

# 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

H-24-63

**APPLICANT NAME:** DRB Group - Dallas Austin

Address: 4901 Vineland Road, Ste 690

City: Orlando

State: Florida

Zip: 32811

Phone: 407-415-1507

Email: daustin@drbgroup.com

**Property owner's name:** (if not the applicant) GTC LLLP

**REPRESENTATIVE/CONTACT NAME:** Stephen Sposato, AICP

Company Name: LevelUp Consulting, LLC

Address: 505 E Jackson Street Suite 200

City: Tampa

State: Florida

Zip: 33602

Phone: 813-375-0616

Email: stephen@levelupflorida.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01747024
2. SECTION 29, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP (MF)
4. Desired zoning classification: PDP (MF) - Master Plan Revision
5. Size of area covered by application: 6.913 acres
6. Highway and street boundaries: Rolling Rock Drive
7. Has a public hearing been held on this property within the past twelve months? ☒ Yes ☐ No
8. Will expert witness(es) be utilized during the public hearings? ☒ Yes ☐ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: n/a)

### PROPERTY OWNER AFFIDAVIT

I, GTC LLLP, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☐ I am the owner of the property and am making this application **OR**

☒ I am the owner of the property and am authorizing (applicant): DRB Group

and (representative, if applicable): LevelUp Consulting, LLC

to submit an application for the described property.

  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF **HERNANDO**

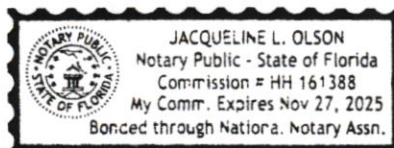
PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September, 2024, by GARY L. BLACKWELL who is ☒ personally known to me or ☐ produced as identification.

  
Signature of Notary Public

Effective Date: 05/15/20 Last Revision: 05/15/20

Rezoning Application Form\_05.15.20 Fillable Test



Notary Seal/Stamp



## ***Rolling Rock TH PDP (MF) Master Plan Revision Narrative***

### **A. Proposal**

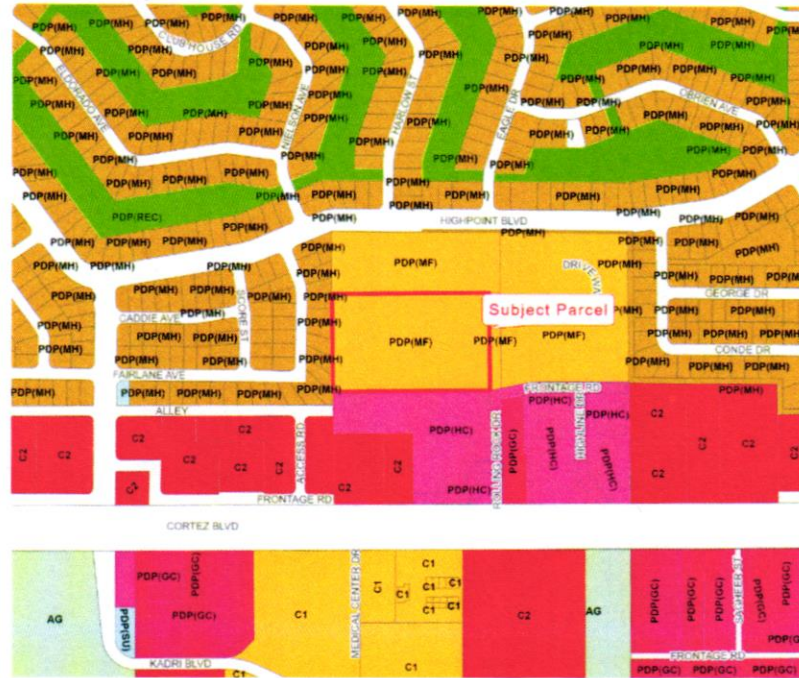
The project site (Parcel Key: 1747024) is located within Hernando County's Vista Park Combined Planned Development Project (CPDP) with frontage on Rolling Rock Drive proximate to Cortez Boulevard (SR 50). This request proposes to decrease density and intensity through a Master Plan Revision to the previously 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*



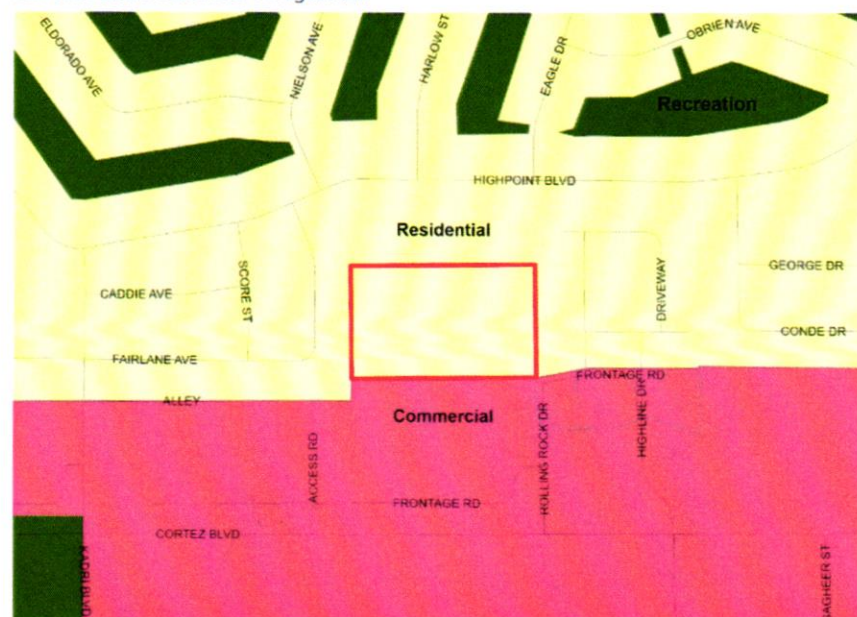


### Current Zoning



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).

### Current Future Land Use Designation



*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.