

From: [Michelle Miller](#)
To: [Alan Congdon](#)
Cc: [Omar DePablo](#)
Subject: FW: Bruger - Rezoning Application and Agenda Items for January 9th Zoning & Commission Meeting
Date: Tuesday, January 3, 2023 1:13:07 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[4 - H-22-76 Staff Report 12-27-22.pdf CYN COMMENTS.pdf](#)
[10 - Concept Plan 12-14-22 revised.pdf](#)
[FW Non-Binding School Capacity Analysis CPAM 22-05 H2276.msg](#)
[8 - REVISED Bruger Rez Justification Report 14.Dec vs Original Submittal Tracked Change v2.pdf](#)
[9 - CLEAN REV Bruger Rezoning Justification Report.pdf](#)

Alan - Please distribute this email and attachments to the P&Z. Also, be sure that we have the updated plans printed for presentation to the P&Z on Monday. Thanks!



Michelle L. Miller, M.S. | Planning Administrator
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28027
Fax: (352) 754-4420
Email: mlmiller@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

"If not us, who? If not now, when?" – John F. Kennedy

From: Cynthia Spidell <cspidell@stearnsweaver.com>
Sent: Tuesday, January 3, 2023 1:03 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>; Omar DePablo <ODePablo@hernandocounty.us>
Cc: 'Casey Krauser' <casey@oakdg.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer <jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>; Carol Walden <cwalden@stearnsweaver.com>
Subject: RE: Bruger - Rezoning Application and Agenda Items for January 9th Zoning & Commission Meeting

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Happy New Year Michelle!

I hope you and your family had a restful and peaceful holiday! After reviewing, the conditions look good, but there are still some scrivener's errors in the staff report itself. Do you think these can be corrected in the staff report for when we go to the Board of County Commissioners?

I have attached my comments for your information – in case there is any confusion by the commission on Monday. In summary:

- Page 1: Applicant request: 52' lot width still appears in some places – should be 50' minimum
- Page 1: Lot Size for interior lots of 6,240 square feet should be (50*110=5500)
- Page 1: Perimeter lots listed as 72' and lot size of 8,640 feet (should be 70' and 70*110=

7700)

- Page 6: Staff Comment claims PD Site Plan does not show which entrance will be the treed boulevard. The Site Plan submitted shows both entrances as treed boulevards.
- Page 6: Neighborhood Parks. Staff Comments state we are only showing 2.12. We area actually showing in excess of 2.12. 2.12 is just the minimum.
- Schools – we'd like the preliminary school report findings to be included (email exchange attached for your ease of reference).
- We'd like the revised application narrative and PD Site Plan from 12/14th to be included for the BCC meeting.

As always, we are happy to support you as needed. In the interest of time, I am sending this to my team simultaneously and therefore, they may have additional comments. Please let me know if you need anything else from us.

Best regards,
Cynthia D. Spidell, MBA, AICP
Associate Director of Planning
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, FL 33602
Direct: 813-222-5064
Office: 813-223-4800
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From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Thursday, December 15, 2022 3:18 PM
To: Cynthia Spidell <cspidell@stearnsweaver.com>; Omar DePablo <ODEpablo@hernandocounty.us>
Cc: 'Casey Krauser' <casey@oakdgc.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer <jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>
Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

Hi Cynthia,

To keep everyone in the loop. I saved the updated narrative for our files and for the P&Z. I also accepted your changes to the conditions and added the new deviations to the front of the staff report. I did not include any of the additional language in the actual body of the report itself as that is generated by staff.

Please let me know if you need anything else. Thanks.

Michelle

| **Michelle L. Miller, M.S. | Planning Administrator**



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"If not us, who? If not now, when?" – John F. Kennedy

From: Cynthia Spidell <cspidell@stearnsweaver.com>
Sent: Wednesday, December 14, 2022 4:45 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>; Omar DePablo <ODEPablo@hernandocounty.us>
Cc: 'Casey Krauser' <casey@oakdg.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer <jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>
Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

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Hi Michelle,

Thank you so much for working with us on our concerns, especially in advance of your vacation and the holidays! The team has had a chance to review and go over everything. Please find attached both our proposed edits to the staff report/conditions as well as our revised narrative (one clean version and one with tracked changes from original submittal). We look forward to going over everything with you tomorrow.

Best regards,
Cynthia

From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Monday, December 12, 2022 4:28 PM
To: Cynthia Spidell <cspidell@stearnsweaver.com>; Omar DePablo <ODEPablo@hernandocounty.us>
Cc: 'Casey Krauser' <casey@oakdg.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer <jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>; Carol Walden <cwalden@stearnsweaver.com>
Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

Friday is tough, but Thursday between 11 and 3 is open. Let me know if that works.

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From: Cynthia Spidell <cspidell@stearnsweaver.com>
Sent: Monday, December 12, 2022 4:00 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>; Omar DePablo <ODePablo@hernandocounty.us>
Cc: 'Casey Krauser' <casey@oakdg.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer <jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>; Carol Walden <cwalden@stearnsweaver.com>
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Will do. I think I found the source of the disconnection on the lot sizes, so we will also submit a revised narrative as well. Can we set up a meeting directly with you before you leave? Perhaps early Friday?

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From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Monday, December 12, 2022 3:47 PM
To: Cynthia Spidell <cspidell@stearnsweaver.com>; Omar DePablo <ODePablo@hernandocounty.us>
Cc: 'Casey Krauser' <casey@oakdg.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer

<jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>; Carol Walden <cwalden@stearnsweaver.com>

Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

Hi Cynthia,

Slight change of plans; Omar and I met this afternoon and I'll be working with you to finalize the staff report for January. I'm off next week so please get me any thoughts you have by Wednesday so I can review and get things compiled for the hearing.

I believe we can keep the Comp Plan Amendment on the agenda for January and we will just hold the BOCC hearing for the rezoning in February. Timing-wise it actually works out just fine since the effective date for the CPAM will be very close to the hearing date for the BOCC.

Let me know if we need to discuss anything; tomorrow is BOCC, but I should be back in the afternoon.



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From: Cynthia Spidell <cspidell@stearnsweaver.com>

Sent: Monday, December 12, 2022 3:33 PM

To: Michelle Miller <MLMiller@co.hernando.fl.us>; Omar DePablo <ODEPablo@hernandocounty.us>

Cc: 'Casey Krauser' <casey@oakdkg.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer <jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>; Carol Walden <cwalden@stearnsweaver.com>

Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

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Thank you, Michelle. We will take a look at the staff report asap and make some corrective suggestions. Thank you for checking this morning that the correct PD Site Plan and narrative were entered into the record/agenda at today's hearing. I am not sure how the staff report was formulated, but we just need to make sure that the information in the report reflects the application and PD Site Plan submitted (and not the old concept plan that was presented at the pre-application meeting).

Since we received approval on the Small Scale Comprehensive Plan, will you be continuing the associated County Commission hearing for that so the two (2) applications are considered on the same County Commission? Or are we keeping the same hearing date for the Comp Plan?

Thank you!

Cynthia D. Spidell, MBA, AICP
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From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Monday, December 12, 2022 12:35 PM
To: Cynthia Spidell <cspidell@stearnsweaver.com>; Omar DePablo <ODePablo@hernandocounty.us>
Cc: 'Casey Krauser' <casey@oakdgd.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer <jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>
Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

Hi everyone,

Our staff reports for January are due this Friday (due to me being on vacation next week.)

I am going to ask Omar to coordinate a zoom meeting with your team to review your comments below and tighten up the staff report. He'll run anything past me that needs further discussion on our end.

Thanks,

Michelle



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"If not us, who? If not now, when?" – John F. Kennedy

From: Cynthia Spidell <cspidell@stearnsweaver.com>

Sent: Sunday, December 11, 2022 4:23 PM

To: Omar DePablo <ODePablo@hernandocounty.us>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; 'Casey Krauser' <casey@oakdg.com>; 'Andrew Eiland' <aeiland@langan.com>; Jake Cremer <jcremer@stearnsweaver.com>; Jessica Icerman <jicerman@stearnsweaver.com>

Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

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Omar,

The team finally had a chance to review the staff report and recommended conditions of approval. We do have a few concerns, which are briefly summarized below. Jessica Icerman, our land use attorney, and I will be there at 8:30 am tomorrow if you have some time to discuss before the 9 am hearing starts. We would like to discuss whether or not each item needs to be discussed in the record at Planning Board, or if we can be a bit more generic and state that we are working with you on our concerns between now and County Commission. In all fairness, we just got the staff reports mid/late last week and we needed some time to review and consult before providing you our feedback.

Here is a brief summary of our concerns:

1. The report notes a Class 3 wetland on the west end of the property. We are pending approval of a jurisdictional from SWFWMD that will deem this a surface water. We would like the record to show and the report revised to state there are no wetlands on the site.
2. It is our understanding that staff previously provided an analysis of student distribution as well as a note for capacity available at the assigned CSAs. We would like this to be included.
3. We would like to re-discuss the buffer to the north and east of the cell tower site since it won't serve much of a purpose.
4. The Access Comments state that we did not identify which access would be the treed boulevard entrance. We would like to clarify this comment with you between now and County Commission.
5. Both the CPAM and Zoning report state that the area is characterized by "standard residential parcels (west and southeast) and agricultural lots varying in size from 2.5 to 5.0 acres". Our analysis shows that the residential parcels are less than an acre in almost all cases. We would like to work with you to consider clarifying that the "standard residential parcels" are 0.50 to 1.0 acres, and the agricultural parcels are the ones that are 2.5-5.0. There is nothing to the west of us that is 2.5 acres or greater. We just want to make sure that the record is accurate when going to County Commission to pre-emptively address potential compatibility concerns.
6. We do not agree to Condition #18 and would like it deleted. Has the County included this on other rezonings? Our experts have indicated that this site is on the outer limit of the range

and was never actually utilized. There are already procedures and federal regulations in place to address the 10,200 acre area. We do not agree that this is a zoning issue.

7. Our application was for a minimum lot width of 50'. The staff report states 52' lot width inaccurately. This also throws off the minimum lot size. Staff appears to have it as 52'x120'. It should be 50'x110' for a minimum lot size of 5,500 SF on those lots noted as 50's. Same goes for those lots noted as 70's should be 70'x110' for 7,700 SF, not 72'x120'.
8. Condition No. 13 does not reflect the flexibility allowed by the code where no natural vegetation can be preserved as contemplated by Section 10-28(2)c:
 - Code Section 10-28 (2)b: Projects greater than twenty (20) acres shall designate an area of at least seven (7) percent 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.
 - Code Section 10-28(2)c: If no preserved natural vegetation is available in subsection b. Or c. Above, then installed native vegetation using Florida Friendly Landscaping practices will be considered after review of the site. A combination of natural and planted may be used to meet this requirement.

CURRENT CONDITION NO. 13: The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

PROPOSED CONDITION NO. 13 (changes in **bold & underline**): The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space. **If preservation of existing native vegetation is not practical as a result of the proposed development needs or site constraints, such as but not limited to existing topography, existing drainage patterns, stormwater design and other infrastructure needs such as water, waste water, and roadway design, then the developer shall instead be allowed to install native vegetation using Florida Friendly Landscaping practices at the time of site development in order to satisfy the minimum vegetation requirement.**

We look forward to discussing with you in more detail tomorrow morning.

Best regards,

Cynthia D. Spidell, MBA, AICP
Associate Director of Planning
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
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From: Omar DePablo <ODePablo@hernandocounty.us>
Sent: Thursday, December 1, 2022 8:15 AM
To: Cynthia Spidell <cspidell@stearnsweaver.com>
Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

Thank you for the response. Have a great day.



Omar DePablo
Senior Planner | Planning Division
Hernando County Development Services Department
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From: Cynthia Spidell <cspidell@stearnsweaver.com>
Sent: Wednesday, November 30, 2022 3:28 PM
To: Omar DePablo <ODePablo@hernandocounty.us>
Cc: Jake Cremer <jcremer@stearnsweaver.com>; Carol Walden <cwalden@stearnsweaver.com>; 'Casey Krauser' <casey@oakdg.com>; 'Andrew Eiland' <aeiland@langan.com>
Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

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Omar,

Thank you for reaching out with your email below. According to the environmental studies conducted, the property was not in a specific target practice area. We do not anticipate that this will become an issue; however, our engineer has experience with past successful approaches (on other properties) and should this question come up during a hearing, he will be there to address if and as needed.

Please feel free to give me a call if you have any questions.

Thank you,
Cynthia D. Spidell, MBA, AICP

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From: Omar DePablo <ODEpablo@hernandocounty.us>
Sent: Friday, November 18, 2022 2:39 PM
To: Carol Walden <cwalden@stearnsweaver.com>
Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

Well didn't think I was going to bother you anymore today, but was reading over engineering comments in preparation of the staff report and came across this:

- How does the applicant intend to notify/inform buyers of the fact that the location is situated in the former **Brooksville Turret Gunnery Range**?

This is not necessarily a planning concern but wanted to put you on notice about the site's history. About 14 years ago, on another portion of the previous range, the Bomb Squad was called out after a call came in about an old (WW2), unexploded ordinance. I would maybe reach out to the Engineering Department for details. I will continue with the staff report as normal, pending any information you receive. Let me know your thoughts.



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From: Carol Walden <cwalden@stearnsweaver.com>
Sent: Friday, November 18, 2022 1:40 PM

To: Omar DePablo <ODEpablo@hernandocounty.us>

Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

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Thank you so much for your help!

Hope you have a Happy Thanksgiving! I will be out of the office next week but will be checking my emails. My cell number is (813) 340-7249 if you need to call me for any reason. Casey Krauser will more than likely be bringing the original signed applications to you.

Carol Walden, Land Development Paralegal
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
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Direct Number: (813) 222-5035
Main Number: (813) 223-4800
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From: Omar DePablo <ODEpablo@hernandocounty.us>

Sent: Friday, November 18, 2022 1:36 PM

To: Carol Walden <cwalden@stearnsweaver.com>

Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

Thank you



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From: Carol Walden <cwalden@stearnsweaver.com>
Sent: Friday, November 18, 2022 1:31 PM
To: Omar DePablo <ODePablo@hernandocounty.us>
Subject: RE: Bruger - Small-Scale Plan Amendment and Rezoning Applications

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Hi Omar,

I did send the original packages via overnight mail via Fed Ex. I do need to send you the original affidavits though so I will get those to you!

Thank you!

Carol Walden, Land Development Paralegal
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
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From: Omar DePablo <ODePablo@hernandocounty.us>
Sent: Friday, November 18, 2022 1:30 PM
To: Carol Walden <cwalden@stearnsweaver.com>
Subject: Bruger - Small-Scale Plan Amendment and Rezoning Applications

Good afternoon. Happy Friday. Administration has brought to my attention that although both packets for the Burger application are complete, both do not have the original signed and notarized application. At your earliest convenience please forward via mail, the original applications for the file. Thank you in advance for your assistance. Have a great weekend and Happy Thanksgiving.



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From: [Michelle Miller](#)
To: [Andrew Eiland](#); [Cynthia Spidell](#)
Subject: FW: Non-Binding School Capacity Analysis: CPAM 22-05 & H2276
Date: Monday, December 12, 2022 9:41:28 AM
Attachments: [1292022_42943_0.jpg](#)
[2022-12-09 H2276 Non-Binding Capacity Analysis.pdf](#)

FYI. I will recognize this as part of the rezoning application.

Michelle L. Miller, M.S. | Planning Administrator
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28027
Fax: (352) 754-4420
Email: mlmiller@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

"If not us, who? If not now, when?" - John F. Kennedy

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

From: James Lipsey <lipsey_j@hcsb.k12.fl.us>
Sent: Friday, December 9, 2022 4:35 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Cc: Omar DePablo <ODEpablo@hernandocounty.us>; Alan Congdon <ACongdon@co.hernando.fl.us>; Alaina Kidd <AKidd@co.hernando.fl.us>; Barbara Mattson <mattson_b@hcsb.k12.fl.us>; Brian Ragan <ragan_b@hcsb.k12.fl.us>
Subject: Non-Binding School Capacity Analysis: CPAM 22-05 & H2276

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.

Michelle:

Please find attached our non-binding capacity analysis for CPAM 22-05 and H2276 - Oak Development Group, Bruger Property, which is scheduled to be heard at P&Z on Monday.

Let me know if you have any questions.

Thanks,

Jim Lipsey
Manager of Planning, Design and Construction
Hernando County School District
8016 Mobley Road
Brooksville, Florida 34601
TEL: (352) 797-7050 ext. 410
INT: 871-410

[Image:HCS D LLL Horizontal JPG.jpg]

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STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 12, 2022
Planning & Zoning Commission: January 9, 2023
Board of County Commissioners: January 10, 2023
Board of County Commissioners: February 14, 2023

APPLICANT: Oak Development Group, LLC

FILE NUMBER: H-22-76

REQUEST: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations

GENERAL LOCATION: Eastern terminus of Godwit Avenue and Gyrafalcon Avenue and south of Seely Lane

PARCEL KEY NUMBERS: 344657

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations to develop a single-family residential subdivision with up to 162 dwelling units on 40.4 acres (4.0 DU/AC). The parcel has an existing communication tower; the gross density includes the tower area.

The petitioner has proposed a minimum lot width of 52' and lot size of 6,240 feet for those internal lots within the subdivision. The lots along the perimeter of the development, at the north, south and west ends, are proposed at a minimum of 72' in width with a total lot size of 8,640 square feet. This rezoning petition is a companion to the Small-Scale Comprehensive Plan Amendment (CPAM2205).

Deviations Requested:

The petitioner is requesting the following deviations as part of the proposed master plan:

- Minimum Lot Area: 5,500 square feet (Deviation from 6,000 square feet)
- Minimum Lot Width: 50' (Deviation from 60')
- Setbacks (R-1A Residential District and PD Perimeter Setbacks):
 - Front: 20' (Deviation from 25')
 - Side: 5' (Deviation from 10')
 - Front (Double Frontage/Corner Lots) - Require one of two frontages to meet 20' Front setback:
 - 2nd Front of Corner Lot: 10' (Deviation from 20')

SITE CHARACTERISTICS

Site Size: 40.4 acres

Surrounding Zoning and Land Use:

North:	AG; Developed/undeveloped residential uses
South:	AG; Developed/undeveloped residential uses
East:	AG; Developed/undeveloped residential uses
West:	R-1A; Developed residential uses

Current Zoning: AG (Agriculture)

Future Land Use Map Designation: Rural (Pending adoption of CPAM2205 to change the Future Land Use to Residential)

ENVIRONMENTAL REVIEW

Soil Type: Basinger Fine Sand, Candler Fine Sand

Resources and Features: The property contains no Wellhead Protections Areas (WHPA) or Special Protection Areas (SPA) according to County data. A Class 3 wetland is located on western boundary.

Comments: The petitioner will be required to provide a wetland delineation on all future development plans.

Habitat: Vacant, undeveloped forested sandhill and low density residential according to FWC CLC (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data) mapping.

Comments: Candler Sands provide habitat suitable for gopher tortoises and commensal species. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

The subject site has an existing communication tower which has an existing eagle's nest. The petitioner has provided the required 500' buffer in order to protect the nest. The area will not be developed and will be zoned PDP(SU)/Planned Development Project (Special Use) in order to preserve the area.

Flood Zone: X with a portion of the western boundary in AE.

Water Quality: This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. Providing information on Florida Friendly Landscaping techniques and proper fertilizer use is another opportunity to educate property owners on water quality.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

SCHOOL DISTRICT REVIEW

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under

actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water service is not available to this parcel, however there are existing 2-inch and 4-inch water mains that run along Fir and Evergreen Streets located in the subdivision to the south, and existing 4-inch and 8-inch water mains approximately 1,800 feet to the north along Smooth Bark Court and Woodland Waters Boulevard. Sewer service will become available via an existing 10-inch sewer force main (running along the western property line) once the Weeping Willow force main has been completed. HCUD has no objection to the request subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING REVIEW:

The subject site is located on the eastern terminus of Godwit Avenue and Gyrafalcon Avenue and south of Seely Lane. The petitioner proposes connections to both Godwit Avenue and Gyrafalcon Avenue. The County Engineer has reviewed the petitioner's request and has the following comments:

- Floodplain permitting, and mitigation are required. Development must conform to Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permit storm drainage design requirements.
- A Traffic Access Analysis will be required. Traffic Access Analysis must include a queuing analysis. Refer to Hernando County Facility Design Guidelines IV-18 for requirements.
- A Traffic Access Analysis Methodology Statement was approved on August 12, 2022.
- The projects internal roadways design and curves shall meet Hernando County Standards. (IE: Collector, Major Local, Local & Frontage Road). Refer to Hernando County Facility Design Guidelines Section IV.

- The petitioner must provide a designed construction access point to be reviewed and approved by County Engineer no later than at time of Conditional Plat.

LAND USE REVIEW

Setbacks and Buffers

The petitioner is proposing the following setbacks, lot sizes and lot widths for each residential lot:

- Front: 20' (Deviation from 25')
- Sides: 5' (Deviation from 10')
- Rear: 20'
- Minimum Lot Width: 52' (Deviation from 60')

The petitioner has also proposed a 20' landscape buffer along the entire perimeter of the project.

Comments: The petitioner has not identified any perimeter setbacks for the subject property. If the master plan is approved, the following minimum perimeter setbacks shall be required:

- Front: 25'
- Side: 10'
- Rear: 10'

Access

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

width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has proposed two points of access into the development – Godwit Avenue and Gyrafalcon Avenue. The petitioner has not indicated which of the two proposed access points will be the required treed boulevard entrance. If approved the petitioner shall provide a treed boulevard entrance in accordance with the Hernando County Land Development Regulations.

Neighborhood Park:

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

Comments: The petitioner has designated 2.12 acres for a neighborhood park. The park meets the minimum requirements for the neighborhood park according to the Hernando County Land Development Regulations. Design shall ensure the park is accessible through the internal roadway network within the development.

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 petitioner has not provided calculations for the preservation of natural vegetation on the site. If the master plan is approved, the petitioner shall be required to set aside 2.81 acres for natural vegetation. The proposed perimeter buffer may be counted toward this requirement.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW:

The subject site is located within the Rural Land Use category and has a corresponding Comprehensive Plan Amendment (CPAM2205). The area is characterized by standard residential parcels (west and southeast) and agricultural lots varying in size from 2.5 to 5.0 acres, with several larger parcels.

Future Land Use Element

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

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

Comments: Single Family is consistent with the associated Small-Scale Comprehensive Plan Amendment (CPAM2205).

FINDINGS OF FACT:

A Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations is appropriate based on consistency with the County's adopted Comprehensive Plan and compatibility with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY:

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

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

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. 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 wetland line shall be shown on the conditional plats.
6. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.

7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.
8. The subdivision shall be limited to 162 single-family residential units located within the PDP(SF)/Planned Development Project (Single-Family) section of the development. No residential units shall be constructed in the area designated as PDP(SU)/Planned Development Project (Special Use) on the master plan. The PDP(SU) shall be reserved for the tower and eagles nest buffer of 500'.
9. The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of vertical construction. All required improvements will be the responsibility of the developer.
10. In conjunction with the conditional plat phase, the petitioner shall perform a Traffic Access Analysis (TAA) in accordance with the requirements of the County Engineer. The Traffic Access Analysis shall include a queuing analysis. Any identified improvements shall be the responsibility of the developer.
11. The petitioner shall maintain a minimum perimeter buffer of 20' enhanced to an 80% opacity by landscaping and augmented with a 6' high opaque fence or wall around the project perimeter, except in areas designated as neighborhood park or drainage. The buffer shall be designated as a common tract and included in the Association documents for long term maintenance.
12. Minimum Lot Setbacks, widths and sizes:
 - Front: 20'(Deviation from 25')
 - Sides: 5' (Deviation from 10')
 - Rear: 20'
13. Minimum Lot Width: 52' (Deviation from 60')
14. Minimum Perimeter Setbacks:
 - Front: 25'
 - Side: 10'
 - Rear: 10'
15. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

16. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations as designated on the master plan. The neighborhood park shall provide vehicular and pedestrian access from the subdivision street network.
17. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
18. 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.
19. The petitioner shall provide a designed construction access point to be reviewed and approved by County Engineer no later than at time of Conditional Plat.
20. The petitioner shall notify residents and/or buyers that the subject site was the former Brooksville Turret Gunnery Range.
21. The petitioner shall provide a boulevard entrance in accordance with County LDR's.
22. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

REZONING APPLICATION NARRATIVE

BRUGER PROPERTY OAK DEVELOPMENT GROUP, LLC

Submitted by:

**Jacob T. Cremer, Esquire
Cynthia D. Spidell, AICP
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 222-5051**

Original Submittal: October 5, 2022

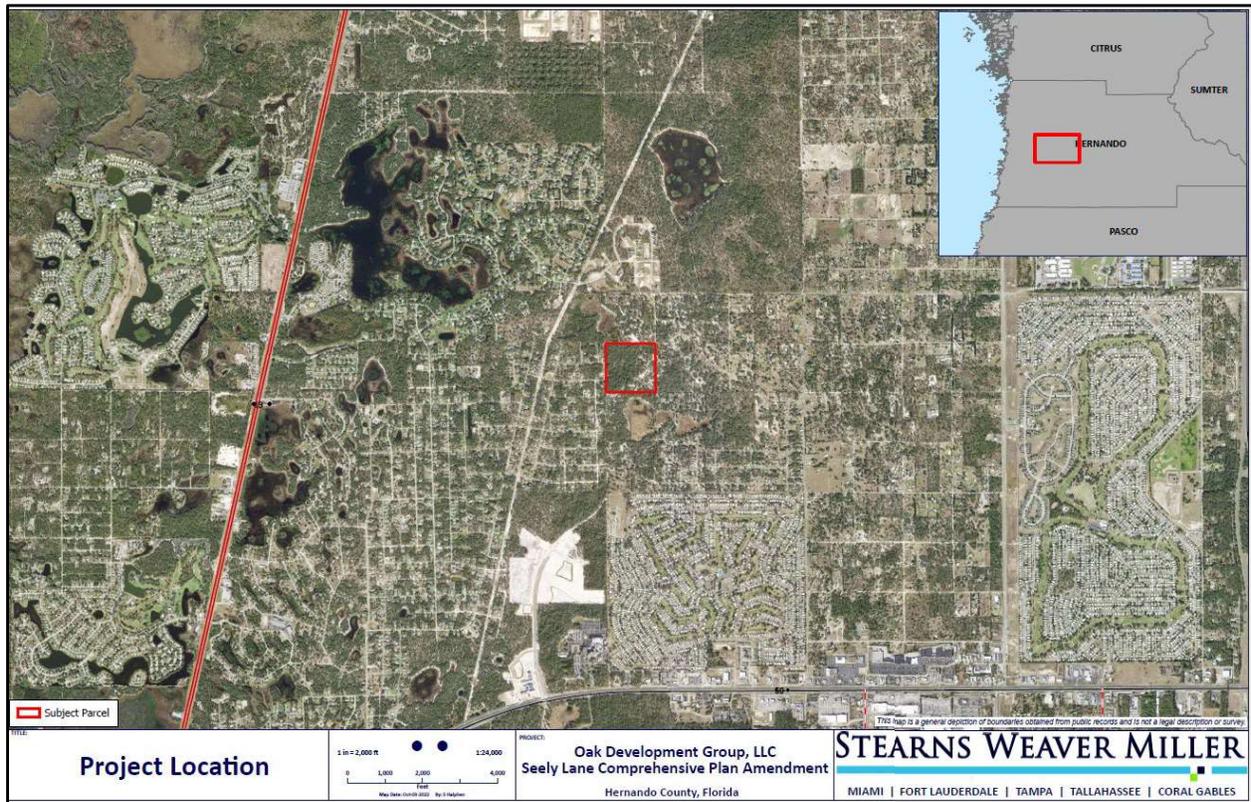
REVISED: December 14, 2022

JUSTIFICATION REPORT
PINE CONE REZONING FROM AG to PDP-SF & PDP-SU

I. Proposal

a. Statement of Proposed Land Use & Acreage.

This rezoning application proposes to change the zoning from the Agricultural District (AG) to Planned Development - Single Family (PDP-SF) on approximately 40.4 acres on parcel key no. 00344657 (the “**Property**”) (**Exhibit A – Location Map**). This rezoning is in conjunction with a corresponding small scale comprehensive plan application for the Property. It should be noted that the area that is allocated to the existing cell tower as depicted on the Master Plan and attached boundary survey shall remain but is being included with this rezoning in order to maintain the option to remove the tower and develop as single family residential in accordance with the applicable conditions and site development standards shown on the Master Plan. The area subject to this rezoning is located on the south side of Seely Lane as set forth below:



b. Statement of Density Level of Residential Uses.

This rezoning proposes a maximum of 162 single family residential units on 40.4 acres for a gross density of 4.00 dwelling unit/gross acre. It should be noted that this gross density also includes the area that is currently shown as a communication tower. This rezoning also proposes a neighborhood park of 2.19 acres which is just above the 2.12 required per the County’s land development regulations (LDR’s) pursuant to Code of Ordinance Section 26-75. Pursuant to such LDR’s, the amount of acreage required is one (1) acre for the first fifty (50) units plus 1/100th of an acre for each dwelling unit over fifty (50) up to 250 dwelling units for a maximum of 3 acres. As this rezoning seeks 162 dwelling units, the calculation is as follows:

Dwelling Units	Acreage
First 50/162	1 acre
Next 112/162	1.12 acre
Minimum Park Acreage:	2.12 acres

The neighborhood park has been creatively located in the area between the residences and the communication tower to maximize its use as a buffer.

c. Statement of Proposed Square Footage of Development and Building Heights of Commercial Uses

No commercial uses are proposed. The single family residential lot layout and dimensional standards are located on the Master Plan (**Exhibit B**). It should be noted that there are only two minimum lot sizes proposed which are:

- ~~52’50’~~ width x ~~120’110’~~ length (~~52x120=6,240~~~~50x110=5,500~~ total lot size)
- ~~72’70’~~ width x ~~120’110’~~ length (~~72x120=8,640~~~~70x110=7,700~~ total lot size)

d. Statement of Proposed Deviations from Code.

The proposed rezoning is to PDP-SF with specific standards unique to this development. The proposed standards deviation from the Euclidian standards for the R1-A zoning district in the following ways:

LDC Section	Description	LDC Requirement	Proposed Amount	Requested Deviation
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Lot Area	6,000 square feet	5,500* square feet	(500) square feet
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Lot Width	60 feet	50* feet	(10) feet

LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Front Yard	25 feet	20 feet	(5) feet
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Side Yard	10 feet	5 feet	(5) feet
LDC Appendix App. A, Article VIII. Section 1.B: Art II, Sec. 3, General Provisions regulations for Planned Development Projects, Perimeter Setback lots and yards	Front Yard <u>Double frontage and corner lots shall meet front yard regulations on all adjacent streets</u>	25 feet <u>2 Fronts</u>	20 feet <u>Request to have only one front: 20 feet on primary front yard and 10 feet on secondary front yard.</u>	(5) feet <u>for secondary front yard</u>
LDC Appendix A, Article VIII. Section 1.B: General Provisions for Planned Development Projects, Perimeter Setback	Side Yard	10 feet	5 feet	(5) feet
*Note: Represents minimum requested for 50-foot lots which are restricted as to location per the Master Plan. Perimeter lots shall be a minimum of 70 feet wide with the exception of one small area along the eastern boundary south of the neighborhood park.				

The R1-A Euclidean zoning district is designed primarily to permit the continued development of established residential areas which include a mixture of conventional single family dwellings and mobile homes and is therefore, not intended to be utilized extensively for future development.. See App. A, Article IV, Sec. 1(3). The proposed ~~PDP(SF) proposes clustered density of~~ 4.39 du/ga- ~~This clustering requires (162 units/40.4 acres). Clustering density to provide perimeter buffers, wider entrances at the access points to accommodate treed boulevards, and neighborhood parks, all require smaller lots and reduced setbacks.~~ However, the proposed PDP(SF) is appropriately buffered and screened to ensure compatibility with the surrounding neighborhoods.

As described in section III.B below, a 20' landscape buffer has been shown on the Master Plan along the ~~entire~~-perimeter of the residential portion of the project. Additionally, the 70' lots are shown along the perimeter with the exception of one small area.

This development is located in the adjusted urbanized area and will allow for an efficient use of public facilities and services.

II. Site Characteristics

- a. **Site Size:** The site subject to this rezoning per the attached Sketch & Description is 40.4) (Exhibit C)
- b. **Existing Land uses and their specific acreage:** N/A. the lot is currently vacant:



- c. **Known activities or uses on-site:** There are no known activities or uses currently on the site.

III. Environmental Considerations.

Environmental considerations such as flood zone, drainage features, and water features have been noted on the Master Plan as applicable. An environmental assessment was conducted for the site (**Exhibit D**). The applicant will follow the recommendations outlined in the report and will comply with all applicable environmental permitting regulations.

Site Plan Discussion.

- a. **Description of the concept of the development plan.**
As can be seen on the attached Master Plan, the County's latest development guidelines have been incorporated into the design. Larger lots have been strategically placed along the perimeter and the 50' lots are interior.

b. **Proposed buffer sizes and separation widths between proposed land uses.**

A 20' landscape perimeter buffer has been shown on the Master Plan along the entire perimeter-residential portion of the project. Additionally, as depicted on the Master Plan, the applicant/developer is committed to placing larger lots (minimum 70' wide) along the perimeter with the exception of a few lots just south of the neighborhood park. It should be noted that the stormwater pond locations and neighborhood park are proposed to be strategically located around the outer portions of the project to maximize perimeter buffering opportunities.

c. **Proposed setbacks and minimum sizes for individual lots.**

The master plan contains the various lot sizes proposed for the project and includes all applicable setbacks on the lot layout.

d. **Proposed uses within pods.**

This rezoning proposes single family residential and a potential recreational amenity center within the neighborhood park.

IV. Public Facilities Impact Analysis.

- a. **Water & Wastewater Analysis.** The following charts outline the potential impacts on water and wastewater:

Potable Water Impacts	
Zoning District	Proposed Density EDU
Planned Development - Single Family*	167
Average Daily Demand	65,130 gallons per day
Maximum Daily Demand	97,695 gallons per day (67.8 gallons per minute)
Required Fire Flow	1000 gallons per minute
Required Fire Flow + Maximum Daily Demand	1067.8 gallons per minute
<p>*Analysis based on PDP (Single Family) Zoning District of 167 equivalent dwelling units as the Zoning Application to be considered concurrently with the CPAS application. (167 EDU = 162 single family homes + Amenity Center assumed @ 5 homes)</p>	
Sanitary Sewer Impacts	
Average Daily Flow	33,400 gallons per day
Peak Hourly Flow	69.58 gallons per minute

- b. **Schools.** School concurrency applies to residential development and thus shall apply to this project. The applicant will work with the school board to complete a school capacity application and shall comply with applicable school concurrency requirements in conjunction with development of the property.
- c. **Parks.** In accordance with Strategy 7.01B(4) of the Hernando County Comprehensive Plan, a project in excess of 1000 new residential units will require an analysis of the proximity and accessibility of a district or community park by the proposed development to determine whether additional facilities are needed. As this project is a maximum of 162 dwelling units, an additional park analysis is not required.

V. Water and Sewer Services.

It is understood that the county subdivision regulations require the dedication of sewer and water systems to the County. It is also understood that such regulations provide

for obtaining water and sewer service from the county, payment of connection fees, and commitments for service.

As part of the zoning and permitting process, the applicant will work with the County and enter into applicable water and sewer agreements. It is also acknowledged that the developer must request water and sewer service from the County.

VI. Senior, Age-Restricted or Affordable Housing.

N/A. None of these items are proposed.

Exhibit List

Listed here but attached to the initial narrative submittal

- Exhibit A – Location Map
- Exhibit B – Master Plan
- Exhibit C – Boundary Survey
- Exhibit D – Environmental Assessment

REZONING APPLICATION NARRATIVE

BRUGER PROPERTY OAK DEVELOPMENT GROUP, LLC

Submitted by:

**Jacob T. Cremer, Esquire
Cynthia D. Spidell, AICP
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 222-5051**

Original Submittal: October 5, 2022

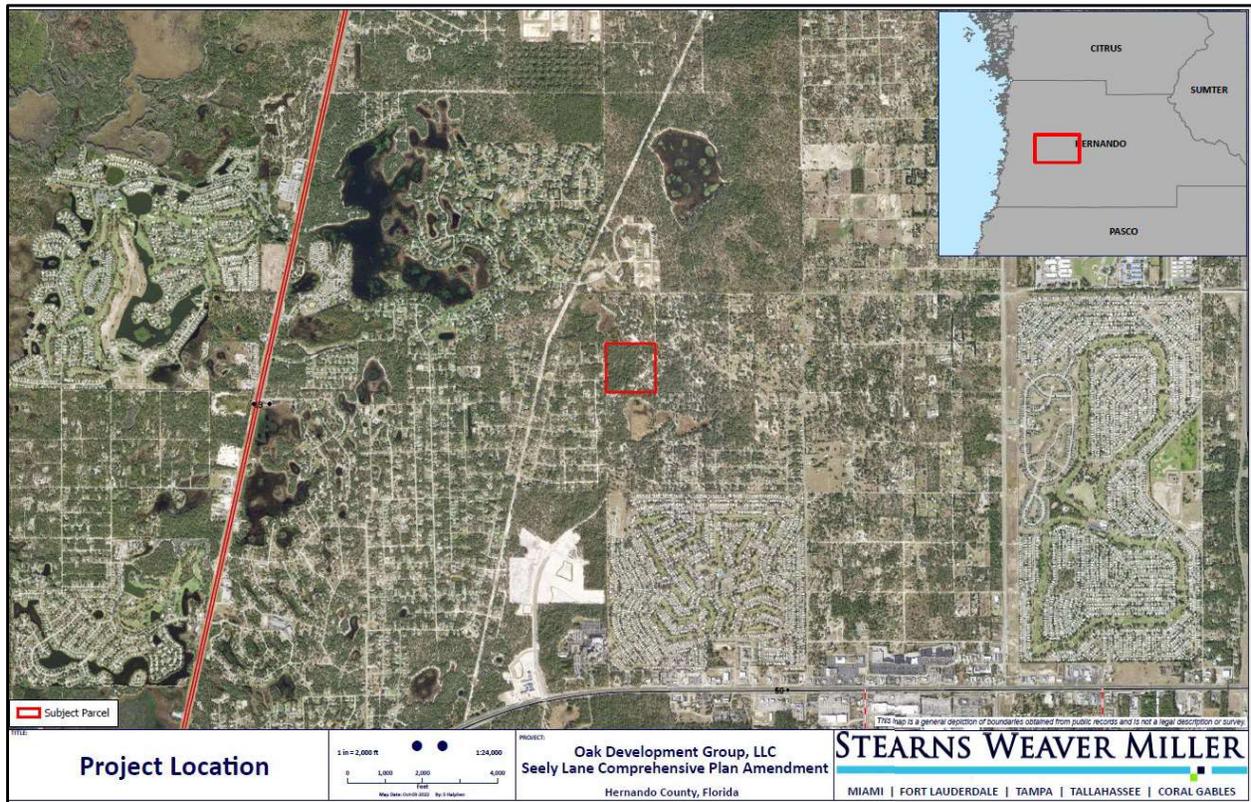
REVISED: December 14, 2022

JUSTIFICATION REPORT
PINE CONE REZONING FROM AG to PDP-SF & PDP-SU

I. Proposal

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b. Statement of Density Level of Residential Uses.

This rezoning proposes a maximum of 162 single family residential units on 40.4 acres for a gross density of 4.00 dwelling unit/gross acre. It should be noted that this gross density also includes the area that is currently shown as a communication tower. This rezoning also proposes a neighborhood park of 2.19 acres which is just above the 2.12 required per the County’s land development regulations (LDR’s) pursuant to Code of Ordinance Section 26-75. Pursuant to such LDR’s, the amount of acreage required is one (1) acre for the first fifty (50) units plus 1/100th of an acre for each dwelling unit over fifty (50) up to 250 dwelling units for a maximum of 3 acres. As this rezoning seeks 162 dwelling units, the calculation is as follows:

Dwelling Units	Acreage
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Minimum Park Acreage:	2.12 acres

The neighborhood park has been creatively located in the area between the residences and the communication tower to maximize its use as a buffer.

c. Statement of Proposed Square Footage of Development and Building Heights of Commercial Uses

No commercial uses are proposed. The single family residential lot layout and dimensional standards are located on the Master Plan (**Exhibit B**). It should be noted that there are only two minimum lot sizes proposed which are:

- 50’ width x 110’ length (50x110=5,500 total lot size)
- 70’ width x 110’ length (70x110=7,700 total lot size)

d. Statement of Proposed Deviations from Code.

The proposed rezoning is to PDP-SF with specific standards unique to this development. The proposed standards deviation from the Euclidian standards for the R1-A zoning district in the following ways:

LDC Section	Description	LDC Requirement	Proposed Amount	Requested Deviation
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Lot Area	6,000 square feet	5,500* square feet	(500) square feet
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Lot Width	60 feet	50* feet	(10) feet

LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Front Yard	25 feet	20 feet	(5) feet
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Side Yard	10 feet	5 feet	(5) feet
LDC App. A, Art II, Sec. 3, General regulations for lots and yards	Double frontage and corner lots shall meet front yard regulations on all adjacent streets	2 Fronts	Request to have only one front: 20 feet on primary front yard and 10 feet on secondary front yard.	(15) feet for secondary front yard
*Note: Represents minimum requested for 50-foot lots which are restricted as to location per the Master Plan. Perimeter lots shall be a minimum of 70 feet wide with the exception of one small area along the eastern boundary south of the neighborhood park.				

The R1-A Euclidean zoning district is designed primarily to permit the continued development of established residential areas which include a mixture of conventional single family dwellings and mobile homes and is therefore, not intended to be utilized extensively for future development.. *See* App. A, Article IV, Sec. 1(3). The proposed density is 4 du/ga (162 units/40.4 acres). Clustering density to provide perimeter buffers, wider entrances at the access points to accommodate treed boulevards, and neighborhood parks, all require smaller lots and reduced setbacks. However, the proposed PDP(SF) is appropriately buffered and screened to ensure compatibility with the surrounding neighborhoods.

As described in section III.B below, a 20’ landscape buffer has been shown on the Master Plan along the perimeter of the residential portion of the project. Additionally, the 70’ lots are shown along the perimeter with the exception of one small area.

This development is located in the adjusted urbanized area and will allow for an efficient use of public facilities and services.

II. Site Characteristics

- a. **Site Size:** The site subject to this rezoning per the attached Sketch & Description is 40.4) (Exhibit C)
- b. **Existing Land uses and their specific acreage:** N/A. the lot is currently vacant:



- c. **Known activities or uses on-site:** There are no known activities or uses currently on the site.

III. Environmental Considerations.

Environmental considerations such as flood zone, drainage features, and water features have been noted on the Master Plan as applicable. An environmental assessment was conducted for the site (**Exhibit D**). The applicant will follow the recommendations outlined in the report and will comply with all applicable environmental permitting regulations.

Site Plan Discussion.

- a. **Description of the concept of the development plan.**
As can be seen on the attached Master Plan, the County's latest development guidelines have been incorporated into the design. Larger lots have been strategically placed along the perimeter and the 50' lots are interior.

b. **Proposed buffer sizes and separation widths between proposed land uses.**

A 20' landscape perimeter buffer has been shown on the Master Plan along the residential portion of the project. Additionally, as depicted on the Master Plan, the applicant/developer is committed to placing larger lots (minimum 70' wide) along the perimeter with the exception of a few lots just south of the neighborhood park. It should be noted that the stormwater pond locations and neighborhood park are proposed to be strategically located around the outer portions of the project to maximize perimeter buffering opportunities.

c. **Proposed setbacks and minimum sizes for individual lots.**

The master plan contains the various lot sizes proposed for the project and includes all applicable setbacks on the lot layout.

d. **Proposed uses within pods.**

This rezoning proposes single family residential and a potential recreational amenity center within the neighborhood park.

IV. Public Facilities Impact Analysis.

- a. **Water & Wastewater Analysis.** The following charts outline the potential impacts on water and wastewater:

Potable Water Impacts	
Zoning District	Proposed Density EDU
Planned Development - Single Family*	167
Average Daily Demand	65,130 gallons per day
Maximum Daily Demand	97,695 gallons per day (67.8 gallons per minute)
Required Fire Flow	1000 gallons per minute
Required Fire Flow + Maximum Daily Demand	1067.8 gallons per minute
<p>*Analysis based on PDP (Single Family) Zoning District of 167 equivalent dwelling units as the Zoning Application to be considered concurrently with the CPAS application. (167 EDU = 162 single family homes + Amenity Center assumed @ 5 homes)</p>	
Sanitary Sewer Impacts	
Average Daily Flow	33,400 gallons per day
Peak Hourly Flow	69.58 gallons per minute

- b. **Schools.** School concurrency applies to residential development and thus shall apply to this project. The applicant will work with the school board to complete a school capacity application and shall comply with applicable school concurrency requirements in conjunction with development of the property.
- c. **Parks.** In accordance with Strategy 7.01B(4) of the Hernando County Comprehensive Plan, a project in excess of 1000 new residential units will require an analysis of the proximity and accessibility of a district or community park by the proposed development to determine whether additional facilities are needed. As this project is a maximum of 162 dwelling units, an additional park analysis is not required.

V. Water and Sewer Services.

It is understood that the county subdivision regulations require the dedication of sewer and water systems to the County. It is also understood that such regulations provide

for obtaining water and sewer service from the county, payment of connection fees, and commitments for service.

As part of the zoning and permitting process, the applicant will work with the County and enter into applicable water and sewer agreements. It is also acknowledged that the developer must request water and sewer service from the County.

VI. Senior, Age-Restricted or Affordable Housing.

N/A. None of these items are proposed.

Exhibit List

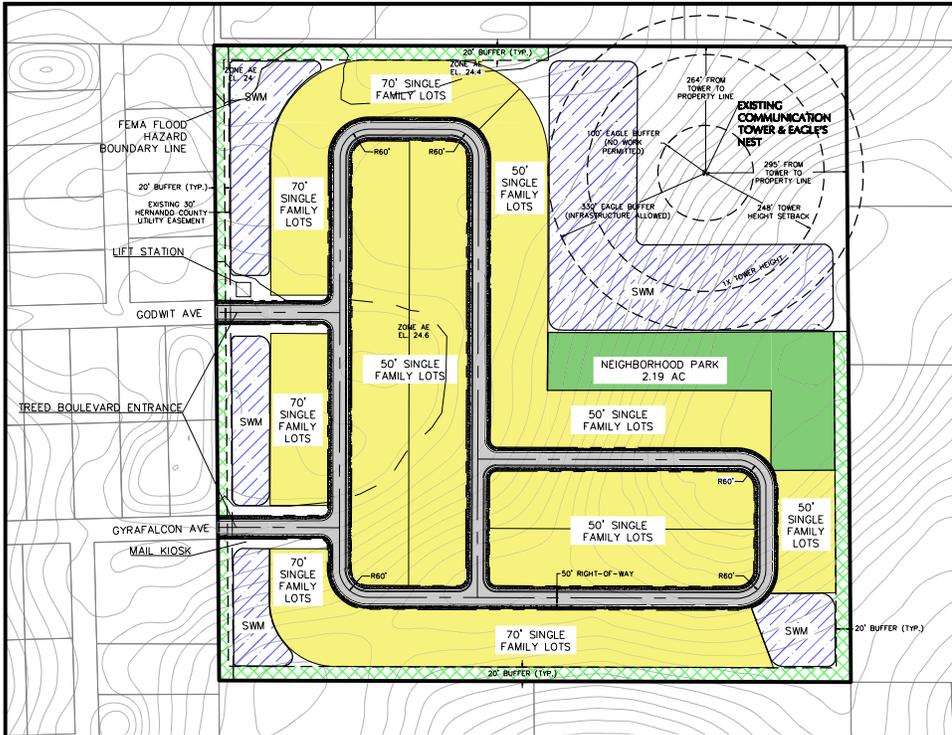
Listed here but attached to the initial narrative submittal

Exhibit A – Location Map

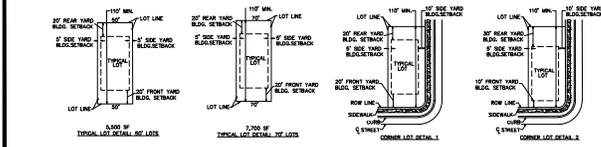
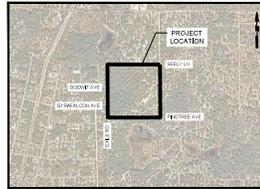
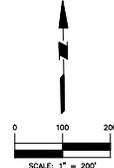
Exhibit B – Master Plan

Exhibit C – Boundary Survey

Exhibit D – Environmental Assessment



- SITE DATA**
1. PARCEL IDKEY: R24423-18-000-0030-0000
 2. AREA: 40.40 ACRES
 3. OWNER: BRUGER LESA TTEE
 4. CURRENT ZONING: AG
 5. PROPOSED ZONING: R24 (SINGLE FAMILY)
 6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 7. SURROUNDING ZONING: NORTH: AG, EAST: AG, SOUTH: AG, WEST: RIC, R10RA
 8. FLOOD ZONE: ZONE AE PER 12053C01660 EFFECTIVE FEBRUARY 2, 2012
 9. PROPOSED LOTS: 162
 10. PROPOSED LOT SIZES (SEE NOTE 3): 50 FT X 110 FT = 5,500 SF, 70 FT X 110 FT = 7,700 SF
 11. PROPOSED DENSITY: 162 LOTS / 40.40 ACRES = 4.02 LOTS / ACRE
 12. PROPOSED YARD SETBACKS: FRONT: 20 FT, REAR: 20 FT, SIDE: 5 FT
 13. MAX. BUILDING HEIGHT: 35 FT / 2-STORIES
 14. NEIGHBORHOOD PARK REQUIREMENTS PER HERMANDO COUNTY CODE OF ORDINANCES SEC. 26-29 (2) PROJECTS OVER 20 ACRES SHALL PROVIDE AT LEAST SEVEN (7%) OF TOTAL PROJECT AREA AS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION REQUIREMENTS. PER HERMANDO COUNTY CODE OF ORDINANCES SEC. 16-29 (2) PROJECTS OVER 20 ACRES SHALL PROVIDE AT LEAST SEVEN (7%) OF TOTAL PROJECT AREA AS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION REQUIREMENTS. TOTAL REQUIRED: 40.40 AC X 7% = 2.83 ACRES TOTAL PROVIDED: 8.84 ACRES (FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, CELL TOWER SITE, OR OTHER OPEN SPACES DEPICTED HEREON WILL BE SHOWN ON CONSTRUCTION PLANS. NOTHING ON THIS MASTER PLAN OR ASSOCIATED APPROVAL SHALL BE CONSTRUED AS A COMMITMENT TO PRESERVE EXISTING NATURAL BUFFER VEGETATION OR PREVENT THE USE OF THE LANDSCAPE BUFFER AREAS AS DRAINAGE SWALES THAT MAY HOUSE UNDERGROUND DRAINAGE STRUCTURES.)
 15. NATIVE VEGETATION PRESERVATION OR PLANTING REQUIREMENTS: PER HERMANDO COUNTY CODE OF ORDINANCES SEC. 16-29 (2) PROJECTS OVER 20 ACRES SHALL PROVIDE AT LEAST SEVEN (7%) OF TOTAL PROJECT AREA AS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION REQUIREMENTS. TOTAL REQUIRED: 40.40 AC X 7% = 2.83 ACRES TOTAL PROVIDED: 8.84 ACRES (FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, CELL TOWER SITE, OR OTHER OPEN SPACES DEPICTED HEREON WILL BE SHOWN ON CONSTRUCTION PLANS. NOTHING ON THIS MASTER PLAN OR ASSOCIATED APPROVAL SHALL BE CONSTRUED AS A COMMITMENT TO PRESERVE EXISTING NATURAL BUFFER VEGETATION OR PREVENT THE USE OF THE LANDSCAPE BUFFER AREAS AS DRAINAGE SWALES THAT MAY HOUSE UNDERGROUND DRAINAGE STRUCTURES.)
- LEGEND**
- SINGLE FAMILY LOT AREA
 - ASPHALT ROADWAY
 - NEIGHBORHOOD PARK AREA
 - LANDSCAPE BUFFER (TO BE CLEARED, GRADED AND PLANTED)
 - CONCRETE SIDEWALK



NOTE

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLANS.
2. STORMWATER MANAGEMENT AND FINAL UTILITY CONFIGURATIONS, FUNCTION, EASEMENTS, SIZE, OR LOCATIONS TO BE DETERMINED WITH THE FINAL APPROVED ENGINEERED SET OF CONSTRUCTION PLANS AND FINAL PLAN.
3. TOPOGRAPHIC INFORMATION IS APPROXIMATE AND REFERENCED FROM SOUTHWEST FLORIDA WATER MANAGEMENT MAPPING AND GIS DEPARTMENT.

PROPOSED LOT SIZES SHOWN ARE MINIMUM. DEVELOPER RESERVES THE RIGHT TO INCREASE LOT SIZES IF AND WHEN NECESSARY.
 2. PROPOSED LOTS ALONG THE PERIMETER ARE MINIMUM 10' WIDE EXCEPT WHERE SHOWN OTHERWISE.
 3. LOT FRONT SETBACKS SHOWN ARE NOT INTENDED AS PROPOSED SIDEWALK, SWALE, OR OTHER REGULAR LOTS MAY DEVIATE FROM THESE LOT SQUARE FOOTAGES SO LONG AS THEY FIT THE TYPICAL HOUSING PRODUCT WITH THE REQUIRED SETBACKS SHOWN.

<p>LANGAN Langan Engineering and Environmental Services, Inc. 400 N. Ashley Drive, Suite 2175 Tampa, FL 33602 T: 813.432.6100 F: 813.432.6101 www.langan.com 121011212 OF ARCHITECTURAL RECORDS</p>	<p>Project: BRUGER PARCEL</p>	<p>Drawing Title: SITE PLAN</p>	<p>Project No.: 300069601</p>	<p>Drawing No.: CS101</p>
	<p>Client: OAK DEVELOPMENT GROUP, LLC HIGH POINT HERMANDO COUNTY FLORIDA</p>	<p>Date: DECEMBER 2022</p>	<p>Drawn By: LL</p>	<p>Checked By: MC</p>