

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-22-47 Official Date Stamp:



Application to Change a Zoning Classification

Application request (check one):

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

Received JUN 15 2022 Planning Department Hernando County, Florida

Date: 5/25/2022

APPLICANT NAME: Suresh Gupta

Address: 5200 Vineland Road, Suite 200
City: Orlando State: Florida Zip: 32811
Phone: (727) 900 9680 Email: jgardner@parksquarehomes.com
Property owner's name: (if not the applicant) Walton Acquisition FL, LLC

REPRESENTATIVE/CONTACT NAME: Richard Reace

Company Name: WGI
Address: 3111 Martin Luther King Jr Blvd Suite 375
City: Tampa State: Florida Zip: 33607
Phone: (813) 557 0755 Email: richard.reace@wginc.com

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 001144915, 01144924, 01631014, 01631023, and 01631032
2. SECTION 11, 12, 13, and 14, TOWNSHIP 22, RANGE 17
3. Current zoning classification: CPDP/Combined Planned Development Project
4. Desired zoning classification: Reestablishment of a Master Plan with same zoning classification
5. Size of area covered by application: 264.33
6. Highway and street boundaries: U.S. Hwy 19, Outer Banks Drive, Glen Lakes Blvd, Happy Days Drive
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

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

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

SEE ATTACHED Signature Page
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

See attached
Signature of Notary Public

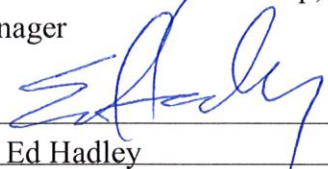
Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

**HERNANDO COUNTY ZONING AMENDMENT PETITION  
SIGNATURE PAGE**

Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton International Group, Inc., a Nevada corporation  
Its: Manager

By:   
Name: Ed Hadley  
Title: Authorized Signatory

**Received**

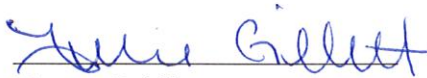
**JUN 15 2022**

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA    )

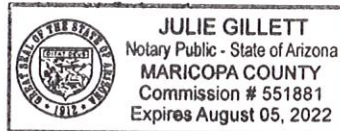
Planning Department  
Hernando County, Florida

On this 1st day of June, 2022, before me, a Notary Public in and for said State of Arizona, personal appeared Ed Hadley, to me personally known, who by me duly sworn (or affirmed), did say that he/she is the Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company and that said instrument was signed on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

  
Notary Public

My Commission expires: 08/05/2022



JUN 15 2022

**MASTER SITE PLAN PROJECT NARRATIVE  
CANOPY PLANNED DEVELOPMENT  
Prepared by WGI**

Planning Department  
Hernando County, Florida

*Initial Submittal: 6/13/2022*

**PROPOSAL**

The proposed development request is unchanged from the previously approved application H1525. The Master Site Plan consists of 263.64 acres with a total of 842 vested single-family lots, a recreation area/open space, and wetland areas. The overall project density will be 3.19 du/ac. The Key and Parcel Numbers for the subject property are as follows:

- Key #: 01144915/Parcel #: R11 422 17 0000 0030 0000
- Key #: 01144924/Parcel #: R12 422 17 0000 0040 0000
- Key #: 01631014/Parcel #: R13 422 17 0000 0020 0050
- Key #: 01631023/Parcel #: R13 422 17 0000 0080 0010
- Key #: 01631032/Parcel #: R14 422 17 0000 0010 0031

The current proposal does not include any code deviations from the previously submitted application H1525 that was approved by the Board of County Commissioners at the September 10<sup>th</sup>, 2015, hearing. The calculated density has increased slightly because we have utilized what we believe is the correct site area (263.64 acres) compared to the area utilized in previous calculations (284 acres). Nevertheless, the actual site area and number of units requested remains the same.

**SITE CHARACTERISTICS**

The property is located on the west side of U.S. Highway 19, north of County Road 50 in portions of Sections 11, 12, 13, and 14, Township 22, Range 17, Hernando County, Florida. Access to the property is proposed through a main entrance boulevard that will be constructed at the intersection of US 19 and Bourassa Avenue. Additional access will occur via Outer Banks Drive. The subject site will have its own internal roadway system to provide access to all proposed areas of development. Roadways shall be public, conveyed to the county, and maintained by the county. The roadway alignments and internal access points shown in the Master Site Plan are conceptual in nature and may be subject to change based on project conditions, as development proceeds.

As stated, the site contains 263.64 acres more or less (MOL) with 101.08 acres planned for single-family lots, 54.91 acres for recreation/open space, 31.31 acres of wetlands per Southwest Florida Water Management District (SWFWMD) data, 41.74 acres of proposed lakes, ponds, and DRA's and 34.60 acres of R/W. The known activities and uses on site will consist of single-family residential homes and some recreational use within a community/clubhouse area.

**ENVIRONMENTAL CONSIDERATIONS**

According to the current flood insurance maps issued by the Federal Emergency Management Agency (FEMA), the site appears to lie within the Zones X, A, and AE. The constructed drainage features that will be incorporated into the master site plan will constitute 41.74 acres MOL within the overall development. These drainage features will serve double as stormwater management ponds and aesthetic features for resident viewing. The water features that will be found on the property after development are surface waters and will include the wet detention ponds shown in the master site plan.

The main soil type on the property is Candler Fine Sand which provides suitable habitats for gopher tortoises. Due to the soil and habitat potential, several commensal species have the likelihood to appear on the project site. This potential is moderate, and the species include, but are not limited to, the Eastern Indigo snake, Florida mouse, Florida Pine snake, and Gopher frog. The site should be inspected before construction and a Florida Fish and Wildlife Conservation Commission permit may be required before site alterations.

The subject property has wetlands and surface waters that constitute on-site habitats. The largest wetland area is in the southwestern portion of the subject site; there are 17 total separate wetland areas on the property. The wetlands total 1,529,803 square feet MOL (35.12 acres MOL) and the surface waters total 73,996 square feet MOL (1.70 acres MOL). According to County resources, the wetlands on-site are Class 2 and Class 3 wetlands. There are no Special Protection Areas on site, and the property has no Wellhead Protection Areas. These wetlands will be mitigated based on the various degrees of impacts based on SWFWMD standards. Any mitigating activities will be permitted with the SWFWMD and other appropriate and applicable state and federal agencies.

The subject property abuts forested areas to the West and North. As required by the County's Comprehensive plan, the site includes a 30-foot setback and fire buffer along these site boundaries. It is understood that new developments will be required to provide to their residents Florida-Friendly Landscaping™ Program materials, Firewise practices of the Community Wildfire Protection Plan and encourage the use of the principles, techniques, and landscaping recommendations. Additionally, the applicant will coordinate with the Florida Forest Service to become a Firewise Community and seek to educate residents in Firewise principles with the long-term goal of reducing wildfire risk.

### **SITE PLAN**

The development program is to create a residential subdivision that supports single-family homes and provides residents with recreation opportunities, adequate access/circulation, and public utilities.

The proposed Master Site Plan allows for a minimum allowable lot width of 40 feet and a minimum allowable lot depth of 105 feet, making the smallest allowable lot size to be 4200 SF. The minimum front, side, and rear setbacks are as follows: 20 feet, 5 feet, and 15 feet, respectively. The buffer width for the development will be 75 feet along US 19, 30 feet along the north and west boundaries, and 20 feet along the remaining perimeter. The buffers along all boundaries of the development may be part of a lot or may be part of a separate tract at the developer's discretion; in either case, the 20, 30, or 75-foot perimeter setback will apply.

Currently, all road locations and the proposed development density remain unchanged from the previously approved H1525 application. It is understood that a Traffic Impact Analysis (TIA) will be necessary upon request of the development order for the site plan and as a part of the application for a Certificate of Concurrency. Access will be created from US 19 and Outer Banks Drive. All roadway improvements will be constructed above the 100-year flood plain within in the development.

Water and sewer infrastructure has not yet been constructed on the property, however, potable water and sewer, are proposed improvements for the development. Water and sewer upgrades may be required contingent upon engineer's calculations at the time of final village design. The location of existing public facilities is detailed in the Impacts to Public Facilities below.

The proposed uses within all villages are single-family residential, except for Village A. Village A will have a central amenity/recreational area for residents to use at their own leisure. All villages contain infrastructure and road improvements to provide internal access and circulation to all lots.

### **IMPACTS TO PUBLIC FACILITIES**

There is currently no water or sewer service supplied directly to the subject property. There is water service available via an existing 16" water line along the west side of US 19, as well as an existing 12" water line on the north side of Outer Banks Drive. There is sewer service available via an existing 20" sewer force main located along the east side of US 19. Current capacity and potential upgrades to existing water and sewer facilities will be determined based on the engineer's estimated flows for the proposed project. The developer will be responsible for all upgrade costs to existing public facilities.

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Planning Department  
Hernando County, Florida



The following utilities are proposed for the development: potable water and sewer. The project will also incorporate drainage features, as discussed in the Environmental Considerations portion of this narrative.

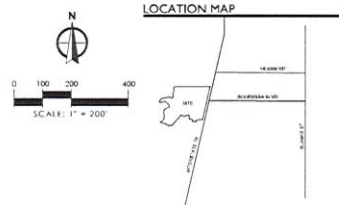
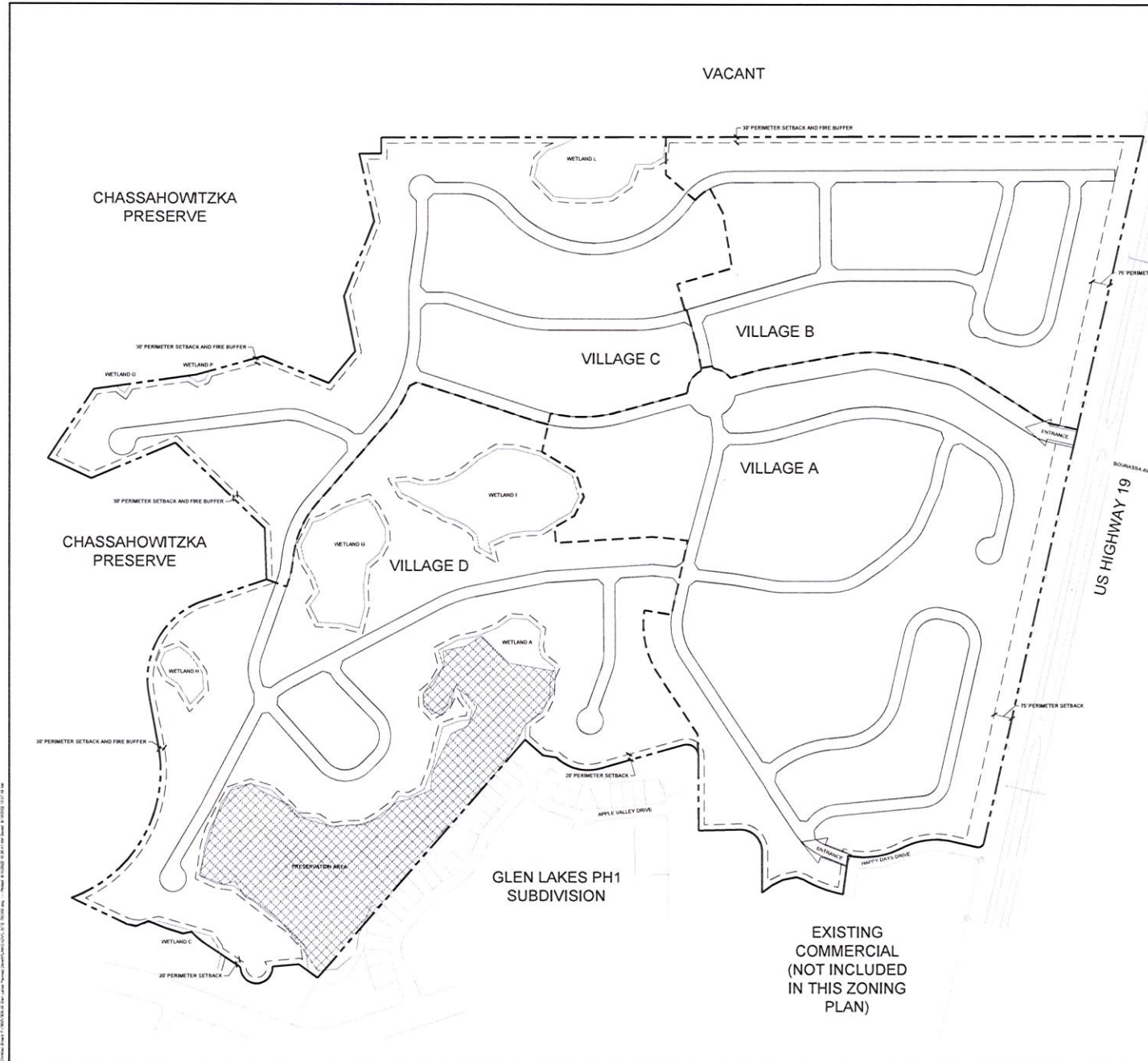
The Applicant will be in correspondence with the appropriate public-school authorities to ensure capacity is available for the new development, and to comply with any additional requirements deemed necessary for compliance.

**WATER AND SEWER SERVICES**

The Applicant will demonstrate compliance with connection standards of applicable ordinances. The capacity of the existing infrastructure will be evaluated and the cost of upgrades to the existing water and sewer systems will be the responsibility of the developer.

**SENIOR, AGE-RESTRICTED, AND AFFORDABLE HOUSING**

This project does not contain any senior, age-restricted, or affordable housing.



**SITE DATA**

TOTAL VESTED UNITS PROPOSED FOR DEVELOPMENT	842
UNIMPOSED VESTED LOTS	0
DENSITY CALCULATIONS	3.19 DU / AC
TOTAL OPEN SPACE	
PROPOSED LAKES/POND/SWIMWAYS	41.74 AC
PROPOSED WETLANDS PER SWFWMD	31.31 AC
RECREATION/OPEN AREA	54.91 AC
TOTAL LOT AREA	101.06 AC
TOTAL RW AREA	34.62 AC
TOTAL PHASE B/C AREA	263.44 AC

**SETBACKS**

MINIMUM LOT WIDTH	40 FEET
MINIMUM LOT DEPTH	105 FEET
MINIMUM FRONT SETBACK	20 FEET
MINIMUM SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	15 FEET

- NOTES:**
1. THE 75' PERIMETER SETBACK ALONG US 19 MAY BE INCLUDED IN THE LOTS AND/OR A SEPARATE TRACT AT DEVELOPER'S OPTION. IN EITHER CASE, THE 75' PERIMETER SETBACK WILL APPLY.
  2. THE BUFFERS SHOWN ON THE NORTH, WEST AND SOUTH BOUNDARIES MAY BE PART OF A LOT OR MAY BE ALL OR PART OF A SEPARATE TRACT AT DEVELOPER'S OPTION. IN EITHER CASE, THE 20' OR 30' BUFFER WILL APPLY.
  3. VILLAGES WILL BE PHASED. ACTUAL PRODUCT MIX MAY VARY BASED ON FINAL ENGINEERING DESIGN AND WILL NOT EXCEED THE TOTAL AUTHORIZED DENSITY.
  4. ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
  5. REQUIRED US 19 TURN LANE IMPROVEMENTS ARE COMPLETED.
  6. THIS MASTER SITE PLAN WILL IN NO WAY ALTER THE ENTITLEMENTS ON LAND THAT IS NOT WITHIN GLEN LAKES PHASE II C. UNDER THE OWNERSHIP OF ACT 164 GLEN LAKES LLC AND FURTHER IDENTIFIED BY THE FOLLOWING PARCEL NUMBERS:  
R11 422 17 0000 0030 0000  
R12 422 17 0000 0040 0000  
R13 422 17 0000 0020 0050  
R13 422 17 0000 0080 0010  
R14 422 17 0000 0010 0011
  7. THE FINAL LOCATION OF OPEN SPACE (PARK SITES), AND RECREATION AREA/AMENITY CENTER ACCESS AND A LIST OF PROPOSED FACILITIES SHALL BE PROVIDED FOR REVIEW AND APPROVAL DURING THE CONDITIONAL PLAT PROCESS. OWNERSHIP AND MAINTENANCE OF THE OPEN SPACE AND PARK SITES SHALL BE PROVIDED BY A HANDICAPED HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT OR OTHER LEGAL ENTITY ESTABLISHED FOR MAINTENANCE.

**KEY**

PREVIOUSLY DEDICATED PRESERVATION AREA FOR UNITS U & T	
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Received  
**JUN 15 2022**  
 Planning Department  
 Hernando County, Florida



NO.	DATE	DESCRIPTION	REVISIONS

GLEN LAKES PHASE II C  
 HERNANDO COUNTY, FL  
 MASTER SITE PLAN

SHEET:  
 MP.1