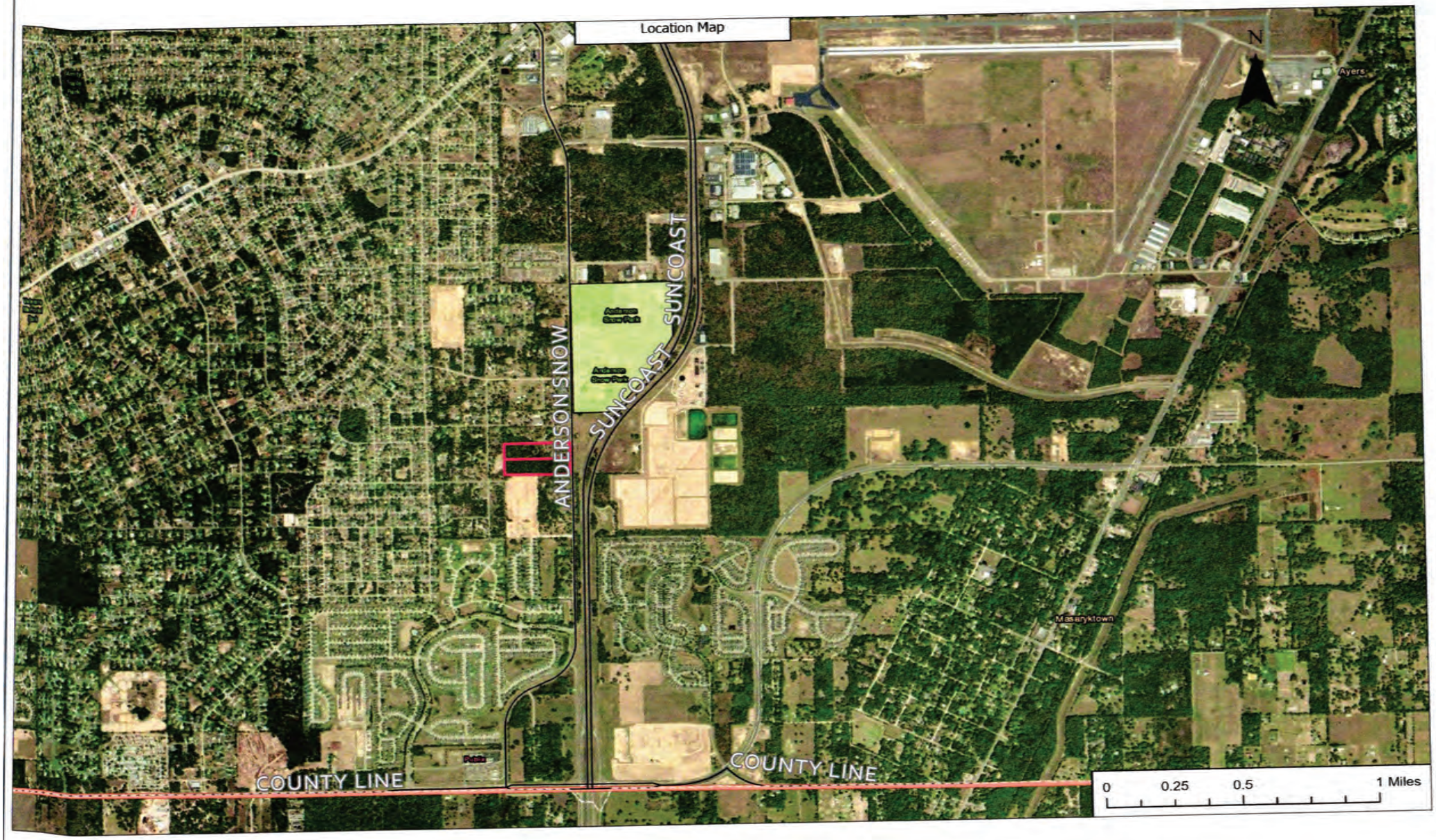
Suncoast Pines
PDP H-24-55

DRB HOMES

TAMPA CIVIL

SUBMITTED PNZ 1/13/25 H-24-55

JC


Location Map
N
ANDERSON SNOW
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SUNCOAST
COUNTY LINE
COUNTY LINE
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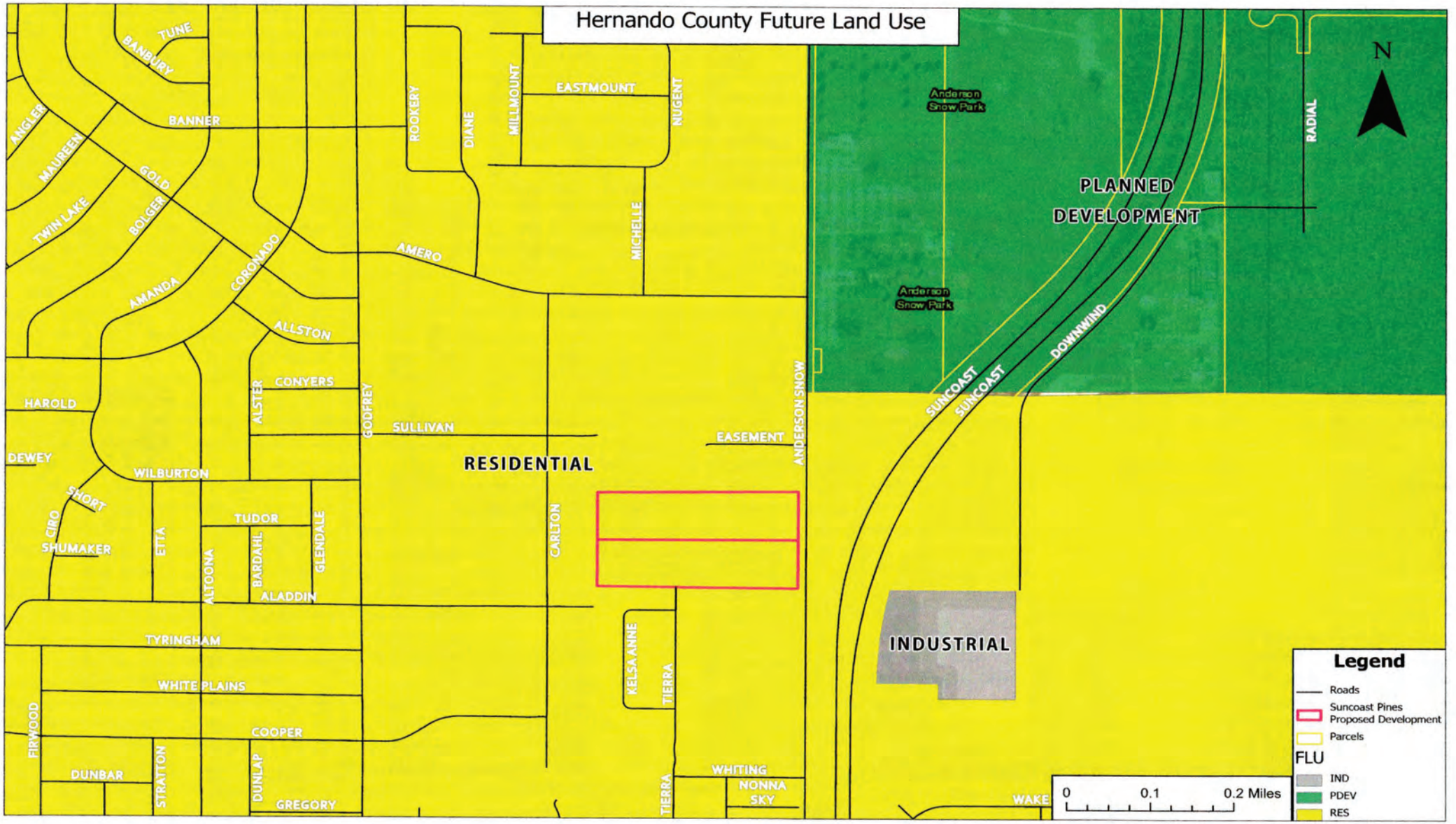
1 Miles


Hernando County Future Land Use
N
TUNE
BANBURY
BANNER
ANGLER
MAUREEN
GOLD
TWIN LAKE
BOLGER
CORONADO
AMANDA
ROOKERY
DIANE
MILLMOUNT
EASTMOUNT
NUGENT
MICHELLE
AMERO
ALLSTON
CONYERS
ALSTER
GODFREY
SULLIVAN
HAROLD
DEWEY
WILBURTON
SHORT
CIRO
SHUMAKER
ETTA
TUDOR
ALTOONA
BARDAHL
GLENDALE
ALADDIN
CARLTON
RESIDENTIAL
EASEMENT
ANDERSON SNOW
TYRINGHAM
WHITE PLAINS
COOPER
FIRWOOD
DUNBAR
STRATTON
DUNLAP
GREGORY
KELSA ANNE
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Anderson Snow Park
Anderson Snow Park
PLANNED DEVELOPMENT
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Roads
Suncoast Pines Proposed Development
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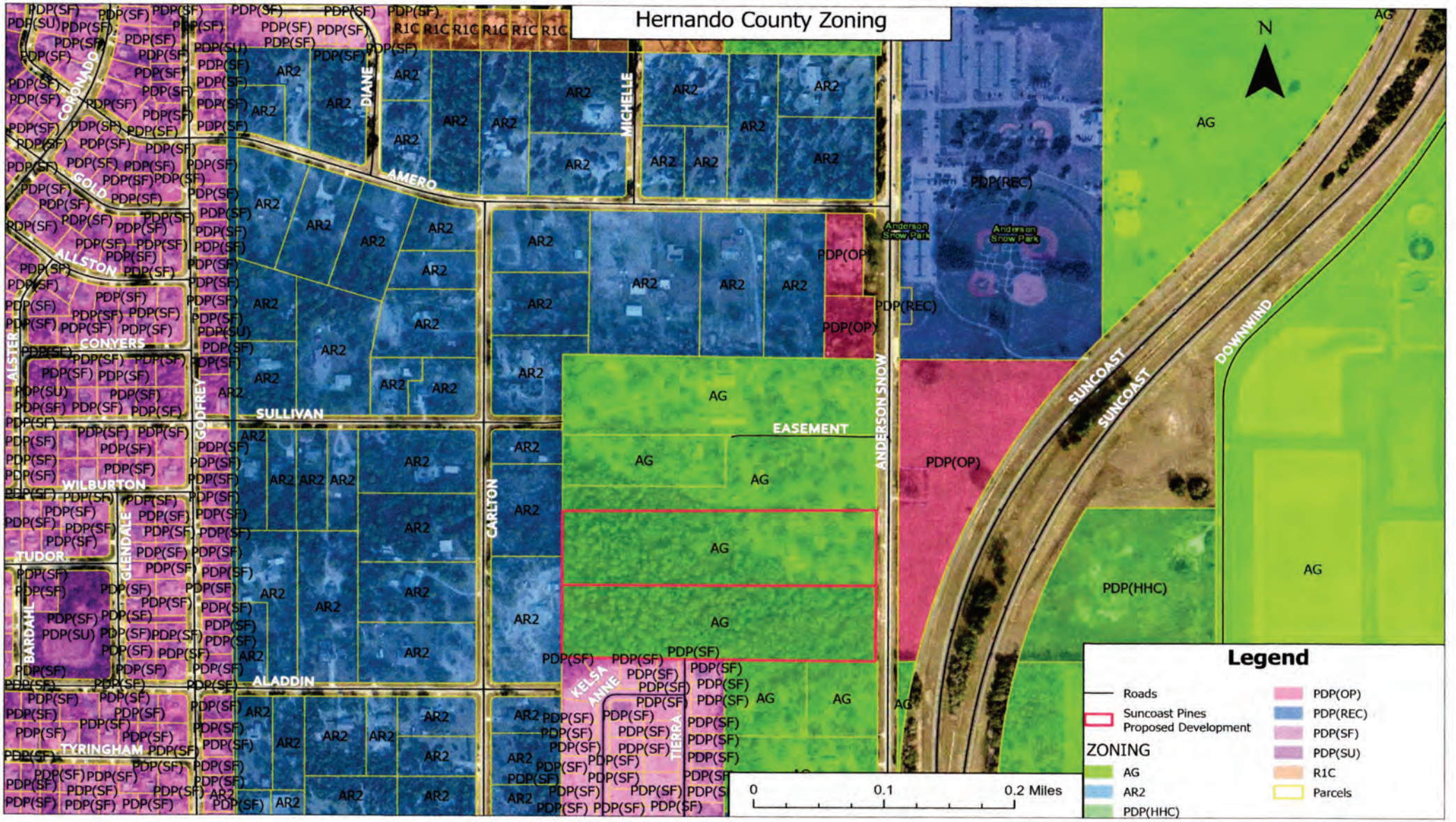
Hernando County Zoning
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MICHELLE
CORONADO
GOLD
ALLSTON
CONYERS
ALSTER
GODFREY
SULLIVAN
WILBURTON
GLENDALE
TUDOR
BARDAHL
ALADDIN
TYRINGHAM
CARLTON
ANDERSON SNOW
EASEMENT
SUNCOAST
SUNCOAST
DOWNWIND
KELSA ANNE
TIERRA
Anderson Snow Park
Anderson Snow Park
AR2
R1C
PDP(SF)
PDP(SU)
PDP(OP)
PDP(REC)
PDP(HHC)
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0
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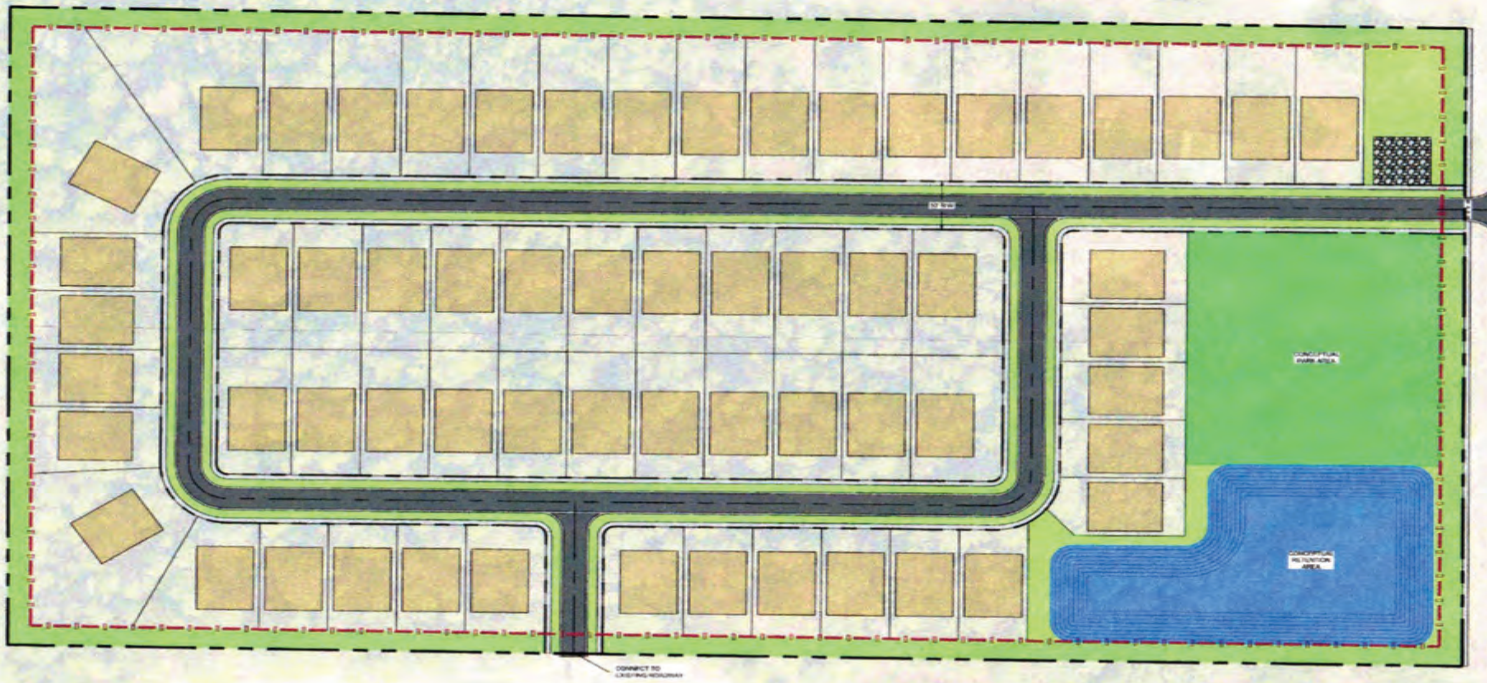
Legend
Roads
Suncoast Pines Proposed Development
ZONING
AG
AR2
PDP(HHC)
PDP(OP)
PDP(REC)
PDP(SF)
PDP(SU)
R1C
Parcels

Concept Plan



SCALE: 1"=50'

GRAPHIC SCALE (IN FEET)

SITE DATA:

PROJECT AREA:	19.65 AC.
EXISTING ZONING:	AG
EXISTING FLU:	
TOTAL HOMESITES:	61
RETENTION AREA:	1.84 AC.
PARK AREA:	1.17 AC.

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9626 FAX
WWW.TAMPACIVIL.COM
COA 28917

PROJECT: 653

SUNCOAST PINES
(BOY SCOUT TRAIL ESTATES)
1201 ANDERSON (ROW RD)
SPRING HILL FL 34606

CLIENT:
DR HORTON HOMES

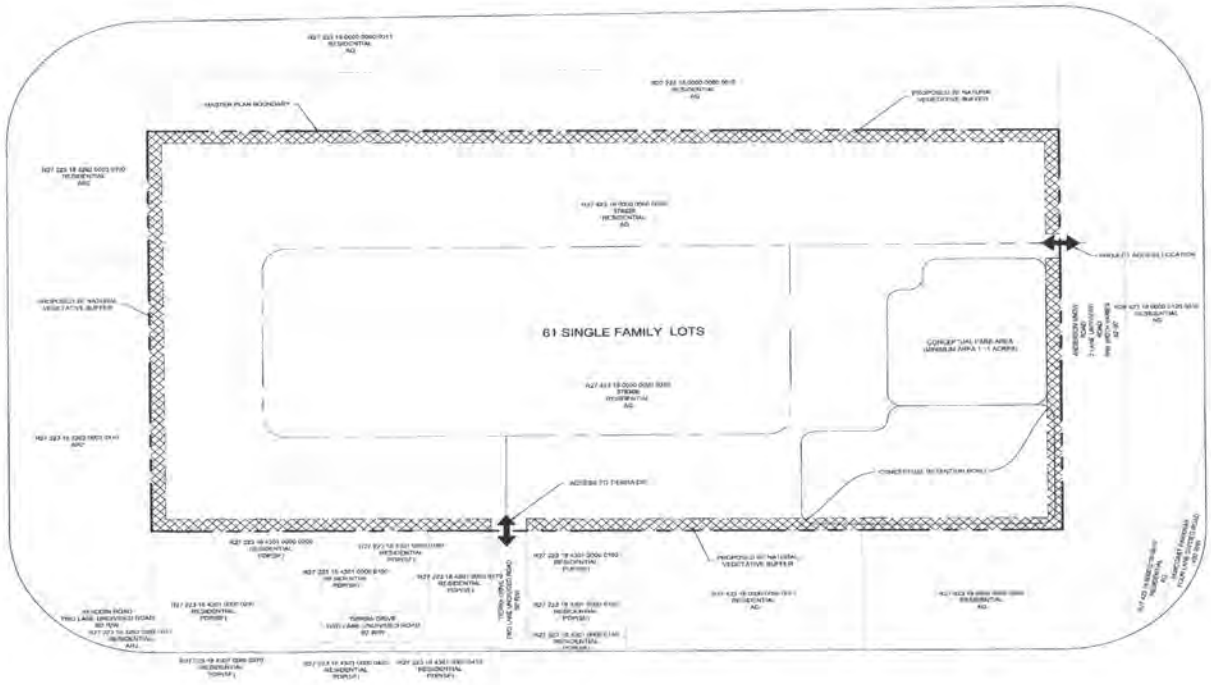
J.C. D.P.

JEREMY COUCH
LICENSE
No. 70858
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ECPC SITE PLAN

SHEET NO:
C-1A

Master Plan



SCALE: 1"=80'

0' 40' 80' 160'

GRAPHIC SCALE (IN FEET)

LEGEND

MASTER PLAN BOUNDARY

EXISTING FENCES

EXISTING DRAINAGE/UTILITY EASEMENT

PARCEL INFORMATION

PARCEL NUMBER(S):	
SIZE NUMBERS:	
GROSS ACREAGE:	
WETLAND ACREAGE:	
TOTAL DEVELOPABLE ACREAGE:	
PROPOSED DENSITY:	
EXISTING ZONING:	
PROPOSED ZONING:	
EXISTING FUTURE LAND USE:	
PROPOSED PAVE AREA:	

1. THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OF USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
2. THE ES/TIDAL SHALL PROVIDE A COMPREHENSIVE FLOWLPLANN (WETLANDS) SURVEY PERFORMED BY A QUALIFIED PROFESSIONAL TO IDENTIFY ANY LISTED SPECIES PRESENT PRIOR TO ANY CLEARING OR DEVELOPMENT OCCURRING ON THE PROPERTY. SURVEYORS 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 F SIR PRESENTATION OF FLORIDA YARDS Y 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' (CORNER) FROM 101 ALL HVAC UNITS MUST BE CONSTRUCTED BY THE REAR YARDS
   - REAR: 20'
   - ACCESSORY STRUCTURES 5' FROM SIDE AND REAR PROPERTY LINES or UNLESS IN THE SECONDARY FRONT YARD, THE SETBACKS SHALL BE EQUAL TO THE SETBACKS OF THE PRIMARY STRUCTURE
5. MINIMUM PERIMETER SETBACKS:
   - NORTH: 25'
   - SOUTH: 25'
   - EAST UNDERSIDE SHOW ROAD: 15'
   - WEST: 25'
6. BUFFERS:
   - NORTH: 25' NATURAL VEGETATED BUFFER, ENHANCED TO 80% OPACITY WITHIN 18 MONTHS.
   - SOUTH: 25' NATURAL VEGETATED BUFFER, ENHANCED TO 80% OPACITY WITHIN 18 MONTHS.
   - EAST: 25' LANDSCAPED UNDERSIDE SHOW ROAD BUFFER AT 80% OPACITY WITHIN 18 MONTHS. (MAY BE LOCATED WITHIN THE PERIMETER SETBACK)
   - WEST: 25' NATURAL VEGETATED BUFFER, ENHANCED TO 80% OPACITY WITHIN 18 MONTHS.
7. MINIMUM LOT SIZE: 9,600 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 ASSESSMENT WAS BE REQUIRED.
10. THE DEVELOPER SHALL PROVIDE UTILITY PLACEMENT DETAILS SHOWING THE LOCATIONS OF ALL STUBS 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 IMPLEMENT, PER THE "GOVERNMENTS COUNTY FACILITY DESIGN GUIDELINES" for M
12. ALL ROADWAY AND DRAINAGE 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 AS ORE ANDERSON SNESS 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 IDENTIFICATION OF THE FINAL 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 SHOWING COMPLIANCE WITH ALL THE PRIOR GENERAL CONDITIONS WITHIN 90 CALENDAR DAYS UPON INVENTION OF THE RESOLUTION AND THE BOCC BY ECONOMICS CONDITIONS. FAILURE TO SUBMIT THE REVISED PLAN WILL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED UNTIL SUBMITTED BY THE APPLICANT.

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PROJECT: 62

SUNCOAST PINES PDP
R/ 423 18 6000 0000 0010
R/ 423 18 6000 0060 0001
R/ 423 18 6000 0050 0000
SPRING HILL, FL 34610

CLIENT:

DR HORTON HOMES

REVISION	DATE
1ST SUBMITTAL	
2ND SUBMITTAL	
3RD SUBMITTAL	
4TH SUBMITTAL	
5TH SUBMITTAL	
6TH SUBMITTAL	
7TH SUBMITTAL	

DES: JC DWN: DP

JEREMY GOULD LICENSE No. 73958 STATE OF FLORIDA PROFESSIONAL ENGINEER

COMBO MASTER PDP

SHEET NO: 1 OF 1

Renderings

DRB HOMES

EXAMPLE HOMES

Project Attributes

- 60' wide lots for larger executive style homes.
- The subject site is located within an urbanized area with water and wastewater services available.
- Minimum Size for inside Lots are 6,600 square feet with an average lot size of 8,500 square feet.
- Minimum living space per unit is 1,500 Square feet.
- Primary access to the site will be gained from Anderson Snow Road and a connector is being proposed to the Whiting Estates subdivision to the south.
- There are no wetlands on site and the entire property is within FEMA Flood Zone X.
- 10% holiday parking is proposed for overflow.

Buffers

- East: 20' landscaped (Anderson Snow Road)
- West: 20' natural vegetated buffer
- North: 20' natural vegetated buffer
- South: 20' natural vegetated buffer

*Silt fence will be installed inside the buffer

Setbacks

- Minimum Building setbacks:
  - Front: 25'
  - Corner: 10'
  - Side: 5'
    - HVAC equipment will be located in the rear Yards.
  - Rear: 20'

- Minimum Perimeter Setbacks:
  - North: 20'
  - South: 20'
  - East (Anderson Snow Road): 75'
  - West: 20'

Request for 5' Side Yards

- Increase front yard setback from 20' to 25'.
- 60' wide lots to allow for 50' wide home elevations.
- HVAC units in rear yard as to not impede drainage.
- Many surrounding communities have same precedent.
- 5' side yards allow for more open space in the rear yard.

- 6 less homes to meet the housing demand
- 6 less homes to pay taxes

~~6 less homes to~~

No change to the infrastructure costs

not 40' tract homes

Suncoast Pines Project Overview

- Maximum Units Allowed by FLU: 419 DU
- Proposed Units: 61 DU

	Current	Proposed
FLU	Residential	Residential
Zoning	AG	PDP (SF)
Density	22 Du/Ac	3.19 Du/Ac

Consistency with Comprehensive Plan

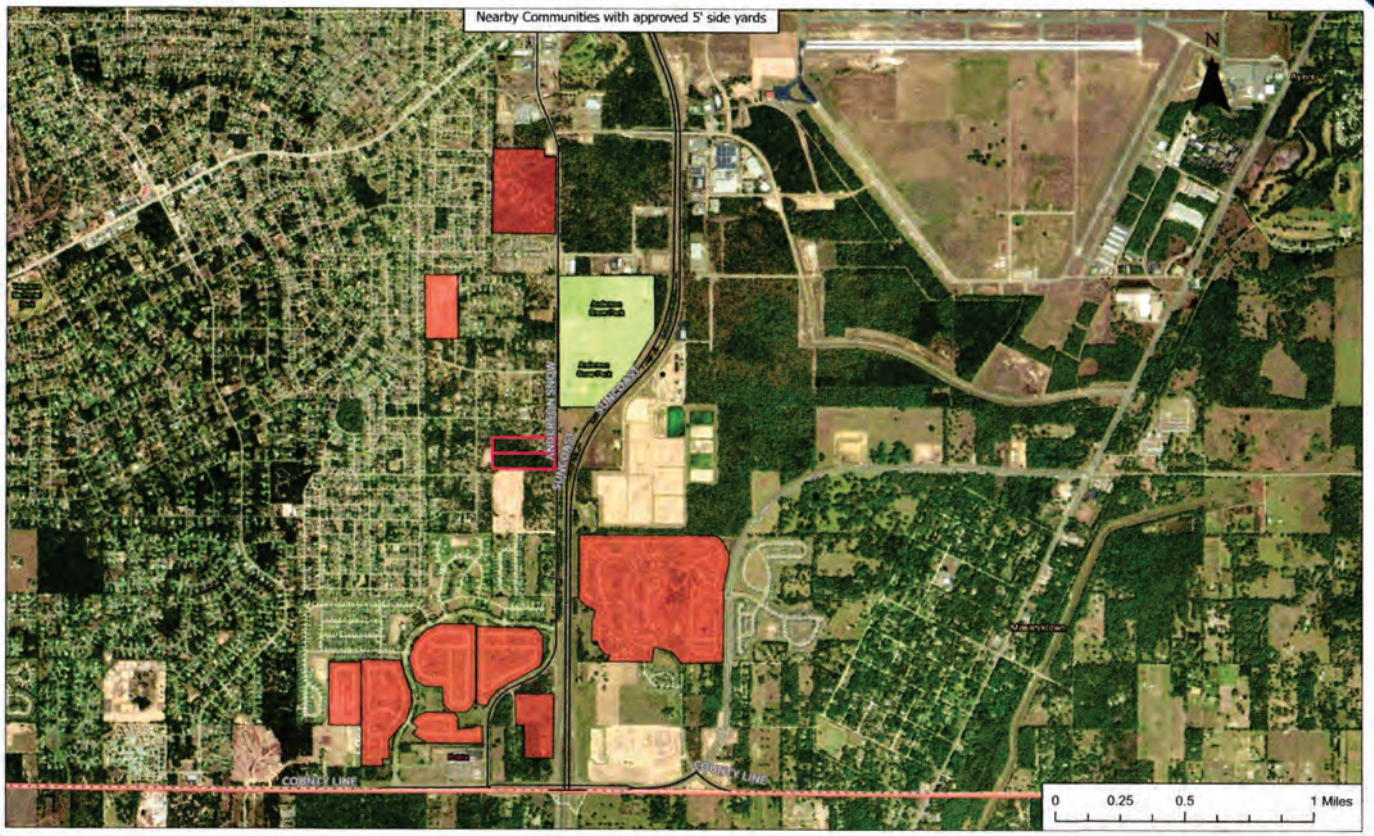
- **Objective 1.04B**: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards 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 located 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.
- **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 for the county.
- **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.
- **Goal 1.01:** 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.

Summary

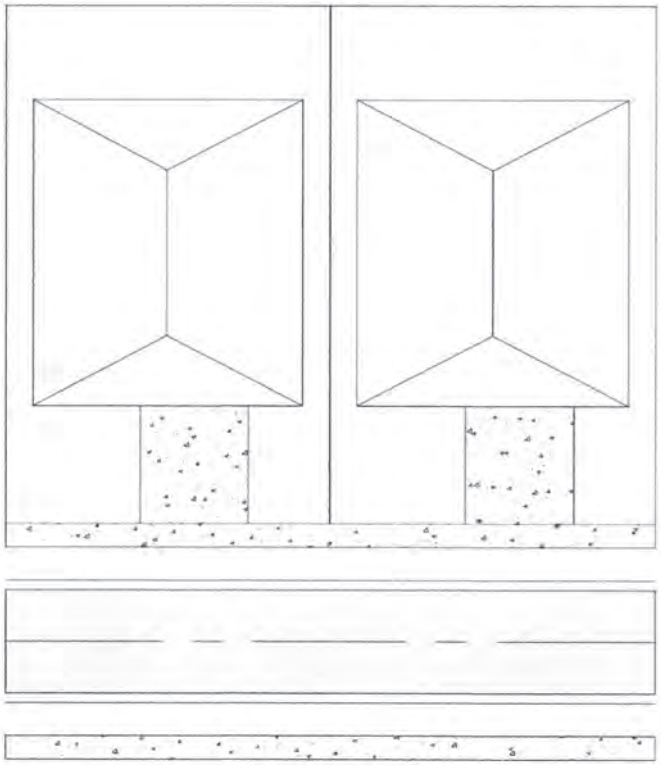
- ✓ Large lot single family development is proposed.
- ✓ Request is consistent with surrounding development patterns.
- ✓ Supporting infrastructure is in place (water, wastewater, roadway, regionalpark).
- ✓ Staff is in support of the application
- ✓ This proposed development of and application is consistent with the goals, objectives and strategies of the Comprehensive Plan as well as the standards and regulations in the LDC.

Consistency

Allowing the deviation of side yard setbacks to be reduced to 5', would be consistent with the surrounding areas and neighborhoods



Lot coverage Exhibit



MINIMUM SFR DETACHED LOT STANDARDS	
(A) FRONT SETBACK	25'
(B) LOT WIDTH	60'
(C) SIDE SETBACK	5'
(D) REAR SETBACK	20'
LOT SIZE	6,600 SF

SINGLE STORY HOME COVERAGE CONCEPTUAL CALCULATIONS

BUILDING PAD: 50'x65' =	3250 SQFT (51%)
DRIVEWAY: 20'x25' =	500 SQFT
TOTAL COVERAGE:	3750 SQFT (57%)

TAMPA CIVIL

Thank you