

Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

January 13, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, January 13, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name
Nicholas Holmes

Title
Chai

Nicholas Holmes Chairman
Kathryn Birren Regular Member
Axl David Regular Member

Mike Fulford Alternate Member
Jonathan McDonald Regular Member

Xenia Pino Alternate Member (Non-voting)

James Lipsey Ex Officio Non-voting Member (School District Rep.)

Victoria Anderson Assistant County Attorney
Omar DePablo Development Services Director

Kay Griffith Planning Manager

Todd Crosby Assistant County Engineer

Danielle Nigro Agenda Coordinator

Member Noe was not present for this meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Alternate Members Fulford and Pino announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairman Holmes and Members Birren, David, and McDonald announced they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Anderson provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Development Services Director Omar DePablo announced that Agenda Item No. 15245 [Rezoning Petiton Submitted by Society Hill Capital Partner LLC (H2420)] had requested postponement during advertising and Agenda Item No. 15253 [Special Exception Use Permit Submitted by Black Horse Realty Group LLC (SE2411)] had been moved to the Standard Agenda.

Selection of Chair and Vice Chair

Motion

To elect Kathryn Birren as Chairwoman.

RESULT: ADOPTED

MOVER: Jonathan McDonald SECONDER: Nicholas Holmes

AYES: Holmes, Birren, David, Fulford and McDonald

ABSENT: Noe **NON VOTING:**Pino

Motion

To elect Axl David as Vice Chairman.

RESULT: ADOPTED

MOVER: Jonathan McDonald

SECONDER: Mike Fulford

AYES: Holmes, David, Fulford and McDonald

NAYES: Birren
ABSENT: Noe
NON VOTING:Pino

Member Holmes passed the gavel to Chairwoman Birren to begin her chairwomanship.

RECESS/RECONVENE

The Board recessed at 9:20 a.m. and reconvened at 9:30 a.m.

APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission)

Motion

To approve the Agenda with modifications.

(Note: The modifications were to move item 15187 [CP 1481392 Lake Hideaway Pod D Townhomes] and item 15253 [Special Exception Use Permit Submitted by Black Horse Realty Group LLC (SE2411)] to the Standard Agenda.)

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Mike Fulford

AYES: Birren, David, Fulford, Holmes and McDonald

ABSENT: Noe **NON VOTING:**Pino

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT: ADOPTED MOVER: Mike Fulford

SECONDER: Jonathan McDonald

AYES: Birren, David, Fulford, Holmes and McDonald

ABSENT: Noe **NON VOTING:**Pino

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1481392 Lake Hideaway Pod D Townhomes

This item was pulled and voted on separately.

Special Exception Petition Submitted by QASR LLC (SE-24-10)

Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: Mike Fulford

SECONDER: Nicholas Holmes

AYES: Birren, David, Fulford, Holmes and McDonald

ABSENT: Noe **NON VOTING:**Pino

Special Exception Petition Submitted by Black Horse Realty Group LLC (SE-24-11)

This item was pulled and voted on separately.

STANDARD AGENDA

CP 1481392 Lake Hideaway Pod D Townhomes

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: ADOPTED MOVER: Mike Fulford

SECONDER: Jonathan McDonald

AYES: Birren, Fulford, Holmes and McDonald

NAYES: David ABSENT: Noe NON VOTING:Pino

Special Exception Petition Submitted by Black Horse Realty Group LLC (SE-24-11)

The Board accepted public input on this matter.

Motion

To deny.

RESULT: ADOPTED MOVER: Axl David

SECONDER: Jonathan McDonald

AYES: Birren, David, Fulford and McDonald

NAYES: Holmes
ABSENT: Noe
NON VOTING:Pino

RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:10 a.m.

Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)

There was no public input.

Motion

To postpone to a date certain of April 14, 2025.

RESULT: ADOPTED

MOVER: Nicholas Holmes SECONDER: Jonathan McDonald

AYES: Birren, Fulford, Holmes and McDonald

NAYES: David
ABSENT: Noe
NON VOTING:Pino

RECESS/RECONVENE

The Board recessed at 11:25 a.m. and reconvened at 11:35 a.m.

Rezoning Petition Submitted by Riopelle Properties, LLC (H-24-65)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 6, 10, and 19 as approved by the Planning Department.)

RESULT: ADOPTED

MOVER: Nicholas Holmes

SECONDER: Axl David

AYES: Birren, David, Holmes and McDonald

NAYES: Fulford ABSENT: Noe NON VOTING:Pino

RECESS/RECONVENE

The Board recessed at 12:45 p.m. and reconvened at 1:00 p.m.

Rezoning Petition Submitted by Melissa Truckenbrod on behalf of Brooksville Landing LLC (H-24-44)

The Board accepted public input on this matter.

Alternate Member Fulford made the following Motion:

Motion

To approve the staff recommendation.

The Motion died for lack of a second.

Alternate Member Fulford made the following Motion:

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 7 as approved by the Planning Department.)

RESULT: ADOPTED MOVER: Mike Fulford

SECONDER: Jonathan McDonald

AYES: Birren, Fulford and McDonald

NAYES: David and Holmes

ABSENT: Noe **NON VOTING:**Pino

Rezoning Petition Submitted by DRB Group (H-24-55)

RECESS/RECONVENE

The Board recessed at 1:40 p.m. and reconvened at 2:45 p.m.

Rezoning Petition Submitted by DRB Group (H-24-55)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 8 and the side setback modified to 7.5 feet as approved by the Planning Department.)

RESULT: ADOPTED

MOVER: Nicholas Holmes SECONDER: Mike Fulford

AYES: Birren, Fulford, Holmes and McDonald

NAYES: David ABSENT: Noe NON VOTING:Pino

Master Plan Revision Petition Submitted by DRB Group-Dallas Austin (H-24-63)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED MOVER: Axl David

SECONDER: Nicholas Holmes

AYES: Birren, David, Holmes and McDonald

NAYES: Fulford ABSENT: Noe NON VOTING:Pino

Rezoning Petition Submitted by Mary Ellen Morgan (H-24-64)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: Mike Fulford

SECONDER: Nicholas Holmes

AYES: Birren, David, Fulford and Holmes

NAYES: McDonald

ABSENT: Noe NON VOTING:Pino

Rezoning Petition Submitted by Spring Hill Development Investment, LLC (H-24-75)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Axl David
SECONDER: Mike Fulford

AYES: Birren, David, Fulford, Holmes and McDonald

ABSENT: Noe NON VOTING:Pino

COMMISSIONERS AND STAFF COMMENTS

The Commission and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 4:15pm.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 10, 2025, beginning at 9:00 AM, in the Commission Chambers.

HEROSO ODLY

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15403
Legal Request Number:
Bid/Contract Number:

TITLE

Selection of Chair and Vice Chair

BRIEF OVERVIEW

The Board will nominate and vote on the Chair and Vice Chair of the Planning and Zoning Commission for 2025.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

N/A

RECOMMENDATION

To nominate and vote.

REVIEW PROCESS

Danielle Nigro Approved 01/08/2025 9:56 AM

RESULT: ADOPTED

MOVER: Jonathan McDonald SECONDER: Nicholas Holmes

AYES: Holmes, Birren, David, Fulford and McDonald

ABSENT: Noe **NON VOTINC** Pino

AYES: Holmes, David, Fulford and McDonald

NAYES: Birren
ABSENT: Noe
NON VOTINC Pino

HEROLO ON ALKINGO

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15252
Legal Request Number:
Bid/Contract Number:

TITLE

Special Exception Petition Submitted by QASR LLC (SE-24-10)

BRIEF OVERVIEW

Request:

Special Exception Use Permit for an Assisted Living Facility

General Location:

South side of Gar Street, approximately 430 feet from Grove Road

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Assisted Living Facility, with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025	7:55 AM
Toni Brady	Approved	01/06/2025	2:18 PM
Victoria Anderson	Approved	01/07/2025	3:37 PM
Danielle Nigro	Approved	01/07/2025	3:49 PM

RESULT: ADOPTED

MOVER: Mike Fulford

SECONDER: Nicholas Holmes

AYES: Birren, David, Fulford, Holmes and McDonald

ABSENT: Noe NON VOTING Pino

HERNANDO COUNTY CONDITIONAL USE PERMIT OR SPECIAL EXCEPTION USE PERMIT PETITION



Application request (check one):

- ☐ Conditional Use Permit
- ☑ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION



SEP 2 3 RECT

Hernando County Zoning Division

	Date: 9/20/2024		
1 DD			
APP	Address: 6390 Arizona St		
	City: Brooksville	State: FL	Zin: 34604
	Phone: 8133001799 Fmail Alia@SuncoastArchitect.com		
	Property owner's name: (if not the applicant)		
DED	Property owner's name: (if not the applicant) RESENTATIVE/CONTACT NAME: QASR LLC Company Name:	ali	
KEP	Company Name:		
	Address:		
	City:	State:	Zip:
	City: Email:		
шол	ME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide name)		
HON	Contact Name:		
	Address: City:	State:	Zip:
nn o		-	
	PERTY INFORMATION:		
1.	PARCEL(S) <u>KEY</u> NUMBER(S): 1001089 SECTION 35 , TOWNSHIP 22S	RANGE 18E	
2.	Current zoning classification: AR2		
4.	Desired use: Assisted Living Facility		
5.	4.50 4		
6.	Highway and street boundaries: Gar St and Grove Rd		
7.	Has a public hearing been held on this property within the past twelve months?	☐ Yes ☑ No	
8	Will expert witness(es) be utilized during the public hearings?		lentify on an attached list.)
9.	Will additional time be required during the public hearing(s) and how much?		eded:)
PRO	PERTY OWNER AFFIDIVAT		
τ Ali	a Qureshi for QASR LLC, have tho	roughly examined the in	structions for filing this
annlie	cation and state and affirm that all information submitted within this petition are t	rue and correct to the be	est of my knowledge and
	and are a matter of public record, and that (check one):		
	I am the owner of the property and am making this application OR		
	I am the owner of the property and am authorizing (applicant):		
	and (representative, if applicable):		
	to submit an application for the described property.	a. 1 d	
	*	oy ,	
		pra.	
-		nature of Property Owner	
	TE OF FLORIDA	-	
The	NTY OF HERNANDO	Lember	20 24 by
171	oregoing instrument was acknowledged before me this day of Sec	or produced FL C	as identification.
100	The is personally allows to the	p	
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	mara Mulies		
Du		SAMARA RODIER)
Signa	iture of Notary Public	letany Bublic - State of Florida	
		Commission # HH 585907 by Comm. Expires Aug 22, 2028	1
Effec	tive Date: 11/8/16 Last Revision: 11/8/16	d through National Notary Assn	. Notary Seal/Stamp

CUP - SPEX Application Form 11-08-16.Docx

Narrative Description Of The Request

The subject property, consisting of 4.56 acres, located in Section 35, Township 22 and Range 18 of Hernando County, Florida has the parcel key No. 1001089.

This property is currently zoned AR2 (Vacant). The current Hernando County Zoning letter allows an Assisted Living Facility for 6 residents on the subject property (letter attached).

This request is to allow an Assisted Living Facility for 16 residents on this lot. The proposed house will be a single storey concrete block structure, approximately 7,100 sq ft. There will be plenty of parking available for guests and staff. The required setbacks will be provided and no deviations are being requested.

The subject property is not in a flood zone and is at an elevation higher than Gar Street (Flood Map of the area is attached). A Boundary survey with spot elevations is also attached.

Hernando County Utilities Department has advised that the subject parcel falls within the HCUD utilities map and a water connection is available, however a septic will be required. The nearest County sewer connection is on the west side of Grove Road. The Hernando County Water And Sewer Map is attached.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

APPLICANT: QASR LLC, Alia Qureshi

FILE NUMBER: SE-24-10

PURPOSE: Special Exception Use Permit for an Assisted Living Facility

GENERAL

LOCATION: South side of Gar Street, approximately 430' from Grove Road

PARCEL KEY

NUMBER: 1001089

APPLICANT'S REQUEST:

The petitioner has submitted a request for a Special Exception Use permit in order to open an ALF/Assisted Living Facility. The facility will have a maximum of fourteen (14) residents. The parcel is currently a vacant lot, and the proposed structure will be approximately 7,100 square foot one (1) story building. There will be parking available for guests and staff. The petitioner is not requesting any deviations.

SITE CHARACTERISTICS:

Site Size: 4.60 acres

Surrounding Zoning

Land Uses: North: AR2; Undeveloped

South: AR2; Undeveloped East: Suncoast Parkway

West: AR2; Hospital, Undeveloped

Current Zoning: AR-2/ (Agriculture Residential-2)

Future Land Use

Map Designation: Rural

Flood Zone: X

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has reviewed the petitioner's application and indicated they currently do not supply water or sewer service to this parcel. Water service is available; however, sewer service is not available at this time. HCUD has no objection to the request subject to connection to the central water system at time of vertical construction and Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project.

ENGINEERING REVIEW:

The site is located on the south side of Gar Street, approximately 430' from Grove Road. The County Engineer has reviewed the petitioner's request and indicated the following:

- The petitioner must provide adequate parking for employees and visitors.
 Parking should include appropriately designated handicap parking space.
- Parking in the right-of-way is not permitted per Ordinance.

LAND USE REVIEW:

The subject property is located in the Potterfield Garden Subdivision and was designated Agriculture Residential District. A Community Residential Home per Municode Appendix A, Article 1, section 3 (32) "a dwelling unit licensed by the Agency for Health Care Administration which provides a living environment for up to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents." The petitioner has proposed to open and Assisted Living Facility with a maximum of 14 residents.

Setbacks

Proposed Building Setbacks:

Front (Gar St): 50'Side: 10'Rear: 35'

Buffers

The minimum commercial buffer shall consist of a 5' landscaped buffer around parking lots. The congregate care facility use, located on such lot shall be permanently screened from the adjoining and contiguous residential properties to the south and west by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet and an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Staff Report: SE-24-10

Staff Report: SE-24-10

Comments: While no buffers are required between ALF(Assisted Living

Facility) and residential neighbors, staff recommends a

minimum 10' perimeter landscape buffer.

Parking

County LDRs requires a minimum of 0.3 parking spaces per bed for an Assisted Living Facility. The petitioner is proposing a total of fourteen (14) beds which requires five (5) parking spaces.

Lighting

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County LDR, in order to retain all light on site and prevent any light spillage onto neighboring residential uses.

Landscaping

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.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural Future Land Use classification on the adopted Future Land Use map.

Objective 1.04C: The Rural Category allows agriculture, agricultural

commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land

development regulations.

Comments: Assisted Living Facility are permitted in all zoning districts with

an approved Special Exception Use Permit and appropriate

performance conditions.

FINDINGS OF FACT:

The request for a Special Exception Use Permit for an Assisted Living Facility, is appropriate based on the following conclusion:

The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception 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. Homeowners' 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 RECOMMENDATIONS:

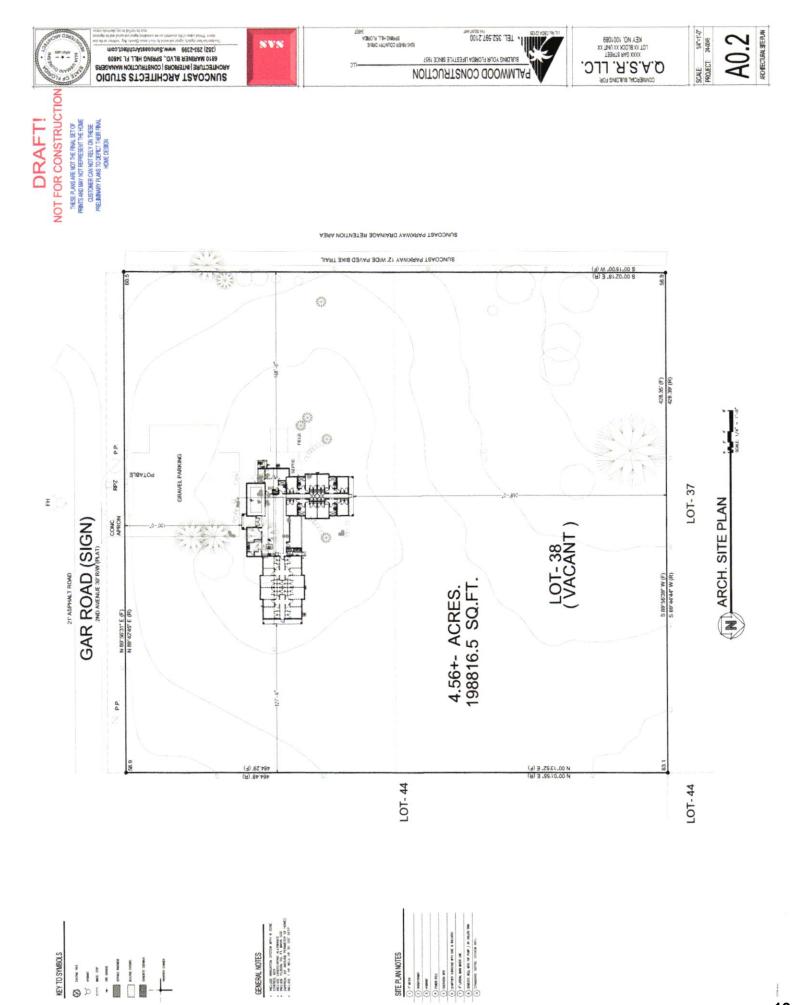
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Assisted Living Facility, with the following performance conditions:

- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- A comprehensive floral survey may be required. Survey shall be prepared by a
 qualified professional at the construction plan approval stage of development.
 The petitioner will be required to comply with all applicable FWC regulations
 and permitting.
- 3. The facility shall be limited to a maximum of fourteen (14) beds.
- 4. The Assisted Living facility shall meet the minimum parking requirements for Hernando County
- 5. No parking shall be permitted on the right-of-way.
- 6. The petitioner shall provide a minimum 10' landscape perimeter buffer
- 7. Minimum Building Setbacks:
 - Front (Gar St):

50'

Side: 10'Rear: 25'

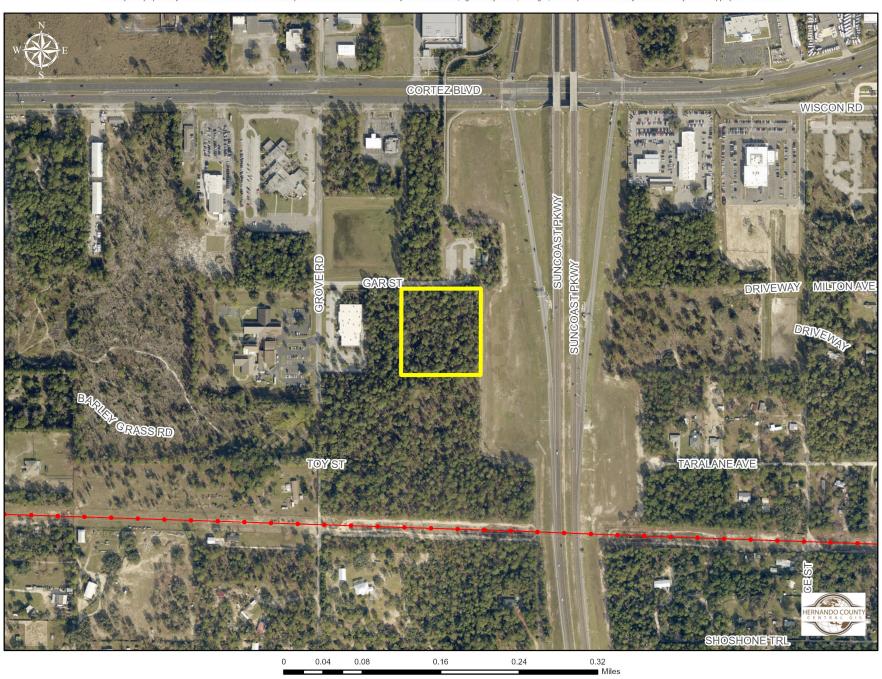
8. Any additional residents shall require an amendment to the special exception use permit.



SE-24-10

Photo date: 2023

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



Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-24-10 Version Date: 12/09/2022





Future Land Use Map

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

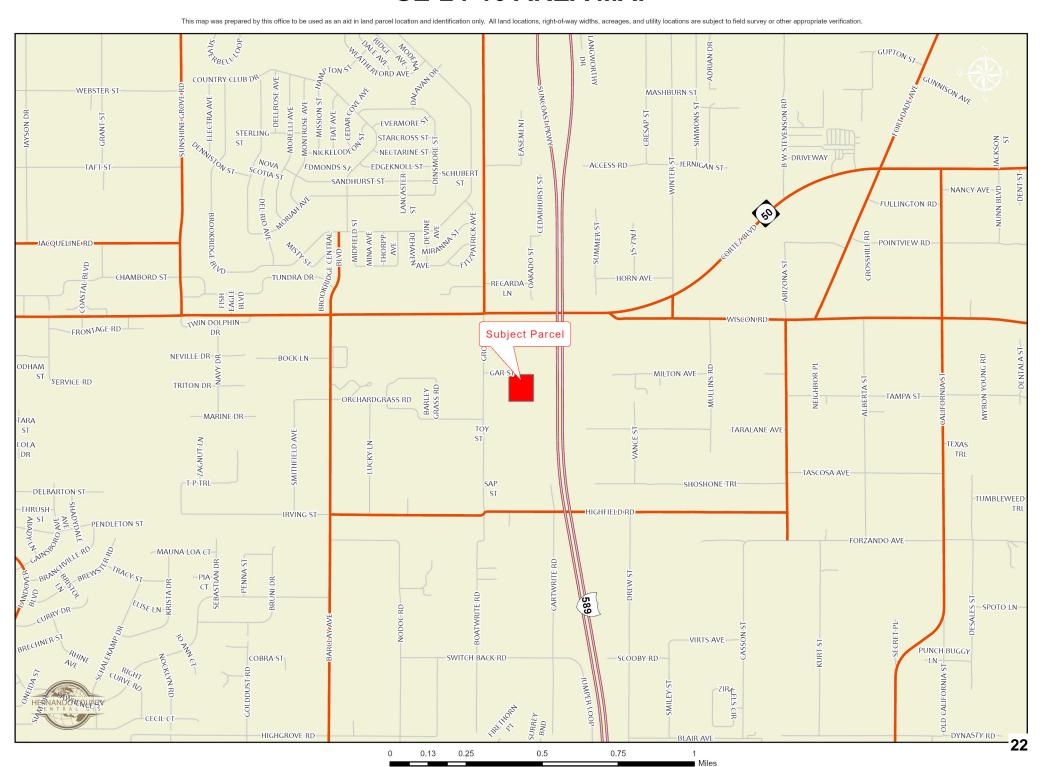
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 10/30/2024



SE-24-10 AREA MAP



SE-24-10

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

0.04

Hernando County Planning Department

Project date: 10/30/24



■ Miles

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Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: P&Z Agenda Item
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 15187
Legal Request Number:
Bid/Contract Number:

TITLE

CP 1481392 Lake Hideaway Pod D Townhomes

BRIEF OVERVIEW

Conditional Plat for Lake Hideaway Pod D Townhomes

FINANCIAL IMPACT

No Financial Impact

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

Approve the Conditional Plat for Lake Hideaway Pod D Townhomes

REVIEW PROCESS

Omar DePablo	Approved	12/19/2024	1:50 PM
Toni Brady	Approved	12/29/2024	3:33 PM
Victoria Anderson	Approved	12/30/2024	11:08 AM
Pamela Hare	Escalated	01/01/2025	5:17 PM
Lisa Morgan	Approved	01/02/2025	8:25 AM
Melissa Tartaglia	Approved	01/02/2025	9:07 AM
Danielle Nigro	Approved	01/03/2025	11:12 AM

RESULT: ADOPTED MOVER: Mike Fulford

SECONDER: Jonathan McDonald

AYES: Birren, Fulford, Holmes and McDonald

NAYES: David ABSENT: Noe NON VOTINC Pino

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

APPLICANT: Hawk Lake Hideaway, LLC

FILE NUMBER: 1481392

PURPOSE: Conditional Plat Approval for Lake Hideaway Pod D Townhomes

GENERAL

LOCATION: North and south sides of Bourassa Boulevard between Needham

Court and Blanks Street

PARCEL KEY

NUMBER: 00344577

The conditional plat for the Lake Hideaway Pod D Townhomes subdivision is for 121 Multifamily Homes. It is located North and south sides of Bourassa Boulevard between Needham Court and Blanks Street. The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

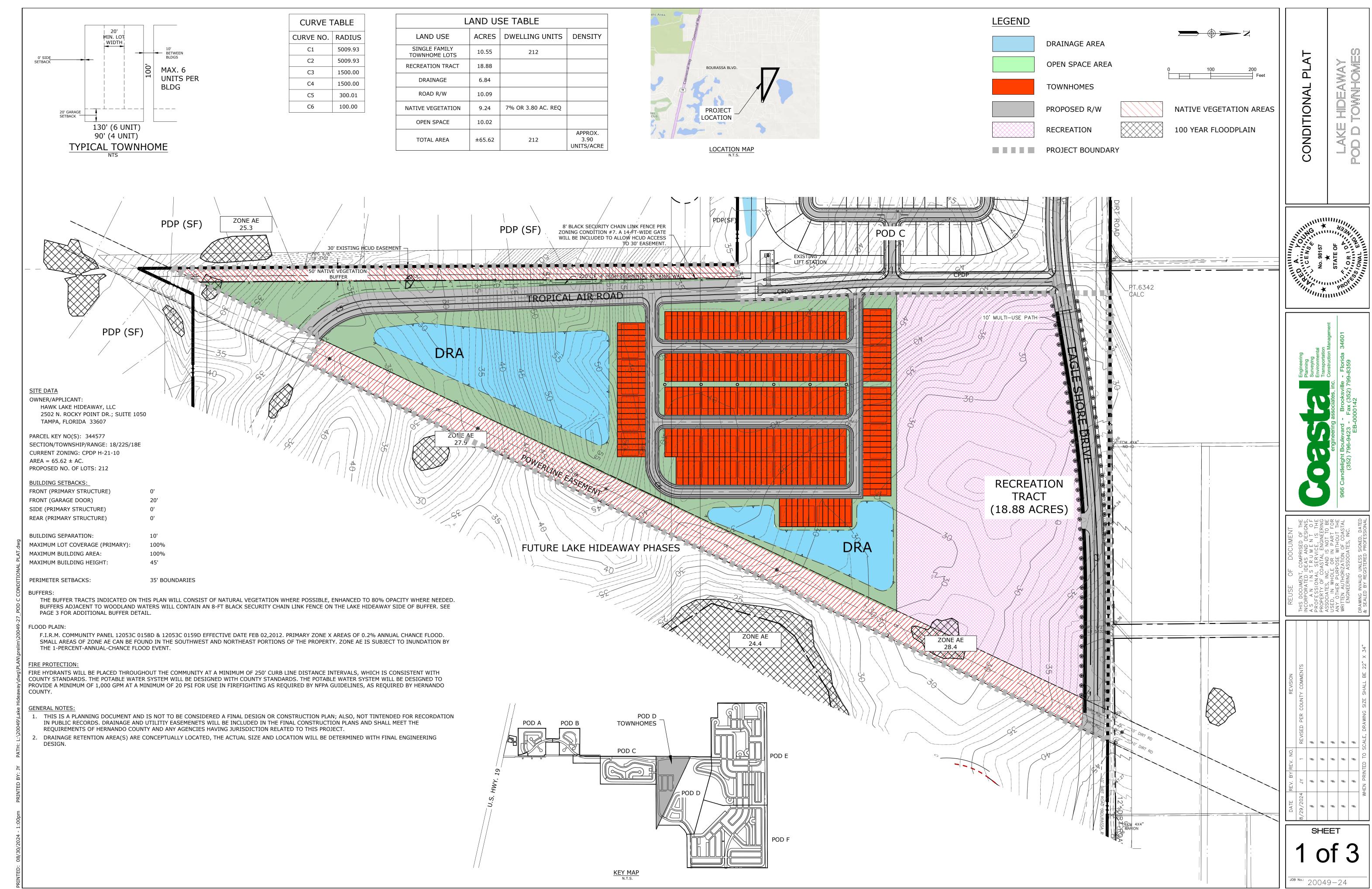
STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Lake Hideaway Pod D Townhomes subdivision with the following performance conditions:

- 1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
- 2. The 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.
- A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
- 4. The developer must conform to all Hernando County Facility Design Guidelines
- 5. Hernando County Utilities Department (HCUD) Lake Hideaway Pod D Townhomes Conditional Plat:

The conditional plat is approved with the following conditions that must be addressed and shown on the construction plans, capacity analysis, and final plat:

- The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
- 2. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
- 3. If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
- 4. Provide a utility detail for the water services and the sewer services on the construction drawings since there is not a side setback for the 4-unit and 6-unit townhomes.
- 5. Submit the revised Capacity Analysis per comments below:
 - a. Page 3 Section 5 was noted as corrected in the response to comments. Nothing was changed. It still states "However, additional coordination will need to take place to determine which of the two provided scenarios best accommodate the development of Pod C."
 - b. Page 5 Estimated Wastewater and Water Demand Worksheet. The total number of units for the Crystal Lagoon was changed from the prior analysis. The previous analysis (04/09/24) had 3000 people, this one (08/28/2024) states 2180. Page 18 Scenario: 2025 (EPS) has a notation stating Lagoon (63 gpm PDF) this total equates to the wastewater usage of 3000 people. Which number of units is correct?
- 6. Please be aware: HCUD has discussed with the developer/engineer the initial filling of the lagoon's water feature with a construction water meter which will be provided by the contractor/developer. HCUD will not provide water service to the Crystal Lagoon water feature to maintain the water level of the lagoon. HCUD will only serve the domestic uses for the lagoon amenities.



80' R/W 10' TREE EASEMENT 10' TREE EASEMENT 18' CLEAR ZONE 18' CLEAR ZONE 10' SHLDR 10' SHLDR 2' SOD SEED & MULCH 12' ASPHALT 12' ASPHALT SEED & MULCH 10' ASPHALT PATH SOD SIDEWALK 1ST LIFT: 2" TYPE SP-12.5 — LOCATION 2.00% 2ND LIFT: 1" TYPE FC-9.5 3/4"/FT 3/4"/FT 1/4"/FT SLOPE 1/4"/FT SLOPE - 4:1 MAX 2.00% TREE LOCATION TYPE F CURB TYPE F CURB 1.5" TYPE SP-9.5 & GUTTER WATER MAIN 8.5' FROM FORCE MAIN 2' FROM 8" LIMEROCK BASE - COMPACTED TO R/W MIN 36" DEEP EDGE OF SIDEWALK 4" LIMEROCK BASE - COMPACTED TO 98% AASHTO T-180 METHOD - LBR 100 98% AASHTO T-180 METHOD - LBR 100 MIN 48" DEEP 12" TYPE "B" STABILIZED SUBGRADE - LBR 40 12" TYPE "B" STABILIZED SUBGRADE - LBR 40 ALTERNATE BASE / SUB BASE SECTION -13.5" ALTERNATE BASE / SUB BASE SECTION -13.5" LIMEROCK BASE, PLACED IN TWO LIFTS, LIMEROCK BASE, PLACED IN TWO LIFTS, COMPACTED TO 98% AASHTO T-180 METHOD COMPACTED TO 98% AASHTO T-180 METHOD

MODIFIED MAJOR COLLECTOR / 2 LANE ROAD — CLOSED DRAINAGE

DESIGN SPEED = 45 MPH*

MODIFIED HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-13)

EAGLE SHORE DRIVE TYPICAL SECTION

NOT TO SCALE

80' R/W 18' CLEAR ZONE 18' CLEAR ZONE 10' SHLDR 10' SHLDR SOD 5' SIDEWALK 2' SOD SEED & MULCH 12' ASPHALT 12' ASPHALT SEED & MULCH **SIDEWALK** 3" A.C.S.C. 1ST LIFT: 2" TYPE SP-12.5 — 2.00% 2ND LIFT: 1" TYPE FC-9.5 2.00% 3/4"/FT 3/4"/FT 1/4"/FT SLOPE 2.00% 2.00% TYPE F CURB ___ TYPE F CURB WATER MAIN 8.5' FROM & GUTTER R/W MIN 36" DEEP 8" LIMEROCK BASE - COMPACTED TO 98% AASHTO T-180 METHOD - LBR 100 12" TYPE "B" STABILIZED SUBGRADE - LBR 40 ALTERNATE BASE / SUB BASE SECTION -13.5" LIMEROCK BASE, PLACED IN TWO LIFTS, COMPACTED TO 98% AASHTO T-180 METHOD

TROPICAL AIR ROAD TYPICAL SECTION

NOT TO SCALE

LOCAL ROAD - CLOSED DRAINAGE DESIGN SPEED = 30 MPH*HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-05) R/W BASELINE OF CONSTRUCTION— └╾─ 6' CLEAR ZONE ─╾ ← 6' CLEAR ZONE — 10' UTILITY EASEMENT EASEMENT 4' SHLDR - 1.5' | 5' SIDEWALK - 2.5' SOD 2.5' SOD SIDEWALK SOD 4' SHLDR - 10' ASPHALT -— 10' ASPHALT -SEED & | 1 3/4" A.C.S.C. TYPE SP-9.5 SEED & /₄" / FT SLOPE MULCH 2.00% 2.00% 1/4"/FT SLOPE 1/4"/FT SLOPE 3/4"/FT 3/4"/FT 6' 2' CABLE O WATER MAIN 2' FROM EDGE OF SIDEWALK MIN 6" LIMEROCK BASE - COMPACTED TO 36" DEEP FORCE MAIN 2' FROM OF 98% AASHTO T-180 METHOD - LBR 100 MIAMI CURB (TYP) REFER EDGE OF SIDEWALK MIN TO HCFDG DETAIL IV-29 48" DEEP 9" TYPE "B" STABILIZED SUBGRADE - LBR 40 ALTERNATE BASE / SUB BASE SECTION - 10.5" LIMEROCK BASE, PLACED IN TWO LIFTS, COMPACTED TO 98% AASHTO T-180 METHOD

LOCAL ROADS TYPICAL SECTION

NOT TO SCALE

SECTIONS

TYPICAL

2 of 3

SHEET

JOB No.: 20049

GENERAL NOTES:

GENERAL NOTES:

GENERAL NOTES:

DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS

ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN

JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

FEET UNLESS LABELED OTHERWISE

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS

ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

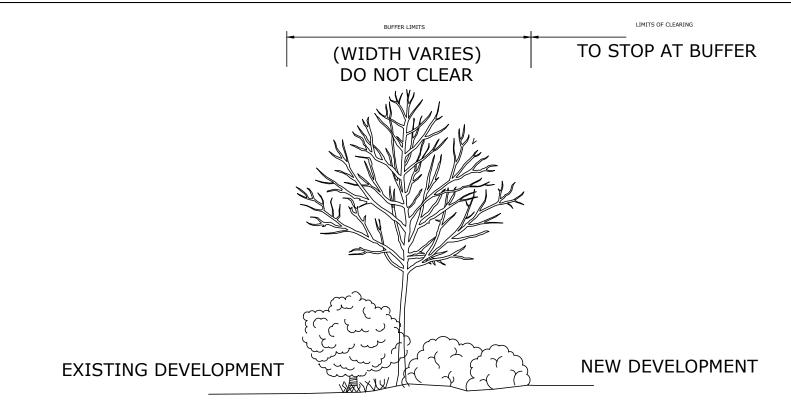
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN

JUSTIFICATION AND APPROPRIATE SIGNAGE

FEET UNLESS LABELED OTHERWISE.

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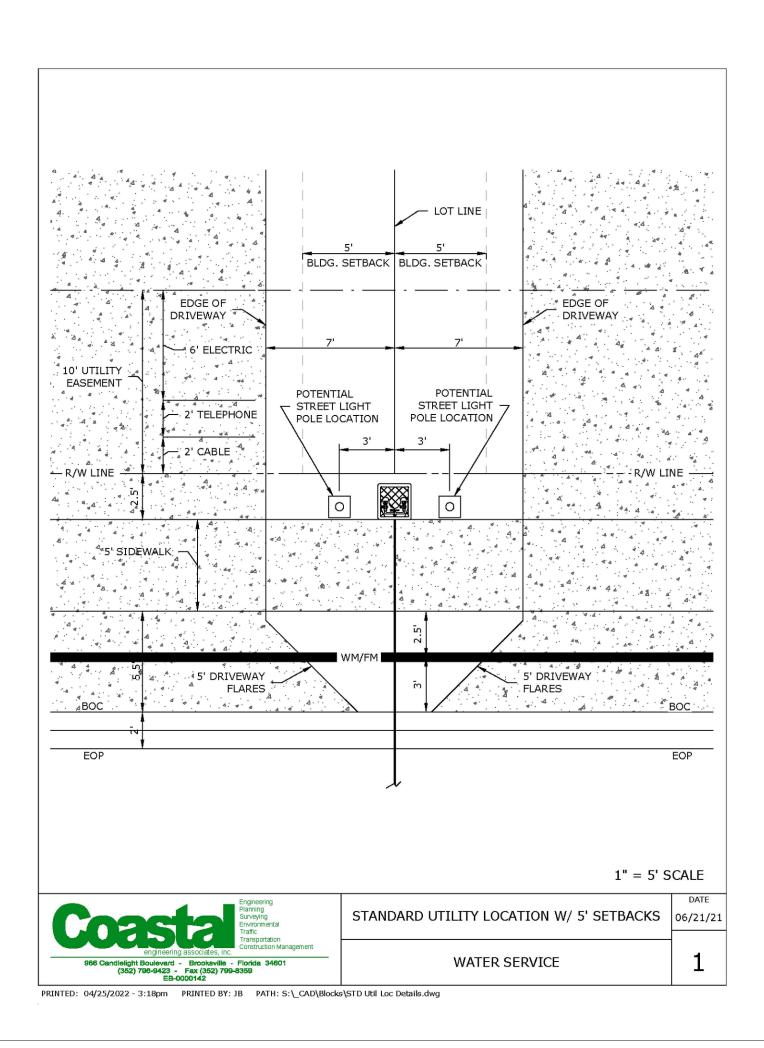


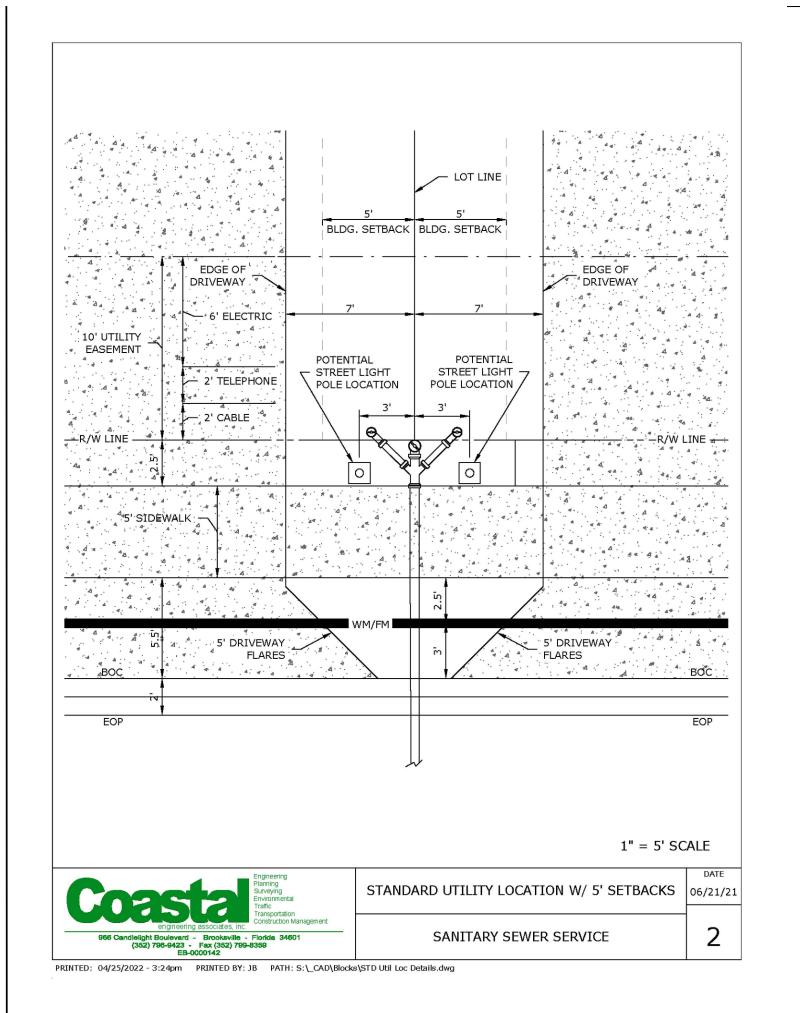
BUFFER NOTE:

ALL REQUIRED BUFFERS SHALL REMAIN UNDISTURBED DURING SITE DEVELOPMENT WITH THE EXCEPTION OF DEAD TREES AND EXOTIC INVASIVE SPECIES WHICH SHALL BE REMOVED. EXISTING VEGETATION SHALL BE RETAINED AND, IF NECESSARY, ENHANCED WITH LOW WATER USE FLORIDA FRIENDLY LANDSCAPING APPROVED UNDER THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM TO ACHIEVE AN OPACITY OF 80%. OPAQUE FENCING WILL NOT BE USED TO SATISFY THE BUFFER REQUIREMENT AND IF INSTALLED SHALL BE PLACED WITH THE BUFFER OUTSIDE OF THE FENCE. WHERE EXISTING VEGETATION IS ENHANCED, PLANS AND A PLANTING SCHEDULE SHALL BE PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL BY THE COUNTY. LANDSCAPE PLAN APPROVAL AND BUFFER ENHANCEMENT SHALL BE COMPLETED AND INSPECTED PRIOR TO RELEASE OF THE SUBDIVISION PERFORMANCE SECURITY. ALL REQUIRED BUFFERS SHALL BE IN A DEDICATED TRACT OR EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION OR CDD, INCLUDED IN THE HOMEOWNERS ASSOCIATION, OR CDD DOCUMENTS, AND SHOWN ON THE FINAL SUBDIVISION PLAT.

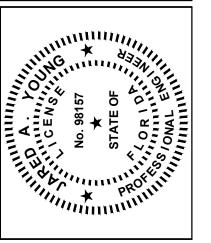
VEGETATED BUFFER DETAIL

AN 8' BLACK CHAIN LINK FENCE SHALL BE PLACED ON THE LAKE HIDEAWAY SIDE OF THE BUFFER





TYPICAL SECTIONS



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

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

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE
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A S AN IN STR UMENT OF
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WRITTEN AUTHORIZATION OF COASTAL
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DRAWING INVALID UNLESS SIGNED, DATED
& SEALED BY REGISTERED PROFESSIONAL

B/29/2024 JY 1 REVISED PER COUNTY COMMENTS WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"			 		
/29/2024 JY 1 WHEN PRINTED TO SO	REVISION	REVISED PER COUNTY COMMENTS			CALE, DRAWING SIZE SHALL BE 22" X 34"
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/29/2024 WH	REV. BY	Ϋ́			HEN PRIN
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SHEET

3 of 3

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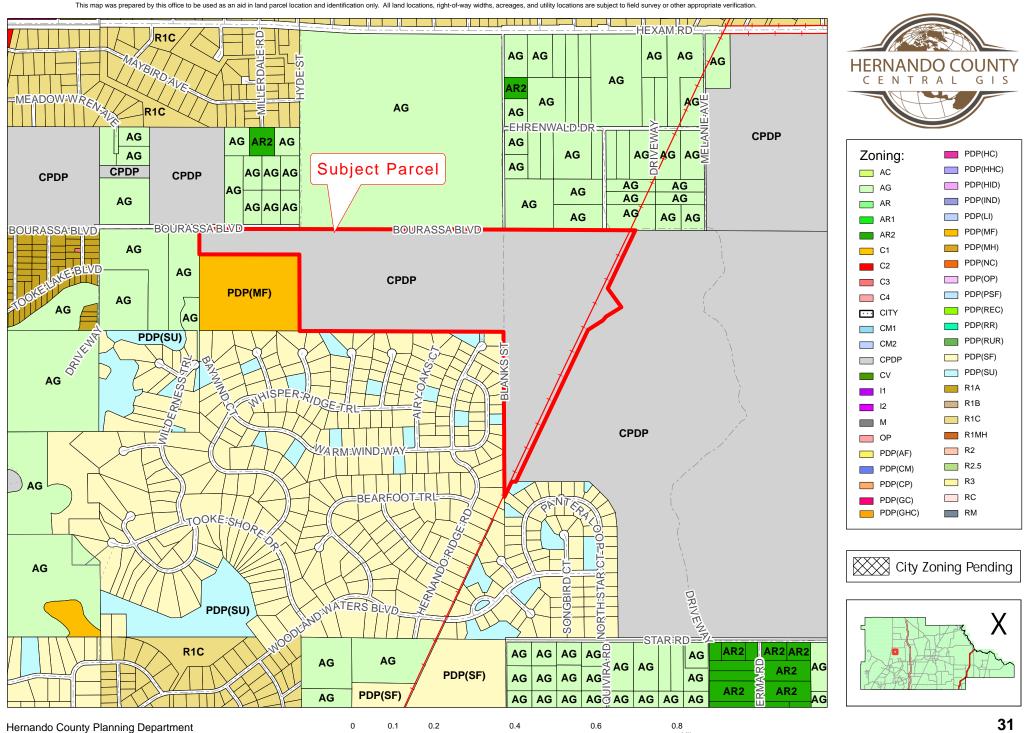
CP 1481392

Photo date: 2023

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



CP 1481392



Project date: 12/12/2024

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 10, 2022

Board of County Commissioners: February 8, 2022

APPLICANT: Hawk Land Investors New, LLC

FILE NUMBER: H-21-10

REQUEST: Master Plan Revision on Property Zoned CPDP/(Combined Planned

Development Project), including PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily),

PDP(OP)/Planned Development Project (Office Professional), PDP(REC)/Planned Development Project (Recreation) and

PDP(NC)/Planned Development Project (Neighborhood Commercial)

with specific C-1/(General Commercial) uses with Deviations

GENERAL

LOCATION: North and south sides of Bourassa Boulevard between Needham Court and

Blanks Street

PARCEL KEY

NUMBERS: 339716, 343131, 344540, 344577, 741914, 741932, 742021, 822765,

1400763

APPLICANT'S REQUEST:

On February 9, 2010, the subject site was approved for a rezoning from AG/(Agricultural), C-2/(Highway Commercial) and PDP(SF)/Planned Development Project (Single Family) to C-PDP/(Combined Planned Development Project) to establish a master plan with deviations. This master plan was approved in accordance with a Development of Regional Impact (DRI) for the property that was approved on February 13, 2008.

The petitioner's current request is a Master Plan Revision on Property Zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), PDP(OP)/Planned Development Project (Office Professional), PDP(REC)/Planned Development Project (Recreation) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1/(General Commercial) uses with deviations. This Master Plan Revision includes a companion application to abandon the DRI and establish an updated Development Agreement which will be scheduled for consideration by the Board of County Commissioners on February 8th, 2022, in conjunction with the Master Plan Revision.

1

ENVIRONMENTAL REVIEW

The Environmental Planning Division has reviewed the petitioner's request and has the following comments:

- If archaeological artifacts are discovered during Development construction, the Developer shall stop construction in that area and immediately notify the County, WRPC, DEO and the Division of Historical Resources of the Florida Department of State; and
- Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.

UTILITIES REVIEW

The Hernando County Utilities Department has no objection to the proposed Master Plan Revision, with the following comments:

- The developer shall be required to connect to water and sewer; and
- The developer shall be required to set-aside 5 acres along Hexam Drive as depicted on the Master Plan for the expansion of the utilities plant (addressed in the proposed Development Agreement).

ENGINEERING REVIEW

The Hernando County Engineer has reviewed the petitioner's request and has the following comments:

- The developer shall be required to dedicate right-of-way for the expansions of Star Road, Hexam Road and Weeping Willow Drive as required (addressed in the proposed Development Agreement);
- A traffic signal shall be installed at Bourassa Boulevard and Commercial Way at the developer's sole expense with no impact fee credits (addressed in the proposed Development Agreement);
- All other road improvements shall be completed in accordance with Exhibit D of the Development Agreement; and
- Five years after approval of this Master Plan, and continuing every 600th unit thereafter until buildout, the Developer shall complete and submit updated Traffic Impact Monitoring (TIM) studies in accordance with the requirements of the County Engineer.

LAND USE REVIEW

Land Uses and Development Intensity:

The petitioner has requested the following entitlements outlined in the Land Use Schedule below. Supporting and ancillary facilities as enumerated in the approved development agreement for the site, include 5 acres for an HCUD potable water facility, 6 acres for community recreation (Lagoon), up to 6 acres for a potential charter school site, 2 acres for a Fire Station site and up to 1 acre for a potential substation for the Hernando County Sheriff's Office.

Land Use ¹	Units	Square Feet	Acres
Phase 1			
Single Family Attached (Townhouses)	644		
Senior Adult Attached Housing	656		
Single-Family Detached Housing	2,400		
Fire Station Site			2 acres
Community Recreation (Lagoon)			6 acres
Community Recreation Area – Supportive		25000	
Commercial/Retail			
Public Safety			1 acre
Water Plant Expansion			5 acres
Charter School			6 acres
Subtotal (Phase 1)	3,700	25,000	
Phase 2 ²			
Commercial		25,000	
Office		150,000	
Subtotal (Phase 2)		175,000	
Total Project	3,700	200,000	

Development types permitted within the designated areas shown on the master plan shall be as follows:

A. Commercial Area

The commercial pod south of Hexam Road identified within Pod E of the Master Plan is designated Neighborhood Commercial, and includes up to 50,000 Sq. Ft., subject to the uses permitted by the C-3 zoning district.

The following C-1 uses also are permitted:

- a. Veterinary clinics with air conditioned, sound-attenuated runs
- b. Restaurants-Limited to 75 seats

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¹ Land Uses may be exchanged in accordance with the Land Use Equivalency Matrix, approved as part of the Lake Hideaway Development Agreement. All land use exchanges must be approved, in writing, by the Hernando County Planning Department

² All Phase 2 entitlements are to be located within Pod E on the master plan

- c. Convenience goods stores Limited to 4 vehicle fueling stations
- d. Pharmacies-Limited to 2,500 square feet
- e. Indoor commercial amusement establishments
- f. Antique stores
- g. Dry cleaning establishments
- h. Business Training Schools
- i. Retail Food Stores
- i. Domestic Business Establishment
- k. Comparison Goods Store-Limited to 2,500 square feet per establishment

B. Office

The Office (OFF) uses are designated PDP-OP and will allow all OP/Office Professional zoning district uses. These uses will be exclusively located within Pod E of the associated Master Plan.

C. Residential Areas (SF/MF)

- a. Single-family detached, single-family detached zero lot line and single-family attached residential units may be developed at different land use densities, lot sizes, and product varieties. Any increase in Single-Family units can not result in a reduction of open space.
- b. Multi-family residential units (1,300 units total) may be developed at different land use densities. At least 30 of those units shall be set aside for those residents making less than 80% of the area median income as identified by the Florida Housing Finance Corporation.
- c. Ancillary uses associated with a recreation/clubhouse may be permitted and designated PDP(REC), including maintenance facilities, restrooms, dining, banquet facilities, recreation center, health club or spa, pool, exercise facilities, meeting rooms and similar supporting uses for other recreation facilities.
- d. Pod A shall be permitted to have a temporary sales center or similar use, and landscaping/ development signage along the western property boundary/US
- e. The project will have up to 656 age-restricted units

Buffers, Setbacks and Lot Dimensions:

The petitioner has requested the following perimeter setbacks for the proposed development:

•	From US 19:	75'
•	From Hexam Road:	35'
•	From Star Road:	35'
•	From Weeping Willow Street Right-of-Way:	0'
•	From South Boundary of Pod C:	100'
•	From all other project boundaries:	35'

Perimeter setbacks from Hexam Road and Star Road shall be measured from the edge of the new rights-of-way reserved for the future expansion, as identified in the master plan.

The petitioner has requested the following minimum internal lot setbacks and dimensional criteria and deviations:

Non-Residential:

•	Front (Structure to Parking):	5'
•	Front (Structure to Public right-of-way):	0'
•	Side (Structure to Structure):	5'
•	Side (Structure to Parking):	5'
•	Side (Structure to Public right-of-way):	0'
•	Rear (Structure to Parking):	5'
•	Rear (Structure to Public right of way):	0'
•	Maximum Lot Coverage:	100%

Comments:

When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Residential (single-family detached lots):

•	Front (Primary Structure):	10'	(Deviation from 25')
•	Front (Garage Door):	20'	
•	Side:	5'	(Deviation from 10')
•	Rear (Primary structure):	15'	(Deviation from 20')
•	Rear (Accessory structure):	5'	
•	Minimum Lot size:	4,000	ft ² (Deviation from 6,000 ft ²)
•	Minimum Lot width:	40' (E	Deviation from 60')
•	Maximum Lot Coverage (Primary Structure	e):	75%
•	Maximum Lot Coverage (Accessory Structu	ıre):	15%

Residential (single-family, zero Lot Line)

•	Front:	10'	(Deviation from 25')
•	Side (Primary Structure - Internal):	0'	(Deviation from 10')
•	Side (Primary Structure – External):	10'	
•	Side (Accessory Structure):	5'	
•	Building Separation:	10'	
•	Rear (Primary Structure):	15'	(Deviation from 20')
•	Rear (Accessory Structure):	5'	
•	Minimum Lot Size:	4000 1	ft ² (Deviation from 6,000 ft ²)
•	Minimum Lot Width:	40' (E	Deviation from 60)
•	Maximum Lot Coverage (Primary Structure	e):	75%

Maximum Lot Coverage (Accessory Structure): 15%

Residential (single-family attached):

•	Front (Primary Structure):	0'	(Deviation from 25')
•	Front (Garage Door):	20'	
•	Side (Primary Structure):	0'	(Deviation from 10')
•	Building Separation:	10'	
•	Rear:	0'	(Deviation from 20')
•	Minimum Lot Size:	900 ft ²	² (Deviation from 6,000 ft ²)
•	Minimum Lot Width:	15'	(Deviation from 60')

Residential (multi-family building with common parking):

•	Front (Primary Structure):	0'	(Deviation from 25')
•	Side:	0'	(Deviation from 15')
•	Rear:	0'	(Deviation from 20')
•	Garage Door:	20'	
•	Maximum Lot Coverage:	100%	(Primary structure)

Maximum Building Heights:

•	Non-Residential Height:	65'	(deviation from 45')
•	Multi-Family Height:	65'	(deviation from 45')
•	Single Family Attached Height:	45'	(deviation from 35')
•	Single Family Detached Height:	35'	

The petitioner shall develop the Lake Hideaway community with the following perimeter buffers and in accordance with the cross-sections included with the master plan:

- **Hexam Road (Northernmost Project Boundary):** 35' vegetative buffer, measured from the southern edge of the 30' right-of-way preserved for future Hexam Road expansions.
- Star Road (Southernmost Project Boundary): 35' vegetative buffer, measured from the northern edge of the 20' right-of-way preserved for future Star Road expansions.
- Southern and Eastern Buffers where Adjacent to Woodland Waters
 Subdivision: 50' vegetative buffer. This buffer shall be developed and maintained in
 accordance with the Buffer Note included as a detail to this Master Plan.

COMPREHENSIVE PLAN REVIEW:

Future Land Use Mapping Criteria

Residential Category: The Residential Category is designed to accommodate a

variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

Objective 1.04B:

The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1):

Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Comments:

The majority of the subject site is located in the residential land use category on the Future Land Use Map. The primary uses requested for the areas within the Residential land use category are single- and multi-family residential and include some age restricted units. The community recreation area (PDP/REC) is a supportive use to create a sense of place for the neighborhood and will also be open to the public; the proposed neighborhood commercial and office uses are also ancillary to the residential uses. Other uses include a site for a potential fire station, a site for a potential Charter School and a site for an expansion of the water treatment plant on Hexam Road.

FINDINGS OF FACT:

A Master Plan Revision on Property Zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(OP)/Planned Development Project (Office Professional), PDP(REC)/Planned Development Project (Recreation) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1/(General Commercial) uses with deviations is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all recommended 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.

Staff Report: H-21-10

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 Master Plan Revision on Property Zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), PDP(OP)/Planned Development Project (Office Professional), PDP(REC)/Planned Development Project (Recreation) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1/(General Commercial) uses with deviations with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise in the approved Development Agreement), for either construction or use of the property, and complete all applicable development review processes.

2. The project is approved for the entitlements outlined in the Land Use Schedule below. Supporting and ancillary facilities are also approved as enumerated in the approved development agreement for the site, including 5 acres for an HCUD potable water facility, 6 acres for community recreation (Lagoon), up to 6 acres for a potential charter school site, 2 acres for a Fire Station site and up to 1 acre for a potential substation for the Hernando County Sheriff's Office.

Land Use ³	Units	Square Feet	Acres		
Phase 1					
Single-Family Attached (Townhouses)	644				
Senior Adult Attached Housing	656				
Single-Family Detached Housing	2,400				
Fire Station Site			2 acres		
Community Recreation (Lagoon)			6 acres		
Community Recreation Area –		25000			
Supportive Commercial/Retail					
Public Safety			1 acre		
Water Plant Expansion			5 acres		
Charter School			6 acres		
Subtotal (Phase 1)	3,700	25,000			
Phase 2 ⁴					
Commercial		25,000			
Office		150,000			
Subtotal (Phase 2)		175,000			
Total Project	3,700	200,000			

Note: the project is approved for up to 656 age-restricted dwelling units. All age-restricted units shall be approved by the School District and enumerated in an agreement recorded in the public record.

- 3. At each conditional plat, the petitioner shall be required to provide the following land use entitlement tracking:
 - Number of units and square foot of nonresidential requested versus total allowed for entire development;
 - Percentage allocation to affordable and/or senior housing
- 4. The Developer shall generate a project absorption schedule, differentiating agerestricted and nonage-restricted dwelling units. This schedule shall be updated on an

³ Land Uses may be exchanged in accordance with the Land Use Equivalency Matrix, approved as part of the Lake Hideaway Development Agreement. All land use exchanges must be approved, in writing, by the Hernando County Planning Department

⁴ All Phase 2 entitlements are to be located within Pod E on the master plan

annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.

5. The petitioner shall maintain the following perimeter setbacks for the proposed development:

From US 19:	75'
From Hexam Road:	35'
From Star Road:	35'
From Weeping Willow Street Right-of-Way:	0'
From South Boundary of Pod C:	100'
From all other project boundaries:	35'

Perimeter setbacks from Hexam Road and Star Road shall be measured from the edge of the new rights-of-way reserved for the future expansion, as identified in the master plan.

6. The petitioner shall maintain the following minimum internal lot setbacks and dimensional criteria:

Non-Residential:

5'
0'
5'
5'
0'
5'
0'
100%

When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Residential (single-family detached lots):

Front (Primary Structure):	10'	(Deviation from 25')
Front (Garage Door):	20'	
Side:	5'	(Deviation from 10')
Rear (Primary structure):	15'	(Deviation from 20')
Rear (Accessory structure):	5'	
Minimum Lot size:	4,000	ft ² (Deviation from 6,000 ft ²)
Minimum Lot width:	40'	(Deviation from 60')
Maximum Lot Coverage (Primary Structure):	75%	
Maximum Lot Coverage (Accessory Structure)):15%	

Residential (single-family, zero Lot Line)		
Front:	10'	(Deviation from 25')
Side (Primary Structure - Internal):	0'	(Deviation from 10')
Side (Primary Structure – External):	10'	(Deviation from 10)
Side (Accessory Structure):	5'	
Building Separation:	10'	
Rear (Primary Structure):	15'	(Deviation from 20')
Rear (Accessory Structure):	5'	(Deviation from 20)
Minimum Lot Size:		t ² (Deviation from 6,000 ft ²)
Minimum Lot Width:		Deviation from 60)
Maximum Lot Coverage (Primary Structure):	75%	
Maximum Lot Coverage (Accessory Structure		
Triansman Let coverage (Fleedssor) structure	<i>)</i> .10 / 0	
Residential (single-family attached):		
Front (Primary Structure):	0'	(Deviation from 25')
Front (Garage Door):	20'	
Side (Primary Structure):	0'	(Deviation from 10')
Building Separation:	10'	,
Rear:	0'	(Deviation from 20')
Minimum Lot Size:	900 ft ²	(Deviation from 6,000 ft ²)
Minimum Lot Width:	15'	(Deviation from 60')
Residential (multi-family building with com	mon pa	arking):
Front (Primary Structure):	0'	(Deviation from 25')
Side:	0'	(Deviation from 15')
Rear:	0'	(Deviation from 20')
Garage Door:	20'	
Maximum Lot Coverage:	100%	(Primary structure)
Maximum Building Heights:	c = 1	(1 : : 0
Non-Residential Height:	65'	(deviation from 45')
Multi-Family Height:	65'	(deviation from 45')

7. The petitioner shall develop the Lake Hideaway community with the following perimeter buffers and in accordance with the cross-sections included with the master plan:

45'

35'

(deviation from 35')

- **Hexam Road (Northernmost Project Boundary):** 35' vegetative buffer, measured from the southern edge of the 30' right-of-way preserved for future Hexam Road expansions.
- Star Road (Southernmost Project Boundary): 35' vegetative buffer, measured from the northern edge of the 20' right-of-way preserved for future Star Road expansions.

Single Family Attached Height:

Single Family Detached Height:

- Staff Report: H-21-10
- Southern and Eastern Buffers where Adjacent to Woodland Waters
 Subdivision: 50' vegetative buffer. This buffer shall be developed and maintained in
 accordance with the Buffer Note included as a detail to this Master Plan.
- 8. All streets internal to the project may be public or private with the exception of the major internal collector road which shall be public. Private roads within single family or multifamily tracts may be gated with provision for emergency vehicle access in accordance with the requirements of the Hernando County Fire and Emergency Services Department and the Hernando County Facility Design Guidelines.
- 9. The development shall be limited to one access on Star Road and one on Hexam Road.
- 10. Development types permitted within the designated areas shown on the master plan shall be as follows:

A. Commercial Area

The commercial pod south of Hexam Road identified within Pod E of the Master Plan is designated Neighborhood Commercial, and includes up to 50,000 Sq. Ft., subject to the uses permitted by the C-3 zoning district.

The following C-1 uses also are permitted:

- a. Veterinary clinics with air conditioned, sound-attenuated runs
- b. Restaurants-Limited to 75 seats
- c. Convenience goods stores Limited to 4 vehicle fueling stations
- d. Pharmacies-Limited to 2,500 square feet
- e. Indoor commercial amusement establishments
- f. Antique stores
- g. Dry cleaning establishments
- h. Business Training Schools
- i. Retail Food Stores
- j. Domestic Business Establishment
- k. Comparison Goods Store-Limited to 2,500 square feet per establishment

B. Office

The Office (OFF) uses are designated PDP-OP and will allow all OP/Office Professional zoning district uses. These uses will be exclusively located within Pod E of the associated Master Plan.

C. Residential Areas (SF/MF)

a. Single-family detached, single-family detached zero lot line and single-family attached residential units may be developed at different land use densities, lot sizes, and product varieties. Any increase in Single Family units can not result in a reduction of open space.

- b. Multi-family residential units (1,300 units total) may be developed at different land use densities. At least 30 of those units shall be set aside for those residents making less than 80% of the area median income as identified by the Florida Housing Finance Corporation.
- c. Ancillary uses associated with a recreation/clubhouse may be permitted and designated PDP(REC), including maintenance facilities, restrooms, dining, banquet facilities, recreation center, health club or spa, pool, exercise facilities, meeting rooms and similar supporting uses for other recreation facilities.
- d. Pod A shall be permitted to have a temporary sales center or similar use, and landscaping/ development signage along the western property boundary/US 19.
- e. The project will have up to 656 age-restricted units

Single Family Residential Area Design Standards

- a. Single-family, single-family semi-detached or single-family attached uses shall not exceed 45 percent (deviation from 35%) building area coverage within each phase of development.
- b. All proposed single-family dwellings shall meet the minimum standards for determination of similarity in exterior appearance within the individual pod of development as provided for in Article II, General Regulations, Section 2, General Regulations for Structures and Uses.
- c. The maximum number of single-family attached dwelling units per building is 8 units.
- d. Deviation is granted from the subdivision roadway standards for the Typical Townhome with Common areas as shown on the master plan.
- e. Single Family Pods more than 50 dwelling units shall provide dual access or boulevard and emergency access
- f. All multifamily development shall meet the minimum Multifamily Design Standards of the County's LDRs.

D. Residential Protection Standards

The master plan and the Design Standards affirm that the commercial use portion of the development will comply with the county's "residential protection standards" as outlined in Hernando County Code of Ordinances.

E. Lighting

Enhanced lighting beyond minimum standards shall be required as follows:

- a. Lighting throughout the Development shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
- b. Internal residential area lighting shall be decorative, not exceed 12 feet in height with full cut-off fixtures.

- c. Street and parking lot lighting shall be oriented downward with full cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 10:00 pm and sunrise, whichever occurs first.
- d. Neighborhood/Retail, Office, Recreation/Clubhouse and public or private recreational facility lighting shall not exceed 20-feet in height and shall be full cut of fixtures and shall only be illuminated while in use. The illumination must be extinguished by an automatic shutoff device between the hours of 11:00 pm and sunrise, or one hour after the termination of the event and/or use, whichever occurs first.
- e. Solar streetlighting shall be allowed within public or private road rights-ofway areas and may be privately owned and/or operated by the HOA, CDD or the Developer, at the Developer's discretion.
- 11. Covenant, Conditions and Restrictions (CC&Rs) will be established to govern development within the C/PDP. The CC&Rs shall implement the applicable requirements of the zoning and associated Development Agreement and provide for enforcement by the Property Owners Association. The CC&Rs will be submitted to Hernando County for review and comment prior to final plat approval for each phase. The CC&Rs shall be recorded against those portions of the Development subject to such plat.
- 12. A geotechnical report prepared by a qualified professional shall be used in the design and layout of the Lake Hideaway project and shall be submitted to the County at time of and in connection with the conditional platting of each phase to ascertain that the Developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall project design and layout of the project.
- 13. Any proposed security fencing along the perimeter of Lake Hideaway will be constructed of non-masonry, non-opaque materials. The fence will be designed to blend into the natural landscape of the area and will be supplemented with natural vegetation and screening landscaping as necessary. Other natural materials such as wood, stone or brick may be used in conjunction with project identification and entry monumentation features.
- 14. Five years after approval of this Master Plan, and continuing every 600th unit thereafter until buildout, the Developer shall complete and submit updated Traffic Impact Monitoring (TIM) studies in accordance with the requirements of the County Engineer.
- 15. With the submittal of construction plans for each phase, the Developer shall provide the following materials for review:
 - Soil borings shall be used to verify that a minimum of five (5) feet of suitable soil cover is maintained between each drainage retention area (DRA) bottom

- and any subsurface limestone rock strata, limestone pinnacles or potential karst connections. In the event another regulatory agency with jurisdiction requires a greater separation depth than 5', compliance with that agency's greater depth shall be required.
- BMPs for wetland protection (if applicable); control of siltation and turbidity during construction; minimization of site disturbance and wind erosion.
- Low Impact Development (LID) design techniques (where reasonably feasible) as part of the stormwater plan.
- 16. If archaeological artifacts are discovered during Development construction, the Developer shall stop construction in that area and immediately notify the County, WRPC, DEO, and the Division of Historical Resources of the Florida Department of State.
- 17. Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.
- 18. The master plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement.
- 19. All the foregoing performance conditions are intended to conform to the associated Development Agreement for Lake Hideaway, and not to alter any requirement or condition of the Development Agreement. In the event of a conflict between the Development Agreement, these conditions, and any County land use regulations or ordinances, the Development Agreement shall supersede and control. This notwithstanding, any applicable County Ordinance containing additional details or regulations, which do not conflict with the provisions of the Development Agreement, shall govern the actions of the developer.
- 20. 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.

P&Z RECOMMENDATION:

On January 10, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on Property Zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(OP)/Planned Development Project (Office Professional), PDP(REC)/Planned Development Project (Recreation) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1/(General Commercial) uses with deviations with the following unmodified performance conditions:

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- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise in the approved Development Agreement), for either construction or use of the property, and complete all applicable development review processes.
- 2. The project is approved for the entitlements outlined in the Land Use Schedule below. Supporting and ancillary facilities are also approved as enumerated in the approved development agreement for the site, including 5 acres for an HCUD potable water facility, 6 acres for community recreation (Lagoon), up to 6 acres for a potential charter school site, 2 acres for a Fire Station site and up to 1 acre for a potential substation for the Hernando County Sheriff's Office.

Land Use ⁵	Units	Square Feet	Acres		
Phase 1	Phase 1				
Single-Family Attached (Townhouses)	644				
Senior Adult Attached Housing	656				
Single-Family Detached Housing	2,400				
Fire Station Site			2 acres		
Community Recreation (Lagoon)			6 acres		
Community Recreation Area –		25000			
Supportive Commercial/Retail					
Public Safety			1 acre		
Water Plant Expansion			5 acres		
Charter School			6 acres		
Subtotal (Phase 1)	3,700	25,000			
Phase 2 ⁶					

⁵ Land Uses may be exchanged in accordance with the Land Use Equivalency Matrix, approved as part of the Lake Hideaway Development Agreement. All land use exchanges must be approved, in writing, by the Hernando County Planning Department

⁶ All Phase 2 entitlements are to be located within Pod E on the master plan

Commercial		25,000	
Office		150,000	
Subtotal (Phase 2)		175,000	
Total Project	3,700	200,000	

Note: the project is approved for up to 656 age-restricted dwelling units. All age-restricted units shall be approved by the School District and enumerated in an agreement recorded in the public record.

- 3. At each conditional plat, the petitioner shall be required to provide the following land use entitlement tracking:
 - Number of units and square foot of nonresidential requested versus total allowed for entire development;
 - Percentage allocation to affordable and/or senior housing
- 4. The Developer shall generate a project absorption schedule, differentiating agerestricted and nonage-restricted dwelling units. This schedule shall be updated on an annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.
- 5. The petitioner shall maintain the following perimeter setbacks for the proposed development:

From US 19:	75'
From Hexam Road:	35'
From Star Road:	35'
From Weeping Willow Street Right-of-Way:	0'
From South Boundary of Pod C:	100'
From all other project boundaries:	35'

Perimeter setbacks from Hexam Road and Star Road shall be measured from the edge of the new rights-of-way reserved for the future expansion, as identified in the master plan.

6. The petitioner shall maintain the following minimum internal lot setbacks and dimensional criteria:

Non-Residential:

Front (Structure to Parking):	5'
Front (Structure to Public right-of-way):	0'
Side (Structure to Structure):	5'
Side (Structure to Parking):	5'
Side (Structure to Public right-of-way):	0'
Rear (Structure to Parking):	5'
Rear (Structure to Public right of way):	0'
Maximum Lot Coverage:	100%

Side:

Rear:

Garage Door:

Maximum Lot Coverage:

When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Residential (single-family detached lots): Front (Primary Structure): 10' (Deviation from 25') Front (Garage Door): 20' Side: 5' (Deviation from 10') 15' (Deviation from 20') Rear (Primary structure): Rear (Accessory structure): 5' Minimum Lot size: $4,000 \text{ ft}^2$ (Deviation from $6,000 \text{ ft}^2$) (Deviation from 60') Minimum Lot width: 40' Maximum Lot Coverage (Primary Structure): 75% Maximum Lot Coverage (Accessory Structure):15% Residential (single-family, zero Lot Line) Front: 10' (Deviation from 25') 0' (Deviation from 10') Side (Primary Structure - Internal): Side (Primary Structure – External): 10' Side (Accessory Structure): 5' **Building Separation:** 10' Rear (Primary Structure): 15' (Deviation from 20') Rear (Accessory Structure): 5' 4000 ft² (Deviation from 6,000 ft²) Minimum Lot Size: Minimum Lot Width: 40' (Deviation from 60) Maximum Lot Coverage (Primary Structure): 75% Maximum Lot Coverage (Accessory Structure):15% Residential (single-family attached): Front (Primary Structure): 0' (Deviation from 25') Front (Garage Door): 20' Side (Primary Structure): 0' (Deviation from 10') **Building Separation:** 10' Rear: 0' (Deviation from 20') Minimum Lot Size: 900 ft² (Deviation from 6,000 ft²) Minimum Lot Width: 15' (Deviation from 60') Residential (multi-family building with common parking): Front (Primary Structure): 0' (Deviation from 25')

0'

0'

20'

(Deviation from 15')

(Deviation from 20')

100% (Primary structure)

Maximum Building Heights:

Non-Residential Height:	65'	(deviation from 45')
Multi-Family Height:	65'	(deviation from 45')
Single Family Attached Height:	45'	(deviation from 35')
Single Family Detached Height:	35'	

- 7. The petitioner shall develop the Lake Hideaway community with the following perimeter buffers and in accordance with the cross-sections included with the master plan:
- **Hexam Road (Northernmost Project Boundary):** 35' vegetative buffer, measured from the southern edge of the 30' right-of-way preserved for future Hexam Road expansions.
- Star Road (Southernmost Project Boundary): 35' vegetative buffer, measured from the northern edge of the 20' right-of-way preserved for future Star Road expansions.
- Southern and Eastern Buffers where Adjacent to Woodland Waters
 Subdivision: 50' vegetative buffer. This buffer shall be developed and maintained in
 accordance with the Buffer Note included as a detail to this Master Plan.
- 8. All streets internal to the project may be public or private with the exception of the major internal collector road which shall be public. Private roads within single family or multifamily tracts may be gated with provision for emergency vehicle access in accordance with the requirements of the Hernando County Fire and Emergency Services Department and the Hernando County Facility Design Guidelines.
- 9. The development shall be limited to one access on Star Road and one on Hexam Road.
- 10. Development types permitted within the designated areas shown on the master plan shall be as follows:

F. Commercial Area

The commercial pod south of Hexam Road identified within Pod E of the Master Plan is designated Neighborhood Commercial, and includes up to 50,000 Sq. Ft., subject to the uses permitted by the C-3 zoning district.

The following C-1 uses also are permitted:

- 1. Veterinary clinics with air conditioned, sound-attenuated runs
- m. Restaurants-Limited to 75 seats
- n. Convenience goods stores Limited to 4 vehicle fueling stations
- o. Pharmacies-Limited to 2,500 square feet
- p. Indoor commercial amusement establishments
- q. Antique stores
- r. Dry cleaning establishments
- s. Business Training Schools

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- t. Retail Food Stores
- u. Domestic Business Establishment
- v. Comparison Goods Store-Limited to 2,500 square feet per establishment

G. Office

The Office (OFF) uses are designated PDP-OP and will allow all OP/Office Professional zoning district uses. These uses will be exclusively located within Pod E of the associated Master Plan.

H. Residential Areas (SF/MF)

- f. Single-family detached, single-family detached zero lot line and single-family attached residential units may be developed at different land use densities, lot sizes, and product varieties. Any increase in Single Family units can not result in a reduction of open space.
- g. Multi-family residential units (1,300 units total) may be developed at different land use densities. At least 30 of those units shall be set aside for those residents making less than 80% of the area median income as identified by the Florida Housing Finance Corporation.
- h. Ancillary uses associated with a recreation/clubhouse may be permitted and designated PDP(REC), including maintenance facilities, restrooms, dining, banquet facilities, recreation center, health club or spa, pool, exercise facilities, meeting rooms and similar supporting uses for other recreation facilities.
- i. Pod A shall be permitted to have a temporary sales center or similar use, and landscaping/ development signage along the western property boundary/US 19.
- j. The project will have up to 656 age-restricted units

Single Family Residential Area Design Standards

- g. Single-family, single-family semi-detached or single-family attached uses shall not exceed 45 percent (deviation from 35%) building area coverage within each phase of development.
- h. All proposed single-family dwellings shall meet the minimum standards for determination of similarity in exterior appearance within the individual pod of development as provided for in Article II, General Regulations, Section 2, General Regulations for Structures and Uses.
- i. The maximum number of single-family attached dwelling units per building is 8 units.
- j. Deviation is granted from the subdivision roadway standards for the Typical Townhome with Common areas as shown on the master plan.
- k. Single Family Pods more than 50 dwelling units shall provide dual access or boulevard and emergency access
- 1. All multifamily development shall meet the minimum Multifamily Design Standards of the County's LDRs.

I. Residential Protection Standards

The master plan and the Design Standards affirm that the commercial use portion of the development will comply with the county's "residential protection standards" as outlined in Hernando County Code of Ordinances.

J. Lighting

Enhanced lighting beyond minimum standards shall be required as follows:

- f. Lighting throughout the Development shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
- g. Internal residential area lighting shall be decorative, not exceed 12 feet in height with full cut-off fixtures.
- h. Street and parking lot lighting shall be oriented downward with full cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 10:00 pm and sunrise, whichever occurs first.
- i. Neighborhood/Retail, Office, Recreation/Clubhouse and public or private recreational facility lighting shall not exceed 20-feet in height and shall be full cut of fixtures and shall only be illuminated while in use. The illumination must be extinguished by an automatic shutoff device between the hours of 11:00 pm and sunrise, or one hour after the termination of the event and/or use, whichever occurs first.
- j. Solar streetlighting shall be allowed within public or private road rights-ofway areas and may be privately owned and/or operated by the HOA, CDD or the Developer, at the Developer's discretion.
- 11. Covenant, Conditions and Restrictions (CC&Rs) will be established to govern development within the C/PDP. The CC&Rs shall implement the applicable requirements of the zoning and associated Development Agreement and provide for enforcement by the Property Owners Association. The CC&Rs will be submitted to Hernando County for review and comment prior to final plat approval for each phase. The CC&Rs shall be recorded against those portions of the Development subject to such plat.
- 12. A geotechnical report prepared by a qualified professional shall be used in the design and layout of the Lake Hideaway project and shall be submitted to the County at time of and in connection with the conditional platting of each phase to ascertain that the Developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall project design and layout of the project.
- 13. Any proposed security fencing along the perimeter of Lake Hideaway will be constructed of non-masonry, non-opaque materials. The fence will be designed to

blend into the natural landscape of the area and will be supplemented with natural vegetation and screening landscaping as necessary. Other natural materials such as wood, stone or brick may be used in conjunction with project identification and entry monumentation features.

- 14. Five years after approval of this Master Plan, and continuing every 600th unit thereafter until buildout, the Developer shall complete and submit updated Traffic Impact Monitoring (TIM) studies in accordance with the requirements of the County Engineer.
- 15. With the submittal of construction plans for each phase, the Developer shall provide the following materials for review:
 - Soil borings shall be used to verify that a minimum of five (5) feet of suitable soil cover is maintained between each drainage retention area (DRA) bottom and any subsurface limestone rock strata, limestone pinnacles or potential karst connections. In the event another regulatory agency with jurisdiction requires a greater separation depth than 5', compliance with that agency's greater depth shall be required.
 - BMPs for wetland protection (if applicable); control of siltation and turbidity during construction; minimization of site disturbance and wind erosion.
 - Low Impact Development (LID) design techniques (where reasonably feasible) as part of the stormwater plan.
- 16. If archaeological artifacts are discovered during Development construction, the Developer shall stop construction in that area and immediately notify the County, WRPC, DEO, and the Division of Historical Resources of the Florida Department of State.
- 17. Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.
- 18. The master plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement.
- 19. All the foregoing performance conditions are intended to conform to the associated Development Agreement for Lake Hideaway, and not to alter any requirement or condition of the Development Agreement. In the event of a conflict between the Development Agreement, these conditions, and any County land use regulations or ordinances, the Development Agreement shall supersede and control. This notwithstanding, any applicable County Ordinance containing additional details or regulations, which do not conflict with the provisions of the Development Agreement, shall govern the actions of the developer.

20. 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.

BOCC ACTION:

On February 8, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-40 approving the petitioner's request for a Master Plan Revision on Property Zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(OP)/Planned Development Project (Office Professional), PDP(REC)/Planned Development Project (Recreation) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1/(General Commercial) uses with deviations with the following unmodified performance conditions:

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- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise in the approved Development Agreement), for either construction or use of the property, and complete all applicable development review processes.
- 2. The project is approved for the entitlements outlined in the Land Use Schedule below. Supporting and ancillary facilities are also approved as enumerated in the approved development agreement for the site, including 5 acres for an HCUD potable water facility, 6 acres for community recreation (Lagoon), up to 6 acres for a potential charter school site, 2 acres for a Fire Station site and up to 1 acre for a potential substation for the Hernando County Sheriff's Office.

Land Use ⁱ	Units	Square Feet	Acres
Phase 1		·	
Single-Family Attached (Townhouses)	644		
Senior Adult Attached Housing	656		
Single-Family Detached Housing	2,400		
Fire Station Site			2 acres
Community Recreation (Lagoon)			6 acres
Community Recreation Area –		25,000	
Supportive Commercial/Retail			
Public Safety			1 acre
Water Plant Expansion			5 acres
Charter School			6 acres
Subtotal (Phase 1)	3,700	25,000	
Phase 2 ii			
Commercial		25,000	
Office		150,000	
Subtotal (Phase 2)		175,000	
Total Project	3,700	200,000	

Note: the project is approved for up to 656 age-restricted dwelling units. All age-restricted units shall be approved by the School District and enumerated in an agreement recorded in the public record.

- 3. At each conditional plat, the petitioner shall be required to provide the following land use entitlement tracking:
 - Number of units and square foot of nonresidential requested versus total allowed for entire development;
 - Percentage allocation to affordable and/or senior housing
- 4. The Developer shall generate a project absorption schedule, differentiating agerestricted and nonage-restricted dwelling units. This schedule shall be updated on an annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.
- 5. The petitioner shall maintain the following perimeter setbacks for the proposed development:

From US 19:	75'
From Hexam Road:	35'
From Star Road:	35'
From Weeping Willow Street Right-of-Way:	0'
From South Boundary of Pod C:	100'
From all other project boundaries:	35'

Perimeter setbacks from Hexam Road and Star Road shall be measured from the edge of the new rights-of-way reserved for the future expansion, as identified in the master plan.

6. The petitioner shall maintain the following minimum internal lot setbacks and dimensional criteria:

Non-Residential:

Front (Structure to Parking):	5'
Front (Structure to Public right-of-way):	0'
Side (Structure to Structure):	5'
Side (Structure to Parking):	5'
Side (Structure to Public right-of-way):	0'
Rear (Structure to Parking):	5'
Rear (Structure to Public right of way):	0'
Maximum Lot Coverage:	100%

When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Residential (single-family detached lots):		
Front (Primary Structure):	10'	(Deviation from 25')
Front (Garage Door):	20'	,
Side:	5'	(Deviation from 10')
Rear (Primary structure):	15'	(Deviation from 20')
Rear (Accessory structure):	5'	
Minimum Lot size:	$4,000 \text{ ft}^2$	(Deviation from 6,000 ft ²)
Minimum Lot width:	40'	(Deviation from 60')
Maximum Lot Coverage (Primary Structure):	75%	
Maximum Lot Coverage (Accessory Structure	e):15%	
Residential (single-family, zero Lot Line)		
Front:	10'	(Deviation from 25')
Side (Primary Structure - Internal):	0'	(Deviation from 10')
Side (Primary Structure – External):	10'	
Side (Accessory Structure):	5'	
Building Separation:	10'	
Rear (Primary Structure):	15'	(Deviation from 20')
Rear (Accessory Structure):	5'	
Minimum Lot Size:	4000 ft^2	(Deviation from 6,000 ft ²)
Minimum Lot Width:	40'	(Deviation from 60)
Maximum Lot Coverage (Primary Structure):	75%	
Maximum Lot Coverage (Accessory Structure	e):15%	
Residential (single-family attached):		
Front (Primary Structure):	0'	(Deviation from 25')
Front (Garage Door):	20'	
Side (Primary Structure):	0'	(Deviation from 10')
Building Separation:	10'	
Rear:	0'	(Deviation from 20')
Minimum Lot Size:	900 ft^2	(Deviation from 6,000 ft ²)
Minimum Lot Width:	15'	(Deviation from 60')
Residential (multi-family building with con	nmon parking)):
Front (Primary Structure):	0'	(Deviation from 25')
Side:	0'	(Deviation from 15')
Rear:	0'	(Deviation from 20')
Garage Door:	20'	
Maximum Lot Coverage:	100%	(Primary structure)

Maximum Building Heights:

Non-Residential Height:	65'	(deviation from 45')
Multi-Family Height:	65'	(deviation from 45')
Single Family Attached Height:	45'	(deviation from 35')
Single Family Detached Height:	35'	

- 7. The petitioner shall develop the Lake Hideaway community with the following perimeter buffers and in accordance with the cross-sections included with the master plan:
- **Hexam Road (Northernmost Project Boundary):** 35' vegetative buffer, measured from the southern edge of the 30' right-of-way preserved for future Hexam Road expansions.
- Star Road (Southernmost Project Boundary): 35' vegetative buffer, measured from the northern edge of the 20' right-of-way preserved for future Star Road expansions.
- Southern and Eastern Buffers where Adjacent to Woodland Waters
 Subdivision: 50' vegetative buffer. This buffer shall be developed and maintained in accordance with the Buffer Note included as a detail to this Master Plan. An 8'black security chain link fence shall be placed on the Lake Hideaway side of the buffer.
- 8. All streets internal to the project may be public or private with the exception of the major internal collector road which shall be public. Private roads within single family or multifamily tracts may be gated with provision for emergency vehicle access in accordance with the requirements of the Hernando County Fire and Emergency Services Department and the Hernando County Facility Design Guidelines.
- 9. The development shall be limited to one access on Star Road and one on Hexam Road.
- 10. Development types permitted within the designated areas shown on the master plan shall be as follows:

A. Commercial Area

The commercial pod south of Hexam Road identified within Pod E of the Master Plan is designated Neighborhood Commercial, and includes up to 50,000 Sq. Ft., subject to the uses permitted by the C-3 zoning district.

The following C-1 uses also are permitted:

- a. Veterinary clinics with air conditioned, sound-attenuated runs
- b. Restaurants-Limited to 75 seats
- c. Convenience goods stores Limited to 4 vehicle fueling stations
- d. Pharmacies-Limited to 2,500 square feet
- e. Indoor commercial amusement establishments
- f. Antique stores
- g. Dry cleaning establishments

- h. Business Training Schools
- i. Retail Food Stores
- j. Domestic Business Establishment
- k. Comparison Goods Store-Limited to 2,500 square feet per establishment

B. Office

The Office (OFF) uses are designated PDP-OP and will allow all OP/Office Professional zoning district uses. These uses will be exclusively located within Pod E of the associated Master Plan.

C. Residential Areas (SF/MF)

- a. Single-family detached, single-family detached zero lot line and single-family attached residential units may be developed at different land use densities, lot sizes, and product varieties. Any increase in Single Family units can not result in a reduction of open space.
- b. Multi-family residential units (1,300 units total) may be developed at different land use densities. At least 30 of those units shall be set aside for those residents making less than 80% of the area median income as identified by the Florida Housing Finance Corporation.
- c. Ancillary uses associated with a recreation/clubhouse may be permitted and designated PDP(REC), including maintenance facilities, restrooms, dining, banquet facilities, recreation center, health club or spa, pool, exercise facilities, meeting rooms and similar supporting uses for other recreation facilities.
- d. Pod A shall be permitted to have a temporary sales center or similar use, and landscaping/ development signage along the western property boundary/US 19.
- e. The project will have up to 656 age-restricted units

Single Family Residential Area Design Standards

- a. Single-family, single-family semi-detached or single-family attached uses shall not exceed 45 percent (deviation from 35%) building area coverage within each phase of development.
- b. All proposed single-family dwellings shall meet the minimum standards for determination of similarity in exterior appearance within the individual pod of development as provided for in Article II, General Regulations, Section 2, General Regulations for Structures and Uses.
- c. The maximum number of single-family attached dwelling units per building is 8 units.
- d. Deviation is granted from the subdivision roadway standards for the Typical Townhome with Common areas as shown on the master plan.
- e. Single Family Pods more than 50 dwelling units shall provide dual access or boulevard and emergency access

f. All multifamily development shall meet the minimum Multifamily Design Standards of the County's LDRs.

D. Residential Protection Standards

The master plan and the Design Standards affirm that the commercial use portion of the development will comply with the county's "residential protection standards" as outlined in Hernando County Code of Ordinances.

E. Lighting

Enhanced lighting beyond minimum standards shall be required as follows:

- a. Lighting throughout the Development shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
- b. Internal residential area lighting shall be decorative, not exceed 12 feet in height with full cut-off fixtures.
- c. Street and parking lot lighting shall be oriented downward with full cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 10:00 pm and sunrise, whichever occurs first.
- d. Neighborhood/Retail, Office, Recreation/Clubhouse and public or private recreational facility lighting shall not exceed 20-feet in height and shall be full cut of fixtures and shall only be illuminated while in use. The illumination must be extinguished by an automatic shutoff device between the hours of 11:00 pm and sunrise, or one hour after the termination of the event and/or use, whichever occurs first.
- e. Solar streetlighting shall be allowed within public or private road rights-ofway areas and may be privately owned and/or operated by the HOA, CDD or the Developer, at the Developer's discretion.
- 11. Covenant, Conditions and Restrictions (CC&Rs) will be established to govern development within the C/PDP. The CC&Rs shall implement the applicable requirements of the zoning and associated Development Agreement and provide for enforcement by the Property Owners Association. The CC&Rs will be submitted to Hernando County for review and comment prior to final plat approval for each phase. The CC&Rs shall be recorded against those portions of the Development subject to such plat.
- 12. A geotechnical report prepared by a qualified professional shall be used in the design and layout of the Lake Hideaway project and shall be submitted to the County at time of and in connection with the conditional platting of each phase to ascertain that the Developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall project design and layout of the project.

- Staff Report: H-21-10
- 13. Any proposed security fencing along the perimeter of Lake Hideaway will be constructed of non-masonry, non-opaque materials. The fence will be designed to blend into the natural landscape of the area and will be supplemented with natural vegetation and screening landscaping as necessary. Other natural materials such as wood, stone or brick may be used in conjunction with project identification and entry monumentation features.
- 14. Five years after approval of this Master Plan, and continuing every 600th unit thereafter until buildout, the Developer shall complete and submit updated Traffic Impact Monitoring (TIM) studies in accordance with the requirements of the County Engineer.
- 15. With the submittal of construction plans for each phase, the Developer shall provide the following materials for review:
 - Soil borings shall be used to verify that a minimum of five (5) feet of suitable soil cover is maintained between each drainage retention area (DRA) bottom and any subsurface limestone rock strata, limestone pinnacles or potential karst connections. In the event another regulatory agency with jurisdiction requires a greater separation depth than 5', compliance with that agency's greater depth shall be required.
 - BMPs for wetland protection (if applicable); control of siltation and turbidity during construction; minimization of site disturbance and wind erosion.
 - Low Impact Development (LID) design techniques (where reasonably feasible) as part of the stormwater plan.
- 16. If archaeological artifacts are discovered during Development construction, the Developer shall stop construction in that area and immediately notify the County, WRPC, DEO, and the Division of Historical Resources of the Florida Department of State.
- 17. Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.
- 18. The master plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement.
- 19. All the foregoing performance conditions are intended to conform to the associated Development Agreement for Lake Hideaway, and not to alter any requirement or condition of the Development Agreement. In the event of a conflict between the Development Agreement, these conditions, and any County land use regulations or ordinances, the Development Agreement shall supersede and control. This notwithstanding, any applicable County Ordinance containing additional details or

regulations, which do not conflict with the provisions of the Development Agreement, shall govern the actions of the developer.

- 20. The location and design of the lagoon will require a Master Plan Revision.
- 20. 21. 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.

i Land Uses may be exchanged in accordance with the Land Use Equivalency Matrix, approved as part of the Lake Hideaway Development Agreement. All land use exchanges must be approved, in writing, by the Hernando County Planning Department

ii All Phase 2 entitlements are to be located within Pod E on the master plan

HEROSO ODLY

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15253
Legal Request Number:
Bid/Contract Number:

TITLE

Special Exception Petition Submitted by Black Horse Realty Group LLC (SE-24-11)

BRIEF OVERVIEW

Request:

Special Exception Use Permit for an Animal Specialty Establishment and Special Events

General Location:

Eastern terminus of Phillips Road and Arlanie Road

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Animal Specialty Establishment and Special Events with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025 7:55 AM
Toni Brady	Approved	01/06/2025 2:17 PM
Victoria Anderson	Approved	01/07/2025 3:35 PM
Danielle Nigro	Approved	01/07/2025 3:49 PM

RESULT: ADOPTED MOVER: Axl David

SECONDER: Jonathan McDonald

AYES: Birren, David, Fulford and McDonald

NAYES: Holmes ABSENT: Noe

NON VOTING Pino	

HERNANDO COUNTY CONDITIONAL USE PERMIT **OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):

- ☐ Conditional Use Permit
- Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No.	Official Date Stamp:
0 1	2.31

Hernando County, Florida Planning Department

2Eb 11 5054

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0 10 2001	bouleage
Date: 0 13 2024	
APPLICANT NAME: Black Horse Realty G	TOUD LLC
Address: 807 South 4th Street	
Phone: 315-591-1410 Email: Kfox@ foxhollow No	vers, com
Property owner's name: (if not the applicant)	
REPRESENTATIVE/CONTACT NAME:	
2017 1010	
Address: 204 AT Lante Ra	State: [7] Zin: 34604
City: Brooksville Phone: 315 591 1410 Email: Kfox a fox hollowno	WEKS. COM
Thomas Ora of the property of	
HOME OWNERS ASSOCIATION: Yes No (if applicable provide name)	
Contact Name:	St. to Zin.
	State: Zip:
PROPERTY INFORMATION: 1. PARCEL(S) KEY NUMBER(S): R34 - 423 - 19 - 00 2. SECTION	001 011
1. PARCEL(S) KEY NUMBER(S): R34 - 423 - 19 - 00	00-0120-0000 386040
2. SECTION , TOWNSHIP	, RANGE
3. Current zoning classification: AG	
4. Desired use: Aq. Equestrian Therapy, Training	, RV Hookups for guests/Clients
3. Current zoning classification: 4. Desired use: Aq. Equestrian Tierapy, Training 5. Size of area covered by application: 20 Acres. 6. Hishway and street boundaries: Application Program	
6. Highway and street boundaries.	
7. Has a public hearing been held on this property within the past twelve more	
8 Will expert witness(es) be utilized during the public hearings?	
9. Will additional time be required during the public hearing(s) and how much	ch?
PROPERTY OWNER AFFIDIVAT	
TROTERITO WILLIAM TO A C	
have been the hard	e thoroughly examined the instructions for filing this
application and state and affirm that all information submitted within this petition	
belief and are a matter of public record, and that (check one):	,
I am the owner of the property and am making this application OR	
I am the owner of the property and am authorizing (applicant):	
and (representative, if applicable):	1
to submit an application for the described property.	
	1 1 1 1
Nu	nberla (1 Ju)
	Signature of Property Owner
STATE OF FLORIDA	//
COUNTY OF HERNANDO	(/
	<i>U</i>
The foregoing instrument was acknowledged before me by means of Uphysical	
September, 2024, by humberla	presence or □online notarization, this 1 day of who is
September, 2024, by humberla	
September, 2024, by humberla	who is
September, 20 24, by tumber to personally known to me or produced NYD as identification.	who is ROBIN ANDREA REINHART
September, 2024, by humberla	ROBIN ANDREA REINHART MY COMMISSION # HH 309051
September, 20 24, by tumber to personally known to me or produced NYD as identification.	who is ROBIN ANDREA REINHART

Hernando County Planning Department 1653 Blaise Drive Brooksville, FL 34601

Black Horse Realty Group LLC Kimberly Fox 204 Arlanie Rd Brooksville, FL 34604 (315) 591-1410

September 13, 2024

We are applying for a special exception with deviations to allow for RV stays for our clients on the premises. Our property at 204 Arlanie RD is Zoned in Agriculture, and we reside permanently at the Main residence on the property. We offer Horse Training and therapeutic sessions for our Equestrian clients. We currently offer therapy sessions with individuals with special needs as well as other equestrian training programs. We currently have 4 Camper sites with Full Hookups to accommodate our customers that wish to stay.

We offer individual training times 7 days a week to our clients. During the summer months our seasons run early mornings or evenings. Fall into winter months our hours extend to mid-day. Our customers are welcome to bring their own horse during their stay as well. We have a group session planned for February 2025 that will invite new clients to come experience and share the benefits of our therapeutic equine facility.

There will be no impact of County Utilities as we are utilizing an existing Well and Septic onsite to accommodate this location. Power is supplied through a separate existing Electrical Entrance.

The camper sites are located 620 LF into the property from the Arlanie RD. The Property is Pastures with Large Majestic Oaks offering a Rustic setting. There will be No impact of Natural Features or to the Infrastructures of Water, Drainage, Sanitary Sewer, Parks & Rec, Solid Waste and Public Schools.

We ask for this special exception to be applied appropriately

Thank you in advance

Kimberly Fox

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2024

APPLICANT: Black Horse Realty group, LLC

FILE NUMBER: SE-24-11

PURPOSE: Special Exception Use Permit for an Animal Specialty Establishment

and Special Events

GENERAL

LOCATION: Eastern terminus of Phillips Road and Arlanie Road

PARCEL KEY

NUMBER: 386040

APPLICANT'S REQUEST

The petitioner requests a Special Exception Use Permit for an Animal Specialty Establishment for the purpose of Equestrian Therapy and training and to allow for four (4) recreational vehicle hook-ups for clients. The petitioner has indicated that they will be offering, draft horse driving lessons, riding lessons, day camps for kids, weekend getaways for adults, special events (i.e. birthday parties) and group sessions, to clients to share the benefits of the equine therapeutic session. The petitioner is offering the sessions seven days a week, hours offered change with the seasons.

SITE CHARACTERISTICS

Site Size: 19.6 Acres

Surrounding Zoning &

Land Uses: North: AG; Mobile Home, Single Family

South: AG; Mobile Home, Single Family

East: AG Special Exception for Eckerd Youth Camp

West: AG; Mobile Home, Single Family

Current Zoning: AG (Agricultural)

Future Land Use

Map Designation: Rural

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. HCUD has no objection to the

F:\Special Exceptions\SE-24-11 Black Horse Realty Group LLC\Staff Report\SE2411Staff Report Final.Docx

requested. The petitioner shall coordinate with the Health Department for appropriate Onsite Sewage Treatment and Disposal System for the proposed RV sites.

ENGINEERING

The subject parcel is located at the eastern terminus of Phillips Road and Arlanie Road. The parcel has a two (2) access drives. No changes are proposed to access. The County Engineer has reviewed the request and indicated the following:

- The parcel is located in Squirrel Prairie Watershed which is an Administrative Watershed. A majority of the parcel is located in the 1% storm/ 100-year floodplain.
- Petitioner shall provide a site plan that shows all the access points.
- Any Public access to the subject property in relation to Therapeutic Equine Facility requires a commercial driveway connection and a right of way use permit.

LAND USE REVIEW

Animal Specialty Establishments are permitted in the AG (Agricultural) district through the Special Exception Process. Animal specialty establishments include activities such as animal boarding, animal husbandry activities, and animal training.

Building Setbacks

Minimum Building Setbacks:

Front: 75'Side: 35'Rear: 50'

Perimeter Setbacks:

The petitioner shall maintain a hundred (100) foot setback from all adjacent property lines.

Lighting

All lighting shall be shielded from the adjacent properties and shall be aimed downward towards the property to prevent spillage on neighboring parcels.

Hours of Operation

Hours of operations for all proposed uses should be limited from 6:00 AM to 10:00 PM. Overnight stays in recreational vehicles shall be limited to approved days and events. Special events shall be limited to 12 events per calendar year.

Farm building setbacks

Regulation of agricultural structures: Land, which is used solely for farming, forestry, fisheries, animal specialty farms, horticultural specialty farms or hunting, trapping and game propagation shall have no regulation imposed as to zoning permits, certificates of use, or height, yard, or location requirements for agricultural buildings, except as otherwise provided in this ordinance.

Special Exception Use Permit

A Special Exception Use Permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDRs). As part of the review, the P&Z must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The P&Z has the ability to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, Special Exception Use Permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If a developer fails to obtain a building permit for the vertical construction of the principal or primary building or the special exception use is not established within a period of not more than two (2) years from the approval date, then the Special Exception Use Permit shall be null and void.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Rural Land Use classification on the adopted Future Land Use Map. The area is characterized by large tracts of single family and mobile home residences. Animal Specialty Establishments are permitted uses in Rural districts.

Future Land Use, Rural

Objective 1.04C:

The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Strategy 1.04A(4): The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

FINDING OF FACTS

The request for a Special Exception Use Permit for an Animal Specialty Establishment and Special Events are consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses with appropriate performance.

NOTICE OF APPLICANT RESPONSIBILITY

The special exception 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.

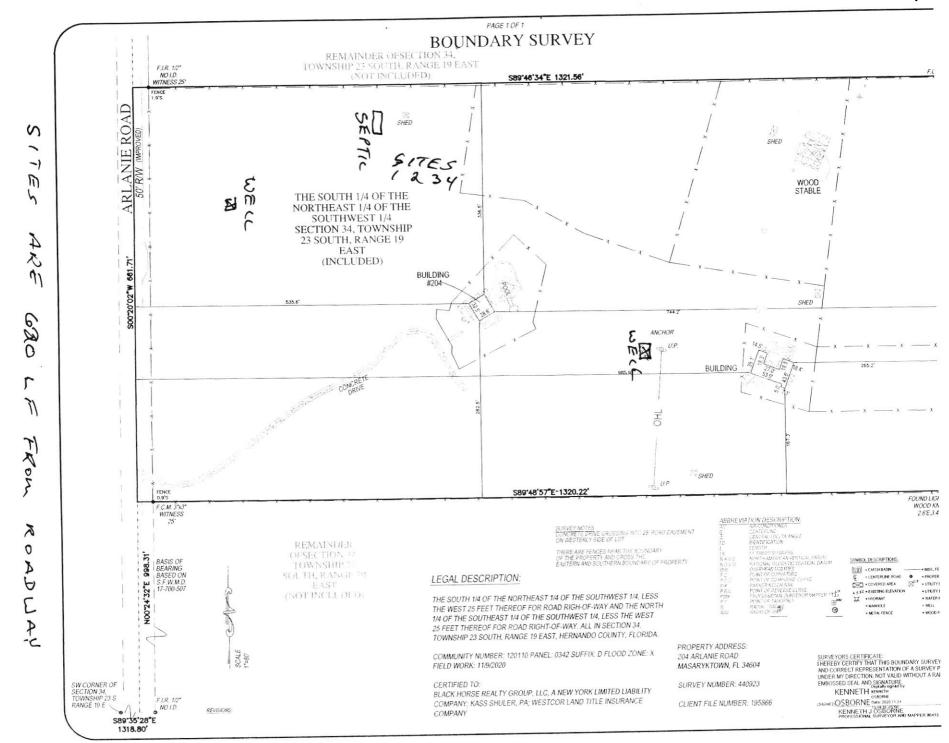
STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Animal Specialty Establishment and Special Events with the following performance conditions:

- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- 2. Minimum Building Setbacks:

• Front: 75' Sides: 35' Rear: 50'

- 3. The RV hookups/pads shall meet the setbacks of the AG (Agricultural) zoning district.
 - Front (west): 75'
 - Side (north and south): 35'
 - Rear (east): 50'
- 4. The RV sites shall be limited to equestrian therapy, training clients and during special events.
- 5. The recreational vehicle hookups shall be limited to four (4)
- 6. All hours of operation shall be 6:00 AM to 10:00 PM.
- 7. The petitioner shall be limited to twelve (12) events per year.
- 8. Any onsite lighting associated with events shall be full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring uses.
- 9. The petitioner shall improve all driveways to the property to commercial driveway standards.
- 10. The petitioner shall obtain a right-of-way use permit.
- 11. The petitioner shall provide a site plan that shows the access points.
- 12. The petitioner shall coordinate with the Health Department for appropriate Onsite Sewage Treatment and Disposal System for the proposed RV sites.



SE-24-11

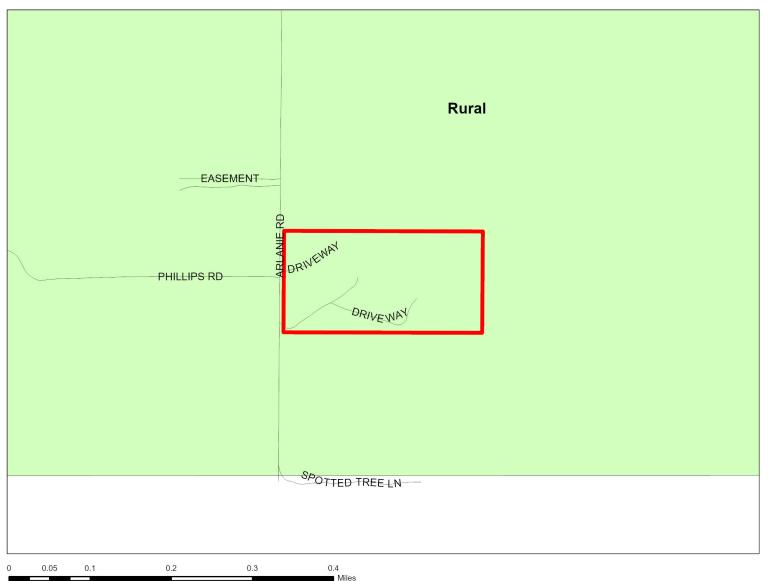
Photo date: 2023

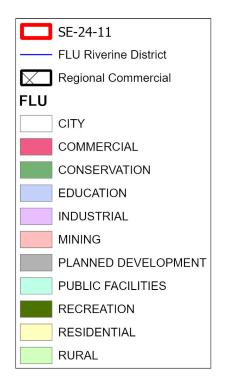
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-24-11 Version Date: 12/09/2022





Future Land Use Map

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

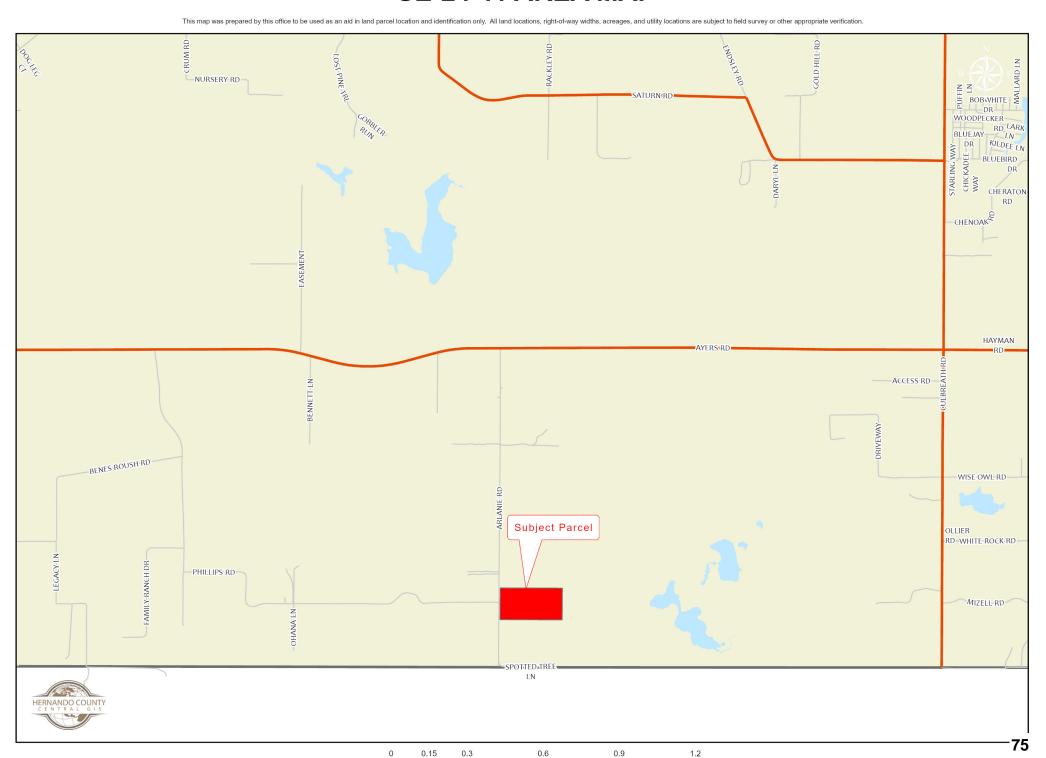
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 10/30/2024

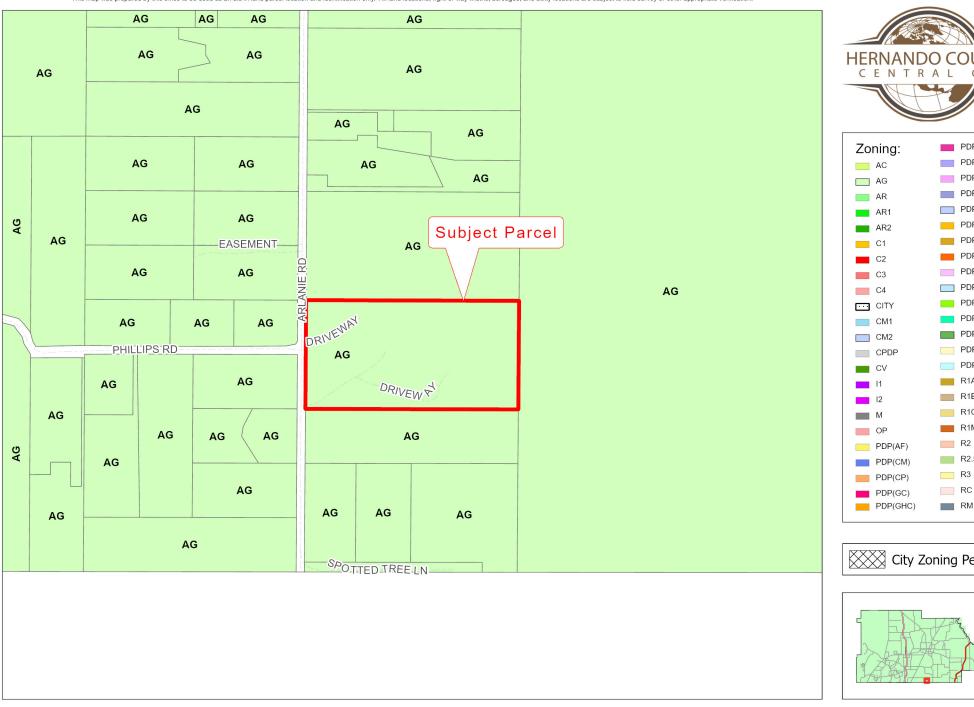


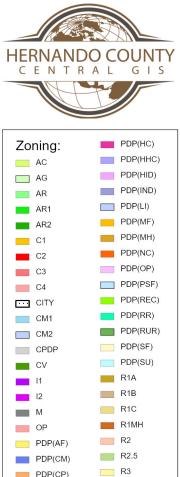
SE-24-11 AREA MAP



SE-24-11

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









Hernando County Planning Department Project date: 10/30/24

From: Planning Resource Object

To: <u>Danielle Nigro</u>

Subject: FW: black horse realty group **Date:** Monday, January 6, 2025 7:10:24 AM

From: cooksc303@aol.com <cooksc303@aol.com>

Sent: Saturday, January 4, 2025 2:00 PM

To: Planning Resource Object < Planning@co.hernando.fl.us>

Subject: black horse realty group

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.

I OBJECT to this zoning request for FILE SE-24-11 and I want this placed in the OFFICIAL RECORD.

Thank you Cyndy Cook Arlanie Rd Resident From: Planning Resource Object

To: <u>Danielle Nigro</u>

 Subject:
 FW: File SE-24-11 (Attn Robin)

 Date:
 Tuesday, January 7, 2025 9:22:56 AM

----Original Message-----

From: Karen MacFarland klmacfarland@reagan.com

Sent: Monday, January 6, 2025 4:11 PM

To: Planning Resource Object < Planning@co.hernando.fl.us>

Cc: MacFarland Karen <klmacfarland@reagan.com>

Subject: File SE-24-11 (Attn Robin)

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.

Robin,

I OBJECT to this zoning request for FILE SE-24-11. I live at 127 Arlanie Rd and this zoning request will impact my peace and privacy, the very reasons why I moved to this location in July 2020.

Please add this email to the OFFICIAL Record.

Thank You,

Karen L MacFarland 127 Arlanie Rd Brooksville, FL 34604 813-431-1542

Robin Reinhart

From: Madeleine

Sent: Madeleine

Saturday, January 4, 2025 5:12 PM

To: Planning Resource Object

Subject: Reasons to Reject the application for zoning request for FILE SE-24-11

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.

Dear Commissioners,

I object to this zoning request for FILE SE-24-11 and I want this placed in the OFFICIAL RECORD.

Here are reasons to reject this application for zoning change.

- Arlanie Road is not a paved road.
 Any additional vehicle usage will damage this already heavily pot holed.
- 2. Rural land is becoming scarce in SE Hernando County.
- 3. This is Agricultural Zoned Land changing this designation will invite further zoning changes reducing the quality of life within this neighborhood.
- 4. Allowing RV usage will encumber Agricultural use of land, not invite or encourage further Agricultural Development which was the intent of the Hernando County Land Use Plan.
- 5. What this area does need is additional water retention areas as we experienced significant flooding during Hurricane Milton, further density will only exacerbate this problem.
- 6. It will be necessary to accommodate the RV traffic with heavier duty Less Permeable pavement with significant amount of road base which will also add to the drainage problem by further reducing permeability.
- 7. Remember SWFMD attempted to create the Squirrel Prairie Retention Area on this Land in the 80's which was to designed to connect to the Masark Canal, however this was not accomplished and the water issues still exist.

From: Planning Resource Object

To: <u>Danielle Nigro</u>

Subject: FW: Please Reject the application for zoning request for FILE SE-24-11 with Reasons

Date: Monday, January 6, 2025 7:13:06 AM

From: Natural Fitness Concepts <naturalfitness@hotmail.com>

Sent: Saturday, January 4, 2025 6:44 PM

To: Jerry Campbell <JerryC@co.hernando.fl.us>; Jerry Campbell <JerryC@co.hernando.fl.us>;

Planning Resource Object < Planning@co.hernando.fl.us>

Subject: Please Reject the application for zoning request for FILE SE-24-11 with Reasons

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.

Dear Commissioner Campbell et al.,

I object to this zoning request for FILE SE-24-11 and I want this placed in the OFFICIAL RECORD.

Here are reasons to reject this application for zoning change should be denied.

- Arlanie Road is not a paved road.
 Any additional vehicle usage will damage this already heavily pot holed.
- 2. Rural land is becoming scarce in SE Hernando County.
- 3. This is Agricultural Zoned Land changing this designation will invite further zoning changes reducing the quality of life within this neighborhood.
- 4. Allowing RV usage will encumber Agricultural use of land, not invite or encourage further Agricultural Development which was the intent of the Hernando County Land Use Plan.
- 5. What this area does need is additional water retention areas as we experienced significant flooding during Hurricane Milton, further density will only exacerbate this problem.
- 6. It will be necessary to accommodate the RV traffic with heavier duty Less
 Permeable pavement with significant amount of road base which will also add
 to the drainage problem by further reducing permeability.
- 7. Remember SWFMD attempted to create the Squirrel Prairie Retention Area on this Land in the 80's which was to designed to connect to the Masaryk Canal, however this was not accomplished and the water issues still exist.

Robin Reinhart

From: Richard Bon < richbon0014@hotmail.com>

Sent: Saturday, January 4, 2025 4:26 PM

To: Planning Resource Object

Subject: RV park

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.

I, Richard Bon, of 76 Ohana lane, Brooksville, FL 34604, object to this zoning request for FILE SE-24-11 and I, want this placed in the OFFICIAL RECORDS!

From: Planning Resource Object

To: <u>Danielle Nigro</u>

Subject: FW: Objection to File SE-24-11 Special Exception Use Permit for an Animal Specialty Establishment with

deviations

Date: Tuesday, January 7, 2025 12:38:31 PM

From: rob lhcontractinginc.com <rob@lhcontractinginc.com>

Sent: Tuesday, January 7, 2025 11:31 AM

To: Planning Resource Object <Planning@co.hernando.fl.us>

Subject: Objection to File SE-24-11 Special Exception Use Permit for an Animal Specialty

Establishment with deviations

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.

I (we) Robert and Suzanne Harvey residing at 20135 Phillips Road Brooksville, FL 34604 herby **OBJECT** to this zoning request for FILE SE-24-11 and want this placed in the official record.

APPLICANT: Black Horse Realty Group LLC

FILE NUMBER: SE-24-11

REQUEST: Special Exception Use Permit for an Animal Specialty Establishment

with deviations

GENERAL LOCATION: Eastern terminus of Phillips Road and Arlanie Road

PARCEL KEY NUMBER: 386040

Sincerely, Robert and Suzanne Harvey 20135 Phillips Road Brooksville, FL 34604 352-280-0061 From: Planning Resource Object

To: <u>Danielle Nigro</u>

Subject: FW: Black Horse Realty Group

Date: Monday, January 6, 2025 7:12:19 AM

From: Steve Cook <sc49094@gmail.com> Sent: Saturday, January 4, 2025 2:06 PM

To: Planning Resource Object < Planning@co.hernando.fl.us>

Subject: Black Horse Realty Group

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.

I OBJECT to this zoning request for FILE SE-24 -11 and want this placed in the OFFICAL RECORD

Thank you

Steve Cook Arlanie Rd Resident

Robin Reinhart

From: Barbara Shine Hicks <bshine@tampabay.rr.com>

Sent: Sunday, January 5, 2025 9:58 AM

To: Planning Resource Object

Subject: FILE SE-24-11

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.

I OBJECT to the zoning request FILE SE-24-11.
I want this objection placed in the OFFICIAL RECORD.
I cannot attend the zoning hearing.

Barbara S Hicks 1140 Arlanie Rd Masaryktown, FL. 34604 From: <u>Planning Resource Object</u>

To: <u>Danielle Nigro</u>
Subject: FW: FILE SE-24-11

Date: Monday, January 6, 2025 7:13:33 AM

----Original Message-----

From: Buck Hicks sent: Sunday, January 5, 2025 9:46 AM

To: Planning Resource Object < Planning@co.hernando.fl.us>

Subject: FILE SE-24-11

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.

I OBJECT to this zoning request FILE SE-24-11 and I want this objection placed in the OFFICIAL RECORD. We do not need more traffic on our non paved pot hole filled road.

LC HICKS 1140 Arlanie Rd Masaryktown, FL. 34604

Robin Reinhart

From: Nicole Gibson <flossingisfun@gmail.com>
Sent: Monday, December 30, 2024 10:04 AM

To: Planning Resource Object

Subject: FILE SE-24-11

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.

I OBJECT to this zoning request for FILE SE-24-11 due to incompatibility, and want this placed in the OFFICIAL RECORD.

Nicole Gibson

From: Planning Resource Object

To: <u>Danielle Nigro</u>
Subject: FW: SE 24-11

Date: Monday, December 30, 2024 3:30:18 PM

Good Afternoon

Citizen comments for SE-24-11

From: Robert Morgan <robert.morgan.fl@gmail.com>

Sent: Monday, December 30, 2024 11:41 AM

To: Planning Resource Object <Planning@co.hernando.fl.us>

Subject: Re: SE 24-11

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.

Thank you Robin for taking time to return my call and provide a copy of the Staff Report. Below is a list of the items I had as a concern. I realize the Sheriff calls andCode Enforcement issues will not be mentioned in the Staff Report. I have the Sheriff's reports and will coordinate with Susie Singer to obtain any Code Enforcement reports that I will present at the hearing. Below are the items I had identified as problematic with this request, many that I mentioned during our call. Thanks again for your time and assistance.

Bob Morgan

1) Not compliant with Hernando County Code,

Appendix A Zoning/Administration/Section 8 Special Exception/Standards/B-2 Compatibility

<u>Compatibility.</u> The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.

Note: This is a quiet agricultural, residential neighborhood and residents choose to live here with no expectations of transient visitors in RV's.

2) Owner Kim Fox, does not reside on the property full time. Owner drives over the road tractor trailer truck which is periodically parked there.

Kim Fox and Kevin Ward are not married.

3) All requests such as this require an onsite inspection by County Health Unit to determine the adequacy of sewage treatment and water supply systems.

FAC 64E-15.002 and Dept of Health Statute 513.052

4) No horses on the property for over 2 years.	
5) No therapeutic classes or therapy riding therapy.	
6) Member of Hipcamp for 2yrs advertising RV and tent camp sites.	
7) Given 3, 4, 5, above, this Special Exception request is not about Animal Specialty but more about RV rentals as outlined in 6, 8, 9	
8) Per the current listing on HipCamp, there is NO potable water on site which violates Florida Administrative Code FAC64E-15.003 FAC64E-15.009	
9) Member AirBnB advertising Small Oak and Big Oak cabins for rent.	
10) Hernando County Code Enforcement has been called to the property in 2024 due to code violations of illegal RV and tent camping.	
11) Sheriff's office has been called to the property in 2023 due to a naked camper walking on public roads AND in Nov 2024 a disorderly conduct call.	
12) Hernando County Special Magistrate found Kim Fox/Black Horse Realty GUILTY of	f

It is highly likely the RV wastewater hookups are not in compliance with statutes and not compliant with Dept of Health Statute 513.02,

code enforcement violation of illegal RV camping and fined her.'

On Mon, Dec 30, 2024 at 9:40 AM Planning Resource Object < Planning@co.hernando.fl.us> wrote:

Hello

As we discussed the over the phone I am attaching the Staff report, please send over any emails. Regarding citizen comments.



Robin Reinhart | Commercial Planner I

Planning and Zoning Division | Development Services Department

1653 Blaise Dr., Brooksville, FL 34601 Phone: (352) 754-4057 ext. 28011

Fax: (352)754-4420

Email: rreinhart@hernandocounty.us

Website: https://www.hernandocounty.us/zoning

• Office Hours: Monday-Friday, 7:30 AM – 3:30 PM

From: Robert Morgan < robert.morgan.fl@gmail.com>

Sent: Friday, December 27, 2024 3:10 PM

To: Planning Resource Object < <u>Planning@co.hernando.fl.us</u>>

Subject: SE 24-11

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.

I am a neighbor who would like to speak with the Planner working the Special Exception case 24-11. We have information we would like to share with you pertinent to the review of this case. Please call me at the number below.

Thank you Robert Morgan 727-282-0016

HERALINGO OD WALKINGO

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15245
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)

BRIEF OVERVIEW

Request:

Rezoning from AG(Agricultural) to CPDP(Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) with Deviations

General Location:

North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41

Hearing Detail:

This petition was postponed from the September 9, 2024, P&Z hearing

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG(Agricultural) to CPDP(Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) with Deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025	7:48 AM
Toni Brady	Approved	01/06/2025	2:11 PM
Victoria Anderson	Approved	01/07/2025	3:29 PM
Danielle Nigro	Approved	01/07/2025	3:50 PM

RESULT: ADOPTED

MOVER: Nicholas Holmes
SECONDER: Jonathan McDonald

AYES: Birren, Fulford, Holmes and McDonald

NAYES: David ABSENT: Noe NON VOTINC Pino

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

PRINT OR TYPE ALL INFORMATION

Date: 01/10/2024

File No. Official Date Stamp:

H - 24 - 20

Received

MAR 6 2024

Planning Department Hernando County, Florida

APPLICANT NAME: Society	Hill Capital Partners LLC		
Address: 109 N. Brush Str			
City: Tampa		State: FL	Zip: 33602
Phone: 813-363-8151	Email:jjw@societyhillcapital.com		
Property owner's name: (if	not the applicant) Joe Mason-Gold Dust Farms		
REPRESENTATIVE/CONTAC	T NAME:		
Company Name: Coastal E	ingineering		
Address: 906 Candlelight I	Blvd.		
City: Brooksville			Zip: 34601
Phone: 352-796-9423	Email: dlacey@coastal-engineering.	com	
HOME OWNERS ASSOCIATION	ON: Yes No (if applicable provide name)		
Contact Name:			
Address:	City:	Sta	ate: Zip:
PROPERTY INFORMATION:			
	R(S): 337399, 338423, 1355893		
2. SECTION 29/20	TOWNSHIP 21	RANGE 2	0
Current zoning classification	: Agricultural	,,,,,,,,	
4. Desired zoning classification		PDP (Resort Residentia	al)
5. Size of area covered by appl			•
	ies: East of US 41 and North/South of Lak	ke Lindey RD	
7. Has a public hearing been he	eld on this property within the past twelve mo	nths? ☐ Yes ☑ No	
	ilized during the public hearings?		s, identify on an attached list.)
	ired during the public hearing(s) and how much		
PROPERTY OWNER AFFIDIV			
PROFERTI OWNER AFFIDIV	Al		
I. Joe Mason-Gold Dust Farms		have thoroughl	y examined the instructions
	and affirm that all information submitted wit	thin this petition are true a	nd correct to the best of my
	tter of public record, and that (check one):	ACCUSED ACCUSED A CARCELLANDERS DESCRIPT SERVICES PROCESSES	
	ty and am making this application OR		
	ty and am authorizing (applicant): Society Hill	L Capital Partners LLC	
and (representative, if applicable):		r oupitair r artifold LLO	
to submit an application for		. 0	
	A(1)	MASQUE	
		Signature of Property Owner	
STATE OF FLORIDA		-8	
COUNTY OF HERNANDO	-16	11000	al
The foregoing instrument was ackn	owledged before me this 5 4 day of _	March	, 20 <u>24</u> , by
Joseph M. Ma	who is personally known	to me or produced	as identification.
0.			
(hrist 1) +	ucas	tary Public State of Florida	
Signature of Notary Public			
	_600.0	Christy S Lucas My Commission HH 436354	i

Rezoning Application Form_11-08-16.Docx

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

Page 1 of 1

Notary Seal/Stamp

MAR 6 2024

Planning Department Hernando County, Florida

REZONING APPLICATION PARCEL KEY NO. 337399, 338423, 1355893



Figure 1. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Aerial & Location Map

General:

The subject property, consisting of approximately 292.2 acres, lies within the Sections: 29/20, Township: 21, Range: 20 and is located on the North and South side of Lake Lindsey Road, East of Broad ST (US 41). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key numbers 337399, 338423, 1355893.

Site Characteristics:

The site is primarily grassland, with a small portion heavily forested. The environmental portion of this narrative will provide more information.

Request:

The request is to change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) and Planned Development Resort Residential (PDP/RR) classifications.

Current Land Use:

The Site is currently designated Rural on the Hernando County 2040 Comprehensive Plan Future Land Use Map. (Figure 2)

The Comprehensive Plan contains the following Objective which summarizes the uses allowed in the Rural Category:

Rural Category Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

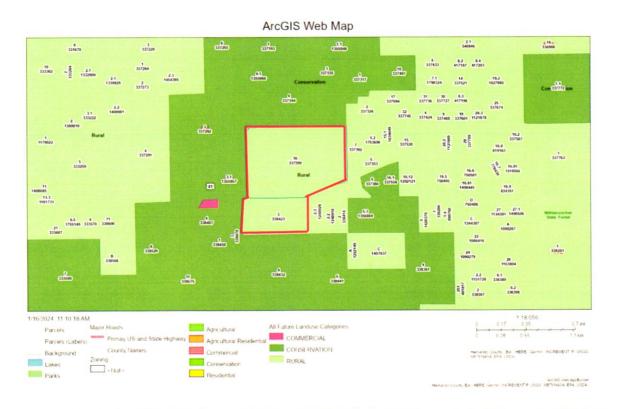


Figure 2. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Comprehensive Future Land Use Map

Current Zoning:

The site is currently zoned Agricultural. (Figure 3)



Figure 3. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Withlacoochee State Forest	Conservation	Conservation
South	Florida Audubon Society Lake Lindsey Road	Agricultural	Conservation
East	Acreage/Pasture/Single Family	Agricultural	Rural
West	Withlacoochee State Forest Florida Audubon Society	Agricultural/Conservation	Conservation

Summary Request:

The applicant is requesting a zoning change from Agricultural (AG) to Combined Planned Development Project (CPDP) with PDP-Rec and PDP Resort Residential. The project will be consistent with the Future Land Use designation of Rural.

The applicant intends to develop the property into a private golf club, complete with a golf course, clubhouse, resort style residential dwellings and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, parking, etc.).

On-site lodging is anticipated for up to 120 guests. Several types of lodging are being considered, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse. The lodging will be available only to members and guests, not the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel key 337399 in a south central location, setback sufficiently from Lake Lindsey Road. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be located in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet.

The maintenance facility will be located on either parcel key 337399 or parcel key 338423 and will be sufficiently setback from Lake Lindsey Road to shield the view. The maintenance facility may include a pole barn, cart barn, storage, workshop, etc.

The golf course will be private, open to members only, and will consist of an 18 hole course on the North side of Lake Lindsey Road (Phase 1), and a 12 hole short course on the South side of Lake Lindsey Road (Phase 2). A pedestrian and cart crossing at Lake Lindsey Road will either be constructed under the roadway or at surface level. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

All access to the property will be from Lake Lindsey Road. The main access will be just south of planned clubhouse. This location may also align with the access point to the property south of Lake Lindsey Road. A separate access point will likely be needed to provide ingress/egress to the maintenance area, to be located a significant distance from the clubhouse. The configuration and location of these access points will be worked out with the County Engineer.

Setbacks, Buffers, and Building Height:

Golf Course Setback - 50' from all property boundaries

Perimeter Building Setbacks

North: 50' South: 50' East: 50' West: 50'

From Lake Lindsey ROW: 100'

Internal Building Setbacks: 10' between buildings

Buffers: As depicted on proposed Master Plan

Where adjacent to private property: 30' Vegetative Natural Buffer supplemented where necessary.

Where adjacent to public property: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel key 337399, and adjacent to The Florida Audubon Society property on the West and South of parcel key 338423. No buffers will be provided in these areas.

Along Lake Lindsey ROW - 25' landscape buffer

Maximum Building Height: 45' (Consistent with the current building height in the Agricultural District)

Development Schedule:

Phase 1: 18 hole golf course, maintenance facility clubhouse and cottages

Phase 2: 12 hole executive golf course, additional maintenance facilities as needed and Lake Lindsey Road cart crossing.

Proposed Improvements (public):

Access improvements along Lake Lindsey Road as required by County Engineer.

Environmental:

A preliminary environmental sit visit was conducted on February 23, 2024. The results of the site visit are listed below:

- The subject property is vacant and undeveloped.
- The majority of the property has been logged within the recent past and much of the property has been planted with pine seedlings.
- The remaining dominant trees species consist of live oak, laurel oak and sweetgum.
- The groundcover is made up of bare soil, various pasture grasses, ruderal vegetation, and Cogan grass (invasive).
- Trees 18-inch DBH and greater are confirmed on the property.
- Forested wetlands were detected on the northern parcel and the southern parcel.
- Gopher tortoise burrows are present.
- No other federal or state listed species were detected.

Topography

The subject parcel contains significant topographic relief, with ranges from approximately 210' MSL to around 110' along the northern and southeastern portion of the property. The high point is located in the southwest quadrant of parcel key 337399.



Figure 4. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Topography Map

Floodplain

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0089D, effective date February 2, 2012, the majority of property lies in Zone X, an area of minimal flood hazard. There is a small depression in the north/central portion of the property located in Zone AE, 107.8 elevation specified. Additionally, there is a miniscule part of the far northwest portion of the property in Zone AE, 84.7 elevation specified. (Figure 5)



Figure 5. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Floodplain Map

Soils

The soil types located on the subject property consists of 23.3% Candler fine sand, 0 to 5 percent slopes, 20.9% Flemington fine loamy sand, 2 to 5 percent slopes, 20.6% Arredondo fine sand, 0 to 5 percent slopes, 12.1% Kendrick fine sand, 0 to 5 percent slopes, 5.9% Sparr fine sand, 0 to 5 percent slopes, 4.1% Flemington fine loamy sand, 8 to 12 percent slopes, 4.1% Blichton loamy fine sand, 2 to 5 percent slopes, 3.8% Arredondo fine sand, 5 to 8 percent slopes, 2.7% Candler fine sand, 5 to 8 percent slopes, and 2.5% Micanopy loamy fine sand, 2 to 5 percent slopes. All of the soil types on site are conducive to golf course development, residential development and drainage retention.

SOIL CODE	SOIL DESCRIPTION	ACRES	%
14	Candler fine sand, 0 to 5 percent slopes	68.11	23.27
21	Flemington fine sandy loam, 2 to 5 percent slopes	61.27	20.93
6	Arredondo fine sand, 0 to 5 percent slopes	60.14	20.5
29	Kendrick fine sand, 0 to 5 percent slopes	35.29	12.0
47	Sparr fine sand, 0 to 5 percent slopes	17.37	5.93
22	Flemington fine sandy loam, 8 to 12 percent slopes	12.13	4.14
12	Blichton loamy fine sand, 2 to 5 percent slopes	11.88	4.06
7	Arredondo fine sand, 5 to 8 percent slopes	11.09	3.79
15	Candler fine sand, 5 to 8 percent slopes	7.98	2.73
34	Micanopy loamy fine sand, 2 to 5 percent slopes	7.39	2.52
TOTALS		292.6 5(*)	1009



Figure 6. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Soil Map

Public Facility Impacts:

Utilities:

Public potable water and sanitary sewer service are not available to the site. Service will be by private well and septic tank unless an onsite alternative treatment system is required by the Department of Health.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage

The property has a natural drainage area associated with FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Parks:

No impact upon the County park system is anticipated.

Schools:

The proposed use will not generate any students and will have no impact on the Hernando County School District.

Roads:

The site has access to Lake Lindsey Road, a two-lane rural collector roadway, with an excellent level of service. Any required right-of-way in accordance with the adopted Hernando County Facility Design Guidelines and adopted thoroughfare plan will be reserved for future use and/or purchase. If required by the County Engineer, a traffic impact study will be completed at the time of design and engineering.

Proposed Deviations:

Duration of Master Plan - Article VIII. Section 1. O.

The applicant is requesting a Master Plan duration period of 5 years instead of the standard 2 years. The justification for this request includes the following:

- Due to the nature of the project, a long lead time will be required for the planning of the golf course and assembling of the club membership
- No subdivision of the property is anticipated
- The project is not dependent on County utilities and will have no impact on schools or County recreation facilities
- All planned infrastructure improvements will be private

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 9, 2024

Board of County Commissioners: October 22, 2024 Planning & Zoning Commission: January 13, 2025 Board of County Commissioners: February 25, 2025

APPLICANT: Society Hill Capital Partners, LLC

FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned

Development) to include PDP(REC)/(Recreation) and PDP(RR)/

(Resort Residential) with Deviations

GENERAL

LOCATION: North side of Lake Lindsey Road, approximately 4,500' east of US

Hwy 41

PARCEL KEY

NUMBERS: 337399, 338423, 1355893

PUBLIC INQUIRY

WORKSHOP: December 3, 2024

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/ (Resort Residential) with deviations in order to develop two (2) private golf courses with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 will be developed with a private golf club, complete with a golf course, clubhouse, resort style residential dwellings and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.). On-site lodging is anticipated for up to 120 guests. Several styles of lodging are being considered, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse. The lodging will be available only to members and their guest and will not be open to the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road) central to the parcel and will be setback sufficiently from Lake Lindsey Road. The clubhouse will contain meeting rooms, common space, recreation space and

1

a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The clubhouse and maintenance facility will not exceed 30,000 square feet. The proposed maintenance facility will be located on either parcel key 337399 or parcel key 338423 (south of Lake Lindsey Road) and will be sufficiently setback from Lake Lindsey Road to shield from view.

Staff Report: H-24-20

The golf course will consist of an 18 hole course on the north side of Lake Lindsey Road (Phase 1), and a 12 hole short course on the south side of Lake Lindsey Road (Phase 2). A pedestrian and cart crossing at Lake Lindsey Road will either be constructed under the roadway or at surface level. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

Requested Deviation:

County LDRs require all structures in the Resort Residential zoning districts to be on a central sewer system. Due to the rural nature of the subject site and no available sewer or water in the area (per HCUD), the petitioner is requesting that septic be permitted or the minimum requirements of the Hernando County Health Department.

The applicant is requesting the Master Plan duration be extended from the County LDR PDP/Planned Development Project required 2 years to a maximum period of 5 years. Justification for the request are as follows:

- Due to the nature of the project, a longer lead time will be required for the planning of the golf course and assembling of the club membership.
- No subdivision of the property is proposed.
- All planned infrastructure improvements will be private

SITE CHARACTERISTICS:

Site Size: 262.2 acres

Surrounding Zoning &

and Uses: North: AG; Undeveloped

South: AG; Undeveloped, Single Family

East: AG; Single Family West: AG; Undeveloped

Current Zoning: AG (Agricultural)

Future Land Use

Map Designation: Rural

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand, Flemington Fine Loamy, Arredondo Fine

Sand, Sparr Fine Sand, Blichton Loamy Fine Sand and

Staff Report: H-24-20

Micanopy Loamy Fine Sand.

Comments: Candler Fine Sand and Kendrick Fine Sands provides habitat

suitable for gopher tortoises (a listed species) and commensal species. A comprehensive floral survey shall be prepared by a qualified professional at the construction plan approval stage of development. The petitioner will be required to comply with all applicable FWC regulations and

permitting.

Protection

Features: There are no protection features (Wellhead Protection Areas

(WHPAs) present on this parcel.

Hydrologic

Features: There are two (2) isolated wetlands on the subject parcels

(one in the north and another on the south). There are no hydrologic features Special Protection Areas (SPAs), sinkholes, karst sensitive areas, or wetlands) according to

County records.

Flood Zone: C

Comments: The property has a natural drainage area associated with

FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management

District (SWFWMD).

Golf Course Details: The proposed golf course shall be designed, constructed,

certified, and managed in accordance with the Audubon International Signature Program for new golf courses or a similarly recognized golf course environmental certification

program. Golf courses not so certified shall provide adequate documentation that the golf course meets or

exceeds equivalent standards of such programs, including compliance monitoring. The following are equivalent minimum design and performance standards for new golf courses not certified by Audubon International:

Staff Report: H-24-20

- a. Improve on-site natural habitats.
- b. Identify, protect, and restore natural features.
- c. Create wildlife corridors and wildlife habitat areas.
- d. Utilize native species in landscaping.
- e. Preserve native trees.
- f. Create and enhance natural areas.
- g. Remove exotic, nuisance and invasive plants.
- h. Enhance wetland edges with aquatic plantings.
- j. Create and preserve open spaces.
- k. Minimize chemical use.
- I. Minimize irrigation and irrigated areas.
- m. Optimize organic fertilizers.
- n. Minimize turf areas and provide natural "no-mow" areas.
- o. Protect wetland hydrology and functions.

SCHOOL BOARD REVIEW:

The applicant is proposing a primarily resort residential and commercial community, with limited transient residences. At the time of conditional plat and/or subdivision review, the petitioner shall be required to submit documentation supporting the resort residential uses for its project to adequately determine school impacts.

UTILITIES REVIEW:

The Hernando County Utilities Department has indicated that water and sewer service are not available to the subject site.

Comments:

According to the petitioner's narrative, the proposed golf club/resort will be served by private well and septic unless an onsite alternative treatment system is required by the Department of Health.

ENGINEERING REVIEW:

The subject sites are located on the north and south side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41. The petitioner has indicated a single access to the north parcel which will contain the 18 hole golf course and clubhouse with amenities and another access to the southern 12 hole course. A pedestrian crossing is proposed for traversing between the three (3) parcels. The County Engineer has reviewed the request and indicated the following:

A Traffic Access Analysis along with a Queuing Analysis is required. A
Traffic Signal Warrant Analysis will be required along with the Traffic Access
Analysis. Refer to the Hernando County Facility Designs Guideline IV-18 &
the Manual on Uniform Traffic Control Devices.

Staff Report: H-24-20

- Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
- Driveway(s), Parking & Layout will need to meet County Standards.
- The proposed Pedestrian Crossing will be reviewed at the time of site plan approval, it may create an issue at the proposed location. If a Traffic Signal and/or a pedestrian crossing signal is required, the cost of installation will be at the expense of the developer.

LAND USE REVIEW:

The petitioner is proposing two zoning districts in order to accommodate the golf course and resort units. County LDRs limit golf courses to PDP(REC)/ Planned Development Project (Recreation) and resort units to PDP(RR)/Planned Development Project (resort Residential).

Definition

Dwelling, resort: A single family, multi-family, or townhouse dwelling which is part of a resort development or project specifically designed and regulated under the Resort Residential (RR) District. These dwellings are leased or purchased, offered for lease or purchase or advertised for lease or purchase on a daily, weekly, monthly, or seasonal basis for tourist or resort usage. This definition does not apply to dwellings permitted in other residential zoning districts that are used as short-term vacation rentals specifically licensed and regulated by the State.

Zoning District

PDP (Resort Residential): All permitted uses and special exception uses allowed in the RR zoning district which have been specifically designated or specified in the narrative or on the master plan.

Permitted Uses in R-R Residential District

- (a) Resort dwellings.
- (b) Single-family dwellings.
- (c) Two-family dwellings.
- (d) Multifamily dwellings containing up to twelve (12) dwelling units.
- (e) Bed and breakfast establishments.
- (f) Homes of six or fewer residents which meet the definition of a Community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.

Hernando County Planning Department

Special exception uses:

- Home occupation (a)
- Lodging houses (b)
- Boardinghouses (c)
- (d) Community centers
- Clubhouses (e)
- Gift shops (f)
- Recreational facilities (g)
- (h) Rental stores
- (i) Restaurants

Comments: The petitioner has indicated 120 non-permanent, non-fee simple units which may vary in style from resort cottage dwellings, condominiums, hotel style rooms and/or bedroom units within the clubhouse. If approved, no permanent units shall be permitted.

Staff Report: H-24-20

Minimum living area in R-R Residential District:

The minimum living area of a single family dwelling shall be nine hundred (900) square feet. The minimum living area for all other dwellings shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, garages, or terraces.

Comments:

The petitioner has requested a deviation from the minimum dwelling unit area of 600 square feet in order to provide design flexibility based on the proposed unit types. Staff has reviewed the request and approves the deviation.

Proposed Setbacks, Building Height:

Golf Course Setback: 50' from all property boundaries

10' between buildings Internal Building Setbacks:

Building Height: 45' (Consistent with the current building height

in the Agricultural District)

Proposed Perimeter Building Setbacks:

North: 50' South: 50' East: 50' West: 50' From Lake Lindsey ROW: 100'

Proposed Buffers:

Where adjacent to private property: 30' Vegetative Natural Buffer (supplemented

where necessary)

Along Lake Lindsey ROW: 25' landscape buffer

Comments:

The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel Key 337399 (northern parcel), and adjacent to The Florida Audubon Society property on the West and South of parcel Key 338423. The petitioner has indicated no buffers will be provided in these areas.

Staff Report: H-24-20

Lighting

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County LDR, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Comments:

The subject site is located in a rural area. On site lighting shall be designed to be Dark Sky Compliant as to preserve the night sky.

Landscaping

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.

COMPREHENSIVE PLAN REVIEW

The subject site is within the Rural Land Use category according to the County's adopted Comprehensive Plan. The area is characterized by large agricultural parcels and conservation to the north, south and west.

The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

Rural Land Use Category

Objective 1.04C:

The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments:

The requested golf course requires PDP(REC)/Planned Development Project (Recreation), an allowable use un the Rural Land Use Category. Furthermore, the petitioner's golf resort proposes approximately 120 PDP(RR)/Planned Development Project (Resort Residential) lodging units. The units are proposed as several lodging types, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse. The Rural Land Use category prohibits high density residential development and even though the overall subject site is 262.2 acres, no permanent residential dwelling units should be permitted and any future increase in resort units should require a master plan revision.

Staff Report: H-24-20

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.

Comments:

The development is proposed as a CPDP (Combined Planned Development Project) in order to accommodate both the golf course and its amenities and the 120 resort dwelling units.

Objective 1.10D:

Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide **environmental protection**, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Comments:

Strict environmental considerations should be made as it pertains to the proposed golf courses and it proximity to conservation lands. Golf courses should be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent. A comprehensive Environmental Management Plan should be prepared for the golf courses based upon the principles of AISP

with the objective of avoiding adverse environmental impacts and enhancing environmental benefits. An Environmental Management Plan (EMP) and Wildlife Management Habitat Plan (WHMP) should be conducted and reviewed/approved by the appropriate state and federal agencies as applicable. The EMP shall include an Integrated Pest Management Plan/Chemical Management Plan (IPMP/CMP) covering the Development's golf courses.

Staff Report: H-24-20

FINDINGS OF FACT:

A rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/ (Resort Residential) with deviations is appropriate based on the following:

- The proposed deviation for the ability to utilize septic or an alternative method as approved by the Heath Department, is not considered adverse to the public interest.
- 2. The extended duration of the master plan from 2 years to 5 years is appropriate based on the proposed phasing of the development.
- 3. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible 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

rezoning from AG(Agricultural) to CPDP(Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) with deviations and the following performance conditions:

Staff Report: H-24-20

- The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- 2. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.
- 3. 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. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.
- 4. Minimum Perimeter Building Setbacks:

 North:
 50'

 South:
 50'

 East:
 50'

 West:
 50'

 From Lake Lindsey ROW:
 100'

5. Minimum Setbacks and Building Height:

Golf Course Setback: 50' from all property boundaries

Internal Building Setbacks: 10' between buildings

Building Height: 45'

- The petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses.
- 7. Onsite lighting shall be designed to be Dark Sky Compliant to preserve the night sky.
- 8. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.

Hernando County Planning Department

9. Minimum Buffer

Where adjacent to private property: 30' Vegetative Natural Buffer

(supplemented where necessary)

Staff Report: H-24-20

Along Lake Lindsey ROW: 25' landscape buffer

- 10.A Traffic Access Analysis along with a Queuing Analysis shall be required. A Traffic Signal Warrant Analysis shall be required along with the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
- 11. The proposed Pedestrian Crossing shall be reviewed at the time of site plan approval. If a Traffic Signal and/or a pedestrian crossing signal is required, the cost of installation shall be at the expense of the developer.
- 12.Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.
- 13. The development shall be permitted to be served by septic unless an onsite alternative treatment system is required by the Department of Health.
- 14. Resort units shall be limited to 120. Any additional units shall require a revision to the master plan.
- 15. No permanent residential dwelling units shall be permitted.
- 16. The master plan duration shall be extended to 5 years.
- 17. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.

PLANNING AND ZONING ACTION

At their regular meeting on September 9, 2024, the Planning and Zoning Commission voted 3-1 to postpone the board's decision on this matter, to provide time to address issues and concerns from the neighbors and community and to hold a Public Inquiry Workshop (PIW), until their regular meeting on November 4, 2024.

Staff Report: H-24-20

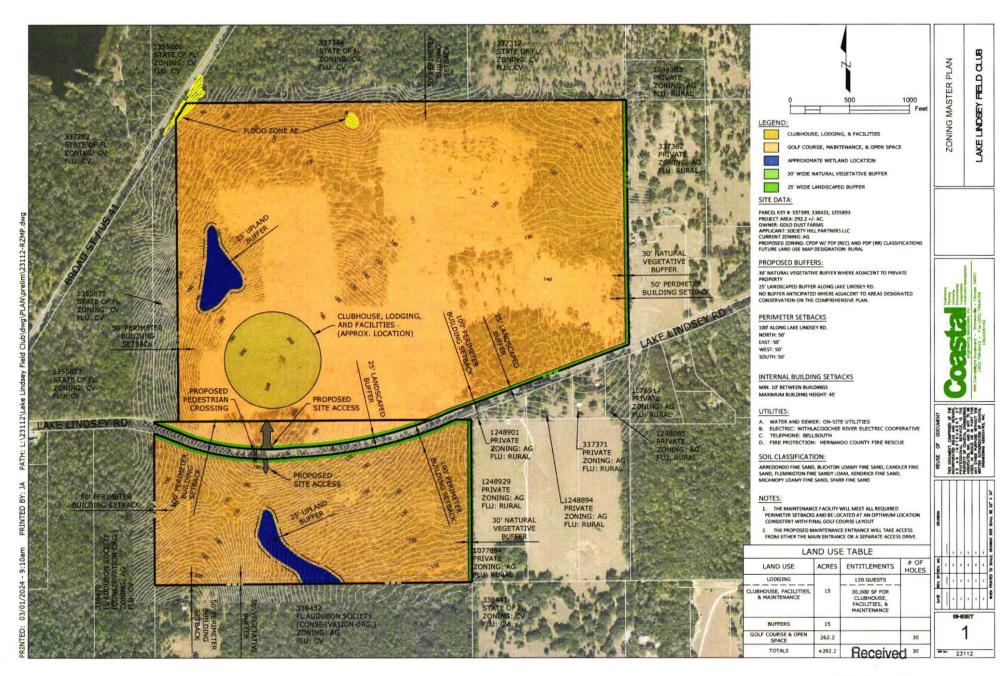
BOCC ACTION:

On October 22, 2024, the Board of County Commissioners voted 5-0 to postpone the petitioners request to a future hearing, pending a formal County issued Pubic Inquiry Workship (PIW). The petition shall be fully readvertised with the petitioner incurring the advertising cost.

Staff Report: H-24-20

NOTE:

Due to Hurricanes Helen and Milton, the date and time certain Planning and Zoning hearing of November 4, 2024, was not held and postponed until such time the petitioner could conduct the required Public Inquiry Workshop (PIW). The Public Inquiry Workshop was ultimately held on December 3, 2024.

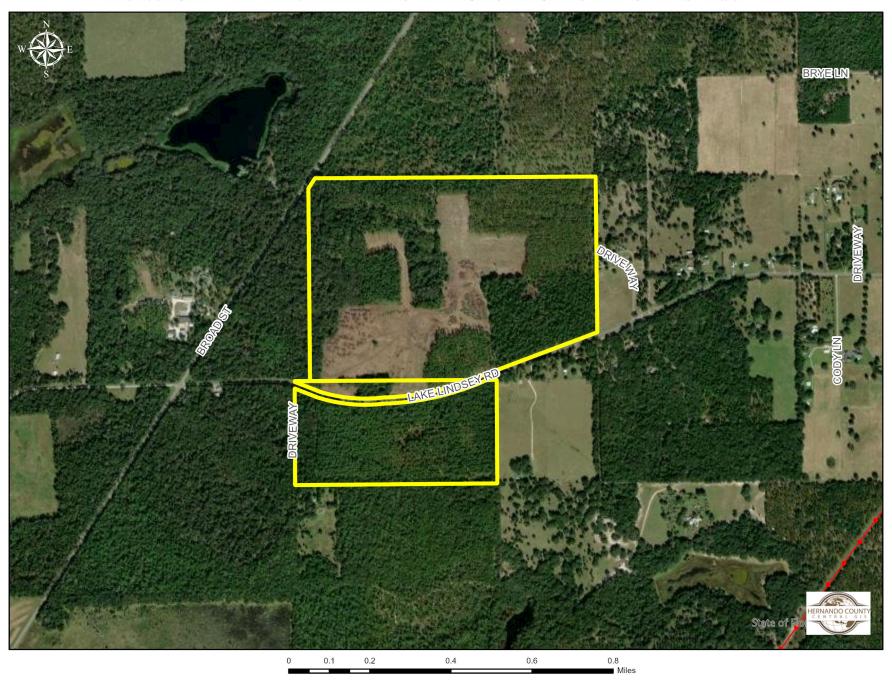


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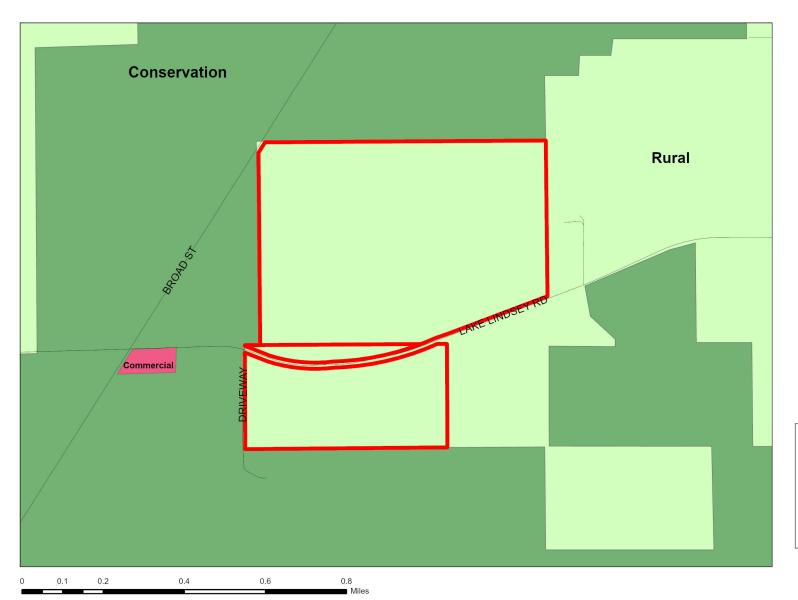
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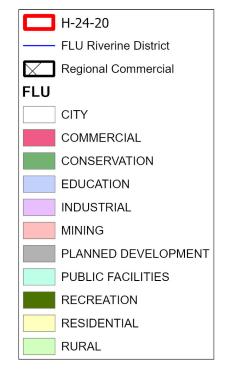
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-20 Version Date: 12/09/2022





Future Land Use Map

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

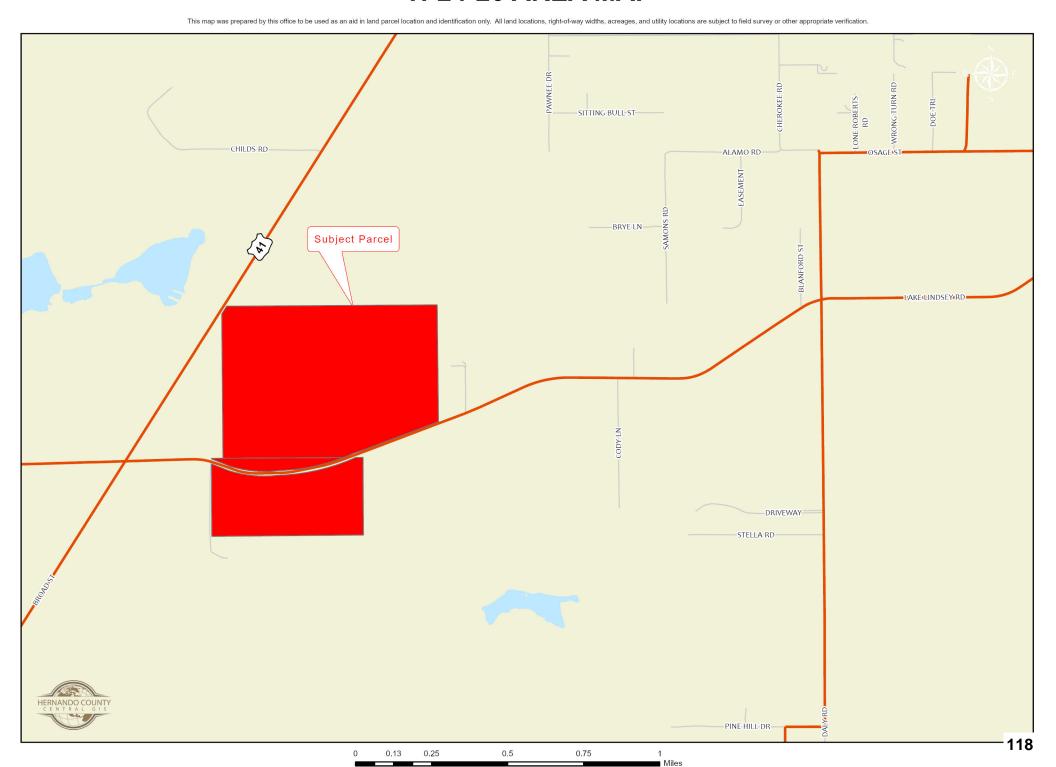
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 05/31/2024



H-24-20 AREA MAP



H-24-20

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

Project date: 05/31/2024



AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP MAILING OF NOTICE

I, <u>Concetta Cook, Permit Coordinator</u> , hereby certify that I did mail a notice of the <u>December 3</u> , 2024 Public Inquiry Workshop, at least ten days prior to said workshop, to property owners of every parcel of land within 1000 feet in any direction from the property in accordance with the listing provided by the Hernando County Property Appraiser's Office. A copy of the mailed notice and property owner list is attached herewith.
Signature of Affiant
STATE OF FLORIDA COUNTY OF Hernando County The foregoing instrument was acknowledged before me this
WITNESS my hand and official seal at Hernando County, Florida LINDSAY NICHOLS OLLIER Commission # HH 572438 Expires November 16, 2028 Notary Seal/Stamp

Rev. 01/3/17

BARRY THOMAS V, BARRY LINDA N 25260 LAKE LINDSEY RD BROOKSVILLE, FL 34601-4517

FLORIDA A & M UNIVERSITY BOARD OF TRUSTEES 1601 S MARTIN LUTHER KING JR BLVD TALLAHASSEE FL 32307-3105

HALL UDELL CO-TEE, HALL CAROL G CO-TTEE PO BOX 81 WEBSTER FL 33597-0081

KING KRISTINA TTEE 25066 LAKE LINDSEY RD BROOKSVILLE FL 34601-4507

RENZ SCOTT S, RENZ CENDY L 25180 LAKE LINDSEY RD BROOKSVILLE FL 34601-4530 BODIFORD ALICE C, RYAN W, ROBERT E JR 25307 LAKE LINDSEY RD BROOKSVILLE FL 34601-4532

FLORIDA AUDUBON SOCIETY INC C/O REAL PROPERTY MANAGER 1101 AUDUBON WAY MAITLAND FL 32751-5451

HERNANDO COUNTY, (FIRE STATION #9) 20 N MAIN ST RM 263 BROOKSVILLE FL 34601-2893

NESS FRIDA 25250 LAKE LINDSEY RD BROOKSVILLE FL 34601-4517

TIITF/FORESTRY,FL DEP DIV OF STATE LANDS 3900 COMMONWEALTH BLVD #108 TALLAHASSEE FL 32399-3000 BODIFORD ROBERT E JR 804 W DR M L KING JR BLVD BROOKSVILLE FL 34601-3626

GRONDA NANCY L 25259 LAKE LINDSEY RD BROOKSVILLE FL 34601-4531

HULL WILLIAM L TTEE, HULL PATRICIA TTEE 13216 BREWSTER RD SPRING HILL FL 34609-1222

PALMER DEBRA A 25270 LAKE LINDSEY RD BROOKSVILLE FL 34601-4517

VANCE OMA LEE TTEE 2555 N VIRGINIA RD CRYSTAL RIVER FL 34428-7956



U.S. POSTAGE PAID
BROOKSVILLE, FL
34601
NOV 18, 24
AMOUNT
\$9.75



Amanela Deffer

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP CITIZEN SIGN-IN SHEET EXECUTIVE SUMMARY

at the workshop are included. record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. This affidavit attests that the attached original citizen sign-in sheet is an official All exhibits displayed

File Number: H-24-20	
Applicant Name: SOCIETY HILL CAPITAL PARTNERS, LLC - LAKE LINDSEY	NDSEY
Public Inquiry Workshop Date: December 3, 2024	
Signature of Affiant	
STATE OF FLORIDA COUNTY OF Hernando County	-
ng instrument was acknowledged before me this day of	who is personally known to me or
WITNESS my hand and official seal at Hernando County, Florida	
man n. Olier	LINDSAY NICHOLS OLLIER Commission # HH 572438 Expires November 16, 2028
Signature of Notary Public	

Notary Seal/Stamp



SOCIETY HILL CAPITAL PARTNERS-LAKE LINDSEY FIELD CLUB/GOLD DUST FARMS

NEIGHBORHOOD MEETING - DECEMBER 3, 2024, 5:30PM CHINSEGUT HILL RETREAT AND CONFERENCE CENTER 22495 CHINSEGUT HILL RD BROOKSVILLE, FL 34601

NO	NAME	PHONE	EMAIL
1	M. LI DOFRANCOSSCO	752-345-9876	WANTZBEAROCK STAR & 6 MAIL. COO
2	Steven Markford	352-540-1170	
3	Ashley Markford	352-398-2338	itsashtin @gmail. com
4	Carole Barice	352-358-0095	Lawcyb@earthlink.net
5	GARY DEYONG	727-254-1450	7
6	SCOTT MORRIS	352.344-3534	
7	Carmen F. Guzman	(910)977-7077	
8	CHARLES LEE	(to7) 620-5178	CHUEGE 2 (A) EARTHUNG, NET
9	VICKI MCDOUGALD	(239) 229-7946	mcdougald. vicki@ hotmail.com
10	Jimmy McDougaw	239 245 5423	Jimmymac 33 @ notmail. com
11	Most Pollard	863-207-2392	Mathew 78 follarda Notrail Com
12	Barbara Chancey	813 728-6155	Teala19560gmail.com
13	Tom St Clair	904-303-0919	Tom St Clair 80 quail.com
	5a		

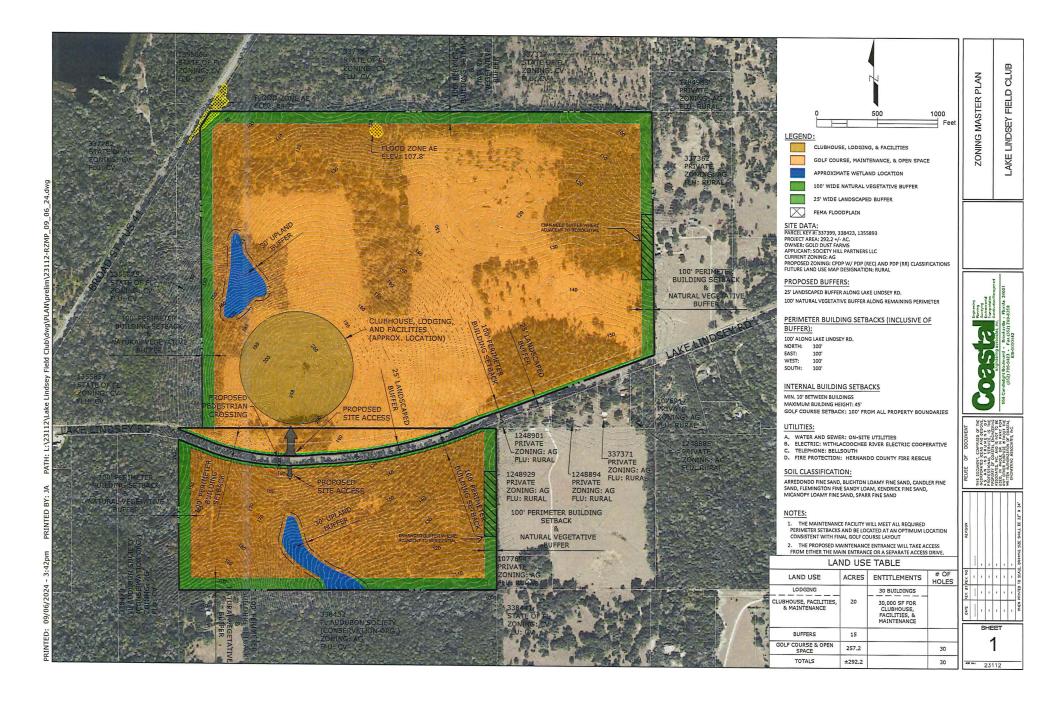


NO	NAME	PHONE	EMAIL
14	Berrie F. Chenea	352 247 9547	
15	Dlanne Martin	352 -238 6757	
16	Paul Mactin	352 238-6118	
17	Diane Bedard	352 428 2143	naturecoaster a grail com
18	Dennis Bedard	813-476-2655	Prs 594 @icloud com
19	Kim Belanger	727-421-9096	Kimherc 35@ yahoo.com
20	Jim Clayton	352 467-1269	jim.m. clayfor@gmail. com
21	Jonathan McDorald	362-293-6643	Jum Donald 80 @ Yahoo.com
22	Justy Lexiold	352-346-4290	Smlexioldeyahor. wm
23	Kathy Eaton	352-232-4635	KEaton 1129 Dyahoo, com
24	Robin Elder	727-251-2798	
25	John Elder		
	Karex Holden	352,345,4699	
27	Carl Except	239-23-2491	De Ollawolrothanal Com
28	Eugené Kelly	(407) 709-7042	ekelly @fnps.org
29	Lindomorehouse	813-240-0614	ftsjm@aol.com
30	Lloyd Packard	352-247-27-8	1 / 1
31	MARY ANN PACKARD	(C (C &	lleyd packard @ YALOO. COM
32	(AROC AKIMO-ALVEZO	941-125-0509	Cyakimo egmail.com
33	Victor	413-601-4137	

Page 2 of 6/3



NO	NAME	PHONE	engineering associates, inc.
34	Masshyn Stugger	352-710-7843	
35	Patti A Paul Zirhut	352-346-1627	
36	Derson Quirolo	352-277-3330	Sierrachibitaventue coast co agnail con
37	Christophor Lowis	352 397 8572	CLKL41/@Gmail (am
38	YVONNE BENJAMIN	352-573-1525	SIEVERCLIBRAVENTURe coast co agrail con CLKL411@Gmail. Com yvonnebenjamin agmail.com
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Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Public Information Workshop & Hearing was published in said newspaper by print in the issues of 11/17/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

V	
Signature of Affiant	_
Sworn to and subscribed before me this	11/17/202

Signature of Notary of Public Personally known X or produced identification. Type of identification produced



NOTICE OF PUBLIC INFORMATION WORKSHOP and PUBLIC HEARINGS

A Public Information Workshop will be held as indicated below to discuss a rezoning application made to Hernando County.

DATE/TIME: December 3, 2024 – 5:30pm

LOCATION: Chinsegut Hill Retreat and Conference Center, 22495 Chinsegut Hill Road, Brooksville, FL 34601

APPLICANT: Society Hill Capital Partners, LLC

REQUEST: Change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) and Planned Development Resort Residential (PDP/RR)

GENERAL LOCATION: North and South side of Lake Lindsey Road, East of

PROPERTY SIZE: 292.2 acres

PARCEL IDENTIFICATION NUMBERS: R20 421 20 0000 0100 0000, R29 421 20 0000 0030 0000, R29 421 20 0000 0030 0010

Public hearings for the consideration of this application will be held: Planning & Zoning – January 13, 2024 Board of County Commissioners – February 25, 2025 Location for both hearings: John Law Ayers Commission Chambers, Room

20 North Main Street, Brooksville, FL 34601

Interested parties will be given the opportunity to hear about the rezoning application, be given the opportunity to ask questions and provide meaningful input.

The application may be reviewed by interested parties at the Hernando County Planning Department, located at 1653 Blaise Drive, Brooksville, Florida during

normal business hours

Interested parties may also contact Ronald Pianta at Coastal Engineering for information or to provide written comments by calling (754) 289-1452 or emailing rpianta@coastal-engineering.com.

Workshop Date: **December 3, 2024**

SIGN POSTING AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP

Instructions

- 1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
- 2. The Notice of Public Inquiry sign(s) must be posted on the property at least ten (10) days prior to the workshop pursuant to the adopted rules, and;
- 3. This affidavit must be returned to the Hernando County Planning Department along with all other Public Inquiry Workshop forms directly after the Workshop is conducted in order to complete the application file. Failure to return this affidavit may result in the petition not being scheduled for public hearing(s).

AFFIDAVIT

Before me, the undersigned authority, personally appeared Toseph Cacamaal (Print or Type Name)			
Application Name: SOC	CIETY HILL CAPITAL PARTNERS, LLC – LAKE LINDSEY		
File Number: H-24-20	Signature)		
State of Florida County of Hernando Official Date Stamp:	On this the 20th day of Movemble , 20 21 before me, the undersigned Notary Public of the State of Florida, personally appeared (Name(s) of the Individual(s) who appeared before notary) and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it. NOTARY SEAL:		
	WIPNESS my hand and official seal. NOTARY PUBLIC, STATE OF FLORIDA (Name of Notary Public: Print, or Type as Commissioned) Personally known to me, or Produced Identification: (Type of Identification Produced) DID take an oath, or DID NOT take an oath.		

HOW TO POST THE SIGN(S)

WHEN:

The petitioner shall post the subject property proposed for petition consideration at least ten (10) days prior to the scheduled public inquiry workshop date.

HOW:

The sign(s) furnished by the Planning Department shall remain in place until the day after the public inquiry workshop. Failure to maintain the sign(s) on the property may result in a delay to the public hearing process.

WHERE:

The sign(s) furnished by the Planning Department shall be posted by the applicant along each front lot line with the bottom of the sign(s) at least three feet above grade on the property being considered under this petition. The sign cards shall be posted at the outer property line along the road or street frontage and shall be clearly visible. If the frontage is in access of three hundred (300) feet, posting of the signs shall be determined by the Planning Department. In those cases where the property does not have frontage on the road, the sign cards shall be posted at the property corners and where the access road intersects with the nearest County road.

AFFIDAVIT REQUIRED:

This form is required to be submitted to the Planning Department after the sign(s) is posted.













HER. WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-20

Date of Workshop: Time of Workshop: サス

Request: -

with Deviations

ocation of Workshop:

For more information contact the Hernando County Planning Dept. at 352-754-4057







HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-26

Date of Workshop: Time of Workshop: 03

Request: lamnec

Location of Workshop: Chinsegut Kerreal

For more information contact the Hernando County Planning Dept. at 352-754-4057







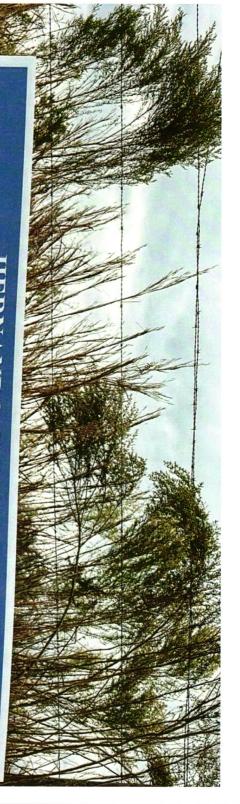












HERNA IC INQUIRY WORKSHOP NDO COUNTY

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number:

Date of Workshop: Time of Workshop:

Request:

Location of Workshop: Chinsegut

For more information contact the Hernando County Planning Dept. at 352-754-4057







HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-24

Date of Workshop: Time of Workshop:

Request:

Location of Workshop:





PUBLIC INQUIRY WORKSHOP HERNANDO COUNTY, FI

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number:

Date of Workshop: Time of Workshop:

Request:

Location of Workshop:













PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-20

Date of Workshop: Time of Workshop:

Request:

with Deviations

Location of Workshop: Chinseaut







HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT

File Number: # 24-20 Date of Workshop: Request: _ocation of Workshop: Time of Workshop:



HERON ON THE RANGE OF THE RANGE

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15250
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Riopelle Properties, LLC (H-24-65)

BRIEF OVERVIEW

Request:

Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(SF)/Planned Development Project (Single Family) with Deviations

General Location:

West side of Kettering Road approximately 1.8 miles south of Cortez Boulevard

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend approval of the petitioner's request for rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(SF)/Planned Development Project (Single Family) with deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025	7:47 AM
Toni Brady	Approved	01/06/2025	2:07 PM
Victoria Anderson	Approved	01/07/2025	3:26 PM
Danielle Nigro	Approved	01/07/2025	3:50 PM

RESULT: ADOPTED

MOVER: Nicholas Holmes

SECONDER: Axl David

AYES: Birren, David, Holmes and McDonald

NAYES: Fulford ABSENT: Noe NON VOTINC Pino

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning □ Standard ☑ PDP
Master Plan □ New □ Revised
PSFOD □ Communication Tower □ Other
PRINT OR TYPE ALL INFORMATION

File No.	Official Date Stamp:
H-24	
10 (31 20	· · · ·

Date: 8/20/2024					
APPLICANT NAME: Riopelle Properties, LLC					
Address: 13410 Villa Di Preserve Lane					
City: Estero	St	ate: FL	Zip: 33928		
Phone: 239-253-3560 Email: jeff@riopelleconsu	ulting.com				
Property owner's name: (if not the applicant) Lee K Pedone	ITEE				
REPRESENTATIVE/CONTACT NAME: Donald Lacey, AIC	P				
Company Name: Coastal Engineering Associates, Inc.					
Address: 966 Candlelight Boulevard			7: 04004		
City: Brooksville		ate: FL	Zip: 34601		
Phone: 352-848-3661 Email: dlacey@coastal-e	ngineering.com				
HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable pro	ovide name)				
Contact Name:					
Address:	City:	Sta	te:Zip:		
PROPERTY INFORMATION:					
1. PARCEL(S) KEY NUMBER(S): 00394585 & 01357971					
2. SECTION 16 , TOWNSHIP 23	S	, RANGE 2	IE		
Current zoning classification: PDP(SF)					
4. Desired zoning classification: PDP(SF)					
Size of area covered by application: 112.2 acres					
Highway and street boundaries: Kettering Road					
7. Has a public hearing been held on this property within the pa	st twelve months?	es 🗹 No			
8 Will expert witness(es) be utilized during the public hearings		es 🗹 No (If yes	s, identify on an attached list.)		
9. Will additional time be required during the public hearing(s)		es 🗹 No (Time	needed:)		
PROPERTY OWNER AFFIDIVAT					
1 Del TTCE					
1, Lee Perone TTEE	, have thorough	ly examined the	e instructions for filing this		
application and state and affirm that all information submitted within	in this petition are true a	nd correct to the	e 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	on OR				
✓ I am the owner of the property and am authorizing (applicant):					
and (representative, if applicable):					
to submit an application for the described property.					
		$T \setminus j$	/		
	tul				
	Signature	of Property Owner			
STATE OF FLORIDA		-			
COUNTY OF HERNANDO	rd. William	uct	20.24		
The foregoing instrument was acknowledged before me this	day of King I	15 /	as identification.		
Lee Perope who is perso		oancea			
	nally known to me or pr		as identification.		
	nally known to me of pr		as identification.		
1 al M 1					
Jan a Al Alanke	CONC Notary Pu	ETTA L. COO	K		
Signature of Notary Public	CONC Notary Po	ETTA L. COO	K rida 80		

Notary Seal/Stamp

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

VERONA HILLS REZONING APPLICATION PARCEL KEY NO. 394585; 1357971

General The subject property, consisting of approximately 112.2 acres, lies within section: 8, township:23 range:21 and is located on the west side of Kettering Road, approximately two miles south side of Cortez Blvd (SR 50). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key Nos. 394585 and 1357971. Refer to Figure 1 for location and aerial view.

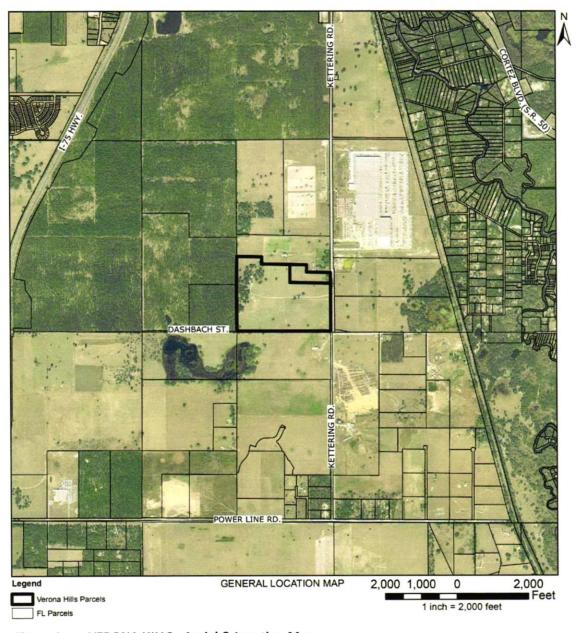


Figure 1. VERONA HILLS - Aerial & Location Map

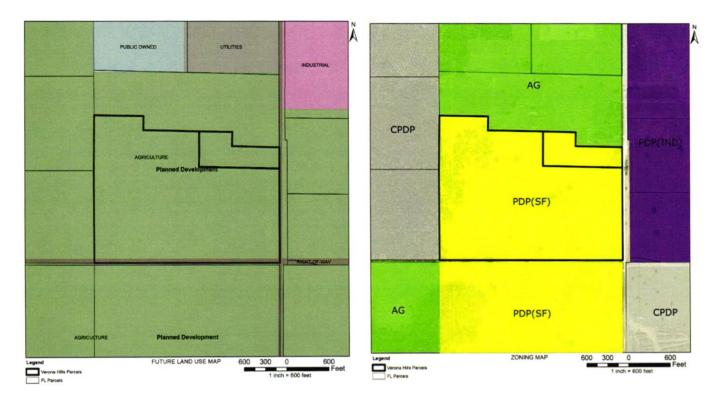


Figure 2. VERONA HILLS - Future Land Use Map

Figure 3. VERONA HILLS - Current Zoning Map

As shown on Figures 2 & 3 above, the present land designations on the property are as follows:

Comprehensive Plan Future Land Use Map- The property is located within the I-75/SR 50 Planned Development District, which incorporates a mixture of land uses, including Residential, Commercial, Office/Professional, Industrial, and Recreation.

Zoning- The subject property is zoned PDP-SF (Planned Development Project - Single Family)

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

	Property Description	ZONING	<u>FLU</u>
North	Vacant	Agriculture	I 75/SR 50 PDD
South	Single-Family	PDP – Residential	I 75/SR 50 PDD
East	Vacant	PDP - Industrial	I 75/SR 50 PDD
West	Vacant	PDP - Combined	I 75/SR 50 PDD

Request

The applicant is requesting approval of a modified master plan, while retaining the existing zoning (Planned Development Project – Single Family) and the existing maximum lot count (302) as authorized by Article VIII (Planned Development Project), Appendix A of the Hernando County Code. The previous zoning was approved on July 12, 2006 (H 05-77), and the performance conditions will need updating in light of the proposed master plan and changes within the I-75/SR 50 PDD district and County land use standards since the previous approval.

Project

The applicant intends to create a residential community consisting of 302 single family detached lots. The project is located within, and is consistent with, the County's I-75/SR 50 Planned Development District, a multi-faceted Comprehensive Plan district that includes residential, commercial, industrial, recreation, school and utility components. The community's primary entrance will be "boulevard-style" from Kettering Road with a tree-lined collector road stretching back to the project's amenity site, conceptually located in the western portion of the property. Residential streets will branch off the project's collector road and stormwater retention ponds will be located appropriately within the community. Open space is anticipated adjacent to the community amenity site, providing an area for passive recreation. The project will be served by the water and wastewater facilities of the Hernando County Utilities Department, which has both potable water lines and sewer mains along Kettering Road.

The proposed master plan anticipates the dedication of an eastern strip of land, 80' from the center line of Kettering Road, in conformance with the I-75/SR 50 infrastructure plan. The master plan also anticipates a second project access to the potential extension of Dashbach Street along the property's southern boundary. The community will retain or establish 20 foot wide buffers on all four boundaries, with landscape buffers along Kettering Road, the extension of Dashbach Street, the Northern Boundary and a natural vegetative buffer along the western boundary.

The subject property is mostly cleared, having been utilized for pasture for a number of years. The terrain is rolling and soils consist entirely of fast-draining Candler sands, conducive both for housing development and stormwater retention ponds. The property contains no wetlands or floodplain and most of the remaining trees are located along the western boundary, where recreation and open space are planned.

Setbacks and Buffers

Perimeter Setbacks (Inclusive of Buffers) previously approved:

North: 35'

South: 35' from Dashback Street extension (deviation from 75')

East: 50' from new Kettering Road ROW (deviation from 75')

West: 35'

Internal Building Setbacks:

Front: 25' (at building setback line)

Rear: 15' (previously approved as a deviation from 20')

Side: 7.5' (previously approved as a deviation from 10')

Buffers: as depicted on the proposed Master Plan

North: 20' landscaped buffer South: 20' landscaped buffer

East: 20' landscaped buffer

West: 20' natural vegetative buffer. Enhancement is not anticipated.

Lot Information:

Minimum Lot Width: 55' (At the Building Line-50' minimum lot width previously approved as a deviation from 60')

Minimum Lot Size: 6,600 SF (6,000 sq. ft. minimum lot width previously approved-no deviation needed)

Minimum Lot Frontage for lots on a cul-de-sac or

lots on a curve with a radius less than fifty (50) feet: 30'

Maximum Lot Coverage: 65% (deviation from 35%)

Maximum Building Height: 35'

Draft of Protective Covenants

Protective covenants will be developed during the conditional platting process and a homeowners association will be created to maintain common tracts, recreation, and drainage.

Development Schedule

Development of the property is anticipated to start in Q4 2025 / Q1 2026

Proposed Public Improvements

Access improvement to Kettering Road and connection to HCUD utility lines as required by the County. Potential construction of Dashbach Street to the project's second access along the Southern Boundary.

Adequate Access

Ketttering Road has an excellent level of service and the project has over 1,600 feet of frontage along its eastern boundary. There is sufficient frontage to accommodate any required access improvements. The intersection of Kettering Road and SR 50 is signalized and both SR 50 and I-75 have been widened and have sufficient capacity to handle project traffic leaving the area.

Site Environmental

A preliminary environmental site visit was conducted on September 25, 2024.

- The subject property consists of unimproved pasture with a scattering of large live oak trees.
- Large diameter trees (> 18-inch dbh) were detected.
- No wetlands or other surface waters were found.
- No listed species were detected, however, a detailed listed species survey, in accordance with FWC survey protocols, will be provided during the permitting phase.
- Two (2) single family residences are on the property.

Utilities

Potable water and wastewater treatment will be provided by the Hernando County Utilities Department. HCUD has a 16' water main running down east side of Kettering Road across from the project and a 12" force main running along the west side of Kettering Road, directly in front of the project. HCUD's Ridge Manor Wastewater Reclamation Facility lies one-half mile north of the project.

Recreation:

The subject site is located within a mile of the Withlacoochee State Trail and less than four miles from Ridge Manor Community Park and the Withlacoochee State Forest. An amenity center, passive recreation facilities and open space will be provided within the community.

Schools:

The subject property is located within the school service boundaries of Eastside Elementary School, Parrott Middle School and Hernando High School. A Certificate of Concurrency will be obtained from the Hernando County School District, demonstrating adequate capacity at the time of conditional platting. The developer will provide project phasing information to the Hernando County School System during the conditional platting process to allow them to evaluate area school capacity.

Topography

As shown in figure 4, site topography ranges from approximately 130' along the western boundary of the property to 65' along the southern boundary.

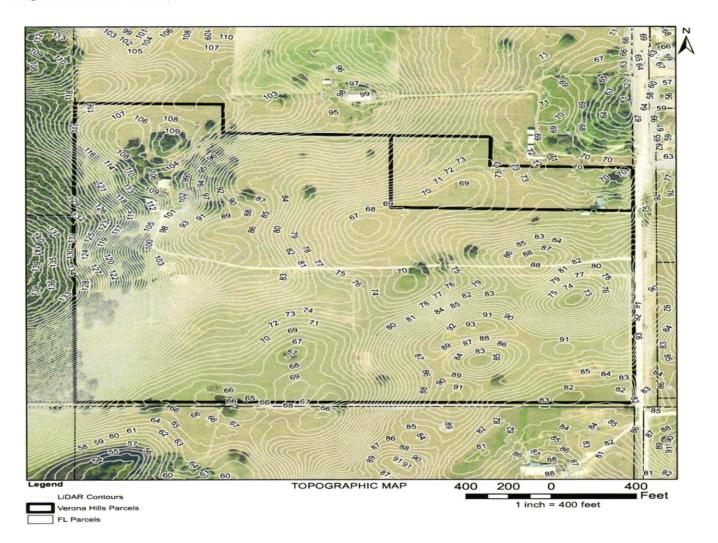


Figure 4 VERONA HILLS Topography Map

Floodplain

The Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel, as depicted on figure 5, shows that the entire property is above the 100-year floodplain and is designated X.

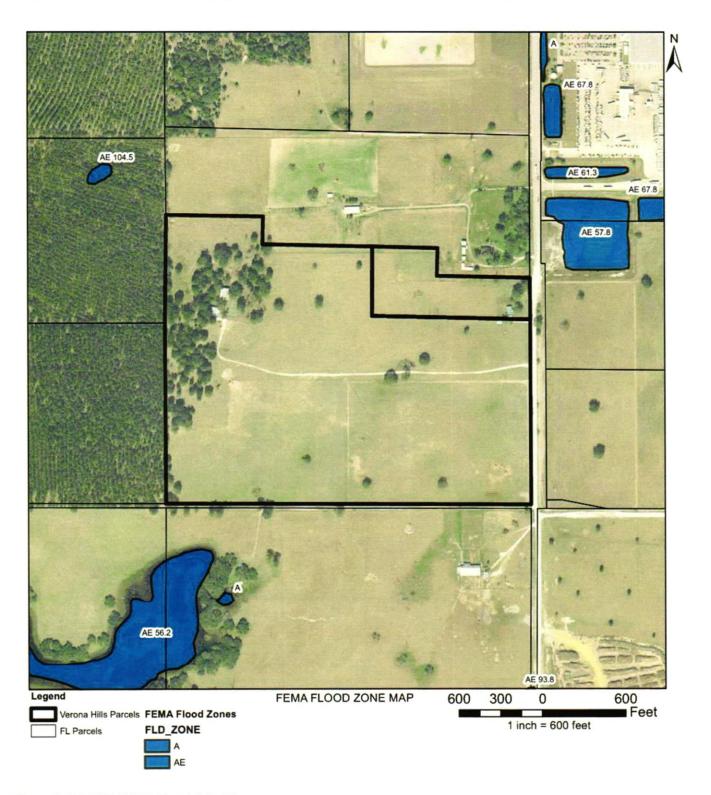


Figure 5. VERONA HILLS Floodplain Map

Soils

As shown in Figure 6, below, the entire site consists of one soil type, Candler sands, which is an extremely well drained sand soil conducive to housing development and the creation of drainage retention areas.

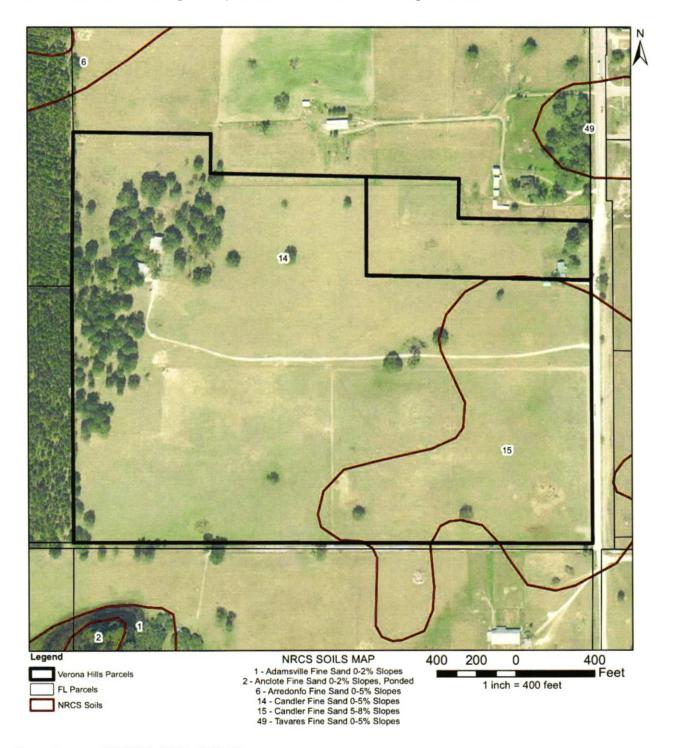


Figure 6. VERONA HILLS Soils Map

Drainage

As shown on the proposed Master Plan, the applicant intends to work with the existing topography to create drainage retention areas. These interspersed DRAs will be "dry" retention areas, providing additional green space within the community for dog walks and general aesthetics. The stormwater management system design will be provided to the County Engineer and the Southwest Florida Water Management District for permitting.

Deviations:

Maximum Lot Coverage: 65% (deviation from 35%)

The application retains the previous deviations approved and granted by H 05-07 as follows:

- Minimum Lot Width: 55' (At the Building Line-50' minimum lot width previously approved as a deviation from 60')
- Perimeter Setback from the South: 35' (deviation from 75')
- Perimeter Setback from the East: 50' (deviation from 75')
- Internal Building Setback Rear: 15' (deviation from 20')
- Internal Building Setback Sides: 7.5' (deviation from 10')

The perimeter setbacks from the "new" eastern boundary, which is at the west side of the property being dedicated to the County for future expansion of Kettering Road and the south boundary affected by the property being dedicated to the County for Dashbach is justified by the provision of additional ROW and the further distance from paved vehicle lanes, the provision of a 20' landscape buffer and the fact that the perimeter lots will be residential, with no direct access allowed.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

Board of County Commissioners: February 25, 2025

APPLICANT: Riopelle Properties, LLC

FILE NUMBER: H-24-65

REQUEST: Rezoning from PDP(SF)/Planned Development Project (Single

Family) to PDP(SF)/Planned Development Project (Single Family)

with Deviations

GENERAL

LOCATION: West side of Kettering Road approximately 1.8 miles south of Cortez

Boulevard

PARCEL KEY

NUMBERS: 394585, 1357971

APPLICANT'S REQUEST:

On July 12, 2006, the Board of County Commissioners approved a rezoning to PDP(SF)/Planned Development Project (Single Family) for the development of a 302 unit community. Since the approval no development has occurred on the site. According to the County Land Development Regulations, a master plan shall initiate development within two (2) years of the governing body approval or shall be deemed expired.

The petitioner's current request is to reestablish the existing zoning PDP(SF)/Planned Development Project (Single-Family) to develop a single family subdivision with 302 units and to keep the all previously approved entitlements and is requesting a single deviation from the Maximum Lot Coverage: 65% (deviation from 35%).

SITE CHARACTERISTICS:

Site Size: 112.2

Surrounding Zoning &

Land Uses: North: AG; Sewage treatment

South: AG: Undeveloped

East: PDP(IND); Undeveloped West: CPDP; Undeveloped

1

Hernando County Planning Department

Current Zoning: PDP(SF)/Planned Development Project

(Single Family)

Future Land Use

Map Designation: Residential

ENVIRONMENTAL REVIEW:

Soil Type: Candler fine sand

Habitat: Majority of the property consists of open pasture with a few

scattered oaks. No floral or fauna species were observed.

Staff Report: H-24-65

No wetlands are located on the property.

Comment: The petitioner is required to comply with all applicable FWC

regulations and permitting.

Flood Zone: X

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.

Staff Report: H-24-65

UTILITIES REVIEW:

The Hernando County Utility Department (HCUD) has indicated they currently do not supply water or sewer service to these parcels. Water and sewer service are available to these parcels. HCUD has no objection to the request subject to a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction, with the stipulation that the developer will provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks less than 10 feet.

Please note, that there may be deficiencies in the area's wastewater collection and transmission system which could require off-site improvements by the developer.

ENGINEERING REVIEW:

The subject site is located on the west side of Kettering Road approximately 1.8 miles south of Cortez Boulevard. The petitioner proposes a boulevard entrance of Kettering Road and a secondary access to future Dashbach Street (south). The County Engineer has reviewed the petitioners' request and indicated the following:

- A Traffic Access Analysis is required to be submitted. Any improvements identified by the Analysis will be the responsibility of the Developer to install.
- All Roads will need to meet Hernando County Standards.
- Dashback Street is classed as a Future Collector Roadway and will need to be brought up to current County standards from Kettering Road to the Eastern property line
- The petitioner shall work with the property owner/developer of the parcel to the south – (parcel key#541523) to develop an agreement for the necessary improvements to Dashback Street.
- The proposed project is in the I-75/SR 50 PDD and subject to all the requirements of.

LAND USE REVIEW:

Setbacks, Buffers, Lot Sizes and Lot Layout:

The petitioner is proposing the following lot widths and sizes:

- Lot Widths: 55' (previously approved as 50')
- Lot Sizes: 6,600 square feet (previously approved as 6,000)

Hernando County Planning Department

Comments:

The petitioner is requesting a deviation from the "Maximum Lot Coverage" from the County maximum of 35% to 65%. Staff has no concerns with the request and does not consider the increase adverse to the public interest with appropriate performance conditions.

Staff Report: H-24-65

Minimum Building Setbacks:

Front: 25' (at setback line)
Rear: 15' (previously approved)
Side (Internal): 7.5' (previously approve')

Perimeter Setbacks:

East From Kettering Road: 50°
West: 35°
South From Dashbach St.: 35°
North: 35°

Buffers

East from Kettering: 20'
West: 20'
South From Dashbach St.: 20'
North: 20'

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 proposes a boulevard entrance of Kettering Road

and a secondary access to future Dashbach Street (south).

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. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments:

The petitioner has proposed 17.73 acres of neighborhood park and a 1.52 amenity site to be centrally located within the development. If the master plan is approved, the petitioner shall ensure that the park is accessible through vehicular, pedestrian and bicycle means.

Staff Report: H-24-65

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:

If the master plan is approved, the petitioner shall be required to set aside three (3) acres for the preservation of natural vegetation. This open space shall be consistent with the proposed master plan as submitted with the application. As the buffers are proposed to be greater than 15' in width, they can be counted toward this minimum acreage.

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 with the I-75/SR-50 Planned Development District. The area is currently in transition with multiple single family development breaking ground (Sunrise and Benton Hill). Kettering Road is a mixed-use corridor with industrial, distribution and sand mine uses.

I-75/SR-50 Planned Development District

Objective 1.05A:

The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses. roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Staff Report: H-24-65

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools:
- c. Concentration of commercial uses, mixed uses and towncenter type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;

- Staff Report: H-24-65
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a "sense of place."

Comments:

The development shall meet the minimum Development Guidelines of the I-75/SR 50 PDD as listed herein.

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area.

FINDINGS OF FACT:

The request for Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(SF)/Planned Development Project (Single Family) with deviations is appropriate based on the following conclusions:

- Staff Report: H-24-65
- 1. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area, and
- 2. The requested deviation for an increase in maximum lot coverage is not adverse to the public interest.

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 approval of the petitioner's request for rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(SF)/Planned Development Project (Single Family) with deviations, and with the following performance conditions:

- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- 2. A comprehensive floral and faunal survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
- 3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping[™] publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
- 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

Staff Report: H-24-65

County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

- 5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features.
- 6. At the time of construction drawings, the petitioner shall provide Cultural Resource Assessment (CRAS) report(s) and State Division of Historical Resources letter of determination.
- 7. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
- 8. A Traffic Access Analysis is required with the conditional plat. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
- 9. All roads shall meet Hernando County Standards.
- 10. Dashback Street is classed as a Future Collector Roadway and shall be brought up to current County Standards from Kettering Road to the Eastern property line, work with the property owner/developer of the parcel to the South (parcel key#541523) to develop an agreement for the necessary improvements to Dashback Street.
- 11. The development shall meet all the requirements in the I-75/SR 50 PDD.
- 12. Subject to a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction, with the stipulation that the developer will provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks less than 10 feet. Deficiencies in the area's wastewater collection and transmission system could require off-site improvements by the developer.

Hernando County Planning Department

- Staff Report: H-24-65
- 13. The developer shall provide a build out schedule to the Hernando County Utility Department.
- 14. Minimum Lot Widths: 55' (at the building line)
- 15. Minimum Lot Sizes: 6,600 square feet
- 16. Maximum Lot Coverage: 65%
- 17. Minimum Setbacks:

Front: 25 ft.Rear: 15 ft.Side: 7.5 ft.

- 18. Minimum Perimeter Setbacks:
 - East From Kettering Road: 50'
 West: 35'
 South From Dashbach St.: 35'
 North: 35'
- 19. Minium Buffer Requirements:

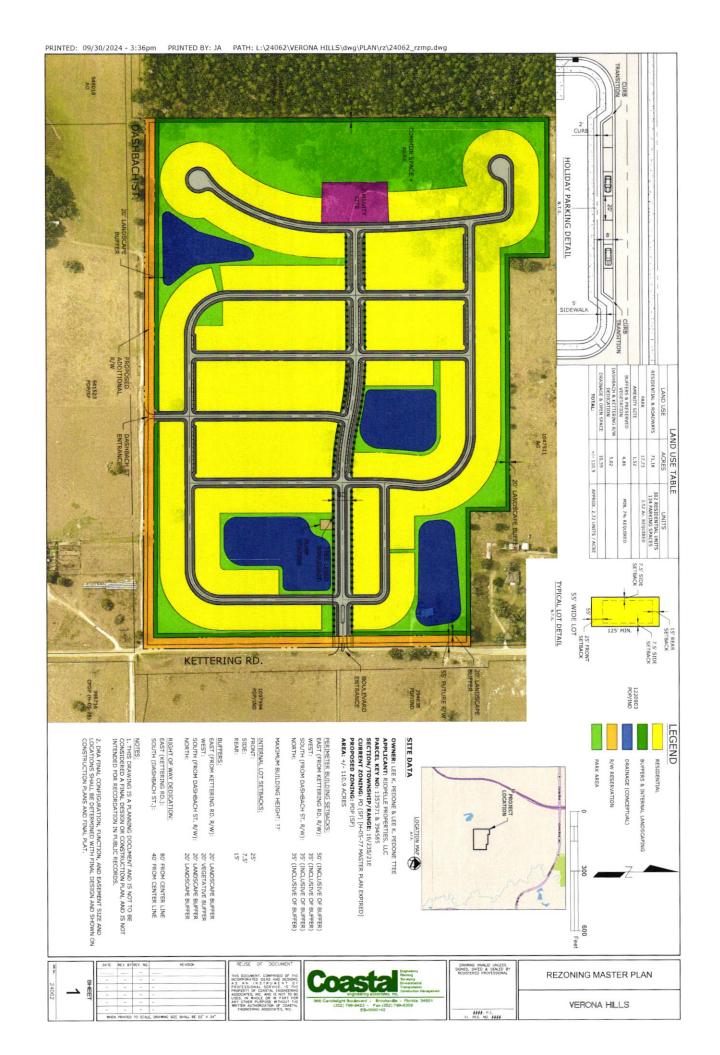
East from Kettering: 20'
West: 20'
South From Dashbach St: 20'
North: 20'

These buffers shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.

- 20. The petitioner shall provide two access points into the development one shall be designed as a treed boulevard entrance into the development in accordance with the Hernando County Land Development Regulations.
- 21. The petitioner shall provide the minimum neighborhood acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
- 22. 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.
- 23. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.

24. 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.

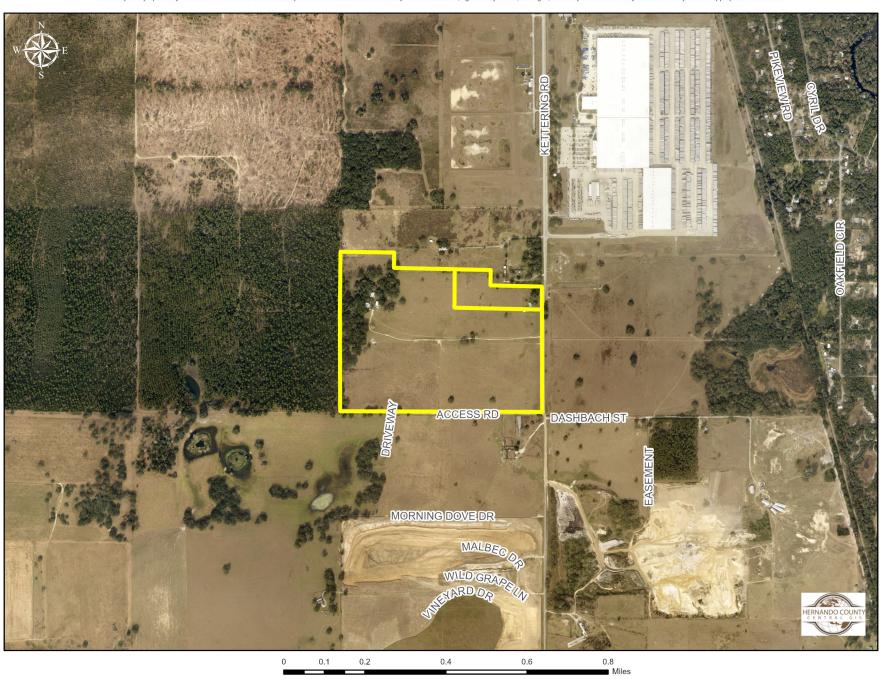
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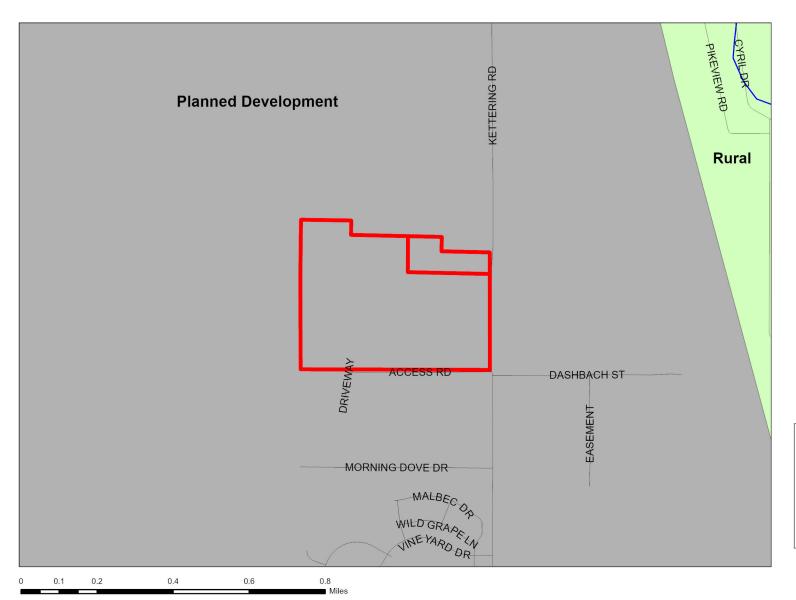
Photo date: 2023

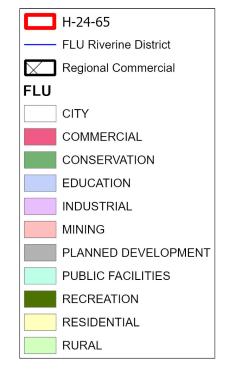
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-65 Version Date: 12/09/2022





Future Land Use Map

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

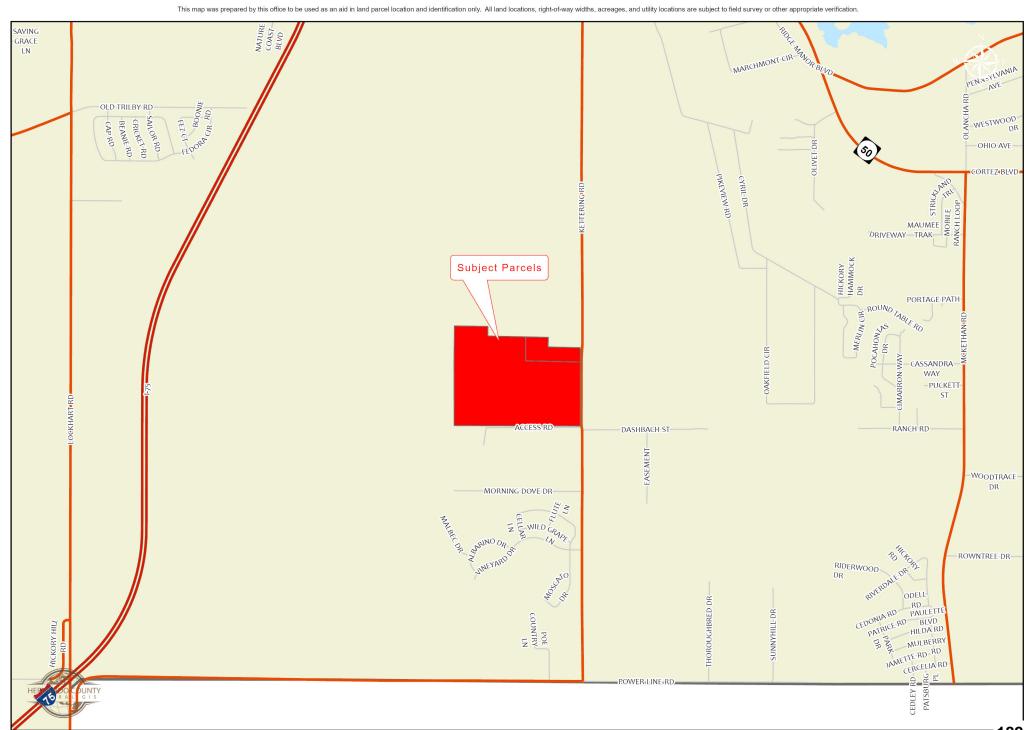
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 10/29/2024



H-24-65 AREA MAP



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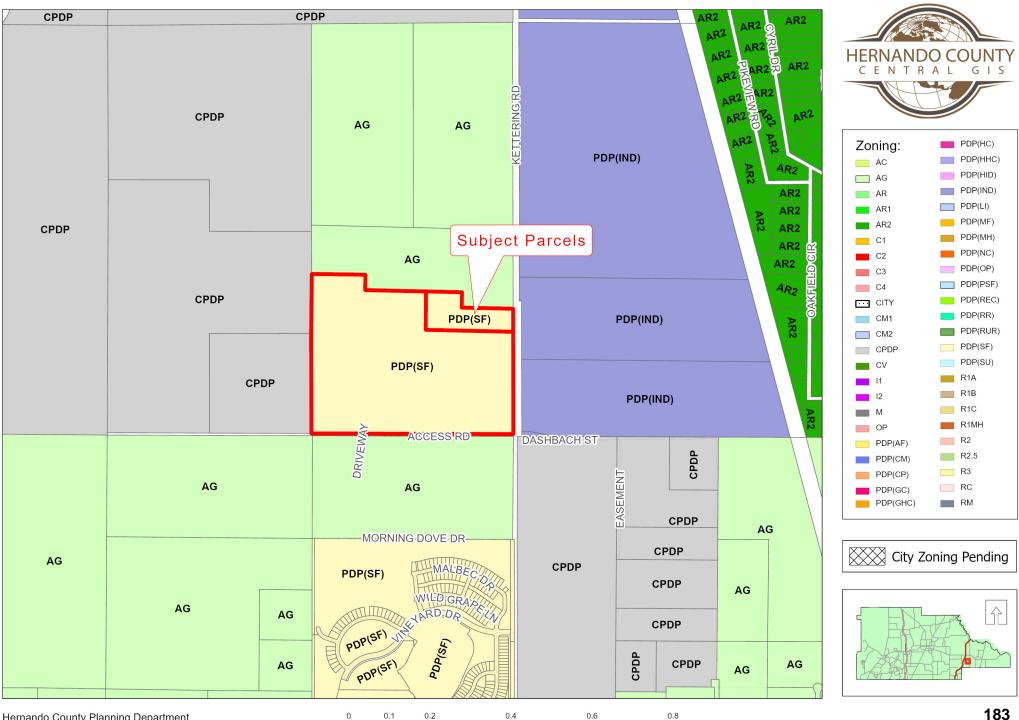
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182

H-24-65

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



Miles

183

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15246
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Melissa Truckenbrod on behalf of Brooksville Landing LLC (H-24-44)

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) with deviations

General Location:

East side of Emerson Road, approximately 2,100' south of its intersection with Cortez Boulevard

Hearing Detail:

This petition was postponed from the December 9, 2024, P&Z hearing.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (Multifamily) with deviations and with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025	7:46 AM
Toni Brady	Approved	01/06/2025	2:06 PM
Victoria Anderson	Approved	01/07/2025	3:25 PM
Danielle Nigro	Approved	01/07/2025	3:50 PM

RESULT: ADOPTED MOVER: Mike Fulford

SECONDER: Jonathan McDonald

AYES: Birren, Fulford and McDonald

NAYES: David and Holmes

ABSENT: Noe **NON VOTINC** Pino

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

Rezoning

Standard

PDP

Master Plan □ New □ Revised

PSFOD \square Communication Tower \square Other

PRINT OR TYPE ALL INFORMATION



Date: 04/15/2024	to the state of th
APPLICANT NAME: Mellissa Truckenbrod Brooksville Landing	LLC
Address: 6013 Wesley Chapel Blvd, Suite 206 4651 22 Ad Ave	I
Address: 6013 Wesley Chapel 514, Street 200 1001 200 1701	ate: FL Zip: 33544_33713
City: Wesley Chapel St. Petersburg S	kenbrod8@ gmail.com
Property owner's name: (Great the applicant) Nicholas Nicholason	0
Property owner's name: (1) not the applicant)	Johnston - Johnston Law
REPRESENTATIVE/CONTACT NAME: Jon Staples (Darry)	JOHNSton JOHNSTON Sec
Company Name: Brooksville Landing LLC	
Address: 4651 22nd Ave N, St. Petersburg, FC 35113	ate: FL Zip: 33713
C'L., C. DALOVE ALLON	ate: Zip Zip
Phone: 770 596 4493 Email: istaples gt 3@g mail.com	
HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide name)	
Contact Name:	
Address:City:	State: Zip:
PROPERTY INFORMATION:	
1. PARCEL(S) <u>KEY</u> NUMBER(S): <u>1695696</u> 2. SECTION <u>35</u> , TOWNSHIP <u>22 S</u>	RANGE 19 E
Current zoning classification: Desired zoning classification: AG PDP (MF)	
5 Size of area covered by application: 30.0 Acres	
Highway and street boundaries: east side of Emerson Road at intersection of M	itchell Road
7. Has a public hearing been held on this property within the past twelve months?	es ☑ No
8 Will expert witness(es) be utilized during the public hearings?	Yes \(\mathbb{\omega}\) No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?	Tes \(\mathbf{D}\) No (Time needed:)
_	
PROPERTY OWNER AFFIDIVAT	
A Nicholas Nicholason have thorough	nly examined the instructions for filing this
I, Nicholas Nicholson , have thorough application and state and affirm that all information submitted within this petition are true a	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	
Tam the owner of the property and an making this appreciation of	4
I am the owner of the property and am authorizing (applicant): Mellissa Truckenbrod	
and (representative, if applicable): Darry Johnston to submit an application for the described property.	1
to submit an application for the described property.	$\Lambda'II$
April W/	seph
	e of Property Owner
STATE OF FLORIDA	
COUNTY OF HERNANDO	20 27 .
The foregoing instrument was acknowledged before me this _/day of	$\frac{7}{1}$, $\frac{20 \times 7}{1}$, by
who is personally known to me or pr	roduced FUUU as identification.
DEAL DEAL	N PARFITT
MY COMMISS	SION # HH 432051
Signature of Notary Public	wgust 10, 2027

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 20³

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.

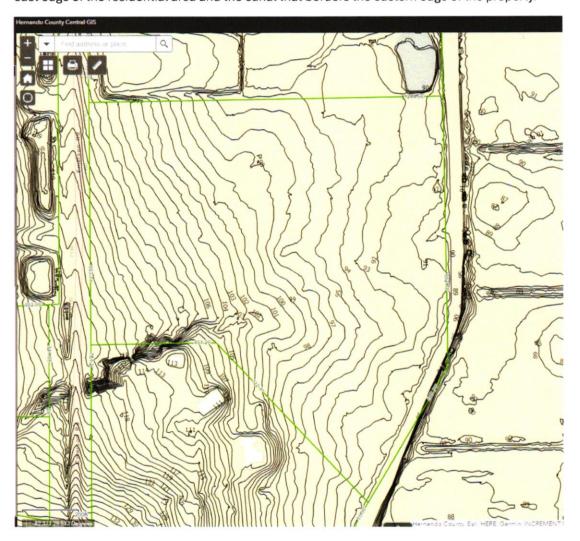


Figure 4. Brooksville Landing Parcel (Key No. 01695696) - Topography Map

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 predischarge 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'.

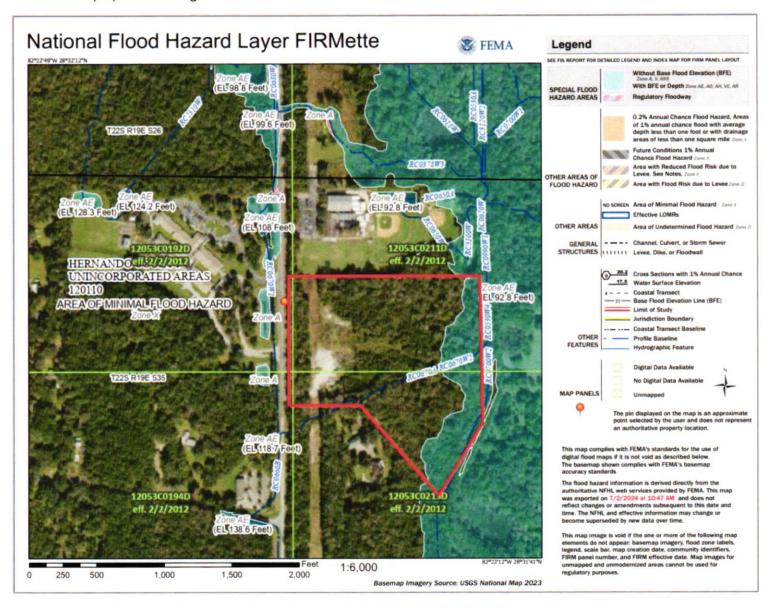


Figure 5. Brooksville Landing Parcel (Key No. 01695696) - Floodplain Map

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

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.

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

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
The state of the s	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
Stewart Tract - county	

^{*} 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.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

Board of County Commissioners: February 28, 2025

APPLICANT: Brooksville Landing LLC – Melissa Truckenbrod

FILE NUMBER: H-24-44

REQUEST: Rezoning from AG (Agricultural) to PDP(MF) Planned Development Project

(Multifamily) with deviations

GENERAL

LOCATION: East side of Emerson Road, approximately 2,100' south of its intersection

with Cortez Boulevard

PARCEL KEY

NUMBER: 1695696

BACKGROUND

Prior to the parcel being rezoned to AG (Agricultural) in 2012 (H-12-21) it was zoned for multifamily development (H-07-40). This property was part of a larger 50.0 acre development that was never constructed. Under the H-07-40 zoning, the Board of County Commissioners granted the developer 134 townhome dwelling units.

APPLICANT'S REQUEST

The property is currently zoned AG (Agricultural). The petitioner's request is a rezoning to PDP(MF)/ Planned Development Project (Multifamily) on a 30.0-acre parcel to develop a 184 unit townhome development. The units will be fee-simple and consist of two (2) story and three (3) story townhomes with a garage. The dwellings will be grouped in clusters of eight (8) and twelve (12) units per building. The petitioner states amenities such as park space, walking trails, dog parks, pool, a clubhouse, a gym, and others, will be included in this development.

Requested Deviations

The development is proposing two deviations as follows:

1. Minimum lot width: The petitioner has not specified a minimum lot width,

however with the reduction to the minimum lot size a

deviation is needed for the lot width.

2. Minimum lot size: 2,200 Sq. Ft. (deviation from 3,500 square feet required per

unit in a 12 unit townhouse building)

SITE CHARACTERISTICS

Site Size: 30.0 acres

Surrounding Zoning &

Land Uses: North: AG (Agricultural); School

South: PDP(SF); vacant and retirement residence

East: AG (Agricultural); Vacant

West: AG (Agricultural); School and a church

1

Current Zoning: AG (Agricultural)

Future Land Use Map

Designation: Residential

ENVIRONMENTAL REVIEW

Soils: Blichton Fine Sands and Flemington Fine Sands

Protection Features: There are neither Protection Features (Wellhead Protection Areas

(WHPA) nor Special Protection Areas (Special Protected Areas

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(SPAs) on this site according to county data.

Hydrologic Features: There are no Hydrologic Features (Sinkholes, Karst Sensitive

Areas, and Wetlands) on this property according to county data.

Habitat: According to the Soil Survey of Hernando County, within the

Blichton loamy fine sand, at 0 to 2 percent slopes, the water table is at a depth of less than 10 inches for cumulative periods of 1 to 4 months during most years. This soil has medium potential for small commercial buildings if proper water control measures are used, and footings and foundations are increased in size and strength. Potential for roads and streets is low even if the unsuitable soil

material is replaced.

Within the Flemington fine sandy loam, 2 to 5 percent slopes have a perched water table above the Bt horizon (clay accumulation) and is saturated for 1 to 4 months during the wet season. Potential is low for dwellings without basements, and small commercial buildings. Increased size and strength of footings and foundations is needed for dwellings without basements. Potential is very low for local roads and streets even if poor soil material is replaced and

proper water control measures are used.

Comments: Invasive plant species if present are to be removed during the

development process.

Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be

addressed during the permitting phase of development.

Flood Zone: A portion of the project is located within the Bystre Lake Flood Area.

Any land alterations that impact the 10-year floodplain capacity and

volume must be appropriately mitigated.

SCHOOL DISTRICT REVIEW

The Hernando County School District Level of Service (LOS) is 100% of school capacity. At the elementary school level, adequate capacity for 14 students is currently available in the assigned Concurrency Service Area (CSA) of Moton ES. At the middle school level, adequate capacity for 7 students is currently available in the assigned CSA of Parrott MS.

At the high school level, adequate capacity is not available for 9 students in the assigned CSA of Hernando HS. Capacity is also not available in any of the three adjacent CSAs of Central HS, Nature Coast Tech HS, and Weeki Wachee HS.

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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) reviewed the petitioner's request. HCUD states that the subject parcel is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW:

The subject parcel is on the east side of Emerson Road, approximately 2,100' south of its intersection with Cortez Boulevard. There are two schools within 500' of this property, Moton Elementary and Hernando Christian Private Academy, Inc. With the exception of the schools, the area is largely undeveloped. The future land use on the property to the east is designated Conservation, while the property to the south is designated Rural. There has recently been increased activity and rezonings in this area and two other townhome developments with a total of 523 dwelling units between them.

The County Engineer reviewed the petitioner's request and provided the following comments:

- The subject property is within the Bystre Lake Watershed with floodplain; Node C0700 is located on the property. A note of consideration in design: The proposed development would bifurcate the floodplain for the basin and require cup-for-cup compensation not only for the encroachment on the developing property, but the impacted floodplain area to the north and south as well if connectivity could not be maintained.
- A Traffic Access Analysis shall be performed and provided to the County. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
- Traffic Access Analysis shall include appropriate mitigation for the two existing schools in proximity to the project.
- A sidewalk shall be installed on Emerson Road (Collector) for the entire frontage.
- Sidewalk Connections shall be installed from the townhomes to the sidewalks.
- The driveway connection and roadway shall be designed and constructed to meet County standards.
- Parking spaces, drive aisles, signage and pavement markings shall be designed and constructed to meet County Standards.

LAND USE REVIEW:

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.

The petitioner shows the main boulevard entrance for the project directly across the street from the Moton Elementary School entrance on Emerson Road, which the petitioner proposes to turn into a 4-way intersection". The petitioner has not designated a second access point, based on the location of the primary intersection, and not wanting to locate access points too closely together.

Comments: The petitioner proposes a boulevard entrance across from Moton Elementary School. If the County Engineer determines there is enough room to safely place a second access point to the subdivision, one should be installed.

Setbacks and Lot Size:

The petitioner proposes the following Perimeter Setbacks for the subject site:

50' North: 50' South: West: 250' East: 50'

The petitioner has proposed the following setbacks for the Individual Lots:

25' Front: Rear: 20' Building Separation: 20'

Buffer

The petitioner proposes a buffer along the western portion of the northern boundary and the eastern portion of the southern boundary of the property.

North: 50' South: 50' East: 250' West (Emerson Road): 225'

Staff Report: H-24-44

Comments:

If the master plan is approved, the petitioner shall be required to provide a 20' wide vegetative buffer with preserved existing vegetation, enhanced to 80% opacity as required, along the entire northern and southern boundaries. This buffer shall be placed in a separate tract owned and maintained by the Homeowners' Association. A landscape plan for the buffer shall be provided at the time of conditional plat review.

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Neighborhood Park

The petitioner has not identified the park area on the master plan. The park area shall be identified on the master plan revision due after approval by the County Commissioners.

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 community 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. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

The petitioner shall provide a park serving the neighborhood that is a minimum of 1.82 acres. The park area shall be identified on the master plan revision due after approval by the County Commissioners. This park shall be centrally located to conveniently serve all residents.

Natural Vegetation

The petitioner has not designated the areas of natural vegetation that are required for a 30acre project. The natural vegetated areas shall be identified on the master plan revision due after approval by the County Commissioners.

Projects two (2) to twenty (20) acres must designate an area of at least five (5) 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 two thousand (2,000) square feet and no more than two (2) non-contiguous areas shall be allowed.

Comments: The petitioner has not specified the location for preservation of any natural vegetation. Natural vegetation areas equaling 2.10-acres total shall be identified on the master plan revision due after approval by the County Commissioners. These areas will meet the minimum requirements of the Hernando County Land Development Regulations.

COMPREHENSIVE PLAN REVIEW:

Residential Category

Objective 1.04B:

The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Staff Report: H-24-44

Multi-Family Housing

Strategy 1.04B(4):

The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Comments:

The density requested is 4.4 dwelling units per acre. The location is in close proximity to a major roadway (Cortez Boulevard (SR 50)) and downtown Brooksville.

Strategy 1.04B(7):

All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

- a. multi-family development may serve as a density transition located on the periphery of single-family neighborhoods and connecting to higher intensity uses.
- multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single-family neighborhoods.

Land Use Compatibility

<u>Strategy 1.10B(2):</u>

Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3):

Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Comments:

This development will not be accessing major roadways through any existing subdivisions. The petitioner proposes several buffers that exceed what is required by Hernando County. The property east and south of this project are not developed, however this area is in transition and several new developments have been approved that are in the same general area.

FINDINGS OF FACT:

The request for rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with Deviations is appropriate based on the following conclusions:

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The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

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.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (Multifamily) with deviations and with the following performance conditions:

- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- 2. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
- 3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping[™] publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
- 4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if karst features are present.

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- 6. The subject property is within the City of Brooksville's right to serve area. Information about water and sewer connections shall be referred to the City of Brooksville.
- 7. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
- 8. Project drainage retention may be located northeast of subject project on County owned property subject to all agreements for Drainage Retention Area use. These agreements shall be in place no later than at the time of Conditional Plat.
- 9. Minimum Perimeter Setbacks:

North: 50'
 South: 50'
 East: 225'
 West (Emerson Road): 250'

10. Minimum Lot Setbacks:

• Front: 25' from roadway

Rear: 20'Minimum Building Separation: 20'

11. Buffers

Buffers shall be placed in a separate tract owned and maintained by the Homeowners' Association. A landscape plan for the buffer shall be provided at the time of conditional plat review.

- North: 30' of the 50' northern perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- South: 30' of the 50' southern perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- East: 30' of the 225' wide building setback. buffer of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- West (Emerson Road): 30' of the 250' western perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- 12. The minimum lot size shall be 2,200 square feet (deviation from 3,500 square feet).
- 13. The petitioner shall provide a treed boulevard entrance from Emerson Road.

14. The petitioner shall work with the County Engineering Department to locate a second access point if it is deemed safe and necessary by the County Engineer.

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- 15. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.
- 16. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County Land Development Regulations.
- 17. The petitioner shall set aside the minimum acreage for natural vegetation in accordance with the Hernando County Land Development Regulations.
- 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 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.

PLANNING & ZONING COMMISSION ACTION:

On December 9, 2024, the Planning and Zoning Commission voted 5-0 postponing the petitioners request to their January 13, 2025, hearing in order to allow the petitioner and staff time to review an increase in overall units.

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REVISED STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (Multifamily) with deviations and with the following performance conditions:

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- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- 2. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
- 3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping[™] publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
- 4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
- 5. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if karst features are present.
- 6. The subject property is within the City of Brooksville's right to serve area. Information about water and sewer connections shall be referred to the City of Brooksville.
- 7. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
- 8. Project drainage retention may be located northeast of subject project on County owned property subject to all agreements for Drainage Retention Area use. These agreements shall be in place no later than at the time of Conditional Plat.
- 9 Minimum Perimeter Setbacks:

North: 50'
 South: 50'
 East: 225'
 West (Emerson Road): 250'

10. Minimum Lot Setbacks:

• Front: 25' from roadway

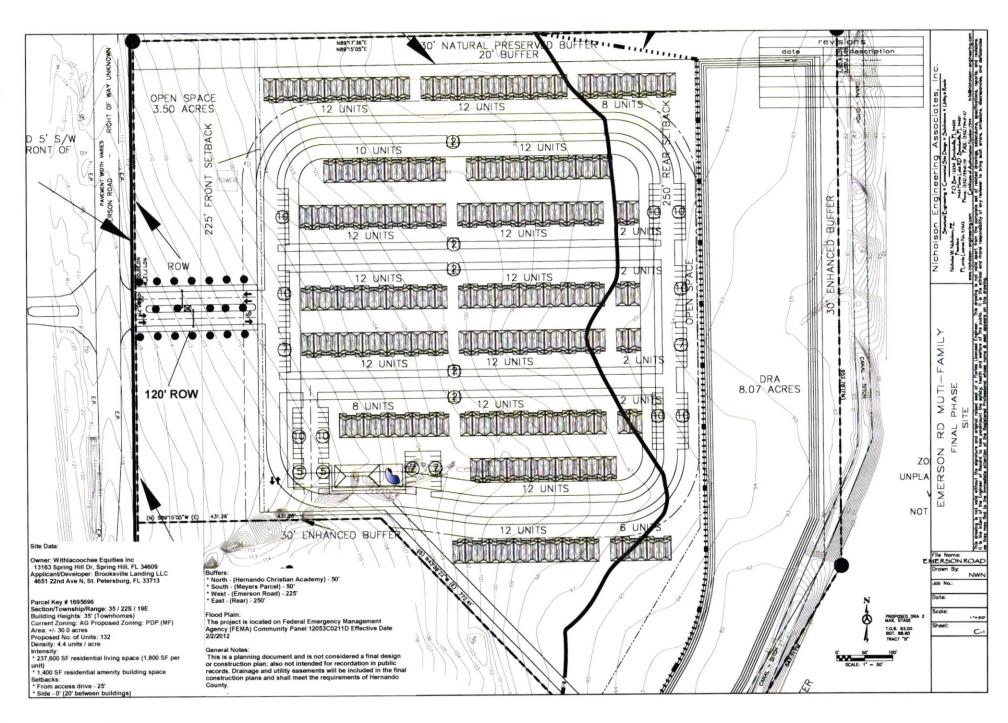
Rear: 20'Minimum Building Separation: 20'

11. Buffers

Buffers shall be placed in a separate tract owned and maintained by the Homeowners' Association. A landscape plan for the buffer shall be provided at the time of conditional plat review.

Staff Report: H-24-44

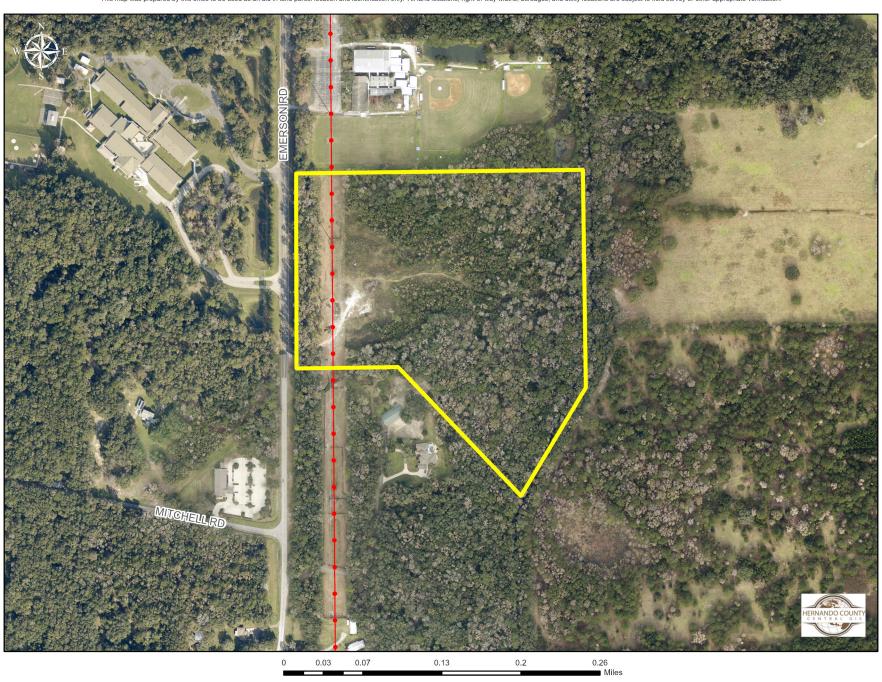
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- East: 30' of the 225' wide building setback. buffer of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- West (Emerson Road): 30' of the 250' western perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- 12. The minimum lot size shall be 2,200 square feet (deviation from 3,500 square feet).
- 13. The development shall be limited to a maximum of 182 units.
- 14. The petitioner shall provide a treed boulevard entrance from Emerson Road.
- 15. The petitioner shall work with the County Engineering Department to locate a second access point if it is deemed safe and necessary by the County Engineer.
- 16. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.
- 17. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County Land Development Regulations.
- 18. The petitioner shall set aside the minimum acreage for natural vegetation in accordance with the Hernando County Land Development Regulations.
- 19. 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.
- 20. 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.



H-24-44

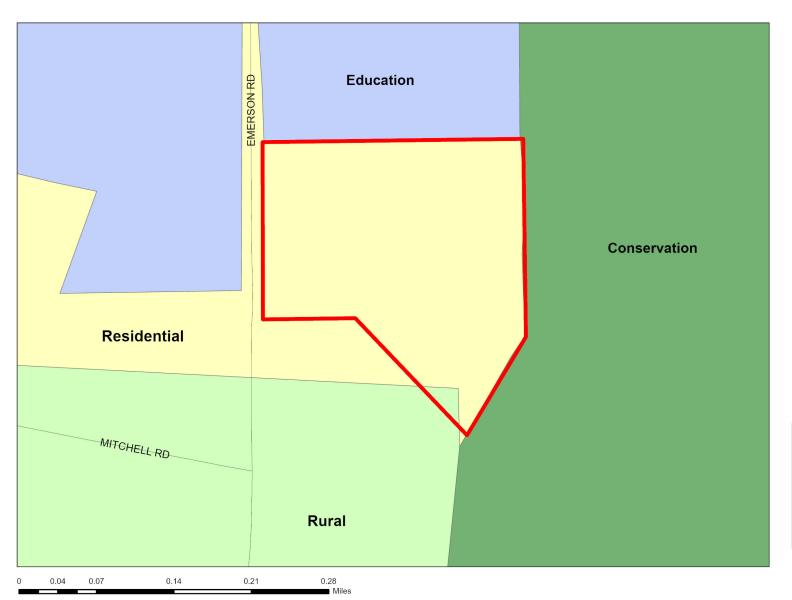
Photo date: 2023

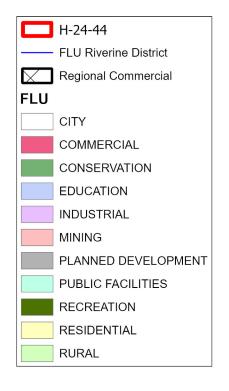
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-44 Version Date: 12/09/2022





Future Land Use Map

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

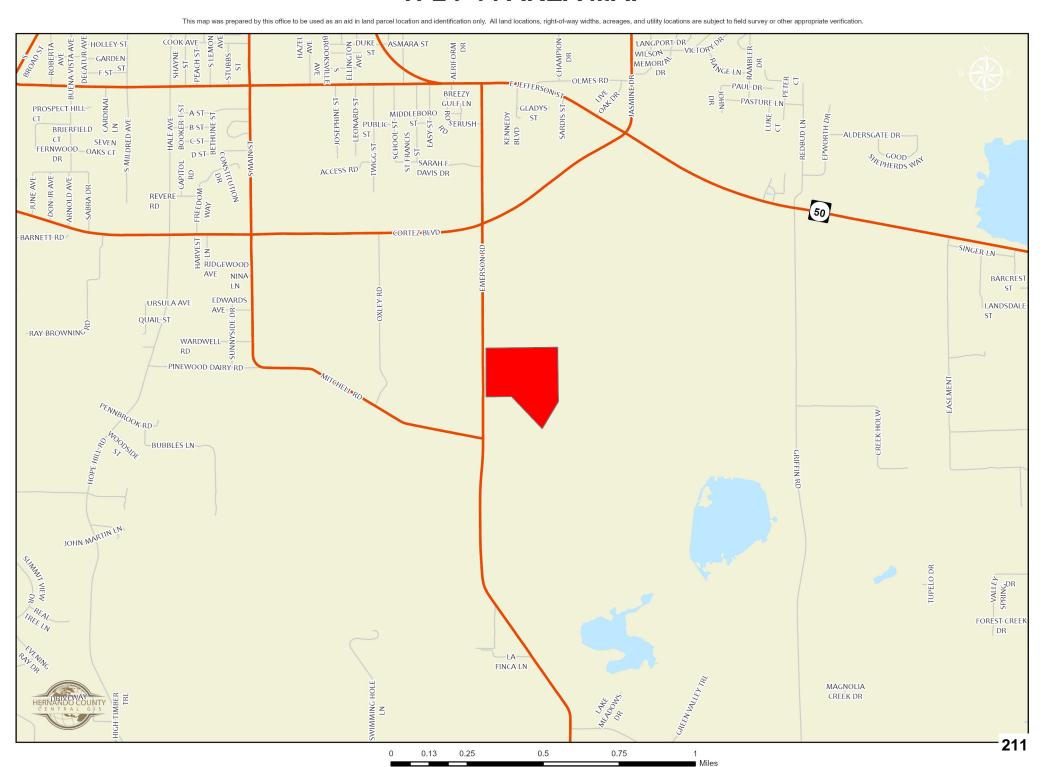
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 09/24/2024



H-24-44 AREA MAP

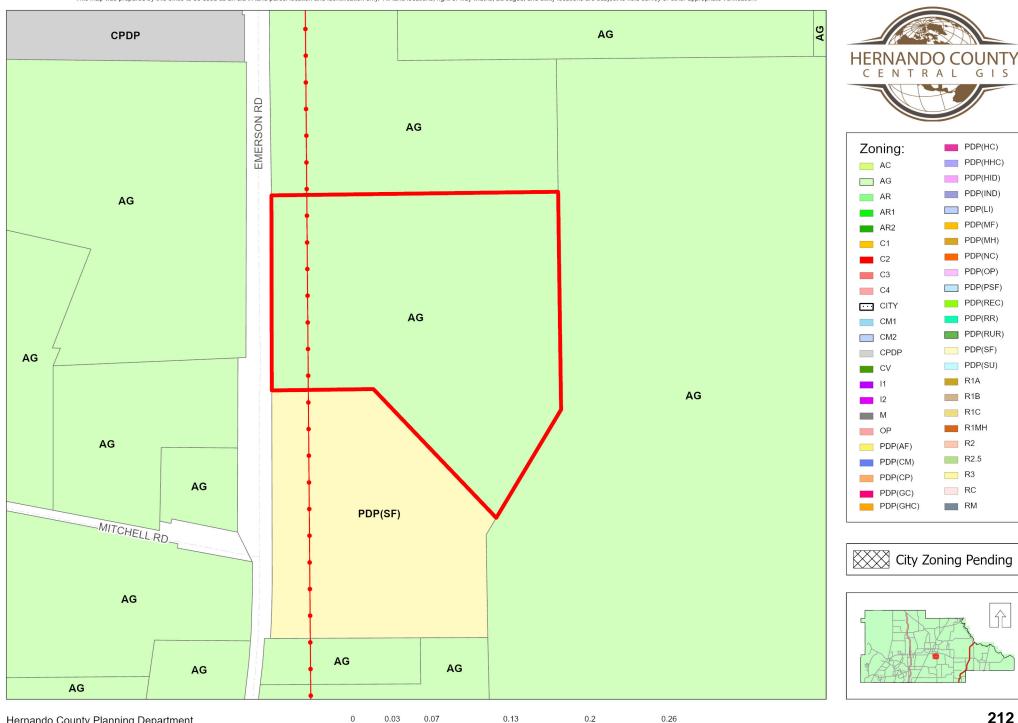


H-24-44

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

Hernando County Planning Department

Project date: 09/04/24



Miles

212

HERADO COUNTY ALKINGO

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15247
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by DRB Group (H-24-55)

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations

General Location:

West side of Anderson Snow Road, approximately 1,300' north of its intersection with Whiting Drive; Northern terminus of Tierra Drive

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

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

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025	7:50 AM
Toni Brady	Approved	01/06/2025	2:12 PM
Victoria Anderson	Approved	01/07/2025	3:29 PM
Danielle Nigro	Approved	01/07/2025	3:50 PM

AYES: Birren, Fulford, Holmes and McDonald

NAYES: David ABSENT: Noe NON VOTINC Pino

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:

Official Date Stamp:
Received

Planning Department

SEP 12 2024

Date.		manda County Florida
APPLICANT NAME: DRB Group	ner	nando County. Florida
Address: 1251 Anderson Snow Road		
	State: FL	Zip: 34609
Phone: See representative Email: See representative		
Property owner's name: (if not the applicant)		
REPRESENTATIVE/CONTACT NAME: Jeremy Couch; Celeste La	au	
T Oi il D i		
Address: 17937 Hunting Bow Circle Ste 102		
City: Lutz	State: FL	Zip: 33558
Phone: 813-920-2005 Email: jcouch@tampacivil.com/c	eleste@tampacivil.com	
HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide nam	e)	
Contact Name:		
Address: Cit	y: Sta	te:Zip:
PROPERTY INFORMATION:		
1. PARCEL(S) KEY NUMBER(S): R27 423 18 0000 0060 0000 a	nd R27 423 18 0000 0090 00	030
2. SECTION 27 , TOWNSHIP 23	, RANGE <u>18</u>	3
Current zoning classification: AG		***
4. Desired zoning classification: PDP		
5. Size of area covered by application: ±19.09 AC	ad Mhiting Dr	
6. Highway and street boundaries: Anderson Snow Rd, Tierra Dr, ar		
7. Has a public hearing been held on this property within the past twelve		
8 Will expert witness(es) be utilized during the public hearings?		, identify on an attached list.)
Will additional time be required during the public hearing(s) and how	much? \(\subseteq \text{Yes} \(\subseteq \text{No (Time)} \)	needed:)
PROPERTY OWNER AFFIDIVAT		
Crospo Blones & APIL CLAP		
I, Crespo Blanca 1 RU SHEE application and state and affirm that all information submitted within this pe	, have thoroughly examined the	heat of my lengulades and
belief and are a matter of public record, and that (check one):	attion are true and correct to the	best of my knowledge and
☐ I am the owner of the property and am making this application OR		
I am the owner of the property and am authorizing (applicant): DRB G	roup	
and (representative, if applicable): Tampa Civil Design		
to submit an application for the described property.	7 1/	1
	TA / In	
	Signature of Property Owner	
STATE OF FLORIDA		
COUNTY OF HERNANDO		
	of September	, 20 <u>24</u> , by
Blance Crespo who is personally know	own to me or produced <u>FLDI</u>	as identification.
	IOAN DISTRICT	
	JOAN DIMITRY Notary Public, State of Flor	rida
Jan Nily	Commission# HH 20505	6
Signature of Notary Public	My comm. expires Dec. 7 20	025

PRINT FORM

CLEAR FORM

Notary Seal/Stamp

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

TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

To:

Planning and Zoning Division, Development Services Department

From:

Celeste Lau, Tampa Civil Design

Date:

August 13, 2024

RE:

Suncoast Pines PDP Rezoning

Executive Summary

Jurisdiction:	Address:	
Unincorporated Hernando County	1251 Anderson Snow Rd, Spring Hill, FL 34609	
Parcel Number:	Acres:	
RZ27 423 18 0000 0060 0000	±19.09 acres	
RZ27 423 18 0000 0090 0030		
Existing Future Land Use (FLU):		
RES (Residential)		
Existing Zoning:		
AG (Agricultural)		
Proposed Zoning:		
PDP(SF) (Planned Development Project/Single-Family)		

The subject property Is located within Unincorporated Hernando County. The eastern boundary is adjacent to Anderson Snow, where the site's access is from. To the south of the project site are the Whiting Estates subdivision and to the north and west is single-family residential. The Anderson Snow Road area is largely residential in nature. There are still some stand-alone single-family homes in the area but a majority of the residential development are subdivisions, including the Whiting Estates and Crown Pointe neighborhoods to the south of the site. Below is a context map and table showing the adjacent and surrounding properties.



Figure 1: Context Map

Table 1: Adjacent Property Information

	Parcel ID	FLU	Zoning	Existing Use	
West	R27 223 18 3262 0003 0100	Residential	Residential	A/R-2	Single-Family
	R27 223 18 3262 0003 0110			A/ N-2	Residential
North	R27 223 18 0000 0090 0010	Residential	AG	Single-Family	
				Residential	
East	Anderson Snow Road	.=	-	Right-of-Way	
				(ROW)	
South	Whiting Estates Subdivision	Residential	PDP (SF)	Single-Family	
	R27 423 18 0000 0090 0021		AG	Residential	
	R27 423 18 0000 0090 0022		AG	Residential	

Application Request

This application is being submitted to rezone the subject property from AG to PDP for single-family residential development. The applicant is proposing the development of 61 units.

The current Residential FLU has a maximum density of 22 units per gross acre with single-family housing having an average density of 2.5 dwelling units per gross acre to 6 dwelling units per gross acre. The proposed development has a density of 3.2 dwelling units per gross acre, well under the maximum of 22 dwelling units per gross acre and within the average density for single-family housing.

Consistency with Comprehensive Plan

The subject property is bordered to the east by Anderson Snow Road and single-family residential to the northern, western, and southern boundaries. The surrounding area's characteristics contain primarily residential development and compatible residential uses like Anderson Snow Park. The area still contains some single standing residential homes, however, the area is being built out as

2

demonstrated by the two subdivisions to the south of the project site. The proposed development will have similar development standards as the subdivision directly south and adjacent to the project site, keeping consistent with the characteristics of the community area.

The subject site is located within an urbanized area with water and wastewater services available. The site is approximately 2.5 miles from the County Line Road (CR 578) exit for the Suncoast Parkway. About 2 miles north of the project site is a commercial node with a Walmart Neighborhood Market located at the Anderson Snow Road and Spring Hill Drive intersection. Locating residential development on the subject site would provide for compatible infill development that matches the surrounding area and community characteristics.

The Hernando County Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services, and the protection of natural resources. The proposed development is consistent with the following Goals, Objectives, and Strategies of the Hernando County Comprehensive Plan:

Goal 1.01 - Growth Strategy

Hernando County's 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.

GOAL 1.04 - Future Land Use Map

Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)]

- Objective 1.04A: The Future Land Use Map together with mapping criteria for each Future Land Use Category characterizes the long-term end toward which land use patterns are ultimately planned to accommodate anticipated growth. The Future Land Use Map also displays the incorporated cities of Brooksville and Weeki Wachee in order to depict the relationship of the Future Land Use Map with other jurisdictional areas inside the County.
 - Strategy 1.04A(1): The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.
 - Strategy 1.04A(2): Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLUM requested by the property owner may be accompanied by a requirement to rezone the property

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in conformance with the new FLUM designation prior to development.

 Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Residential Category

- Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre. Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.
 - Strategy 1.04B(2): Future residential development will be planned to locate where the
 Residential Category predominates on the Future Land Use Map as determined by the
 availability of facilities and services, the need to accommodate future growth, the strategies to
 discourage the proliferation of urban sprawl, and the impacts to natural resources, including
 groundwater.

Single-Family Housing

- Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Consistency with Land Development Regulations

The Hernando County Land Development Regulations puts forth regulations and development standards designed to ensure that new development is consistent and compatible to the surrounding area. The following demonstrates how the proposed development is consistent with the regulations and standards of the Land Development Regulations.

Per Appendix A – Zoning, Article VIII, Section 3 in the Hernando County Code of Ordinances, the following required information is provided:

1. Proposed land uses and approximate acreage of land uses;

This application is being submitted to allow for the development of single-family residential on ±19.09 AC of land.

Proposed density levels for the residential development (if applicable)/intensity of commercial (in square footage); The applicant is proposing to development 61 single-family detached units. The proposed density for this development will be 3.19 du/ac.

3. Separation distances for the differing land uses within, and external to, the proposed PDP;

This proposed PDP does not have more than one proposed use. The proposed use is single-family residential.

4. Proposed setbacks, minimum sizes for individual lots, and building heights;

Proposed setbacks, minimum sizes for individual lots, and building heights are as follows:

5. Condition of and impact on natural features;

There are no wetlands onsite and the entire property is within FEMA Flood Zone X.

6. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and analysis required to demonstrate that adequate public facilities will be available;

Transportation: Anderson Snow Road is currently a two-lane road.

Water Drainage: The proposed development shall have on-site retention ponds to ensure no off-site drainage will occur.

Sanitary Sewer: There is a force main located on the eastern side of Anderson Snow Road. The Hernando County Capital Improvement Plan FY24-FY28 lists numerous improvements projects for water and sewer including Killian Water Plant Upgrades and the Chalmers Pumping Station Upgrade. These planned improvements help with the capacity and levels of service for Hernando County's utilities.

Parks and Recreation: The Hernando County Capital Improvement Plan FY24-FY28 lists improvement projects for the Anderson Snow Park, Delta Woods Park, Ernie Wever Park, Hill N Dale Park, Linda Pedersen Park, Mermaid Lakes, Pine Island Park, Kennedy Park, Pioneer Park, and the Veteran's Park.

Solid Waste: Per the Hernando County Capital Improvement Plan FY24-FY28, the existing solid waste cell is near capacity. The Class I Cell 4 project will construct another cell for solid waste disposal in the County to help mitigate the loss in capacity with the existing cell.

Public School: A school concurrency shall be performed after the rezoning application process. Impacts to the public school system will be reviewed during that time. Any impacts to public schools shall be mitigated.

Any impacts to infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities shall be mitigated.

7. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities;

Any infrastructure improvements required shall be determined during the site plan review.

8. Proposed uses within all the pods;

There is only one pod of development and the proposed use is single-family residential.

9. Existing land uses on the site and the adjacent site;

Currently, the subject property has a residential use with a Residential FLU and AG (Agricultural) Zoning designation. The adjacent properties also have a current land use of residential.

10. Concept of the development plan, including project phasing if applicable;

The proposed development is a single-family detached residential subdivision. The concept includes lots along the internal vehicular access as shown on the plan. Primary access to the site will be gained from Anderson Snow Road and a stub out is being proposed to the Whiting Estates subdivision to the south. There will be no phasing for the proposed development.

11. Identification, and justification of, any proposed deviations from the design standards;

A deviation to reduce the side yard setbacks to 5' is being requested with this application. This request is being made for the following reasons:

- Consistency with surrounding properties/areas
- More open areas/buffers

Several neighborhoods in the surrounding area, including Bristol Place and Brighton Place, have 5' side yard setbacks. These neighborhoods are within 1 mile and 1 % miles of the project site. Allowing the deviation of side yard setbacks to be reduced to 5', would be consistent with the surrounding areas and neighborhoods.

Smaller side yard setbacks allow for larger open spaces and buffers. With the proposed 5' side yard setbacks, there would be an increase in the aggregate open space and potentially larger buffers from the adjacent surrounding properties.

12. If the project or any portion involves dedicated senior or age-restricted housing, or is restricted to affordable housing as defined in section 420.0004, Florida Statutes, or workforce housing as defined in section 420.5095, Florida Statutes, as such statutes may be amended or renumbered from time to time, then a description of such housing shall be included in the narrative. The county shall require a separate development agreement with the applicant and/or evidence of recordable deed restrictions or such other recordable instrument acceptable to the county which memorializes and enforces such commitment to provide senior or age-restricted housing, affordable housing, and/or work-force housing.

This project is not proposing any senior/age-restricted housing or affordable housing.

13. Depending upon the location, complexity or size of the proposed project the planning staff may request additional information necessary to complete the review of the project

Acknowledged.

Conclusion

This application is being submitted to rezone the property from AG to PDP(SF). The proposed development is 61 single-family detached residential units. The adjacent and surrounding properties are either residential developments or residential in nature (i.e. Anderson Snow Park). The area has adequate infrastructure including Hernando County utilities and the subject property gains access from Anderson Snow Road. This report outlines how this proposed development and application is consistent with the Goals, Objectives, and Strategies of the Comprehensive Plan as well as the standards and regulations in the LDC. Approval of this application locates compatible residential development on an infill property with adequate infrastructure and utilities.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

Board of County Commissioners: February 25, 2025

APPLICANT: DBR Group Florida, Suncoast Pines

FILE NUMBER: H-24-55

REQUEST: Rezoning from AG (Agricultural) to PDP(SF)/ Planned Development

Project (Single Family) with Deviations

GENERAL

LOCATION: West side of Anderson Snow Road, approximately 1,300' north of its

intersection with Whiting Drive; Northern terminus of Tierra Drive.

PARCEL KEY

NUMBERS: 378308, 378228

APPLICANT REQUEST

The petitioner requests a rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations in order to construct a single-family subdivision with sixty-one (61) dwelling units. Primary access to the development will be from Anderson Snow Road; with a secondary access connection to Tierra Drive. The petitioner proposes a 6,600 square foot minimum lot size, with a 1,500 square foot minimum living space and maximum 2 story homes.

Requested Deviations:

- 1. A five (5) foot reduction in the ten (10) foot side yard setback, changing it from ten feet (10') to five feet (5').
- 2. A fifteen (15) foot reduction in the twenty (20) foot rear yard setback, changing it from twenty feet (20') to five feet (5').
- 3. A 30% increase in the allowable lot coverage changing it from 35% to 51%.

SITE CHARACTERISTICS

Site Size: 19.09 Acres

Surrounding Zoning/

Land Uses: North: AG; Single Family

South: PDP(SF); AG; Single Family

East: PDP(OP); Undeveloped

West: AR-2; Single-family dwelling and vacant.

Current Zoning: AG (Agricultural)

Future Land Use

Map Designation: Residential

ENVIRONMENTAL REVIEW

Soils: Candler Fine Sand

Comments: Candler Fine Sand provides habitat suitable for gopher tortoises (a

listed species) and commensal species. A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional and submitted during the Conditional Plat stage of development. The petitioner is required to comply with all applicable FWC regulations

and permitting.

Protection Features: The subject property is in the Wellhead Protection Area adopted in

2019 with a small area on the southwest corner of the properties in the Active Wellhead Protection Area (WHPA). There are no special

protection areas on these properties.

Comments: The petitioner is not requesting any uses that are prohibited within

the Wellhead Protection Area (WHPA) listed in Chapter 28, Article VII, Section 28-266. The Wellhead Protection Area (WHPA) 1 designation determines that this subdivision must connect to public water and sewer for a density greater than 1 dwelling unit per acre.

It is the responsibility of the property owner to hire qualified and licensed consultants to determine the presence of a Wellhead Protection Area (WHPA) on the subject properties, if requested by

the County.

Hydrologic Features: There are no designated wetlands on the subject property. The

properties are not within a karst sensitive area and there are no

previously identified sinkholes on or adjacent to the property.

Habitat: The subject property is designated Residential Low Density. Rural

Open Pine and Rural Open Forested, according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System

with fish and wildlife data).

Comments: According to the Florida Fish and Wildlife Conservation

Commission (FWC) the subject properties have the potential to house the following endangered species: the American Kestrel, the Florida Mouse, The Sherman's Fox Squirrel, and the Gopher

Tortoise.

A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional and submitted during the Conditional Plat stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

Invasive plant species, if present, shall be removed during the development process.

Water Quality:

The proposed development is within the Weeki Wachee Basin Management Action Plan (BMAP), the Weeki Wachee Spring Priority Focus Area (PFA) and the Weeki Wachee Outstanding Florida Springsheds (OFS).

Comments:

Implementation of Florida Friendly Landscaping[™] principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

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.

Natural vegetation is to be retained in the buffers and enhanced with tress and vegetation to meet 80% opacity requirement.

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. Providing information on Florida friendly landscaping techniques and proper fertilizer use is another opportunity to educate property owners on water quality. These materials are designed to address and help reduce nutrient pollution.

Flood Zone:

The subject properties are in the X flood zone.

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) reviewed the petitioners request and provided the following comments:

- HCUD does not currently supply water or sewer service to these parcels.
- Water and sewer service are available to these parcels.
- HCUD has no objection to the request subject to a utility capacity analysis provided at the conditional plat stage of development.
- A connection to the central water and sewer systems shall occur at the time of vertical construction.
- If side yard setbacks under 10' are approved, the developer will need to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.

ENGINEERING REVIEW

The subject site is located on west side of Anderson Snow Road, approximately 1,300' north of its intersection with Whiting Drive; Northern terminus of Tierra Drive. Primary access to the development is proposed from Anderson Snow Road; with an additional stub out to Tierra Drive.

The County Engineer reviewed the petitioner's request and provided the following comments:

- The subject parcels are in the Pithlachascotee watershed, which is an Administrative Watershed. <u>Please ensure the subdivision design</u> is based on the current Governing Board Approved model, which is available through the Southwest Florida Water Management District.
- A Traffic Access Analysis (TAA) shall be performed and submitted to the Engineering Department. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install. Refer to Hernando County Facility Design Guideline IV-18.
- All roadway and driveway connections shall be installed to Hernando County Standards.
- A sidewalk shall be installed along the entire frontage of Anderson Snow Road (Collector Roadway).
- The subdivision shall provide a secondary access point to Tierra Drive.
- Additional right of way along Anderson Snow Road may be required. The petitioner shall
 work with the County Engineer to identify the right-of-way needed along Anderson Snow
 Road, at the time of construction drawing approval.
- Additional Guest Parking may be required to accommodate visitors of the residents.

Comments: The Engineering Department opposes providing a stub-out to Tierra Drive. A

full connection to Tierra drive should be provided.

LAND USE REVIEW

Setbacks and Parcels

The petitioner proposes an accessory building setback of 5' from the side, rear lot boundaries; if the accessory structure is located in the secondary front the petitioner states that it should obey the setback requirements of the district for primary structures.

Proposed Building Setbacks

• Front: 25'

• Side: 5' (Deviation from 10') (Appendix A, Article VIII, Section 1B)

Rear: 5' (Deviation from 20')

• Accessory Structures: 5' from the rear and side property lines. If located in the

secondary front yard the setbacks are equal to the setbacks

of the primary structure.

Comments:

Staff does not recommend a side yard deviation to five (5) feet. Based on guidance from the Board of County Commissioners, no side yard setback should be smaller than 7.5'. Whiting Estates is the subdivision closest to this property; it is directly south of and shares a property line with Whiting Estates Phase 1. In Whiting Estates Phase 1, the minimum lot size is 7,500 square feet with 7.5' side yard setbacks. Furthermore, the proposed rear setback reduction should not be supported.

Perimeter Setbacks

Perimeter setbacks apply to the property boundaries. The petitioner has not proposed any perimeter setbacks. Staff recommends the following perimeter setbacks:

North: 20'
 South: 20'
 East (Anderson Snow Road): 75'
 West: 20'

Proposed Minimum Lot Size: 6,600 square feet

Proposed Minimum Lot Width

(measured at the setback line): 60'

<u>Proposed Minimum living area:</u> 1,500 square feet

Maximum Building Height: 35' or 2 ½ stories

Proposed Maximum building coverage:

51% (deviation from 35%)

Comments: Appendix A, Article VIII, Section 1 D. Building Coverage states: residential PDPs with single family or single family attached uses, and all PDPs with a residential component shall not exceed more than 35 percent building area coverage for the residential acreage. The petitioner is requesting a increase in the lot coverage to 51%. Consideration should be taken to the overall aesthetics of the project based on the list of deviations requested and appropriate performance conditions assigned to mitigate any potential concerns.

Buffers

The petitioner has indicated a natural vegetated 10' buffer with a 6' vinvl fence on all sides along with this request. Considering BOCC directives and development patterns in the area, the following buffers are recommended:

- 20' natural vegetated buffer, enhanced to achieve 80% opacity within 18 North: months.
- South: 20' natural vegetated buffer, enhanced to achieve 80% opacity within 18 months.
- East: 20' landscaped to achieve 80% opacity within 18 months. (may be located within the perimeter setback)
- West: 20' natural vegetated buffer, enhanced to achieve 80% opacity within 18 months.

Comments:

Buffers shall be shown and labeled on the master plan revision, due for submittal within 30 days of BOCC approval. Buffers may not be a part of any individual lot. Buffers shall be placed in a separate tract owned and maintained by the Homeowners' Association. A landscape plan for the buffer shall be provided at the time of conditional plat review.

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. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner has proposed a neighborhood park of 1.11 acres. This park shall be centrally located and be accessible to pedestrians, cyclists and

vehicles. The park area shall be clearly identified on the master plan revision due for submittal within 30 days of BOCC approval.

The land provided and maintained for use as a neighborhood park or parks shall be developable uplands exclusive of any drainage retention areas for the subdivision and wetland or environmental areas which are not incorporated into the park design (boardwalks, nature trails, educational and other passive purposes). Natural areas which are integrated into the park design may be utilized. In addition, the property shall not be encumbered by any restrictions that prevent its use as a neighborhood park site. (Chapter 26, Article IV, Section 26-75(c))

The approximate location and acreage of the neighborhood park system shall be identified within the project master plan. The final location of the park site(s), access and a list of proposed facilities shall be provided for review and approval during the conditional plat process. A neighborhood park(s) site plan, prepared by a registered landscape architect or professional civil engineer, shall be submitted for review and approval in conjunction with the final construction plans for the subdivision. Development of the neighborhood park system shall occur prior to receiving fifty-one (51) percent of the certificates of occupancy for the subdivision (based on complete build-out). (Chapter 26, Article IV, Section 26-75(f))

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, Residential Category

The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Objective 1.04B:

The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Comments:

The subject property is located on Anderson Snow Road. This is a highly active corridor that has recently had four to five subdivisions approved within the past 2 years. The development of these properties with the proposed density is appropriate and does not contribute to urban sprawl.

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Comments:

The proposed density is 3.2 (61 du / 19.09 acres). The density for the subdivision to the south is 2.26 (49 du / 21.68 acres). The difference between the two developments is 18 dwelling units. The proposed density is acceptable taking into account this area is beginning to see a surge in development and the agricultural areas surrounding the parcels will develop more intensely in the future.

FINDINGS OF FACT

A rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with Deviations is appropriate based on the following:

- 1. The subject properties have a Residential Future Land Use which allows residential subdivisions.
- 2. The proposed density of the project (3.2) is within the density identified as acceptable for the Residential Future Land Use.
- 3. The 5' reduction in the rear and side yard setback is not compatible with the nearest subdivision and is not recommended.
- 4. The increase in the lot coverage, changing it from 35% to 61%, should be evaluated in comparison to the surrounding area and existing development patterns.
- The Engineering and Planning departments recommend connection to Tierra Drive.

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's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission postpone their decision on this case and allow the petitioner to work with staff to address all the issues that were not mentioned in the narrative or master plan. Staff would like the master plan and narrative to contain more of the required information before there is an official ruling on the project from the Planning and Zoning Commission.

REVISED STAFF RECOMMENDATION

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

- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a
 qualified professional to identify any listed species present prior to any clearing or
 development occurring on the property. Furthermore, copies of any required FWC
 permits shall be provided prior to clearing or development.
- 3. 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. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.
- 4. Minimum Building Setbacks:

• Front: 25'

• Side: 7.5' (Deviation from 10')

• Rear: 20'

- Accessory Structures: 5' from the rear and side property lines. If located in the secondary front yard, the setbacks shall be equal to the setbacks of the primary structure.
- 5. Minimum Perimeter Setbacks:

• North: 20'

South: 20'East (Anderson Snow Road): 75'West: 20'

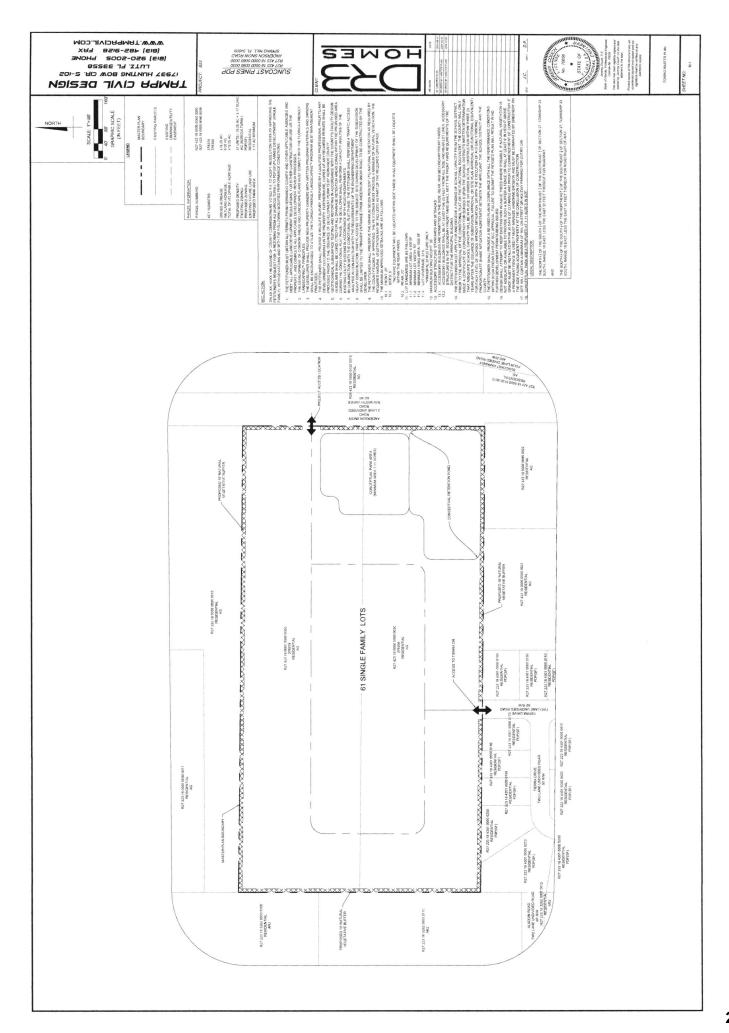
6. Buffers:

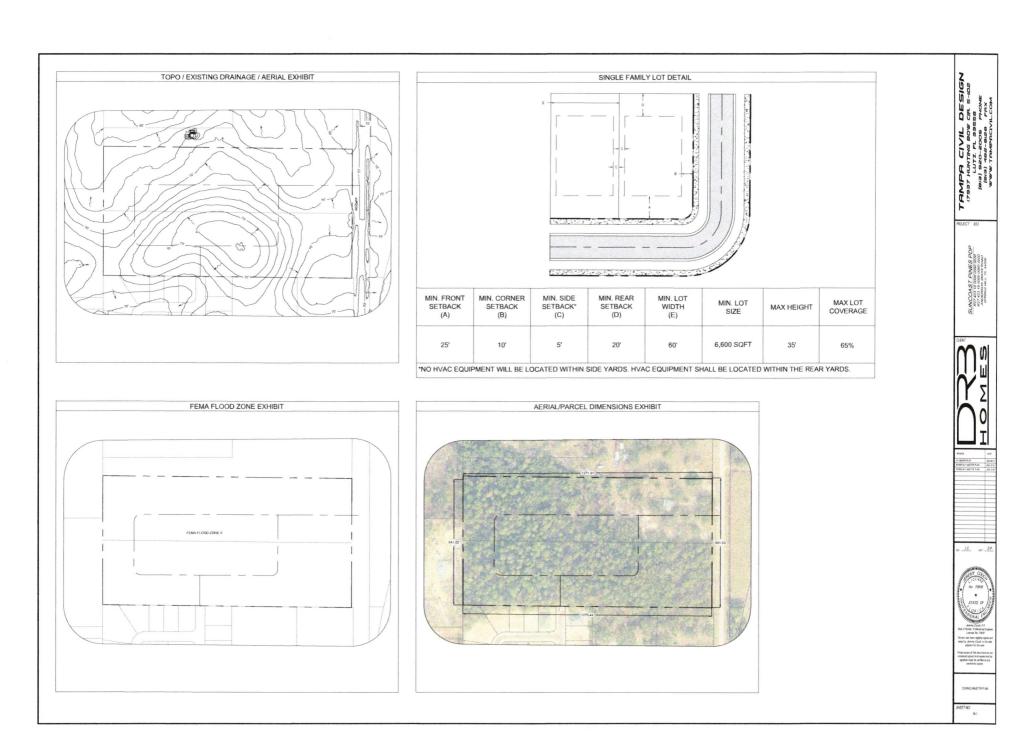
North: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.
 South: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.
 East: 20' landscaped (Anderson Snow Road) at 80% opacity within 18 months. (may be located within the perimeter setback)

• West: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.

- 7. Minimum Lot Size: 6,600 square feet
- 8. No HVAC equipment shall be located within the side yards. HVAC equipment shall be located within the rear yards.
- 9. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
- 10. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.
- 11. A Traffic Access Analysis (TAA) shall be performed and submitted to the Engineering Department. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install. Refer to Hernando County Facility Design Guideline IV-18.
- 12. All roadway and driveway connections shall be installed to Hernando County Standards.
- 13. A sidewalk shall be installed along the entire frontage of Anderson Snow Road (Collector Roadway).
- 14. The subdivision shall provide a secondary access point to Tierra Drive.
- 15. Additional right-of-way along Anderson Snow Road may be required. The petitioner shall work with the County Engineer to identify the right-of-way needs along Anderson Snow Road, at the time of construction drawing approval.
- 16. Additional Guest Parking may be required to accommodate visitors of the residents.

- 17. The developer shall provide 10% visitor parking throughout the development.
- 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 revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.

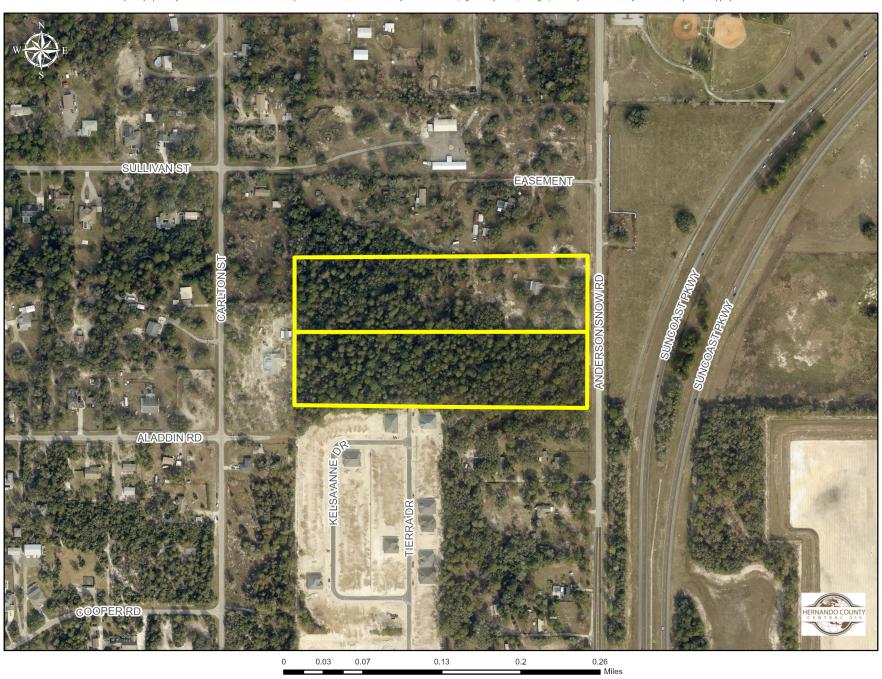




H-24-55

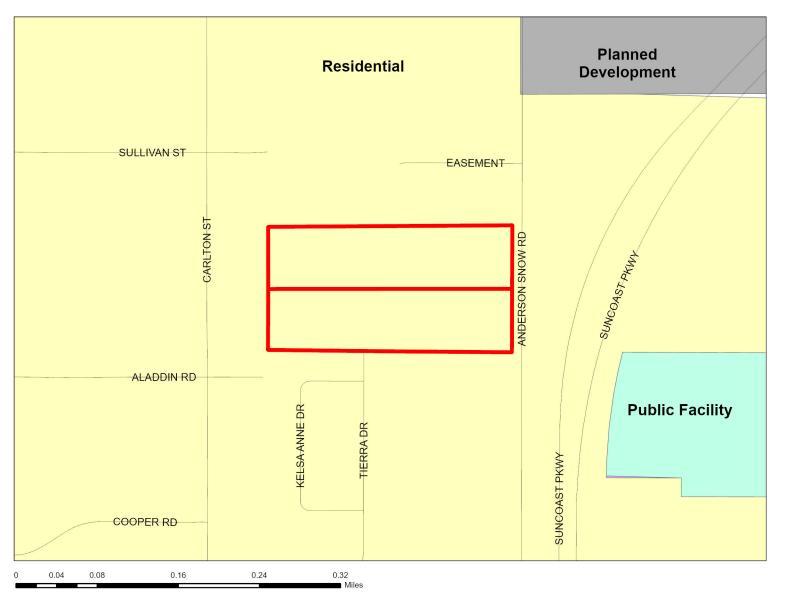
Photo date: 2023

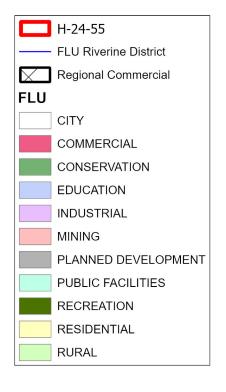
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-55 Version Date: 12/09/2022





Future Land Use Map

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

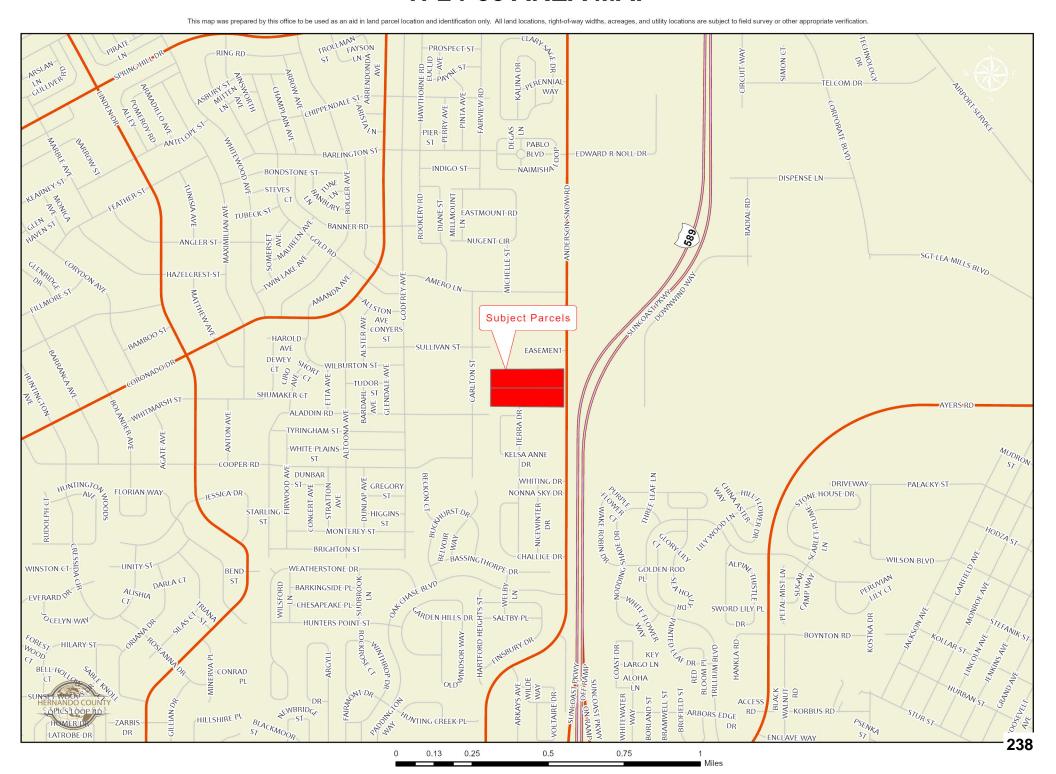
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 10/18/2024



H-24-55 AREA MAP



H-24-55



Project date: 10/18/24

Miles

HEROSO ODLY

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15248
Legal Request Number:
Bid/Contract Number:

TITLE

Master Plan Revision Petition Submitted by DRB Group-Dallas Austin (H-24-63)

BRIEF OVERVIEW

Request:

Master Plan Revision on Property Zoned CPDP(MF)/Planned Development Project (Multifamily) Townhome Community with Deviations

General Location:

North side of Cortez Boulevard (SR 50) approximately 1,600 west of Weeping Willow Street

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

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 Master Plan Revision on property zoned PDP(MF)/Planned Development Project (Multifamily) with deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025 7:52 AM
Toni Brady	Approved	01/06/2025 2:13 PM
Victoria Anderson	Approved	01/07/2025 3:31 PM
Danielle Nigro	Approved	01/07/2025 3:50 PM

RESULT: ADOPTED MOVER: Axl David

SECONDER: Nicholas Holmes

AYES: Birren, David, Holmes and McDonald

NAYES: Fulford ABSENT: Noe

NON VOTING Pino

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: September 24, 2024

File No. _____Official Date Stamp: 10/1/2024

State: Florida	Zip: 32811
State: Florida	Zip: 33602
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Rolling Rock TH PDP (MF) Master Plan Revision Narrative

A. Proposal

The project site (Parcel Key: 1747024) is located within Hernando County's Vista Park Combined Planned Development Project (CPDP) with frontage on Rolling Rock Drive proximate to Cortez Boulevard (SR 50). This request proposes to decrease density and intensity through a Master Plan Revision to the previously approved Vista Park CPDP (H-14-29), approved by the Board of County Commissioners (BOCC) on December 9, 2014. This CPDP encompasses nine parcels (Parcel Keys: 1746953, 1747024, 1747033, 1746962, 129685, 1747015, 129667, 1746971, and 1762550) with zoning designations including PDP Multi-Family (MF), PDP General Commercial, and PDP Highway Commercial. The project site is zoned as PDP (MF) within the CPDP, Lot 7 and Parcel Key 1747024. Previous approvals on the project site include rezoning from Agriculture to CPDP in 2009, a Master Plan Revision in 2013 (H-13-03), and the most recent Master Plan Revision in 2014 (H-14-29) which removed the age restriction on the parcel. The existing PDP (MF) permits a 98-unit multi-family building with a maximum height of three stories and a density of 14.1 dwelling units per acre. The purpose of this Master Plan Revision is to permit the development of up to 76 townhome lots with a density of 11 dwelling units per acre and a maximum height of two stories.



Project Location Map



The current Future Land Use designation for the project site is Residential. The Residential Category permits multi-family housing for up to 22 dwelling units per gross acre (du/ga). As this proposal is for townhomes with a density of 11 du/ga, the Master Plan Revision is consistent with this Future Land Use designation and the Comprehensive Plan, specifically Objective 1.04B and Strategies 1.04B(2), 1.04B(4), 1.04B(5), and 1.04B(7).



Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

• The proposed multi-family development has a density of 11 dwelling units per gross acre, consistent with this objective.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

• The proposed multi-family residential development has a Future Land Use designation of Residential along with the adjacent parcels.

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

 The proposed multi-family development is located within an existing Planned Development Project with a density of 11 dwelling units, consistent with this strategy.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a) proximity to existing or designated commercial areas, corridors, or employment centers;
- b) direct or limited local access to arterial or collector roadways;
- c) availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d) protection of high quality environmentally sensitive resources or historic and archaeological resources;
- e) the character and density of existing and approved residential development in the surrounding area.
 - The proposed multi-family development is located within an existing PDP, consistent with this strategy.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved: a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses; b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

 The proposed multi-family development provides a transition from the adjacent single family development to the higher intensity commercial development to the south. Additionally, proper landscaping is proposed to buffer the single family uses from the subject multi-family development, consistent with this strategy.

Proposed deviations include the following:

- West Perimeter Setback:
- 50 feet (deviation from 300 feet)
- The project site is currently permitted for a 3-story 98-unit multi-family building through the existing PDP (MF). The 300-foot west perimeter setback is only for this multi-story structure. As townhomes are now proposed rather than a 3-story multi-family building, the proposed west perimeter setback is 50 feet.
- Side Internal Setback:

- 0/7.5 feet (deviation from 10 feet)
- This deviation is proposed to permit multi-family attached townhomes.
- Rear Internal Setback:

- 15 feet (deviation from 20 feet)
- This deviation is proposed to permit multi-family attached townhomes.
- Sec. 26-75 Park Space
 - A deviation is requested to utilize the +/- 2.12-acre park, +/- 0.3-mile walking trail, and dry retention pond abutting the property to the north. As the project site is included in the existing CPDP, the utilization of this park space and detention pond is valid. The CPDP Master Plan approved by H 13-03 is included in this submittal displaying the inclusion of the project site and the park space.
- A minimum of 2 access points must be provided to serve a new subdivision or development pod with more than 50 units.
 - A waiver of the second means of access is requested as a boulevard entrance is proposed on Rolling Rock Drive. The project site does not have frontage along any other road and is abutting residential development to the west and east, commercial development to the south, and the existing park to the north; therefore it is logical to have only one boulevard access point rather than two access points.

B. Site Characteristics

The project site is +/- 6.91 acres within the existing CPDP (+/- 28.1 acres) and is currently zoned as PDP (MF) with a Future Land Use designation of Residential. The site's current land use is vacant residential. Adjacent land uses include the Vista Park Senior Apartments to the east (included in the existing CPDP), single-family mobile homes to the west, commercial uses (including Mike's Auto Body) to the south, and an existing drainage retention pond with a +/- 0.3-mile walking trail for the Vista Park Senior Apartments to the north (included in the existing CPDP). As previously approved for this parcel, the proposed development is for multi-family residential and is compatible with the adjacent uses.

C. Environmental Considerations

The project site is located within Flood Zone "X" per FIRM Map Number 12053C0167D, dated February 2, 2012. The site is not located within any Southwest Florida Water Management District (SWFWMD) floodplain. The site resides within the Willow Sink watershed. County available data does not show observed flooding on the project site. The existing +/- 2.12-acre dry retention pond to the north of the property will be utilized for drainage.

An Environmental Assessment Report was prepared by Bio-Tech Consulting Inc. and is included with this submittal. The upland land use of the Project Site is classified as Open Land and Mixed Pine. There are no wetlands or surface waters on the site.

The project site contains no wetlands or Special Protection Areas but is located within a Class II Well Head Protection Area (WHPA) according to County resources. The proposed multi-family residential use is permitted within the WHPA.

According to the United States Department of Agriculture Natural Resources Conservation Service Soil Map, the Project Site consists of 100% Candler-Urban land complex soil.

D. Site Plan

The site plan provides for up to 76 townhome lots on +/- 6.91 acres for a density of 11 dwelling units per acre. These townhomes will have a minimum lot size of 20 feet by 90 feet with a maximum height of 35 feet (two stories), generally clustered in 4-to-6-unit buildings with garages. One boulevard entrance is proposed at the southeast corner of the project site connecting to Rolling Rock Drive. Each townhome will access directly onto an internal roadway network which will loop through the property, providing easy access to the boulevard entrance at Rolling Rock Drive. This internal right-of-way may overlap the existing

access and utility easement tract, Tract C, along the eastern boundary of the project site. The site plan proposes 16 parallel visitor spaces, internal sidewalks with connections to existing external sidewalks along Rolling Rock Drive, and a connection to the walking trail and +/- 2.12-acre park space to the north.

According to LDR Sec. 10-28, 7% of the total project area, when greater than 20 acres, must be preserved as natural vegetation with no construction permitted, including open space. The overall CPDP is 28.1 acres, requiring 1.97 acres of natural vegetation. The current CPDP provides 2.10 acres of natural vegetation utilizing a 25-foot vegetation buffer along the western border of the project site, which is included in this Master Plan Revision therefore meeting the requirement.



Approved Overall CPDP Preservation Plan

Along the southern boundary, a 35-foot perimeter setback is proposed which includes a 12-foot utility easement and 23-foot landscape buffer. All landscaping will meet the requirements of Chapter 10 Community Appearance.

Proposed Buffering and Perimeter Setbacks

•	West Landscape Buffer:	25 feet
•	West Perimeter Setback:	50 feet
•	North Perimeter Setback:	25 feet
•	East Perimeter Setback:	25 feet
•	South Perimeter Setback:	35 feet

*Perimeter setbacks are measured from the property boundary to the individual lot and are inclusive of any buffers.

Proposed Internal Lot Setbacks

Front:
 23 feet to the face of the garage

20 feet to the principal structure

• Side: 0/7.5 feet

Side Corner: 15 feet

Rear: 15 feet

E. Impacts to Public Facilities

The project site will be served by Hernando County Utility Department (HCUD) water and sanitary sewer. During the pre-application meeting, Hernando County established that there is currently sufficient capacity for utilities and a capacity analysis will be conducted to confirm this. A school concurrency review will be conducted at conditional plat or site plan approval. A traffic analysis was not provided for this proposal as the project is within the existing CPDP and proposes less density than previously approved. Solid waste services will be provided by Republic Services. The proposed development will utilize the existing park to the north within the overall CPDP to meet park requirements.

F. Water and Sewer Services

The property is within the Hernando County Utility Department (HCUD) service area. Water and sewer are available along Rolling Rock Drive. According to the utility map received from the County, the Project Site will likely connect to the 8-inch water main and an existing manhole with an 8-inch gravity main located just off-site at Rolling Rock Drive. The 8-inch gravity main runs South along Rolling Rock Drive to an existing lift station. The 12-inch force main is located at the intersection of Rolling Rock Drive and Cortez Boulevard. Meter banking is required for all townhomes which requires easements to run across the front of the lots.

With the extension of the public water system, adequate fire protection will be provided through utility design provision of fire hydrants. A Utility/Fire Service analysis will be prepared with the conditional platting. A Fire Protection Plan will be provided to the Fire Department upon submitting the Conditional Plat.

G. Senior, Age-Restricted, or Affordable Housing

The proposed development does not involve dedicated senior or age-restricted housing or is restricted to affordable housing as defined in section 420.0004, Florida Statutes, or workforce housing as defined in section 420.5095, Florida Statutes.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

Board of County Commissioners: February 25, 2025

APPLICANT: DRB Group-Dallas Austin

FILE NUMBER: H-24-63

REQUEST: Master Plan Revision on Property Zoned PDP(MF)/Planned

Development Project (Multifamily) Townhome Community with

Deviations

GENERAL

LOCATION: North side of Cortez Boulevard (SR 50) approximately 1,600 west

of Weeping Willow Street

PARCEL KEY

NUMBERS: 1747024

APPLICANT'S REQUEST:

On December 9, 2014, the Board of county Commissioners approved a Master Plan revision to allow a 98 unit multifamily development and to remove the age restriction previously placed on the property. According to the County Land Development Regulations, a master plan shall initiate development within two (2) years of the governing body approval or shall be deemed expired.

The petitioner's current request is for a Master Plan revision to decrease the unit count to 76 fee-simple townhome development (11 DU/AC). The development will have a maximum height of two stories. As part of the request, the petitioner is proposing to utilize the previously approved and existing 2.12 acre park, walking trail and dry retention pond abutting the property to the north.

The petitioner is requesting two deviations from the County Land Development Regulations.

- A deviation in lot width from the required 35' to 20' and lot size to 1,800 square feet.
- A deviation from the two (2) access point requirement with a boulevard entrance as a substitute.

251

1

Hernando County Planning Department

SITE CHARACTERISTICS:

Site Size: 6.9 acres

Surrounding Zoning &

Land Uses: North: PDP(MF); Vacant

South: PDP(GC); Auto Collision East: PDP(MF); Multifamily West: PDP(MH); Highpoint

Staff Report: H-24-63

Current Zoning: PDP(MF)/Planned Development Project (Multifamily)

Future Land Use

Map Designation: Residential

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Resources/

Features: The property contains a Class II Wellhead Protections Area

(WHPA), according to County data resources.

Habitat: Candler fine sands provides a habitat suitable for gopher

tortoises. Given the presence of candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including easter indigo snake (*Drymarchon corias*), Florida Pine Snake (Pituophis melanoleucus), and gopher frog (Rana areolata). Since there is a potential for the listed species of special concern to be present, the site should be inspected

prior to construction and a Florida Fish and Wildlife

Conservation Commission Permit may be required prior to

site alterations.

Flood Zone: X

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.

Staff Report: H-24-63

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 Utility Department (HCUD) does not currently supply water or sewer service to this parcel, however, water and sewer service are available to this parcel. 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 west side of Rolling Rock Drive. The petitioner is proposing a single boulevard entrance for the development. The County Engineer has reviewed the petitioners' request and indicated the following:

- The petitioner shall define the legal access to Rolling Rock Drive, as platted Tract C of Vista Park, a utility & access tract owned and maintained by the Vista Park Property Owners Association.
- A Traffic Access Analysis is required. Any improvements identified by the Analysis will be the responsibility of the Developer to install.
- A deviation request for only one (1) entrance is acceptable provided it is a boulevard entrance and turnaround area is provided.
- The developer should consider adding a Transit stop at the time of construction drawings.

LAND USE REVIEW:

Setbacks, Buffers and Lot Sizes:

The petitioner is proposing the following perimeter setbacks:

North: 25' East: 25' 35' South: West: 50'

Proposed Internal Building Setbacks

 Front Garage Setback: 23' Front Primary Setback: 20'

 Side Setback: 0' (internal) 7.5 between units

Rear: 15' Side Corner Setback: 15'

Buffers:

 West: 25' South 25'

Comments: The petitioner has not proposed a perimeter buffer along the northern property boundary due to the proposed use as a drainage retention area and the adjacent walking trail. However, as this area is developing in a more intense mixed-use community, the petitioner should be required to provide a 20' buffer around the east, west and south property lines to ensure adequate transition of land uses. All buffers should have at least an 80% opacity with existing trees retained or enhanced to achieve the required opacity.

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 oneway 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.

Staff Report: H-24-63

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.

Staff Report: H-24-63

Comments: In leu of two (2) access points, the petitioner is proposing a boulevard entrance to rolling Rock Drive. Staff has no objections o the request.

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. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner is requesting to utilize the existing 2.12-acre park and walking trail abutting the property to the north as previously approved.

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 in the Residential Land Use designation on the County adopted Comprehensive Plan. The area is characterized by mix uses such as retail, fast food and auto collision center.

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and

associated ancillary uses such as recreational and institutional. Office and certain commercial uses may

be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Staff Report: H-24-63

Strategy 1.04A(3):

The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Strategy 1.04B(5):

The Residential Category includes zoning for multifamily housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(7): :

All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved: a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses; b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

FINDINGS OF FACT:

A Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multi Family) with Deviations is appropriate based on the following:

The request is consistent with the County's adopted Comprehensive Plan and compatible 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.

Staff Report: H-24-63

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 Master Plan Revision on property zoned PDP(MF)/Planned Development Project (Multifamily) 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. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
- 3. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
- 4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
- 5. The petitioner shall define the legal access to Rolling Rock Drive, as platted Tract C- of Vista Park- a utility & access tract owned and maintained by the Vista Park Property Owners Association.
- 6. A Traffic Access Analysis is required. Any improvements identified by the Analysis will be the responsibility of the Developer to install.

7. Minimum Lot Setbacks:

Front: 23'

Side: 0' (Internal lots) 7.5 between units

Staff Report: H-24-63

Rear: 15' (Deviation from 20')

Side Corner Setbacks: 15'

8. Minimum perimeter setback: 25'

9. Buffers

East: 25' West: 25' South: 25'

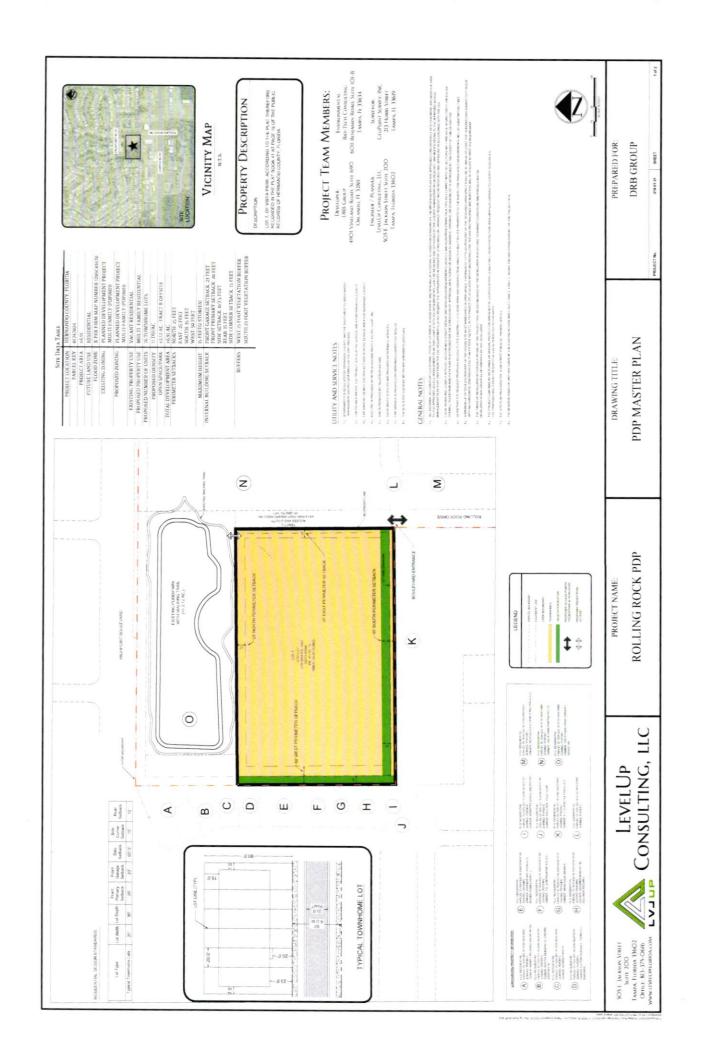
- 10. If the parcel is to be graded simultaneously, a 6' tall, screened construction fence for buffering will be required along the northern and eastern boundary. This will allow for prevention of fugitive dust onto adjacent parcels.
- 11. The petitioner shall be required to provide a 6' tall fence around the perimeter. It is the intent of this division to establish regulations for the use of fences and walls in order to protect the health, safety and welfare of the citizens of Hernando County. This shall include fences for the purpose of enclosure, exclusion, property protection, privacy, security, and aesthetics.
- 12. 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.
- 13. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
- 14. The petitioner shall provide a boulevard entrance in leu of a secondary access point. The development shall also provide a turnaround area.

- 15. The developer shall coordinate the potential for a Transit stop with the County Engineer at the time of construction drawing review.
- 16. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.

Staff Report: H-24-63

17. 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.

Staff Report: H-24-63





H-24-63

Photo date: 2023

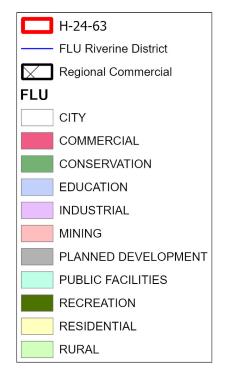
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-63 Version Date: 12/09/2022





Future Land Use Map

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

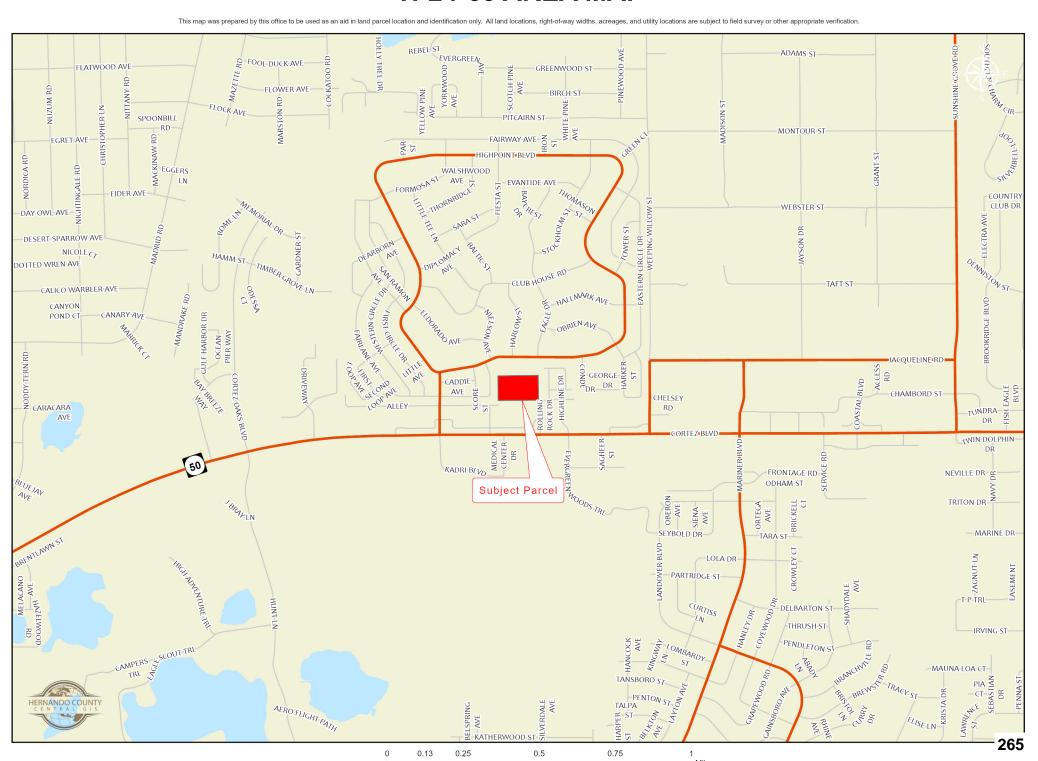
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 10/29/2024



H-24-63 AREA MAP



H-24-63

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

Project date: 10/29/24



HERALINGO OD WALKINGO

Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15249
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Mary Ellen Morgan (H-24-64)

BRIEF OVERVIEW

Request:

Rezoning from R-1B(Residential) to AR(Agriculture/Residential)

General Location:

North side of Cortez Boulevard, West side of Oakton Drive, approximately 230' from the intersection of Cortez Boulevard and Oakton Drive

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1B (Residential) to AR (Agricultural/Residential).

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025	7:52 AM
Toni Brady	Approved	01/06/2025	2:14 PM
Victoria Anderson	Approved	01/07/2025	3:32 PM
Danielle Nigro	Approved	01/07/2025	3:51 PM

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Nicholas Holmes

AYES: Birren, David, Fulford and Holmes

NAYES: McDonald

ABSENT: Noe **NON VOTINC** Pino

HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: Application to Change a Zoning Classification Application request (check one): Rezoning Standard D PDP Master Plan □ New □ Revised SEP 12 2024 PSFOD □ Communication Tower □ Other PRINT OR TYPE ALL INFORMATION HERNANDO COUNTY ZONING APPLICANT NAME: NAC Address: 63 State; City: DVOC La Email: monvellen 2010/ouma Property owner's name: (if not the applicant) Mary Fllen Morgan REPRESENTATIVE/CONTACT NAME: Company Name: Address: State: City: Email: Phone: HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide name) Contact Name: Address: Zip: PROPERTY INFORMATION: 122 20 0300 0000 0460 PARCEL(S) KEY NUMBER(S): SECTION 35 Current zoning classification: Desired zoning classification: Size of area covered by application: 18 acres Highway and street boundaries: Oakton Dr. Has a public hearing been held on this property within the past twelve months? \(\sigma\) Yes \(\sigma\) No ☐ Yes No (If yes, identify on an attached list.) Will expert witness(es) be utilized during the public hearings? Will additional time be required during the public hearing(s) and how much? ☐ Yes No (Time needed: none PROPERTY OWNER AFFIDIVAT , 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): X I am the owner of the property and am making this application OR ☐ I am the owner of the property and am authorizing (applicant): and (representative, if applicable): to submit an application for the described property. STATE OF FLORIDA COUNTY OF HERNANDO The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 h , 20 24 by Mary Ellen Morgan who is personally known to me or produced FLDL as identification. **DANIELLE WALTERS** MY COMMISSION # HH 307871 EXPIRES: September 1, 2026 Signature of Notary Public

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

September 12, 2024
Mary Ellen Morgan
6315 Oakton Dr
Brooksville, FL 24602

Hernando County Zoning

789 Providence Blvd

Brooksville, FL 24601

To Whom It May Concern,

I Mary Ellen Morgan am requesting to rezone my home/property of 36 years from RIB to AR.

I have 1.8 acres and would like to have a grazing animal/small hobby farm.

Sincerely,

Mary Ellen Morgar

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

Board of County Commissioners: February 25, 2025

APPLICANT: Mary Ellen Morgan

FILE NUMBER: H-24-64

REQUEST: Rezoning from R-1B(Residential) to AR(Agriculture/Residential)

GENERAL

LOCATION: North side of Cortez Boulevard/State Road 50, West side of Oakton

Drive, approximately 230' from the intersection of Cortez

Boulevard/State Road 50 and Oakton Drive.

PARCEL KEY

NUMBER: 018322

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of this property from R-1B(Residential) to AR (Agricultural/Residential) to allow for one grazing animal and a small hobby farm. The property has an existing home and the petitioner seeks no other changes.

SITE CHARACTERISTICS

Site Size: 1.8 acres

Surrounding Zoning/

Land Uses: North: R-1B; Single Family

South: AG; AR; Church
East: R-1B; Single Family
West: R-1B; Single Family

Current Zoning: R-1B(Residential)

Future Land Use

Map Designation: Residential

ENGINEERING REVIEW

The subject property is located on the north side of Cortez Boulevard/State Road 50 and the west side of Oakton Drive, approximately 230' from the intersection of Cortez Boulevard/State Road 50 and Oakton Drive. The County Engineer has reviewed the petitioner's request, and the following is required by the petitioner:

1

 A FDOT driveway permit is required for continued use of access to Cortez Boulevard/State Road 50. Petitioner shall contact FDOT at Brooksville Operations at 352-848-2600 extension 2610. 16411 Spring Hill Drive, Brooksville, FL 34604

LAND USE REVIEW:

Minimum AR (Agricultural/Residential) Building Setbacks:

Front: 50'Side: 10'Rear: 35'

The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

- A. The following regulations apply to agricultural/residential districts as indicated:
 - (1) Permitted uses:
 - (a) All agricultural/residential districts:
 - i. Aquaculture
 - ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
 - iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
 - iv. Horticultural specialty farms, including the cultivation of crops.
 - v. Accessory structures related to the principal use of the land.
 - vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
 - vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.
 - (b) Agricultural/Residential:
 - Single-family dwellings

COMPREHENSIVE PLAN REVIEW:

Residential Mapping Criteria

The Residential Category is designed to accommodate a variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family,

duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling

units per gross acre.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-

family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family

detached housing, and zero lot line housing.

Comments: The AR (Agricultural Residential) zoning district is a

transitional zoning districts from rural into higher density residential areas. The proposed request is permitted in the

Residential Land Use designation.

FINDINGS OF FACT

The request for a rezoning from R-1B (Residential) to AR (Agricultural/Residential) is appropriate based on the following:

• The request for AR (Agricultural/Residential) zoning, would be consistent with the Comprehensive Plan and compatible with the surrounding land uses.

NOTICE OF APPLICANT RESPONSIBILITY

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

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

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1B (Residential) to AR (Agricultural/Residential).



Stabilization Permit Complete Sinkhole Unrepaired Parcel Lines

Parcels (Labels) Parcels





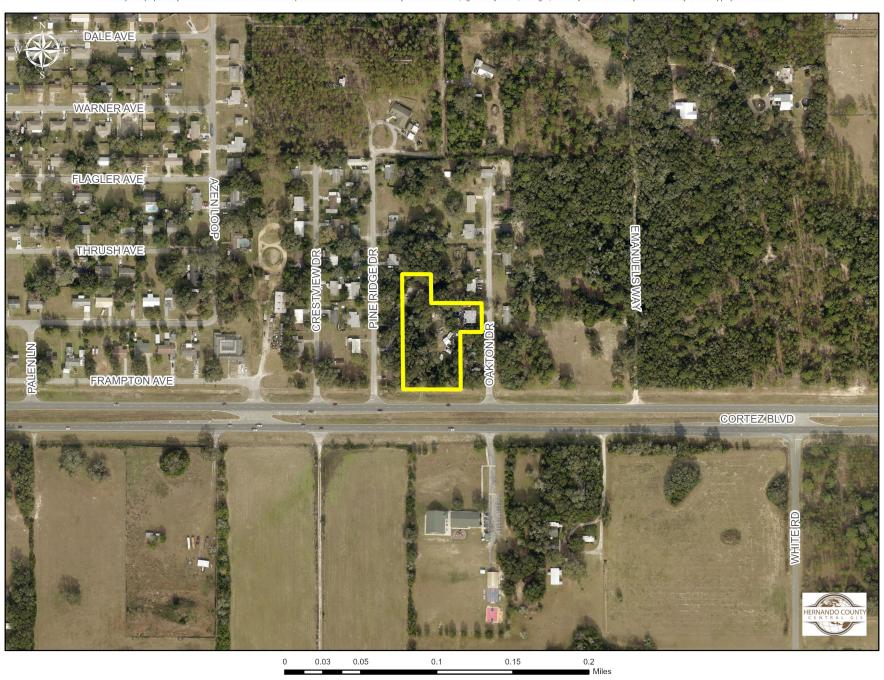
Easement Historic

Street Names

H-24-64

Photo date: 2023

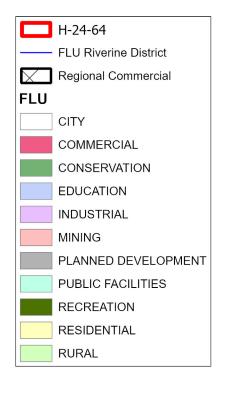
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Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-64 Version Date: 12/09/2022





Future Land Use Map

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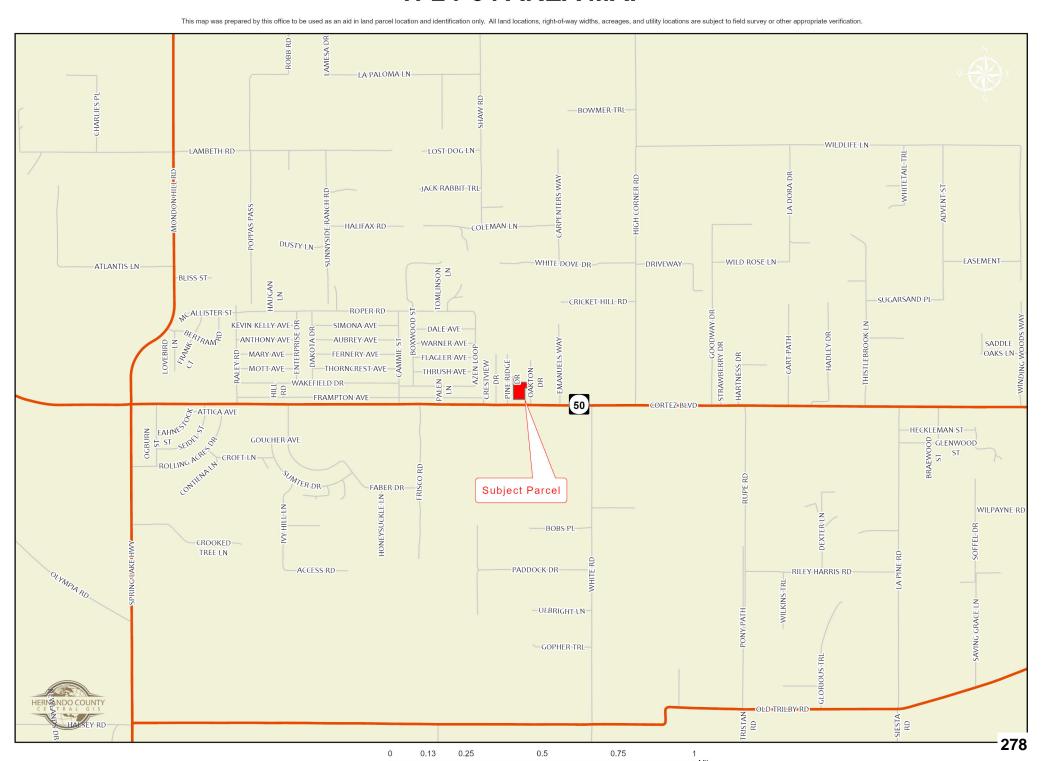
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 10/29/2024



H-24-64 AREA MAP



H-24-64

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Project date: 10/29/24



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Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/13/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15251
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Spring Hill Development Investment, LLC (H-24-75)

BRIEF OVERVIEW

Request:

Rezoning from PDP(IND)/Planned Development Project (Industrial) to C-1 (General Commercial)

General Location:

North side of the intersection of Dorado Street and Industrial Loop; west side of the intersection of Industrial Loop and Anderson Snow Road

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request as a PDP/Planned Development Project and rezone the subject site(s) from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/ Planned Development Project (General Commercial) with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	01/06/2025	7:53 AM
Toni Brady	Approved	01/06/2025	2:15 PM
Victoria Anderson	Approved	01/07/2025	3:34 PM
Danielle Nigro	Approved	01/07/2025	3:51 PM

RESULT: ADOPTED MOVER: Axl David

SECONDER: Mike Fulford

AYES: Birren, David, Fulford, Holmes and McDonald

ABSENT: Noe **NON VOTINC** Pino

HERNANDO CO	UNTY ZONING AMENDMENT PETITION	File No. H 24-12 Official Date Stamp:
HERA ALNOO COUNTY	Application to Change a Zoning Classification	H-24-75
E SZ	Application request (check one):	Received
H	Rezoning Standard PDP	
A A	Master Plan □ New □ Revised PSFOD □ Communication Tower □ Other	SEP 2 4 2024
ORIO	PRINT OR TYPE ALL INFORMATION	Diagram
Date: 9 20		Planning Department Hernando County, Florida
APPLICANT NAME:	Spring Hill development - 07 N.W. 9th Ave stal River s	Duvestment, LLC
Address: 5	07 NW. 9th Arc	
Phone: 35 2-63	4-0980 Email: desaipger & 9 Ma	tate: F1 Zip: 3442 8
	(y not the applicant)	
REPRESENTATIVE/C	CONTACT NAME: Paresh Desgi	_
Company Name:	As a kave	
Phone: 352-63	SU-0980 Email: descipacra grant	Zip:
HOME OWNERS ASS	OCIATION: Yes No (if applicable provide name)	
Contact Ivalie.		
Address:	City	State: Zip:
1. PARCEL(S) KEY	ATION:	
2. SECTION_	NUMBER(S): 01059892 TOWNSHIP ssification: 0 ndustvia 1 4.4 Acres ssification: 9 en eval (2000 eval)	DANCE
 Current zoning class 	ssification: Industrial 4.4 Acre	, RANGE
 Desired zoning class Size of area covere 	ssification: general commerce	ial .
6. Highway and street	d by application:	_
7. Has a public hearin	g been held on this property within the past twelve months?	es Tr No
8 Will expert witness	(es) be utilized during the public hearings?	es A No (If yes, identify on an attached list.)
Will additional time	1 1111	es PNo (Time needed: none)
PROPERTY OWNER A		
Pare	sh Desgi have thorough	
-,	ffirm that all information submitted with the	y examined the instructions for filing this
belief and are a matter of p	offirm that all information submitted within this petition are true and public record, and that (check one):	d correct to the best of my knowledge and
I am the owner of the	ne property and am making this application OR	
☐ I am the owner of the	ne property and am authorizing (applicant):	
and (representative, if a	pplicable):	
to submit an applica	ation for the described property.	
STATE OF FLORIDA	Signature o	f Property Owner
COUNTY OF HERNAND	00	
The foregoing instrument v	was acknowledged before me by means of physical presence or 24, by	
personally known to me	or produced as identification.	who is
		10/25/2007
(hannon	P. Physiat	- WASI2021 C
Signature of Notary Public	n conjunt	Shannon R. Bryant
Effective Date: 05/15/00	Last Parising October	My Commission
Effective Date: 05/15/20	Last Kevision: 05/15/20	1 18 Tary Seales jamp
Rezoning Application Form_05.15	5.20 Fillable Test	Minimum Page 1 of 1

PLANNING

DRAFTING

Received

Planning Department Hernando County Florida

Hernando County Zoning and Amendment Petition

Section 1: Filing Application

- A. Discussions With Staff
 - a. Previously Done
- B. Deadlines
 - a. Noted
- C. Other Criteria
 - a. Noted
 - b. Noted
 - c. Noted / N/a

Section 2: Summary Checklist

A. Information Provided Herein

Section 3: Instructions and Forms Required for Application Intake

- A. Fees
 - a. Noted
- B. Application Form
 - a. Provided
- C. Homeowners Association
 - a. N/a
- D. Legal Description
 - a. Provided Property Appraiser Printout
- E. Proof Of Ownership
 - a. Provided Property Appraiser Printout
- F. Narrative Description of Request
 - a. Proposal
 - i. Redesignate Vacant Industrial to Commercial for Hotel / Retail / Medical / Mixed Use (7.04 Acres Total)
 - ii N/a
 - iii. Maximum 4 Story Hotel 60' in Height Appx 126,274 SF Total Impervious
 - iv. None Requested at this time
 - b. Site Characteristics
 - i. 7.04 Acres
 - ii. Vacant Industrial for both parcels

LOCAL ENGINEERING INC. 283

LOCAL ENGINEERING, INC. 8425 E. ROSKO CT. #102 FLORAL CITY, FL 34436 To: The Honorable Commissioners of Hernando County, Florida

Dear Commissioners,

Maya Developers would like to change the zoning of our site, located at the SWQ of Spring Hill Drive and Suncoast Parkway, in order to accommodate the increasing hotel demand in the area.

We have developed the majority of the hotels in Hernando County over the last 20 years. We own the Fairfield Inn & Suites and Holiday Inn Express & Suites in Brooksville. Our research indicates the lack of hotel inventory within a 5-mile radius of the site. Additional hotel rooms would help support the increased demand driven by the growth in both population and at the airport. The acquisition of Bravera Health by Tampa General Hospital and the existing demand from the Anderson Snow Sports Complex also support the need for additional hotel rooms. In addition, there is no purpose-built extended-stay hotel in the County.

The proposed 100-room extended-stay hotel would not only meet the increasing demand but also provide a unique accommodation option in the County, thereby enhancing the overall hospitality landscape.

Best Regards,

Paresh Desai

President, Maya Developers

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

Board of County Commissioners: February 25, 2025

APPLICANT: Spring Hill Development Investment, LLC

FILE NUMBER: H-24-75

REQUEST: Rezoning from PDP(IND)/Planned Development Project (Industrial)

to C-1 (General Commercial)

GENERAL

LOCATION: North side of the intersection of Dorado Street and Industrial Loop; west

side of the intersection of Industrial Loop and Anderson Snow Road.

PARCEL KEY

NUMBER(S): 1059892

APPLICANT'S REQUEST

The petitioner is seeking to rezone the subject property from PDP(IND)/Planned Development Project (Industrial) to C-1 (General Commercial), in order to develop a mixed use retail space and a hotel. The petitioner has indicated the development will consist of a 4 story (60' in height), 100 room extended stay hotel (45,000 square feet) and 10,800 square foot retail plazas. Project will include associated parking, 10' vegetative perimeter buffer and drainage retention area located to provide additional buffering. No deviations are requested.

SITE CHARACTERISTICS

Site Size: 4.40 acres

Surrounding Zoning

& Land Uses: North: PDP(IND); Undeveloped

South: PDP(IND); Undeveloped East: PDP(GC); Veterinary Clinic West: PDP(SF); Single Family

Current Zoning: PDP(IND)/ Planned Development Project (Industrial)

Future Land Use

Map Designation: Airport Planned Development District

ENVIRONMENTAL REVIEW

Soil Type: Candler Fine Sand

Comments: Candler Fine Sand provides habitat suitable for gopher tortoises (a

listed species) and commensal species. A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional during the construction plans stage of development. The petitioner is required to comply with all applicable FWC regulations and

permitting.

Protection

Features: The property is not located within a Wellhead Protection Area

(WHPA) according to County data resources.

Hydrologic

Features: The subject property has no wetlands or Special Protection Areas

(SPA) according to County data resources.

Habitat: Urban Open Lands according to FWC CLC mapping (Florida

Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and

wildlife data).

Water Quality: The proposed development is within the Weeki Wachee Basin

Management Action Plan, the Weeki Wachee Springs Priority Focus Area (PFA) and the Weeki Wachee Outstanding Florida Springshed (OFS). The property is subject to a nutrient Total

Maximum Daily Load (TMDL) for nitrate.

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.

Flood Zone: X

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. Water and sewer mains are available along Anderson Snow Road, Industrial Loop and Dorado Steet. 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 north side of the intersection of Dorado Street and Industrial Loop and the west side of the intersection of Industrial Loop and Anderson Snow Road. The petitioner has indicated two access points for the proposed development. One to Anderson Snow Road and the second to Dorado Street. The County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
- Anderson Snow is a Collector Roadway. A sidewalk along Anderson Snow Road is required for the entire length of the project parcel.
- The petitioner shall install sidewalks along Dorado Street for pedestrian connectivity between the subject project and the exiting neighborhood to the west.
- Driveway and parking layout shall meet Hernando County Standards.
- The proposed driveway to Anderson Snow Road shall be limited to a rightin/right-out.
- Sidewalk connections shall be provided from all proposed buildings to Dorado Street and Anderson Snow Road.

LAND USE REVIEW

Setbacks and Maximum Building Height

Minimum Building Setbacks:

Anderson Snow Road: 75'
North: 20'
West: 20'
Dorado Street: 35'

Maximum Building Height: 45' (this is a restriction in place due to the property

being within the Airport Influence Zone).

Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide

full cutoff fixtures and retain all light on-site and prevent any light

spillage onto neighboring properties.

Landscape

The petitioner shall meet the minimum requirements of Florida Friendly Landscaping[™] publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

Buffer

A minimum of a ten (10') foot landscape strip shall be installed along all street property lines, exclusive of driveways. When the ten (10') foot landscape strip occurs between a parking area or vehicle maneuvering or loading area and the street landscape shrub screen of at least thirty (30%) precent opaqueness and a minimum of four (4) feet in height within one year after installation is required. Mature trees at a maximum spacing of twenty (20') feet may be substituted for or combined with the shrub screen. This landscaping may be calculated as part of the thirty (30%) percent of the landscaping requirement.

Parking

All required parking shall meet the requirements of the land development regulations. For Retail uses 4.0 parking spaces per 1,000 gross floor area (the total floor area contained within the building measured to the external face of the external walls) and for hotel uses 1.0 parking space per room is required. The proposed retail square footage of 10,800 will require approximately 43 parking spaces, along with 100 parking spaces for the proposed 100 room hotel.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Airport Planned Development District on the Comprehensive Plan. Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process. Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development.

Strategy 1.05B(6):

Incompatible uses shall not be allowed within the Airport PDD. This includes, but is not limited to, residential development, hospitals, education facilities, nursing homes, religious establishments, and similar uses that would be impacted with respect to safety, noxious

odors or noise emanating from the airport or that would detract from the land area designated for employment-based uses.

Strategy 1.05B(7):

Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

Comments:

The Airport PDD encourages Industrial use above other uses in order to meet County goal of manufacturing and trade job opportunities. The subject site is undeveloped and is not an ideal location for industrial uses due to it proximity to residential uses to the west. The hotel and retail uses proposed are considered ancillary commercial uses to the Airport PDD and therefore are not considered incompatible with the strategies of the Comprehensive Plan.

FINDINGS OF FACT

The requested rezoning from PDP(IND)/Planned Development Project (Industrial) to C-1 (General Commercial) is incompatible as a euclidean zoning and should be converted to a PDP/Planned Development District due to the following:

- 1. Due to the scale, the proposed project should be converted to PDP(GC)/Planned Development Project in order to allow for performance conditions.
- 2. As a PDP(GC)/ Planned Development Project (General Commercial) the development would be compatible with the Comprehensive Plan and the surrounding area.

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:

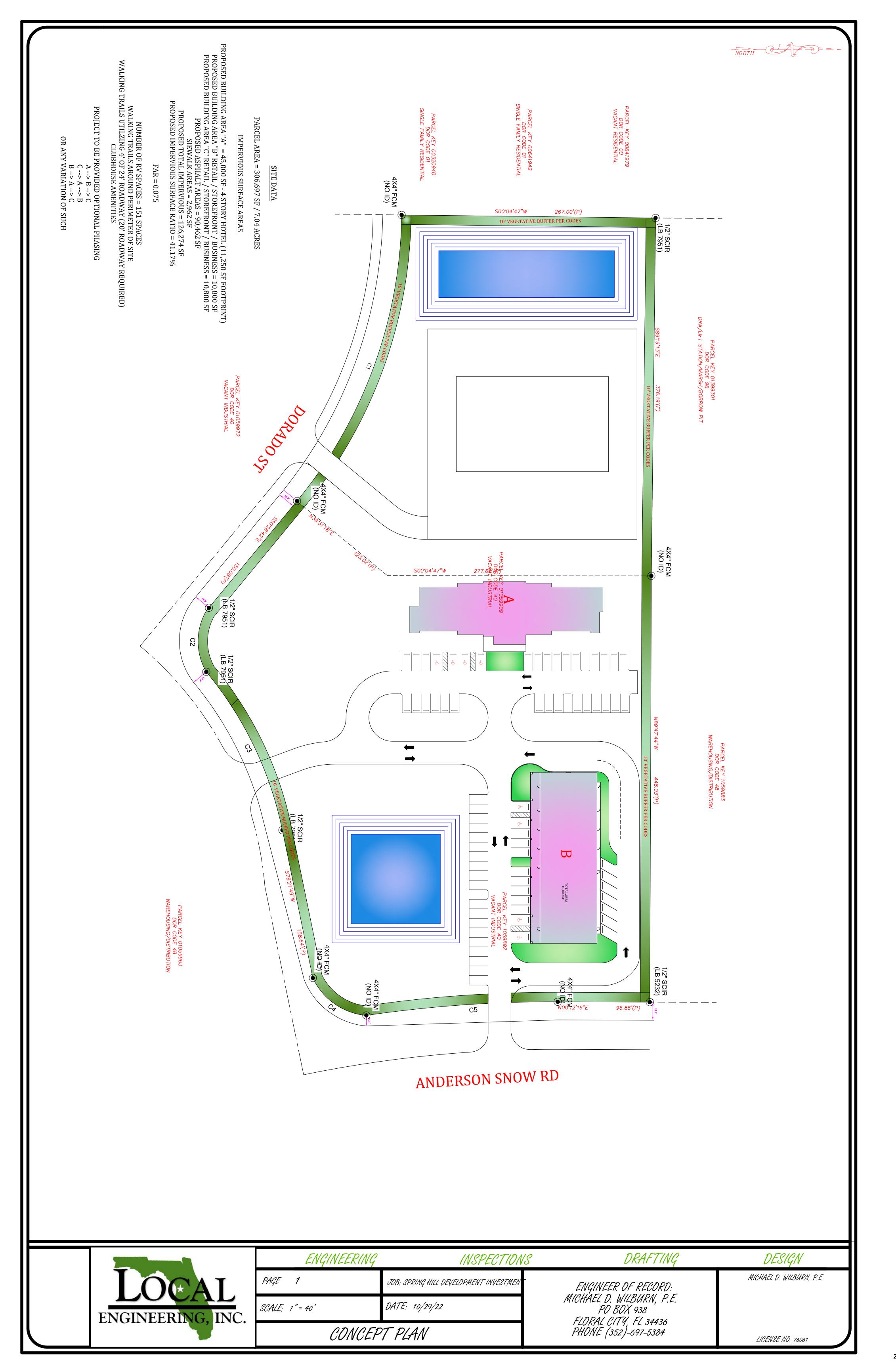
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request as a PDP/Planned Development Project and rezone the subject site(s) from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/ Planned Development Project (General Commercial) with the following performance conditions:

- 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- 2. This property is located outside the floodplain. Development on the site must conform to the stormwater design requirements of Hernando County Facility Design Guideline and Southwest Florida Water Management District Environmental Resource Permit process.
- 3. Minimum Building Setbacks:

Anderson Snow Road: 75'
North: 20'
West: 20'
Dorado Street: 35'

- 4. Maximum Building Height: 45'
- 5. The Petitioner shall provide a minimum of a 10' landscape buffer along all street property lines, exclusive of driveways. When the ten (10') foot landscape strip occurs between a parking area or vehicle maneuvering or loading area and the street landscape shrub screen of at least thirty (30%) precent opaqueness and a minimum of four (4) feet in height within one year after installation is required. Mature trees at a maximum spacing of twenty (20') feet may be substituted for or combined with the shrub screen.
- 6. 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.
- 7. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent light spillage onto neighboring properties.
- 8. A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

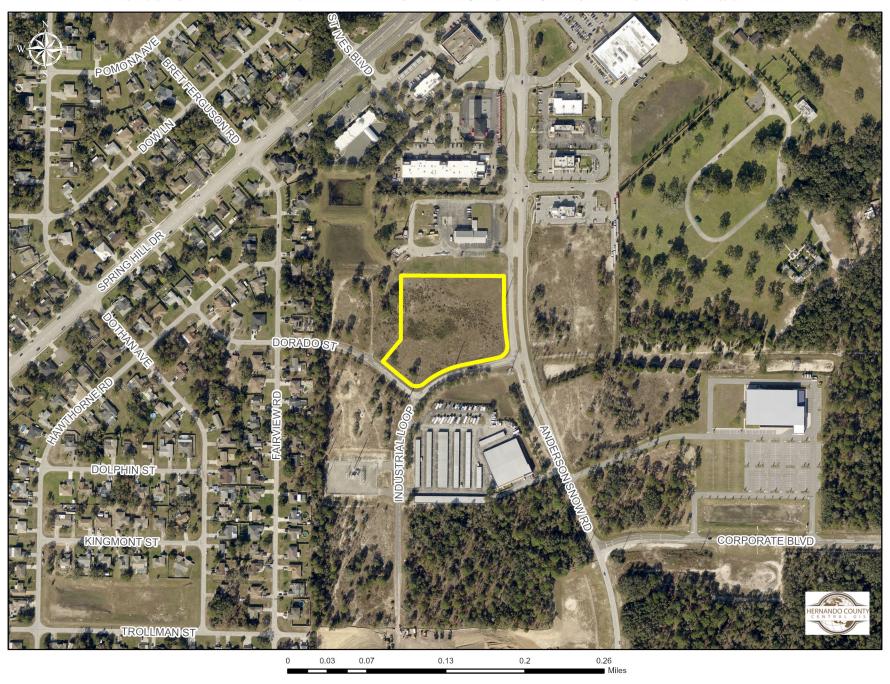
- 9. Anderson Snow is a Collector Roadway. A sidewalk along Anderson Snow Road is required for the entire length of the project parcel.
- The petitioner shall install sidewalks along Dorado Street for pedestrian connectivity between the subject project and the exiting neighborhood to the west.
- 11. The petitioner shall provide parking spaces (including Disabled parking spaces), drive aisles, signage and pavement markings will need to meet County Standards
- 12. Driveway and Parking layout shall meet Hernando County Standards.
- 13. The proposed driveway to Anderson Snow Road shall be limited to a right-in/right-out.
- 14. The petitioner shall be required to install a sidewalk connection shall be provided from all proposed buildings to Dorado Street and Anderson Snow Road.
- 15. The developer is responsible for performing a utility capacity analysis and installing the required connection to the central water and sewer systems at time of vertical construction.
- 16. The petitioner shall demonstrate satisfactory compliance with federal aviation regulation's part 77 and Federal Aviation Administration "Advisory Circular (AC) 70/7460-1J" regarding Obstruction Marking and Lighting.
- 17. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
- 18. 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.



H-24-75

Photo date: 2023

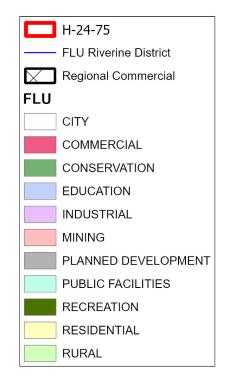
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-75 Version Date: 12/09/2022





Future Land Use Map

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

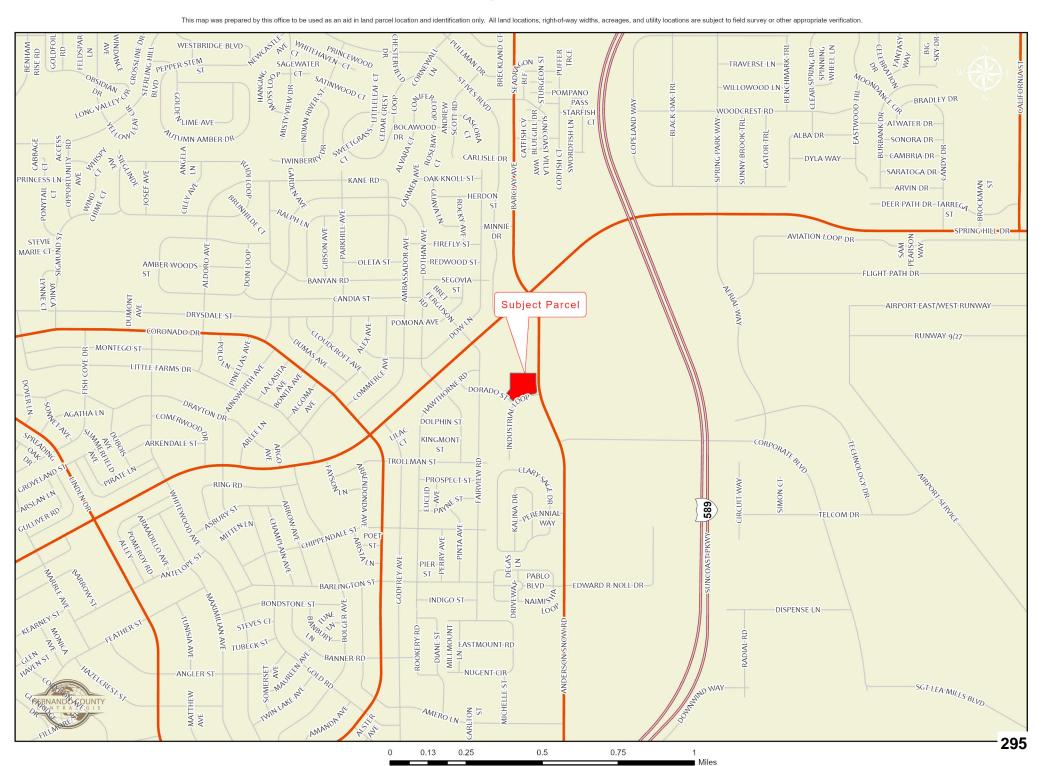
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 11/18/2024



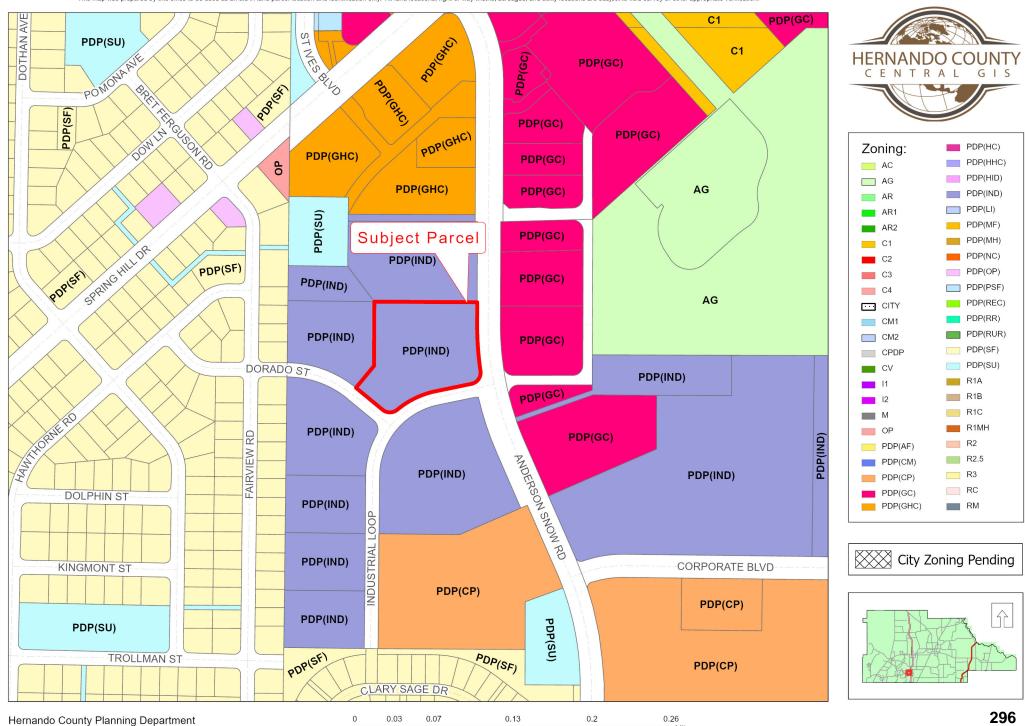
H-24-75 AREA MAP



H-24-75

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

Project date: 11/18/24



Miles