

Ariana Estates

Rezoning Application – Narrative

Parcel Numbers: 424641, 424678, 1342666, 396716, 1299115, 536254, 424650, 473794, 1376219, 541444

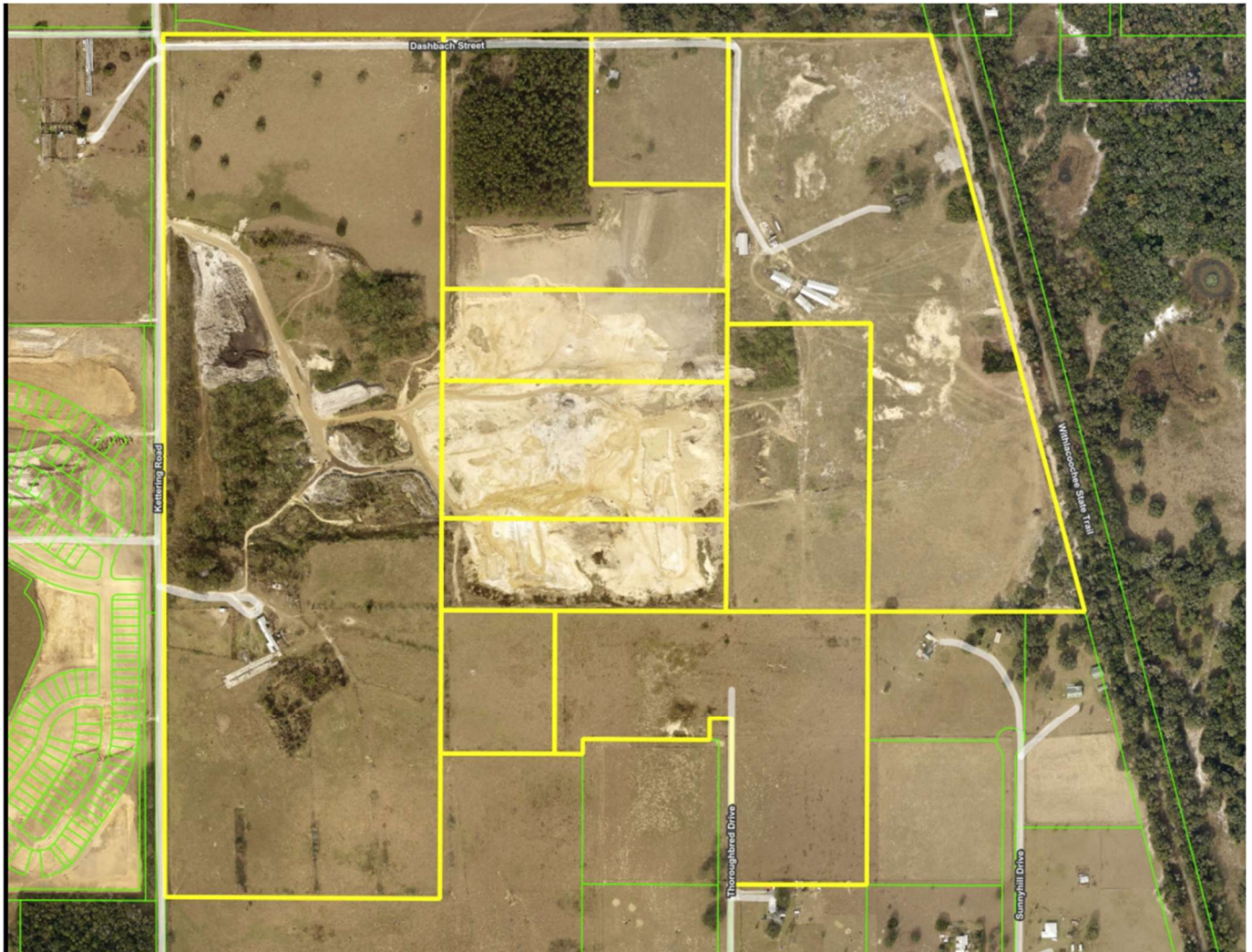


Figure 1. Ariana Estates - Aerial and Location Map

General:

The site consists of ±314.70 acres, lying at the southeast corner of Kettering Road and Dashbach Street within Section/Township/Range 16/23S/21E. Refer to Figure 1 above for the general location and aerial view and Exhibit A attached for specific parcel information.

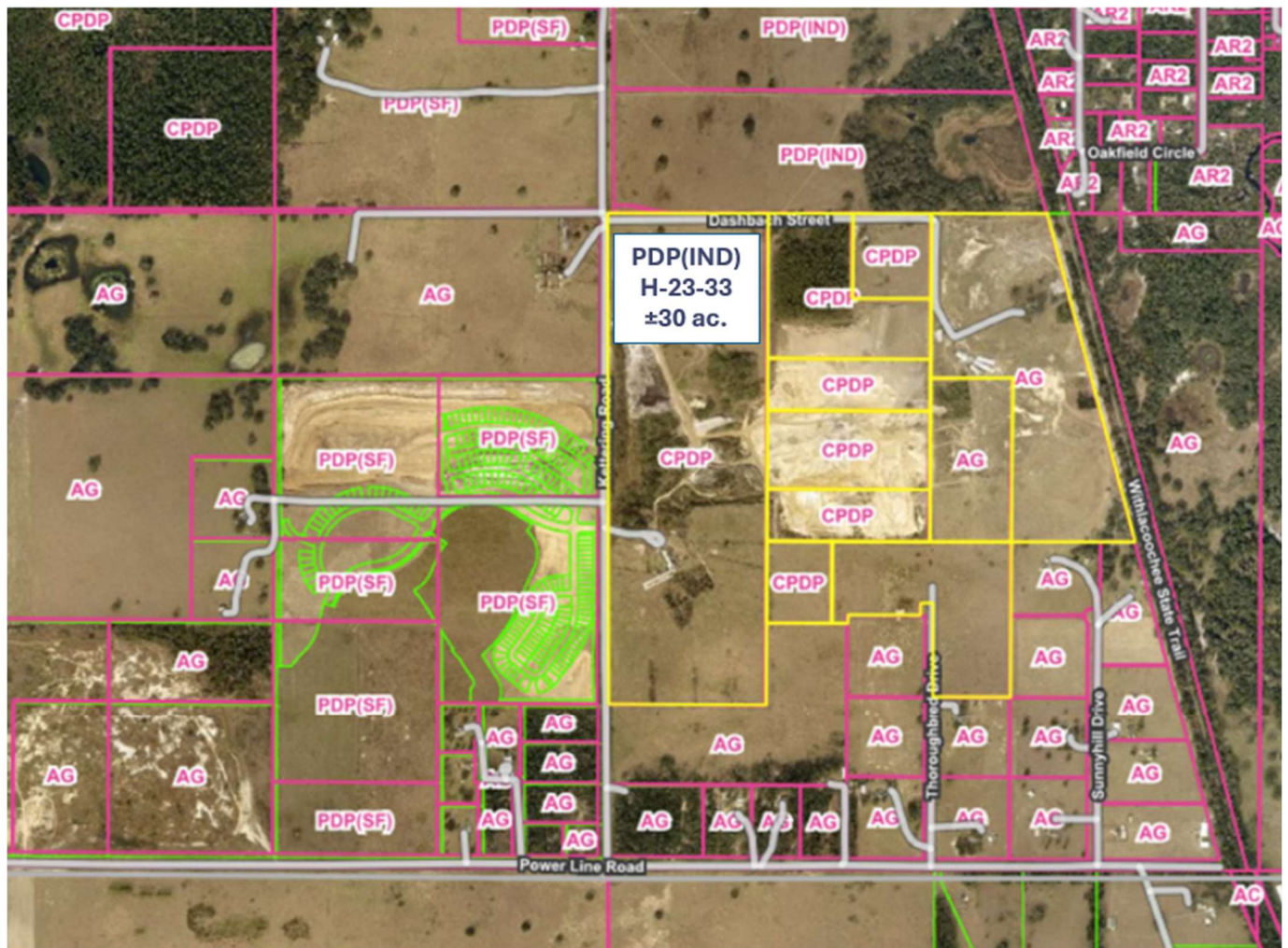


Figure 2. Ariana Estates - Zoning Map

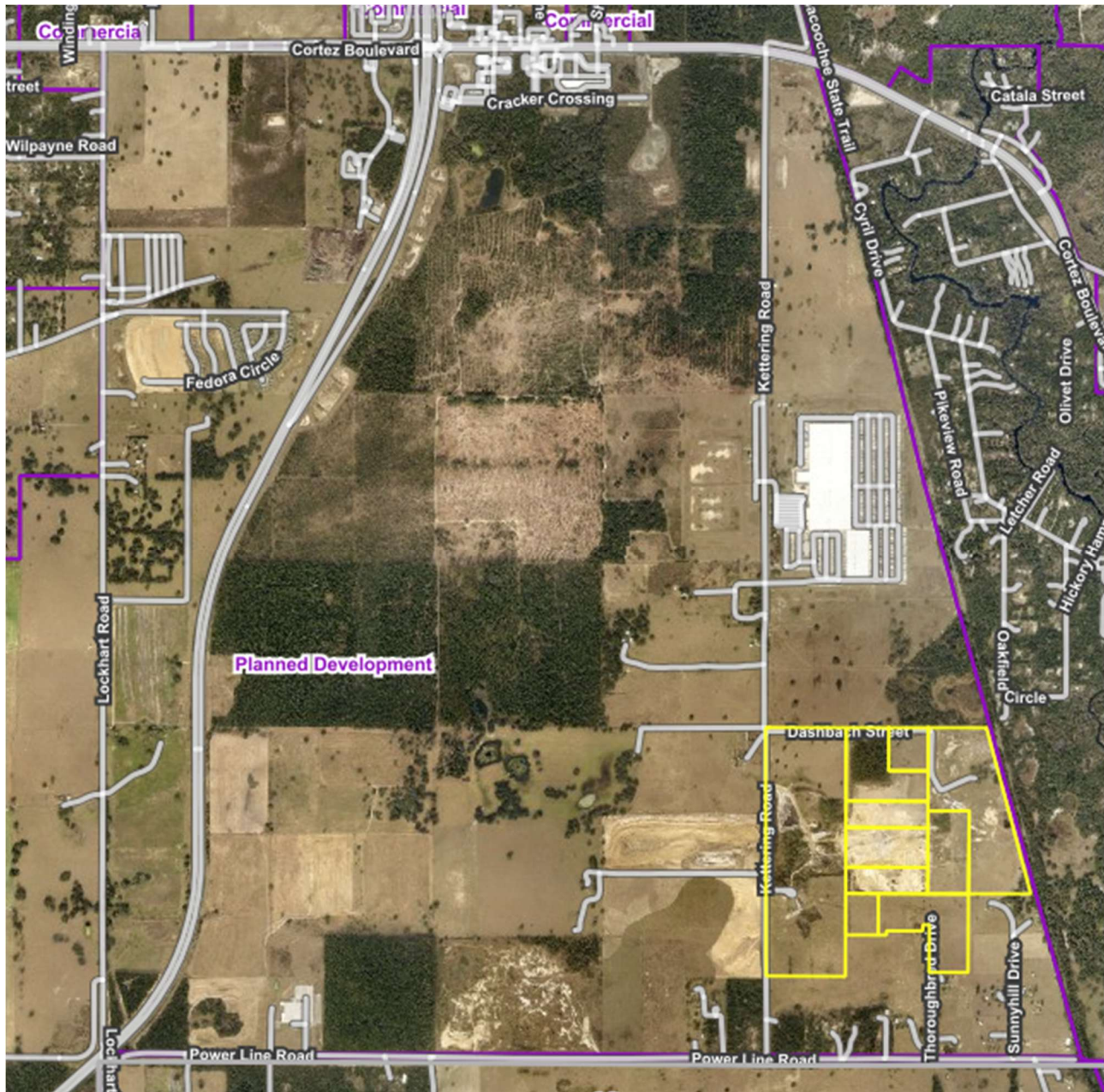


Figure 3. Ariana Estates - Future Land Use Map

As shown in Figures 2 & 3 above, the present zoning and future land use designations on the property are as follows:

Zoning – The property is currently zoned Agricultural (AG), Combined Planned Development Project (CPDP) and Planned Development Project Industrial (PDP(IND)) - ±30-acre portion of Key #396716.

Comprehensive Plan Future Land Use Map - The property is designated as part of the I-75/S.R. 50 Planned Development District (PDD). The PDD Area Plan was adopted on September 12, 2007.

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	PDP(IND)	I-75/S.R. 50 PDD	Vacant Industrial Land, Walmart Distribution Center
South	AG	I-75/S.R. 50 PDD	Rural Residential, Vacant – Pasco County
East	Withlacoochee State Trail, AG	Rural	Recreation, Vacant
West	PDP/SF (Benton Hills), AG, PDP/SF (Verona Hills)	I-75/S.R. 50 PDD	Single Family Subdivision Agriculture, Vacant

Request:

The applicant is requesting a rezoning from AG, CPDP and PDP(IND) to CPDP to develop a mixed residential project consisting of traditional single-family lots (PDP(SF)), townhomes and villas, and multifamily (PDP(MF)).

Project Description:

The project is proposed as a consolidated master planned development consisting of residential uses and amenities that will be compatible and consistent with the overall emerging pattern of development and allowable uses within the I-75/S.R. 50 Planned Development District. The ±215 ac. portion of the property to the west already zoned CPDP was approved for both single family and multi-family uses and the ±30 ac. portion at the southeast corner of Dashback and Kettering was approved for up to 210,000 SF of industrial uses. With significant frontage along Kettering and stretching south most of the way to Powerline Road, the overall ±314.70-acre Ariana Estates project offers the opportunity to revise the CPDP and PDP(IND) master plans and incorporate land to the east that was already designated as part of the adopted I-75/S.R. 50 Planned Development District Area Plan.

The revised master plan adds land while reducing residential density and eliminating the already approved industrial uses which were originally envisioned in the Area Plan to be north of Dashback. The proposed master plan provides a more appropriate transition of land uses from neighboring industrial to the north including smaller single family lots, townhomes and villas along the north boundary and single family lots as you move to the southern boundary of the project adjacent to more rural lots. This transition of uses was anticipated in the I-75/ SR 50 PDD and PDD master plans.

This application for a combined planned development project (CPDP) will accomplish the following:

- Maintain compatibility with the already approved Benton Hills, Verona Hills and Sunrise residential projects along Kettering.

- Provide housing in proximity to existing and future commercial and services along SR 50.
- Provide two access points on Kettering Road ultimately connecting to the S.R. 50 signalized intersection to the north.
- Establish a transitional project that can accommodate both single family and multi-family residential uses in the appropriate locations.
- Placing housing with greater density (45' lots, townhomes and villas) on the northern portion of the property in proximity to existing approved industrial to the north; this area will include holiday parking consistent with county requirements.
- Place housing with moderate density (single family detached homes) on the central and southern portions of the property.
- Providing the main recreational amenity adjacent to the central pond with further recreational opportunities along the adjacent Withlacoochee State Trail to the east.
- Providing a range of buffers along boundaries with Kettering Road, the Withlacoochee State Trail and adjacent private property.

The master plan depicts two access points directly to a future 4-laned Kettering Road which leads to the six-laned SR 50. The planned Dashback Road will provide a future east-west connection to Sunrise Boulevard. All these roadways and I-75 have very good levels of service.

The property consists of Candler and Arredondo soils, which are fast-draining and conducive for residential development and stormwater retention. There are also Adamsville soils, which are somewhat poorly drained, and rapidly permeable, but can be utilized for homebuilding with proper geotechnical evaluation and measures. There are minimal wetlands (see attached Exhibit B) on the property and only two floodplain areas, located to the northeast. These will likely be incorporated into the stormwater management system. Both potable water and central sewer will be provided by the Hernando County Utilities Department, which has a regional water plant on Lockhart Road and a regional wastewater treatment plant along Kettering. A water main and sewer force main lie along Kettering Road directly in front of the project. A school site along Kettering Road is part of the I-75/SR 50 master plan and developers of this property will be responsible for paying surcharges associated with that plan.

Residential:

The proposed residential uses include townhomes, villas and single-family detached lots ranging from 45'-75' in width. Along the north boundary, there are residential mixed-use pods that allow flexibility for development of 45' single family lots, townhomes or villas. In the center of the development, single family lots will be a minimum of 55'. To the south, the larger 75' single family lots combine with the 60' buffer to provide 75' of separation between future homes and the existing larger more rural lots further south. The overall density anticipated for residential is 3.13 du/ac or 988 dwelling units; compared to the previously approved CPDP, this is a reduction in density from 3.23 du/ac.

All acreages and dwelling units provided in the Land Use Table of the master plan are conceptual and for planning purposes only. The final number of each lot type and the associated acreages required will be determined at the time of platting. Forty-five foot (45') lots will not exceed 25% of the total single family lots. Development standards for each use have been included on the master plan. The proposed uses and requested deviations are as follows:

Single Family Detached

Maximum Building Coverage - 65% (deviation from 35%)

Minimum Lot Width - 45 feet (deviation previously approved for 50 feet) – maximum 25% of single-family lots

Minimum Lot Area - 4,950 square feet (deviation from 6,000 square feet)

Minimum Rear Setback - 15' (previously approved 15')

Minimum Side Setback – 7.5' (previously approved at 7.5' and 5')

Minimum Front Setback - 25'

Townhomes

Maximum Building Coverage - 70% (deviation from 45%)

Minimum Lot Width - 20 feet

Minimum Lot Area - 2,000 square feet (deviation from 12,000 square feet)

Minimum Setbacks

Front - 20 feet (deviation from 25 feet)

Rear - 15 feet (deviation from 20 feet)

Sides- 0 feet internal/7.5 feet for end units/15 feet between buildings

Villas

Maximum Building Coverage - 70% (deviation from 45%)

Minimum Lot Width - 35 feet per lot

Minimum Lot Area - 3,675 square feet (deviation from 12,000 square feet)

Minimum Setbacks

Minimum Front Setback - 25'

Sides - 0 feet internal/5 feet for end units/10 feet between buildings (deviation from 15 feet between buildings)

Rear - 15 feet (deviation from 20 feet)

Buffers & Perimeter Building Setbacks

Buffers

North - 30-foot landscape buffer (SEE REZONING TYPICAL BUFFER attached to Master Plan for Type 3 Buffer)

East (Withlacoochee State Trail) - Retain existing natural vegetation without buffer

West – (Kettering Rd.) 30-foot landscape buffer (SEE REZONING TYPICAL BUFFER attached to Master Plan for Type 3 Buffer)

South – (against AG properties) 60-foot vegetative buffer (30' landscape buffer plus 30' natural vegetation-SEE REZONING TYPICAL BUFFER attached to Master Plan for Type 3 Buffer)

Perimeter Primary Building Setbacks (Inclusive of Buffers)

North – 45-feet

East (along Withlacoochee State Trail) - 45-feet

West (Kettering Road) – 45-feet

South (Against AG properties)– 75-feet

Maximum Building Height-35 feet

Consistency with the Hernando County 2040 Comprehensive Plan

The subject property is located in the I-75/S.R. 50 Planned Development District on the future land use map, and is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

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.

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.

Analysis: The project is proposed as a mixed residential development transitioning from north to south with multifamily, townhomes and single family neighborhoods. The proposed land uses are integrated internally and with adjacent land uses in the PDD by its connection to Kettering Road extending north to SR 50 and to the southern limits of the development at Powerline Road.

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.

Analysis: The project provides the right of way for Kettering Road. A traffic study will be completed in conjunction with conditional plat review.

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.

I-75/SR-50 Area Plan

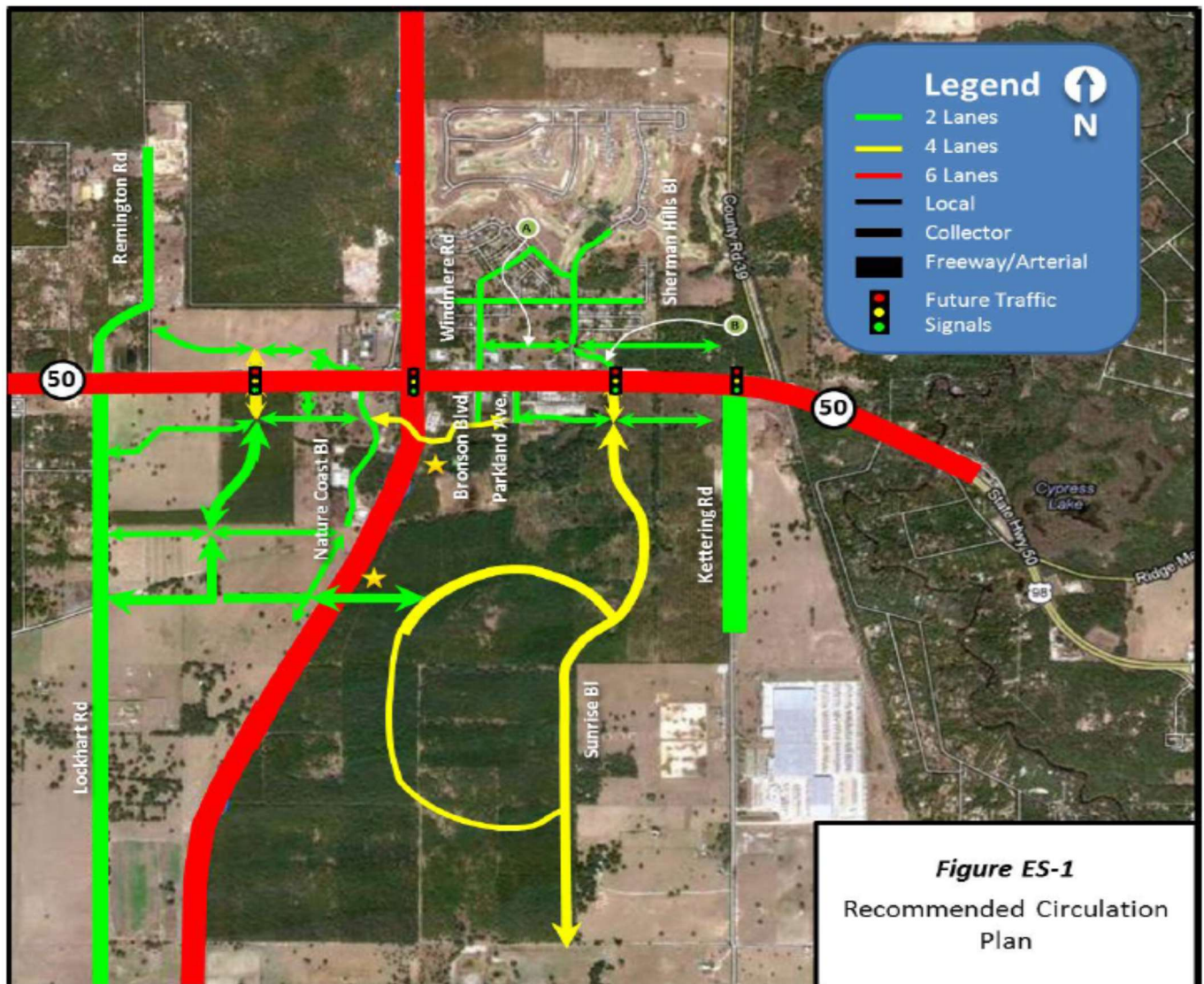
The project is consistent with the following standards of the PDD Area Plan:

- The project is consistent with the Area Plan Regional Roadway Network and conceptual roadway alignments and will provide right of way to the County where required.
- The project will pay Impact fee surcharges for roads (50%), schools (10%), public capital facilities-library-buildings-law enforcement-jail (10%), parks (60%) that contribute to the cost of providing the PDD Area with the required infrastructure.
- The project will pay its proportionate share of the utility network needs and construct the required improvements to serve the development.
- If required by the county at conditional plat, utility service agreements will be entered into with Hernando County.
- The project will provide an internal park site connected with sidewalks serving the needs of the community.

MPO I-75 at SR 50 Area Circulation Plan Study Final Report

The project is consistent with following Study recommendations for improved circulation and traffic flow:

- The recommended circulation plan shows 2-lane (currently planned to be 4-laned) Kettering Road that connects to the north at SR 50. East-west traffic will eventually be able to utilize the east-west connection from Kettering to Sunrise Boulevard and ultimately, I-75 at which east-west traffic can cross from one side of I-75 to the other, resulting in a 30 percent reduction of traffic on SR 50. Reduced traffic volumes can defer the need for costly interchange improvements, and the additional crossing locations provide for alternative routes for traffic circulation, which is advantageous for alternate modes of mobility and reduced dependence on SR 50.
- The potential for I-75 crossing locations should be reviewed with FDOT.
- Hernando County should adopt the enclosed circulation plan into its long-range transportation plan to increase the likelihood of its ultimate implementation.
- As individual land parcels are developed, implement elements of the circulation plan in conjunction with development approvals to provide improved circulation and access.



★ Locations illustrated are for conceptual purposes only. Potential alignments are subject to further study.

- A 2 lane east west roadway in approximate alignment with Cracker Crossing connecting Kettering Road to I-75
- 2 possible I-75 crossings; Dashback Street and Cracker Crossing.

Site Conditions

Topography

As shown in Figure 4, the property is undulating with site topography ranging from an elevation of 125 feet in the southwest corner of the property to 65 feet at the northeast corner.

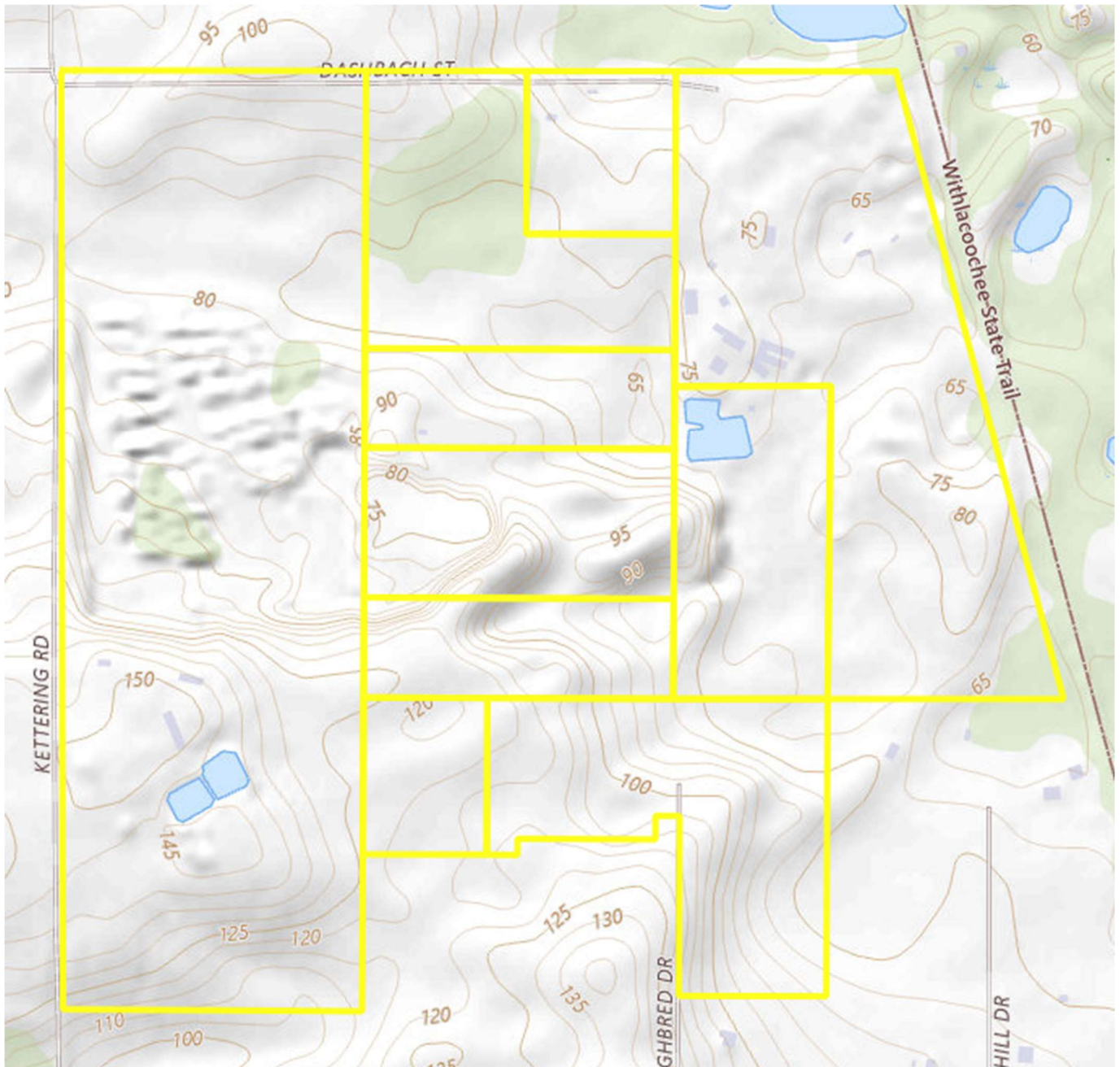


Figure 4. Ariana Estates – Topography Map

Floodplain

The site contains some areas in Zones A and AE to the north. As required, all development within these areas will be in compliance with the Hernando County Floodplain Management Ordinance and SWFWMD design criteria. Refer to Figure 5 for the floodplain designations.

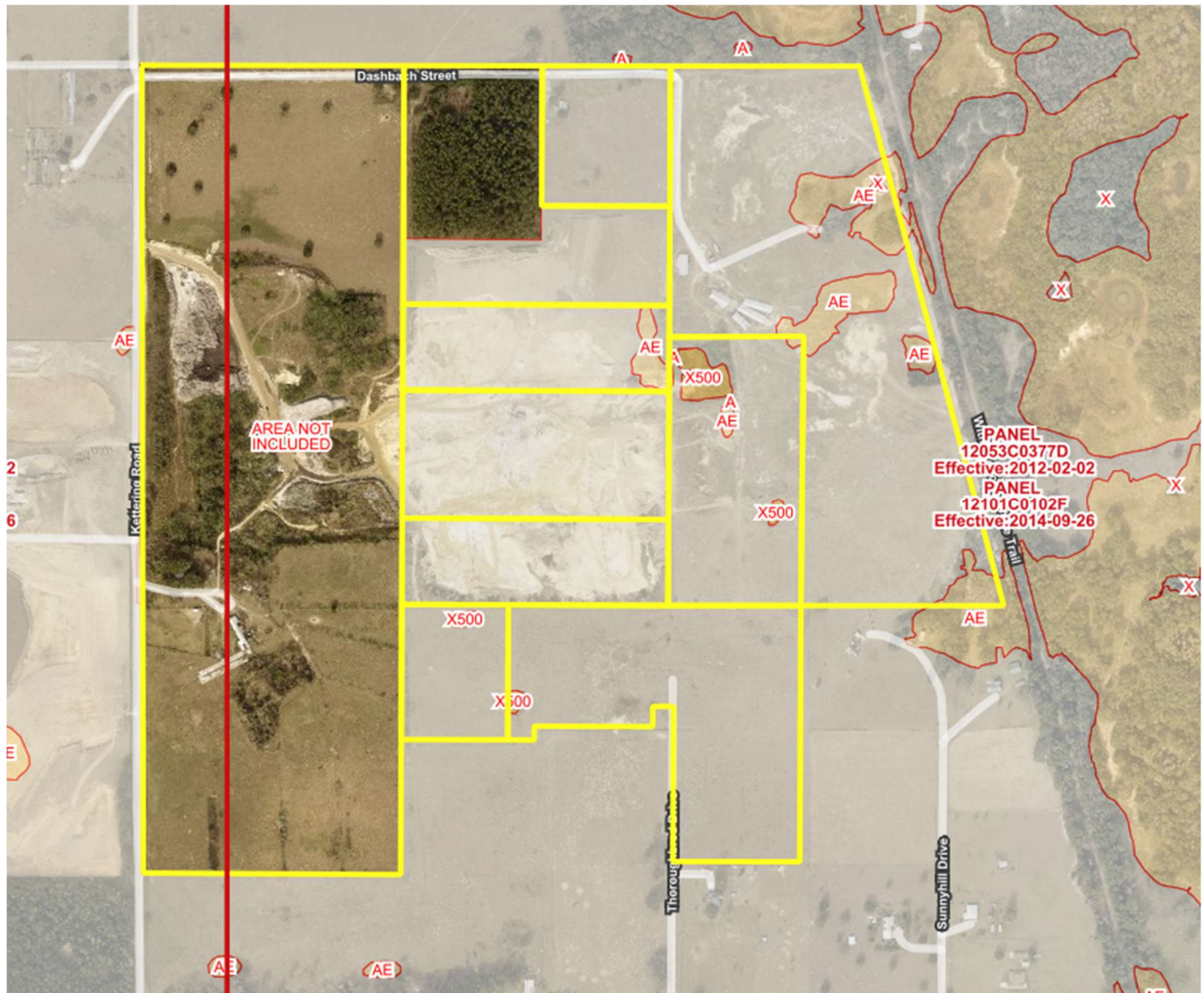


Figure 5. Ariana Estates – Floodplain Map

Soils

The site soils consist of Candler Fine Sand, Arredondo Fine Sand and Adamsville series. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. The Arredondo series consists of well drained soils that are rapidly permeable in the thick sandy surface and subsurface layers and moderate to very slow in the subsoil soils. Adamsville soils are very deep, somewhat poorly drained, and rapidly permeable. They are found on broad flats, low knolls, and lower side slopes. Refer to Figure 6 for the Soils Map.

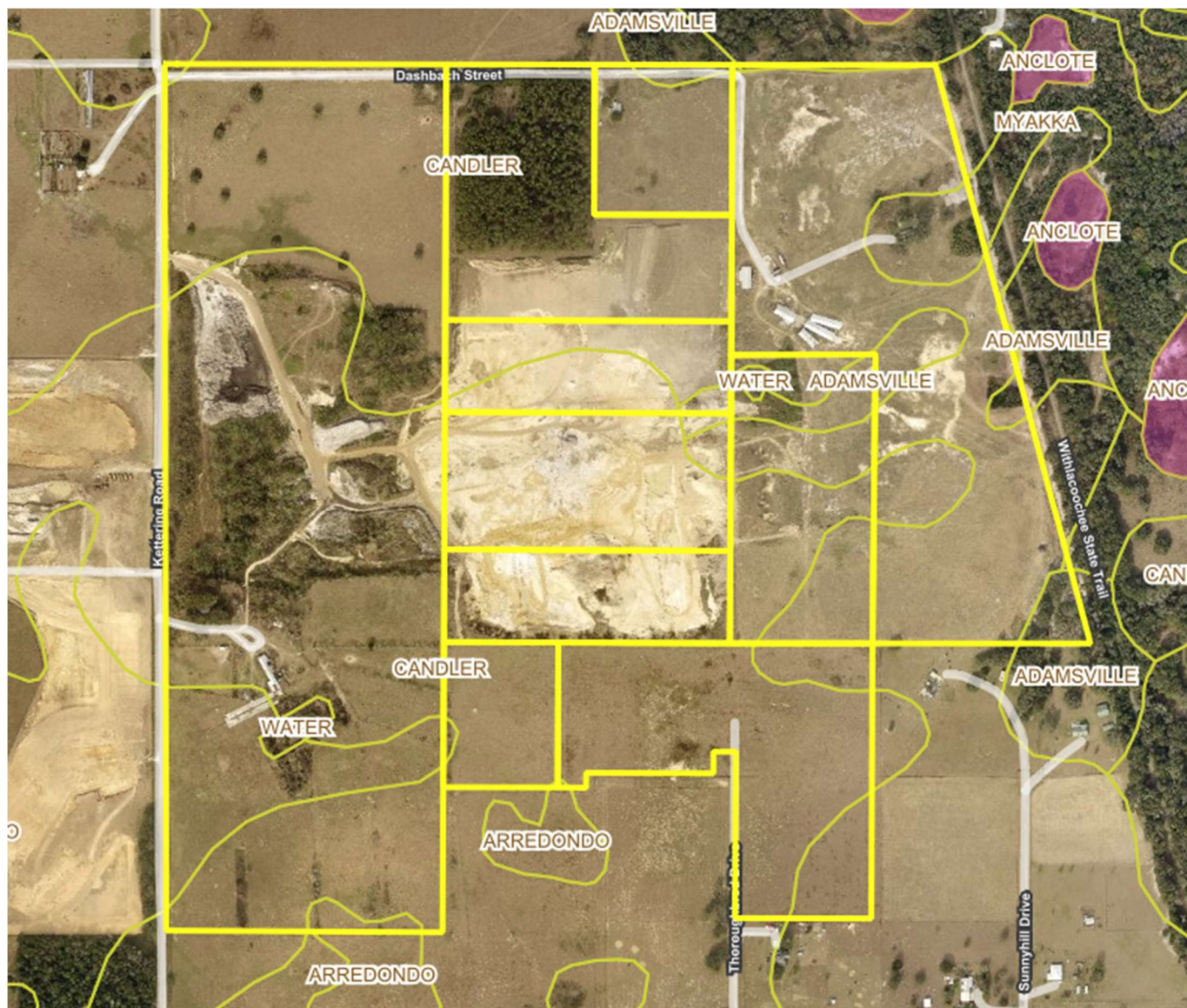


Figure 6. Ariana Estates – Soils Map

Site Environmental

A preliminary environmental site visit was conducted on June 2, 2025.

The following are the results of the site visit:

- Portions of the subject property contain an existing active sand mine.
- Portions of the property were historically used as a tree/yard debris mulching operation. Many debris piles were observed (primarily is the west).
- Portions of the property (primarily north and northeast) are currently used for cattle grazing operations.
- Gopher tortoises have been periodically permitted and relocated from the property starting in 2015, with a most recent permit issued by the FWC in 2024.
- No other state or federally listed species were detected.
- Specimen live oak trees (> 18-inch dbh) were observed on the property.
- Depressional areas (potentially jurisdictional) may exist. Further evaluation is needed.

Infrastructure

In addition to impact fees, the project will pay Impact fee surcharges for roads (50%), schools (10%), public capital facilities-library-buildings-law enforcement-jail (10%), parks (60%) that contribute to the cost of providing the PDD Area with the required infrastructure.

Adequate Access/Transportation

The project provides circulation and access consistent with the intent of the MPO I-75 at SR 50 Area Circulation Plan Study. This includes:

- Access on Kettering leading to the traffic signal on SR 50
- Provision of additional right of way along Kettering Road at no cost to the County

SR 50 has a very good level of service and is an arterial roadway in the I-75/SR 50 infrastructure plans. Kettering Road is a major link in the I-75/SR 50 PDD transportation network, is signalized at SR 50 and has a good level of service.

The entrances and project roads/streets will be designed and permitted in accordance with the requirements of the County Engineer. A traffic study and access analysis will be provided as required by the County Engineer. Any improvements required will be consistent with the PDD Area Plan and the requirements of the County Engineer.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department (HCUD), which has a regional water plant to the west at Lockhart Road and a regional wastewater treatment plant to the north on Kettering Road. A potable water main and a sewer force main lie within the Kettering Road ROW on the west side of the project. The applicant will complete a capacity

analysis and if required by Hernando County enter into a utilities service agreement with HCUD at the time of conditional plat to ensure the timing of connection to, and capacity of those facilities. Any required utility infrastructure improvements will be determined at the time of development order review and issuance.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Recreation

The project will comply with the neighborhood park requirements of Chapter 26 (Subdivisions,) Section 26-75 of the Hernando County Code of Ordinances (Subdivision Improvement Requirements) and the PDD Area Plan. As shown on the zoning master plan, the main recreational amenity has been located in the center of the project adjacent to a large pond in order to enhance the passive recreation opportunities for residents. There are also four additional park areas planned in close proximity to residential pods. The project is directly adjacent to Withlacoochee State Trail that provides additional recreational opportunities. An optional pedestrian connection to the State Trail has been added to the master plan within the park/amenity area along the eastern boundary.

Schools

A certification of concurrency will still be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of conditional plat. The subject site is within the school boundaries of Eastside Elementary School, DS Parrott Middle School, and Hernando High School. The School District has a pending offer to provide a school site from Sunrise. If the site is not selected by the District, mitigation of public school impacts may be required by separate agreement with the School District. As required in the I-75/SR 50 PDD plan area, 10% impact fee surcharges will be paid for schools.

Conclusion

The proposed project consists of a mixed-use residential development that is consistent with the Hernando County 2040 Plan, the I-75/SR 50 Area Plan, the MPO Circulation Plan Study for the I-75/SR 50 PDD Area and is consistent/compatible with development trends in the area. Infrastructure will be provided in accordance with required surcharge fees and the results of separate studies at the time of development and based on concurrency management requirements.

EXHIBIT A

KEY #	PARCEL #	Owner	Section	Township	Range
00396716	R16 423 21 0000 0020 0000	PEDONE LEE K & ARIANA DAIRY FARM INC	16	23	21
00424641	R16 423 21 0000 0020 0010	PEDONE LEE KELSO TTEE	16	23	21
00424650	R16 423 21 0000 0020 0020	PEDONE LEE KELSO TTEE	16	23	21
00424678	R16 423 21 0000 0020 0040	PEDONE LEE KELSO TTEE	16	23	21
00473794	R16 423 21 0000 0020 0050	PEDONE LEE K TTEE	16	23	21
00536254	R16 423 21 0000 0020 0080	ARIANA DAIRY FARM INC	16	23	21
00541444	R16 423 21 0000 0020 0090	PEDONE LEE K & ARIANA DAIRY FARM INC	16	23	21
01299115	R16 423 21 0000 0030 0023	ARIANA DAIRY FARM INC	16	23	21
01342666	R16 423 21 7060 0000 0A10	ARIANA DAIRY FARM INC	16	23	21
01376219	R16 423 21 0000 0020 0051	PEDONE LEE K TTEE	16	23	21

EXHIBIT B

