



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

August 14, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, August 14, 2023, 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.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Donald Whiting	Regular Member
Gregory Arflak	Alternate Member (Non-voting Member)
Mike Fulford	Alternate Member
Kyle Benda	Assistant County Attorney
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Robin Reinhart	Agenda Coordinator

Vice Chairman W. Steven Hickey was not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald, Alternate Members Arflak and Fulford, and Member Whiting announced that they had had no ex parte communications.

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

County Attorney Statement

Assistant County Attorney Kyle Benda 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

Planning Administrator Michelle Miller announced that Agenda Item No. 12559 [Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)] was moved to the Standard Agenda and Agenda Item No. 12581 [Rezoning Petition Submitted by Teramore Development, LLC (H2308)] staff requested a postponement.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT: ADOPTED
MOVER: Kathryn Birren
SECONDER: Mike Fulford
AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:Arflack

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Nicholas Holmes
AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:Arflack

PUBLIC HEARINGS

UNIFIED AGENDA

Introduction of the Unified Agenda

Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023

This item was pulled and voted on separately.

CP 1449555 Statewide Logistics

Conditional Use Permit Petition Submitted by Francisco Soto Jr. (CU2308)

Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)

This item was pulled and voted on separately.

Special Exception Use Permit Petition Submitted by Hugh Macfarlane (SE2303)

Approval of the Unified Agenda

Motion

To approve the Unified Agenda with modifications.

(Note: Item No.12565 [Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023] and 12559 [Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)] was moved to the Standard Agenda.)

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Gregory Arflack
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

STANDARD AGENDA

Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to adjusting the Nays for H2287 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)

There was no public input.

Motion

To approve the staff recommendation of postponement to a date certain of September 11, 2023.

<p>RESULT: ADOPTED MOVER: Mike Fulford SECONDER: Donald Whiting AYES: McDonald, Birren, Fulford, Holmes and Whiting NON VOTING: Arflack</p>

Rezoning Petition Submitted by Alfred Martucci (H2317)

There was no public input.

Motion

To approve the staff recommendation.

<p>RESULT: ADOPTED MOVER: Mike Fulford SECONDER: Donald Whiting AYES: McDonald, Birren, Fulford, Holmes and Whiting NON VOTING: Arflack</p>

Master Plan Revision Petition submitted by Hernando County Utilities Department (H2331)

There was no public input.

Motion

To approve the staff recommendation.

<p>RESULT: ADOPTED MOVER: Nicholas Holmes SECONDER: Mike Fulford AYES: McDonald, Birren, Fulford, Holmes and Whiting NON VOTING: Arflack</p>
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Rezoning Petition Submitted by Josh Hofstede (H2242)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

RECESS/RECONVENE

The Board recessed at 10:00 a.m. and reconvened at 10:05 a.m.

Master Plan Revision Petition Submitted by Sunrise (H2239)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Rezoning Petition Submitted by Axiom Real Estate (AWN SPRING HILL II LLC) (H2347)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Rezoning Petition Submitted by Teramore Development, LLC (H2308)

There was no public input.

Motion

To postpone to a date certain of September 11, 2023.

<p>RESULT: ADOPTED MOVER: Mike Fulford SECONDER: Kathryn Birren AYES: McDonald, Birren, Fulford, Holmes and Whiting NON VOTING:Arflack</p>

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 11:00 A.M.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, September 11, 2023, beginning at 9:00 AM, in the Commission Chambers.



Planning & Zoning Commission

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12565
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023

BRIEF OVERVIEW

The attached minutes for the Planning and Zoning Commission Meeting of March 13, 2023, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the Minutes of the Meeting of March 13, 2023, and consider them for approval.

REVIEW PROCESS

Omar DePablo	Approved	07/19/2023	9:41 AM
Michelle Miller	Escalated	07/21/2023	5:18 PM
Aaron Pool	Escalated	07/24/2023	5:19 PM
Michelle Miller	Approved	07/25/2023	12:28 PM
Aaron Pool	Escalated	07/27/2023	5:19 PM
Michelle Miller	Approved	07/28/2023	9:34 AM
Kyle Benda	Approved	07/28/2023	11:14 AM

AYES: McDonald, Birren, Fulford, Holmes and Whiting

NON VOTING Arflack



Hernando County

Planning & Zoning Commission

Meeting Minutes

20 North Main Street,
Brooksville, FL 34601

Monday, March 13, 2023

9:00 AM

John Law Ayers Commission
Chambers, Room 160

Regular Meeting

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

A. MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, March 13, 2023, 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 on-line at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
W. Steve Hickey	Vice Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Gregory Arflack	Alternate Member
Mike Fulford	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner

Scott Herring Public Works Director/County Engineer
Robin Reinhart Agenda Coordinator

Present Commissioner W. Steven Hickey, Commissioner Kathryn Birren, Commissioner Mike Fulford, Commissioner Nicholas Holmes, and Commissioner Gregory Arflack
Excused Commissioner Jonathan McDonald
Attendees Commissioner James Lipsey

- 1. Invocation
- 2. Pledge of Allegiance
- 3. Poll Commission for Ex Parte Communications

Comm. Hickey lives in Glen Lakes, which is adjacent to H-22-64 item Number 8 on the agenda.

The Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

- 4. County Attorney Statement

Assistant County Attorney Kyle Benda, 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.

- 5. Administering of the Oath

B. STAFF ANNOUNCEMENTS

Mrs. Miller advised that John Lipsey is out. Some of the Agenda Items were created #5 were uploaded to # 4. of the unified agenda. Item #F staff report was for Item #E.
adopted

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

A motion was made to approve the agenda as written. The motion carried 5-0.

adopted

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

The agenda packet that was submitted to the P&Z included written information regarding all cases to be considered which needed to be accepted into evidence for the hearing.

The staff recommended the P&Z accept the agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

adopted

PUBLIC HEARINGS

E. UNIFIED AGENDA

A motion was made to approve the agenda as written. The motion carried 5-0.

adopted

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

Excused: McDonald

Excused: McDonald

1. Approval of Minutes for the Planning and Zoning Commission Meeting of October 31, 2022
2. Approval of Minutes for the Planning and Zoning Commission Meeting of November 14 , 2022
3. Approval of Minutes for the Planning and Zoning Commission Meeting of December 12, 2022
4. CP1453546 - Cabot Citrus Village Phase I Conditional Plat
5. CP 1451423- Valleybrook Conditional Plat
6. CP 1436707- Whiting Estates Phase II Conditional Plat
7. CP 1447019 Caldera at Sterling Hill Conditional Plat
8. CP 1445908 Approval for Lake Hideaway Pod C Conditional Plat

F. STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

1. SE-22-17 - Matthews Family Limited Partnership:
Revision to a Special Exception Use Permit for a Place of Public Assembly, Namely a Venue for Special Events and Retreats; East side of Culbreath Road, approximately 600' north of Bobwhite Drive

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Comm. Hickey explained the public discussion procedure for speaking.

Joseph Matthews, the petitioner, under oath, discussed the Petition.

The following, under oath, spoke against the petition Mary Mleziva, Lee Roof, Larry Van Fossen, and Stan Mettinger.

Mr. Achillies Thomas, under oath, spoke in favor of the petition.

Joseph Matthews addressed concerns brought forth by public comment.

Commissioners Discussion.

adopted

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

2. SE-22-16 - Greater Life Church:
Revision to a Special Exception Use Permit to include an Educational Facility;
South side of Cortez Boulevard, approximately 550' west of Grove Road

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Peter Prestigiancomo, the petitioner, under oath, discussed the petition.

Comm Birren had questions for the petitioner.

adopted

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

3. H-22-84 - Greater Life Church:
Rezoning from R-1A(Residential) to C-1 (Commercial); South side of Cortez
Boulevard, approximately 550' west of Grove Road

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Peter Prestigiacomo , the petition, under oath, discussed the petition.

Comm Fulford had questions for staff. Discussion ensued.

adopted

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

4. H-22-88 - SBA Communications Corporation:
Revision to a Public Service Facility Overlay District for a Communication Tower;
West of Linden Road, approximately 940' south of Spring Hill Drive

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Comm. Fulford had questions for staff, regarding Communication towers brought to the Board of County Commissioners and how was the past BOCC discussion for another Communication tower.

Jim Porter, representing the petitioner, under oath discussed the petition.

Michelle Ciscia, under oath, spoke against.

Comm. Holmes had questions for the petitioner. Comm. Birren had questions in reference to community risks due to a fall. Mr. DePablo addressed concerns of

catastrophic concerns.
 adopted

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

- 5. H-22-85 - Achillies Thomas AXI VIO Land Holding, Inc:
 Master Plan Revision on Property Zoned PDP(HC)/Planned Development Project (Highway Commercial); North side of Ayers Road, approximately 975' east of US Hwy 41 and the north side of Old Ayers Road, approximately 1,350' from Ayers Road

Staff requested a 5 minute break. 10:05 to 10:12

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Jeff Andras, representing the petitioner, under oath, discussed the petition .

Bruce Wilt, under oath, spoke against the Petition.

Mr Andras addressed concerns of the public.

Mr. Achillies Thomas, the petitioner, under oath, discussed the petition and concerns of the citizens.

Comm. Hickey and Comm. Birren had concerns about the petition, being close to the PDP to the east of the project.
 adopted

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

- 6. H-22-87 - Legacy WMD, LLC:
 Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) with Deviations; South side of San Antonio Road, north of Zeth Road, approximately 600' west of Barclay Avenue

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Frank Dicaro, under oath, representing the petitioner, discusses the petition . Also spoke in reference to Using the back road on to San Antonio for use by the owner for his boat and RV. No construction traffic should be allowed on this entrance.

County Engineer, Scott Herring, spoke in reference to the right of way gate for an RV or boat. Should anything else use that gate, for other uses the permit will be revoked .

Mrs. Miller is making these conditions #14 of the staff report. A gate that accommodates RV's and Boats shall be allowed along the northern entrance

road (San Antonio Road). The gate will be permitted via the Right-of-way use permit process.

Comm. Holmes was the dissenting vote.
 adopted

Ayes: Hickey, Birren, Fulford and Holmes

Nayes: Arflack

- 7. H-23-05 - Hernando County Board of County Commissioners:
 Establish a PSFOD/Public Service Facility Overlay District for a Government Building; South of Rhanbuoy Road, east of Burnside Parkway and north of Forest Oaks Boulevard, approximately 3,000' east of Commercial Way

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show location of the subject parcel.

Project Coordinator, Eric Van De Boogaard, under oath, discussed the petition. Requested to remove the vegetative buffer.

No Public comment.

Comm. Fulford asked being that there was no public comment if the item has been advertised.

Comm. Hickey, Comm. Birren, and Comm. Fulford expressed concerns regarding the wall and landscaping buffer. In conjunction to the buffer and wall being maintained by the county.
 adopted

Ayes: Hickey, Birren, Fulford, Holmes and Arflack

- 8. H-22-64 - Glen Lakes Commons, LLC:
 Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial) and PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations; West of Commercial Way and south of Glen Lakes Boulevard

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Don Lacey A.I.C.P, under oath, representing the petition, discussed the petition.

Comm. Holmes, Comm. Hickey, and Comm. Birren discussed concerns for the hotel on the master plan.

The following spoke , under oath, against the petition: Richard Matula, Carol Kalina, Janice Neal, Dean Stiles, Doug Pollock, Dick Rowland, William Herinn,

Kathy Habdas, Arlene Checkman, Jacqueline Harmon.

Don Lacey addressed concerns of Hotel, and Assisted Living Facility. He stated that a traffic study is in the works.

Comm. Fulford, advised of the commissions ability. Comm. Fulford, Comm. Holmes, Comm. Birren, and Comm. Hickey , Do not support the 4 stories buildings and expressed concerns about traffic.

Robert Gomes , petitioner, under oath, he is removing the 53', traffic study discussed entrances and exists. Advising he would be good with 45', to flip the hotel, extending the frontage to Grizzle Bear Ln.

Closing public comment.

Comm. Fulford, Comm. Holmes, Comm. Birren discussed concerns of the petition of the hotel height and rotating the position.

Kyle Benda advised of Code.

Mrs. Miller advised that the ALF and the Storage are at 45' has already been approved. Hotel to be placed perpendicular to the Glen Lakes wall, as long as its within the 100' Residential Protection Standards boundary which limits commercial building heights to 20'. In this configuration, windows facing Glen Lakes shall be accent hallway windows. If the hotel is positioned outside of the 100', the hotel shall be permitted at 45'.

adopted

Ayes: Birren, Fulford, Holmes and Arflack

Nayes: Hickey

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

The meeting was adjourned at 12:30 P.M.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 10, 2023, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

Meeting: 08/14/2023
Department: Planning
Prepared By: Alaina Kidd
Initiator: Aaron Pool
DOC ID: 12588
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CP 1449555 Statewide Logistics

BRIEF OVERVIEW

Conditional Plat approval for Statewide Logistics

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

Statewide Logistics with performance conditions.

REVIEW PROCESS

Table with 4 columns: Name, Status, Date, Time. Rows include Alaina Kidd (Approved, 07/25/2023, 8:14 AM), Omar DePablo (Approved, 07/25/2023, 12:11 PM), Michelle Miller (Approved, 07/25/2023, 12:27 PM), Aaron Pool (Escalated, 07/27/2023, 5:19 PM), and Michelle Miller (Approved, 07/28/2023, 9:33 AM).

AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING Arflack

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023

APPLICANT: Carinal Point Management LLC

FILE NUMBER: 1449555

PURPOSE: Conditional Plat Approval Statewide Logistics
GENERAL

LOCATION: East side of Kettering Road, approximately 1332' south of Cortez Boulevard

PARCEL KEY

NUMBER: 394424

The conditional plat for the Statewide Logistics subdivision is for six (6) lots on approximately 145.05 acres of undeveloped land, located east side of Kettering Road, approximately 1332' south of Cortez Boulevard.

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 Whiting Estates 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 developer must conform to all Hernando County Facility Design Guidelines.
3. 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. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. 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.

SITE DATA
OWNER/APPLICANT:
 ONE HERNANDO LLC, c/o CARDINAL POINT MANAGEMENT LLC
 4488 W. BOY SCOUT BLVD
 SUITE 250
 TAMPA, FL 33607

PARCEL KEY NO.: 394424

SECTION/TOWNSHIP/RANGE: S 04, T 23S, R 21E

AREA = +/- 145.05 ACRES

CURRENT ZONING: PDP (IND)

PERIMETER BUILDING SETBACKS (INCLUSIVE OF VEGETATIVE BUFFERS):

FROM KETTERING ROAD: 75'
 FROM NORTHERN BOUNDARY: 35'
 FROM SOUTHERN BOUNDARY: 20'
 FROM EASTERN BOUNDARY: 35'

LOT BUILDING SETBACKS:

FRONT - 75'
 SIDE - 20'/0' (IF BUILDINGS ARE CONNECTED)
 REAR - 35'

BUFFERS: 35' LANDSCAPE BUFFER ALONG WITHLACOOCHEE STATE TRAIL WITH A MINIMUM OF 20' PROVIDED AT 80% OPACTIV TO BE REACHED WITHIN 3 YEARS OF PLANTING.

MAXIMUM SQUARE FOOTAGE: 2,400,000 SQ FT

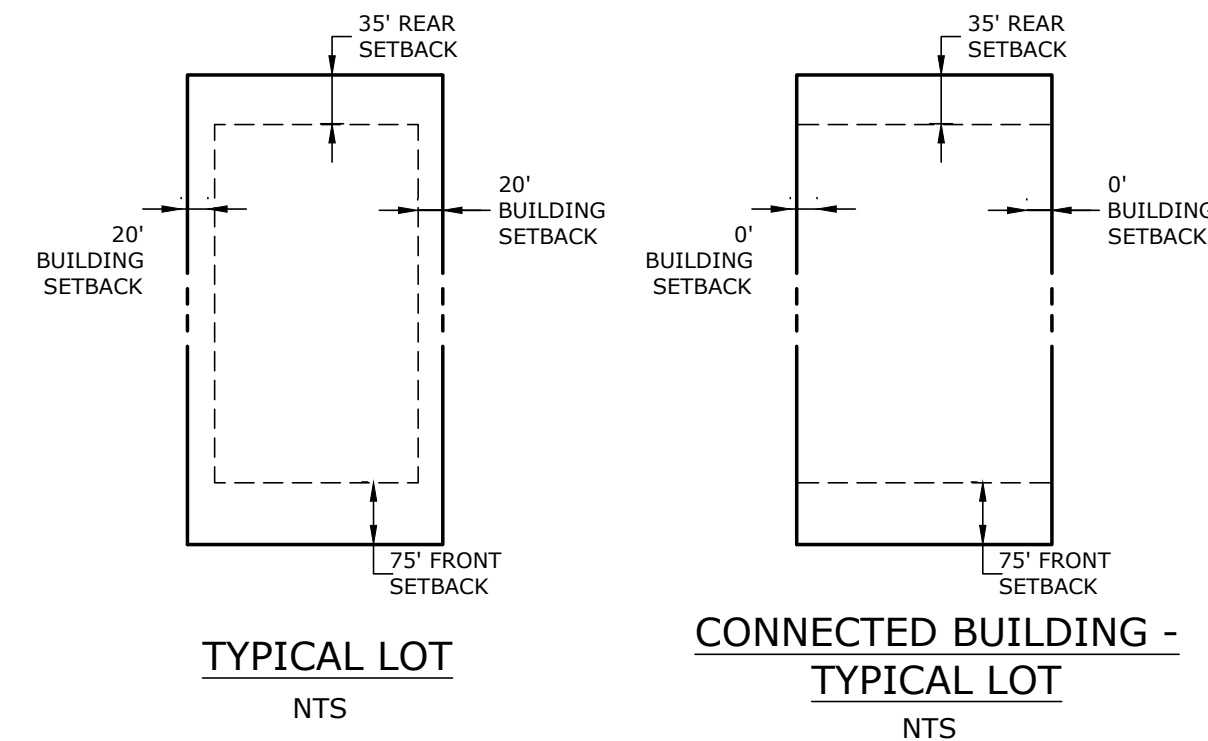
FLOODPLAIN: THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0238D & 1205C0239D, EFFECTIVE 02/02/2012. ACCORDING TO THE FIRM A LARGE PORTION THE PROJECTS EASTERN BORDER IS LOCATED IN ZONE AE, EL 61.3' AND A SMALL ZONE AE, EL 61.4' IS LOCATED CENTRALLY IN THE PROJECT. THERE IS AN EXISTING DRA AT THE PROJECTS NORTH END, ALONG KETTERING ROAD WITH AN AREA OF FLOOD ZONE AE, EL 55.8'

FIRE: FIRE MAIN STUB OUTS WILL BE PROVIDED FOR EACH INDUSTRIAL LOT. FIRE FLOW REQUIREMENTS WILL BE EVALUATED ON FINAL ENGINEERING FOR EACH LOT BASED ON INDUSTRIAL BUILDING REQUIREMENTS.

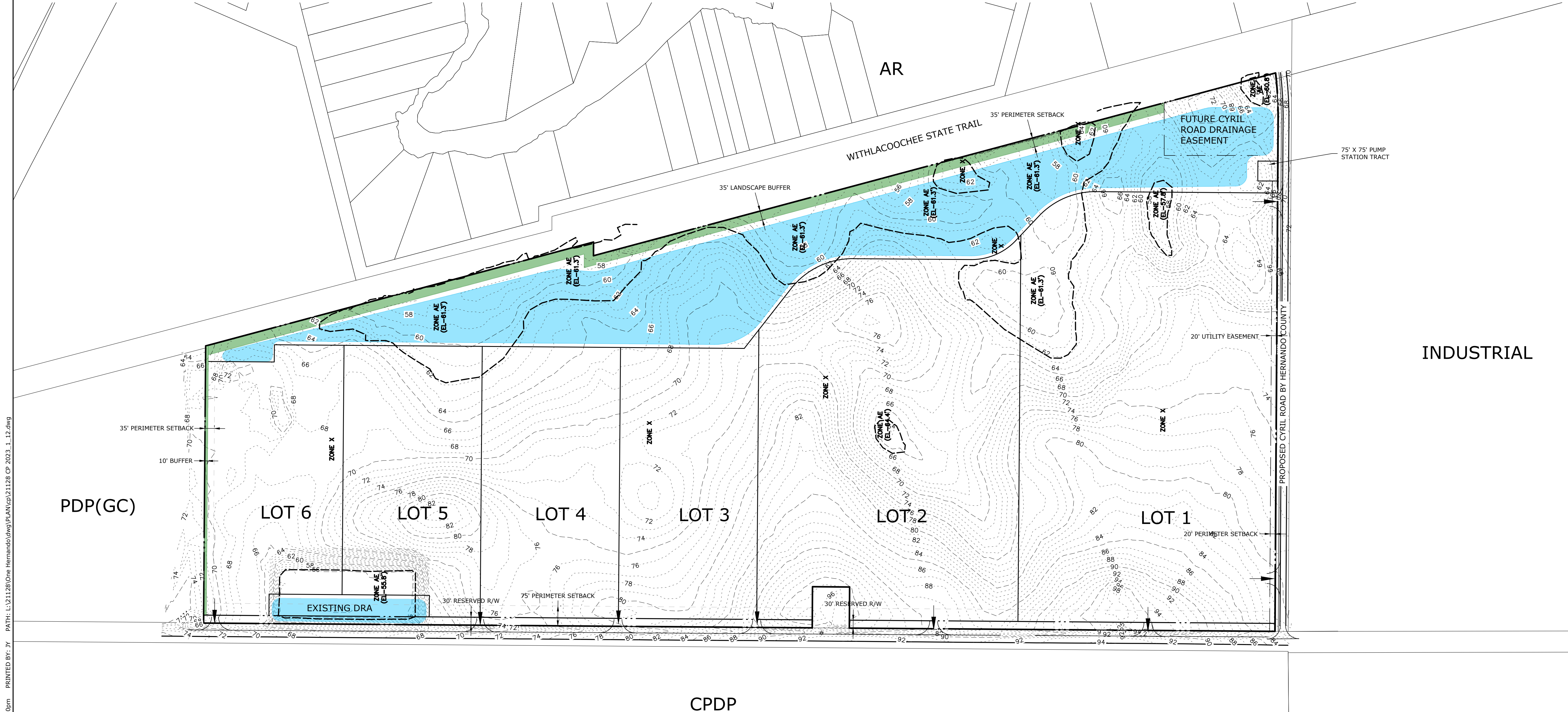
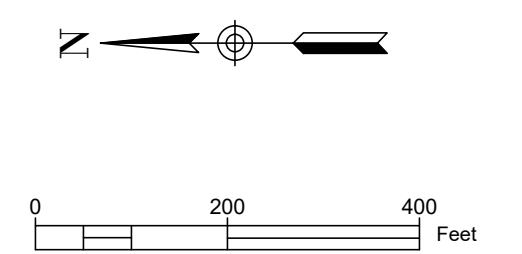
WETLANDS AND/OR SURFACE WATERS ARE PRESENT

GENERAL NOTES:

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
3. FLOODPLAIN MITIGATION AREAS ARE RERQUIRED, AND THE LOCATION AND SIZE WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN

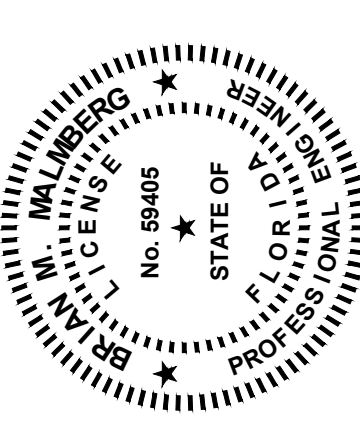


LAND USE TABLE	
LAND USE	ACRES
INDUSTRIAL	112.88
BUFFERS	3.28
DRAINAGE	26.2
R/W RESERVATION & PUMP STATION	2.83
TOTAL AREA	±145.05



PRINTED: 01/12/2023 - 2:30pm
 PRINTED BY: JY
 PATH: L:\21128\One Hernando\dwg\PLAN\cp21128 CP 2023_1_12.dwg

CONDITIONAL PLAT
 STATEWIDE LOGISTICS CENTER



Coastal
 Engineering
 Surveying
 Environmental
 Transportation
 Communication Management
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

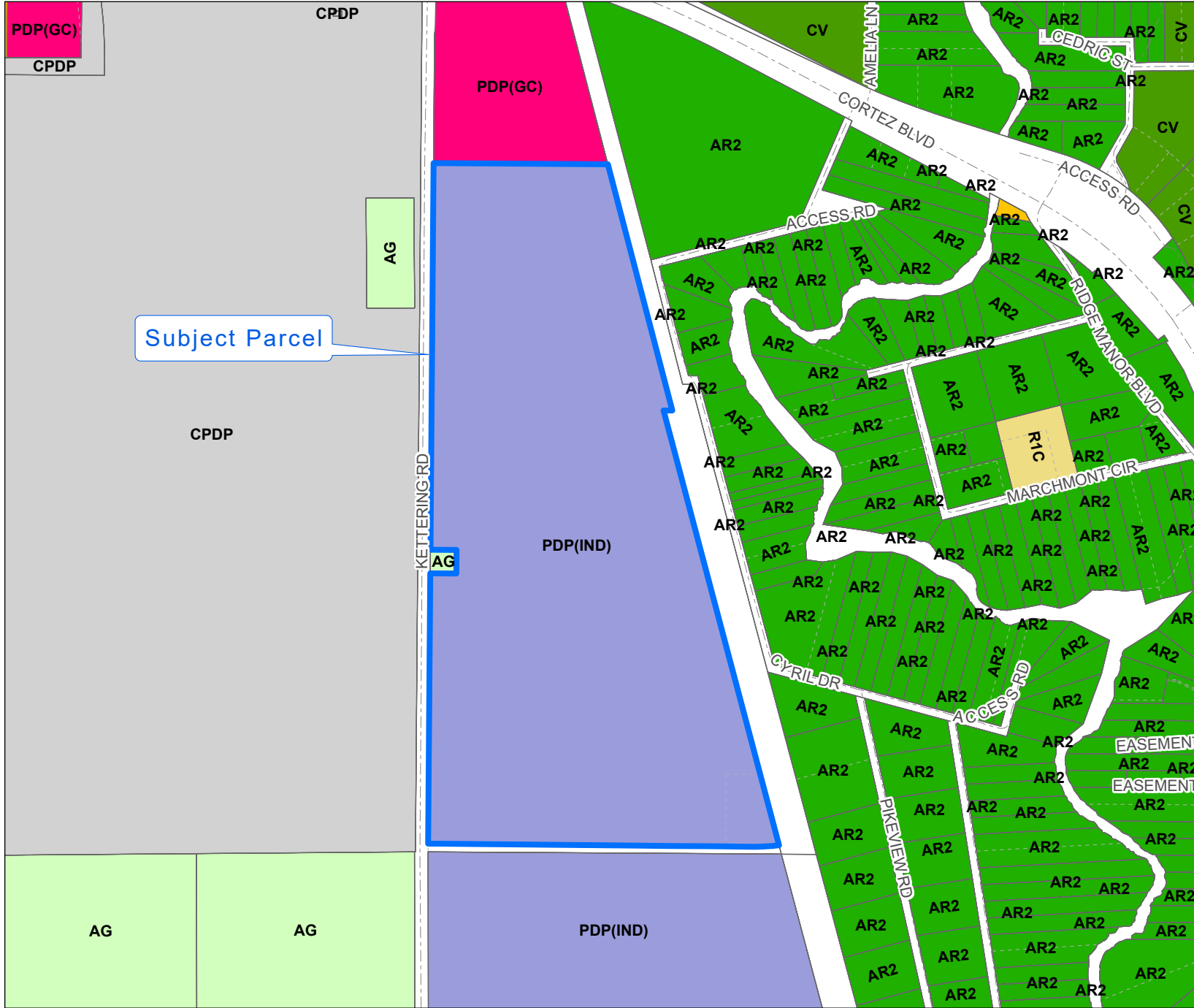
REUSE OF DOCUMENT
 THIS DOCUMENT COMPRISED OF THE
 INDEPENDENT DESIGN OF THE
 AS AN INSTRUMENT OF
 PROFESSIONAL SERVICE IS THE
 PROPERTY OF COASTAL
 ASSOCIATES, INC. AND IS NOT TO BE
 USED, IN WHOLE OR IN PART FOR
 ANY OTHER PROJECT WITHOUT THE
 WRITTEN AUTHORIZATION OF COASTAL
 ENGINEERING ASSOCIATES, INC.
 DRAWING INVALID UNLESS SIGNED, DATED
 & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY/REV. NO.	REVISION

SHEET
1
 JOB No.: 21128
 WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

CP 1449555

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.

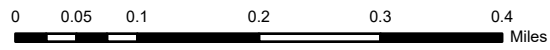
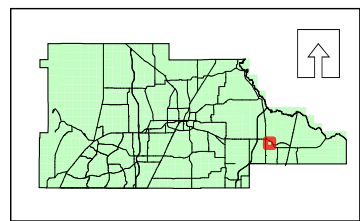


Subject Parcel

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

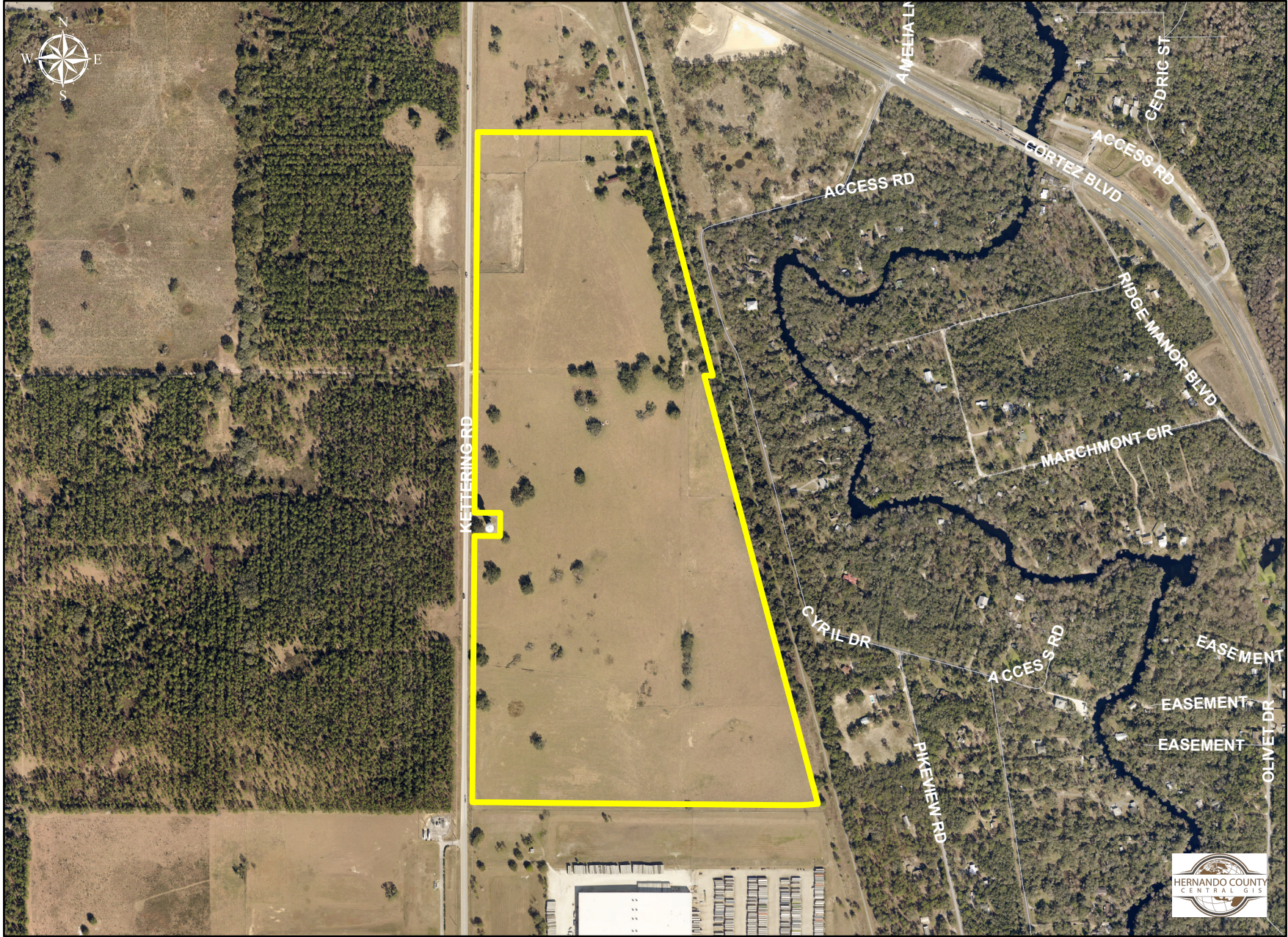
City Zoning Pending



CP 1449555

Photo date: 2020

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 0.05 0.1 0.2 0.3 0.4 Miles

STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 13, 2022
Board of County Commissioners: July 12, 2022

APPLICANT: One Hernando LLC, c/o Cardinal Point Management, LLC

FILE NUMBER: H-22-29

REQUEST: Establish a Master Plan on Property Zoned PDP(IND)/Planned Development Project (Industrial)

GENERAL LOCATION: East side of Kettering Road, approximately 1332' south of Cortez Boulevard

PARCEL KEY NUMBERS: 394424

APPLICANT'S REQUEST:

On January 10, 2017, the Board of County Commissioners approved a Master Plan Revision on property zoned PDP(IND)/Planned Development Project (Industrial) on the subject site. Since this approval, no vertical construction has occurred.

The petitioner's current request is to establish a master plan on the subject site to move forward with the development of four (4) lots with a maximum development intensity of 2,400,000 square feet of gross floor area.

SITE CHARACTERISTICS:

Site Size: 146.0 acres

Surrounding Zoning:

Land Uses: North: PDP(GC); vacant commercial
South: PDP(IND); existing distribution facility
East: AR-2; vacant residential
West: CPDP; Sunrise Development of Regional Impact

Current Zoning: PDP(IND)/Planned Development Project (Industrial)

Future Land Use Map Designation: I-75/SR 50 Planned Development District

ENVIRONMENTAL REVIEW:

- Soil Type:** Candler Fine Sand, Tavares Fine Sand, Myakka Fine Sand
- Features/
Resources:** The property does not contain a Special Protection Area (SPA). It does contain a Class 2 Wellhead Protection Area (WHPA), diagonally across the site), an archaeological site, and very small wetland on the southwest boundary. Class 2 WHPA uses would be prohibited within this narrow area, including hazardous waste treatment, storage or disposal facilities.
- Comment:** Contact Compliance and Review Section of the Florida Department of Historical Resources to determine if survey work is required before lot development.
- Habitat:** Improved pasture 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). Narrative states gopher tortoise are present.
- Comment:** Provide a wildlife survey prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
- Flood Zone:** AE

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. There is an existing 12-inch water main that runs along the east side of Kettering Road that transitions to a 16-inch south of the water storage tank. There is an existing 8-inch sewer force main that runs along the west side of Kettering Road. 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.

Furthermore, the potential right-of-way expansion along Kettering Road is shown through the existing county owned elevated water storage tank site. If Kettering Road is widened in the future using the proposed alignment, there would be a potential conflict with the existing tank and the existing 12" and 16" water mains located along the east side of Kettering Road. The Utility Department should be included in any future discussions related to the roadway planning in this area and a Water/Sewer Agreement shall be coordinated between the developer and the Utilities Department.

ENGINEERING REVIEW:

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

- A Traffic Access Analysis and Queueing Analysis may be required based on the number of peak hour trips generated by the project at the time of development. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- The petitioner shall be required to improve Kettering Road and Lockhart Road in accordance with the requirements of the Hernando County Facility Design Guidelines, the Traffic Access Analysis and the County Engineer upon development.
- This site contains several 1% annual chance floodplain areas. See attached map extract. Development within a floodplain requires specific permitting and mitigation. Development must meet SWFWMD ERP and HCFDG drainage design requirements.

LAND USE REVIEW:

Setbacks:

The petitioner has proposed the following setbacks for the subject site:

- Front: 75'
- Side: 20'
- Rear: 35'

Perimeter Setbacks:

The Hernando County Land Development Regulations require the following minimum perimeter setbacks for PDP(IND)/Planned Development Project (Industrial) master plans:

- Side 20'
- Rear 35'

Comments: The petitioner has proposed the following perimeter setbacks. All setbacks are equal or greater than the minimum requirements of the Hernando County Land Development Regulations:

- From Kettering Road: 75'
- From the northern boundary: 35'
- From the southern boundary: 20'
- From the eastern boundary: 35'

Buffers:

According to the Hernando County Land Development Regulations, a 5' vegetative buffer is required along the entire perimeter of the subject site.

Where an industrial zoned lot abuts another industrial zoned lot, in an area intended and used solely for truck loading, docking, staging and/or truck parking and the area is located behind the front line of the main building structure, the area is exempt from internal tree and parking island requirements. Such areas shall not require the commercial buffer but shall require installation and maintenance of a five-foot-wide landscape strip consisting of at least one (1) tree, three-inch minimum caliper, per fifty (50) linear feet and two (2) shrubs plus turf grass, ground cover and/or mulch. Preserved natural vegetation may be substituted for the landscape strip with approval of the development department review staff. Mitigation of any existing trees in the area behind the main building will not be required.

Comments: In addition to the vegetative buffer around the site, a 35' landscape buffer shall be required along the Withlacoochee State Trail with a minimum of 20' provided at 80% opacity to be reached within 3 years of planting, consistent with previous approvals. The entire buffer shall be completely installed within three years of construction drawing approval.

Parking:

The Hernando County Land Development Regulations has minimum parking calculations based on the specific uses proposed. The petitioner shall be required to provide 1 parking space per employee peak shift. Additionally, one space is required for every vehicle operated by the establishment on the premises.

Lighting:

The petitioner has not proposed a lighting plan for the subject site. If the master plan is approved, the petitioner will be required to meet all lighting requirements as identified in the Hernando County Land Development Regulations.

COMPREHENSIVE PLAN REVIEW:

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

Industrial Category

Strategy 1.04H(3): The County shall provide for economic development and provide for a stable inventory of industrial locations through the protection and maintenance of its industrial areas. The conversion of industrially designated sites to other uses is discouraged.

Comments: The proposed use is consistent with the I-75/SR 50 Planned Development District and the strategy to provide for economic development.

FINDINGS OF FACT:

A request to establish a Master Plan on property zoned PDP(IND)/Planned Development Project (Industrial) 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 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 to Establish a Master Plan on property zoned PDP(IND)/Planned Development Project (Industrial) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County 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 prepared by a qualified professional. Any listed floral species shall be included. 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 for design techniques, principles, materials, and plantings for required landscaping.
4. The petitioner shall be required to contact the Compliance and Review Section of the Florida Department of Historical Resources to determine if survey work is required before lot development. Findings from this contact shall be provided at the time of site development permitting.
5. The developer shall perform a utility capacity analysis in accordance with HCUD specifications and connect to the central water and sewer systems at time of vertical construction.
6. The development shall enter into a Water and Sewer Agreement with the County to mitigate any impacts from the development and ensure that the necessary utility improvements are in place to serve the development.
7. This project may require a Traffic Access Analysis and a queueing analysis based on the number of peak hour trips generated by the project at the time of development. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
8. The petitioner shall be required to improve Kettering Road and Lockhart Road in accordance with the requirements of the Hernando County Facility Design Guidelines, the Traffic Access Analysis and the County Engineer upon development.
9. A 35' landscape buffer shall be installed along the Withlacoochee State Trail with a minimum of 20' provided at 80% opacity to be reached within 3 years of planting, consistent with previous approvals. The entire buffer shall be completely installed within three years of construction drawing approval. The remainder of the site shall meet the requirements of the community appearance ordinance.
10. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring parcels.

11. Minimum Building Setbacks:

Front: 75'
Side: 20'
Rear: 35'

12. Minimum Perimeter Setbacks:

From Kettering Road: 75'
From the northern boundary: 35'
From the southern boundary: 20'
From the eastern boundary: 35'

13. The petitioner shall provide a revised plan in compliance with all of 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

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12558
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Conditional Use Permit Petition Submitted by Francisco Soto Jr. (CU2308)

BRIEF OVERVIEW

Request:

Conditional Use Permit for a Temporary Security Residence Associated with the Construction of a House

General Location:

East of Jenkins Avenue, approximately 125' south of Wilson Boulevard

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Security Residence associated with the construction of a house, for a period of up to one (1) year with performance conditions.

REVIEW PROCESS

Table with 3 columns: Name, Status, Date/Time. Rows include Omar DePablo, Michelle Miller, Aaron Pool, Kyle Benda.

AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING Arflack

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023

APPLICANT: Francisco Soto Jr.

FILE NUMBER: CU-23-08

REQUEST: Conditional Use Permit for a Temporary Security Residence Associated with the Construction of a House

GENERAL LOCATION: East of Jenkins Avenue, approximately 125' south of Wilson Boulevard

PARCEL KEY NUMBER: 199154

APPLICANT'S REQUEST

The petitioner is requesting a Conditional Use Permit for a Temporary Security Residence, namely an RV, in order to provide security and monitoring of their home during construction. The petitioner has indicated proper water and septic utilities will be provided to meet the County standards.

SITE CHARACTERISTICS

Site Size: 0.2 acres

Surrounding Zoning & Land Uses: North: R-1B; Single Family
South: R-1B; Single Family
East: R-1B; Single Family
West: R-1B; Single Family

Current Zoning: R-1B (Residential)

Future Land Use Map Designation: Residential

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 service are not available to this parcel. HCUD has no objection to the request subject to Health Department approval/determination that the existing Onsite Sewage Treatment and Disposal System can handle the increased usage.

ENGINEERING REVIEW

The property is located on the East of Jenkins Avenue, approximately 125' south of Wilson Boulevard. The Engineering Department has reviewed the request and indicated no drainage or traffic issues.

LAND USE REVIEW

Minimum Building Setbacks Required in the R-1B (Residential) District:

- Front: 25'
- Side: 10'
- Rear: 20'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Security Residence associated with the construction of a house, for a period of up to one (1) year 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. No attachments or other structures shall be erected on the property or attached to the RV.
3. The proposed RV shall meet the setbacks of the R-1B (Residential) zoning district.
 - Front: 25'
 - Side: 10'
 - Rear: 20'

4. The petitioner shall meet the requirements of the Health Department for waste management.
5. The Conditional Use Permit shall expire on August 14, 2024.

CU-23-08

Photo date: 2020

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.

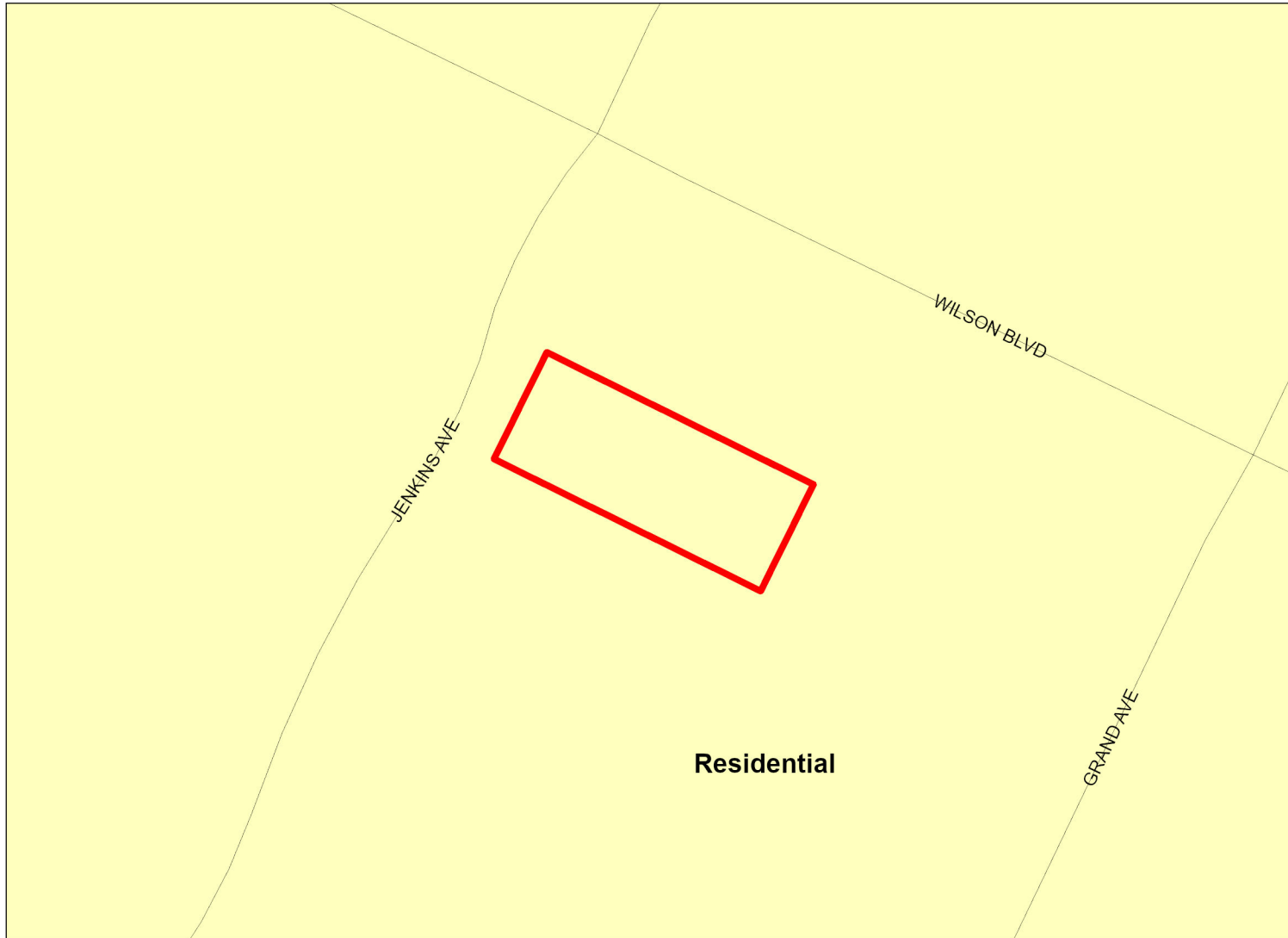


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Miles



Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-23-08
Version Date: 12/09/2022

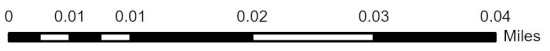


	CU-23-08
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

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: 07/19/2023



CU-23-08

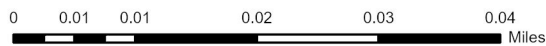
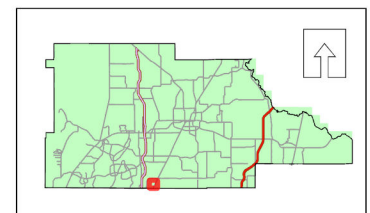
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
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I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



CU-23-08

**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:

Received
MAY 26 2023

Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME: Francisco Soto Jr.
Address: 10373 Sunshine Grove Rd.
City: Brooksville State: Fl. Zip: 34613
Phone: 813-504-4141 Email: fsotojr82@gmail.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): R36-223-18-2690-0360-0120 199154
2. SECTION 36-23-18, TOWNSHIP Masaryktown, RANGE _____
3. Current zoning classification: R-1B
4. Desired use: RV Home/5th wheel RV Home
5. Size of area covered by application: _____
6. Highway and street boundaries: _____
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

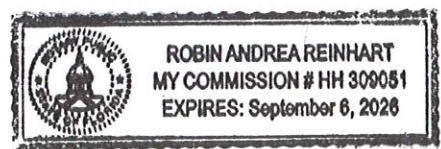
PROPERTY OWNER AFFIDIVAT

I, Francisco Soto Jr., 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): _____ and (representative, if applicable): _____ to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 26 day of May, 2023, by Francisco Soto Jr. who is personally known to me or produced FL DL as identification.

[Signature]
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

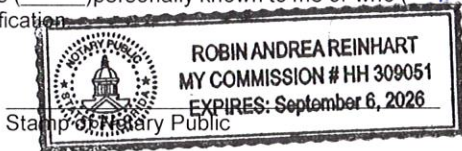
Request an RV to be used as security trailer while building home.

Received
MAY 26 2023
Planning Department
Hernando County, Florida

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26 day of May, 2023
by Francisco Soto, who is () personally known to me or who () has produced
FL DL as identification.

Robin Reinhart
Signature of Notary Public





Planning & Zoning Commission

AGENDA ITEM

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12560
Legal Request Number:
Bid/Contract Number:

TITLE

Special Exception Use Permit Petition Submitted by Hugh Macfarlane (SE2303)

BRIEF OVERVIEW

Request:

Special Exception Use Permit for a Place of Public Assembly, namely a Mediation, Training and Meeting Hall

General Location:

West side of Citrus Way, approximately 2,900' north of Ponce De Leon Boulevard

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.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly, namely a Meditation, Training and Meeting Hall, with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	07/21/2023	4:00 PM
Michelle Miller	Approved	07/24/2023	9:16 AM
Aaron Pool	Escalated	07/26/2023	5:18 PM
Michelle Miller	Approved	07/26/2023	7:18 PM
Kyle Benda	Approved	07/28/2023	11:12 AM

AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING	Arflack

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023

APPLICANT: Hugh Macfarlane

FILE NUMBER: SE-23-03

PURPOSE: Special Exception Use Permit for a Place of Public Assembly, namely a Meditation, Training and Meeting Hall

GENERAL LOCATION: West side of Citrus Way, approximately 2,900' north of Ponce De Leon Boulevard

PARCEL KEY NUMBER: 837241, 837250, 1493217

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit for a Place of Public Assembly, namely a Meditation, Training and Meeting Hall, in order to hold mediation and training groups/sessions. The request will expand an existing nonresidential farm building to a meeting hall which will be designed as a meeting place for practitioners of the Meditation Programs.

The petitioner has indicated that their current building limits the number of participants to ten or fewer. The proposed expansion would be to provide additional facilities in order to accommodate 30 participants. The proposed expansion would also include expanding the existing pavilion from 495 square feet to a meeting hall of approximately 2,000 square feet. The pavilion would then be used as a classroom, with two large rooms for practicing meditation. Furthermore, the expansion would also provide for two bathrooms, one breakroom, and an office. In the future, the petitioner indicated an 800 square feet caretaker's cottage would be constructed to accommodate those meditators who have long travel times and who wish to work on the property for several days.

SITE CHARACTERISTICS:

Site Size: 16.22 acres

Surrounding Zoning & Land Uses: North: AG; Undeveloped

South: AG; Single Family, Kids Moto Cross Training Facility

East: AG; Undeveloped

West: AG; 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. Services are not available at this time. HCUD has no objection to the request subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.

ENGINEERING & TRANSPORTATION REVIEW:

The site is located on the west side of Citrus Way, approximately 2,900' north of Ponce De Leon Boulevard. The petitioner has indicated a single driveway to Citrus Way.

The County Engineer has reviewed the request and indicated the following:

- This site is located within two watersheds.
- The proposed development must conform with Hernando County and Southwest Florida Water Management District Environmental Resource Permit drainage design requirements. Geotechnical testing data is required to corroborate the design parameters used.
- Access to Citrus Way is to be a paved commercial connection. Driveway apron to be installed to meet the requirements of Hernando County Facility Design Guideline IV-25.
- Site is to ensure handicap parking and ADA accessibility for the site.

LAND USE REVIEW:

Minimum Building Setbacks:

Front: 75'

Side: 35'

Rear: 50'

Comments: All proposed structures must meet the minimum building setbacks. Any future development of the site beyond those structures named

herein, will require an amendment to the Special Exception Use Permit.

Parking

County LDRs require a minimum of 0.3 parking spaces per seat based on maximum occupant load for Places of Public Assembly. Grassed parking shall be permitted.

Comments: In the event increased traffic causes grassed parking areas to deteriorate, the petitioner shall be required to provide an alternative surface as approved by the County's Administrative Official.

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: The petitioner has not indicated any provisions for lighting of the subject property. If 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.

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 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, the Special Exception Use Permit 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. Uses allowed in this category include farms, ranches, agri-industrial uses, agricultural commercial, farm worker housing,

residential uses, neighborhood commercial uses, recreation, and public and semi-public uses. A Place of Public Assembly is an allowable use in all zoning districts subject to compliance with the performance conditions.

FINDING OF FACTS:

The request for a Special Exception Use Permit for a Place of Public Assembly, namely a Meditation, Training and Meeting Hall, is appropriate based on the following conclusions:

1. The 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.
2. The proposed use is compatible with the area and not adverse to the public interest.

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 a Place of Public Assembly, namely a Meditation, Training and Meeting Hall, 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. No RVs shall be permitted on-site.

3. Minimum Building Setbacks:
Front: 75'
Side: 35'
Rear: 50'
4. Any future expansions or changes related to the special events shall require an amendment to the Special Exception Use Permit.
5. Adequate restroom facilities in accordance with the requirements of the Health Department shall be provided for all events.
6. The Driveways shall be required to meet County Standards.
7. Grassed parking shall be permitted. In the event increased traffic causes grassed parking areas to deteriorate, the petitioner shall be required to provide an alternative surface as approved by the County's Administrative Official.
8. The petitioner shall meet all requirements of the Florida Department of Health in Hernando County for Onsite Sewage Treatment and Disposal Systems and all the requirements of the Florida Department of Environmental Protection for potable water supply.
9. Access to Citrus Way shall be paved to commercial standards and shall be installed to meet the requirements of Hernando County Facility Design Guideline IV-25.

SE-23-03

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.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

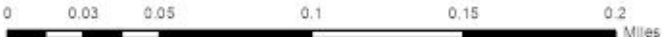
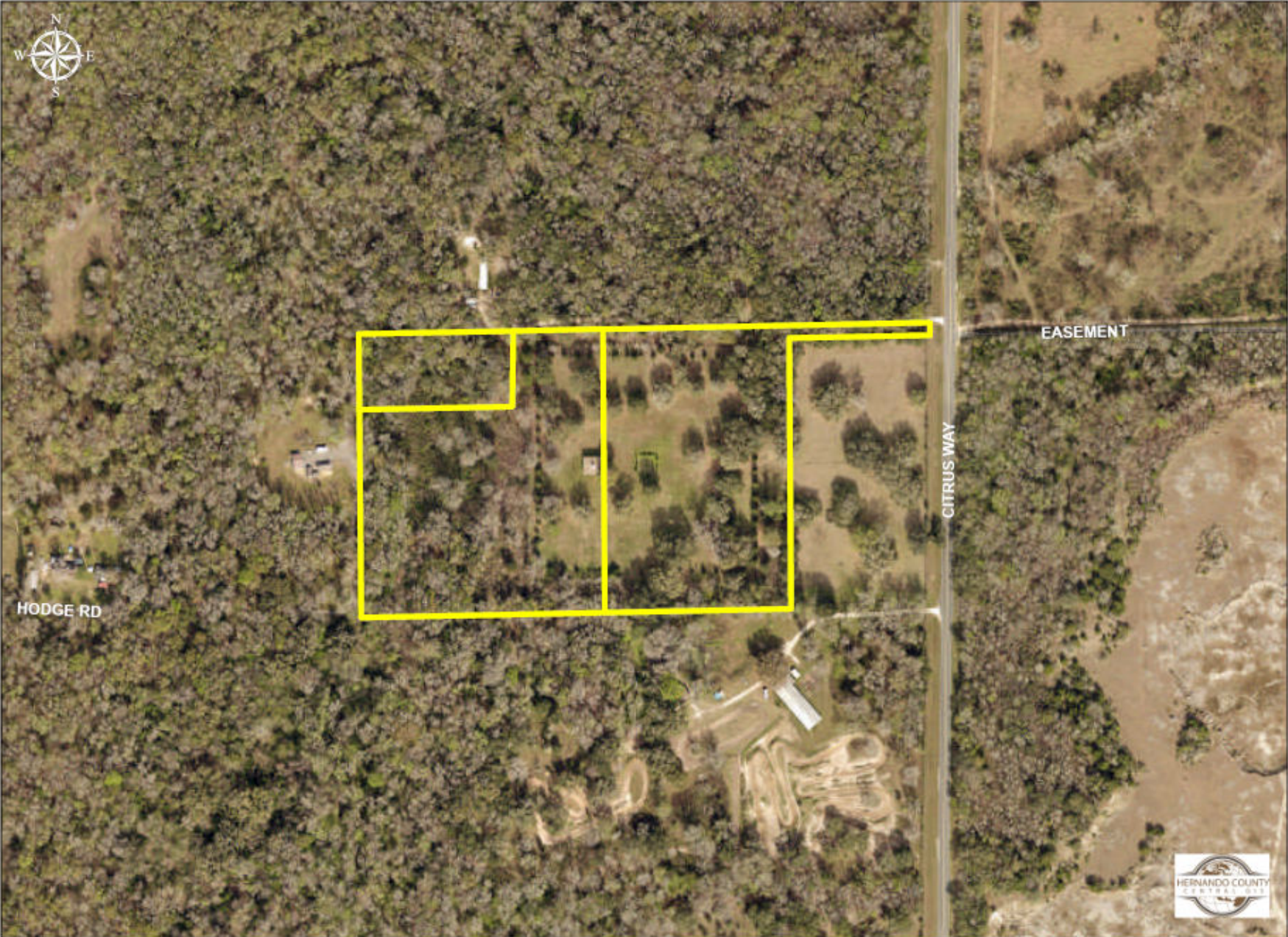
City Zoning Pending



SE-23-03

Photo date: 2020

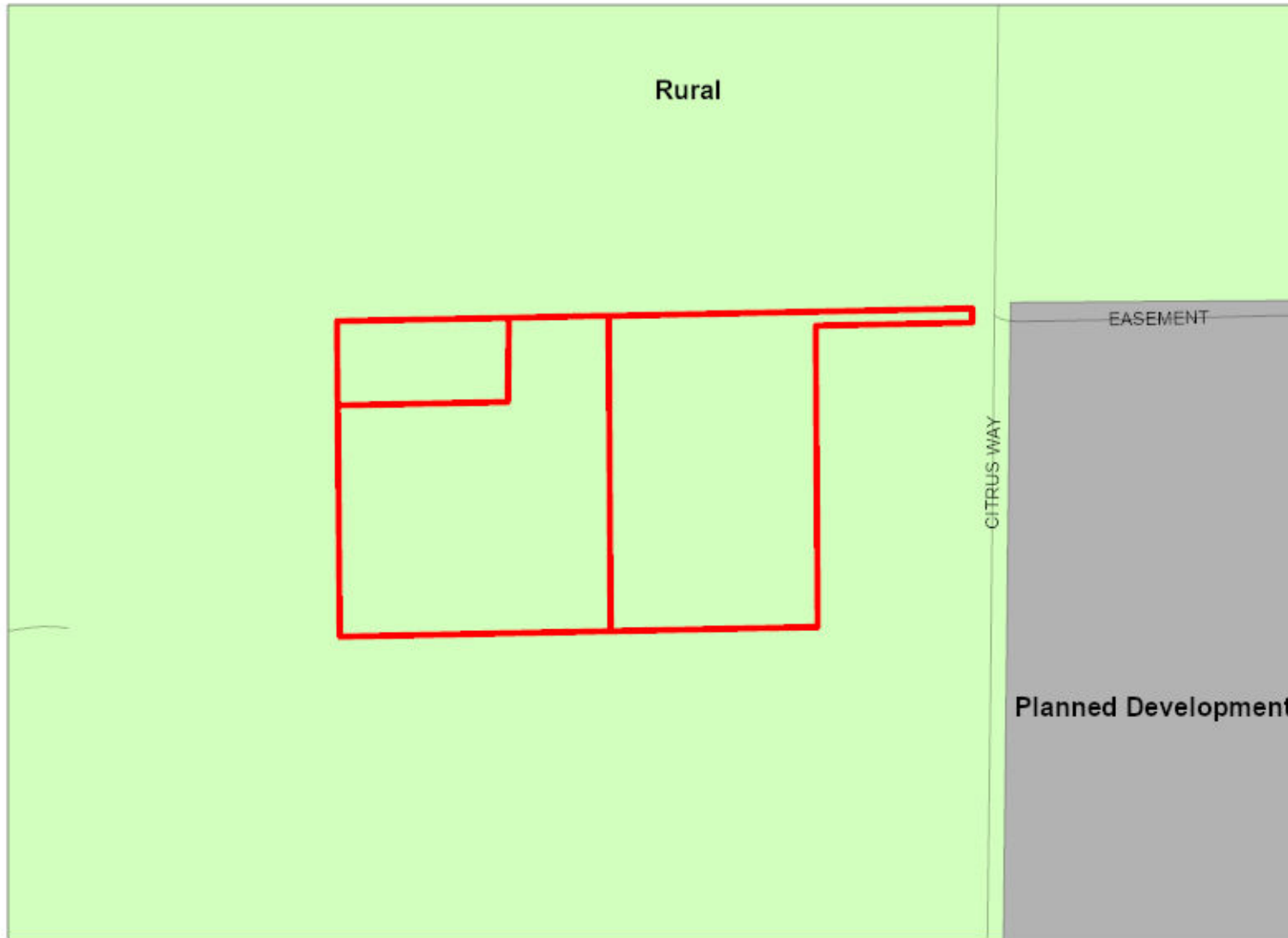
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-23-03

Version Date: 07/14/2022



SE-23-03

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

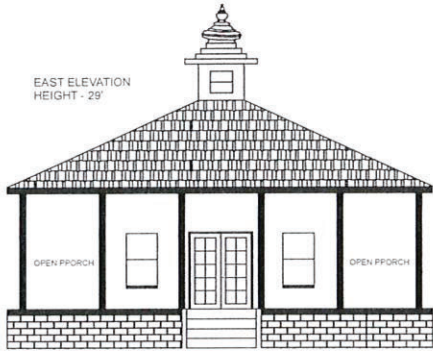
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



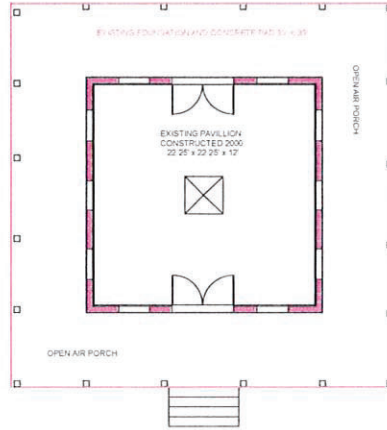
Date of mapping: 05/08/2023



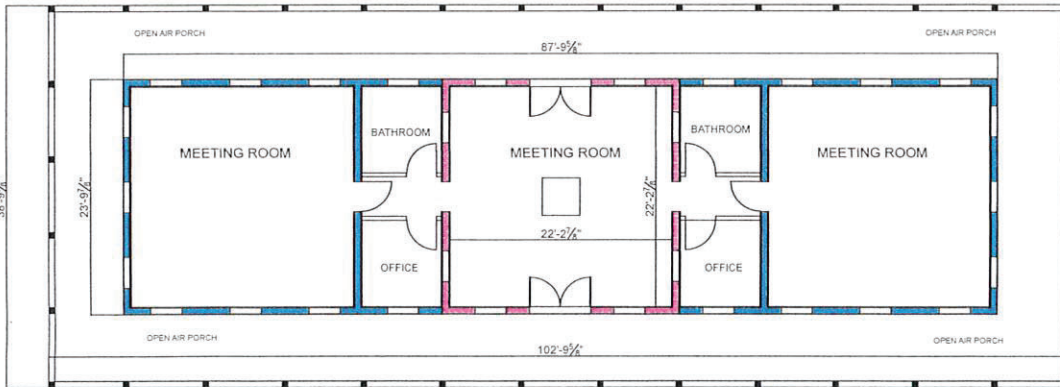
Received
 MAR 28 2023
 Planning Department
 Hernando County, Florida



EXISTING PAVILLION



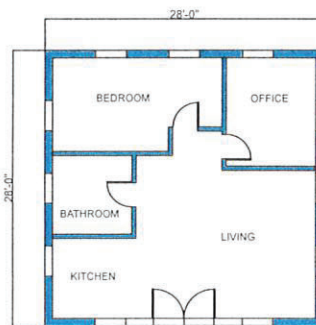
PROPOSED MEETING HALL
 APPROXIMATELY 2000 SQ. FT.



PLAN VIEW OF PROPSED MEETING HALL



FUTURE CARETAKER COTTAGE
 APPROXIMATELY 800 SQ. FT.



PLAN VIEW - FUTURE CARETAKER COTTAGE



EXISTING BATHROOM
 AND EQUIPMENT SHED



7 Acre Garden



Existing Building

Received

MAR 28 2023

Planning Department
Hernando County, Florida

HERNANDO COUNTY CONDITIONAL USE PERMIT OR SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE 23-03 Official Date Stamp:



- Application request (check one):
[] Conditional Use Permit
[X] Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Received
MAR 28 2023
Planning Department
Hernando County, Florida

Date: March 24, 2023

APPLICANT NAME: Hugh Macfarlane

Address: 6466 Draw Lane
City: Sarasota State: Florida Zip: 34238
Phone: (813) 267-1058 Email: hcmac108@yahoo.com
Property owner's name: (if not the applicant) Brahmananda Saraswati Foundation

REPRESENTATIVE/CONTACT NAME: Hugh Macfarlane

Company Name:
Address: 6466 Draw Lane
City: Sarasota State: Florida Zip: 34238
Phone: (813) 267-1058 Email: hcmac108@yahoo.com

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 837241, 837250, 1493217
2. SECTION 18, TOWNSHIP 21, RANGE 19
3. Current zoning classification: Rural (AG)
4. Desired use: Expansion of a non-residential agricultural building to a meeting hall
5. Size of area covered by application: 16.225 acres
6. Highway and street boundaries: Citrus Way (CR 491)
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDAVIT

I, Richard Quinn, 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
[X] I am the owner of the property and am authorizing (applicant): Hugh Macfarlane and (representative, if applicable): Hugh Macfarlane to submit an application for the described property.

Signature of Property Owner

NEW YORK
STATE OF FLORIDA
COUNTY OF HERNANDO SUFFOLK

The foregoing instrument was acknowledged before me this 28th day of March, 2023, by Richard Quinn who is personally known to me or produced NYDL as identification.

Signature of Notary Public

CAMILLE ANDRESEN
Notary Public, State of New York
No. 01AN6361829
Qualified in Suffolk County
Commission Expires July 17, 2025

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

Notary Seal/Stamp

Received
MAR 28 2023
Planning Department
Hernando County, Florida

Special Exception Permit for 16317 Citrus Way in Hernando, County, Florida.
The owner of the 16 acre parcel is the Brahmananda Saraswati Foundation

Written Narrative:

The Brahmananda Saraswati Foundation is a 501 (c)(3) non-profit organization in the United States whose mission is to secure peace, affluence, and invincibility for life everywhere on earth by providing perpetual support for large groups practicing the Transcendental Meditation Programs.

The Brahmananda Saraswati Foundation is requesting a special exception permit which will allow the use at 16317 Citrus Way in Hernando County to expand an existing non residential farm building to a meeting hall which will be designed as a meeting place for practitioners of the Transcendental Meditation Programs.

In 1999, the seven acre Maharishi Vedic garden and pavilion were designed by architect Tom Weinbrenner. The pavilion was constructed by Nichols Masonry in 2000, and the Maharishi Vedic garden, using a Chakravarti design, was completed by Twin Cedars Nursery in 2003. The purpose of the facility has been to promote the practice of the Transcendental Meditation Programs. The organizers of the facility encouraged the practice of meditating in small groups in a rural, peaceful setting near the geographic center of Florida. For more than twenty years, the group whose size generally ranged from 8 to 10 met at least once a month except during the high Covid period , and a smaller group of three or four met weekly to meditate and maintain the grounds and building.

Our hardship is that our building limits the number of participants to ten or fewer, and by expanding its footprint, we can accommodate up to 30 participants. As shown in the attached plans, we are proposing to expand the existing pavilion from 495 sq. ft. to a meeting hall of approximately 2000 sq.ft. The existing pavilion will be used as a classroom, while the two new large rooms will be used for practicing transcendental meditation and its advanced programs for up to 15 in each room. We also plan to add two bathrooms, one break room, and one office. At a future time, we are also proposing to add an 800 sq.ft. caretaker cottage to accommodate those meditators who have long travel times and who wish to work on the property for several days.

We feel that the change in land use by special exception permit will promote and protect the rural nature of our neighborhood while enhancing the quality of life. Please note: Our property at 16317 Citrus Way has two existing structures. The two are a 495 sq. ft. pavilion and a 128 sq. ft. combined bathroom and storage shed. Our property has access to Citrus Way by a shared easement. As shown in the attached plans, we have designated two grass parking areas which will easily accommodate twenty vehicles along the east end of the property. Vehicles are restricted from driving in the garden.

[Handwritten signature] 3-3-23

[Handwritten signature] 3/3/2023

LISA M. GIOIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G16187694
Qualified in Suffolk County
Commission Expires 05/27/2024

Received

MAR 28 2023

Planning Department
Hernando County, Florida

OWNER AFFIDAVIT

I, Richard Quinn, HEREBY STATE AND AFFIRM THAT:

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Richard Quinn
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30 day of March, 2023 by Richard Quinn, who is () personally known to me or who () has produced my driver license as identification.

[Signature]
Signature of Notary Public

Stamp of Notary Public

LISA M. GIOIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G16187694
Qualified in Suffolk County
Commission Expires 05/27/2024

AGENT/REPRESENTATIVE AFFIDAVIT

I, Andrew Macfarlane, HEREBY STATE AND AFFIRM THAT:

- I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Andrew K Macfarlane
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20 day of March, 2023 by Andrew K. Macfarlane, who is () personally known to me or who () has produced _____ as identification.

Kathleen E Roberts
Signature of Notary Public

Stamp of Notary Public

Notary Public State of Florida
Kathleen E Roberts
My Commission GG 336434
Expires 07/31/2023



Planning & Zoning Commission

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12559
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)

BRIEF OVERVIEW

Request:

Special Exception Use Permit for Truck Parking

General Location:

Southern terminus of Courts Court

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.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner’s request for a Special Exception Use Permit for Truck Parking, with performance condition.

REVIEW PROCESS

Omar DePablo	Approved	07/21/2023	3:59 PM
Michelle Miller	Approved	07/24/2023	9:16 AM
Aaron Pool	Escalated	07/26/2023	5:18 PM
Michelle Miller	Approved	07/26/2023	7:17 PM
Kyle Benda	Approved	07/28/2023	11:11 AM

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Donald Whiting
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING	Arflack

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023

APPLICANT: Jose Andres De La Cruz, Francis Marilyn Abin

FILE NUMBER: SE-23-02

PURPOSE: Special Exception Use Permit for Truck Parking

GENERAL LOCATION: Southern terminus of Courts Court

PARCEL KEY NUMBER: 945847

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit for Truck Parking in order to park a single truck on their parcel. The subject site is a 2.6 acre AR (Agricultural Residential) parcel. County LDRs make provisions for the parking of a single commercial vehicle through a Special Exception Use Permit, when the commercial vehicle is owned by the property owner. The subject site is located 600' south of Courts Court and surrounded by large agricultural parcels.

SITE CHARACTERISTICS:

Site Size: 2.6 acres

Surrounding Zoning and Land Uses:

North: AG: Single Family
South: AG: Single Family
East: AG: Single Family
West: AG: Single Family

Current Zoning: AR (Agricultural Residential)

Future Land Use Map Designation: Residential

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 service are not available to this parcel.

ENGINEERING REVIEW:

The site is located on the southern terminus of Courts Court. The petitioner seeks no changes to the existing access. The County Engineer has reviewed the subject request and indicated the following:

- Access to parcel is via Courts Court, a County owned and maintained, paved, 20' wide residential road.
- There is an existing concrete driveway apron from parcel to Courts Court.
- The County Engineer has no issues with the proposed use.

LAND USE REVIEW:

Specific Regulations

Pursuant to County LDRs, a special exception use permit may be applied for on parcels zoned AR, AR-1 or AR-2 in order to park one (1) commercial vehicle, operated by the legal residents of the parcel, provided the property is a minimum of 2.5 acres in size. The subject site is a 2.6 acre parcel zoned AR (Agricultural/Residential).

Comments: The petitioner owns the subject 2.6 acre site and therefore meets the minimum requirements of Article III.

Building Setbacks

Front:	50'
Side:	10'
Rear:	35'

Comments: If approved, any commercial vehicle and/or equipment must meet the building setbacks of the AR-2/(Agricultural/Residential) zoning district.

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 Residential Land Use classification on the adopted Future Land Use Map. The area is characterized by large AG (Agricultural) parcels. Commercial vehicle parking is a permitted use in AR (Agricultural Residential) zoning districts and Residential land use categories.

FINDINGS OF FACT:

The request for a Special Exception Use Permit for Truck Parking is appropriate based on the following conclusions:

The proposed use is compatible with the surrounding area, is not adverse to the public interest; and is consistent with the County's adopted Comprehensive Plan.

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 Concurrence. 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 Truck Parking, with the following performance conditions:

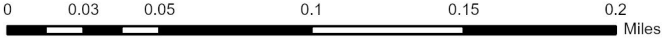
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The commercial vehicle shall be parked in accordance with the minimum setbacks of the AR (Agricultural/Residential).
3. The commercial vehicle shall be parked in a location screened from the view of adjoining right-of-way and adjacent parcels.
4. The subject site shall be limited to the parking of one commercial vehicle.

SE-23-02

Photo date: 2020

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-23-02
Version Date: 12/09/2022

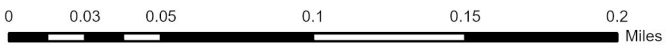


	SE-23-02
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

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.

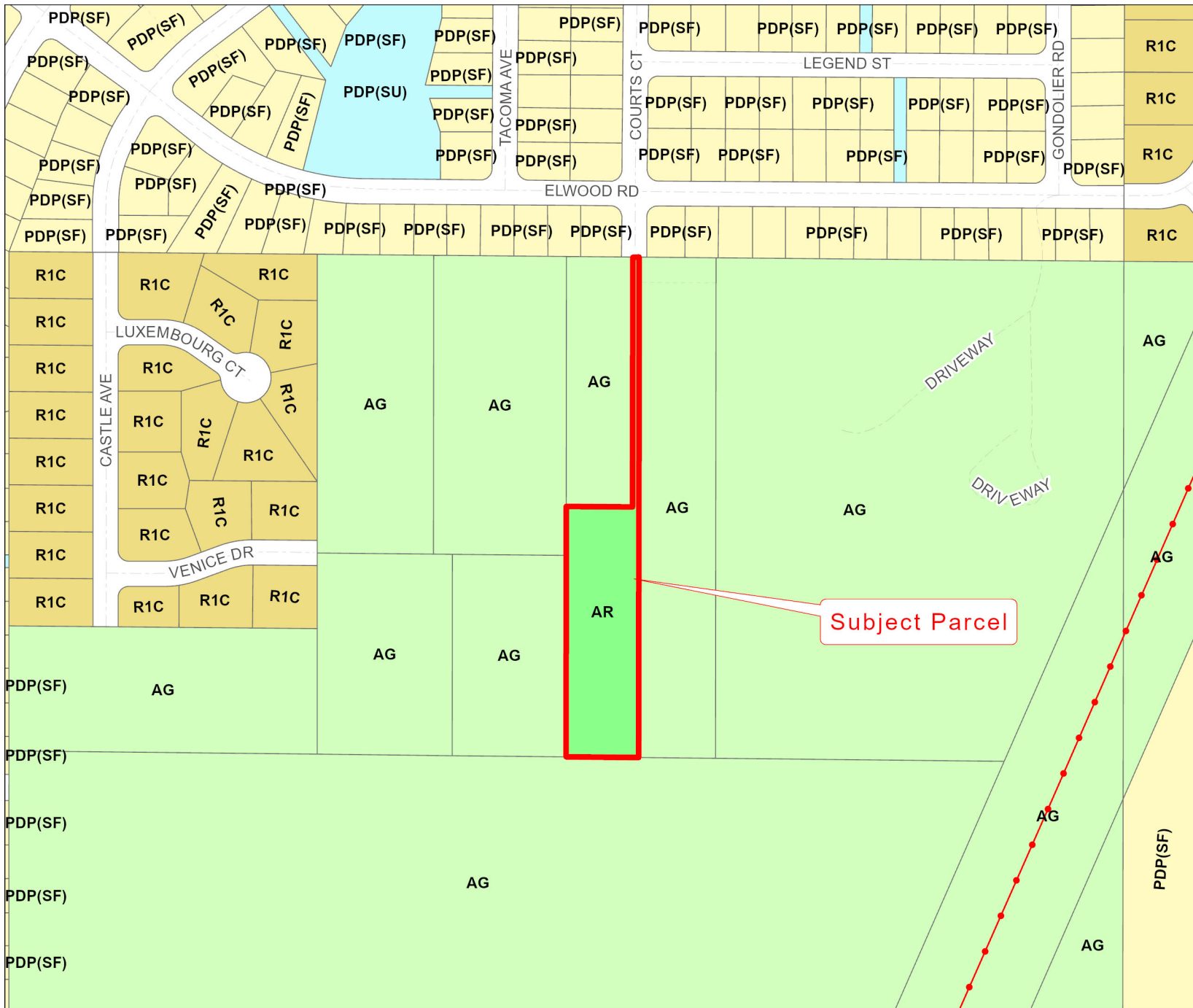


Date of mapping: 07/19/2023



SE-23-02

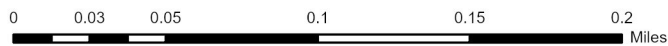
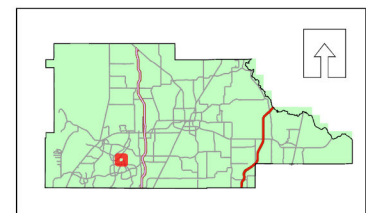
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Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending

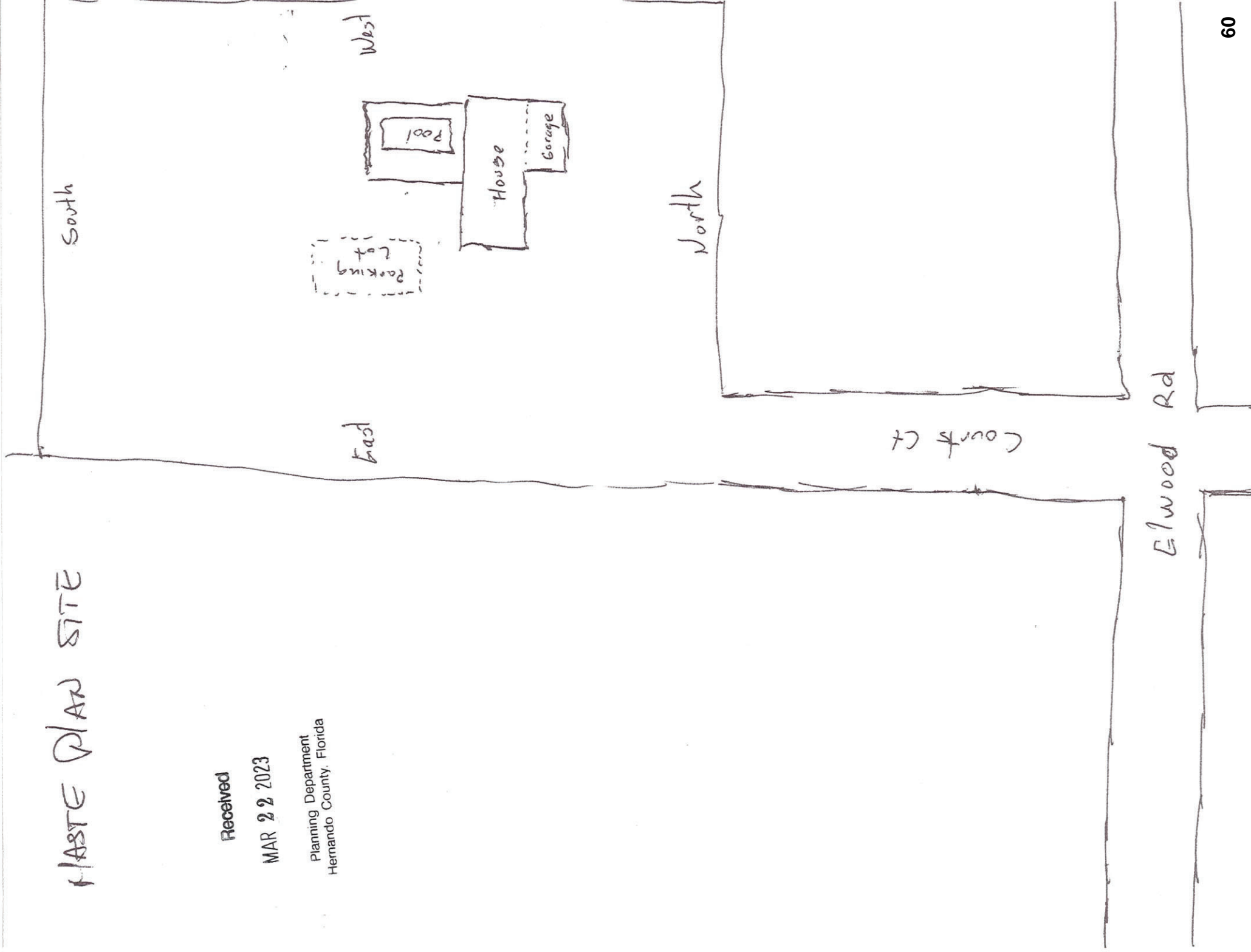


FASTE PLAN SITE

Received

MAR 22 2023

Planning Department
Hernando County, Florida



**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. SE2302 Official Date Stamp:
Received
MAR 22 2023
 Planning Department
 Hernando County, Florida

Date: 03/21/2023

APPLICANT NAME: Jose Andres de la Cruz, Francis Marilyn Abin
 Address: 4131 Courts Ct
 City: Spring Hill Florida State: FLORIDA Zip: 34609
 Phone: 786 970 6919 Email: purc10@yahoo.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____
 Company Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
 Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
 1. PARCEL(S) KEY NUMBER(S): R17 423 180000 0020 0012
 2. SECTION 17, TOWNSHIP 23 SOUTH, RANGE 18 EAST
 3. Current zoning classification: _____
 4. Desired use: Breed cattle, horses, poultry, Lamb and 1 Truckload Parking
 5. Size of area covered by application: 2.6 Acres
 6. Highway and street boundaries: ELWOOD RD, Venia Dr
 7. Has a public hearing been held on this property within the past twelve months? Yes No
 8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
 9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

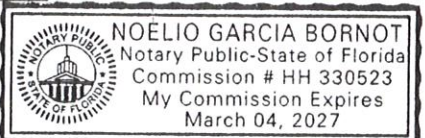
PROPERTY OWNER AFFIDIVAT

I, Jose Andres de la Cruz Francis Marilyn Abin, 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): _____
 and (representative, if applicable): _____
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO
 The foregoing instrument was acknowledged before me this 22nd day of March, 2023, by Jose Andres de la Cruz who is personally known to me or produced _____ as identification.

Francis Marilyn Abin
[Signature]
 Signature of Notary Public



MAR 22 2023

Planning Department
Hernando County, Florida

a) Proposed use and its relation to parcel

breed cattle, horses, poultry, lamb and park 1 truckload. The truckload will be parked to the south east, animals will be allocated to the south of the property.

b) Existing and future structures

single family house and a swimming pool and I plan to build a pen for hens in the nearby future.

c) There is only one access to the property via courts ct, and there is an open parking space to the east.

d) N/A



Planning & Zoning Commission

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12561
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Alfred Martucci (H2317)

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential-2)

General Location:

South side of Bourassa Boulevard, approximately 700' east of US Hwy 19

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.

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 AR-2 (Agricultural/Residential-2).

REVIEW PROCESS

Omar DePablo	Approved	07/19/2023	10:27 AM
Michelle Miller	Escalated	07/21/2023	5:18 PM
Aaron Pool	Escalated	07/24/2023	5:19 PM
Michelle Miller	Approved	07/25/2023	12:28 PM
Aaron Pool	Escalated	07/27/2023	5:19 PM
Michelle Miller	Approved	07/28/2023	9:34 AM
Toni Brady	Approved	07/28/2023	10:07 AM
Pamela Hare	Approved	07/28/2023	1:22 PM
Kyle Benda	Approved	07/28/2023	7:00 PM
Heidi Prouse	Disapprove	07/31/2023	12:39 PM

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Donald Whiting
AYES:	McDonald, Birren, Fulford, Holmes and Whiting

NON VOTING Arflack

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023
Board of County Commissioners: September 12, 2023

APPLICANT: Alfred P. Martucci

FILE NUMBER: H-23-17

REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential-2)

GENERAL LOCATION: South side of Bourassa Boulevard, approximately 700' east of US Hwy 19

PARCEL KEY NUMBER: 538948

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of this property from AG (Agricultural) to AR-2 (Agricultural/Residential-2) in order to eventually split a one-acre portion from the 5.0 acre subject site. The minimum lot size for the AR zoning district is one (1) acre. Additionally, the AR-2 (Agricultural/Residential-2) zoning district will provide the petitioner the flexibility of either a conventional single-family home or a mobile home.

SITE CHARACTERISTICS

Site Size: 5.0 acres

**Surrounding Zoning;
Land Uses:** North: C-1; Commercial
South: AG; Tooke Lake
East: R-1A; Mobile Homes
West: CPDP; Undeveloped

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

**Future Land Use
Map Designation:** Residential

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested zoning change.

ENGINEERING REVIEW

The subject property is on the south side of Bourassa Boulevard, approximately 700' east of US Hwy 19. The County Engineer has reviewed the petitioner's request and indicated the following:

- The parcel contains FEMA Floodplain along the north and south ends of the property.
- Development within the floodplain requires specific permitting and mitigation. Access across floodplain is considered "Development".

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential-2) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR-2 district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR-2 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-2:
 - i. Single-family dwellings
 - ii. Mobile Homes

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.

Comments: The parcel is within the Residential Land Use classification and is surrounded by residential parcels. The AR-2 (Agricultural Residential-2) district is intended to provide transition from agricultural parcels into the single-family category. The area is characterized by R-1A (Residential) to the east and an approved residential (single family) development to the west. Considering the surrounding parcel minimum acreage, the proposed rezoning reduces the intensity of the existing AG (Agricultural) zoning. The rezoning is consistent with the strategies for residential density and the pattern of land development within the surrounding.

FINDINGS OF FACT

The request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential-2) is appropriate based on consistency with the County's adopted 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 Concurrence. 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 AR-2 (Agricultural/Residential-2).

H-23-17

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.



Subject Parcel

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(IMH)
C3	PDP(IG)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

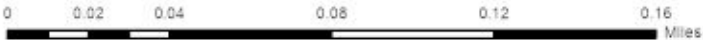
City Zoning Pending



H-23-17

Photo date: 2020

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H-23-17

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Subject Parcel

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [X] Standard [X] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other

PRINT OR TYPE ALL INFORMATION

Date: 3/1/2023

File No. H-23-17 Official Date Stamp: Received MAR 22 2023 Planning Department Hernando County, Florida

APPLICANT NAME: ALFRED P. MARTUCCI

Address: 10244 TOOKE LAKE BLVD
City: WEEKI WACHEE State: FL Zip: 34613
Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: THE PERMIT TECH - LISA WILSON
Address: 13144 ANGLER STREET
City: SPRING HILL State: FL Zip: 34609
Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00538948
2. SECTION 13, TOWNSHIP 22, RANGE 17
3. Current zoning classification: AG
4. Desired zoning classification: AR2
5. Size of area covered by application: 5 ACRES
6. Highway and street boundaries: BOURASSA BLVD
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, ALFRED MARTUCCI, 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):

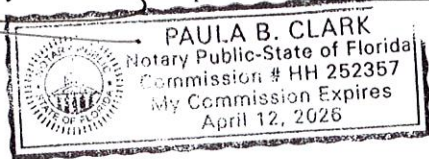
- [] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): Lisa Wilson- The Permit Tech, inc
and (representative, if applicable):
to submit an application for the described property.

Alfred Martucci
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

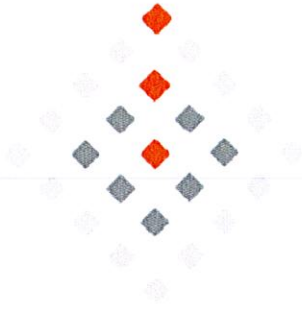
The foregoing instrument was acknowledged before me this 1st day of March, 2023, by Alfred Martucci who is personally known to me or produced as identification.

Signature of Notary Public



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

Notary Seal/Stamp



The Permit TECH

PO BOX 15133
BROOKSVILLE, FL 34604
352-585-8326

REZONING NARRATIVE

5/5/2023

Hernando County Building Division
789 Providence Blvd
Brooksville, FL 34601

Regarding: ALFRED P. MARTUCCI
10244 TOOKE LAKE BLVD
WEEKI WACHEE FL 34613
Key Number: 00538948

Property owner respectfully request a rezoning of his property from AG to AR2 to allow for a one acre split of the property to his daughter.

Received

MAY 05 2023

Planning Department
Hernando County, Florida

Received

Planning Department
Hernando County, Florida



Planning & Zoning Commission

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12562
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Master Plan Revision Petition submitted by Hernando County Utilities Department (H2331)

BRIEF OVERVIEW

Request:

Revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade

General Location:

North side of Killian Street, 450' east of Mariner 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 Public Service Facility (PSF) Overlay District Standards are contained in Article IV, Section 11. The Zoning District Amendment must be consistent with the Comprehensive Plan.

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 revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade, with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	07/21/2023	4:01 PM
Michelle Miller	Approved	07/24/2023	9:16 AM
Aaron Pool	Escalated	07/26/2023	5:18 PM
Michelle Miller	Approved	07/26/2023	7:16 PM
Kyle Benda	Approved	07/28/2023	11:10 AM

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023
Board of County Commissioners: September 12, 2023

APPLICANT: Hernando County Board of County Commissioners

FILE NUMBER: H-23-31

REQUEST: Revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade

GENERAL LOCATION: North side of Killian Street, 450' east of Mariner Boulevard

PARCEL KEY NUMBERS: 859404

APPLICANT'S REQUEST:

The County is seeking to revise a PDP(PSF)/ Planned Development Project (Public Service Facility) in order to provide upgrades to an existing water treatment plant. The original PDP(PSF)/ Planned Development Project (Public Service Facility) was approved in 1979. The Killian Water Treatment Plant (WTP) consists of two active wells, one currently out of service, one ground storage tank, and a high service pump station. As part of the County's long-range plan, upgrades to the Killian WTP were identified. Project upgrades involve the installation of a new well pump (located at the out of service existing well) and associated yard piping to connect the well to the ground storage tank. It also includes construction of a new high service pump station and well house; construction of a new centralized chemical feed system; replacement of the standby power generator; construction of stormwater retention ponds; and demolition of the existing high service pump station.

SITE CHARACTERISTICS:

Site Size: 4.9 acres

Surrounding Zoning & Land Uses:
North: PDP(SU); Church
South: PDP(SF); Single Family
East: PDP(SF); Single Family
West: PDP(SF); Single Family

Current Zoning: PDP(PSF)/Planned Development Project (Public Service Facility)
Future Land Use Map Designation: Residential
Flood Zone: X

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Habitat: Property is identified as utilities 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). The parcels are cleared and vacant with gopher tortoises present.

Comments: A gopher tortoise burrow survey shall be prepared by a gopher tortoise agent. The petitioner is required to comply with all applicable FWC regulations and permitting.

Hydrologic Features: The property does not contain any wetlands or Special Protection Areas (SPA), according to County data resources. The site does have a Class 1 Wellhead Protection Area (WHPA) due to the wells that service the Spring Hill area.

Archaeological: The property does not contain any archaeological sites.

Water Quality: This project is located within the Weeki Wachee Priority Focus Area (PFA) identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated the subject site is an existing water treatment facility that services the Spring Hill area. The proposed upgrades will assist with upgrades to meet the growing needs of Spring Hill.

ENGINEERING REVIEW:

The property is located on the north side of Killian Street, 450' east of Mariner Boulevard. The property has an existing access drive off Killian Street. No changes to access are proposed. The County Engineer has reviewed the request and indicated no engineering related concerns.

LAND USE REVIEW:

Setbacks

In accordance with County LDR's, no building, structure or use within a public service facility overlay district shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.

Lighting

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will need to ensure that security lighting is shielded from the 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 Residential land use classification on the adopted Future Land Use Map. PDP(PSF)/ Planned Development Project (Public Service Facility) are permitted in all Land use Designations with appropriate performance conditions.

Public Facilities Category

Objective 1.04K The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such

as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

Strategy 1.04K(2): The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

Comments: The County is requesting a revision to a Public Facility Overlay District for the expansion and upgrades of an existing water treatment facility. Public facilities are permitted in all Land Use designations. The request is consistent with the Residential Land Use classification with appropriate performance conditions.

FINDINGS OF FACT:

A revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade is appropriate based on the following conclusion:

1. The 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.
2. The proposed use is compatible with the area and 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 RECOMMENDATIONS:

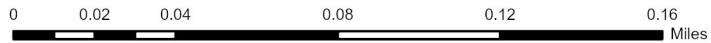
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade, with the following performance 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties.
3. The driveway connection will need to meet County standards. Refer to Hernando County Facility Design Guideline IV-25.
4. Minimum building setbacks shall be 50' from all property lines adjoining parcels containing a residence or the property line of a residentially zoned parcel.
5. 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, as applicable.
6. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
7. Any security lighting shall be shielded from neighboring residential uses.

H-23-31

Photo date: 2020

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-23-31
Version Date: 12/09/2022



H-23-31

FLU Riverine District

Regional Commercial

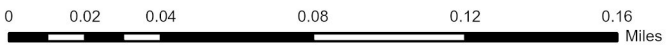
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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: 07/19/2023



H-23-31

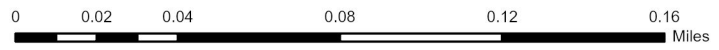
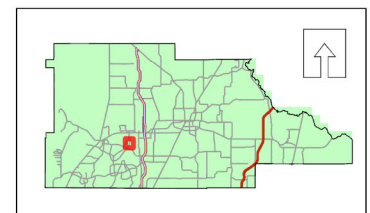
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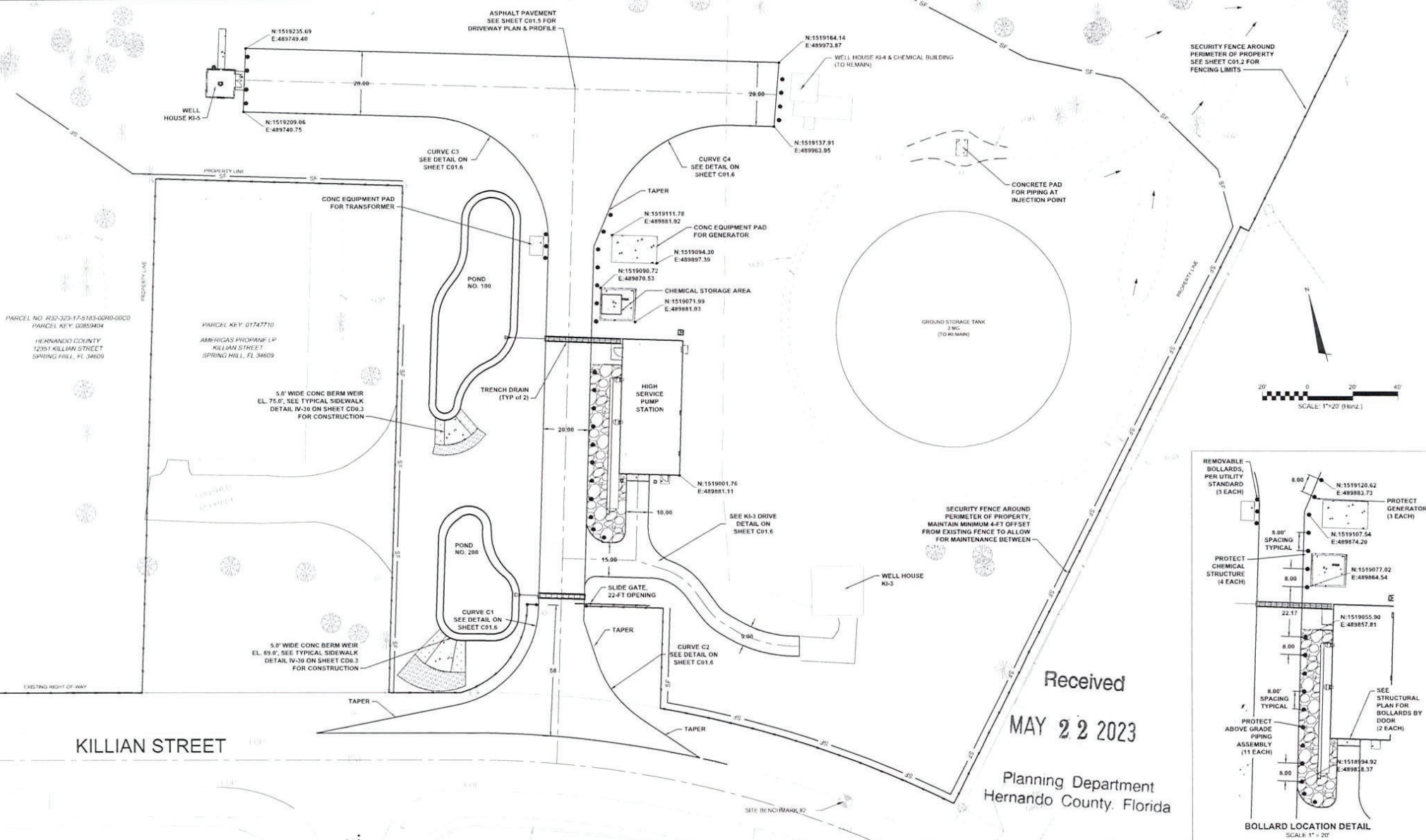


Zoning:

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C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
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M	R1B
OP	R1C
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PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

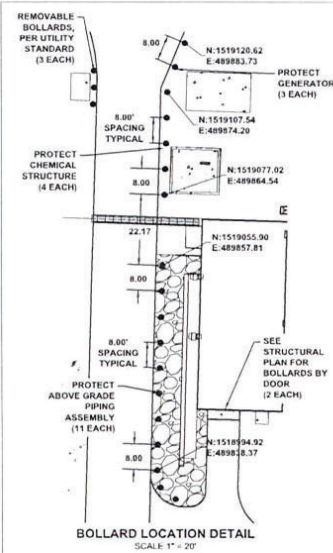
City Zoning Pending





PARCEL NO. R32-323-17-5183-00RD-00C0
 PARCEL KEY: 00859404
 HERNANDO COUNTY
 12351 KILLIAN STREET
 SPRING HILL, FL 34609

PARCEL KEY: 01747710
 AMERIGAS PROPANE LP
 KILLIAN STREET
 SPRING HILL, FL 34609



Received
 MAY 22 2023
 Planning Department
 Hernando County, Florida

REV. NO.	DESCRIPTION	DATE

84

MCKIM & CREED
 1365 Hamlet Avenue
 Clearwater, Florida 33756-3331
 Phone: (727) 442-7196, Fax: (727) 461-3827
 CA Lic. No. 39588
 www.mckimcreed.com



HERNANDO COUNTY

KILLIAN WATER TREATMENT PLANT UPGRADE
 CIVIL
SITE PLAN

DATE: APRIL 2023	SCALE: HORIZONTAL AS NOTED	C01.1
DRAWN: CSF	VERTICAL: N/A	
DESIGNED: WPC		A
CHECKED: MAC		ISSUED FOR PERMIT
PROJ. MGR: JAL		

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: 4/4/2023

File No. H-23-31 Official Date Stamp:
Received
MAY 22 2023
 Planning Department
 Hernando County, Florida

APPLICANT NAME: Hernando County - Utilities Engineering - Allen Turner

Address: 15365 Cortez Blvd
 City: Brooksville State: FL Zip: 34613
 Phone: 352-540-6219 Email: CTurner@co.hernando.fl.us
 Property owner's name: (if not the applicant) Hernando County

REPRESENTATIVE/CONTACT NAME: Phil Locke

Company Name: McKim & Creed Inc
 Address: 1365 Hamlet Avenue
 City: Clearwater State: FL Zip: 34695
 Phone: 727-442-7196 Email: plocke@mckimcreed.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): C859404 - (12351 Killian Street)
2. SECTION 4, TOWNSHIP 23, RANGE 18
3. Current zoning classification: Utilities
4. Desired zoning classification: Same
5. Size of area covered by application: 4.9 acres
6. Highway and street boundaries: Mariner Blvd and Killian Street
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Allen Turner, 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):

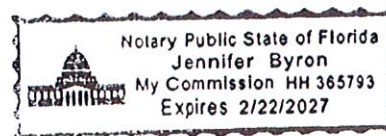
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): _____
 and (representative, if applicable): _____
 to submit an application for the described property.

Allen Turner
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4 day of April, 2023, by _____ who is personally known to me or produced _____ as identification.

Jennifer Byron
 Signature of Notary Public



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

Notary Seal/Stamp



ENGINEERS

SURVEYORS

PLANNERS

June 8, 2023

M&C No. 1155-0020

Omar DePablo
Hernando County Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: **Killian Water Treatment Plant Upgrade Narrative**

Dear Omar DePablo,

Please see the following narrative for the referenced project:

The Killian Water Treatment Plant (WTP) is located at 12351 Killian St, Spring Hill, FL. The plant consists of two active wells, one out of service well, one ground storage tank, and a high service pump station. As part of the County's long-range plan, upgrades to the Killian WTP were identified.

The Killian WTP Upgrade project involves the installation of a new well pump (located at the out of service existing well) and associated yard piping to connect the well to the ground storage tank. It also includes construction of a new high service pump station and well house; construction of a new centralized chemical feed system; replacement of the standby power generator; construction of stormwater retention ponds; and demolition of the existing high service pump station.

Sincerely,

McKIM & CREED, Inc.
Phillip J. Locke, P.E.
Sr. Project Manager

Received

JUN 14 2023

Planning Department
Hernando County, Florida

1365 Hamlet Avenue
Clearwater, FL 33765

727.442.7196.

Fax 727.461.3827

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Planning & Zoning Commission

AGENDA ITEM

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12563
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Josh Hofstede (H2242)

BRIEF OVERVIEW

Request:

Rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes with Deviations.

General Location:

East side of Mitchell Road, approximately 300' north of Edwards Avenue

Hearing Detail:

On February 13, 2023, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request to a future hearing date, pending the direction from the Board of County Commissioners on tiny home communities in Hernando County.

Subsequent to the Planning and Zoning Commission, Staff developed draft regulations for the development of tiny home communities and presented it to the Planning and Zoning Commission and The Board of County Commissioners. Staff believes that the development proposed by the applicant is consistent with these regulations.

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.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes with Deviations and with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	07/19/2023	10:50 AM
Michelle Miller	Escalated	07/21/2023	5:18 PM
Aaron Pool	Escalated	07/24/2023	5:19 PM
Michelle Miller	Approved	07/25/2023	12:28 PM
Aaron Pool	Escalated	07/27/2023	5:19 PM
Michelle Miller	Approved	07/28/2023	9:35 AM
Toni Brady	Approved	07/28/2023	10:03 AM
Pamela Hare	Approved	07/28/2023	1:24 PM
Kyle Benda	Approved	07/28/2023	7:01 PM

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Kathryn Birren
AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING: Arflack

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 13, 2023
Board of County Commissioners: March 14, 2023

APPLICANT: Josh Hofstede

FILE NUMBER: H-22-42

REQUEST: Rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes with Deviations

GENERAL LOCATION: East side of Mitchell Road, approximately 300' north of Edwards Avenue

PARCEL KEY NUMBERS: 01354947

APPLICANT'S REQUEST:

The applicant is requesting a rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to develop a Tiny Home Community. Additionally, as part of the request, the petitioner is requesting deviations in order to accommodate the unique features of the proposed use. The petitioner's intent is to develop a mixed-use tiny home development on the 2.0 acre parcel. According to the petitioner, current home values pose a major hurdle for many seeking home ownership or even rentals. The proposed tiny home community will be designed to encourage ownership through a co-op structure.

Tiny Homes are defined as follows:

- The Florida Building Code (Appendix Q) defines Tiny Homes as a dwellings less than 400 square feet excluding lofts
- Temporary structures remaining on wheels are permitted under Department of Motor Vehicles.
- Structures on wheels placed on foundation are governed under Department of Housing and Urban Development.

The proposed tiny home community will consist of eighteen (18) tiny home units, twelve (12) will be full time units (labeled house on master plan) and six (6) will operate as short term nightly/weekly units (labeled cabins on the master plan). Each unit will be no larger than 500 square feet and will be designed either on wheels or in a pre-manufactured style which would be brought on site and be placed on a 20'

x 20' RV pad. The property will provide a 2,000 square foot common space building with outdoor pavilion, laundry, bathroom with showers, common dining space, nature trail and common parking areas.

Staff has chosen the CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH, in order to provide the most flexibility in accommodating the Tiny Home Community Concept. A planned-development project allows the applicant of a project the flexibility, with governing body approval, to alter the standard requirements of the county. Each of the proposed districts provide elements that, through the PDP/Planned Development Project process, would allow for deviations and therefore create an exclusive district for the Tiny Homes. The proposed districts would allow for smaller units, larger perimeter buffers, short term stays, higher per acre densities and accessory structures (clubhouses, bathhouses, etc.)

The petitioner is requesting the following deviations from the requested zoning districts:

R-C Recreation-Commercial District

- Deviation from the requirement for occupancy not to exceed one hundred eighty (180) days. Eighteen (18) of the tiny home units will be full time residences.
- Lot Size: 20'x20'; 400 square feet (deviation from 40'x40'; 2,800 square feet)
- Minimum Development Area: 2.0 acres (deviation from 10 acres)

R-1-MH Residential Single-Family Manufactured Housing

- Minimum Development Area: 2.0 acres (deviation from 20 acres)
- Lot Size: 20'x20'; 400 square feet (deviation from 50'x100'; 5,000 square feet)
- Deviation from the requirement that no unit be less than twelve (12) feet in body width on its single chassis. The average Tiny Home width is 8.5'.

SITE CHARACTERISTICS:

Site Size: 2.0 acres

Surrounding Zoning & Land Uses:

North: R-1C; Undeveloped
South: R-1C; Undeveloped
East: PDP(SF),(MF); Railroad, Undeveloped
West: R-1C; Single Family, Undeveloped

Current Zoning: R-1A (Residential) and R-1C (Residential)

Future Land Use Map Designation:

Residential

ENVIRONMENTAL REVIEW:

- Soil Type:** Flemington Fine Sand Loam
- Hydrologic Features:** There are no hydrologic features (sinkholes, karst sensitive areas, or wetlands) present on this parcel.
- Protection Features:** There are no Protection Features (Special Protection Areas (SPAs) or Wellhead Protection Areas (Wellhead Protection Area (WHPA)) on this site.
- Habitat:** Forested, shown as mixed hardwood-coniferous 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:** A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional and submitted before the site is disturbed. The petitioner is required to comply with all applicable FWC regulations and permitting.
- Invasive plant species if present are to be removed during the development process.
- Flood Zone:** AE

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated the subject site is located within the City of Brooksville Utility Department’s (CBUD) first right to serve district. The petitioner shall be required to coordinate with the City of Brooksville for all utility related requirements.

ENGINEERING REVIEW:

The subject site is located on the east side of Mitchell Road, approximately 300’ north of Edwards Avenue. The petitioner is proposing 18 tiny homes on RV-sized pads with two access points to Mitchell Road. The County Engineering Department has reviewed the rezoning and indicated the following:

- The entire property is within the 1% annual chance floodplain. Development within the floodplain requires specific permitting and mitigation. A certification of “No net rise “will be required.
- The proposed intensity of development precludes mitigation on site.
- All roads within this project will meet Hernando County standards.

- The Driveways and Parking Layout will need to meet County standards.

LAND USE REVIEW:

There are various definitions of what constitutes a tiny home. Generally speaking, a tiny home is between 100-400 square feet and a small house is between 400-1400 square feet. The Urban Land Institute (ULI) defines a small house as being under 1,400 square feet. As stated above, a Tiny Home will be reviewed differently from a municipal/building code perspective. A tiny home on wheels (THOW) is evaluated very differently than a tiny house affixed to a permanent foundation. Those affixed to a permanent foundation and constructed to Florida Building Code Standards are allowed through the same permitting process required of a standard size dwelling. Whereas a tiny home on wheels, is classified as a 'trailer', and does not fall under the Florida Building Code and is often not permitted through zoning.

Florida Statue 320 – Definitions and General Descriptions

Park Trailer

A transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to United States Department of Housing and Urban Development Standards. The length of a park trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions.

Mobile Home

A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile homeowner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume 4 feet to be the length of the drawbar, coupling, or hitch.

Manufactured Home

A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing

facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

Setbacks and Lot Sizes

Minimum Building Setbacks:

- Front: 20'
- Side: 15'
- Rear: 8'
- Lot Size: 20'x20'; 400 square feet
(deviation from 40'x40'; 2,800 square feet)

R-C Recreation-Commercial District

County LDR requirements indicate that no occupancy shall exceed 180 days and no permanent units shall be permitted within the R-C/Recreation district.

Comments: The petitioner is proposing six (6) of the units as rental units, exclusively for short term nightly/weekly rentals. The remaining twelve (12) units will be full time residents. Additionally, the development will provide a clubhouse, bathhouse and a mangers quarter.

R-1-MH Residential Single-Family Manufactured Housing

Maximum Building Size

Modular-manufactured housing units shall have a maximum living area not to exceed six hundred (600) square feet and that is titled pursuant to chapter 320 of the Florida Statutes (mentioned herein).

Density

The R-1-MH Residential Single-Family Manufactured Housing District limits overall density to 8.7 units per gross acre.

Comments: The petitioner is proposing sixteen (16) units (8.0 du/ac)

Maximum living area

The maximum living area shall not exceed six hundred (600) square feet on a single unit chassis. No unit less than twelve (12) feet in body width on its single chassis shall be permitted.

Comments: The petitioner is requesting a deviation from minimum body width requirement of 12 feet in order to development Tiny Homes that may average a width of 8.5 feet.

Minimum Development Area

According to County LDRs, the minimum development area in the recreational commercial districts is Ten (10) acres.

Comments: The petitioner is requesting a deviation from the minimum required 10 acres to 2.0 acres.

Tiny Home Standards

Buffers

County LDRs require that all R-C and R-1-MH districts have a boundary landscape buffer of twenty five (25) feet (where applicable to be left in its natural state space).

Comments: The petitioner has indicated they will be providing a perimeter buffer; however, no specific perimeter buffer width has been provided. If approved, the petitioner shall meet the minimum buffer requirements of the R-C District. Buffer shall consist of nature vegetation and supplemented where necessary.

Open Space

Tiny Home Communities shall provide a minimum of 30% open space to be owned and maintained by HOA or Property Management Association.

Comments: The petitioner has indicated leaving the subject site in as much of its nature state as possible. The required open space for the subject site would total 0.60 acres.

Parking

County LDRs require a minimum of 2.0 parking spaces per unit. The petitioner has indicated the proposed project will provide common parking spaces, similar to a traditional multifamily.

Comments: If approved, Tiny Home Parking must meet the minimum parking requirements of the Residential zoning district. Additionally, alternative paving methods maybe considered with Zoning Official approval.

COMPREHENSIVE PLAN REVIEW:

The area is characterized by a variety of land sizes and R-1C (Single Family Homes) and R-1A (Single Family Home or Mobile) zonings. The subject site is located within the Residential Land Use designation on the County's adopted Comprehensive Plan.

Future Land Use Element

Land Use Compatibility

Objective 1.10B:

The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2):

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:

Appropriate considerations have been taken to ensure a Tiny Home Community fits into its surrounding area. These consideration include, buffers, open space, density, etc.

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(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 within a residential land use category. The density proposed is 8.0 dwelling/acre, which is consistent with the requested zoning district of R-1-MH that allows up to 8.7 du/ac and with the strategies herein.

Mobile Homes and Recreational Vehicles

Strategy 1.04B(8): Mobile homes are recognized as an affordable housing choice in the Residential Category, providing for compatibility with surrounding land uses and served at the site by appropriate infrastructure and services in accordance with Residential Category standards. Direct access to an arterial or major collector roadway is required to facilitate emergency evacuation.

Strategy 1.04B(9): New zoning for mobile homes shall not be permitted in the Coastal Zone as defined in the Coastal Management Element of this Plan.

Strategy 1.04B(10): Recreational vehicle parks are appropriate in the Residential, Commercial and Rural Future Land Use Categories and should be directed to areas containing tourist attractions or natural resources. Recreational vehicle parks shall have access to arterial or collector roads.

Comments: For the sake of these strategies, Tiny Homes are considered modular-manufactured housing units. The proposed use is located in the Residential Land Use designation and its proposed concept is intended to utilize nature resources by ensuring buffers, open space and nature trails are provided. Additionally, the subject site is approximately 1,000' south of the SR 50 bypass, allowing for ease of access in an emergency situation.

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.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Comments: The Hernando County Code of Ordinances has established the Planned Development Project (PDP) district whereby permits flexibility for special or unique uses by allowing deviations from the code through governing body approval. The code as it currently exists makes some provisions for the Tiny Home use, however multiple zoning districts and deviations are requested in order to mitigate any impacts and ensure compatibility with the surrounding area.

Housing Provision [F.S. 163.3177(6)(f)1 and 3]

Objective 4.01A: Hernando County shall encourage the provision of adequate and affordable housing opportunities to accommodate the expected population.

Strategy 4.01A(1): Designate residential areas on the Future Land Use Map sufficient to support the projected population growth, and to provide a housing supply that allows for operation of the real estate market. Provide a variety of housing types and markets to choose from.

Strategy 4.01A(2): Provide within the Residential Category on the Future Land Use Map, a range of densities, lot sizes, setbacks, and a variety of housing types in locations convenient to the needs of various segments of the population.

Strategy 4.01A(3): Provide within the Residential Category on the Future Land Use Map suitable areas for mobile homes and manufactured homes.

Comments: A Tiny Home Community/Pocket Development is a form of infill development within existing communities that tackle affordability, by creating opportunities for more housing types. However, the location of a Tiny Home Community outside of existing infrastructure would decrease affordability due to lack of access to public transportation and distance to services and other amenities. While Tiny Home Communities can be drivers of regional development, if the goal is affordability for its occupants, consideration of location, ability to service the site and access to community services should be taken into consideration.

FINDINGS OF FACT:

A rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned

Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes with Deviations is appropriate based on the following:

1. The proposed deviations are justified in order to meet the special and unique concept of a tiny home community
2. Full time residences and rentals should be provided in separate pods in order to provide easier enforceability of the PDP(REC) maximum stay requirement.
3. the proposed master plan is consistent with the Comprehensive Plan and is 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.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes 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 wildlife survey shall be prepared by a qualified professional at the time of conditional plat approval. The petitioner is required to comply with all applicable FWC regulations.
3. The petitioner shall negotiate a water and sewer agreement with the City of Brooksville and to public utilities as required by the City.

4. Minimum Building Setbacks:
 - Front: 20'
 - Side: 15'
 - Rear: 8'
 - Lot Size: 20'x20'; 400 square feet
(Deviation from 40'x40'; 2,800 square feet)
5. A minimum 25' landscape buffer shall be provided along the entire boundary and shall be supplemented where necessary to achieve 80% opacity.
6. The petitioner shall organize the proposed units into pods. The six (6) units proposed for short term nightly/weekly units shall not exceed 180 days of stay. The remaining homes shall be considered full time residents.
7. The Tiny Home Community shall provide a minimum of 30% open space.
8. No pop-up campers or tents shall be permitted.
9. Alternative paving methods shall be reviewed/approved by the Zoning Official.
10. A Tiny Home shall not exceed 600 square feet.
11. Tiny Home widths shall be a minimum of 8.5' (Deviation from 12').
12. The development size shall be permitted at a minimum of 2.0 acres (Deviation from 10.0 acres)
13. 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 February 13, 2023, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request to a future hearing date, pending the direction from the Board of County Commissioners on tiny home communities in Hernando County. The Planning and Zoning Commission identified the following concerns with the application:

1. Minimum structure size;
2. Minimum structure width;
3. Structure and perimeter setbacks;
4. Open space;
5. Ownership and maintenance of tiny home communities; and
6. Impacts to public facilities, namely utilities and schools.

The petitioner shall be responsible for all re-advertising fees for the subject application.

P&Z RECOMMENDATION:

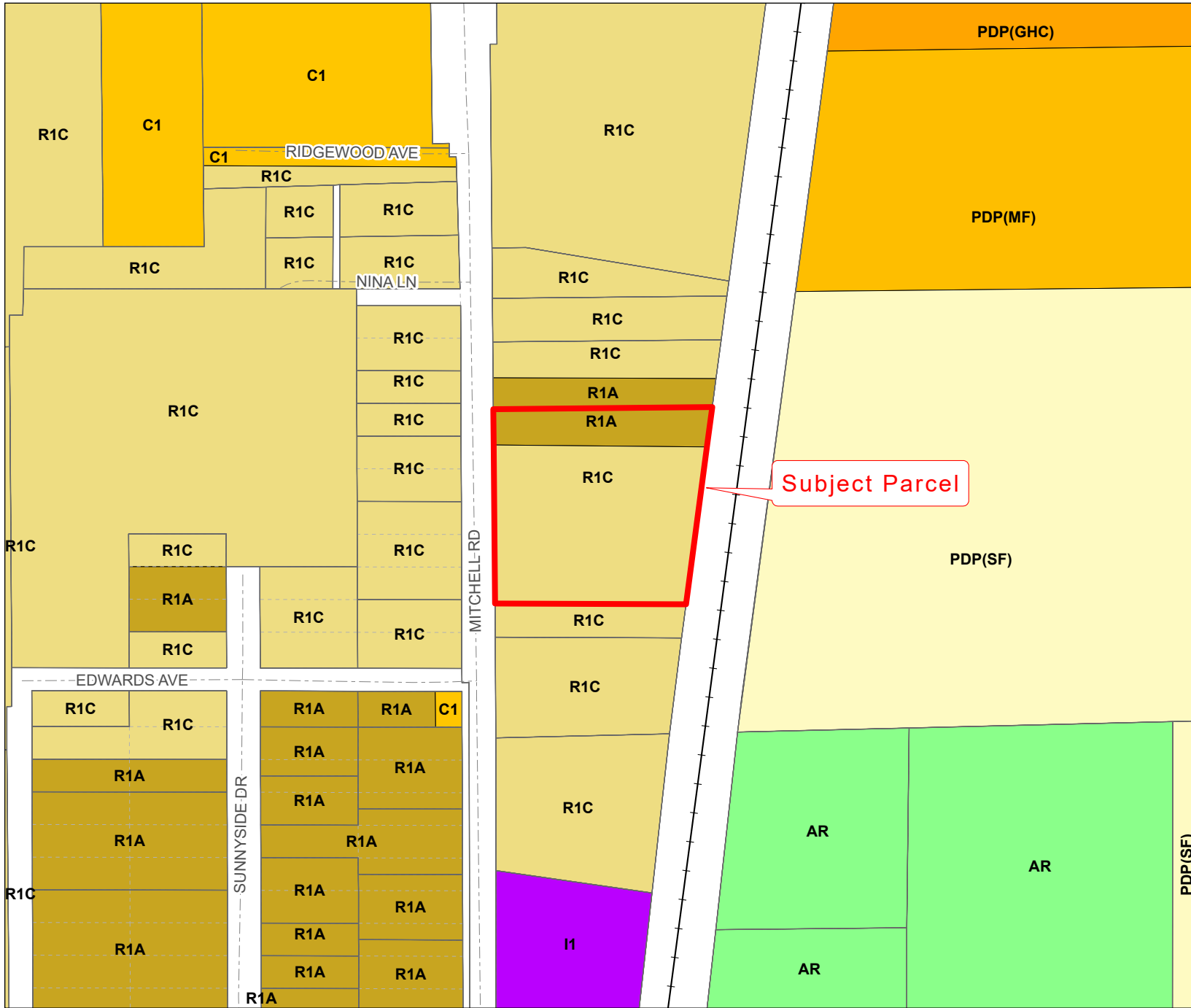
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The petitioner shall be responsible for all re-advertising fees for the subject application.

H-22-42

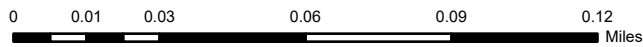
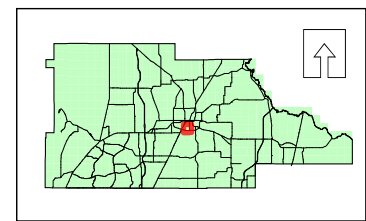
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

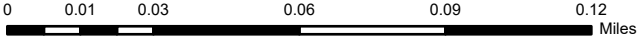
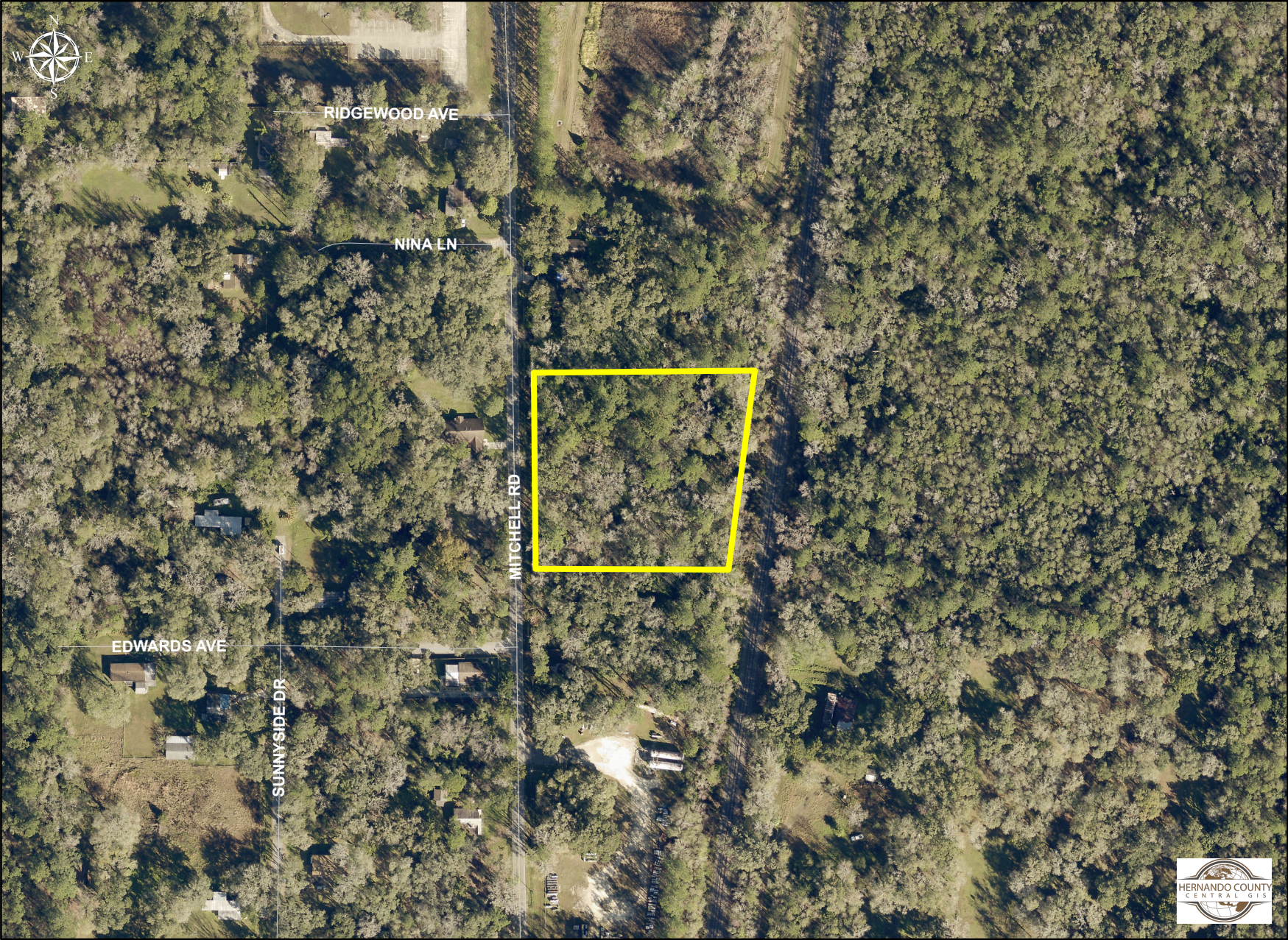
City Zoning Pending



H-22-42

Photo date: 2020

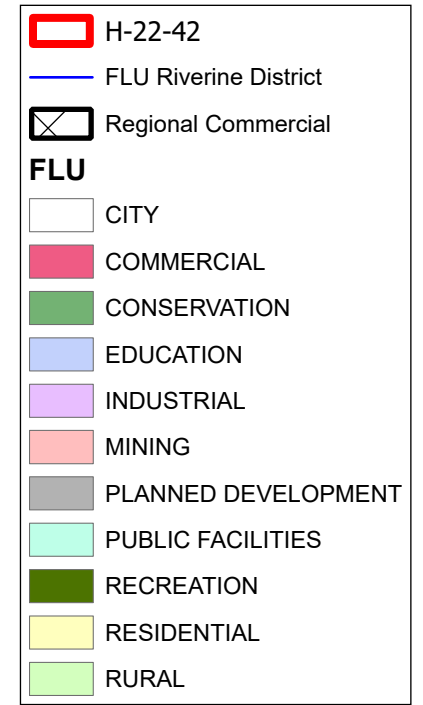
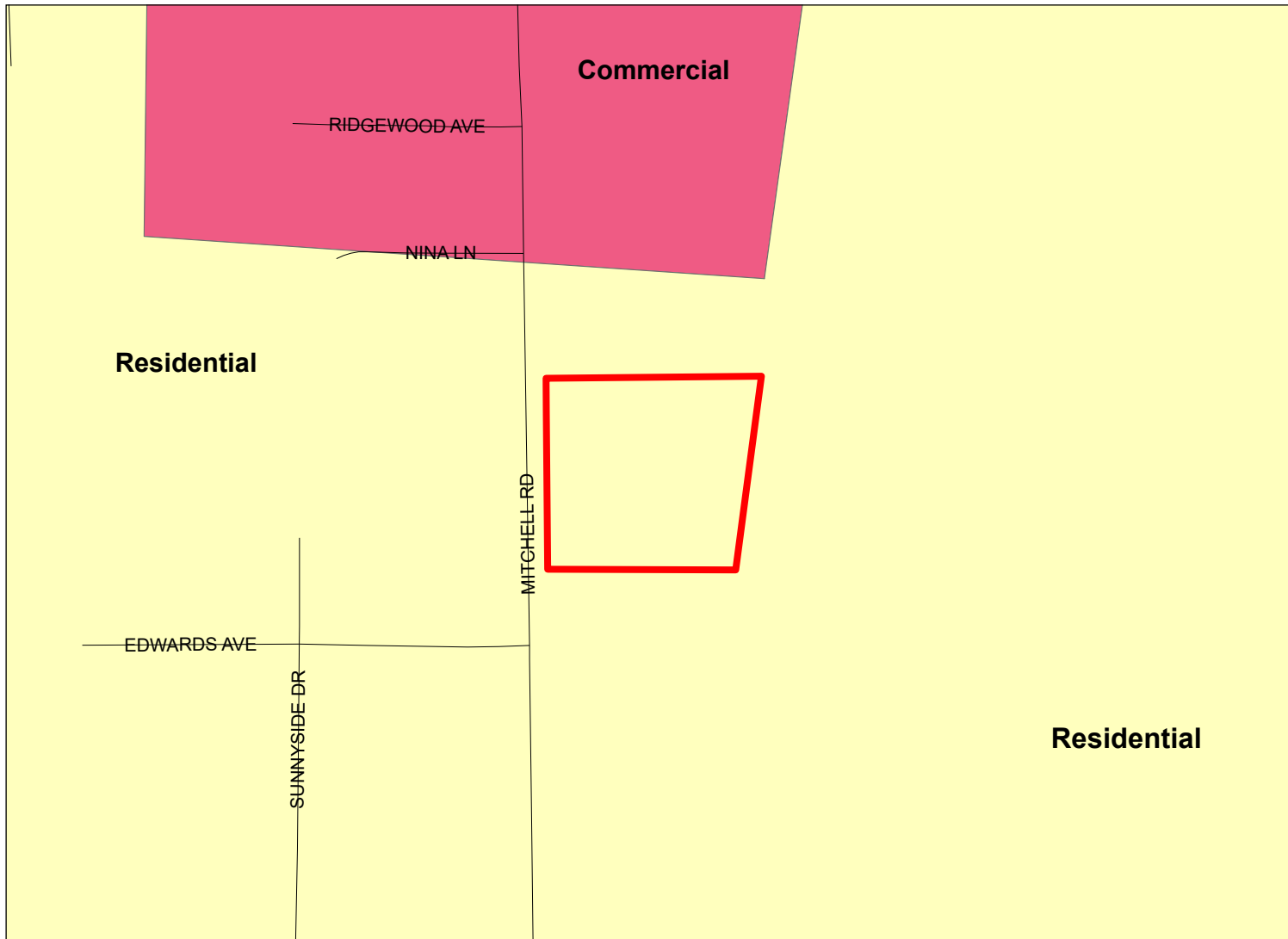
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Hernando County Comprehensive Plan Map

Existing Future Land Use: H-22-42

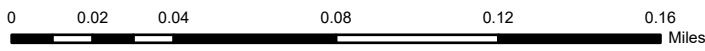
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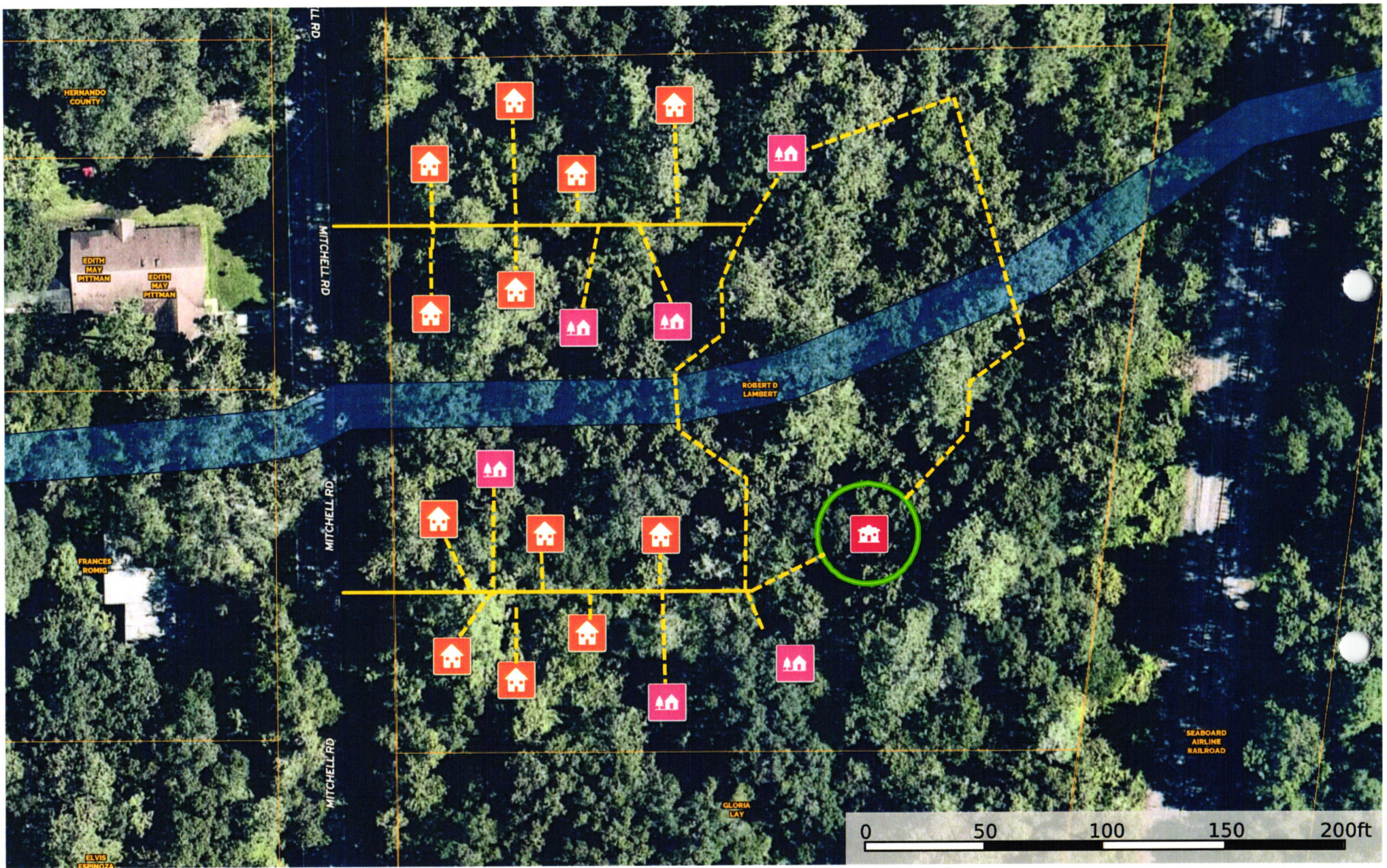


Future Land Use Map

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.





- Cabin
- House
- Main House
- Road / Trail
- Primary Road
- Pivot
- Wetlands
- Riparian

Received

JUN 02 2022

Planning Department
Hernando County, Florida



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees of completeness or accuracy thereof.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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

File No. H2242 Official Date Stamp:
Received
JUN 02 2022
Planning Department
Hernando County, Florida

Date: 6-2-22

APPLICANT NAME: Josh Hofstede
Address: 469 Rogers Ave
City: Brooksville State: FL Zip: 34601
Phone: 352-340-9554 Email: jh368i@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Josh Hofstede
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 01354947
2. SECTION, TOWNSHIP Brooksville, RANGE
3. Current zoning classification: Residential
4. Desired zoning classification: PDP/REC PDP/MF
5. Size of area covered by application: 2 Acres
6. Highway and street boundaries: highway 50 and Mitchell RD
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDAVIT

I, JOSH HOFSTEDER, 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.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 2 day of June, 2022 by Joshua Donald HOFSTEDER who is personally known to me or produced FL DLIC as identification.

Signature of Notary Public



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

Received

JUN 02 2022

Planning Department
Hernando County, Florida

Hoffkleinhaus property narrative description.

1.) Proposed usage for the parcel key 01354947 2 acre property. Property will have 18 units no larger than 500 ft². And one common house up to 2,000 ft² with outdoor pavilion.

2.) The property consists of two acres and is currently zoned residential usage.

3.) The property is low lying and has a drainage stream in the middle of the property. We want to make an effort to impact the property in the least way possible. We were going to try and integrate more walking trails to the sites themselves rather than roads for the short term rentals.

4.) Current house is not designed to fill the need which majority of people have. Lower cost of living and a better quality of living.

The community should consist of 18 tiny home units. 12 full time units and 6 Short term nightly/weekly units

Each unit will be no larger than 500 ft² and be designed either on wheels or in a pre-manufactured style and brought on site and be placed on an RV pad 20ft x 20ft. The common house up to 2,000 ft² in size and may contain an outdoor pavilion. Additional laundry, bathroom with showers, and common dining space is placed in the common house.

To encourage ownership The property is to be set up in a co-op structure. With the Co-op structure each shares will representing ownership of the RV pad space up to 12.

12 of the tiny home units will be dedicated to full-time residential living. 6 units will be dedicated to short-term or tourism rental in which the money raised through these rentals will help to offset expenses to the entire community and any additional moneys will go to the shareholders of the co-op.

Each share would get a vote in the greater community.

The goal of the co-op would be firstly to drive the cost of housing down and provide a sense of ownership and building attainable housing cost without undue burden to the community.

Secondly the focus on building the community experience itself. encouraging architectural items that bring cohesiveness such as front and rear porches on each of the units, retain as much nature as possible and encourage natural landscaping. Another element could be meeting regularly for community dinners.

Lastly to be a part greater community and provide resources to encourage better and smarter growth.

Property setbacks and lots would be further considered pending input and approval from the commission. As this is a new type of project we would need to get an engineering firm in place to design the site layout. However the common number of sites in a RV park can be anywhere from 10 to 15 units per acre.

5.) Property would be connected to Brooksville City water and the sewer system would be a septic tank unless I could get access to city sewer hookup.

Most impact would be to increase traffic

Would try to limit impact to the natural environment on the property itself by limiting removal of nature landscape.

6.) Water would be hooked up through the the city of Brooksville

Sewer would be connected to a septic tank unless the option to get hooked up to the city sewer was available



AGENDA ITEM

TITLE

Master Plan Revision Petition Submitted by Sunrise (H2239)

BRIEF OVERVIEW

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(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations

General Location:

East of I-75, south of Cortez Boulevard (SR 50) and west of Kettering 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 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

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 the subject Property previously zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(MU)/Planned Development Project (Mixed Use), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations (the “Project”), subject to performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	07/28/2023	1:06 PM
Michelle Miller	Approved	07/28/2023	1:31 PM
Aaron Pool	Approved	07/30/2023	1:06 PM
Kyle Benda	Approved	07/31/2023	9:18 AM

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford

<p>AYES: McDonald, Birren, Fulford, Holmes and Whiting NON VOTING: Arflack</p>
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STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023
Board of County Commissioners: September 12, 2023

APPLICANT: D.R. Horton, Inc.

FILE NUMBER: H2239

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(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations

GENERAL

LOCATION: East of I-75, south of Cortez Boulevard (SR 50) and west of Kettering Road

PARCEL KEY: 394442, 394594, 394530, 394601, 394610, 838231

APPLICANT'S REQUEST:

On December 10, 2008, the subject site was approved for a Combined Planned Development Project (CPDP) with PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) uses. This zoning was approved in accordance with the Sunrise Development of Regional Impact.

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(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) 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 September 12, 2023, in conjunction with the Master Plan Revision.

ENVIRONMENTAL CRITERIA:

- If archaeological artifacts are discovered during site development construction, the applicable 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.

- Invasive plant species shall be removed during the site development process as required by the associated permitting agencies, environmental reports, and development review processes.

ENGINEERING CRITERIA:

- With the submittal of construction plans for each phase, the applicable 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.
- A geotechnical report prepared by a qualified professional shall be used in the design and layout of the 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 applicable 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.
- All streets internal to the Project may be public or private except for Sunrise Parkway and Cracker Crossing Blvd., which shall be open to the 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. Private roads will be owned, operated, and maintained by the developer(s) designated CDD and/or Property Owners Association(s).
- The Mixed-Use Area along the SR 50 Frontage shall be allowed two (2) access points to SR 50 between Sunrise Parkway and Kettering Road, subject to FDOT driveway connection permits.
- Cracker Crossing Blvd. Extension shall be considered the Project's reverse frontage road and shall be deemed to meet all such requirements for the Mixed-Use Area. To ensure compatibility for the multi-family, retail and office uses within the Mixed-Use Area, through-truck traffic shall be prohibited on Cracker Crossing Blvd. Extension, other than local deliveries servicing the commercial/office uses within the Mixed-Use Area itself.

- MAK Boulevard will be an optional internal Project roadway; however, in the event the adjacent Kettering Road parcel is actually utilized by the County for the East Government Center Site and/or by the School district for the School Site (as referenced in the Development Agreement), then the master developer for the Residential Area shall construct MAK Boulevard from Sunrise Parkway to the east Project Boundary, for connection (by the County or School District, as applicable) to the East Government Center Site and/or School Site. In the interim, this access area and other direct access point(s) to Kettering Road may be utilized as a construction access/haul roads for the Project as approved by the County Engineer.
- The Residential Area master developer shall construct Sunrise Parkway as a 4-lane divided collector in accordance with the Development Agreement. As a divided boulevard, Sunrise Parkway will be considered to have met the “two entrance requirement” to a residential subdivision until such time as a second external connection is available for the Project.

DEVELOPMENT ENTITLEMENTS:

The developer has requested the following entitlements outlined in the Land Use Schedule below. All public facilities and other supporting or ancillary facilities are also approved as referenced herein or in the Development Agreement, as may be amended from time to time:

Land Use	Dwellings	Square Feet	Units
MIXED USE AREA			
Multi-Family Residential*	600		
Commercial **, Office, Mini-Warehouse		415,000	
Motel			75
RESIDENTIAL AREA			
Single Family Residential***	4,200		
Community Recreation (Lagoon)****			
Community Recreation (Golf)		18 Holes	Optional
Total Project	4,800	415,000	75

* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities,

** Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

*** Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted/owned lots).

**** The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which are separate and apart from the 415,000 sf of Commercial/Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

Note: Certain land uses may be exchanged on a trip-equivalent basis in accordance with the Land Use Equivalency Matrix (LUEM) approved as Exhibit C to the Development Agreement; provided, however, that as set forth in the LUEM, exchanges from/to residential entitlements and non-residential entitlements shall not be allowed, unless separately approved by the Planning Department at such time.

BUFFERS, SETBACKS, AND INTERCONNECTIVITY

- Perimeter buffers may be used for interconnectivity; however, any Pedestrian paths within perimeter buffers shall consist of natural, permeable materials (no concrete or asphalt).

The applicable developer(s) shall maintain the following perimeter building setbacks for the following Project boundaries:

- From I-75 Interstate ROW 75' residential; 35' non-residential
- From I-75 FDOT DRAs 35'
- From SR 50 75' residential; 35' non-residential
- From Kettering Road 50' residential; 35 non-residential
- From Remaining Eastern Boundary 35'
- From Southern Boundary/Dashbach ROW 35'
- From Cracker Crossing Blvd: 35'

The developer(s) shall maintain the following minimum internal lot building 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'
- Rear (Primary Structure): 15' (Deviation from 20')
- Rear (Accessory Structure): 5'
- Minimum lot size: 4,000 sq. ft. (Deviation from 6,000 sq. ft)
- Minimum lot width: 40' (deviation from 60') *
- Maximum lot coverage (primary structure): 75%
- Maximum lot coverage (accessory structure): 15%

* Implementation of 40' wide lots within the single-family detached pods shall be limited by, and subject to, satisfaction of the following criteria for such 40' wide lots:

- (i) Monotony Control: Single-family detached homes built-for-sale on 40' lots shall be required to address the following requirements to avoid architectural monotony:
 - (1) A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.
 - (2) A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).
- (ii) Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale on 40-foot lots. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided. In addition:
 - (1) For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.

- (2) No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.
- (iii) Streetscape Tree Requirements: Each single family detached home built-for-sale on a 40' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

Residential (Townhomes)

- 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: 3500 sq. ft. (deviation from 6,000 sq. ft.)
- Minimum lot width: 35' (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 sq. ft. (deviation from 6,000 sq. ft.)

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'

Minimum lot frontage on a curve or cul-de-sac will be as follows:

- 40' wide SF Lot 25'
- 50' wide SF Lot 35'
- 60' wide SF Lot 35'
- 70' wide Villa Lot 50'
- 60' wide townhome cluster (4 units) 45'

The applicable developer(s) shall provide the following perimeter buffers in the following designated areas of the Project:

- Northern -SR 50 Frontage Only 20' landscape buffer -dev from 35'
- East - Kettering Road Frontage Only 20' landscape buffer-dev from 35'
- East – Ridge manor WWTP 20' natural/enhanced
- East – Remaining Boundary no buffer required
- West - I-75 Interstate ROW 40' natural/enhanced
- West – Adjacent to FDOT or Project DRA's 20' natural/enhanced
- Southern Boundary – North of Dashbach Road 15' natural/enhanced

Buffer petitioner must submit cross section showing planting materials by type (trees, shrubs, and ground cover) at every conditional plat.

At the developer's option, fencing along the perimeter and interior of Sunrise can be added to proposed buffer areas; where possible fencing will blend into the natural landscape of the area but will be supplemented with natural vegetation/screening as necessary. The developer(s)' fencing options may include materials such as PVC (non-white), decorative black aluminum (wrought iron style), mason/Symtec, stone and/or brick wall(s) consistent with project identification and entry monumentation features.

PARKS AND OPEN SPACE

The Oak Hammock Preserve/Passive Park area identified within the northern Mixed-Use Area on the Master Plan, and the Water Preserve/Passive Park area identified in the southern Residential Area on the Master Plan, will be interconnected with the project trails, and shall count toward required open space and neighborhood park acreage. Any other perimeter buffer areas or preservation areas identified on the Master Plan will count as open space but will not count toward required neighborhood park acreage.

Open space and connectivity plan shall be submitted at the first conditional plat and revised every conditional plat thereafter. By way of clarification, the initial master open space and connectivity plan will provide for a primary, central trail along Sunrise Parkway through the entirety of the project, with future connection to the internal trails within each development pod. However, the details of the internal trail system within each development pod and the open spaces within each development pod, will only be delineated and added to the master open space and connectivity plan, as each proposed conditional plat is provided for such development pod.

ENTITLEMENT TRACKING

- Pending the commencement of site development for each respective development phase of the Project, any, or all the undeveloped portions of the Property shall be allowed to continue interim agriculture and/or silviculture uses on such undeveloped portions of the Property, pending full and complete development of the Project.
- At each conditional plat, the applicable developer shall be required to provide the number and type of residential units and square feet of non-residential (on an aggregated basis to such date) versus total allowed for each of the Residential Area and Mixed-Use Area), as applicable.
- The master developer for the Residential Area shall generate a project absorption schedule, differentiating age-restricted and non-age-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, for long-term planning purposes.
- Beginning five years after approval of this Master Plan, and continuing every 600th residential unit thereafter until buildout, the Residential Area master developer shall complete and submit the traffic monitoring reports specified in the companion Development Agreement.

LIGHTING

Enhanced lighting beyond minimum standards shall be required as follows:

- Lighting throughout the Project 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.

- Internal residential area lighting shall not exceed 18 feet in height with full cut-off fixtures.
- Street and parking lot lighting shall be oriented downward with full electrical cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 11:00 pm and sunrise, whichever occurs first.
- Solar streetlighting shall be allowed within public or private road rights-of way areas. All street lighting shall be privately owned by the developer or its designee, and/or operated by the HOA, CDD or the Developer, at the Developer's sole election.

FINDINGS OF FACT:

The petitioner's request for a Master Plan Revision on the subject Property previously zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(MU)/Planned Development Project (Mixed Use), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations is appropriate as it is consistent with the Comprehensive Plan, specifically the I-75/S.R. 50 Planned Development District and the previously approved Development of Regional Impact and will not cause any adverse impact to the surrounding community.

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.

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 the subject Property previously zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(MU)/Planned Development Project (Mixed Use), PDP(REC), Planned Development Project (Recreation) and

PDP(HC)/Planned Development Project (Highway Commercial) with deviations (the “Project”), subject to the following performance conditions:

1. The applicable developer(s) must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise herein or in the companion Development Agreement approved on even date herewith), for either construction or use of the property, and complete all applicable development review processes, for each phase or portion of the Project, as applicable:

2. The Project is approved for the entitlements outlined in the Land Use Schedule below. All public facilities and other supporting or ancillary facilities are also approved as referenced herein or in the Development Agreement, as may be amended from time to time:

Land Use	Dwellings	Square Feet	Units
MIXED USE AREA			
Multi-Family Residential*	600		
Commercial **, Office, Mini-Warehouse		415,000	
Motel			75
RESIDENTIAL AREA			
Single Family Residential***	4,200		
Community Recreation (Lagoon)****			
Community Recreation (Golf)		18 Holes	Optional
Total Project	4,800	415,000	75

* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities,

** Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

*** Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted/owned lots).

**** The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which

are separate and apart from the 415,000 sf of Commercial/Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

Note: Certain land uses may be exchanged on a trip-equivalent basis in accordance with the Land Use Equivalency Matrix (LUEM) approved as Exhibit C to the Development Agreement; provided, however, that as set forth in the LUEM, exchanges from/to residential entitlements and non-residential entitlements shall not be allowed, unless separately approved by the Planning Department at such time.

3. Perimeter buffers may be used for interconnectivity; however, any pedestrian paths within perimeter buffers shall consist of natural, permeable materials (no concrete or asphalt).
4. At each conditional plat, the applicable developer shall be required to provide the following land use entitlement tracking:
 - Number and type of residential units and square feet of non-residential (on an aggregated basis to such date) versus total allowed for each of the Residential Area and Mixed-Use Area), as applicable.
5. The master developer for the Residential Area shall generate a project absorption schedule, differentiating age-restricted and non-age-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, for long-term planning purposes.
6. The applicable developer(s) shall maintain the following perimeter building setbacks for the following Project boundaries:

• From I-75 Interstate ROW	75' residential; 35' non-residential
• From I-75 FDOT DRAs	35'
• From SR 50	75' residential; 35' non-residential
• From Kettering Road	50' residential; 35 non-residential
• From Remaining Eastern Boundary	35'
• From Southern Boundary/Dashbach ROW	35'
• From Cracker Crossing Blvd:	35'
7. The developer(s) shall maintain the following minimum internal lot building 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'
- Rear (Primary Structure): 15' (Deviation from 20')
- Rear (Accessory Structure): 5'
- Minimum lot size: 4,000 sq. ft. (Deviation from 6,000 sq. ft)
- Minimum lot width: 40' (deviation from 60') *
- Maximum lot coverage (primary structure): 75%
- Maximum lot coverage (accessory structure): 15%

* Implementation of 40' wide lots within the single-family detached pods shall be limited by, and subject to, satisfaction of the following criteria for such 40' wide lots:

- (ii) Monotony Control: Single-family detached homes built-for-sale on 40' lots shall be required to address the following requirements to avoid architectural monotony:
 - (iii)
 - (3) A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.
 - (4) A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).
- (ii) Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale on 40-foot lots. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left,

right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided. In addition:

- (3) For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
- (4) No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

- (iii) Streetscape Tree Requirements: Each single family detached home built-for-sale on a 40' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

Residential (Townhomes)

- 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: 3500 sq. ft. (deviation from 6,000 sq. ft.)
- Minimum lot width: 35' (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 sq. ft. (deviation from 6,000 sq. ft.)

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'

Minimum lot frontage on a curve or cul-de-sac will be as follows:

- 40' wide SF Lot 25'
- 50' wide SF Lot 35'
- 60' wide SF Lot 35'
- 70' wide Villa Lot 50'
- 60' wide townhome cluster (4 units) 45'

8. The applicable developer(s) shall provide the following perimeter buffers in the following designated areas of the Project:

- Northern -SR 50 Frontage Only 20' landscape buffer -dev from 35'
- East - Kettering Road Frontage Only 20' landscape buffer-dev from 35'
- East – Ridge manor WWTP 20' natural/enhanced
- East – Remaining Boundary no buffer required
- West - I-75 Interstate ROW 40' natural/enhanced
- West – Adjacent to FDOT or Project DRA's 20' natural/enhanced
- Southern Boundary – North of Dashbach Road 15' natural/enhanced

*Buffer petitioner must submit cross section showing planting materials by type (trees, shrubs, and ground cover) at every conditional pat

9. The Oak Hammock Preserve/Passive Park area identified within the northern Mixed-Use Area on the Master Plan, and the Water Preserve/Passive Park area identified in the southern Residential Area on the Master Plan, will be interconnected with the project trails, and shall count toward required open space and neighborhood park acreage. Any other perimeter buffer areas or preservation areas identified on the Master Plan will count as open space but will not count toward required neighborhood park acreage.

10.

11. All streets internal to the Project may be public or private except for Sunrise Parkway and Cracker Crossing Blvd., which shall be open to the 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. Private roads will be owned, operated, and maintained by the developer(s) designated CDD and/or Property Owners Association(s).

12. The Mixed-Use Area along the SR 50 Frontage shall be allowed two (2) access points to SR 50 between Sunrise Parkway and Kettering Road, subject to FDOT driveway connection permits.
13. Cracker Crossing Blvd. Extension shall be considered the Project's reverse frontage road and shall be deemed to meet all such requirements for the Mixed-Use Area. To ensure compatibility for the multi-family, retail and office uses within the Mixed-Use Area, through-truck traffic shall be prohibited on Cracker Crossing Blvd. Extension, other than local deliveries servicing the commercial/office uses within the Mixed-Use Area itself.
14. MAK Boulevard will be an optional internal Project roadway; however, in the event the adjacent Kettering Road parcel is actually utilized by the County for the East Government Center Site and/or by the School district for the School Site (as referenced in the Development Agreement), then the master developer for the Residential Area shall construct MAK Boulevard from Sunrise Parkway to the east Project Boundary, for connection (by the County or School District, as applicable) to the East Government Center Site and/or School Site. In the interim, this access area and other direct access point(s) to Kettering Road may be utilized as a construction access/haul roads for the Project as approved by the County Engineer.
15. The Residential Area master developer shall construct Sunrise Parkway as a 4-lane divided collector in accordance with the Development Agreement. As a divided boulevard, Sunrise Parkway will be considered to have met the "two entrance requirement" to a residential subdivision until such time as a second external connection is available for the Project.
16. 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 Development Agreement and provide for enforcement by the developer(s) designated CDD(s) and/or Property Owners Association(s). 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.

17. A geotechnical report prepared by a qualified professional shall be used in the design and layout of the 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 applicable 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.
18. At the developer's option, fencing along the perimeter and interior of Sunrise can be added to proposed buffer areas; where possible fencing will blend into the natural landscape of the area but will be supplemented with natural vegetation/screening as necessary. The developer(s)' fencing options may include materials such as PVC (non-white), decorative black aluminum (wrought iron style), mason/Symtec, stone and/or brick wall(s) consistent with project identification and entry monumentation features.
19. Beginning five years after approval of this Master Plan, and continuing every 600th residential unit thereafter until buildout, the Residential Area master developer shall complete and submit the traffic monitoring reports specified in the companion Development Agreement.
20. With the submittal of construction plans for each phase, the applicable 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.
21. If archaeological artifacts are discovered during site development construction, the applicable 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.
22. Invasive plant species shall be removed during the site development process as required by the associated permitting agencies, environmental reports, and development review processes.

23. The C-PDP Zoning and Master Plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement, for the duration of the Development Agreement.
24. All the foregoing performance conditions are intended to conform to the companion Development Agreement for Sunrise, and not to alter any requirement or condition of the Development Agreement. In the event of a conflict between the Development Agreement, these performance 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(s).
25. The location and design of the optional lagoon complex amenity will not require a Master Plan Revision.
26. Pending the commencement of site development for each respective development phase of the Project, any, or all the undeveloped portions of the Property shall be allowed to continue interim agriculture and/or silviculture uses on such undeveloped portions of the Property, pending full and complete development of the Project.
27. Enhanced lighting beyond minimum standards shall be required as follows:
- Lighting throughout the Project 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.
 - Internal residential area lighting shall not exceed 18 feet in height with full cut-off fixtures.
 - Street and parking lot lighting shall be oriented downward with full electrical cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 11:00 pm and sunrise, whichever occurs first.
 - Solar streetlighting shall be allowed within public or private road rights-of way areas. All street lighting shall be privately owned by the developer or its designee, and/or operated by the HOA, CDD or the Developer, at the Developer's sole election.
28. Open space and connectivity plan shall be submitted at the first conditional plat and revised every conditional plat thereafter. By way of clarification, the initial master open space and connectivity plan will provide for a primary, central trail along Sunrise Parkway through the entirety of the project, with future connection to the internal trails within each development pod. However, the details of the internal trail system within

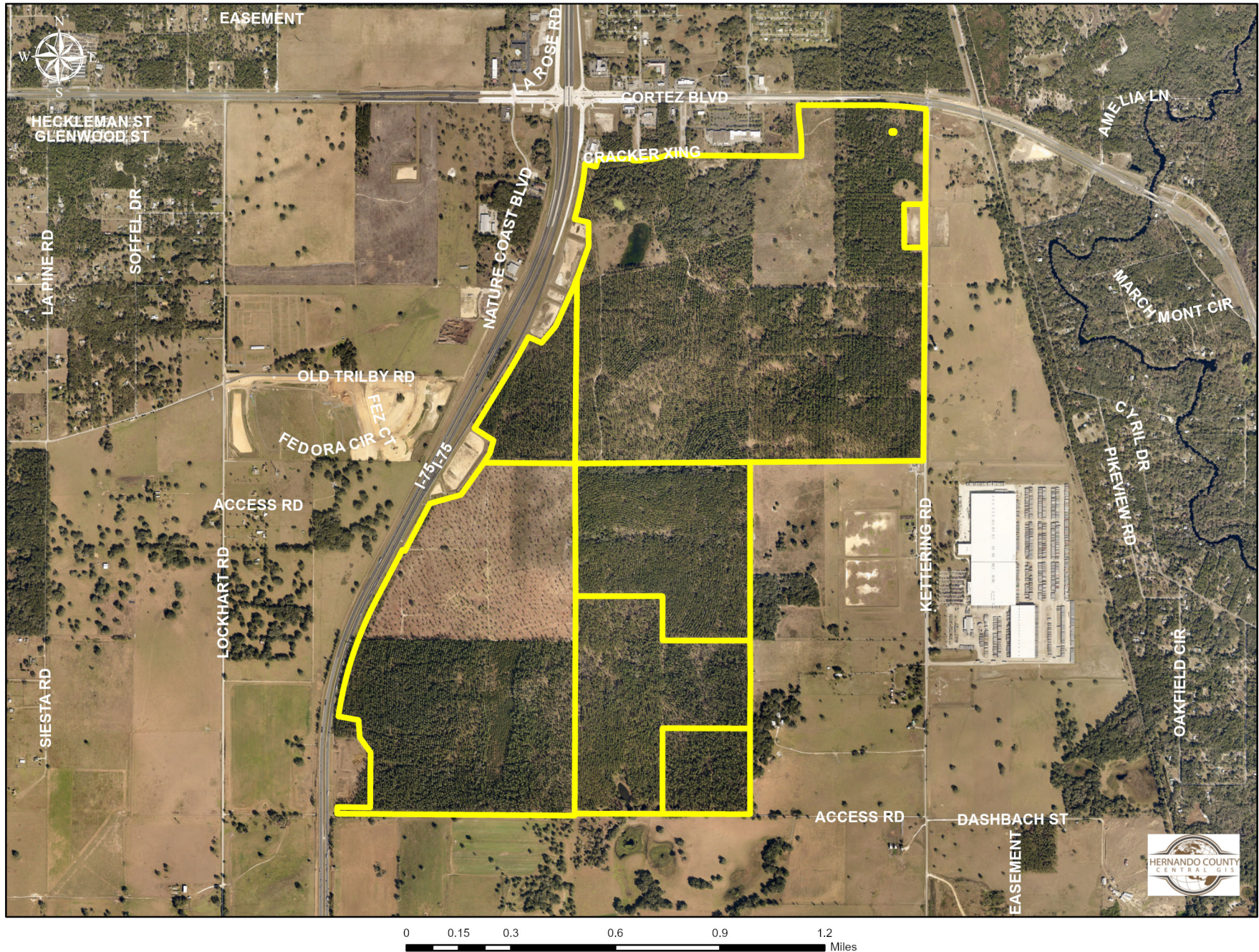
each development pod and the open spaces within each development pod, will only be delineated and added to the master open space and connectivity plan, as each proposed conditional plat is provided for such development pod.

29. The petitioner shall provide a revised Master 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-22-39

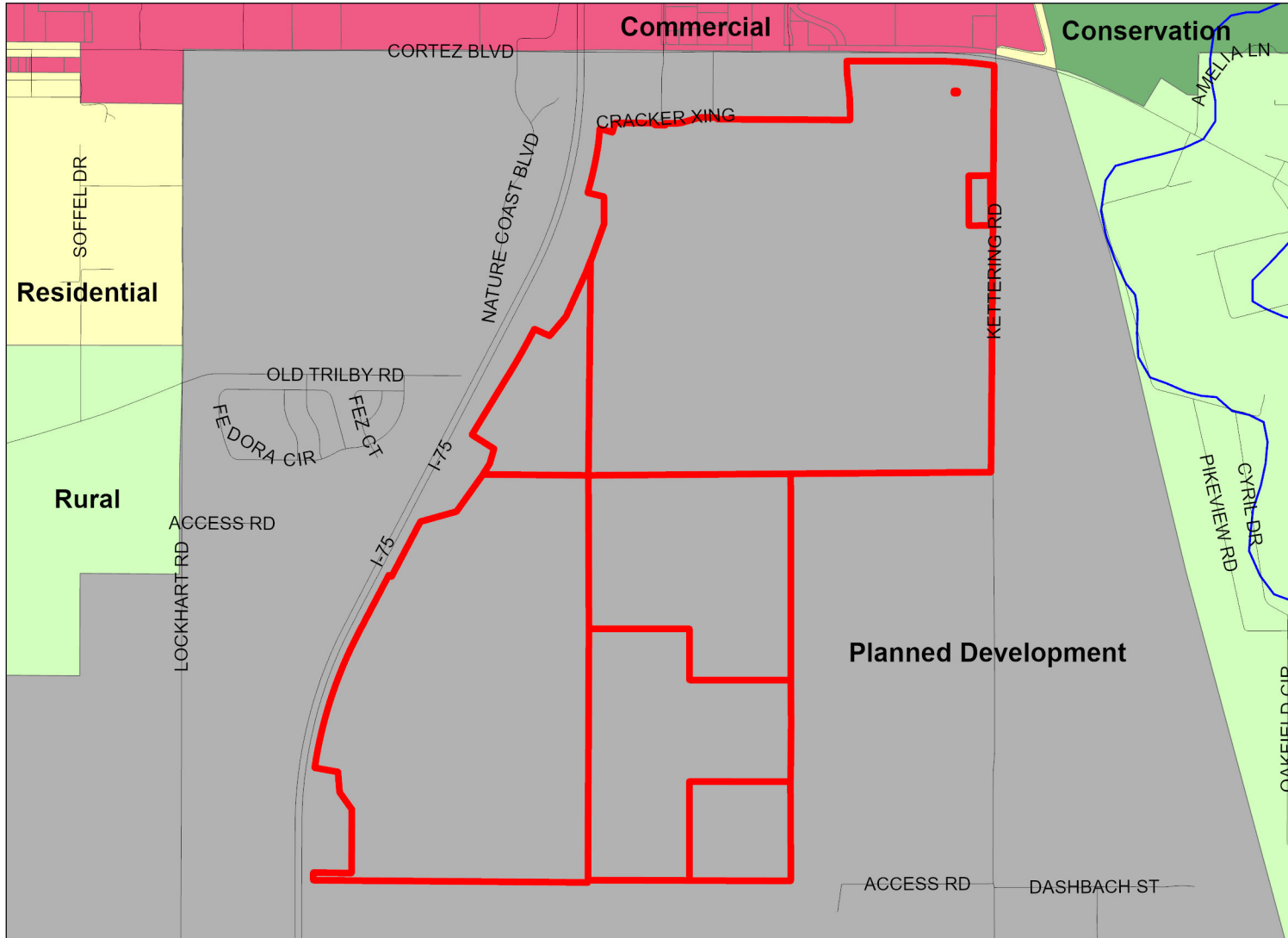
Photo date: 2020

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-22-39
Version Date: 12/09/2022



H-22-39

FLU Riverine District

Regional Commercial

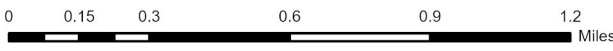
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

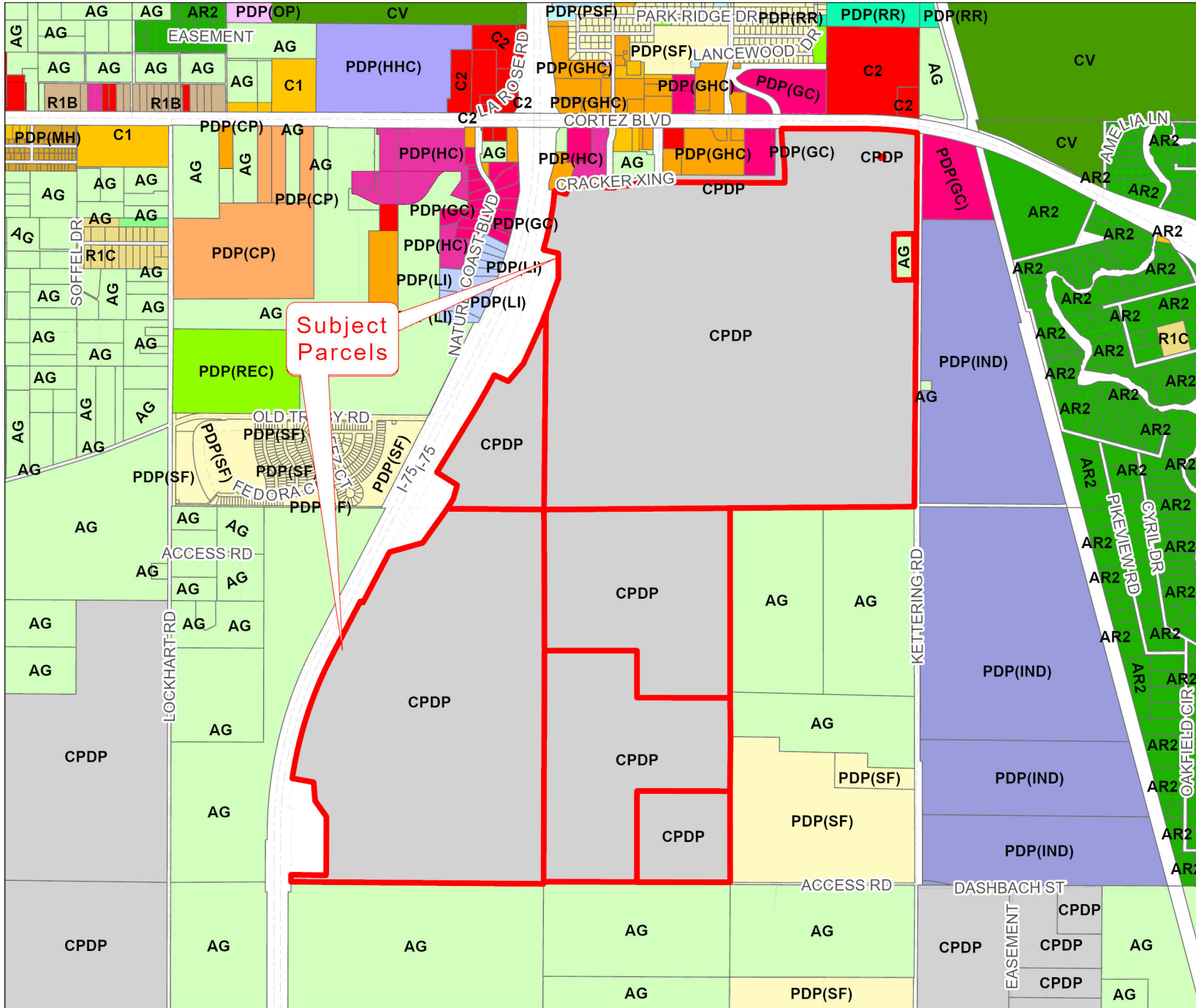


Date of mapping: 07/19/2023



H-22-39

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.

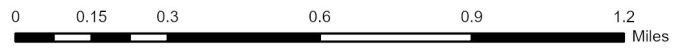
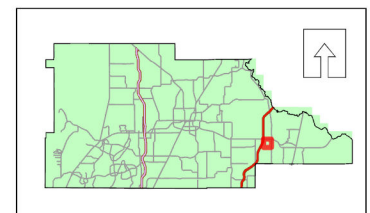


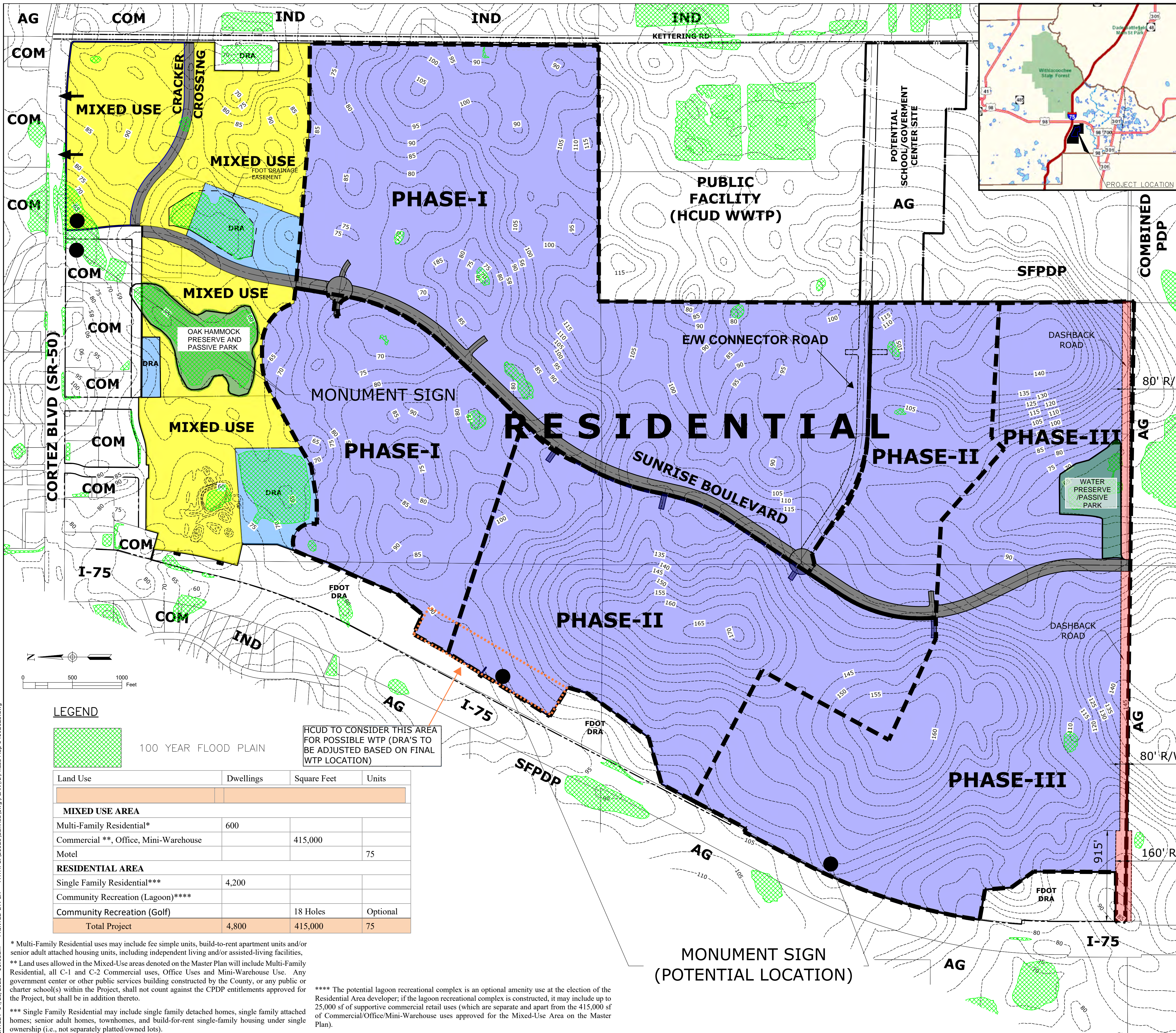
Subject
Parcels

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending





LOCATION MAP
N.T.S.

SITE DATA

PROJECT AREA = 1,321.8 ACRES±

CURRENT ZONING: CPDP
FUTURE LAND USE MAP DESIGNATION:
I-75 PLANNED DEVELOPMENT DISTRICT

LOCATION: SECTIONS 5,6,7 & 8 TWP. 23 S, RNG. 21 E., HERNANDO COUNTY, FLORIDA

PARCEL KEY NO. 394442, 838231, 394530, 394594, 394601, 394610

PERIMETER BUILDING SETBACKS

From I-75 Interstate ROW	75' residential; 35' non-residential
From I-75 FDOT DRAs	35'
From SR 50	75' residential; 35' non-residential
From Kettering Road	50' residential; 35 non-residential
From Remaining Eastern Boundary	35'
From Southern Boundary/Dashback ROW	35'
From Cracker Crossing Blvd:	35'

PERIMETER BUFFERS

NORTHERN SR-50	20' LANDSCAPE BUFFER
NORTHERN CRACKER CROSSING	NO BUFFER REQUIRED
EAST KETTERING ROAD	20' LANDSCAPE BUFFER
EAST REMAINING BOUNDARY	NO BUFFER REQUIRED
WEST I-75 INTERSTATE ROW	40' NATURAL/ENHANCED BUFFER
WEST DRAs (FDOT OR PROJECT)	20' NATURAL/ENHANCED BUFFER
SOUTH(NORTH OF DASHBACK)	15' NATURAL/ENHANCED BUFFER
EAST RIDGE MANOR WWTP	20' NATURAL/ENHANCED BUFFER

BUFFER NOTE: In locations where the natural/enhanced buffers does not have 80% opacity, the buffer shall be enhanced such that 80% opacity can be achieved within three (3) years after planting. If disturbance of a natural area within a buffer is required for adjacent development purposes, then re-planting shall be required such that 80% opacity can be achieved within three (3) years. The Developer shall have the option, at its election, to install a perimeter wall on the development side of the Buffer Area, in whole or in part, for any portion thereof. In the event the Developer elects to construct such wall, the natural buffer shall remain on the outer side of the wall, but the obligation to enhance the natural buffer to achieve 80% opacity shall not apply to such segment of the Buffer Area where a perimeter wall is constructed by the Developer.

<p>MINIMUM TYPICAL LOT 40'</p> <p>SINGLE FAMILY DETACHED</p> <p>FRONT SETBACK</p> <p>10' - PRIMARY STRUCTURE</p> <p>20' - GARAGE DOOR</p> <p>SIDE SETBACK</p> <p>5' - PRIMARY STRUCTURE</p> <p>5' - ACCESSORY STRUCTURE</p> <p>10' - BUILDING SEPARATION</p> <p>FRONT/SIDE SETBACK</p> <p>15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS</p> <p>REAR SETBACK</p> <p>15' - PRIMARY STRUCTURE</p> <p>5' - ACCESSORY STRUCTURE</p> <p>MAXIMUM LOT COVERAGE: 75%</p> <p>MAXIMUM BUILDING AREA</p> <p>70% - PRIMARY STRUCTURE</p> <p>15% - SECONDARY STRUCTURE</p> <p>MAXIMUM BUILDING HEIGHT: 35'</p>	<p>MINIMUM TYPICAL LOT 35'</p> <p>TOWNHOMES</p> <p>FRONT SETBACK</p> <p>10' - PRIMARY STRUCTURE</p> <p>20' - GARAGE DOOR</p> <p>SIDE SETBACK</p> <p>0' - PRIMARY STRUCTURE</p> <p>5' - ACCESSORY STRUCTURE</p> <p>FRONT/SIDE SETBACK</p> <p>15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS</p> <p>REAR SETBACK</p> <p>15' - PRIMARY STRUCTURE</p> <p>5' - ACCESSORY STRUCTURE</p> <p>MAXIMUM LOT COVERAGE: 75%</p> <p>MAXIMUM BUILDING AREA</p> <p>70% - PRIMARY STRUCTURE</p> <p>15% - SECONDARY STRUCTURE</p> <p>MAXIMUM BUILDING HEIGHT: 35'</p>	<p>MINIMUM TYPICAL LOT 15'</p> <p>SINGLE FAMILY ATTACHED</p> <p>FRONT SETBACK</p> <p>0' - PRIMARY STRUCTURE</p> <p>20' - GARAGE DOOR</p> <p>SIDE SETBACK</p> <p>0' - PRIMARY STRUCTURE</p> <p>10' - BUILDING SEPARATION</p> <p>FRONT/SIDE SETBACK</p> <p>15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS</p> <p>REAR SETBACK</p> <p>0' - PRIMARY STRUCTURE</p> <p>MAXIMUM LOT COVERAGE: 100%</p> <p>MAXIMUM BUILDING AREA: 100%</p> <p>MAXIMUM BUILDING HEIGHT: 45'</p>
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MULTIFAMILY

FRONT SETBACK

0' - PRIMARY STRUCTURE

20' - GARAGE DOOR

MAXIMUM LOT COVERAGE: 100%

MAXIMUM BUILDING AREA: 100%

MAXIMUM BUILDING HEIGHT: 65'

NON-RESIDENTIAL

MINIMUM LOT WIDTH: 0'

MINIMUM LOT DEPTH: 0'

SIDE SETBACK

5' - STRUCTURE TO STRUCTURE

5' - STRUCTURE TO PARKING

0' - STRUCTURE TO PUBLIC R/W

FRONT SETBACK

5' - STRUCTURE TO PARKING

0' - STRUCTURE TO PUBLIC R/W

REAR SETBACK

5' - STRUCTURE TO PARKING

0' - STRUCTURE TO PUBLIC R/W

MAXIMUM LOT COVERAGE: 100%

MAXIMUM BUILDING AREA: 100%

MAXIMUM BUILDING HEIGHT: 65'

NOTES:

CASITAS - MINIMUM RESIDENTIAL BUILDING SIZE 600 SF; 10FT MINIMUM SEPERATION BETWEEN RESIDENCES.

MIXED COMMERCIAL - HERNANDO COUNTY LAND DEVELOPMENT CODE, EXCEPT FOR SIDE SETBACKS, WHICH CAN BE 0 FT.

LEGEND

100 YEAR FLOOD PLAIN

HCUD TO CONSIDER THIS AREA FOR POSSIBLE WTP (DRA'S TO BE ADJUSTED BASED ON FINAL WTP LOCATION)

Land Use	Dwellings	Square Feet	Units
MIXED USE AREA			
Multi-Family Residential*	600		
Commercial **, Office, Mini-Warehouse		415,000	
Motel			75
RESIDENTIAL AREA			
Single Family Residential***	4,200		
Community Recreation (Lagoon)****			
Community Recreation (Golf)		18 Holes	Optional
Total Project	4,800	415,000	75

* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities.

** Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

*** Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted/owned lots).

**** The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which are separate and apart from the 415,000 sf of Commercial/Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

ZONING MASTER PLAN

EXHIBIT B

APPROVED MASTER PLAN PER APPROVED C-PDP REZONING

Coastal

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

REVISION

DATE	REV. BY/REV. NO.

DATE: _____

REVISION: _____

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET

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21026

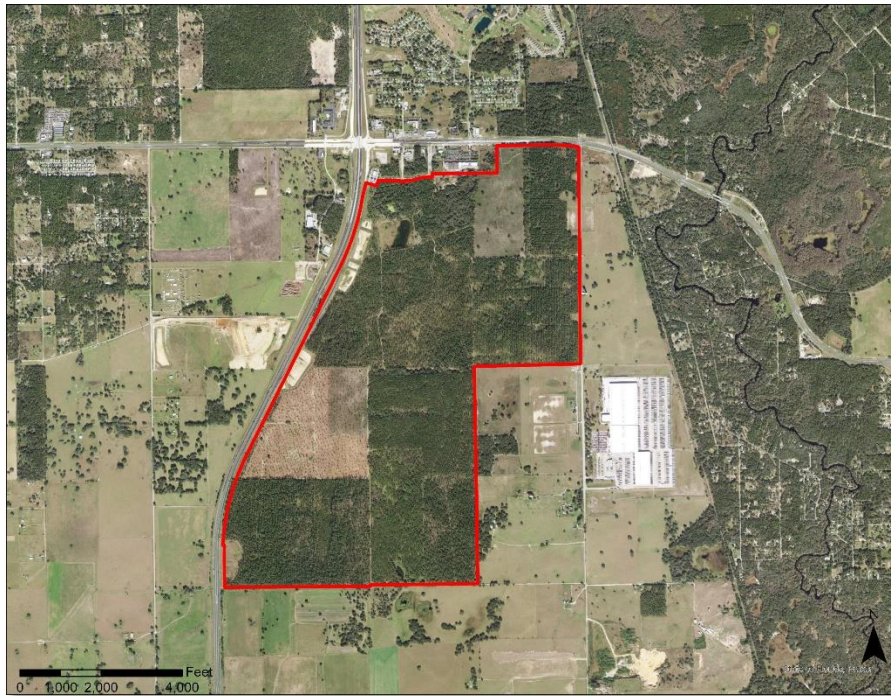
PRINTED: 04/20/2023 - 11:05am

PATH: L:\21026\Sunrise\dwg\PLAN\Phase Map 04192023.dwg

PROJECT NARRATIVE

SUNRISE C-PDP and MASTER PLAN MODIFICATION

PARCEL KEY 394442, 394594, 394530, 394601, 394610 and 838231.



General

This Sunrise C-PDP and Master Plan modification is part of the process for the termination of the existing Sunrise DRI and its related Development Order, and adoption of the new Development Agreement. Together the revised C-PDP and Master Plan, and the new Development Agreement, will supersede and replace the prior existing, vested DRI Development Order (DRI DO) and prior C-PDP and Master Plan. The same legal and planning process recently was utilized and successfully completed for Lake Hideaway DRI, as an example. Sunrise C-PDP also will remain subject to the existing I-75/SR 50 PDD Area Plan as more specifically set forth in the Sunrise Development Agreement (Sunrise DA), which has been submitted for review and approval concurrently with this C-PDP and Master Plan Modification.

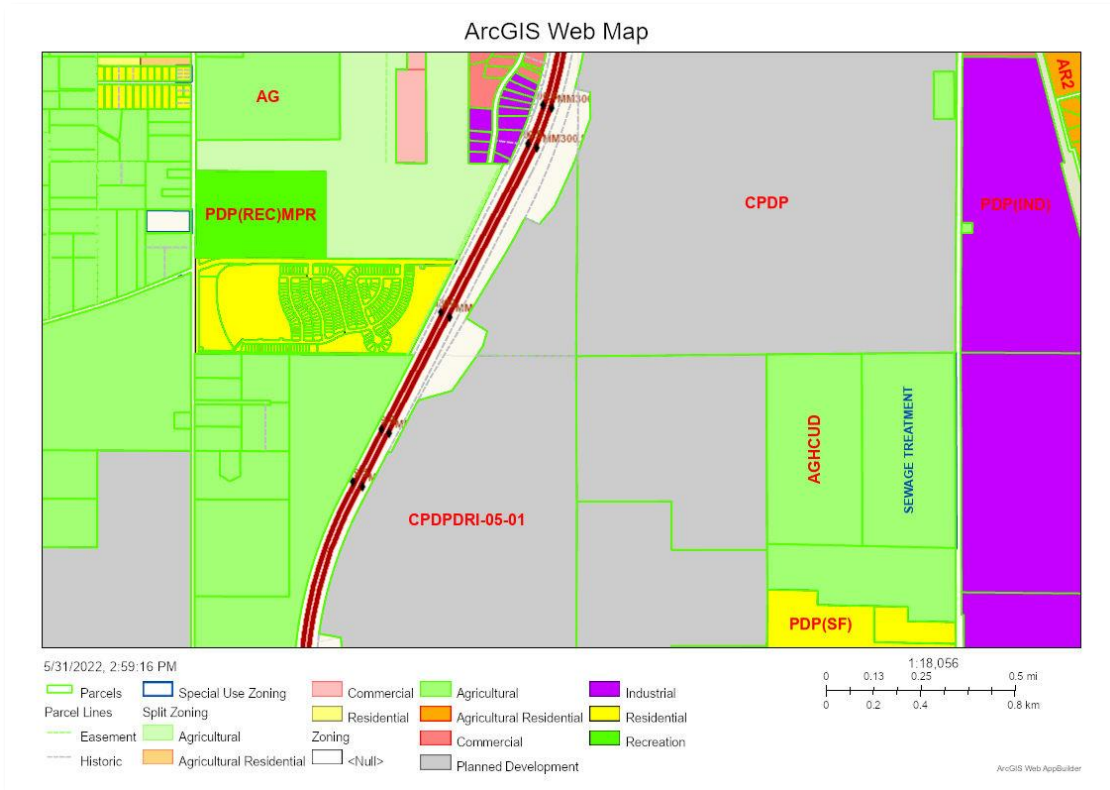


Figure 1. Sunrise (Key No. 394442, 394594, 394530, 394601, 394610 and 838231.) Current Zoning Map

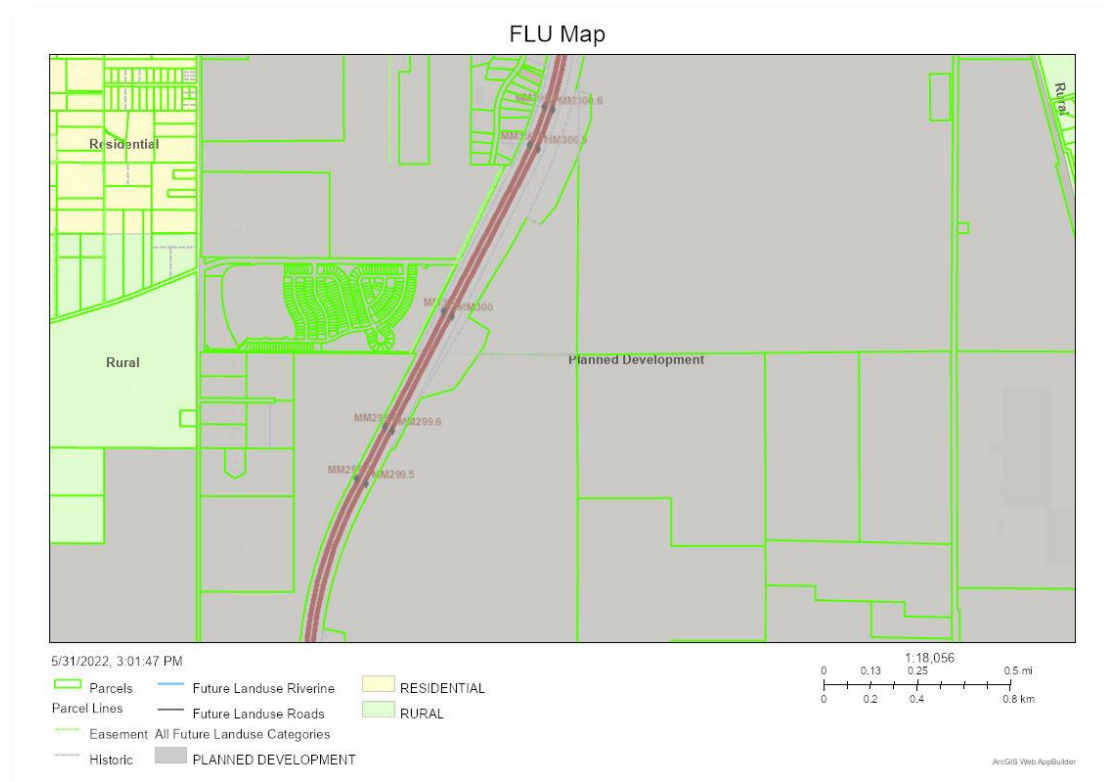


Figure 2. Sunrise (Key No. 394442, 394594, 394530, 394601, 394610 and 838231.) Current Zoning Map

	<u>PROPERTY DESCRIPTION</u>	<u>ZONING</u>	<u>FLU</u>
NORTH	6.80 acres owned by JMBA Goup LLP	PDP(GC)	PDD
	12.0 acres owned by 31070 Cortez Blvd Associates	PDP(GC)	PDD
	2.30 acres owned by Jericho Road Ministries Inc	PDP(GC)	PDD
	5.0 acres owned by Mak Family Partnership	AG	PDD
	3.80 acres owned by Racetrac Petroleum Inc	PDP(HC)	PDD
	2.80 acres owned by Cracker Barrel Old Country Store Inc	PDP(GC)	PDD
SOUTH	309.20 acres owned by Jack Melton Family Inc	AR	PDD
	80.60 acres owned by Clark Opal Trustee	AG	PDD
EAST	49.80 acres owned Mak Family Partnership LTD Et AL	AG	PDD
	102.20 acres owned by Pedone Lee K, Ariana Dairy Farm Inc	PDP(SF)	PDD
	80.40 acres owned by Hernando County	Public Facility	PDD
WEST	175	-	-

Sunrise DRI is as an approved, vested, mixed-use project on approximately 1,311.40 acres located in the southeastern quadrant of the Interstate 75 – SR 50 intersection (Sections 5,6,7 & 8, Township 23 South, Range 21 East). The current project area is slightly less than the total area approved under the DRI and existing C-PDP and Master Plan, because certain drainage retention areas have been conveyed to FDOT and Hernando County for adjacent roadway projects pursuant to the DRI DO. The existing, vested Sunrise C-PDP zoning and master plan was approved by the Hernando County Board of County Commissioners on December 10, 2008 (File # H-08-13 – Resolution #2008-236), consistent with the approved Development of Regional Impact (DRI) Development Order and I-75/SR 50 PDD which were concurrently adopted by the Board of County Commissioners on September 12, 2007. The project is presently approved under the DRI DO and the existing C-PDP and Master Plan for the following mix of land uses:

<i>Land Use</i>	<i>Dwellings</i>	<i>Square Feet</i>	<i>Units</i>
MIXED USE AREA			
<i>Multi-Family Residential*</i>	600		
<i>Commercial **, Office, Mini-Warehouse</i>		415,000	
<i>Motel</i>			75
RESIDENTIAL AREA			
<i>Single Family Residential***</i>	4,200		
<i>Community Recreation (Lagoon)*****</i>			
<i>Community Recreation (Golf)</i>		18 Holes	Optional
Total Project	4,800	415,000	75

* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities,

** Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

*** Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted/owned lots).

**** The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which are separate and apart from the 415,000 sf of Commercial/Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

Note: Certain land uses may be exchanged on a trip-equivalent basis in accordance with the Land Use Equivalency Matrix (LUEM) approved as Exhibit C to the Development Agreement; provided, however, that as set forth in the LUEM, exchanges from/to residential entitlements and non-residential entitlements shall not be allowed, unless separately approved by the Planning Department at such time.

In connection with the termination of the DRI DO, the Applicant is not seeking to increase any of the previously approved, vested entitlements, which vesting will be carried forward into the Sunrise DA and C-PDP and Master Plan. However, the Applicant has elected not to implement the golf course option which was provided under the prior DRI DO and C-PDP (due to changed market conditions), and instead will implement a revised Master Plan including more diverse, inter-generational housing product options, and a variety of open space and recreational amenities more appropriate for today's market demand.

As now proposed, the Sunrise project is planned to provide housing products to meet the residential needs of a broad demographic range of potential residents. This could include a wide mix of detached single-family homes, villas, townhomes, and both single-family and multifamily rental housing. The products also will be designed to fulfill inter-generational housing options for first-time buyers, young professionals and young families with children, empty nesters, housing to support emerging workforce needs, and age-restricted or age-targeted retirement communities, including both fee-simple for-sale and rental products in each category of housing.

Sunrise will also continue to include the pre-existing, approved commercial and office space to serve the needs of both project residents and the surrounding I-75/SR 50 regional community. The C-PDP master plan, therefore, allows multifamily, commercial, office and hotel uses in a mixed-use area in the northern portion of the C-PDP adjacent to SR 50 and Kettering Road (approximately 1,311.40 acres of mixed-use area), while locating the single-family uses in the central and southern portions of the C-PDP.

As stated above, the single-family portion of the C-PDP will consist of a coordinated residential community, constructed in three or more phases and containing a number of distinct housing “pods.” Housing pods will be oriented toward different elements of the market, but all will be coordinated within a diverse community with integrated functional connectivity. Sunrise Parkway, an I-75/SR 50 PDD designated collector roadway running N-S through the project, will provide primary access to all elements of the community from SR 50 to the southernmost housing pods. The Sunrise Parkway corridor will incorporate landscaping, trees, greenspace and a 10 foot side paved multi-purpose pathway. The developer will also be completing the eastern extension of Cracker Crossing Boulevard, which shall serve as the collector/reverse frontage road to serve the Mixed Use phase of the project. Other elements of the transportation network are addressed in the Adequate Access Analysis section, below and a Transportation Impact Study has been prepared and submitted with this application, pursuant to the methodology required by the Hernando County Engineer.

Recreation facilities and opportunities, both active and passive, will be located in each phase and depicted on each conditional plat, meeting neighborhood park requirements as set forth in the Land Development Code. The I-75 Buffer Area and the Oak Hammock Preservation Area shall be counted toward the open space requirements for the Project, and if such areas contain trails or other access, or other passive use facilities for Project residents, also shall count toward the neighborhood park requirements for the Project. Neighborhood parks may be co-located adjacent to the Oak Hammock Preserve or the natural area near the southern boundary, facilitating parking and/or pedestrian access for passive use. Active recreational activities will not be placed in areas designated for buffers and passive open space; however, passive uses such as trails, picnic areas, and educational viewing can be accommodated. The Developer will provide a network of trails, sidewalks, and bicycle/pedestrian facilities to interconnect the Oak Hammock Preservation Area, neighborhood parks, commercial areas, the school site (if utilized), buffers, and conservation areas throughout the Development. A conceptual connectivity plan will be provided with each conditional plat or phase of development. Connectivity may use open/recreation space, upland buffers, and perimeter buffer areas and trails may be designed to be pervious or impervious, as determined appropriate by the site characteristics by the developer. One of the optional recreation amenities being considered is a Lagoon, which is further described in the Project Performance Conditions.

The proposed Sunrise project site had been historically used as ranch land but was largely converted to a planted sand and slash pine tree farm approximately thirty-five years ago. Two previously excavated borrow pits (related to earlier I-75 roadway improvements) are located in the northwest portion of the property. Since the original DRI approval, the Florida Department

of Transportation also acquired additional parcels along the western boundary of Sunrise to retain drainage from the widening of Interstate 75, and an easement for a large stormwater facility in the northern portion of the DRI to support the pending SR 50 construction. The FDOT right-of-way and drainage areas for I-75 have substantially deteriorated the natural condition of the western boundary of the project, from the original DRI approval. Hernando County also has acquired stormwater easements to support its prior improvements to Sunrise Parkway and Cracker Crossing Boulevard in the northern portion of the DRI. Soils on the project site are fast-draining Candler sands and very conducive to development and on-site stormwater management. Site design and engineering will address drainage and the appropriate incorporation of the excavation features found on-site.

Sunrise is consistent with the Hernando County Comprehensive Plan and will not require an amendment to the Plan to accommodate this proposed development. The Comp Plan establishes several “planned development districts” in the County, within which mixed land uses are envisioned. The proposed Sunrise project is located within one of these areas, the Interstate-75/State Road 50 (I-75/SR50) Planned Development District (PDD). The I-75/SR50 PDD was established to provide some guidelines to growth in this “gateway” to Hernando County, particularly in the areas of land use mix, access and aesthetic appeal. Sunrise is consistent with the intent of the I-75/SR 50 PDD in the following ways:

- It provides a master plan for approximately 27% of the PDD area, providing an impetus in the overall planning of the area;
- It establishes a multifaceted residential community in the PDD, a component that is integral to the success of the district;
- The proposed residential and commercial components of Sunrise are well within the percentage ranges for those land uses established within the PDD;
- It is consistent with the commercial/light industrial corridor that has emerged on the east side of Kettering Road;
- It will incorporate criteria for increased landscaping;
- It provides an integrated roadway network within the project, incorporating a community collector road, a reverse frontage road, access to all SR 50 median cuts and a potential future access to undeveloped property to the south; and,
- The project master plan will accommodate pedestrian and bicycle traffic.

Sunrise will have few, if any, impacts to natural resources due to the very limited extent and presence of such resources on the project site. As described previously, the Sunrise project site is former pasture and agricultural land, the predominant portion of which was converted to the current silviculture operation located on the site today. These previous land uses have virtually eliminated most of the natural vegetative communities and habitat areas that would have historically been found on the project site. The two remaining natural vegetative communities and/or habitat areas remaining on the site have been incorporated into the project’s design. To the extent there is existing, native vegetation in the designated wetland buffers, conservation easement areas, and perimeter buffers maintained by the HOA and/or CDD which attract pollinators or provide food, shelter or habitat for wildlife, the native vegetation will

be preserved, to the extent reasonably feasible. A comprehensive wildlife survey will be provided prior to any development occurring on the property.

Since Sunrise’s original DRI approval, several major improvements in public infrastructure have taken place. Most significant are the increases in road capacity, with the six-laning of Interstate 75 and ongoing six-laning of State Road 50. The Hernando County Utilities Department has added a potable water well, increased capacity to its Lockhart Road Water Plant and provided additional improvements in its wastewater transmission system. There have also been recent land use approvals for other developments within the I-75/SR 50 PDD, including two residential communities (Trilby Estates, Benton Hills) and two industrial sites (for distribution centers) on the east side of Kettering Road.

A potential school site identified in the I-75/SR 50 facility analysis is still available adjacent to Sunrise C-PDP, the reservation for a potential East County Government Center Site has been maintained, as well as other vested DRI DO provisions and the other aspects of the I-75/SR 50 PDD are carried forward in the new Development Agreement, as applicable to Sunrise C-PDP.

A potential water treatment plant has been located on the zoning master plan and now is included in the new Development Agreement. The DRA’s will be adjusted based on the final location of the water treatment plant.

OPEN SPACE & BUFFERS

Open space and buffers shall generally meet the minimum requirements of the Code of Ordinances, Hernando County, Florida, and shall generally include the Oak Hammock Preservation Area and the I-75 Buffer Area (as identified in the proposed C-PDP Rezoning and Master Plan), other jurisdictional wetland buffers, neighborhood park sites, vegetated buffers, pedestrian trails that provide for connectivity, and areas of open space preservation. These will ultimately be approved in conjunction with conditional plat, construction plans review and/or site development review.

Northern -SR 50 Frontage Only	20' landscape buffer
Northern – Cracker Crossing Blvd	no buffer required
East - Kettering Road Frontage Only	20' landscape buffer
East – Ridge Manor WWTP	20' natural/enhanced
East – Remaining Boundary	no buffer required
West - I-75 Interstate ROW	40' natural/enhanced
West – Adjacent to FDOT or Project DRA’s	20' natural/enhanced
Southern Boundary – North of Dashback Road	15' natural/enhanced

In locations where the natural/enhanced buffers does not have 80% opacity, the buffer shall be enhanced such that 80% opacity can be achieved within three (3) years after planting. If disturbance of a natural area within a buffer is required for adjacent development purposes, then re-planting shall be required such that 80% opacity can be achieved within three (3) years. The Developer shall have the option, at its election, to install a perimeter wall on the development

side of any buffer area, in whole or in part, for any portion thereof. In the event the Developer elects to construct such wall, the natural buffer shall remain on the other side of the wall, but the obligation to enhance the natural buffer to achieve 80% opacity shall not apply to such segment of the buffer area where a perimeter wall is constructed by the Developer.

Perimeter buffers may be used for interconnectivity; however, any Pedestrian paths within perimeter buffers shall consist of natural, permeable materials (no concrete or asphalt).

The Oak Hammock Preserve/Passive Park area identified within the northern Mixed Use Area on the Master Plan, and the Water Preserve/Passive Park area identified in the southern Residential Area on the Master Plan, will be interconnected with the project trails and shall count toward the required open space and neighborhood park acreage. Any other perimeter buffer areas or preservation areas identified on the Master Plan will count as open space but will not count toward the required neighborhood park acreage.

PERIMETER BUILDING SETBACKS

From I-75 Interstate ROW	75' residential; 35' non-residential
From I-75 FDOT DRAs	35'
From SR 50	75' residential; 35' non-residential
From Kettering Road	50' residential; 35 non-residential
From Remaining Eastern Boundary	35'
From Southern Boundary/Dashback ROW	35'
From Cracker Crossing Blvd:	35'

INTERNAL BUILDING SETBACKS

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 ft² (Deviation from 6,000 ft²)
- 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'
- Side (Accessory Structure): 5'
- Building Separation: 10'
- Rear (Primary Structure): 15' (Deviation from 20')
- Rear (Accessory Structure): 5'
- Minimum Lot Size: 3500 ft² (Deviation from 6,000 ft²)
- Minimum Lot Width: 35' (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')
- 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'

NOTE: Minimum lot frontage on a curve or cul-de-sac will be as follows: 40' wide SF Lot - 25'; 50' wide SF Lot – 35'; 60' wide SF Lot – 35'; 70' wide Villa Lot – 50'; 60' wide townhome cluster (4 units) – 45'.

Implementation of 40' wide lots within the single-family detached pods shall be limited by, and subject to, satisfaction of the following criteria for such 40' wide lots:

- (i) Monotony Control: Single-family detached homes built-for-sale on 40' lots shall be required to address the following requirements to avoid architectural monotony:
 - (1) A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.
 - (2) A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).

(ii) Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale on 40-foot lots. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided. In addition:

- (1) For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
- (2) No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

(iii) Streetscape Tree Requirements: Each single family detached home built-for-sale on a 40' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

PRELIMINARY ENGINEERING REPORT

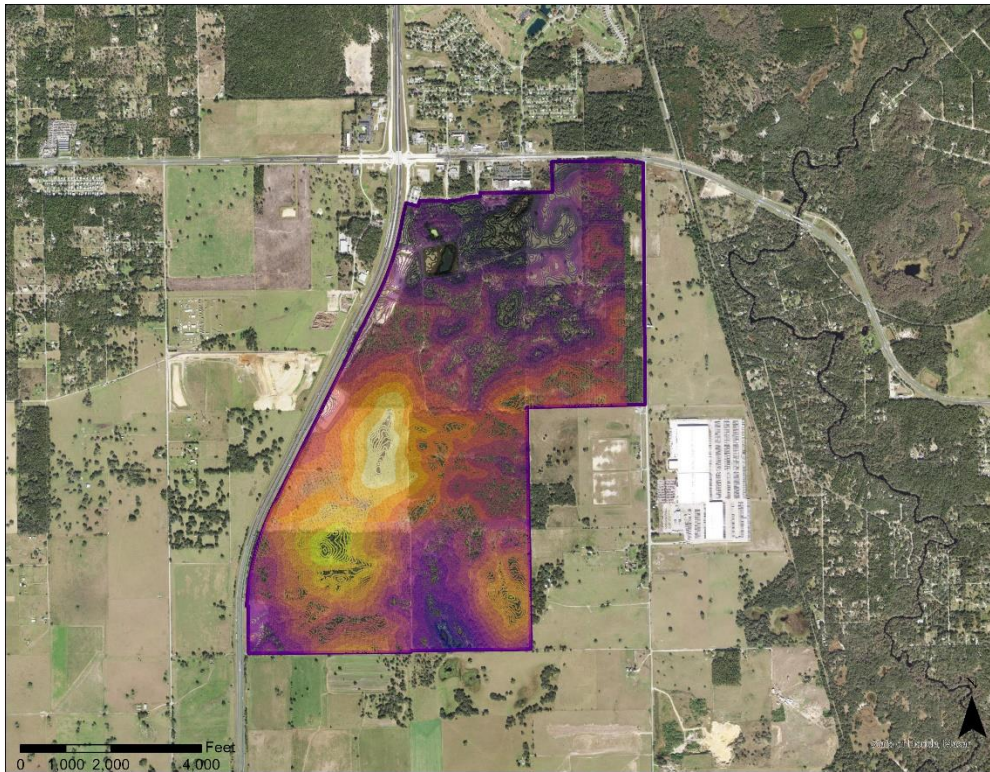


Figure 3. Sunrise (Key No. 394442, 394594, 394530, 394601, 394610 and 838231.) Topo Map

- A. TOPOGRAPHY - The rolling terrain of the property incorporates a number of hills with the highest elevations (up to 170 ft MOL) in the southwest portion of the site. Elevations decrease as you move northward, with the lowest elevation (60 ft MOL) reached in the natural preservation parcel in the Mixed Use area. The project will be designed to complement the topography and minimize site disturbance and erosion by construction phasing, limiting site clearance while maximizing retention of existing vegetation, timely revegetation of cleared areas, and preservation of existing grades and slopes in Development design and construction.

- B. **FLOOD PLAIN** – Virtually the entire property is above the 100 year floodplain and contains soils that percolate rapidly. Areas within the site identified within the 100 year floodplain consist of the large dirt pit in the northwest corner of the site, the area depicted for natural preservation in the Mixed Use area, a drainage retention area recently constructed for SR 50 and Sunshine Parkway stormwater and a few minor depressional areas. The Developer will comply with the County’s Flood Damage Prevention and Protection Ordinance, Federal Emergency Management Agency (“FEMA”) regulations and SWFWMD regulations, using the best available data regarding flood plains/flood-prone areas, as authorized by law and accepted by SWFWMD and the County at the time of construction plans approval.

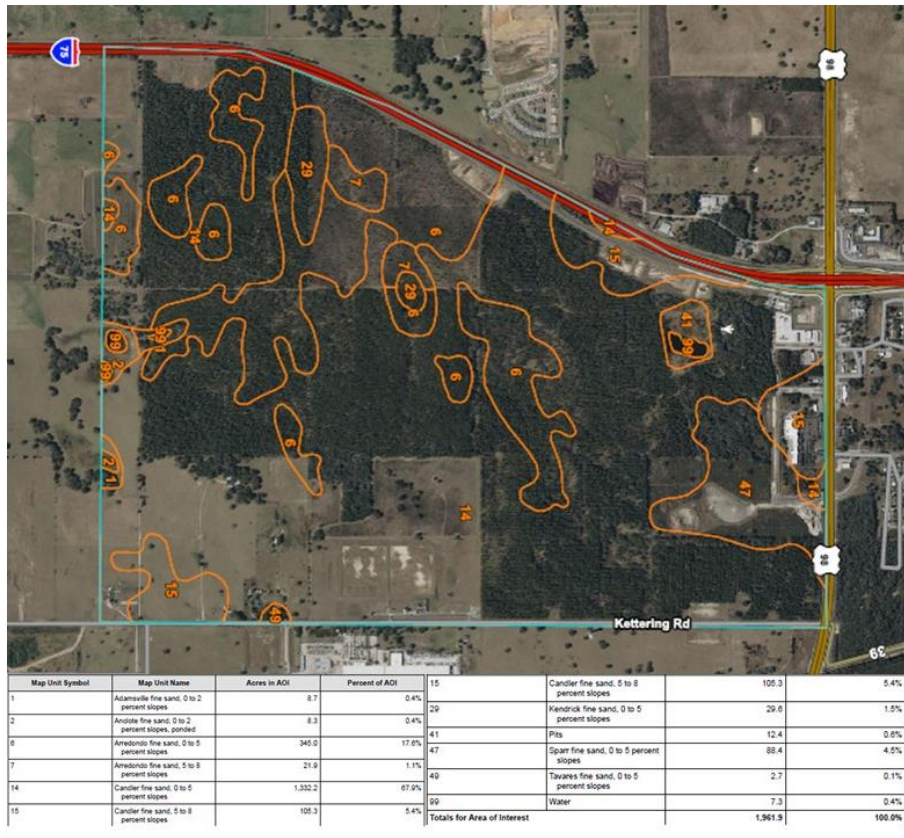


Figure 4. Sunrise (Key No. 394442, 394594, 394530, 394601, 394610 and 838231.) Soils Map

- C. **SOILS** – The Sunrise site is located on the eastern edge of the Brooksville Ridge, an area characterized by rolling sandhills and closed basin drainage. Soil associations within the Sunrise site include the Candler-Tavares-Paola and Arrendondo-Sparr-Kendrick associations. The great majority of soils found on site are moderately to excessively well drained sand soils. These soils are very conducive to development and to the efficient functioning of drainage retention areas. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer will be provided for review by the County Engineer at the time of construction plans review to identify and recommend best management practices (BMPs) and professionally recognized engineering that address

the identification of unsuitable soils, if present. Soil borings will be used to verify that suitable soil cover is maintained between each DRA bottom and any subsurface limestone rock strata, limestone pinnacles, or potential karst connections, consistent with applicable regulatory criteria.

- D. VEGETATION – Approximately 35 years ago, most of the improved pastures associated with this project were converted into pine plantations that are currently dominated by slash pine and sand pine. Within the pine plantation matrix is a small remnant area that supports sandhill vegetation, dominated by live oak and turkey oak. An oak hammock is located in the northern portion of the site. Two small wetland areas are located in the preservation area along the southern boundary of the property. The Developer will protect wetland areas through a combination of BMPs; SWFWMD and FDEP Environmental Resource Program (ERP) permitting criteria; compliance with the rules and regulations of the U.S. Environmental Protection Agency (EPA) and compliance with NPDES regulations.

- E. DRAINAGE – The Sunrise site is characterized by rolling hills, permeable soils and closed-basin drainage. Current drainage on the site occurs within and between the individual basins that comprise the site. No surface streams or other natural conveyance features provide discharge from the project site. The drainage system will be designed and constructed to retain stormwater on site in accordance with the Environmental Resource Permitting (ERP) regulations of SWFWMD. The Developer shall develop a grading plan that utilizes the pre-development topography to the maximum extent reasonably feasible. The grading plan will be provided to the County at the time of, and in connection with, each conditional plat, or functional equivalent, application.

LIST OF PLANNED PUBLIC IMPROVEMENTS

On site wastewater pump stations, force mains and water lines will be constructed by the owner/developer and dedicated to the County in accordance with the Sunrise Development Water and Sewer Service Agreement, along with the dedication of necessary easements and tracts.

STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS

Public improvements will be constructed or bonded prior to final platting.

DEVELOPMENT SCHEDULE

Development is anticipated to begin in 2024

ADEQUATE ACCESS ANALYSIS

The surrounding highway network consists of Interstate 75 and State Road 50, both

operating at very good levels of service due to recent improvements by the Florida Department of Transportation. Kettering Road, which bounds the property to the east is also operating at a very good level of service and is planned for eventual expansion to four lanes (by others) with anticipated industrial and residential development within the SR 50/I-75 PDD. The developer will provide any required right-of-way for any portion of Kettering Road contiguous with and adjacent to Sunrise's eastern boundary, with any such additional right-of-way for Kettering Road being deemed compensable the owner as an external project requirement (by others).

The developer will construct Sunrise Parkway, an I-75/SR 50 PDD designated collector roadway running N-S through the project, which will provide primary access to all elements of the community from SR 50 to the southern MPUD boundary, in phases as project development occurs. The right-of-way will extend from S.R. 50 south to the southernmost boundary of Sunrise. The Sunrise Parkway right-of-way is not Compensable Right-of-Way pursuant to the I-75/SR 50 PDD Area Plan, as it is an internal project requirement. In addition, no Roads Impact Fee credits will be provided for construction of Sunrise Parkway, as it is a site-related transportation requirement.

The developer will also provide right-of-way and construct the extension of Cracker Crossing Boulevard, a parallel collector road to SR 50, from its existing terminus at Sunrise Parkway, eastward to its intersection with Kettering Road. The Cracker Crossing Extension right-of-way is not Compensable Right-of-Way pursuant to the I-75 SR 50 PDD Area Plan, as it is an internal project requirement. The Cracker Crossing extension also shall be constructed by the developer without any Roads Impact Fee credits as it is a site-related transportation requirement; however, as a result the Cracker Crossing Extension shall be deemed to satisfy the County's Frontage Road Ordinance and Facility Design Guidelines, as applicable to the portion of the Development's mixed-use area.

A second E-W collector road from Sunrise Parkway to Kettering Road may (at the option of the Developer) be located at the identified potential school site (generally as shown on the proposed Zoning Master Plan) or at the southern boundary of Sunrise (Dashback Street). If located at Dashback, the future road construction will be the responsibility of others, with the Sunrise developer providing a non-compensable right of way, pursuant to the PDD Area Plan as confirmed in the Development Agreement. If located as shown on the Zoning Master Plan, construction of the roadway to the school site boundary will be the responsibility of the Sunrise developer, as an internal project improvement.

DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The existing DRI is being terminated as part of this zoning and Development Agreement process.

WATER SUPPLY AND SEWAGE DISPOSAL PLANS

The Developer will enter into a Water and Sewer Service Agreement with the Hernando County Utilities Department (HCUD) pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the Sunrise Development Agreement. On site wastewater pump stations, force mains and water lines will be constructed by the owner/developer and dedicated to the County in accordance with the Water and Sewer Service Agreement, along with the dedication of necessary easements and tracts.

Phasing schedule for projected delivery of occupied residential units and non-residential square footage anticipated on an annual basis for a 5-year forecast period.

360/ yr. for first 5 years, starting 2025 (first occupied homes)

	360	360	360	360	360
Lot Size	50	50	50	50	50
Total FF	18,000	18,000	18,000	18,000	18,000
Product	-	-	-	-	-
Design Start	1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Const. Start	4/30/2024	4/30/2025	4/30/2026	4/30/2027	4/30/2028
Lot Delivery	4/30/2025	4/30/2026	4/30/2027	4/30/2028	4/30/2029

REQUESTED DEVIATIONS

Residential (single-family detached lots):

- Front (Primary Structure): 10' (Deviation from 25')
- Side: 5' (Deviation from 10')
- Rear (Primary structure): 15' (Deviation from 20')
- Minimum Lot size: 4,000 ft² (Deviation from 6,000 ft²)
- Minimum Lot width: 40' (Deviation from 60')

Residential (single-family, zero Lot Line)

- Front: 10' (Deviation from 25')
- Side (Primary Structure - Internal): 0' (Deviation from 10')
- Rear (Primary Structure): 15' (Deviation from 20')
- Minimum Lot Size: 3500 ft² (Deviation from 6,000 ft²)
- Minimum Lot Width: 35' (Deviation from 60')

Residential (single-family attached):

- Front (Primary Structure): 0' (Deviation from 25')
- Side (Primary Structure): 0' (Deviation from 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')
- Side: 0' (Deviation from 15')
- Rear: 0' (Deviation from 20')

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')

The Developer(s) are requesting the ability to incorporate a diverse mixture of residential and non-residential land uses to meet market demand and require the deviations above to achieve that. The deviation dimensions requested are consistent with development of similar land uses in other jurisdictions.”

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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

Date: 05/16/2022

File No. 11-22-39 Official Date Stamp:

Received

JUN 01 2022

Planning Department
Hernando County, Florida

APPLICANT NAME: D.R. Horton, Inc

Address: 12602 Telecom Drive
City: Tampa State: FL Zip: 33637
Phone: (813)981-4336 Email: bmmihelich@drhorton.com
Property owner's name: (if not the applicant) Mak Family Partnership Ltd Et Al

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)848-3425 Email: tcsorba@coastal-engineering.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 394442, 394594, 394530, 394601, 394610 and 838231
2. SECTION 05,08,07,06, TOWNSHIP 23, RANGE 21
3. Current zoning classification: CPDP
4. Desired zoning classification: CPDP (SF, MF, OP, HC, RR)
5. Size of area covered by application: 1,311.40 Acres
6. Highway and street boundaries: West- I-75, North- Hwy 98, East- Kettering Road
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Kimbrough, James H., JR, 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
[x] I am the owner of the property and am authorizing (applicant): D.R. Horton, Inc.
and (representative, if applicable): Coastal Engineering Associates, Inc. & Joel Tew
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 25th day of May, 2022, by James Kimbrough, Jr. who is personally known to me or produced N/A as identification.

Signature of Notary Public



LINDSAY ANN MORGAN
Commission # HH 022194
Expires November 16, 2024
Bonded Thru Budget Notary Services

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

Notary Seal/Stamp

Received

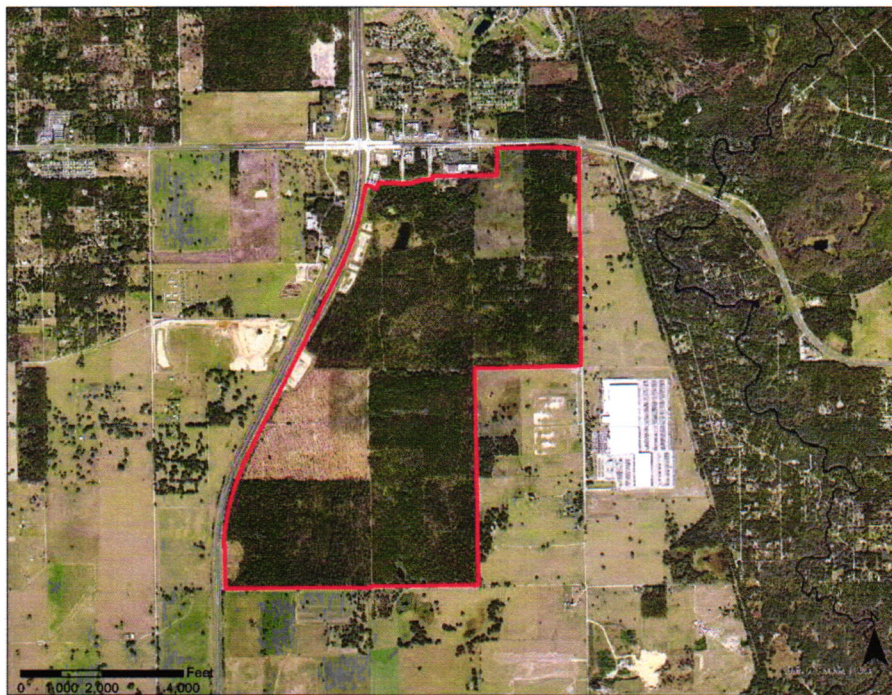
JUN 01 2022

Planning Department
County, Florida

REZONING APPLICATION – PROJECT NARRATIVE

SUNRISE C-PDP and MASTERPLAN MODIFICATION

PARCEL KEY 394442, 394594, 394530, 394601, 394610 and 838231.



General

This Sunrise C-PDP and Master Plan modification is part of the process for the termination of the existing Sunrise DRI and its related Development Order, and adoption of the new Development Agreement. Together the revised C-PDP and Master Plan, and the new Development Order, will supersede and replace the prior existing, vested DRI Development Order (DRI DO) and prior C-PDP and Master Plan. The same legal and planning process recently was utilized and successfully completed for Lake Hideaway DRI, as an example. Sunrise C-PDP also will remain subject to the existing I-75/SR 50 PDD as more specifically set forth in the Sunrise Development Agreement (Sunrise DA), which has been submitted for review and approval concurrently with this C-PDP and Master Plan Modification.

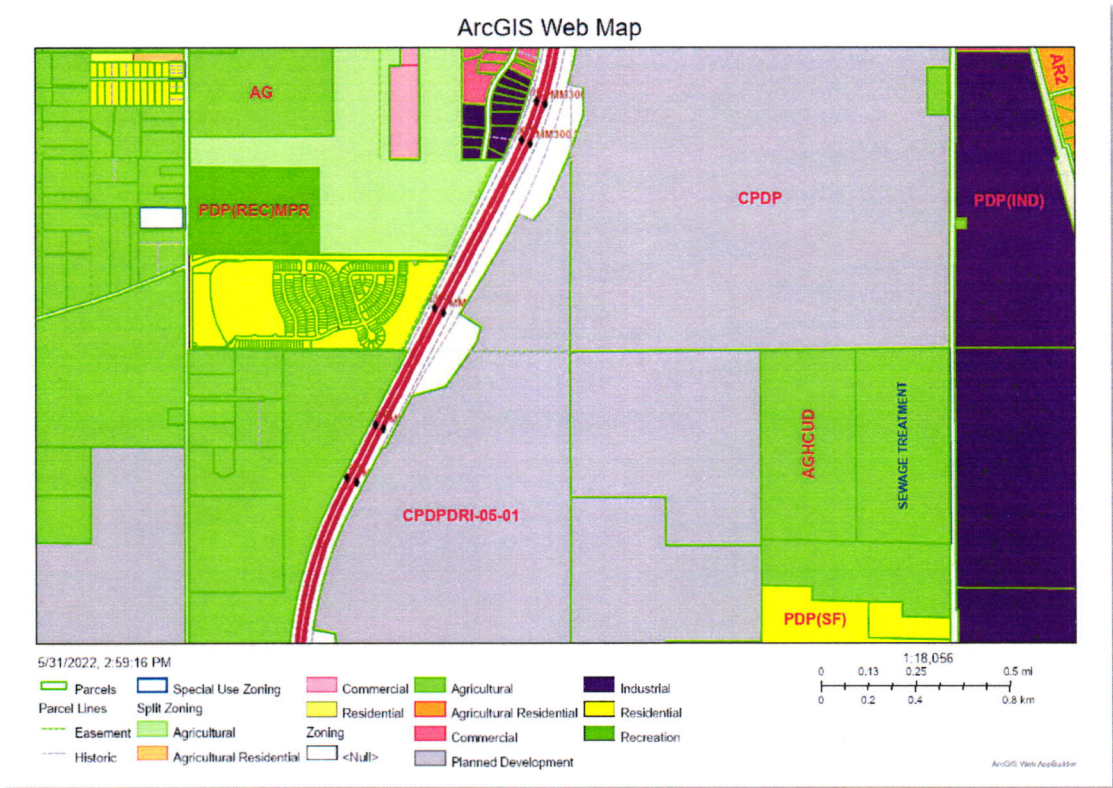


Figure 1. Sunrise (Key No. 394442, 394594, 394530, 394601, 394610 and 838231.) Current Zoning Map

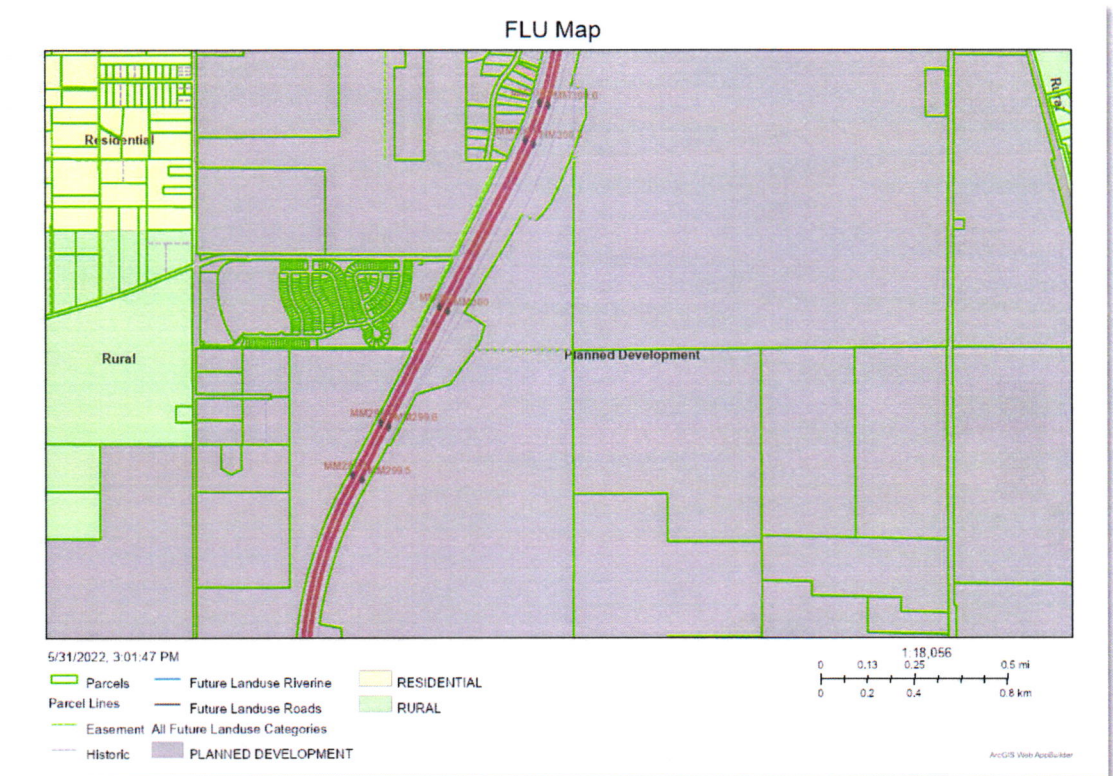


Figure 2. Sunrise (Key No. 394442, 394594, 394530, 394601, 394610 and 838231.) Current Zoning Map

	<u>PROPERTY DESCRIPTION</u>	<u>ZONING</u>	<u>FLU</u>
NORTH	6.80 acres owned by JMBA Goup LLP	PDP(GC)	PDP
	12.0 acres owned by 31070 Cortez Blvd Associates	PDP(GC)	PDP
	2.30 acres owned by Jericho Road Ministries Inc	PDP(GC)	PDP
	5.0 acres owned by Mak Family Partnership	AG	PDP
	3.80 acres owned by Racetrac Petroleum Inc	PDP(HC)	PDP
	2.80 acres owned by Cracker Barrel Old Country Store Inc	PDP(GC)	PDP
SOUTH	309.20 acres owned by Jack Melton Family Inc	AR	PDP
	80.60 acres owned by Clark Opal Trustee	AG	PDP
	80.40 acres owned by Hernando County	AG	PDP
EAST	49.80 acres owned Mak Family Partnership LTD Et AL	AG	PDP
	102.20 acres owned by Pedone Lee K, Ariana Dairy Farm Inc	PDP(SF)	PDP
WEST	175	-	-

Sunrise DRI is as an approved, vested, mixed-use project on approximately 1,311.40 acres located in the southeastern quadrant of the Interstate 75 – SR 50 intersection (Sections 5,6,7 & 8, Township 23 South, Range 21 East). The current project area is slightly less than the total area approved under the DRI and existing C-PDP and Master Plan, because certain drainage retention areas have been conveyed to FDOT and Hernando County for adjacent roadway projects pursuant to the DRI DO. The existing, vested Sunrise C-PDP zoning and master plan was approved by the Hernando County Board of County Commissioners on December 10, 2008 (File # H-08-13 – Resolution #2008-236), consistent with the approved Development of Regional Impact (DRI) Development Order and I-75/SR 50 PDD which were concurrently adopted by the Board of County Commissioners on September 12, 2007. The project is presently approved under the DRI DO and the existing C-PDP and Master Plan for the following mix of land uses:

Single Family Residential	4,200 dwelling units
Multifamily Residential	600 dwelling units
Motel/Hotel	75 units
Retail Commercial/Office/Min-Warehouse	405,000 square feet
Golf (As Optional Use)	18 holes

Note: A land use trade-off matrix (LUEM) established in the Development Agreement also allows some exchange of entitlements

In connection with the termination of the DRI DO, the Applicant is not seeking to increase any of the previously approved, vested entitlements, which vesting will be carried forward into the Sunrise DA and C-PDP and Master Plan. However, the Applicant has elected not to implement the golf course option which was provided under the prior DRI DO and C-PDP (due to changed market conditions), and instead will implement a revised Master Plan including more diverse,

inter-generational housing product options, and a variety of open space and recreational amenities more appropriate for today's market demand.

As now proposed, the Sunrise project is planned to provide housing products to meet the residential needs of a broad demographic range of potential residents. This could include a wide mix of detached single-family homes, villas, townhomes, and both single family and multifamily rental housing. The products also will be designed to fulfill inter-generational housing options for first-time buyers, young professionals and young families with children, empty nesters, housing to support emerging workforce needs, and age-restricted or age-targeted retirement communities, including both fee simple for-sale and rental products in each category of housing.

Sunrise will also continue to include the pre-existing, approved commercial and office space to serve the needs of both project residents and the surrounding I-75/SR 50 regional community. The C-PDP master plan therefore allows multifamily, commercial, office and hotel uses in a mixed-use area in the northern portion of the C-PDP adjacent to SR 50 and Kettering Road (approximately 1,311.40 acres of mixed-use area), while locating the single family uses in the central and southern portions of the C-PDP.

As stated above, the single-family portion of the C-PDP will consist of a coordinated residential community, constructed in three or more phases and containing a number of distinct housing "pods." Housing pods will be oriented toward different elements of the market, but all will be coordinated within a diverse community with integrated functional connectivity. Sunrise Parkway, an I-75/SR 50 PDD designated collector roadway running N-S through the project, will provide primary access to all elements of the community from SR 50 to the southernmost housing pods. The Sunrise Parkway corridor will incorporate landscaping, trees, greenspace and a 10 foot side paved multi-purpose pathway. The developer will also be completing the eastern extension of Cracker Crossing Boulevard, the collector/reverse frontage road that will serve the Mixed Use phase of the project. Other elements of the transportation network are addressed in the Adequate Access Analysis section, below and a Transportation Impact Study has been prepared and submitted with this application, pursuant to the methodology required by the Hernando County Engineer.

Recreation facilities and opportunities, both active and passive, will be located in each phase and depicted on each conditional plat, meeting neighborhood park requirements as set forth in the Land Development Code. The I-75 Buffer Area and the Oak Hammock Preservation Area shall be counted toward the open space requirements for the Project, and if such areas contain trails or other access, or other passive use facilities for Project residents, also shall count toward the neighborhood park requirements for the Project. Neighborhood parks may be co-located adjacent to the Oak Hammock Preserve or the natural area near the southern boundary, facilitating parking and/or pedestrian access for passive use. Active recreational activities will not be placed in areas designated for buffers and passive open space; however, passive uses such as trails, picnic areas, and educational viewing can be accommodated. The Developer will provide a network of trails, sidewalks, and bicycle/pedestrian facilities to interconnect the Oak Hammock

Preservation Area, neighborhood parks, commercial areas, the school site (if utilized), buffers, and conservation areas throughout the Development. A conceptual connectivity plan will be provided with each conditional plat or phase of development. Connectivity may use open/recreation space, upland buffers, and perimeter buffer areas and trails may be designed to be pervious or impervious, as determined appropriate by the site characteristics by the developer.

The proposed Sunrise project site had been historically used as ranch land but was largely converted to a planted sand and slash pine tree farm approximately thirty-five years ago. Two previously excavated borrow pits (related to earlier I-75 roadway improvements) are located in the northwest portion of the property. Since the original DRI approval, the Florida Department of Transportation also acquired additional parcels along the western boundary of Sunrise to retain drainage from the widening of Interstate 75, and an easement for a large stormwater facility in the northern portion of the DRI to support the pending SR 50 construction. Hernando County also has acquired stormwater easements to support its prior improvements to Sunrise Parkway and Cracker Crossing Boulevard in the northern portion of the DRI. Soils on the project site are fast-draining Candler sands and very conducive to development and on-site stormwater management. Site design and engineering will address drainage and the appropriate incorporation of the excavation features found on-site.

Sunrise is consistent with the Hernando County Comprehensive Plan and will not require an amendment to the Plan to accommodate this proposed development. The Comp Plan establishes several “planned development districts” in the County, within which mixed land uses are envisioned. The proposed Sunrise project is located within one of these areas, the Interstate-75/State Road 50 (I-75/SR50) Planned Development District (PDD). The I-75/SR50 PDD was established to provide some guidelines to growth in this “gateway” to Hernando County, particularly in the areas of land use mix, access and aesthetic appeal. Sunrise is consistent with the intent of the I-75/SR 50 PDD in the following ways:

- It provides a master plan for approximately 27% of the PDD area, providing an impetus in the overall planning of the area;
- It establishes a multifaceted residential community in the PDD, a component that is integral to the success of the district;
- The proposed residential and commercial components of Sunrise are well within the percentage ranges for those land uses established within the PDD;
- It is consistent with the commercial/light industrial corridor that has emerged on the east side of Kettering Road;
- It will incorporate criteria for increased landscaping;
- It provides an integrated roadway network within the project, incorporating a community collector road, a reverse frontage road, access to all SR 50 median cuts and a potential future access to undeveloped property to the south; and,
- The project master plan will accommodate pedestrian and bicycle traffic.

Sunrise will have few, if any, impacts to natural resources due to the very limited extent and presence of such resources on the project site. As described previously, the Sunrise project site is former pasture and agricultural land, the predominant portion of which was converted to the current silviculture operation located on the site today. These previous land uses have virtually eliminated most of the natural vegetative communities and habitat areas that would have historically been found on the project site. The two remaining natural vegetative communities and/or habitat areas remaining on the site have been incorporated into the project's design. To the extent there is existing, native vegetation in the designated wetland buffers, conservation easement areas, and perimeter buffers maintained by the HOA and/or CDD which attract pollinators or provide food, shelter or habitat for wildlife, the native vegetation will be preserved, to the extent reasonably feasible. A comprehensive wildlife survey will be provided prior to any development occurring on the property.

Since Sunrise's original DRI approval, several major improvements in public infrastructure have taken place. Most significant are the increases in road capacity, with the six-laning of Interstate 75 and ongoing six-laning of State Road 50. The Hernando County Utilities Department has added a potable water well, increased capacity to its Lockhart Road Water Plant and provided additional improvements in its wastewater transmission system. There have also been recent land use approvals for other developments within the I-75/SR 50 PDD, including two residential communities (Trilby Estates, Benton Hills) and two industrial sites (for distribution centers) on the east side of Kettering Road.

A potential school site identified in the I-75/SR 50 facility analysis is still available adjacent to Sunrise C-PDP, and is addressed in the Sunrise DA, along with the vested DRI DO provisions and the other aspects of the I-75/SR 50 PDD which are applicable to Sunrise C-PDP.

OPEN SPACE & BUFFERS

Open space and buffers shall generally meet the minimum requirements of the Code of Ordinances, Hernando County, Florida, and shall generally include the Oak Hammock Preservation Area and the I-75 Buffer Area (as identified in the proposed C-PDP Rezoning and Master Plan), other jurisdictional wetland buffers, neighborhood park sites, vegetated buffers, pedestrian trails that provide for connectivity, and areas of open space preservation. These will ultimately be approved in conjunction with conditional plat, construction plans review and/or site development review. Two areas with project specific buffers are the Oak Hammock Preservation area with a 50 foot vegetative buffer and the I-75 Buffer area, where the buffer will be 100 feet in width where immediately adjacent to highway and 25 feet in width where drainage retention areas abut the highway.

PERIMETER BUILDING SETBACKS

North: 125 feet where adjacent to SR 50; 50 feet where adjacent to Cracker Crossing

South: 35 feet

West: 100 feet where adjacent to I-75; 40 feet where FDOT drainage retention areas abut I-75

East: 50 feet where adjacent to Kettering Road; 35 feet elsewhere

RESIDENTIAL LOT SIZES & BUILDING SETBACKS

Minimum Building Size - Hernando County Land Development Code

Single Family Detached Housing

40 ft width, 4,800 sq ft lots size, with setbacks: front 25', side 5' and rear 15'

50 ft width, 6,000 sq ft lots size, with setbacks: front 25', side 5' and rear 15'

60 ft width, 7,200 sq ft lots size, with setbacks: front 25', side 5' and rear 15'

Rental Single Family Detached Housing

40 ft width, 4,800 sq ft lots size, with setbacks: front 25', side 5' and rear 15'

Villas (Single Family Attached Housing

65 ft width, 7,800 sq ft lots size (32.5 ft each side), with setbacks: front 25', side 0'/5' and rear 15'

Townhomes

18 ft width, 1,800 sq ft lot size, with setbacks: front 20', side 0' and rear 15' (15' between buildings)

MULTIFAMILY

Standard – Hernando County Land Development Code and Facility Design Guidelines

Casitas – Minimum Residential Building Size 600 sf.; 10 ft minimum separation between residences

MIXED USE COMMERCIAL

Hernando County Land Development Code, except for side setbacks, which can be 0 ft.

PRELIMINARY ENGINEERING REPORT

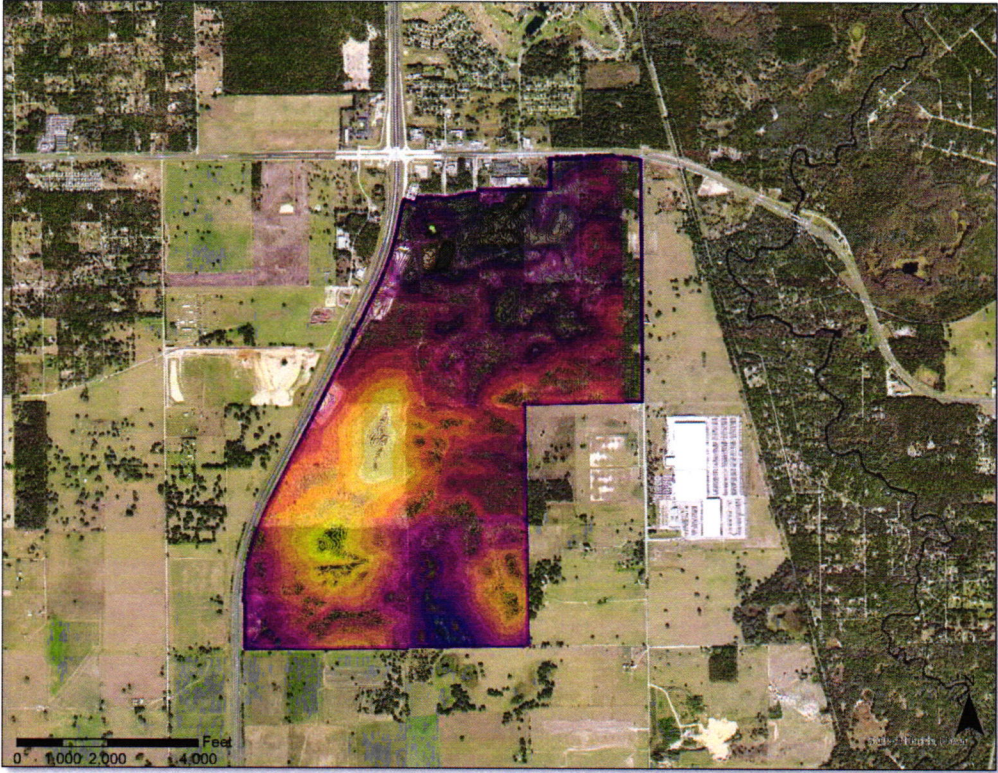


Figure 3. Sunrise (Key No. 394442, 394594, 394530, 394601, 394610 and 838231.) Topo Map

- A. TOPOGRAPHY - The rolling terrain of the property incorporates a number of hills with the highest elevations (up to 170 ft MOL) in the southwest portion of the site. Elevations decrease as you move northward, with the lowest elevation (60 ft MOL) reached in the natural preservation parcel in the Mixed Use area. The project will be designed to complement the topography and minimize site disturbance and erosion by construction phasing, limiting site clearance while maximizing retention of existing vegetation, timely revegetation of cleared areas, and preservation of existing grades and slopes in Development design and construction.

B. FLOOD PLAIN – Virtually the entire property is above the 100 year floodplain and contains soils that percolate rapidly. Areas within the site identified within the 100 year floodplain consist of the large dirt pit in the northwest corner of the site, the area depicted for natural preservation in the Mixed Use area, a drainage retention area recently constructed for SR 50 and Sunshine Parkway stormwater and a few minor depressional areas. The Developer will comply with the County’s Flood Damage Prevention and Protection Ordinance, Federal Emergency Management Agency (“FEMA”) regulations and SWFWMD regulations, using the best available data regarding flood plains/flood-prone areas, as authorized by law and accepted by SWFWMD and the County at the time of construction plans approval.

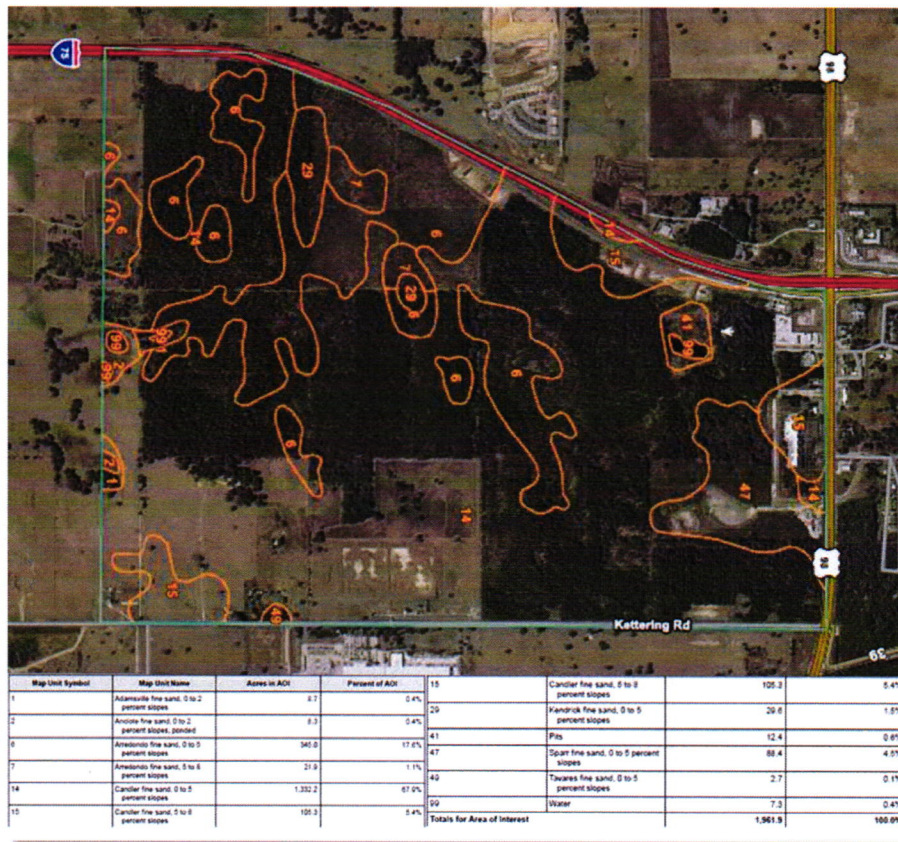


Figure 4. Sunrise (Key No. 394442, 394594, 394530, 394601, 394610 and 838231.) Soils Map

C. SOILS – The Sunrise site is located on the eastern edge of the Brooksville Ridge, an area characterized by rolling sandhills and closed basin drainage. Soil associations within the Sunrise site include the Candler-Tavares-Paola and Arrendondo-Sparr-Kendrick associations. The great majority of soils found on site are moderately to excessively well drained sand soils. These soils are very conducive to development and to the efficient functioning of drainage retention areas. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer will be provided for review by the County Engineer at the time of construction plans review to identify and recommend best management practices (BMPs) and professionally recognized engineering that address

the identification of unsuitable soils, if present. Soil borings will be used to verify that suitable soil cover is maintained between each DRA bottom and any subsurface limestone rock strata, limestone pinnacles, or potential karst connections, consistent with applicable regulatory criteria.

- D. VEGETATION – Approximately 35 years ago, most of the improved pastures associated with this project were converted into pine plantations that are currently dominated by slash pine and sand pine. Within the pine plantation matrix is a small remnant area that supports sandhill vegetation, dominated by live oak and turkey oak. An oak hammock is located in the northern portion of the site. Two small wetland areas are located in the preservation area along the southern boundary of the property. The Developer will protect wetland areas through a combination of BMPs; SWFWMD and FDEP Environmental Resource Program (ERP) permitting criteria; compliance with the rules and regulations of the U.S. Environmental Protection Agency (EPA) and compliance with NPDES regulations.

- E. DRAINAGE – The Sunrise site is characterized by rolling hills, permeable soils and closed-basin drainage. Current drainage on the site occurs within and between the individual basins that comprise the site. No surface streams or other natural conveyance features provide discharge from the project site. The drainage system will be designed and constructed to retain stormwater on site in accordance with the Environmental Resource Permitting (ERP) regulations of SWFWMD. The Developer shall develop a grading plan that utilizes the pre-development topography to the maximum extent reasonably feasible. The grading plan will be provided to the County at the time of, and in connection with, each conditional plat, or functional equivalent, application.

LIST OF PLANNED PUBLIC IMPROVEMENTS

On site wastewater pump stations, force mains and water lines will be constructed by the owner/developer and dedicated to the County in accordance with the Sunrise Development Water and Sewer Service Agreement, along with the dedication of necessary easements and tracts.

STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS

Public improvements will be constructed or bonded prior to final platting.

DEVELOPMENT SCHEDULE

Development is anticipated to begin in 2023.,

ADEQUATE ACCESS ANALYSIS

The surrounding highway network consists of Interstate 75 and State Road 50, both

operating at very good levels of service due to recent improvements by the Florida Department of Transportation. Kettering Road, which bounds the property to the east is also operating at a very good level of service and is planned for eventual expansion to four lanes with anticipated industrial and residential development within the SR 50/I-75 PDD. The developer will provide needed right-of-way for any portion of Kettering Road contiguous with and adjacent to Sunrise's eastern boundary, with all right-of-way for Kettering Road being deemed Compensable Right-of-Way pursuant to the Development Agreement.

The developer will construct Sunrise Parkway, an I-75/SR 50 PDD designated collector roadway running N-S through the project, which will provide primary access to all elements of the community from SR 50 to the southernmost housing pods. The right-of-way will extend from S.R. 50 south to the southernmost boundary of Sunrise. Any portion of the Sunrise Parkway right-of-way which is deemed Compensable Right-of-Way pursuant to the I-75/SR 50 PDD will be compensable to the party conveying the right-of-way at fair market value, in cash or through issuance of Roads Impact Fee and Roads Impact Fee Surcharge credits.

The developer will also provide right-of-way and construct the extension of Cracker Crossing Boulevard, a parallel collector road to SR 50, from its existing terminus at Sunrise Parkway, eastward to its intersection with Kettering Road. Any Compensable Right-of-Way pursuant to the I-75 SR 50 PDD shall be subject to the same Compensable R/W provision. The Cracker Crossing extension also shall be deemed to satisfy the County's Frontage Road Ordinance and Facility Design Guidelines, as applicable to the portion of the Development's mixed-use area.

A second E-W collector road from Sunrise Parkway to Kettering Road is anticipated to be located at the identified potential school site (generally as shown on the proposed Zoning Master Plan) or at the southern boundary of Sunrise (Dashback Street). If located at Dashback, the future construction will be the responsibility of others, with the Sunrise developer providing compensable right of way, pursuant to the Development Agreement. If located as shown on the Zoning Master Plan, construction of the roadway to the school site boundary will be the responsibility of the Sunrise developer, with ROW and construction compensable pursuant to the Development Agreement

DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The existing DRI is being terminated as part of this zoning and development agreement process..

WATER SUPPLY AND SEWAGE DISPOSAL PLANS

The Developer will enter into a Water and Sewer Service Agreement with the Hernando

County Utilities Department (HCUD) pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the Sunrise Development Agreement. On site wastewater pump stations, force mains and water lines will be constructed by the owner/developer and dedicated to the County in accordance with the Water and Sewer Service Agreement, along with the dedication of necessary easements and tracts.

REQUESTED DEVIATIONS

Residential Lot Sizes – 40' wide lots, villas and townhomes all require a deviation from the LDR minimum lot size of 6,000 square feet. The requested reductions are consistent with recent projects approved by the County.

Residential Lot Setbacks – The request to reduce side setbacks to 5 feet (0 feet for villas and townhomes) and rear setbacks to 15 feet are consistent with recent projects approved by the County and can reasonably be achieved thru good engineering.



Planning & Zoning Commission

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12570
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Axiom Real Estate (AWN SPRING HILL II LLC) (H2347)

BRIEF OVERVIEW

Request:

Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations

General Location:

Northeast Corner of Cortez Boulevard and Brookridge Central 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 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.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner’s request for a Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	07/25/2023 11:36 AM
Michelle Miller	Approved	07/25/2023 12:26 PM
Toni Brady	Delegated	07/28/2023 1:20 PM
Kyle Benda	Approved	07/28/2023 7:00 PM
Kyle Benda	Approved	07/28/2023 7:03 PM

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING	Arflack

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023
Board of County Commissioners: September 12, 2023

APPLICANT: Axiom Real Estate (AWN Spring Hill II, LLC)

FILE NUMBER: H-23-47

REQUEST: Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations

GENERAL LOCATION: Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard

PARCEL KEY NUMBERS: 419372, 1246618, 346478

APPLICANT'S REQUEST:

On November 8, 2022, the Board of County Commissioners approved a Master Plan revision with a rezoning to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses and deviations. The request was for a 350,000 square foot Large Retail Development consisting of thirteen (13) commercial parcels.

The petitioner's current request is for deviations to three (3) commercial standards, which the petitioner has indicated will allow for flexibility for the proposed commercial development. The petitioner seeks no other changes other than the following deviations:

1. Reduce the Large Retail Development landscape buffer requirement along Cortez Boulevard (SR 50) from 35' to 20'.

Comments: The applicant is requesting a reduction in the width of the landscape buffer along SR 50 in order to provide site design flexibility for those parcels between SR 50 and the proposed reverse front road. The building setback will not be affected.

2. Reduce the size of the perimeter buffer required between outparcels from 5' on each side to 2.5' on each side.

Comments: The Board of County Commissioners on November 8, 2023, approved zero (0') side setbacks for outparcels along SR 50. The request to reduce the minimum 5' commercial buffer requirement between outparcels will provide for shared buffers and further assist in maximizing site development.

3. Reduce the requirement for a 400 square feet landscape island for every 10 parking spaces to 166.5 square feet (9'x18.5').

Comments: The requested reduction is part of the coordinated landscape and

architectural framework that will compensate for a reduction in the 400 square feet landscape island every 10 parking spaces to 166.5 square feet.

SITE CHARACTERISTICS:

Site Size:	28.50 acres
Surrounding Zoning:	
Land Uses:	North: PDP(MH); Brookridge Subdivision South: C1, C-2, PDP(GC); Commercial Uses East: PDP(GHC); Commercial Uses West: PDP(GHC); Commercial Uses
Current Zoning:	PDP(GHC)/Planned Development Project (General Highway Commercial)
Future Land Use Map Designation:	Commercial

COMPREHENSIVE PLAN REVIEW:

The subject site is located within the Commercial land use classification; the request is consistent with the Goals, Objectives and Strategies for this classification.

FINDINGS OF FACT:

A Master Plan revision on property zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations is appropriate based on the following:

1. Reduction in the Large Retail Development landscape buffer requirement from 35' to 20'.

Comments: The request will not affect the previously approved building setbacks.

2. Reduction for the commercial outparcel perimeter buffers/buffer required between parcels from 5' on each side to 2.5' on each side.

Comments: The request is compatible with the previously approved zero (0') side setbacks and will not pose any impact to the overall project.

3. Reduction of the required 400 square feet landscape island for every 10 parking spaces to 166.5 square feet (9'x18.5').

Comments: The proposed project is a unified commercial mixed use development and the proposed deviation internal to the project. The deviation will not pose any impact to the overall project.

4. The proposed deviations present no adverse impact to the surrounding neighborhood.

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 Concurrence. 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.

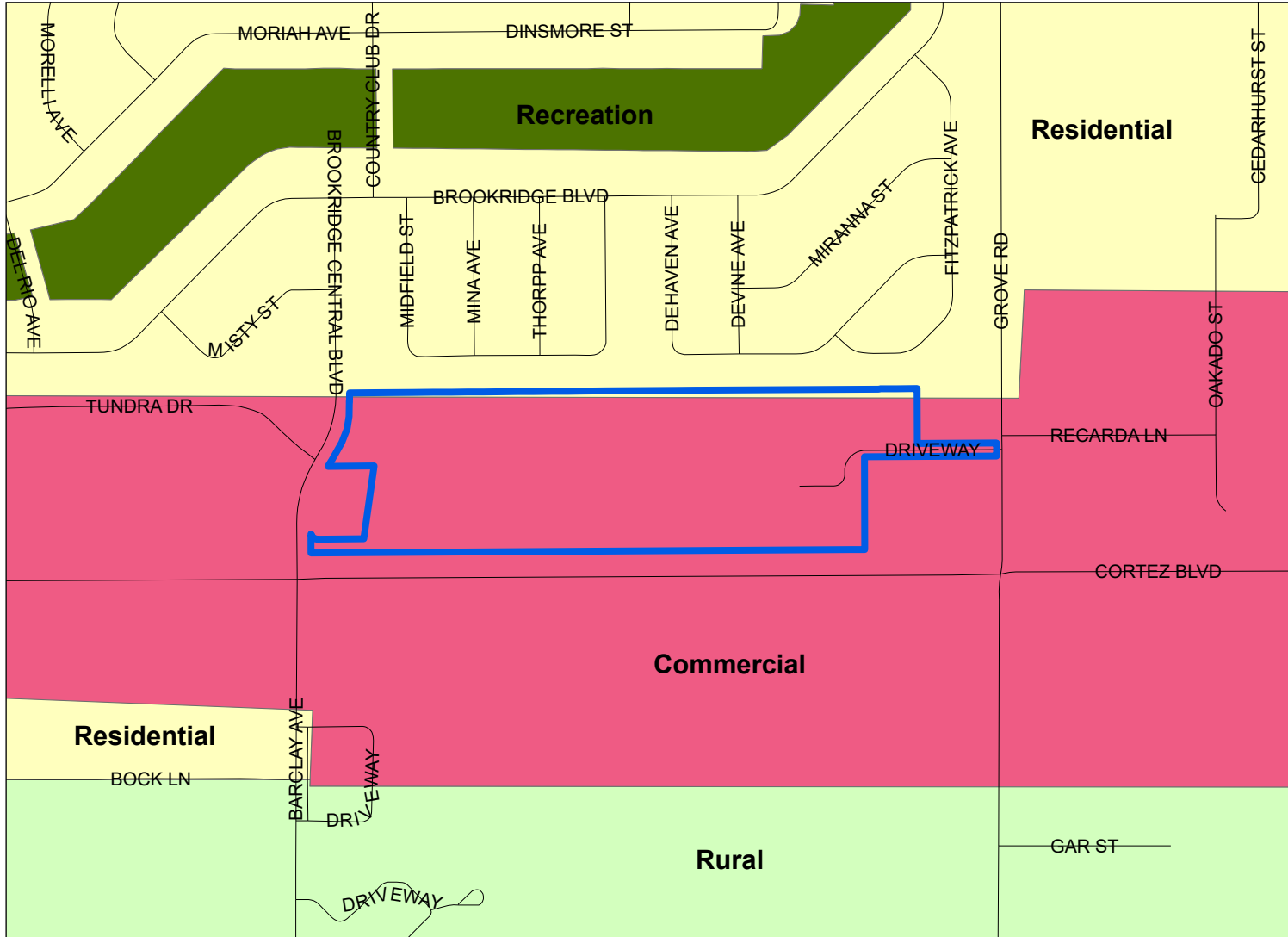
STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner's request for a Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) 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.
2. All previous conditions (H2205) shall be in full force and effect with the exception of those modified herein.
3. Reduction in the Large Retail Development landscape buffer requirement from 35' to 20'.
4. Reduction for the commercial outparcel perimeter buffers/buffer required between parcels from 5' on each side to 2.5' on each side.
5. Reduction of the required 400 square feet landscape island for every 10 parking spaces to 166.5 square feet (9'x18.5').

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-23-47



H-23-47

FLU Riverine District

Regional Commercial

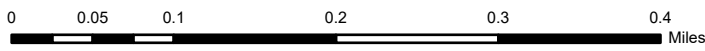
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

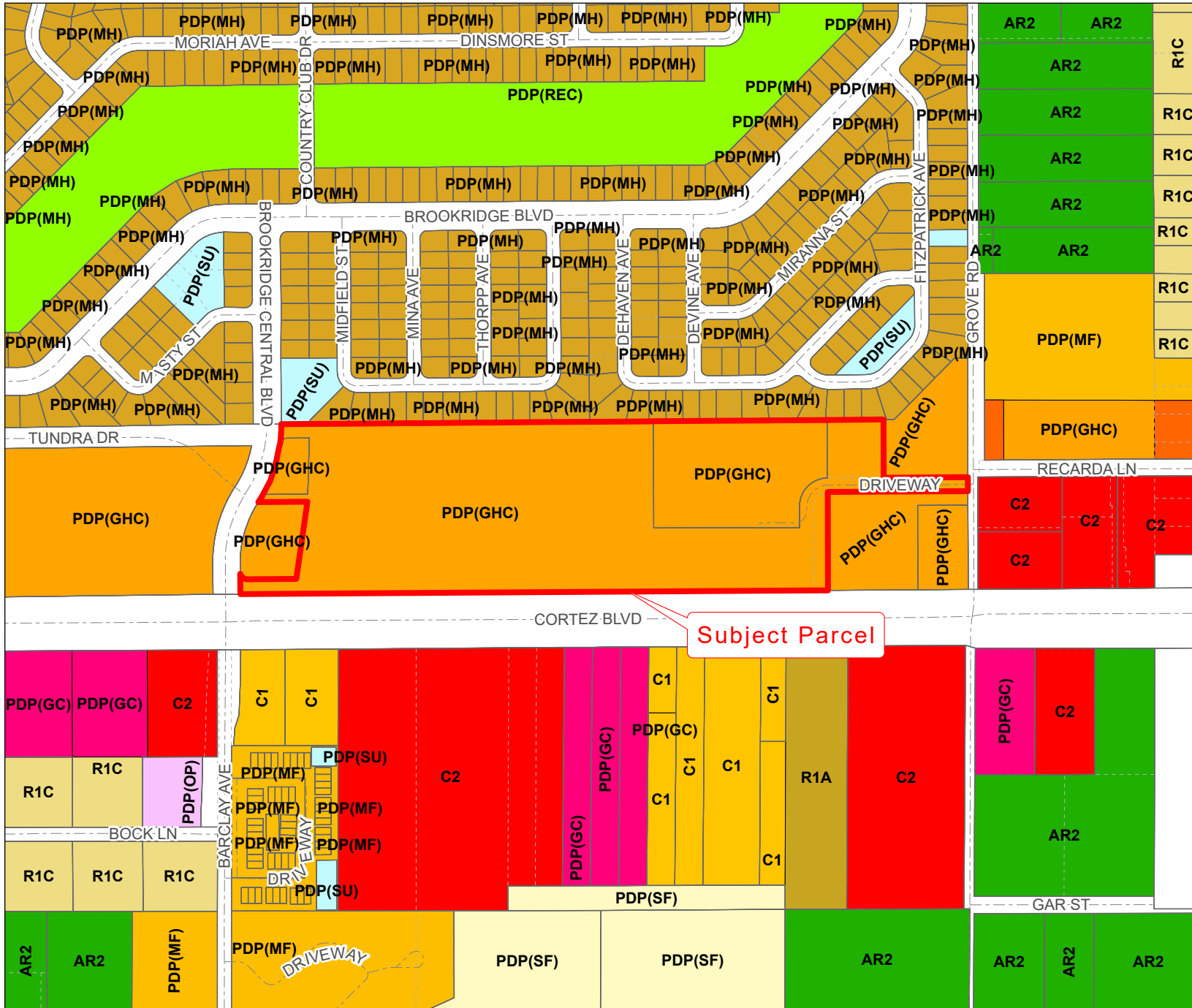
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

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



H-23-47

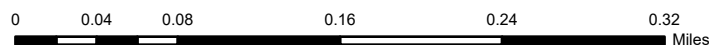
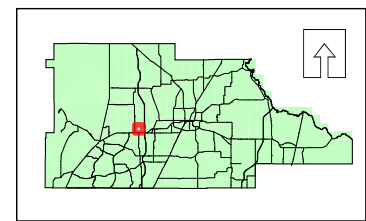
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(MF)
C4	PDP(MH)
CITY	PDP(GHC)
CM1	PDP(PSF)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

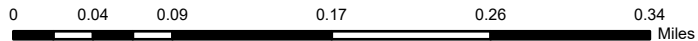
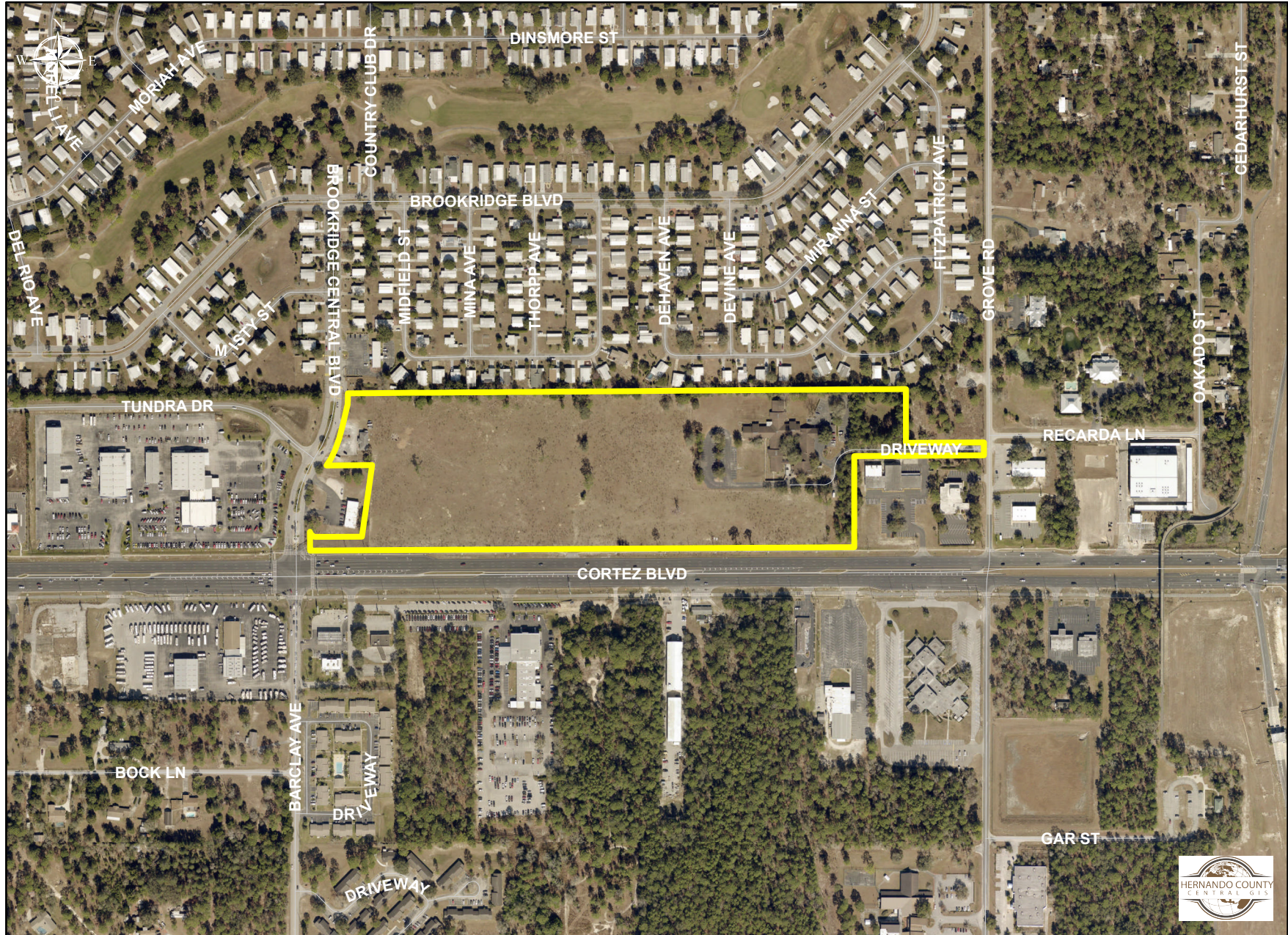
City Zoning Pending



H-23-47

Photo date: 2020

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 ZONING AMENDMENT PETITION

File No. H2347 Official Date Stamp:
Received
JUL 18 2023
 Planning Department
 Hernando County, Florida



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: 06/22/2023

APPLICANT NAME: Axiom Real Estate (AWN SPRNG HILL II LLC)

Address: 3715 Northside Pkwy NW; Suite 4-515
 City: Atlanta State: GA Zip: 30327
 Phone: (770) 880-7279 Email: kevinf@ax-res.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Don Lacy

Company Name: Coastal Engineering Associates, Inc.
 Address: 966 Candlelight Blvd
 City: Brooksville State: FL Zip: 34601
 Phone: (352) 848-3425 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00419372,1246618,00346478
2. SECTION 27, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP(GHC)
4. Desired zoning classification: PDP(GHC)
5. Size of area covered by application: 28.50 Acres
6. Highway and street boundaries: Cortez Blvd-South, Brookridge Central Blvd-West, Grove Rd-West
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Kevin Frazier (AWN SPRNG HILL II LLC), 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):

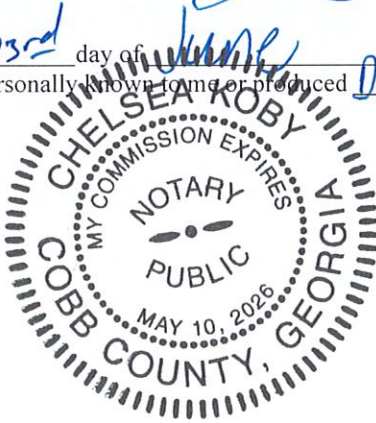
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): Axiom Real Estate
 and (representative, if applicable): Coastal Engineering Associates, Inc.
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of June, 2023, by Kevin Frazier who is personally known to me or produced Drivers license as identification.

Chelsea Koby
 Signature of Notary Public Chelsea Koby



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

Notary Seal/Stamp

July 18th, 2023

Michelle Miller
Hernando County Planning Department
1653 Blaise Dr.
Brooksville, FL 34601

Received

JUL 18 2023

RE: Zoning Master Plan Revision
Project Name: Axiom Huntley – H-22-05

Planning Department
Hernando County, Florida

Michelle,

Please find attached the updated master zoning plan for Axiom Commercial development. This minor modification is being requested to facilitate the following changes:

1. Reduce the landscape buffer along Cortez Blvd from 35' to 20'.
Reason/Justification: The applicant is establishing a coordinated landscape and architectural framework for the entire commercial campus that will compensate for a reduction in the width of the landscape buffer along SR 50.
2. Reduce the size of the perimeter buffer required between parcels from 5' on each side to 2.5' on each side.
Reason/Justification: The applicant is establishing a coordinated landscape and architectural framework for the entire commercial campus that will compensate for a reduction in the width of the perimeter buffers between parcels to 2.5' on each side. (5' overall)
3. Reduce the requirement for a 400sf landscape island every 10 parking spaces to 166.5sf. (9' x 18.5')
Reason/Justification: The applicant is establishing a coordinated landscape and architectural framework for the entire commercial campus that will compensate for a reduction in the 400sf landscape island every 10 parking spaces to 166.5sf.

Sincerely,

Jon Riley
Coastal Engineering Associates, Inc



Planning & Zoning Commission

Meeting: 08/14/2023
Department: Planning
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12581
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Teramore Development, LLC (H2308)

BRIEF OVERVIEW

Request:

Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial)

General Location:

East of US Hwy 19, between Ridge Road and Osceola 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.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners postpone to allow staff to properly review the petitioner’s request for a Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with Deviations.

REVIEW PROCESS

Omar DePablo	Approved	07/28/2023	1:07 PM
Michelle Miller	Approved	07/28/2023	1:31 PM
Aaron Pool	Approved	07/30/2023	12:59 PM
Kyle Benda	Approved	08/01/2023	8:38 AM

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Kathryn Birren
AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING: Arflack

H-23-08

Photo date: 2020

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-23-08
Version Date: 07/14/2022



	H2308
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

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.

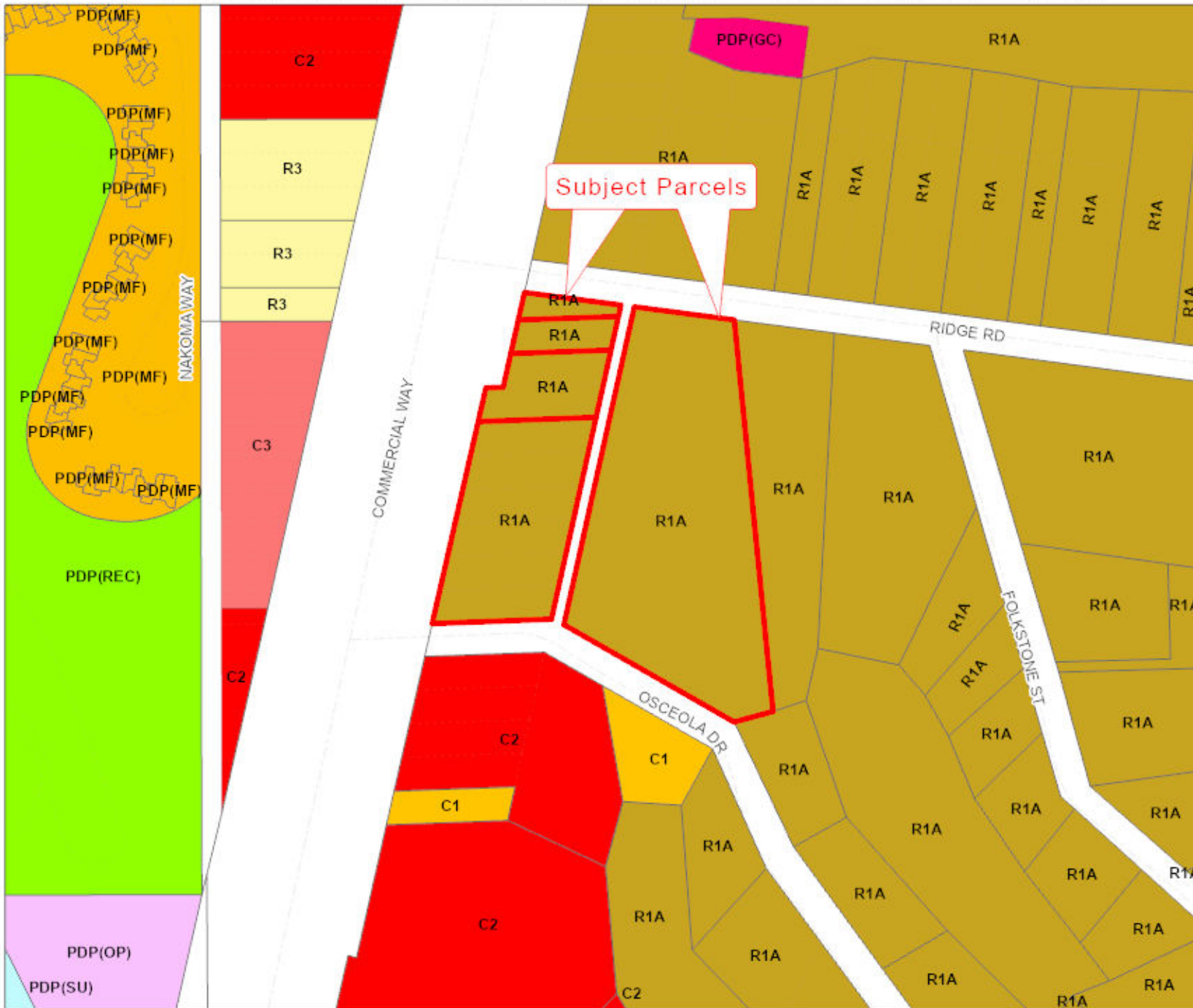


Date of mapping: 04/11/2023



H-23-08

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.

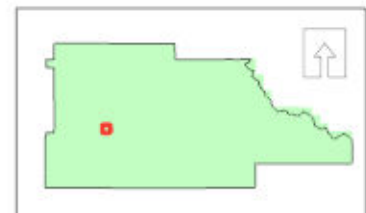


Subject Parcels

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



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: 01/30/2023

File No. H-23-108 Official Date Stamp:

Received

JAN 31 2023

Planning Department
Hernando County, Florida

APPLICANT NAME: Teramore Development, LLC

Address: 165 Big Star Drive
 City: Thomasville State: GA Zip: 31757
 Phone: 229-516-4289 Email: cwest@teramore.net
Property owner's name: (if not the applicant) Balasa V. Lakshmi Prasad and Vasantha Prasad

REPRESENTATIVE/CONTACT NAME: Jennifer C. Rey, Esq.

Company Name: The Hogan Law Firm LLC
 Address: PO Box 485 / 20 S. Broad Street
 City: Brooksville State: FL Zip: 34605
 Phone: 352-799-8423 Email: irey@hoganlawfirm.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 86187, 86196, 86203, 86212, 85142
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: Residential - R1A
4. Desired zoning classification: PDP (NC)
5. Size of area covered by application: 4.9 +/- acres
6. Highway and street boundaries: US Highway 19 and Ridge Road / Osceola 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: _____)

PROPERTY OWNER AFFIDIVAT

I, Balasa V. Lakshmi Prasad, 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): Teramore Development, LLC and (representative, if applicable): Jennifer C. Rey, Esq. to submit an application for the described property.

B. V. Lakshmi Prasad / Vasantha Prasad
 Signature of Property Owner

STATE OF FLORIDA

COUNTY OF ~~HERNANDO~~ PASCO

The foregoing instrument was acknowledged before me this 7 day of Feb, 2023, by Balasa V. Lakshmi Prasad who is personally known to me or produced Driver License as identification.

[Signature]
 Signature of Notary Public



VAIBHAVI C. PATEL
 Notary Public
 State of Florida
 Comm# HH351481
 Expires 1/19/2027

Notary Seal/Stamp

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

THE HOGAN LAW FIRM®

We mean businessSM

June 14, 2023

Received

JUN 26 2023

Planning Department
Hernando County, Florida

Ms. Michelle Miller
Planning Administrator
Planning Department
Hernando County Board of County Commissioners
1653 Blaise Drive
Brooksville, Florida 34601

RE: Amended Request RE: H-23-089; Hernando County Rezoning Application

Dear Ms. Miller:

We are in receipt of Staff Feedback in correspondence dated May 1, 2023, and have completed a meeting with County staff as of May 16, 2023. Enclosed is an amendment to the current application under consideration. In support of the amended request, the following are being submitted:

1. A revised supplemental narrative has been included to address the amendments to the master plan and the requested deviations include setback deviations to the east and west, landscape buffer deviation to the east, parking rate reduction, and modifications to frontage road requirements.
2. An amended Exhibit A – Amended Master Plan which provides two lots and a reverse frontage road.
3. It should be noted that upon approval of the application and amended master plan, the applicant will seek to re-plot the existing plat as applied to the subject parcel to vacate the existing 20' alley, and to provide for the plat of Lot 1 and Lot 2 as set forth in the Amended Master Plan.

Based on the information, data and analysis submitted with this correspondence, the requested rezoning designation is consistent with the comprehensive plan, is compatible with the adjacent and surrounding properties, and otherwise meets the requirements of the Hernando County Land Development Code. Therefore, we respectfully request approval of the rezoning request from Residential to PDP(NC) with a specified C-1 use for a comparison goods store with approval of the requested deviations.

If you should have any questions regarding the information contained herein, please feel free to contact me.

Sincerely,

/s/ Jennifer C. Rey

Jennifer C. Rey, Esq.

cc: Teramore Development, LLC

Amended Rezoning Application Narrative

June 12, 2023

REQUESTED ACTION:

The applicant requests approval to rezone the subject property, a 4.86 +/- acre parcel, from Residential (R1A) to Planned Development District – Neighborhood Commercial / PDP (NC) with a specified C-1 use for a comparison goods store with the following deviations: (a) a 75’ setback on the west of the subject property, (b) a 20’ setback to the east of the subject property, (c) a parking rate reduction, and (d) a 50’ right-of-way for a reverse frontage road across the entire parcel with construction of only that portion of the reverse frontage road on Lot 1. A proposed master plan is attached hereto and incorporated herein as *Exhibit A*.

OWNER/APPLICANT INFORMATION:

Property Owner(s) of Record: Balasa V. Lakshmi Prasad and Vasantha Prasad
28582 Picana Lane
Wesley Chapel, FL 33543

Proof of Ownership: The following deeds of record are referenced for establishing proof of ownership: Warranty Deed at OR Book 482 Page 0803, Warranty Deed at OR 554 Page 1373, and Warranty Deed at OR Book 481, Page 823. *See Composite Exhibit B.*

Applicant: Teramore Development, LLC
165 Big Star Drive
Thomasville, GA 31757

SITE LOCATION:

Parcel Key No. / Parcel No.: 86187 / R25-222-17-2460-00W0-0010
86196 / R25-222-17-2460-00W0-0020
86203 / R25-222-17-2460-00W0-0030
86212 / R25-222-17-2460-00W0-0050
85142 / R25-222-17-2460-00K0-0120

Subdivision Plat: Highland Lakes Plat, recorded at Plat Book 5 Page 42. *See Exhibit C.*

Property Address: TBD Ridge Rd and Commercial Way, Weeki Wachee, Hernando County, Florida, 34613

General Location: The southeast corner of the intersection of U.S. Highway 19/Commercial Way and Ridge Road, along the east side of Commercial Way south to Osceola Drive.

Legal Description: A survey and full legal description of the property is attached hereto and incorporated herein as *Exhibit D*.

Lots 1 through 10 of Block W and Lot 12 of Block K, Highland Lakes, according to the plat thereof as recorded in Plat Book 5, Page 42 of the Public Records of Hernando County, Florida less that portion described in that certain order of taking recorded in Official Records Book 300, Page 568, of the Public Records of Hernando County, Florida.

Together with that certain alley lying adjacent to and between lots 1 through 10 of Block W and Lot 12 of Block K, Highland Lakes, according to that plat thereof as recorded in Plat Book 5, Page 42 of the Public Records of Hernando County, Florida.

Said parcel being more particularly described as and surveyed as follows:

Beginning at the northeast corner of Lot 12, Block K, Highland Lakes, according to the plat thereof as recorded in Plat Book 5, Page 42, of the Public Records of Hernando County, Florida; thence along the easterly line of said Lot 12, S 05°01'26" E, 581.76 feet to the southeast corner of said Lot 12; thence along the southerly line of said Lot 12, S 68°28'45" W, 59.98 feet to a point of the northerly right-of-way line of Osceola Drive; thence along the northerly right-of-way line of Osceola Drive, N 60°02'57" W, 311.80 feet; then S87°30'35" W, 157.58 feet to a point on the easterly right-of-way line of U.S. Highway 19 per O.R. Book 300, Page 568 of the Public Records of said Hernando County, Florida; thence along the easterly right-of-way line of said U.S. Highway 19, N 12°13'40" E, 351.12 feet; thence S 77°30'03" E, 25.09 feet; thence N 12°41'31" E, 161.72 feet to the southerly right-of-way line of Ridge Road; thence along the southerly right-of-way line of said Ridge Road, S 81°48' 52" E, 301.10 feet to the point of beginning.

SITE CHARACTERISTICS:

Property Size/Size of Area to Be Rezoned: 4.86 +/- acres

Property Square Footage: 211,856 square feet

Current Future Land Use Designation: Residential

Current Zoning: Residential (R1A)

Current Use: Vacant

Surrounding Future Land Use Designation:

North	Residential
East	Residential
South	Residential
West	Residential

Surrounding Zoning:

North	Residential
East	Residential
South	Commercial
West	Residential

Surrounding Uses:

North	Vacant
East	Residential/Vacant
South	Mini Storage
West	US 19 / Golf Course / Vacant

See *Exhibit E* and *Exhibit F* for adjacent parcel land use and zoning map depictions.

Utilities: The Hernando County Utilities Department does not currently supply water or sewer service to this parcel. The project site has no reasonably available access to public water or sewer service, so a domestic well and on-site septic system will be installed.

ENVIRONMENTAL CHARACTERISTICS:

Flood Zone: A small portion of the southeast corner of the property falls within the AE Flood Zone. All other portions of the property fall within the X Flood Zone.

Hydrologic/Water Features: The subject property is in the Tooke Lake Watershed. There is a natural pond to the southeast of the property with flood elevation 24.4’.

Drainage/Storm Water Features: At its northern property line, the subject site is between 50’ and 51’ elevation, with a gradual reduction in elevation to 29’ in elevation at its southern center property line. The natural drainage flow is to the southeast corner of the property where the elevation is between 17’ and 19’. The master plan provides for on-site storm water retention and infiltration pond. See *Exhibits A and G*.

Habitat: There are protected trees and gopher tortoises apparent on the subject site; a detailed protected species report will be conducted and any required permitting through the Florida Fish and Wildlife Conservation Commission will be obtained.

Conditions and Impacts on Natural Features: The master plan uses the entire parcel, but contemplates a site plan with two (2) lots; and maximizes the natural elevation changes of the property to account for storm water drainage; and protected tree or animal species, if any, will be removed or relocated as permitted or required.

PROJECT DESCRIPTION:

Site Plan: The proposed master plan contemplates a split of the parcel into two (2) lots – Lot 1 on which the current proposed development will occur, and Lot 2 which contain drainage and stormwater retention areas, and a right-of-way for a reverse frontage road across Lot 2 should it be developed. The entire reverse frontage road will be dedicated to the County, however, only that portion of the reverse frontage road on Lot 1 is to be constructed at this time.

Building Description: The proposed use of the subject property includes the construction of a 10,640 square foot, one-story commercial retail building.

Building Setbacks: The master plan provides for the following setbacks:

	Requirement	Master Plan
North	35'	35'
East*	35'	20'
South	0'	25'
West*	125'	75'

* requested deviation

Landscape/Buffering: The master plan provides for the following buffers:

	Requirement	Master Plan
North	20'	20'
East*	5'	5'
South	5'	5'
West	20'	20'

* requested deviation

Lighting: Parking lot light poles and wall pack lights are proposed with cut-off fixtures to control glare and spillover up to property line. Detailed lighting features will be address during the site planning approval process.

Parking: The master plan provides for thirty-six (36) parking spaces; a ratio of 1 per 300 square feet. This is a requested deviation.

Transportation/Access: To the west of the property lies U.S. Highway 19/Commercial Way, a four-lane divided highway. To the north of the property lies Ridge Road, a 2-lane undivided local road. To the south of the property lies Osceola Drive, a 2-lane undivided local road. All three of these roads are situated within the Urbanized Area (*see Exhibit H*); however, none are identified as areas in which frontage road needs are prioritized as set forth in the Hernando County 2040 Roadway Plan Map (*see Exhibit I*) Access to the subject property shall be from the north via Ridge Road with a single-entrance drive to be constructed. The project contemplates the addition of a right turn lane from U.S. Highway 19/Commercial Highway on to Ridge Road, and a grant of right-of-way for the widening of Ridge Road to 36 feet to add a left turn lane on to U.S. Highway 19/Commercial Highway with an installed median. The amended master plan provides for a 50' right-of-way for a reverse frontage road along the east of the subject property. Only that portion of the reverse frontage road on Lot 1 will be constructed, and subsequently conveyed to the County. The remainder of the right-of-way on Lot 2 will be reserved, but not constructed unless further development occurs on Lot 2.

REZONING REQUEST:

Requested Zoning: The applicant seeks approval of a rezoning from R1A Residential District to a PDP (NC) / Planned Development Project – Neighborhood Commercial for specific C-1 uses with deviations for: (a) a 75' setback on the west of the subject property, (b) a 20' setback, from the right-of-way, to the east of the subject property, (c) a reduced landscape buffer to the east of the subject property, (d) a parking rate reduction, and (e) a 50' right-of-way for a reverse frontage road across the entire parcel with construction, and conveyance, of only that portion of the reverse frontage road on Lot 1. A proposed master plan is attached hereto and incorporated herein as *Exhibit A*.

Compliance with Rezoning Requirements / Analysis in Support of Request:

Pursuant to Objective 1.04(B) of the Hernando County Comprehensive Plan (HCCP), certain commercial uses may be allowed within the Residential land use category subject to the locational criteria and performance standards of the comprehensive plan. Strategy 1.04(B)(1), of the HCCP, provides that,

*“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.”* (emphasis added)

This rezoning request is for a PDP (NC) which is a permitted zoning within the Residential land use category as outlined above.

Article IV Zoning District Regulations, Section 1. Establishment of Zoning Districts, A. Zoning District Designations, paragraph (23) of the Hernando County Land Development Code establishes the Planned Development Project District as follows:

The planned development project (PDP) is a specialized zoning district which provides a level of density and/or intensity, and a list of permitted uses. A narrative description and a master plan are part of the PDP zoning. The master plan is a visual depiction of the general layout of the project in conformance with the PDP rules with any additional performance standards or specific deviations requested. The process for approval of a PDP zoning is through the zoning amendment process as provided for in this ordinance. This master plan must be reviewed and approved by the governing body. The list of permitted PDP districts are contained in Section 5 of this article and the requirements related to PDP districts are contained in article VIII of this Code.

The PDP (NC) zoning district is established pursuant to Article IV Zoning District Regulations, Section 5. Planned Development Districts, paragraph A(10) of the Hernando County Land Development Code. Pursuant to Article VIII Planned Development Project, Section 5 Permitted Uses, the following are permitted uses within a PDP (NC) Zoning District:

“[a]ll permitted uses in the C-3 zoning district. Any special exception uses allowed in the C-3 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-1 zoning district specifically designated in the narrative or on the master plan.”

PDP (NC) is a permitted zoning designation within a Residential Land Use classification, and the PDP (NC) allows for a specified C-1 use. This application seeks PDP (NC) with a specified use of C-1(a) for a comparison goods stores. A master plan is included with this narrative as *Exhibit A*. The rezoning request is consistent with the current land use designation, is compatible with the surrounding property, and is consistent with the permitted uses for a PDP(NC) zoning district.

Requested Deviations:

The applicant seeks four deviations from requirements including a (a) a 75’ setback on the west of the subject property, (b) a 20’ setback, from the right-of-way, to the east of the subject property, (c) a parking rate reduction, and (d) a 50’ right-of-way for a reverse frontage road across the entire parcel with construction, and conveyance, of only that portion of the reverse frontage road on Lot 1.

Reduced Setback from 125’ to 75’ to the West; and from 35’ to 20’ to the East

Article VIII, Section 1 (B) sets forth the requirements for perimeter setbacks. The standard setbacks for a PDP (NC) are 20 feet side setbacks, and 35 feet rear setbacks. However, for parcels located along U.S. Highway 19/Commercial Way, front setbacks shall be 125 feet. The master

plan for this request provides for the required setback on the north, east and south of the property. A deviation from the requirement of 125' setback from the western property is requested. The master plan provides for a 75' setback from western property line along U.S. Highway 19/Commercial Way. Since the master plan provides for a 50' reverse frontage road along the east of the subject property, a deviation of the building setback to 20' to the east is being requested. The setback deviations are necessary due to the inclusion of the reverse frontage road and the planned location of the storm water and drainage facilities which are designed to maximize the natural contours of the property.

Reduced Landscape Buffer from 30' to 5'

In light of the 50' reverse frontage road and providing for a 20' building setback from the east property line, a reduced landscape buffer of 5' is requested to the east and south.

Parking Space Reduction from 1 / 250 sf to 1 / 300 sf

Article VIII, Section 1(H) of the Hernando County Land Development Code provides as follows with respect to parking standards:

“All required parking shall meet the requirements of the land development regulations. The developer may suggest alternative design standards for parking areas to the county engineer and may suggest reduced parking standards to the planning department, submit data supporting the alternative design, and request approval of the alternative design and reduced parking standards by the governing body.”

The master plan provides an alternative design standard for this request which includes thirty (36) parking spaces based on a ratio of 1 / 300 s.f. The applicant seeks approval of the deviation from the parking space requirement of 1 / 250 s.f.

Waiver of Frontage Road Requirement

Section 24-2(c) of the Hernando County Code provides that,

“Developers of properties adjacent to the major arterial highway grid must provide at the developer's expense a frontage road from property line to property line parallel to the arterial highway upon demonstration of need and demand by the county.”

The applicant seeks a deviation from the frontage road requirement. The amended master plan provides for a 50' reverse frontage road across Lot 1 and Lot 2. That portion of the frontage road along Lot 1 will be constructed, and subsequently conveyed to the County. That portion of the frontage road along Lot 2 will be reserved as an easement for a future reverse frontage road to be dedicated upon the development of Phase 2. There is neither a demonstrated need nor demand for such a frontage road based on the location of the subject property. The subject property is conveniently served by several network of local roads; and the subject property is not located on

a transportation facility where a frontage road has been established as a priority need as identified on the Hernando County 2040 Roadway Plan Map. The subject property is located along an arterial highway and is situated between two local roads with direct access to that arterial highway. Nonetheless, the amended master plan provides a 50' reverse frontage road to address potential future use of subject property. The amended master plan contemplates a single development on the entire subject property, therefore, there will be no need for cross access within the subject property. However, the amended master plan provides a reverse frontage road across Lot 1 that will be constructed, and subsequently conveyed to the County, with a dedicated easement for the reverse frontage road across Lot 2 in anticipation of potential future need and demand. See *Exhibit A, I, K, and L*.

It should be noted that any frontage road requirement must meet the legal standard as set forth in *Hernando County v. Budget Inns of Florida, Inc.* 555 So. 2d 1319 (Florida 5th DCA). *Budget Inns* sets forth the notion that a proposed action of a developer will either forthwith or in the *demonstrably immediate future* so burden an abutting road, through increased traffic or otherwise, as to require its accelerated improvement. A frontage road requirement for this project does not meet the rational nexus test established under *Budget Inns* given the available capacity of U.S. Highway 19/Commercial Way, the availability of not less than two local roads to the subject property, the use of the entire property for a single development, and the fact the County itself has not identified this location as one in which a frontage road need exists through 2040, or as a location within any priority for road projects as set forth in the 2045 Long Range Master Transportation Plan.

Conclusion:

The criteria for application and the established master plan demonstrates compliance with all requirements of the Land Development Code for the requested rezoning from Residential to PDP (NC). Therefore, we respectfully request Hernando County grant approval of the requested rezoning from Residential to PDP(NC) with a specified C-1 use for a comparison goods store and with the four requested deviations from setback (east and west), landscape buffer, parking and frontage road requirements.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023
Board of County Commissioners: September 12, 2023

APPLICANT: Teramore Development, LLC

FILE NUMBER: H-23-08

REQUEST: Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial)

GENERAL LOCATION: East of US Hwy 19, between Ridge Road and Osceola Drive

PARCEL KEY NUMBERS: 86187, 86196, 86203, 86212, 85142

APPLICANT'S REQUEST:

On January 31, 2023, the petitioner submitted a request for a rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial). The Planning Department reviewed the application, distributed for comment to the reviewing agencies and departments, and issued a letter of with County comments on May 1, 2022. Furthermore, a meeting was held with the applicant on May 16, 2023, to discuss County the following County concerns:

- A frontage road is required by ordinance for properties located along US Hwy19/ Commercial Way.
- There is a Platted 20' Alley that can be utilized for a reverse frontage road. The requested waiver of frontage road is not supported. This is a request that they will have to take to the board for approval.
- The Vacation of the Platted 20' Alley is not supported.
- The requested setback reduction on the West side of parcel is not supported.
- The parking lot layout and driveways will have to meet county standards. Refer to Hernando County Facility Guidelines IV-28. The proposed crosswalk should be designed as a standard crosswalk.

This letter provided a 30-day window for response to the deficiencies as noted and in accordance with Florida Statutes Section 125.022 (see below).

Within 30 days after receiving an application for approval of a development permit or development order, a county must review the application for completeness and issue a letter indicating that all required information is submitted or specifying with particularity any areas that are deficient. If deficient,

the applicant has 30 days to address the deficiencies by submitting the required additional information.

No response was received on County comments until June 26, 2023. The revisions would have required a second review by Engineering to confirm the revisions met the minimum requirements of the County. Along with the petitioners revised documentation, no written request for postponement was submitted.

On July 13, 2023, during the 30-day period for the County’s review of the additional information provided by the applicant, the applicant, pursuant to Florida Statutes Section 125.022(2)(e), requested that the County schedule the application for the August 14, 2023 Planning and Zoning Commission meeting to approve or deny the application.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners deny the petitioner’s request for a Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with Deviations due to the lack of required documentation for the County to properly evaluate the request.