

# 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: 04/15/2024

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



**APPLICANT NAME:** Mellissa Truckenbrod Brooksville Landing LLC  
Address: 6013 Wesley Chapel Blvd, Suite 206 4651 22nd Ave N  
City: Wesley Chapel St. Petersburg State: FL Zip: 33544 33713  
Phone: 727.614.5150 Email: mmarric88@gmail.com mktruckenbrod8@gmail.com  
**Property owner's name:** (if not the applicant) Nicholas Nicholson

**REPRESENTATIVE/CONTACT NAME:** Jon Staples (Darryl Johnston - Johnston Law)  
Company Name: Brooksville Landing LLC  
Address: 4651 22nd Ave N, St. Petersburg, FL 33713  
City: St. Petersburg State: FL Zip: 33713  
Phone: 770 596 4493 Email: jstaplesgt3@gmail.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1695696
2. SECTION 35, TOWNSHIP 22 S, RANGE 19 E
3. Current zoning classification: AG
4. Desired zoning classification: PDP (MF)
5. Size of area covered by application: 30.0 Acres
6. Highway and street boundaries: east side of Emerson Road at intersection of Mitchell Road
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: \_\_\_\_\_)

### PROPERTY OWNER AFFIDAVIT

I, Nicholas Nicholson, 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):

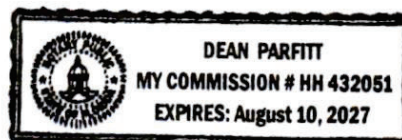
- ☐ I am the owner of the property and am making this application **OR**  
☒ I am the owner of the property and am authorizing (applicant): Mellissa Truckenbrod  
and (representative, if applicable): Darryl Johnston  
to submit an application for the described property.

[Signature]  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2027, by  
Nicholas Nicholson who is personally known to me or produced FLDL as identification.

[Signature]  
Signature of Notary Public



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

Notary Seal/Stamp



Brooksville Landing  
Rezoning Application – Project Narrative  
Brooksville Landing LLC  
Parcel Key # 1695696

Hernando County Property Appraiser ArcGIS Web Map



**Figure 1. Brooksville Landing Parcel (Key No. 01695696) - Aerial & Location Map**

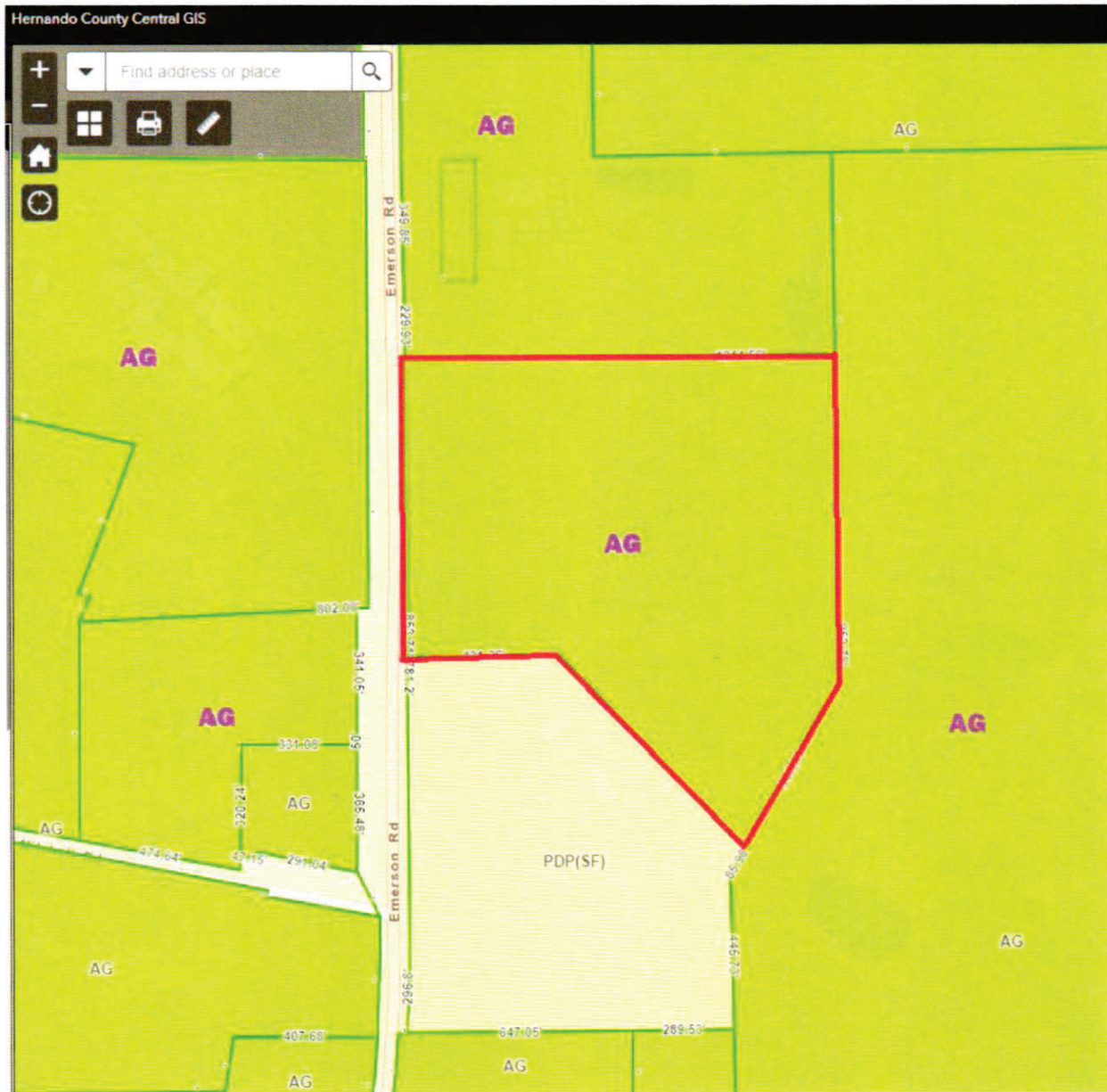
### General

The subject 30.0 acre +/- property lies within Section 35 / Township 22 South / Range 19 East and is located on the east side of Emerson Road, approximately 3000' south of Cortez Boulevard, slightly north of the intersection of Mitchell Road with Emerson Road. The subject property is identified by the Hernando County Property Appraiser (HCPA) as Key Number 01695696 and is outlined in Figure 1 (above).



## Zoning

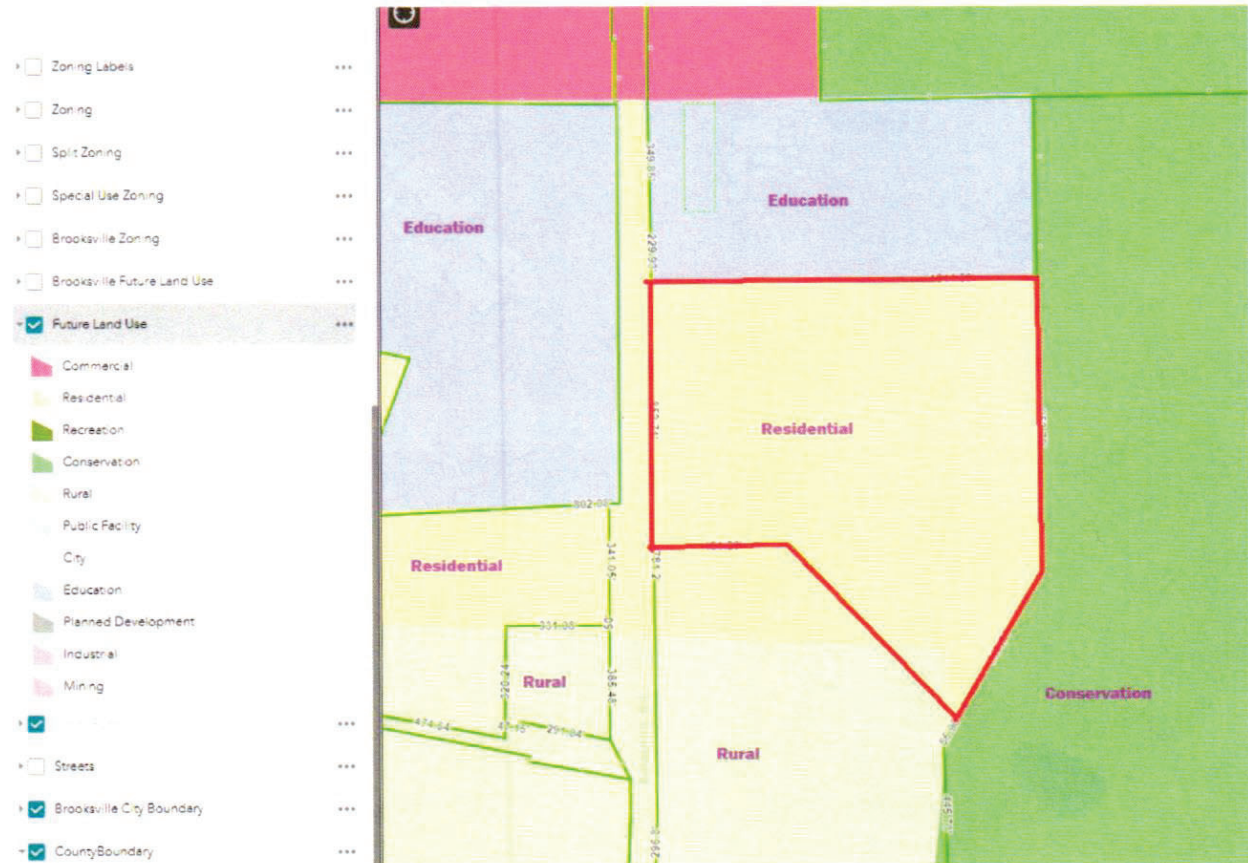
The current zoning for the subject property is Agricultural (AG), and the property was previously zoned Planned Development Multifamily, PDP(MF). Refer to Figure 2 for the property's current zoning map (below).



**Figure 2. Brooksville Landing Parcel (Key No. 01695696) - Current Zoning Map**

## Future Land Use

The property has a Residential designation on the Hernando County Comprehensive Plan Future Land Use (FLU) Map. Refer to Figure 3 for the property's current FLU map (below).



**Figure 3. Brooksville Landing Parcel (Key No. 01695696) - FLU Map**

The following table identifies adjacent zoning classifications and their designation in the comprehensive plan's future land use map.

PROPERTY DESCRIPTION		ZONING	FLU
NORTH	Hernando Christian Private, Academy INC	AG	Education
SOUTH	Meyers Parcel	PDP (SF)	Rural/Residential
EAST	Lao Parcel	AG	Conservation
WEST	Hernando District Schools – Moton Elementary	AG	Education
WEST	West Congregation of Jehovah's Witnesses	AG	Rural
WEST	Kelley Parcel	AG	Rural/Residential

## Subject Site

The subject property is currently mostly wooded, with ~10 acres of cleared land near Emerson road, and the other 20 acres is a mix of forested and semi-forested land. There is a 100-foot wide Duke Energy easement that runs along Emerson road at the front (East) of the property.



## Request

The applicant is requesting a (PDP-MF) designation on the property to allow development of a residential townhome community with amenities. Each unit will consist of a two or three-story townhome and will have a garage. These residences will be of varying sizes, ranging from 1,200 square feet (sf) to 2,400 square feet (sf) of living space. These townhomes will be under fee-simple ownership, and all community property in the neighborhood will be under common landscaping and maintenance.

The project site is gently sloping with soils conducive to the proposed residential development, and the site will have 8+ acres of Drainage Retention Area as part of the on-site stormwater retention system to accommodate the limited floodplain area found on the site. The project will have its main access point directly from Emerson Road, creating a 4-way intersection across from the entrance of Moton Elementary School. The project will be served with central water and sewer by the City of Brooksville Utilities Department, which has infrastructure along Emerson Road.

## Setbacks & Buffers

### Perimeter Building Setbacks:

- North – 50'
- South – 50'
- East (Front from Emerson) – 250'
- West (Rear) – 225'

### Internal Building Setbacks

- From access drive – 25'
- Side – 0' between units; 20' between buildings
- Rear – 20'

### Buffers: where depicted on the proposed zoning master plan

- North (Hernando Christian Academy) – 30' Natural Preserved Buffer
- South (Kelley Property) – 30' Enhanced Buffer
- East (Front from Emerson) – 30' Enhanced Buffer
- West (Rear) – 30' Enhanced Buffer

## Open and Preserved Natural Vegetation Space

The minimum preserved natural vegetation space required for this type of subdivision is 7%, and this project requires a minimum of 2.1 acres of preserved natural vegetation. There will be at least 3 acres of preserved natural vegetation space (as shown on the attached site plan), and this does not include ROWS, buffers, the DRA, or landscaping islands in the parking areas.

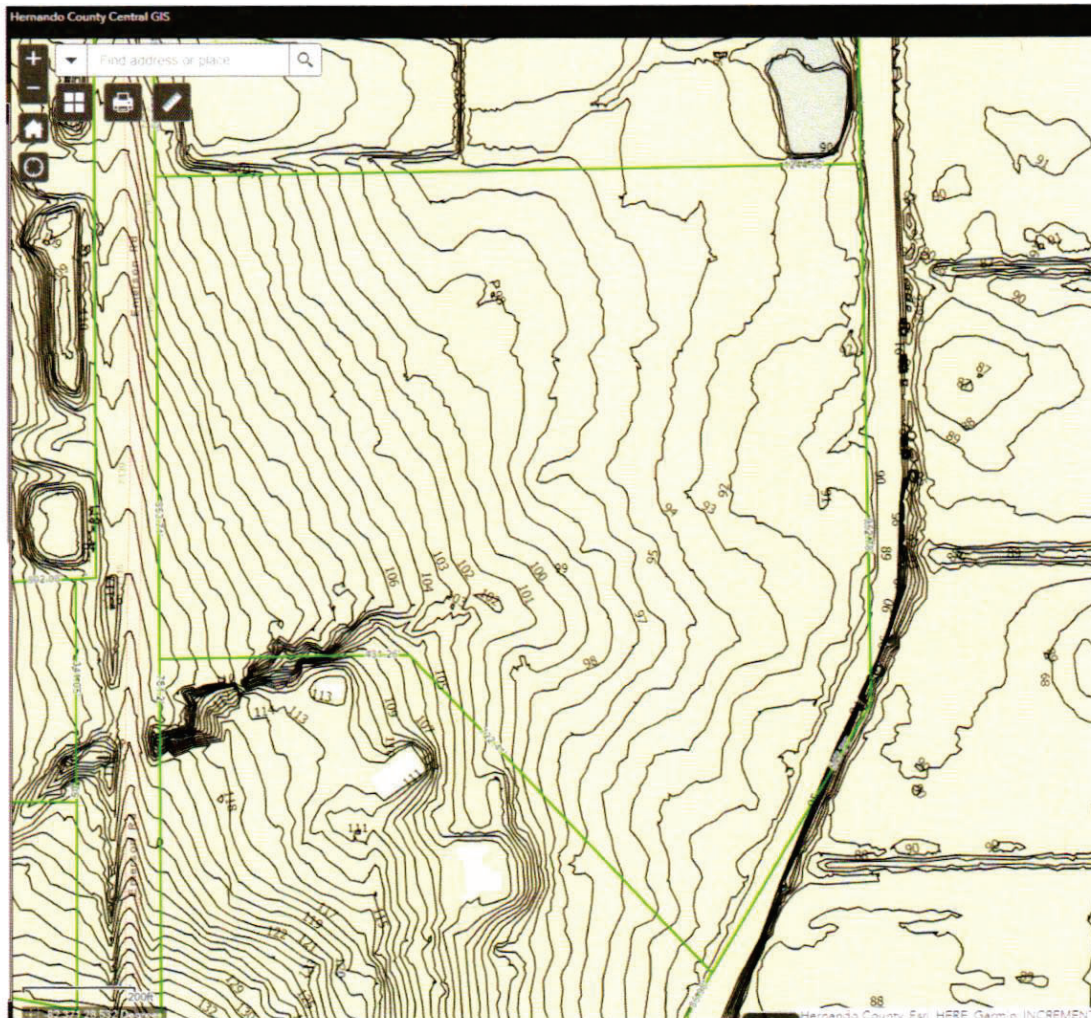
Minimum 30' wide enhanced, 80% opacity buffer will be provided along the north, east, and south project boundaries. A 30' wide easement shall be provided to ensure the buffer is protected, and natural vegetation shall be utilized wherever possible.

This project shall include 5-6 acres of usable open space, and this does not include ROWS, buffers, the DRA, or landscaping islands in the parking areas.

## Topography

As shown in Figure 4 below, site topography ranges from approximately 117' elevation along the western boundary to an elevation of 90' along the stream at the eastern boundary. The elevation ranges from 108' at the western edge of the residential section of the community to 94' elevation at the eastern edge of the residential section.

An 8.07 acre Drainage Retention Area (DRA) is planned for the eastern section of the property between the east edge of the residential area and the canal that borders the eastern edge of the property.



**Figure 4. Brooksville Landing Parcel (Key No. 01695696) - Topography Map**

## Proposed Improvements

Offsite construction will include connection to City of Brooksville Water and Sewer Utilities and construction of access to Emerson Road. The above will be accomplished in accordance with the regulations and standards of the Hernando County Engineer and the City of Brooksville Water and Sewer Utilities Departments.

The community will include numerous amenities, such as park space, walking trails, dog parks, pool and clubhouse, gym, and others.



## Adequate Access

The project will have its main access point directly from Emerson Road, directly across the street from the Moton Elementary School entrance on Emerson Road at a 4-way intersection. A second access point may not be appropriate as any such contemplated access point would be very near to the newly created 4-way intersection. The main access point will consist of one 120' wide Boulevard.

The community will feature driveways and garages for each unit, as well as designated parking areas at the front and rear of the community, so parking along the project access drives should not be necessary. There will also be designated parking areas near the clubhouse, pool, and gym amenities.

## Development Schedule

Development of the property is anticipated to start in early 2025.

## Soils

The Subject Property is located within the Blichton loamy fine sand and the Flemington fine sandy loam soils association area. These types of soils are gently sloping and will provide sufficient drainage for this residential development.

## Drainage Methodology

This project is within the Southwest Florida Water Management District (SWFWMD). Additional stormwater generated by the proposed project will be handled on site using DRAs as generally depicted on the proposed master plan.

The project shall be designed to ensure that the rate of storm water discharge does not exceed the pre-discharge rate for the 25year-24hour storm, and that the volume of the post-discharge does not exceed the pre-discharge volume for the 100year-24hour storm event. The DRA shall be designed with a minimum of six (6) inches of free board.

All storm water management structures shall be designed for the 100year-24hour storm event.

Before any construction can begin, the developer is required to apply for and obtain permits from SWFWMD, FDEP, and Hernando County.

## Site Environmental

There are no wetlands located on this property.

The property mainly consists of smaller trees, with a few large trees intermixed.

There does not appear to be any protected wildlife present, however, like all areas in this region the property shall be inspected for the presence of the gopher tortoise, and tortoise habitats will be relocated by the developer at its own expense.



## Floodplain

The property is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panels 12053C0211D and 12053C0213D, effective date of February 2, 2012. As depicted in Figure 5, the map shows the great majority of the site above the 100-year floodplain, with a low area in the eastern portion of the property being in an AE designation with an elevation of 92.8 feet. This floodplain area will be incorporated into the stormwater retention system in conformance with SWFWMD permitting criteria.

We will use the FEMA maps for mitigation purposes, but we are planning to set all finished floor elevations of the proposed buildings above elevation 94'.

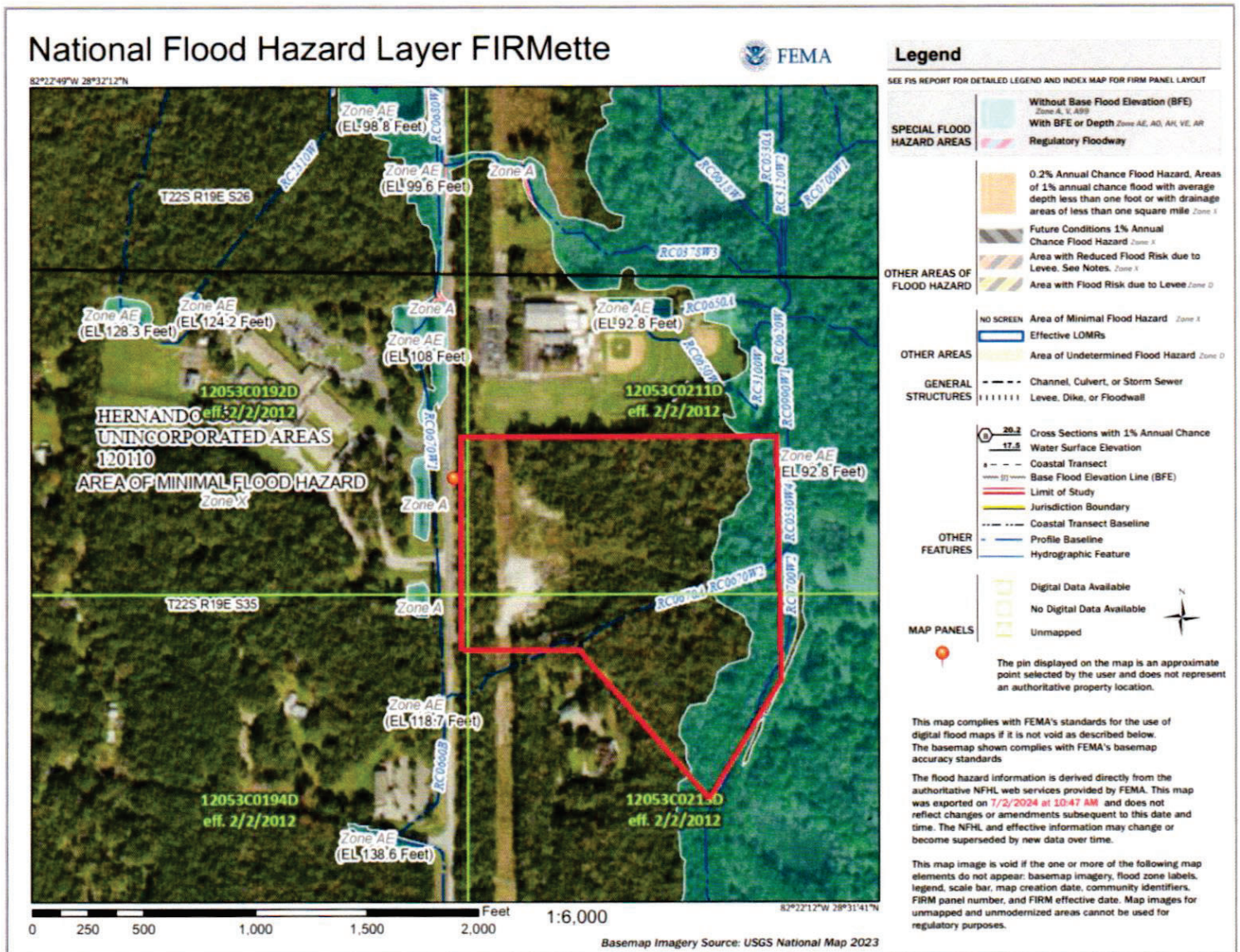


Figure 5. Brooksville Landing Parcel (Key No. 01695696) - Floodplain Map



## Utilities

Utilities are present at the eastern edge of the property along Emerson Road. This area is served by the City of Brooksville Water and Sewer Utilities Department as part of the City of Brooksville First Right To Serve area. Discussions have been held with the Brooksville Utilities Department regarding capacity and points of connection. A pump station may need to be added, and a utility analysis will be conducted prior to design and permitting.

This project is currently on the list of potential projects for the City of Brooksville First Right to Serve Utilities Area for up to 184 lots (Exhibit A). The city is currently dealing with sewer capacity issues and is reviewing options to expand its capacity via several pathways, but we have been assured that we will be able to connect to the sewer infrastructure when ready to do so.

## Deviations

There are no planned deviations at this time.



## Exhibit A

### City of Brooksville First Right to Serve Utilities Area – List of Current Potential Projects

**Section 4. Maximum allowable ERUs.** Currently there is an estimated 1,300 ERU's available in the wastewater treatment facility. The following chart identifies potential users of wastewater capacity who have contacted the city and the total number of ERU units they require. The planning goal is that the total maximum number of annual permits shall not exceed 430 ERUs per year.

Development	Total ERUs
Southern Hills*	600
Cascades Villas*	19
Cascades Phase II*	192
Leyland Preserve	134
Southern Pines	171
Arden of Brooksville Apartments	360 at .64 ERU/ Unit = 230 ERUs
Cloverleaf Phase 8	103 at .64 ERU/unit = 66 ERUs
Rose Rush RV Park	49 at .64 ERU/unit = 32 ERUs
Belle Aire Farms	146
3 parcels R-3	374 at .64 ERU/unit = 240 ERUs
Acme United (Industrial)	20
Liberty Landing	293 mix of single family and townhouses 221 SF 72 TH = 267 ERUs
Milk-a-Way Farms	940 final mix not determined
Majestic Oaks	919 final mix not determined
Jasmine Preserve	423 final mix not determined
Cascades Phase III & IV	1,040 final mix not determined
MLK/Hale Apartments	240 at .64 ERU/unit = 154 ERUs
Horselake Apartments	300 at .64 ERU/unit = 192 ERUs
Housing Authority MLK	84 at .64 ERU/unit = 54 ERUs
Candlelight Apartments	63-90 at .6 at .64 ERU/unit = 54 ERUs 4 ERU/unit = 58 ERUs max
Jefferson Street Apartments	180 at .64 ERU/unit = 115 ERUs
McAteer Tract	840 mix not determined
Blackwell RV Park	520
Powell Road Tract	800 mix not determined
Brooksville Landing	184 at .64 ERU/unit = 118 ERUs
Stewart Tract - county	2,000 mix not determined

\* These units have been prepaid for over a decade and are not subject to Section 5 requirements.

#### Section 5. Method of allocation

On the first workday of August, 2024, at business opening or as established by the City Manager, developers/builders shall submit a completed utility service agreement for water/wastewater to the Public Works Director's office, which shall include a five (5) year phasing plan showing the number of units to be constructed during each year accompanied by a prepayment of one hundred (100) percent of the connection fees for the total development. If the developer is developing the subdivision/complex in phases they can submit only for that phase but recognize that unless capacity is added to the system, future capacity may not be available when requested.