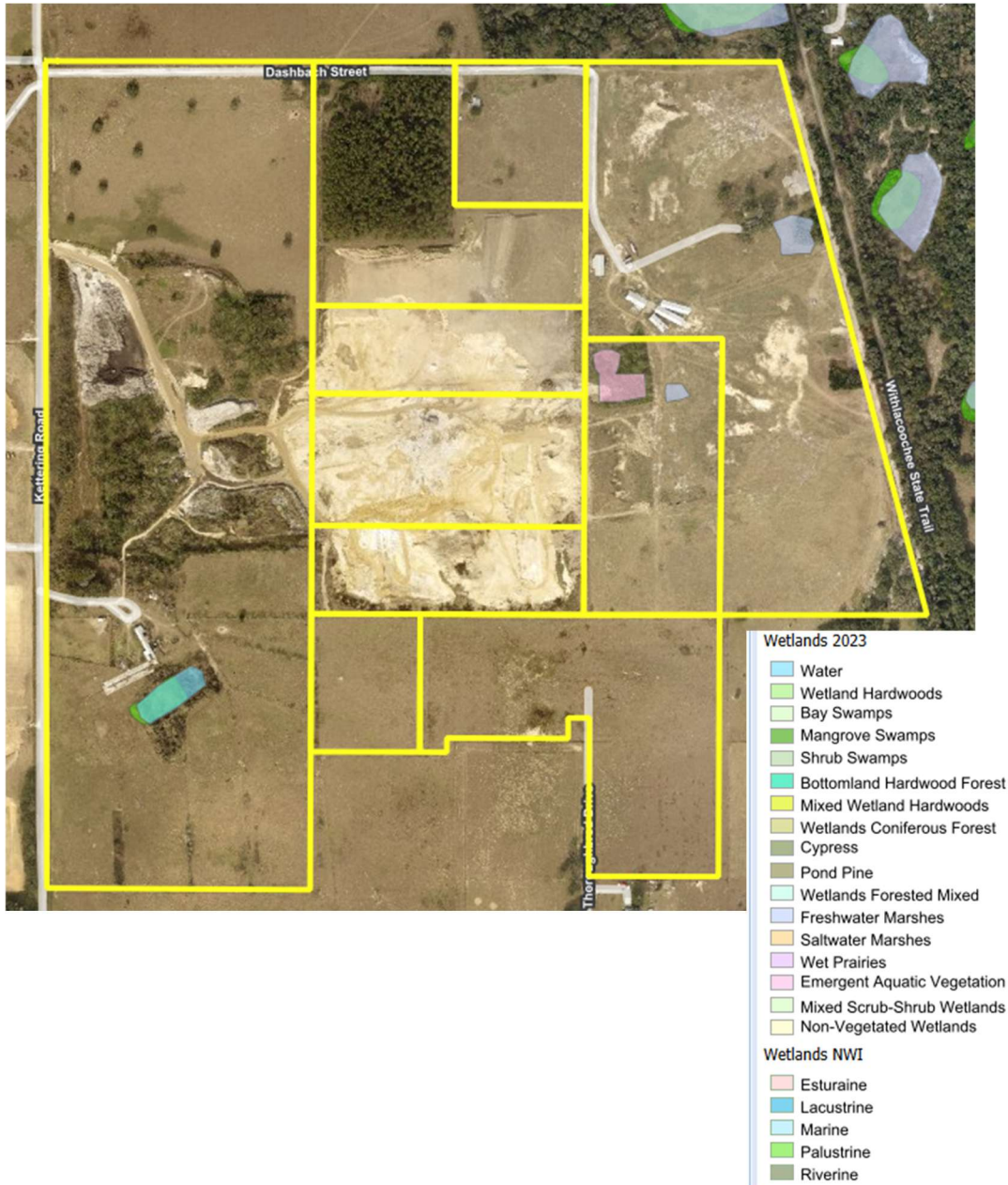
Conclusion

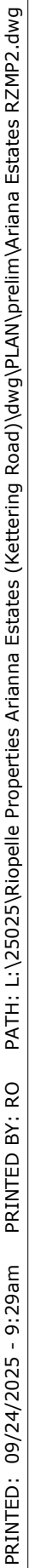
The proposed project consists of a mixed use development that is consistent with the Hernando County 2040 Plan, the I-75/SR 50 Area Plan, the MPO Circulation Plan Study for the I 75/SR 50 PDD Area and is consistent/compatible with development trends in the area. Infrastructure will be provided in accordance 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
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

EXHIBIT B





	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



SITE DATA

OWNER: LEE K. PEDONE, LEE KELSO PEDONE
TRUSTEE, ARIANA DAIRY FARM, INC
PARCEL KEY NO.: 424641, 424678, 1342666, 396716,
1299115, 536254, 424650, 473794,
1376219, 541444

SECTION / TOWNSHIP / RANGE: 16/23S/21E
CURRENT ZONING: SPLIT ZONING AG, CPDP,
PDP(IND)
PROPOSED ZONING: CPDP

PROJECT AREA:
TOTAL: ± 314.7 AC.

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 35'
MINIMUM DISTANCE BETWEEN BUILDINGS: 15' SINGLE FAMILY
10' 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)

LAND USE TABLE

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NO. OF EACH TYPE OF LOT AND ACREAGES 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



A horizontal number line is shown with tick marks at 0, 240, and 480. The word "Feet" is written to the right of the 480 mark.

REZONING MASTER PLAN

ARIANA ESTATES

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

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11/11/11	11/11/11	11	11/11/11
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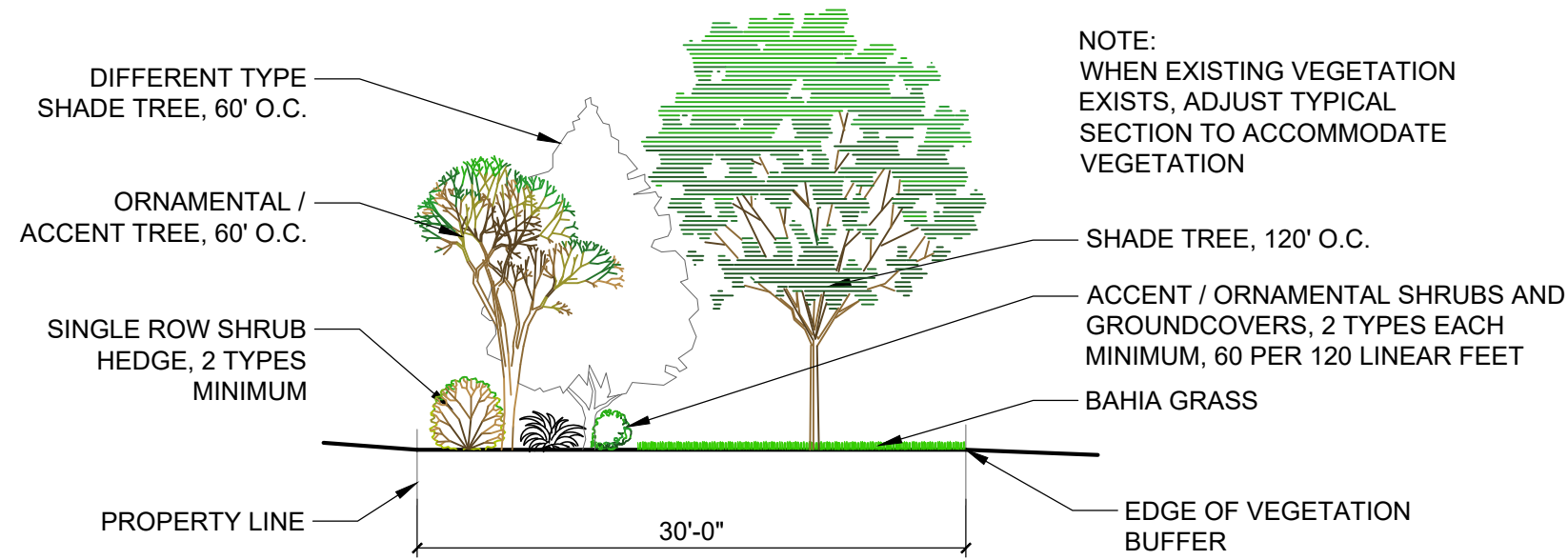
WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET

1

JOB No.: 25025

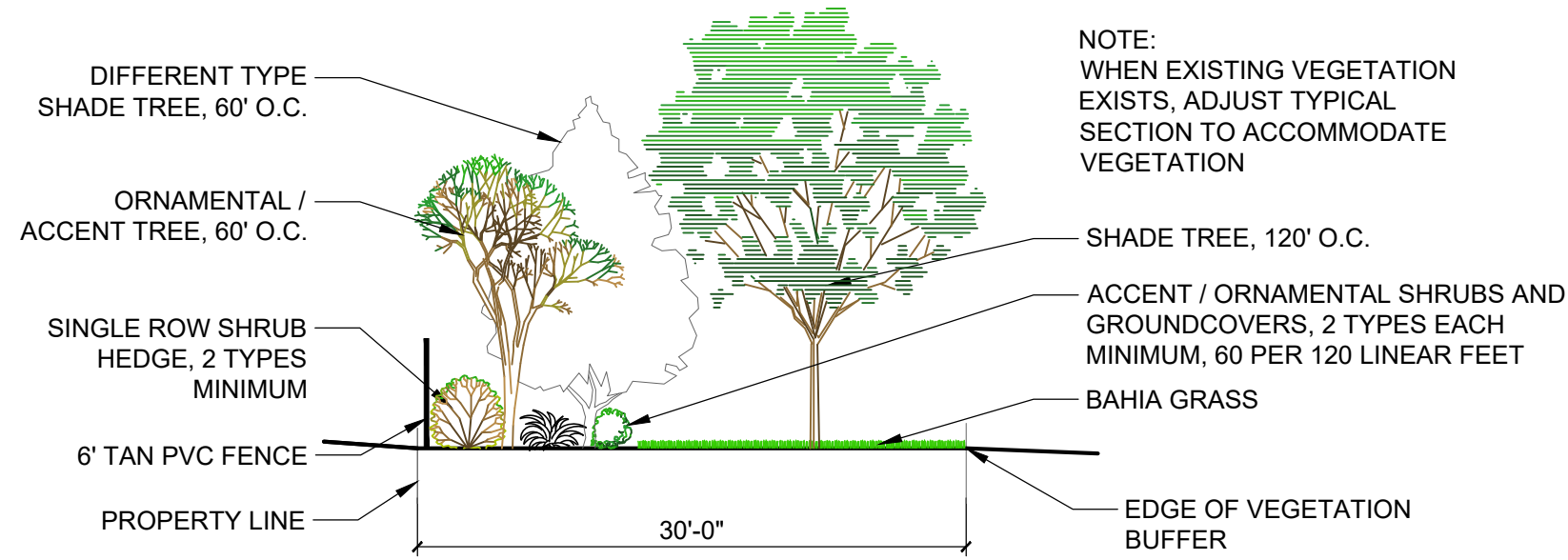
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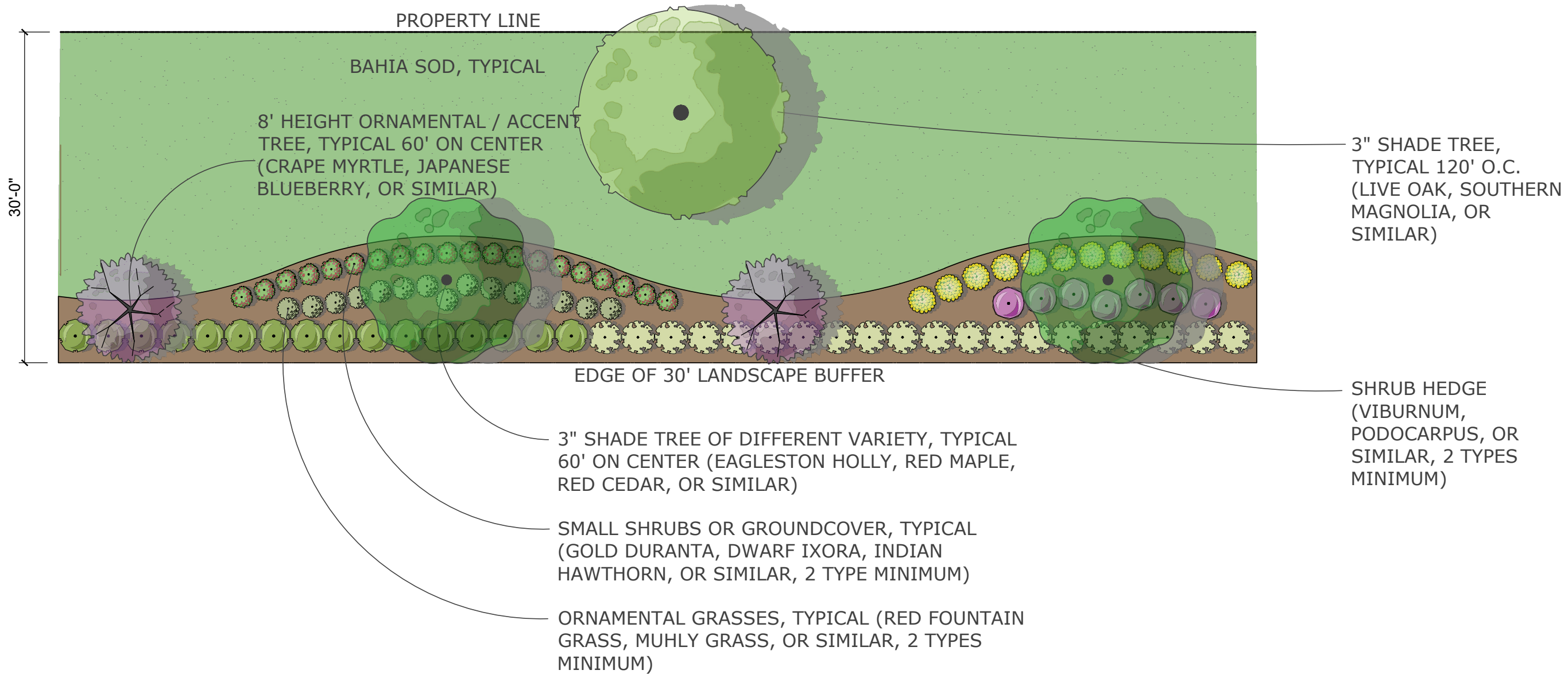
3 30' TYPICAL TYPE 3 BUFFER SECTION

TYPE 3 BUFFER SUMMARY

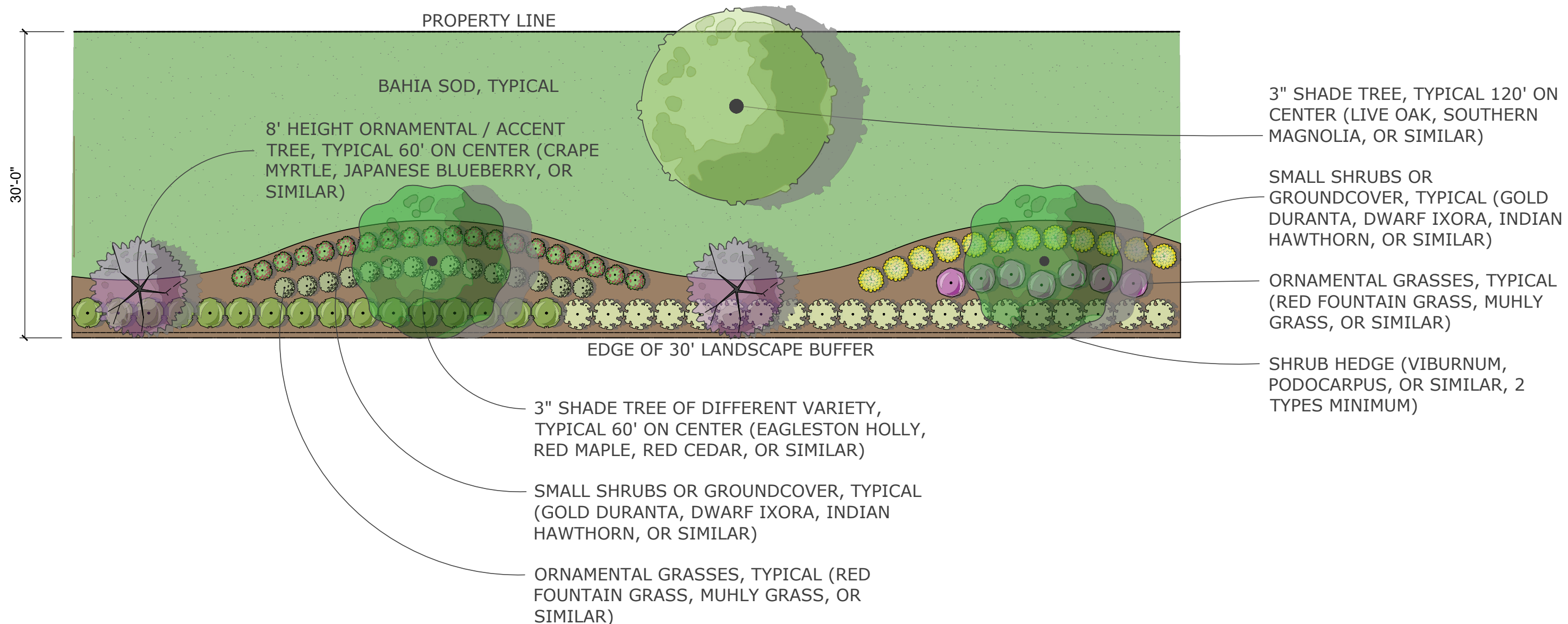
3 SHADE TREES (2 TYPES) PER 120 LF
2 ORNAMENTAL TREES PER 120 LF
SINGLE ROW SHRUB HEDGE
60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
BAHIA SOD WHERE NOT PLANTING BED



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

Engineering
Planning
Surveying
Civil
Transportation
Construction Management
engineering associates, inc.

Coastal

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - 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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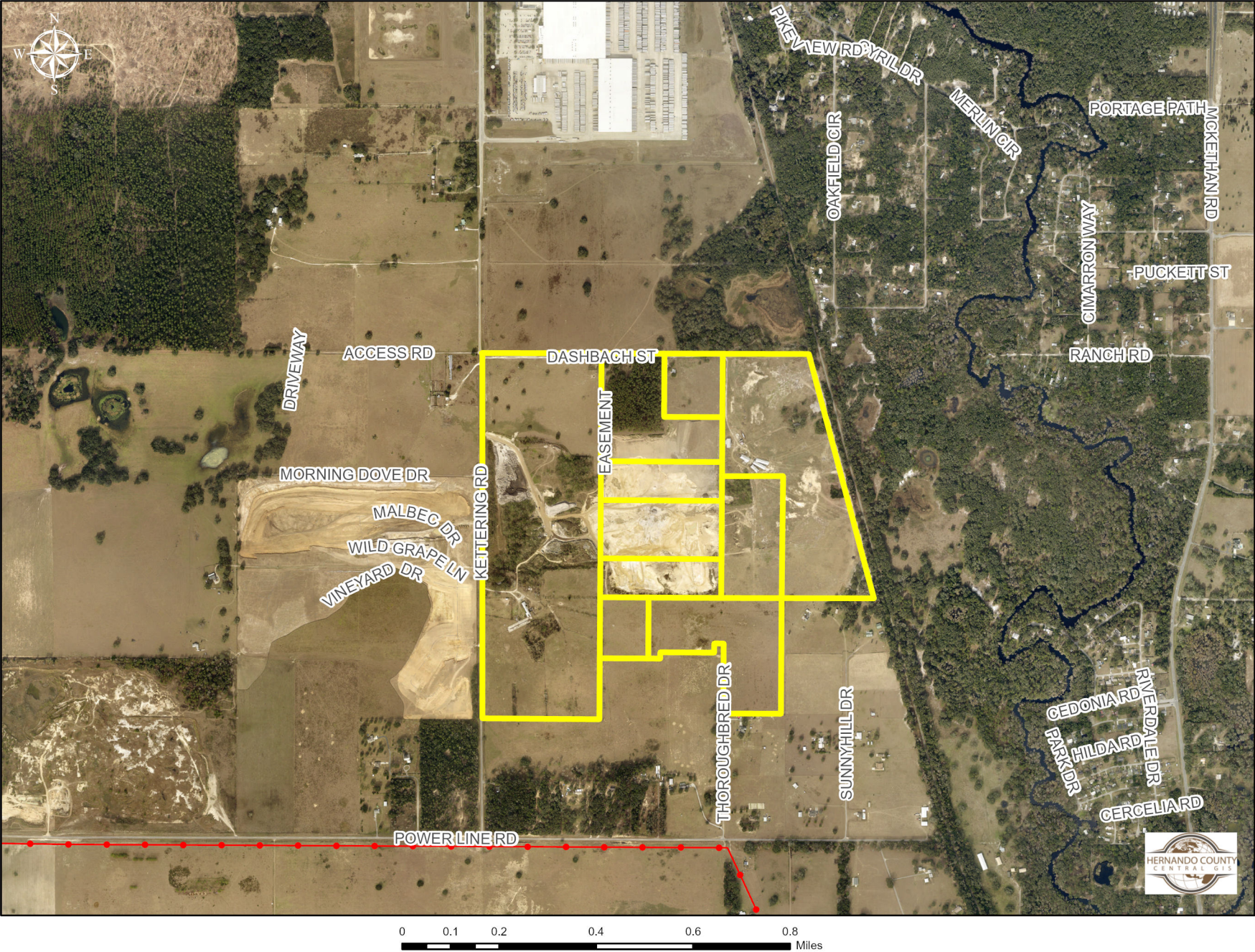
2

JOB No: 25025

H-25-26

Photo date: 2023

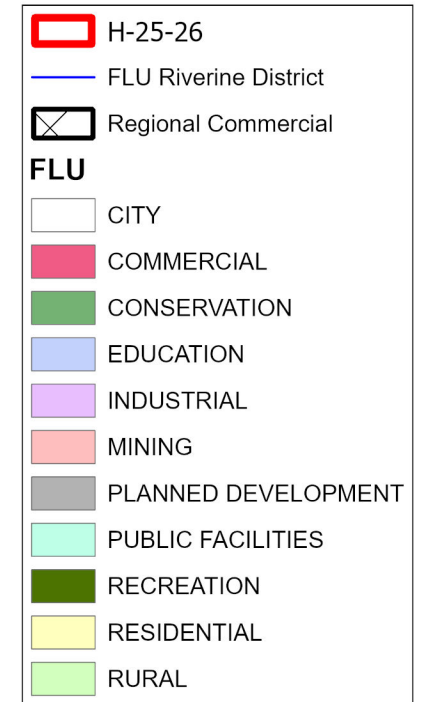
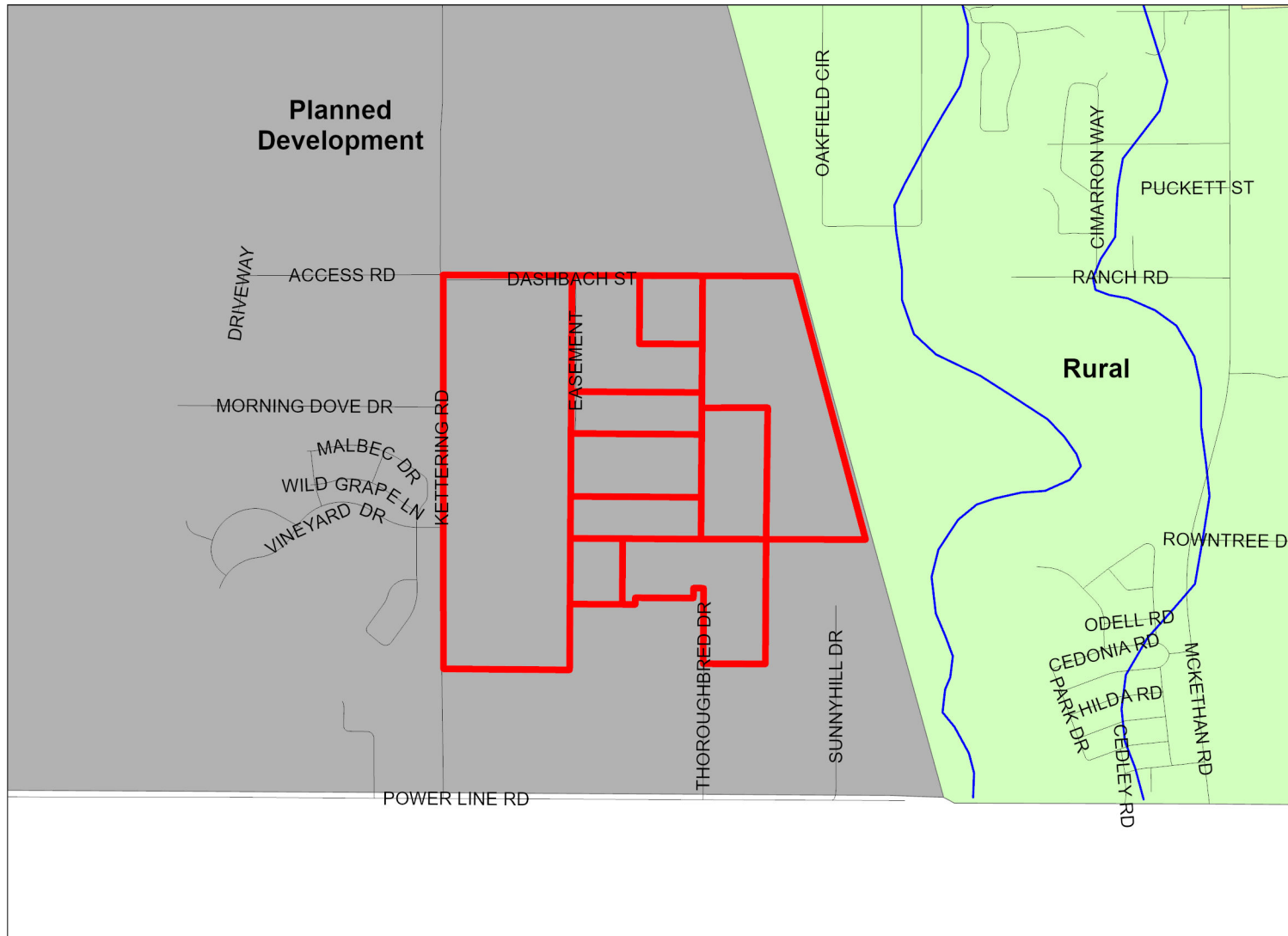
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-26

Version Date: 12/09/2022



Future Land Use Map

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

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

0 0.13 0.25 0.5 0.75 1 Miles

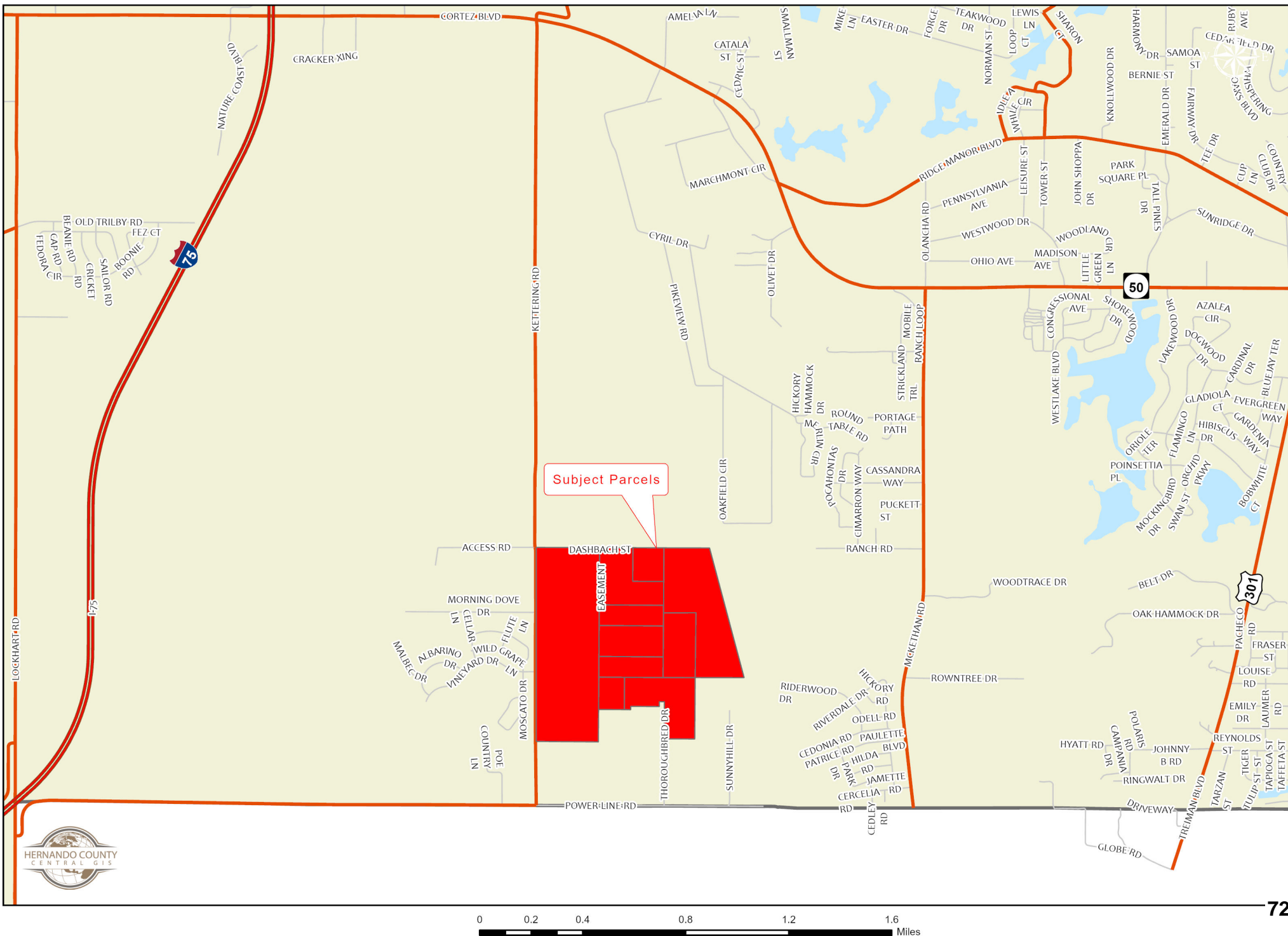


Date of mapping: 07/22/2025



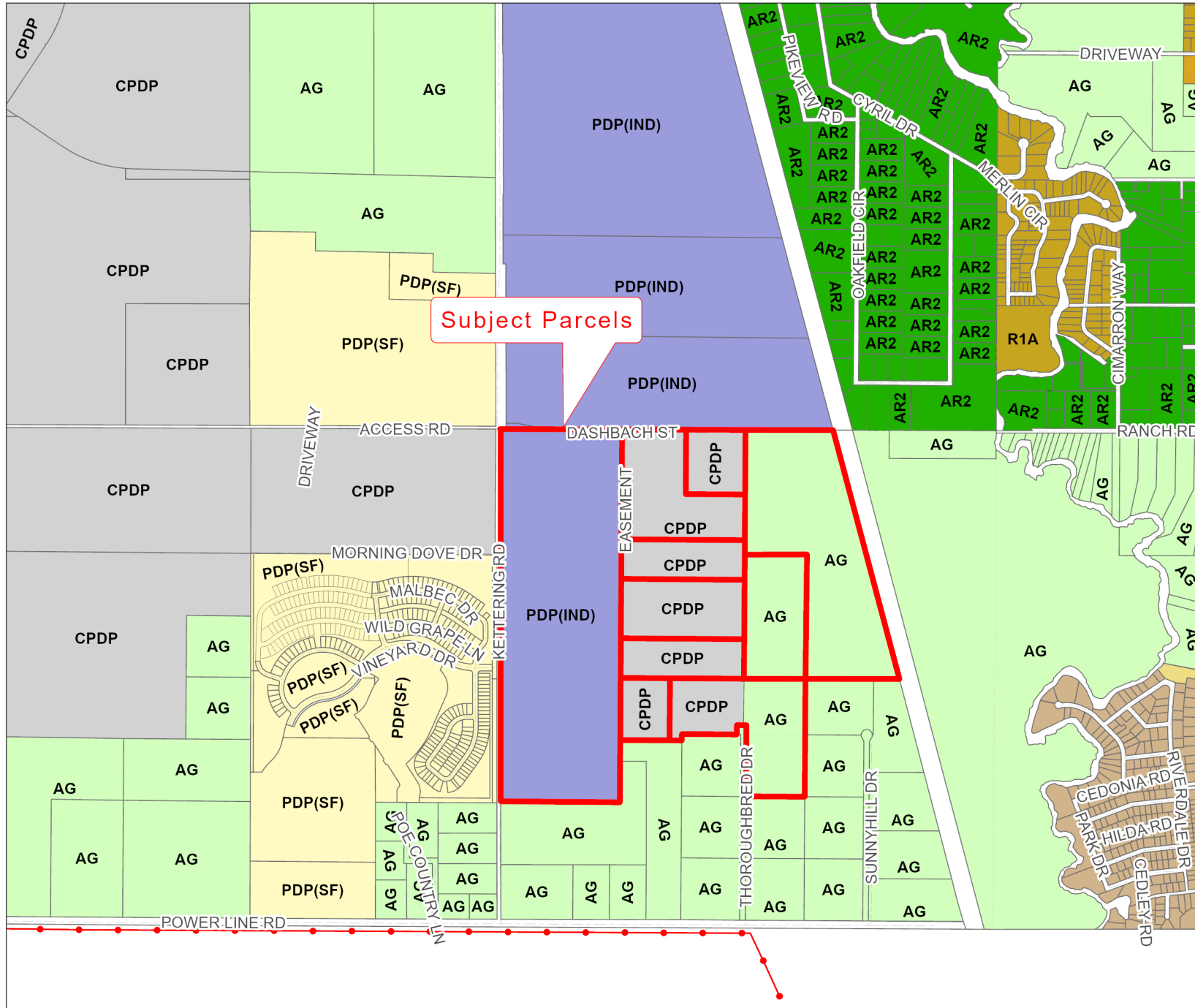
H-25-26 AREA MAP

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

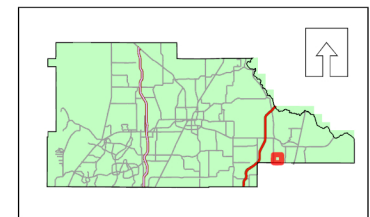
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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

02/15/2025 -- ANNUAL REPORT	View image in PDF format
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02/03/1997 -- ANNUAL REPORT	View image in PDF format
08/23/1996 -- ANNUAL REPORT	View image in PDF format
05/26/1995 -- ANNUAL REPORT	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.

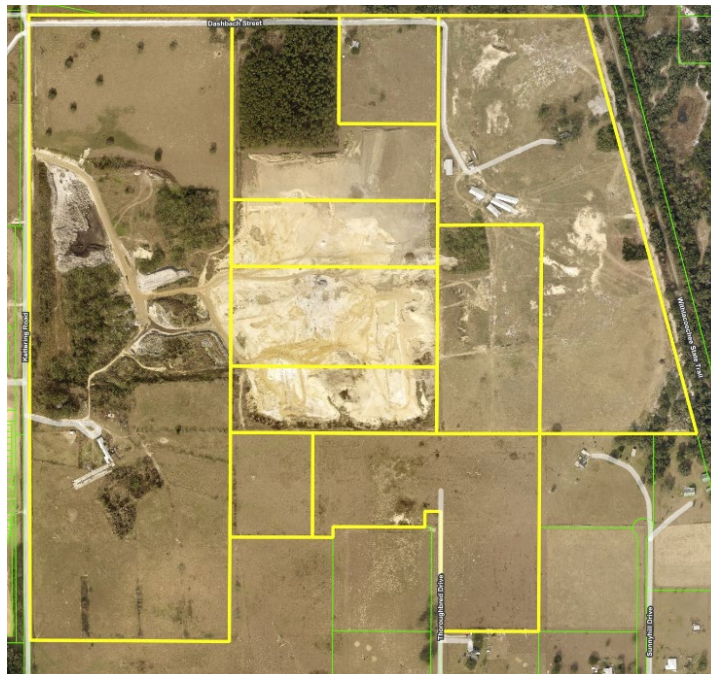
Right of Way along Kettering Road will be required, developer to work with the County Engineer at the time of development to determine amount.

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



AGENDA ITEM

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 8:20 AM

Michelle Miller	Approved	10/01/2025 8:56 AM
Michael Cowan	Delegated	10/06/2025 10:03 AM
Natasha Lopez Perez	Approved	10/06/2025 10:38 AM
Toni Brady	Approved	10/06/2025 10:43 AM
Danielle Nigro	Approved	10/06/2025 11:43 AM
Victoria Via	Approved	10/07/2025 2:45 PM



STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	October 13, 2025
	Board of County Commissioners:	December 2, 2025
APPLICANT:	EFE, Inc	
FILE NUMBER:	H-25-32	
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(S):	828466	

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

Site Size	4.20 acres
Surrounding Zoning; Land Uses	North: AG; Undeveloped South: Cortez Blvd: C2- Undeveloped East: C2; Developed West: AG & C2; Undeveloped
Current Zoning:	C2/ Commercial & AG/ Agriculture
Future Land Use Map Designation:	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 ☒ 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: 352-674-7921

Email: ipeebles@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 ☒ 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 ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

I, 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

☒ 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

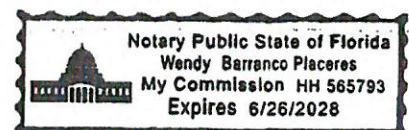
to submit an application for the described property.

William Schlechter
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 20 25, by William Schlechter who is ☒ personally known to me or ☐ produced _____ as identification.

Wendy Barranco Placeres
Signature of Notary Public



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

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.

H-25-32

Photo date: 2023

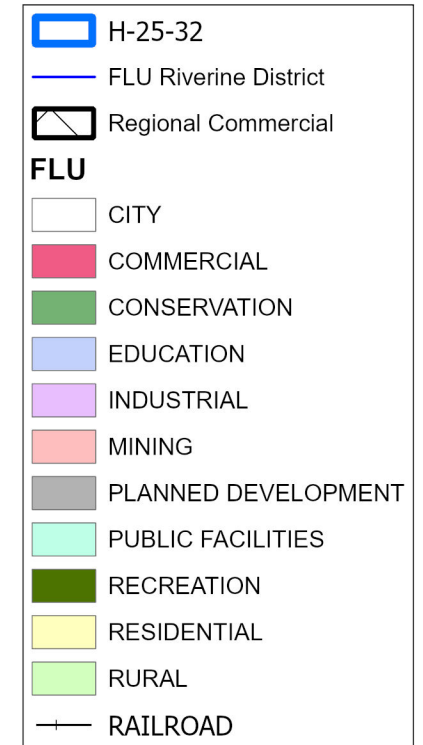
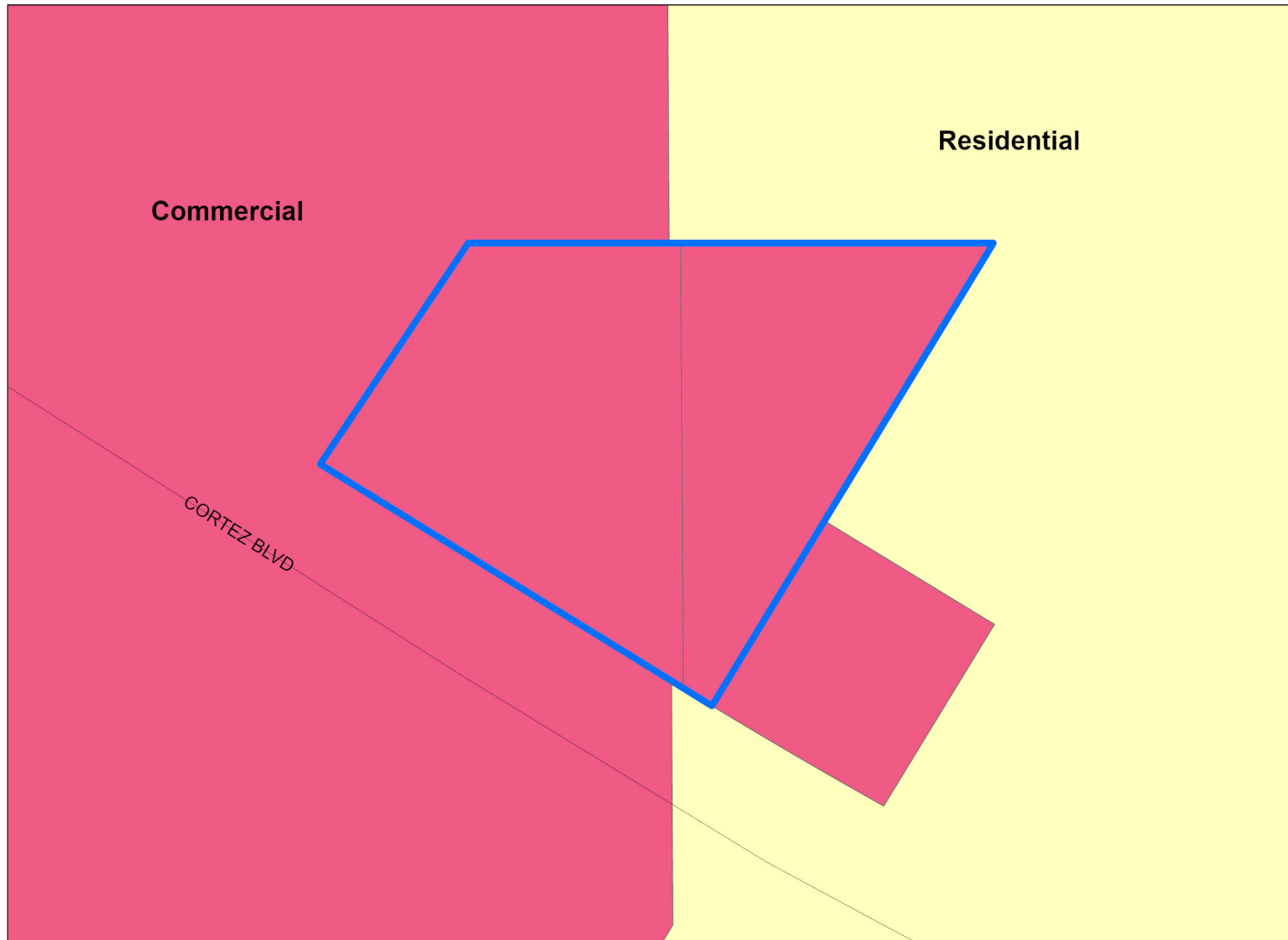
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-32

Version Date: 12/09/2022



Future Land Use Map

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

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

0 0.01 0.03 0.05 0.08 0.1 Miles

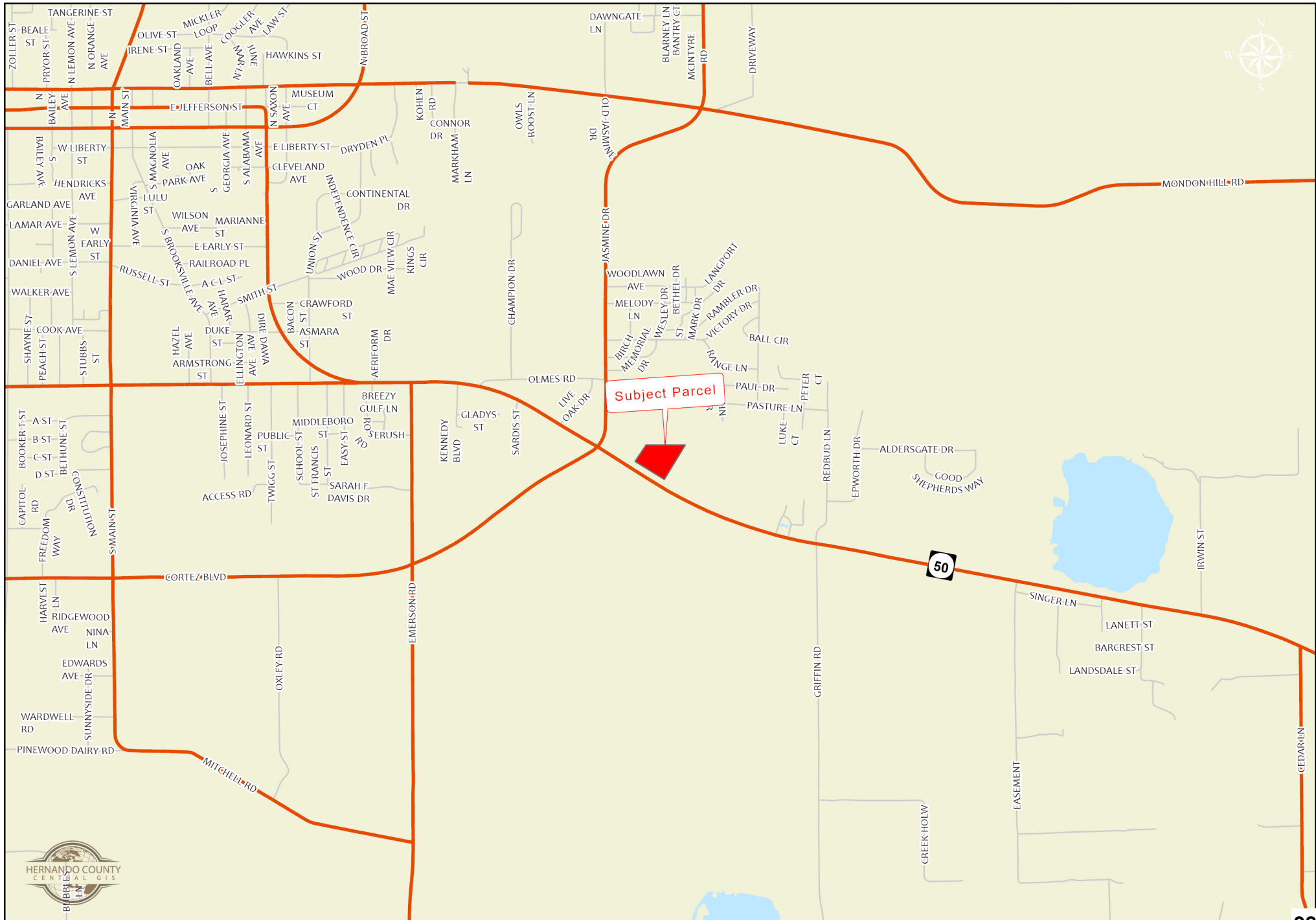


Date of mapping: 07/25/2025



H-25-32 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.



0 0.13 0.25 0.5 0.75 1 Miles


H-25-32

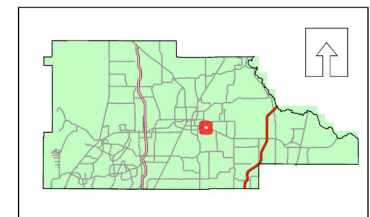
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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





Planning & Zoning Commission

AGENDA ITEM

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

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 8:34 AM
Michelle Miller	Approved	10/01/2025 8:59 AM
Michael Cowan	Delegated	10/06/2025 9:58 AM
Natasha Lopez Perez	Approved	10/06/2025 10:17 AM
Toni Brady	Approved	10/06/2025 10:38 AM
Danielle Nigro	Approved	10/06/2025 11:43 AM
Victoria Via	Approved	10/07/2025 8:29 AM



STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	October 13, 2025
	Board of County Commissioners:	December 2, 2025
APPLICANT:	Robert L. Davis Jr and Tonda J. Davis	
FILE NUMBER:	H-25-25	
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(S):	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

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

ENVIRONMENTAL REVIEW

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

UTILITIES REVIEW

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

- Hernando County Utilities does not currently supply water or sewer service to these parcels.
- Water and sewer service 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

Date: 8-11

File No. _____ Official Date Stamp:



APPLICANT NAME: Robert L Davis Jr Tonda J Davis

Address: 7179 Octavia LN
City: webster State: FL Zip: 33597
Phone: 727-336-4492 Email: shizenit577@gmail.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

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

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

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 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 ☒ 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, 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):

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

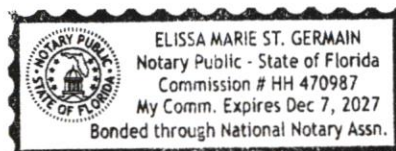
☐ I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): _____
to submit an application for the described property.

Robert L Davis Jr Tonda 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 FLCL as identification.

Elissa Marie St. Germain
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*

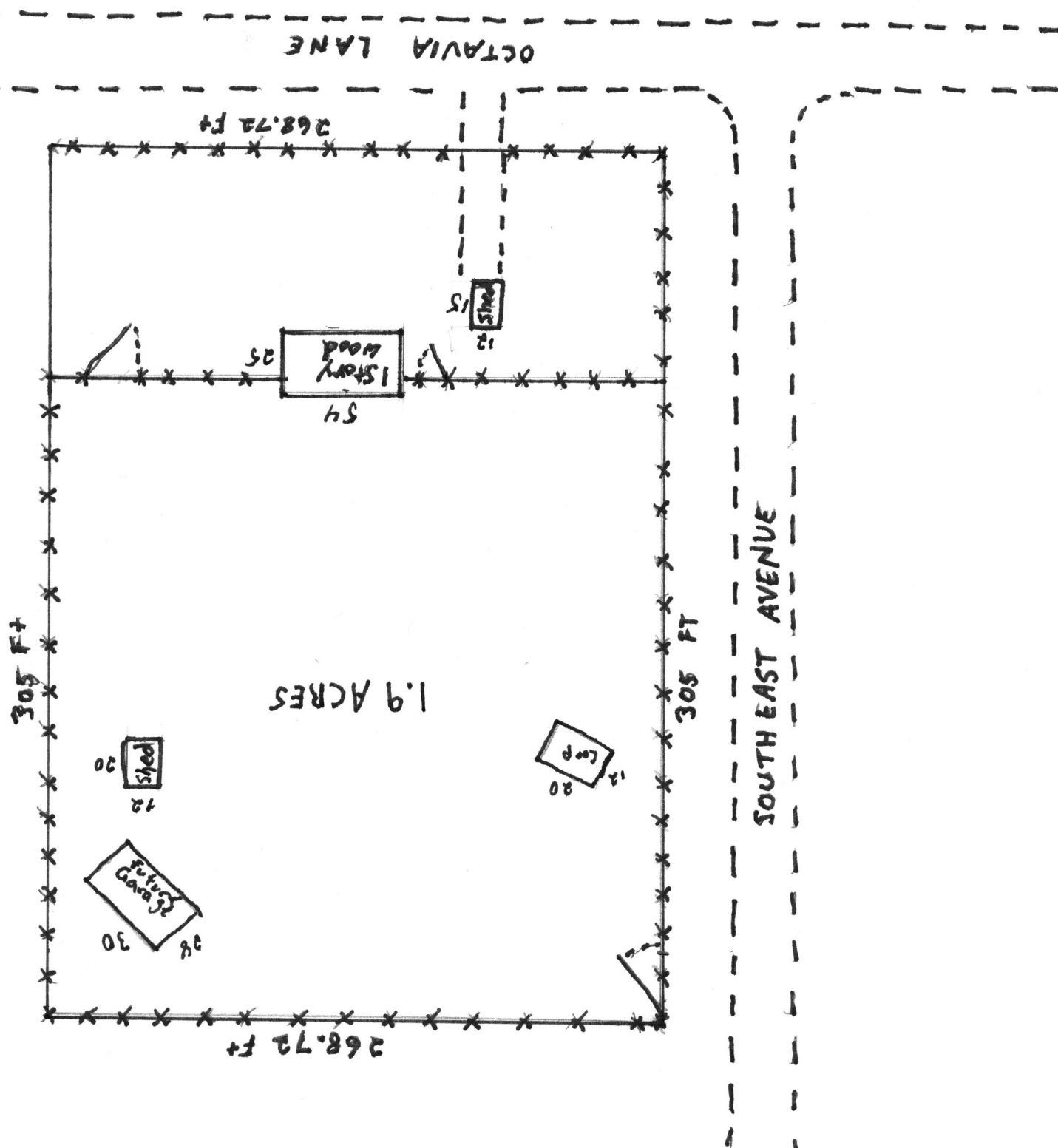
2. My wife is retired and I am retiring soon. I am a combat veteran with PTSD and feel this farm will be good for me. We would like to have a hobby farm (small farm) to produce eggs, and vegetables for our use, and to surplus, for noncommercial use. The property is ideal for this venture. It is partially 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 Acroostock

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th 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.

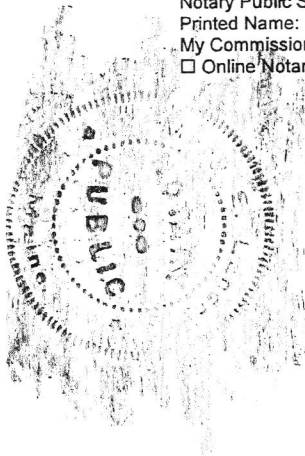
Mary E. Landry
Notary Public Signature

(SEAL)

Printed Name:

My Commission Expires:

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

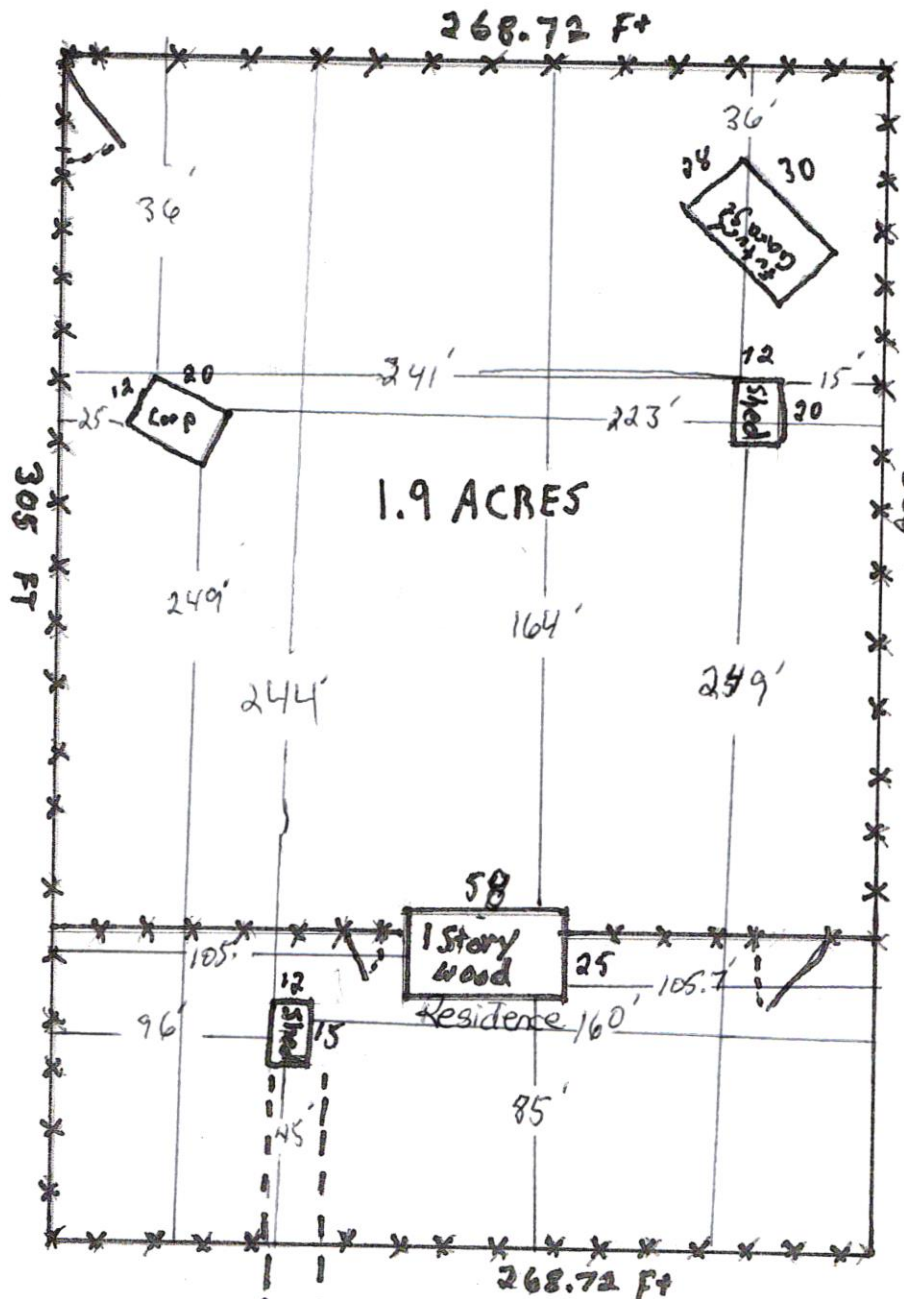


Mary E. Landry
Notary Public
My Commission Expires 7/5/2029

Residential
one House

Residential
No Houses

SOUTHEAST AVENUE



Residential
No Houses

RECEIVED

AUG 11 2025

BERNARDINO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

H-25-25

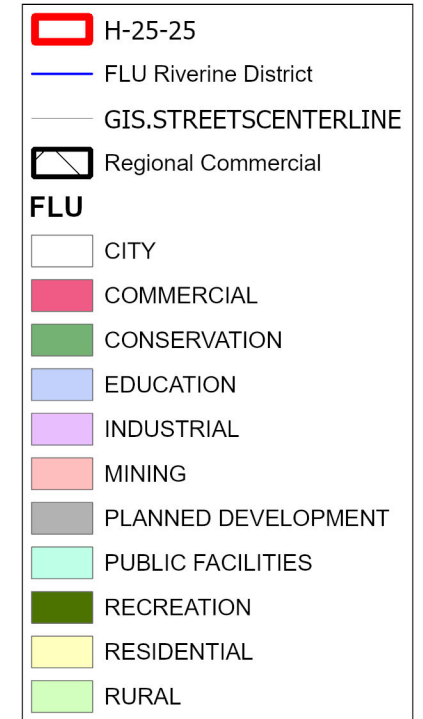
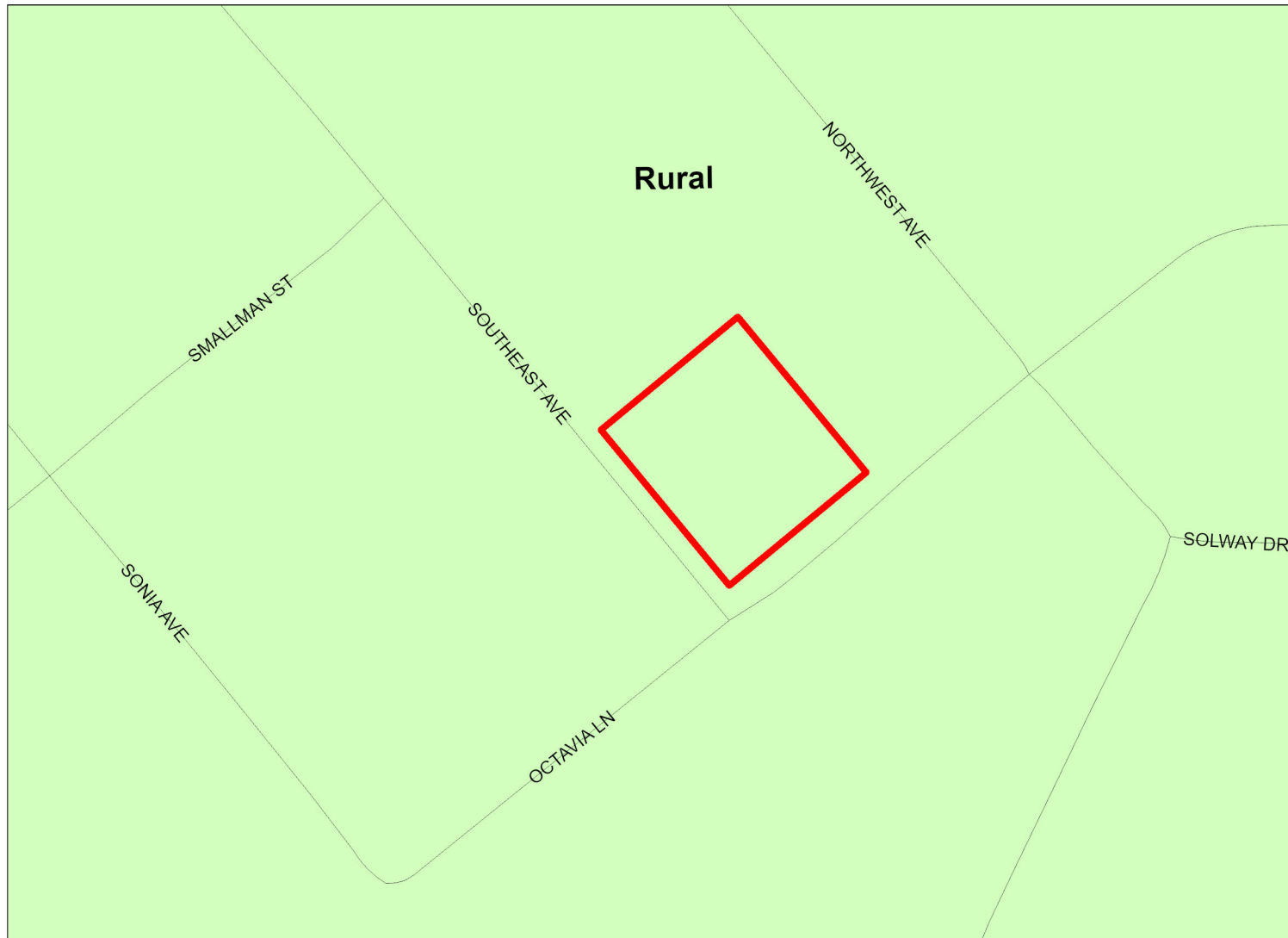
Photo date: 2023

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

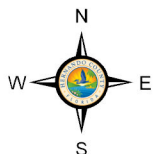
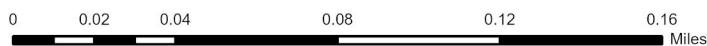
Existing Future Land Use: H-25-25
Version Date: 12/09/2022



Future Land Use Map

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

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

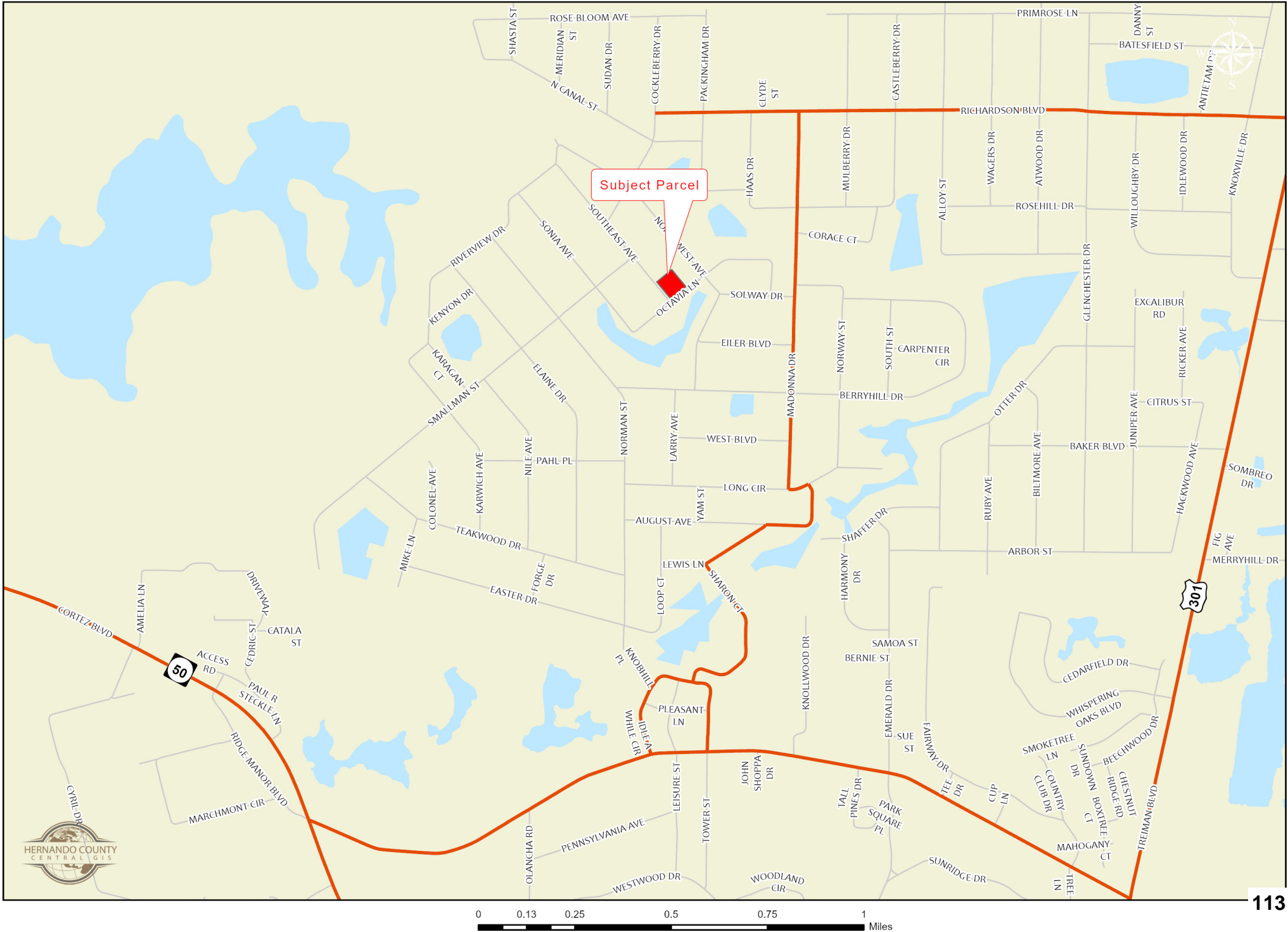


Date of mapping: 07/24/2025



H-25-25 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-25-25

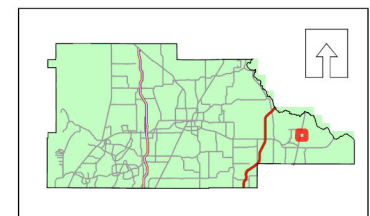
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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(SF)
CV	PDP(SU)
I1	R1A
I2	R1B
M	R1C
OP	R1MH
PDP(AF)	R2
PDP(CM)	R2.5
PDP(CP)	R3
PDP(GC)	RC
PDP(GHC)	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 8:22 AM
Michelle Miller	Approved	10/01/2025 8:59 AM
Michael Cowan	Delegated	10/06/2025 10:00 AM
Natasha Lopez Perez	Approved	10/06/2025 10:27 AM

Toni Brady	Approved	10/06/2025 10:44 AM
Danielle Nigro	Approved	10/06/2025 11:41 AM
Victoria Via	Approved	10/07/2025 8:29 AM



STAFF REPORT

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

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 Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

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

STAFF 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 ☒ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

File No. H-25-31 Official Date Stamp:

RECEIVED

JUL 01 2025

Hernando County Development Services
Zoning Division

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 ☒ 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 ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, 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**

☒ 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.



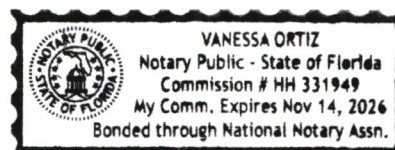
Signature of Property Owner

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 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. (± 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.

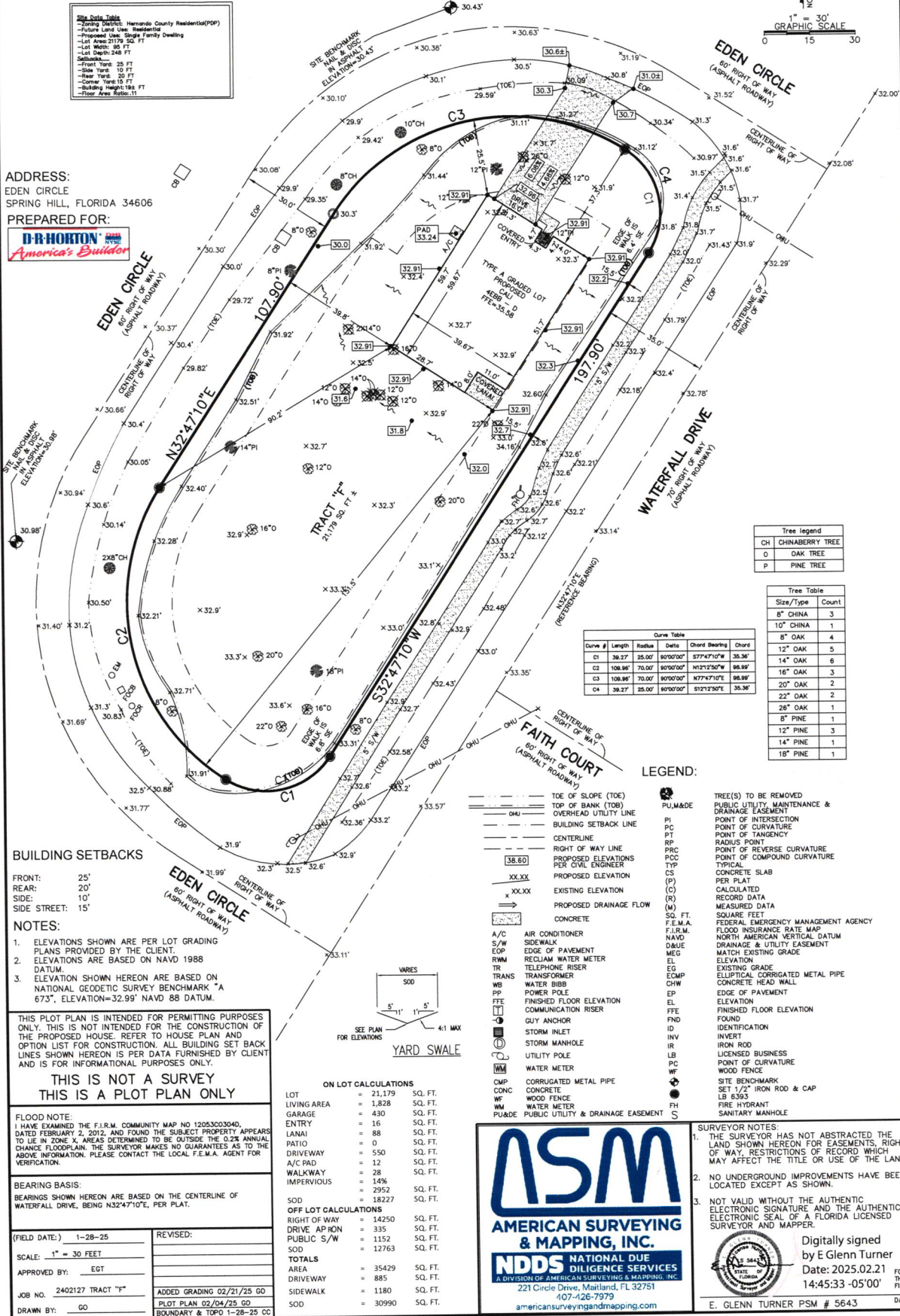
SEPTIC SYSTEM UNDER SEPERATE PERMIT

Site Data Table

• Zoning District: Hernando County Residential (RDP)
• Future Land Use: Residential
• Proposed Use: Single Family Dwelling
• Lot Area: 2179 SQ. FT.
• Lot Width: 95 FT.
• Lot Depth: 244 FT.
• Setbacks:
• Front Yard: 25 FT.
• Side Yard: 10 FT.
• Rear Yard: 20 FT.
• Corner Yard: 15 FT.
• Building Height: 10 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	38.37'	25.00'	90°00'00"	S77°47'10"W	35.36'
C2	106.98'	70.00'	90°00'00"	N12°12'30"E	86.99'
C3	106.98'	70.00'	90°00'00"	N77°47'10"E	86.99'
C4	38.37'	25.00'	90°00'00"	S12°12'30"E	35.36'

LEGEND:

- TOE OF SLOPE (TOE)
- TOP OF BANK (TOB)
- OVERHEAD 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 RECLAM WATER METER
- TR TELEPHONE RISER
- TRANS TRANSFORMER
- WB WATER BOMB
- PP POWER POLE
- FTE 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
- PUBDE PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.M.&D.E. 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
- (P) PER PLAT
- (C) CALCULATED
| (R) | RECORD DATA |
| (M) | MEASURED DATA |
| SQ. FT. | SQUARE FEET |
| F.E.M.A. | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| F.I.R.M. | FLOOD INSURANCE RATE MAP |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| DAUE | DRAINAGE & UTILITY EASEMENT |
| MEG | MATCH EXISTING GRADE |
| EL | ELEVATION |
| ECMP | EXISTING GRADE |
| CHW | ELLIPTICAL CORRUGATED METAL PIPE |
| EP | CONCRETE HEAD WALL |
| EL | EDGE OF PAVEMENT |
| FPE | ELEVATION |
| FND | FINISHED FLOOR ELEVATION |
| ID | IDENTIFICATION |
| INV | INVERT |
| IR | IRON ROD |
| LB | LICENSED BUSINESS |
| PC | POINT OF CURVATURE |
| WF | WOOD FENCE |
| SB | SITE BENCHMARK |
| SET 1/2" | SET 1/2" IRON ROD & CAP |
| LB 6393 | LB 6393 |
| FS | FIRE HYDRANT |
| SH | SANITARY MANHOLE |

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 1205303040, DATED FEBRUARY 2, 2012, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE 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"

DRAWN BY: GO

ADDED GRADING 02/21/25 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.
OFF LOT CALCULATIONS		
RIGHT OF WAY	= 14250	SQ. FT.
DRIVE APRON	= 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.

ASM
AMERICAN SURVEYING
& MAPPING, INC.
NDDS NATIONAL DUE
DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle 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'
FOR THE FIRM
E. GLENN TURNER PSM # 5643 DATE

H-25-31

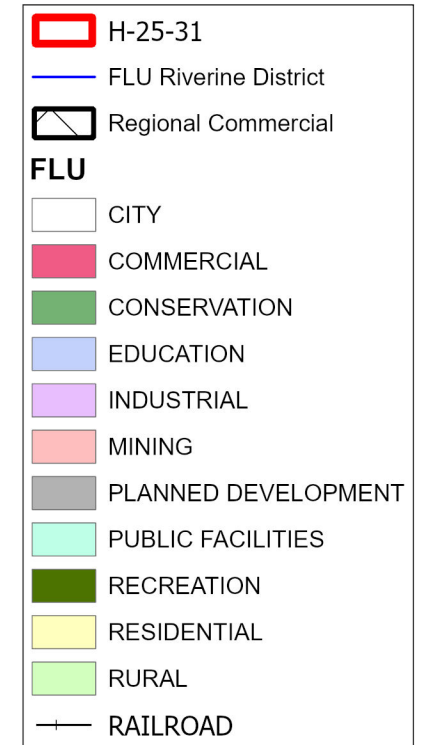
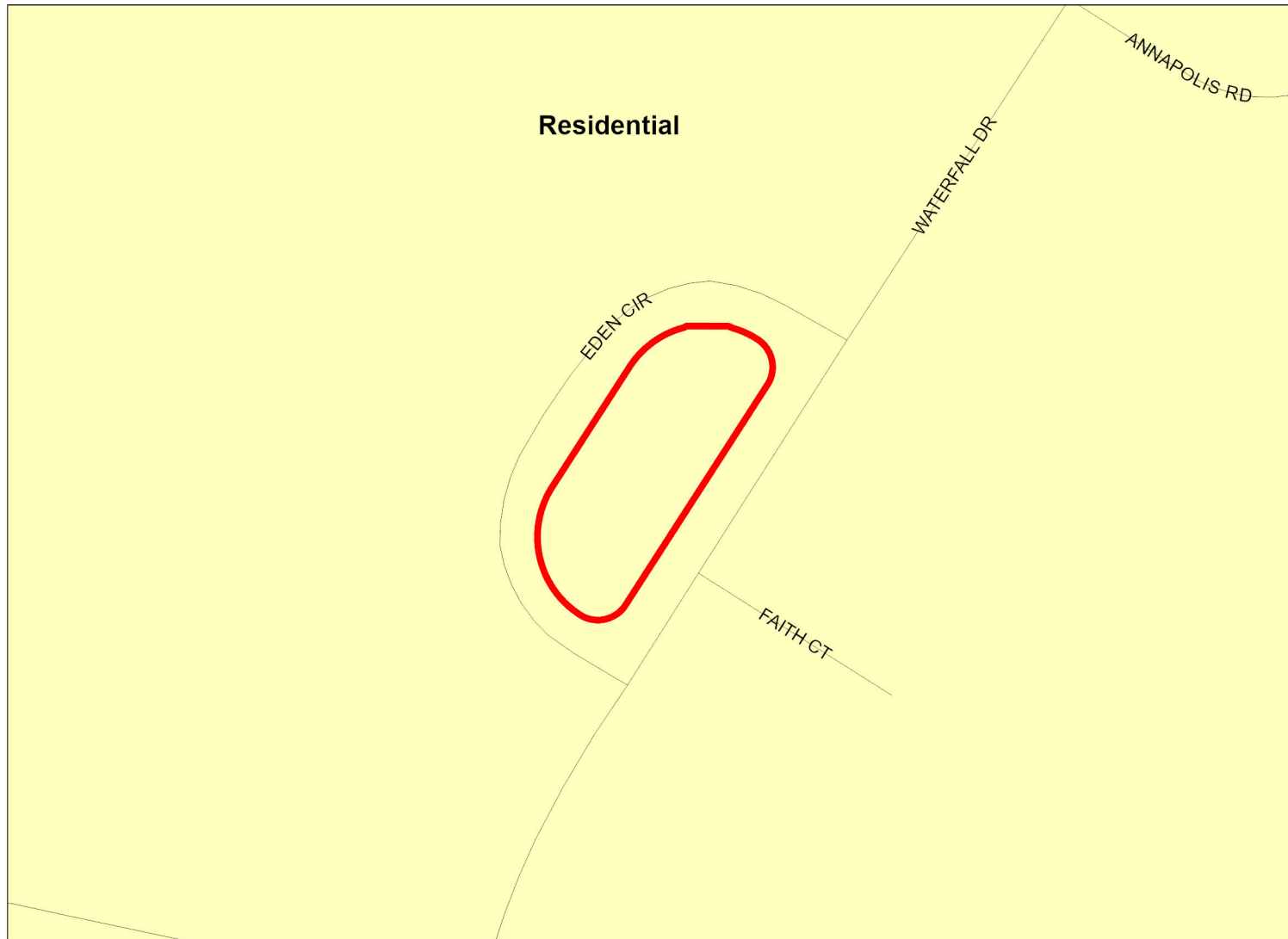
Photo date: 2023

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

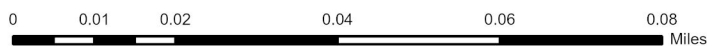
Existing Future Land Use: H-25-31
Version Date: 12/09/2022



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.

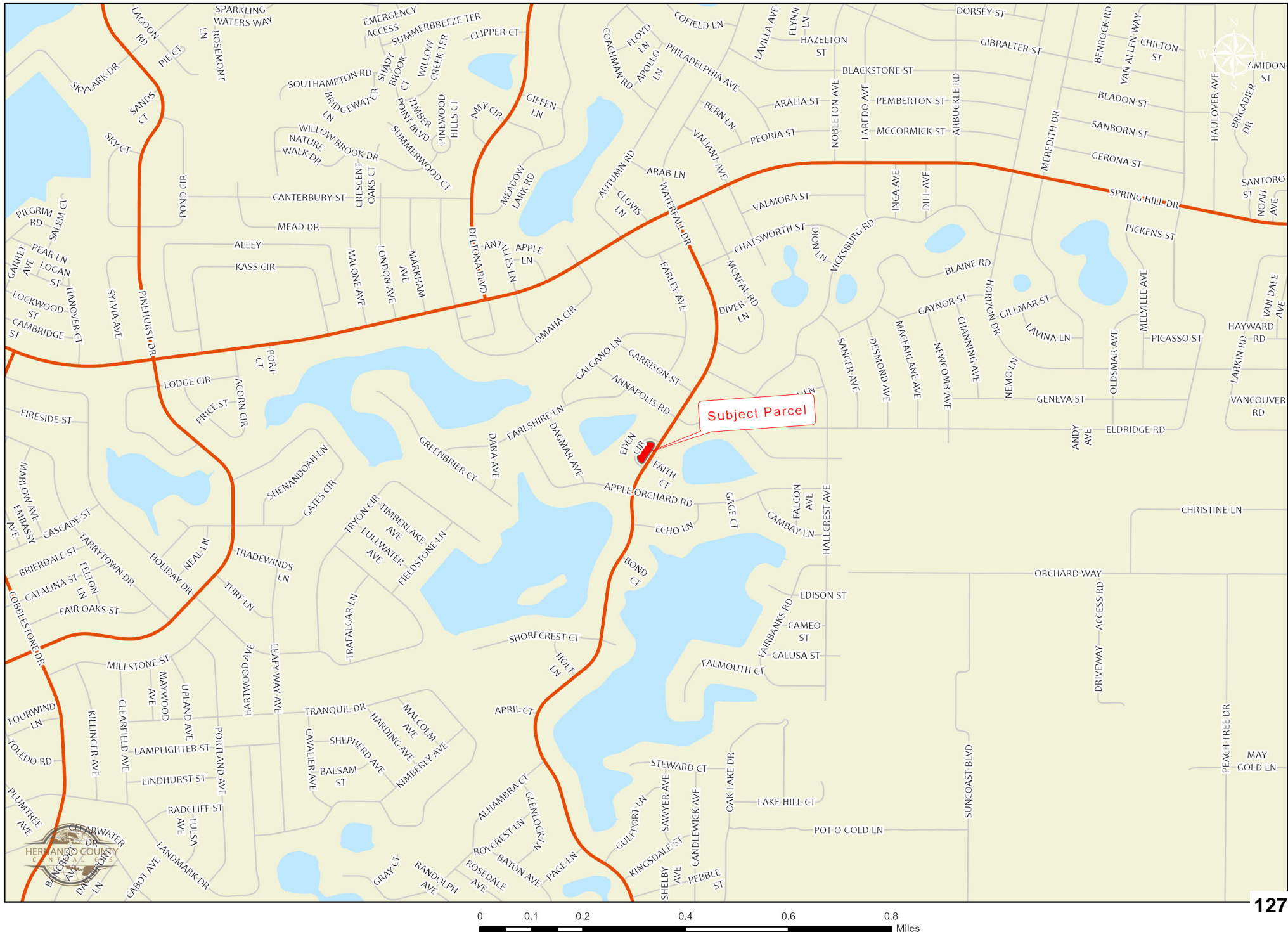


Date of mapping: 07/25/2025



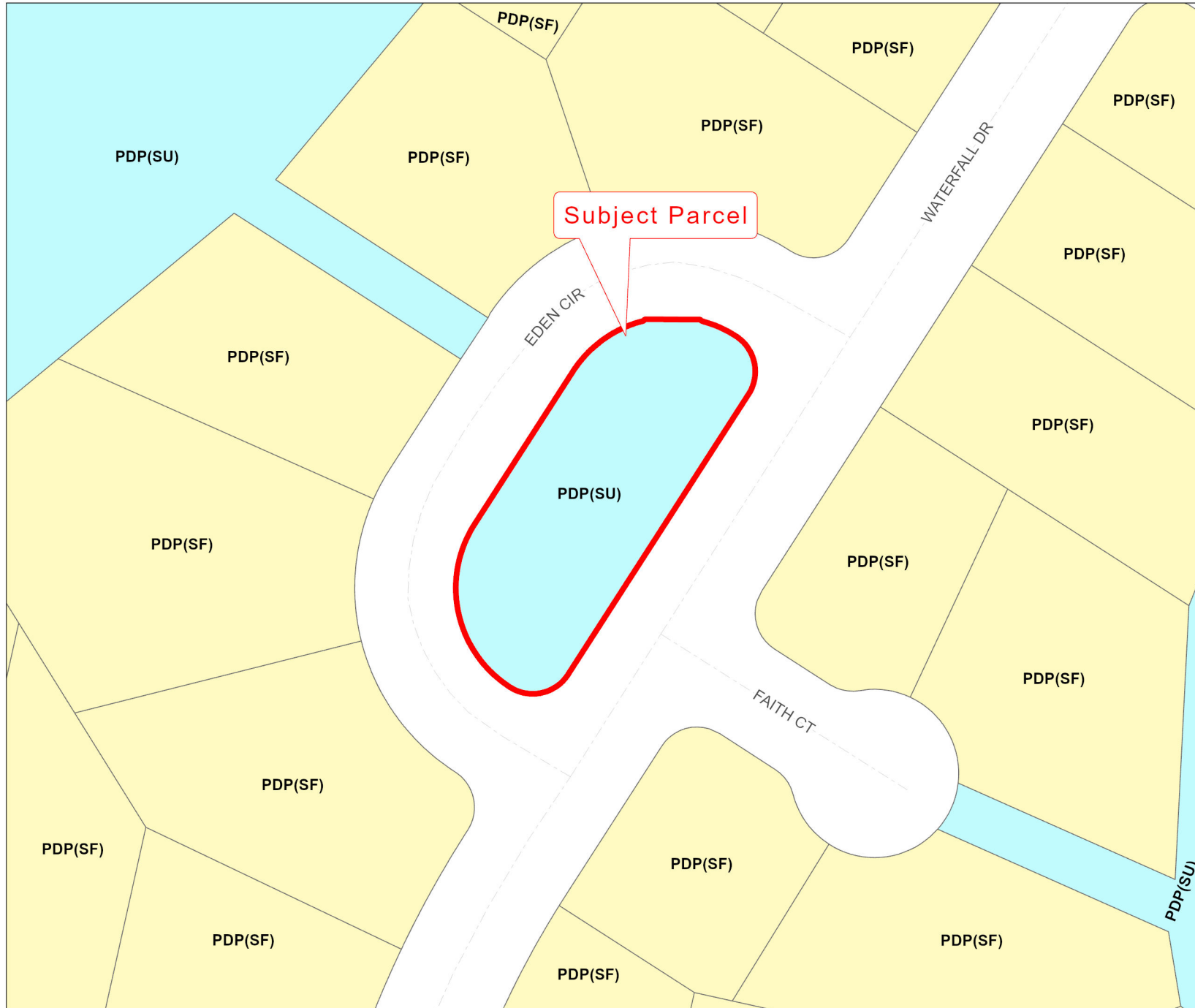
H-25-31 AREA MAP

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H-25-31

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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

