

# 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: 8/26/2024

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

H-24-58

Received

SEP 4 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Eisenhower Property Group LLC

Address: 111 S Armenia Ave, STE 201

City: Tampa State: FL Zip: 33609

Phone: 813 734 5694 Email: jstrain@eisenhowerpropertygroup.com

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

**REPRESENTATIVE/CONTACT NAME:** Donald Lacey, AICP

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville State: FL Zip: 34601

Phone: 352-796-9423 Email: dlacey@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): 360727 & 380723
2. SECTION 32/33 & 04/05, TOWNSHIP 22S & 23S, RANGE 19E
3. Current zoning classification: PDP (SF) and PDP (MF)
4. Desired zoning classification: Master Plan Modification
5. Size of area covered by application: 190.3 acres
6. Highway and street boundaries: Mason-Smith Road & Broad Street
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, Earle Blakely Hunnicutt, 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): Eisenhower Property Group LLC

and (representative, if applicable): Coastal Engineering Associates, Inc.

to submit an application for the described property.

Earle Blakely Hunnicutt  
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 28 day of AUGUST, 2024, by EARLE BLAKELY HUNNICUTT who is personally known to me or produced \_\_\_\_\_ as identification.



WALTER SELPH  
Commission # HH 513145  
Expires April 8, 2028

[Signature]  
Signature of Notary Public

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

PRINT FORM

CLEAR FORM

Notary Seal/Stamp



# HERNANDO COUNTY ZONING AMENDMENT PETITION



## Application to Change a Zoning Classification

### Application request (check one):

- Rezoning ☐ Standard ☐ PDP  
Master Plan ☐ New ☒ Revised  
PSFOD ☐ Communication Tower ☐ Other  
**PRINT OR TYPE ALL INFORMATION**

Date: 8/28/2024

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

Received

SEP 4 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Eisenhower Property Group LLC

Address: 111 S Armenia Ave, STE 201

City: Tampa State: FL Zip: 33609

Phone: 813 734 5694 Email: jstrain@eisenhowerpropertygroup.com

**Property owner's name:** (if not the applicant) John F Mason TTEE and Diane L. Eagan

**REPRESENTATIVE/CONTACT NAME:** Donald Lacey, AICP

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville State: FL Zip: 34601

Phone: 352-796-9423 Email: dlacey@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): 380769, 360772, 380750, 380821, 360763, 380741
2. SECTION 32/33 & 04/05, TOWNSHIP 22S & 23S, RANGE 19E
3. Current zoning classification: PDP (SF) and PDP (MF)
4. Desired zoning classification: Master Plan Modification
5. Size of area covered by application: 198.2 acres
6. Highway and street boundaries: Mason-Smith Road & Broad Street
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

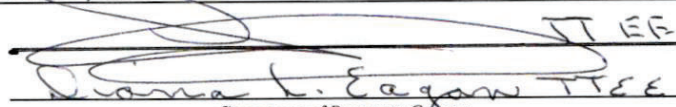
I, John F Mason, TTEE and Diane L. Eagan, TTEE, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check 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): Eisenhower Property Group LLC

and (representative, if applicable): Coastal Engineering Associates, Inc.

to submit an application for the described property.

  
Signature of Property Owner

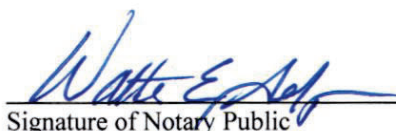
STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 28 day of AUGUST, 20 24, by John F. MASON & DIANE L. EAGAN who is personally known to me or produced \_\_\_\_\_ as identification.



WALTER SELPH  
Commission # HH 513145  
Expires April 8, 2028

  
Signature of Notary Public

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

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Notary Seal/Stamp

## Project Narrative

### Master Plan Revision-Eisenhower Property Group

AKA: Mason Hunnicutt

Parcel Keys: 360727, 380723, 380769, 360772, 380750, 380821,  
360763, 380741

### Request

The applicant is requesting a master plan modification to a previously approved project to allow single family (PDP/SF), multifamily townhomes and villas (PDP/MF). There is no proposed change to the previously approved residential uses (PDP/SF, PDP/MF) or dimensional standards (lot size, lot widths, setbacks).

### Background

The project was approved by the Board of County Commissioners by Resolution 2022-123 on June 14, 2022. The approved project consisted of two (2) application files (H2185 and H2187) that was consolidated into one project for the approval. Since approval, the property owner (s) has submitted a request for a legislative extension based upon Executive Orders issued by the Governor's Office which tolls the approval time period based upon the length of the time outlined in the Orders (252.63 Tolling and extension of permits and other authorizations).

The project was approved as a mixed use residential project with PDP/MF (Planned Development/Multifamily) and PDP/SF (Planned Development/Single Family) zoning for up to 1250 dwelling units subject to the following performance conditions as modified by the BOCC:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A wildlife survey shall be prepared by a qualified professional. The



petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. A jurisdictional survey shall be provided at the time of conditional plat review and areas determined to be wetlands shall be delineated and shown on future plans and subdivision plats.
6. Geotechnical and geophysical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention areas within the project to test for subsurface karst features, including geophysical/geotechnical delineation of karst features adjacent to proposed housing pods with potential to be negatively impacted. Karst features are to be protected from the discharge of untreated stormwater.
7. Contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.
8. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

9. Prior to the approval of the first conditional plat, the petitioner shall coordinate with the City of Brooksville and HCUD to obtain a final determination which entity shall provide water and sewer services to the subdivision.
10. A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.
11. All Roads within this project required to meet the applicable Hernando County Facility Design Guideline requirements, (Collector, Major Local, Local and Frontage Roads).
12. A FDOT access management permit is required for access to U.S. Highway 41 (Broad Street).
13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the southern property boundary. This road shall be constructed in phases to serve adjacent phases/pods of development and shall be required in lieu of a frontage road. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.
14. The petitioner shall construct an east/west collector road to County standards from Mason Smith Road to its intersection with the north/south collector road.
15. Minimum Perimeter Setbacks:
  - North: 20'
  - South: 20'
  - West: 20'
  - East: 50' (Deviation from 125')
16. Individual Lot Setbacks (Single-Family Detached):
  - Front: 25'
  - Side: 5' (Deviation from 10')
  - Rear: 15' (Deviation from 20')
17. Individual Lot Setbacks (Villas):
  - Front: 25'
  - Side: 5' (External)/0' (Between Units) (Deviation from 10')

- Rear: 15' (Deviation from 20')
18. Individual Lot Setbacks (Townhomes):
    - Front: 25'
    - Side: 0' (Deviation from 10')
    - Rear: 15' (Deviation from 20')
  19. Lot Sizes/Lot Widths:
    - Single-Family Lot Widths: 40' and 50' (Deviation from 60')
    - Single-Family Lot Sizes: 4,800 square feet (Deviation from 6,000 square feet) and 6,000 square feet
    - Villa Lot Widths: 70'
    - Villa Lot Sizes: 8,400 square feet
    - Townhouse Lot Widths: 18' (Deviation from 60')
    - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)
  20. The petitioner shall provide a 15' buffer along the site perimeter adjacent to existing or approved residential subdivisions. This buffer shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.
  21. The petitioner shall construct a treed boulevard entrance from U.S. Highway 41 (Broad Street) into the development in accordance with the Hernando County Land Development Regulations.
  22. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (3 per residential pod) for the subject development. The primary park shall be located at the center of the sites, along the north/south collector road. Additional pocket parks shall be located in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.
  23. The petitioner shall be required to dedicate twenty-seven (27) acres for the preservation of natural vegetation.
  24. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
  25. The petitioner shall design the development whereby the villa and townhome lots will be centrally located within the development, near the proposed recreation amenity within H-21-87 or clustered with other lot types within H-21-87. ~~The lot sizes shall transition from the~~



~~villa and townhome lots within the center section of the development to the 40'-lot pods to the north (where near Mason-Smith Road) and 50'-lots~~ Lots along the perimeter where adjacent to the approved Hernando Oaks subdivision shall be single-family detached homes on lots a minimum of 50' in width. A comprehensive lot layout shall be required at the time of conditional plat.

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

## Applicant's Request

The applicant is proposing to make the following changes to the project:

- Clarify the provision of neighborhood park and open space (performance condition 22).
- Change the location of the villa and townhome lots (performance condition 25).
- Correct the Villa Lot sizes and lot widths (performance condition 19).
- Eliminate the secondary connection to Mason Smith Road from the east/west collector roadway and extend the east/west collector roadway as a future connection to the west property line (performance condition 14).
- Construct the north/south collector road from Mason Smith Road to the southern property line in phases to serve adjacent development pods. The physical connection of the north/south collector roadway to the south will be made based upon need and demand by the County Engineer once an actual physical connection can be made (performance condition 13).
- Clarify the timing of the 30 day Master Plan.

The proposed changes to the performance conditions are shown in strike through underline format and are requested as follows:

13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the ~~south~~ southern property boundary. a distance of approximately 800 feet from of the intersecting roundabout with the east west collector road. ~~This road shall be constructed in phases to serve adjacent phases/pods of development and shall be required in lieu of a frontage road. A connection of the north/south collector roadway to the southern boundary will be made based upon need and demand by the County Engineer once an actual physical connection can be made to the south.~~ A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.

14. The petitioner shall construct an east/west collector road to County standards from ~~Mason Smith Road~~ US 41 (Broad Street) to its intersection with and the north/south collector road to the western property line for a future connection. The physical connection to the western property line shall be based upon need and demand as determined by the County Engineer.



19. Lot Sizes/Lot Widths:

- Single-Family Lot Widths: 40' and 50' (Deviation from 60')
- Single-Family Lot Sizes: 4,800 square feet (Deviation from 6,000 square feet) and 6,000 square feet
- Villa Lot Widths: ~~70'~~ 35 feet
- Villa Lot Sizes: ~~8,400~~ 4,200 square feet
- Townhouse Lot Widths: 18' (Deviation from 60')
- Townhouse Lot Sizes: 2,160 (Deviation from 6,000)

22. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (~~3 per residential pod~~) for the subject development. The primary park shall be located at proximate to the center of the sites, along the north/south collector road. Additional ~~pocket parks~~ recreation space will be provided as passive recreation shall be located in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.

25. The petitioner shall design the development whereby the villa and townhome lots will be ~~centrally located within the development, near the proposed recreation amenity within H-21-87 or clustered with other lot types within H-21-87 the project.~~ Lots along the perimeter are permitted with the exception of where adjacent to the approved Hernando Oaks subdivision which shall be single-family detached homes on lots a minimum of 50' in width. ~~A comprehensive lot layout shall be required at the time of conditional plat.~~

31. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC approval Action. Failure to submit the revised plan will result in no further development permits being issued.

**No other changes to the approved performance conditions from Resolution 2022-123 are being requested.**

## General Project Description

Primary access to the community will come directly from US 41, via a tree-lined entrance boulevard. US 41 is a six-laned highway at this location with an excellent level of service. Approximately 1,000 feet into the community the entrance boulevard will intersect into a second collector road, running north-south through the project. In addition to providing

access to the project's housing pods, the N/S collector road will connect to Mason-Smith Road to the north and eventually to the US 41 entrance road from a planned Phase 5 of Hernando Oaks to the south, when built. The main entrance boulevard will continue toward the west boundary of the project in phases, continuing to provide access to project housing pods.

The proposed community will consist of several distinct housing pods. Single family dwelling units and villas may be clustered by similar type or "mixed." Townhomes are planned for the northeastern section of the property adjacent to Mason Smith Road. Existing wetlands and floodplains will be incorporated into the project design, providing open space and aesthetic features. The major floodplain flow-way will be protected and become an element in the project's passive recreation plans. A community recreation area has been conceptually shown on the master plan along the north/south collector roadway, and additional passive open space will be located within the community. The community recreation area may also serve as a model or sales center.

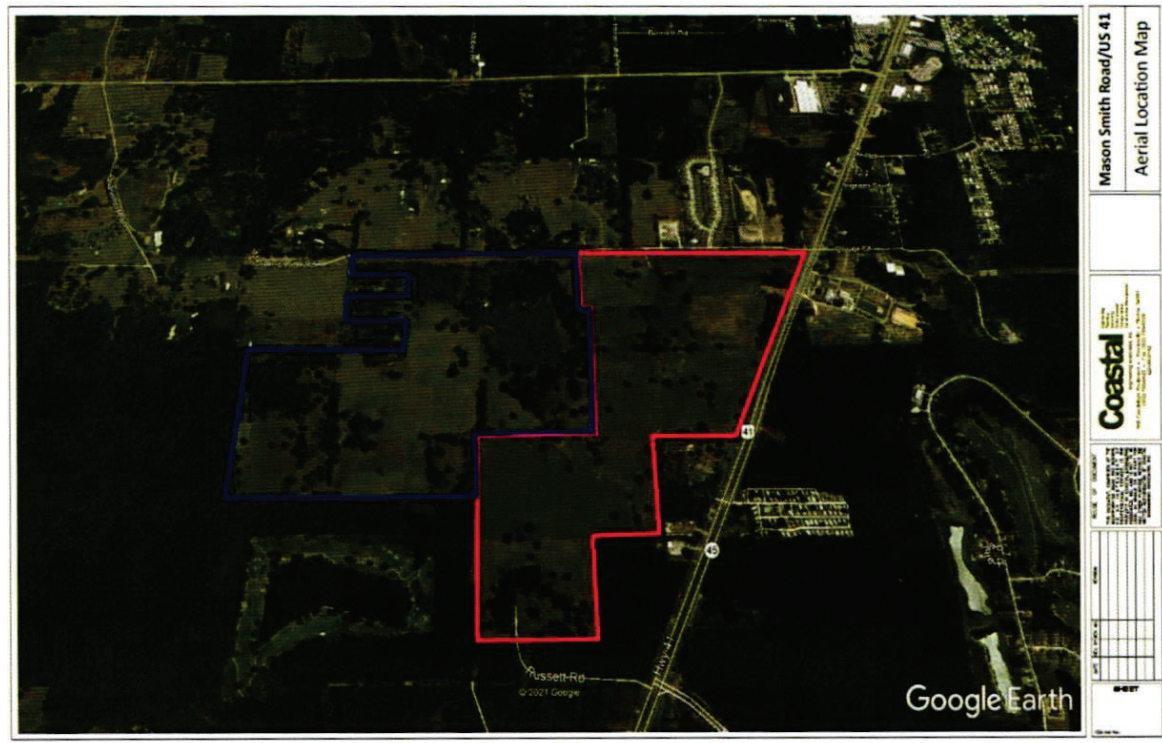
The property consists primarily of active pasture that is currently grazed by cattle. There are also multiple wetland systems as well as a ditch through the southern portion of the property. The wetland systems are generally depicted on the proposed master plan and will become natural features in the overall project design. No gopher tortoises or their burrows were observed. The onsite habitat is poor for gopher tortoises. One listed species, the southeastern American kestrel, was observed on site, however, a nest was not observed. Protected plants are not expected to occur on the vacant lots since the area has been previously cleared.

Both the City of Brooksville and Hernando County have potable water and sewer infrastructure in the immediate area, with the City serving Seagate (north) and Southern Hills Plantation (east) and the County serving Hernando Oaks (south). The project sits primarily in the City First Right to Serve area, with the southern portion being in the County Service Area. Potable Water supply will be provided by the City of Brooksville Utilities. The City of Brooksville has expressed interest in providing sewer service for the project, however a Water and Sewer Agreement will need to be executed between the developer and the City of Brooksville.



## Exhibits

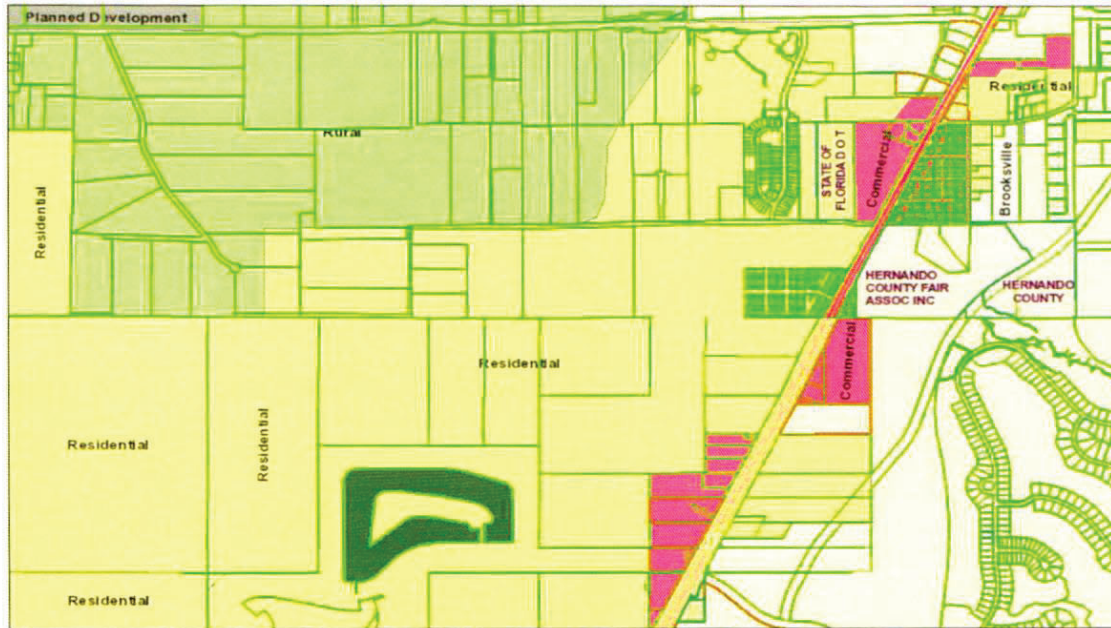
### General Location



### Current Zoning-Agricultural



## Current Land Use Designation-Residential



## Surrounding Zoning and Land Use

PROPERTY DESCRIPTION		ZONING	FLU
NORTH	Mason-Smith Road	-	-
SOUTH	Proposed Future Phase of Hernando Oaks	CPDP	Residential
EAST	2-acres of vacant residential land owned by Shirley Shott Trustee, <i>et. al.</i>	R1B	Residential
	Brooksville Christian Church	AG	Residential
	1.9-acres of residential land owned by Jeffrey Statkus	PDP(OP)	Commercial
	Sail Inn Pub	PDP(HC)	Commercial
	Frito Lays Transportation Hub	C2	Commercial
	5.7-acres of residential land owned by Katherine Albritton	AG	Commercial
	6.2-acres of vacant commercial land owned by Phyllis Huffman Trustee, <i>et.al.</i>	C1	Commercial
	4.9-acres of vacant commercial land owned by Joyce Stenholm Trustee	C1	Commercial
	Broad Street (US Hwy 41)	-	-
WEST	172.4-acres of improved pastureland owned by John Mason Trustee	AG	Residential





## Soils

Map Unit Symbol	Map Unit Name
6	Arredondo fine sand, 0 to 5 percent slopes
11	Blichton loamy fine sand, 0 to 2 percent slopes
12	Blichton loamy fine sand, 2 to 5 percent slopes
20	Flemington fine sandy loam, 0 to 2 percent slopes
21	Flemington fine sandy loam, 2 to 5 percent slopes
25	Floridana variant loamy fine sand
29	Kendrick fine sand, 0 to 5 percent slopes
34	Micanopy loamy fine sand, 2 to 5 percent slopes
36	Nobleton fine sand, 0 to 5 percent slopes
47	Sparr fine sand, 0 to 5 percent slopes
99	Water

