



Oak Development
Group LLC



LANGAN



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Oak Development Group LLC Rezoning

Hernando County
Planning & Zoning Commission
June 12, 2023
H-22-76

TEAM

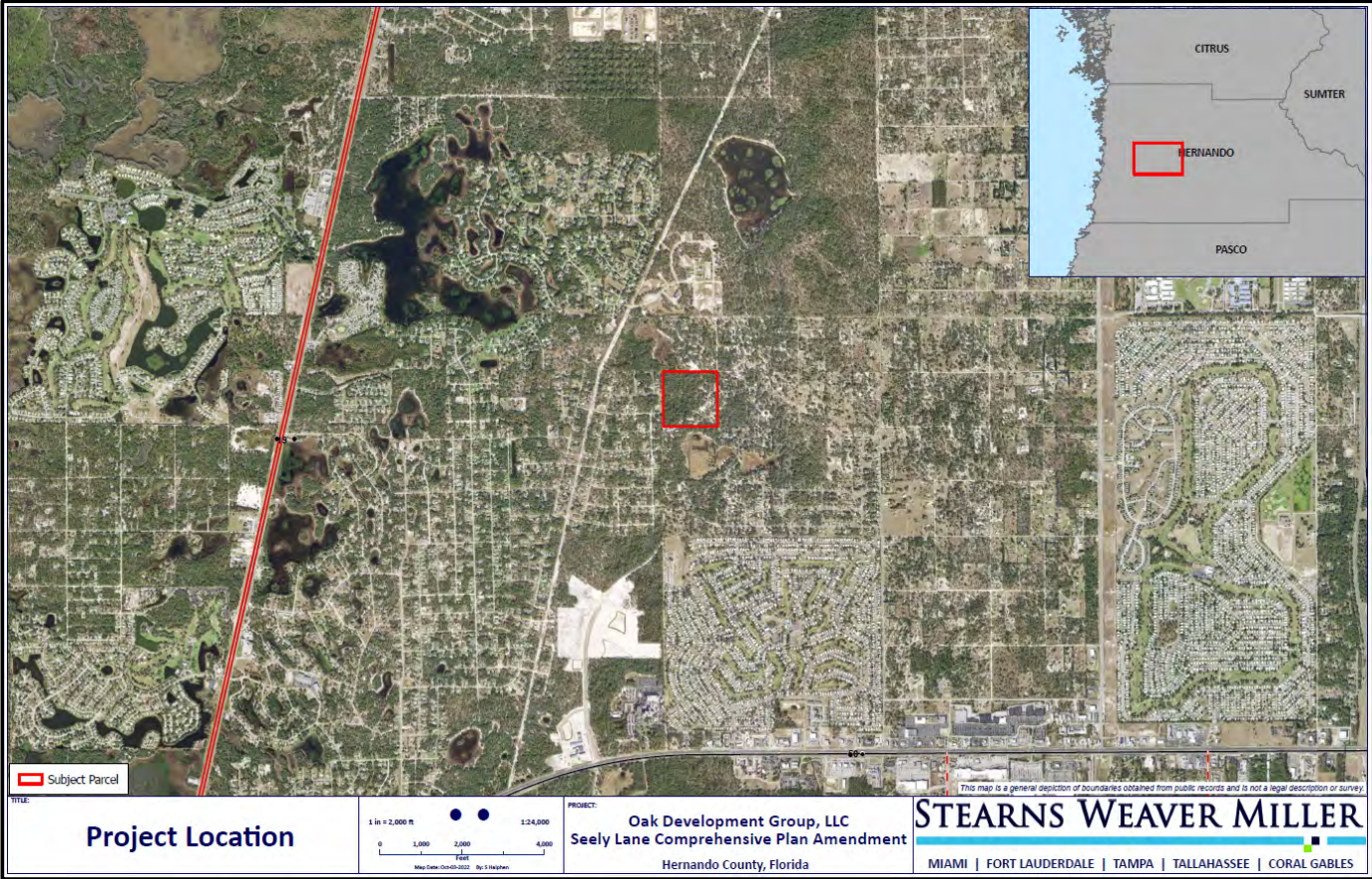
- Applicant: Oak Development Group LLC
 - Casey Krauser, Managing Partner
- Legal and Land Planning: Stearns Weaver Miller, PA
 - Jacob T. Cremer, Esq.
 - Jessica Icerman, Esq.
 - Cynthia D. Spidell, MBA, AICP
- Civil Engineer: Langan
 - Andrew Eiland, Jr., PE
- Transportation: Raysor Transportation Consulting
 - Michael D. Raysor, PE



Location Map

Property Location

- Property is generally located south of and abutting Seely Lane
- Property is approximately 40.4 acres
- Parcel Key:
 - 00344657



Oak Development Group LLC

➤ **Timeline:**

- January 9, 2023: P&Z Hearing
 - Recommended approval
- January 17, 2023: Meeting with County Planners & Engineer
- February 14, 2023: BCC hearing
 - In collaboration with staff, requested the rezoning be remanded back to P&Z so that we could present a new master plan.

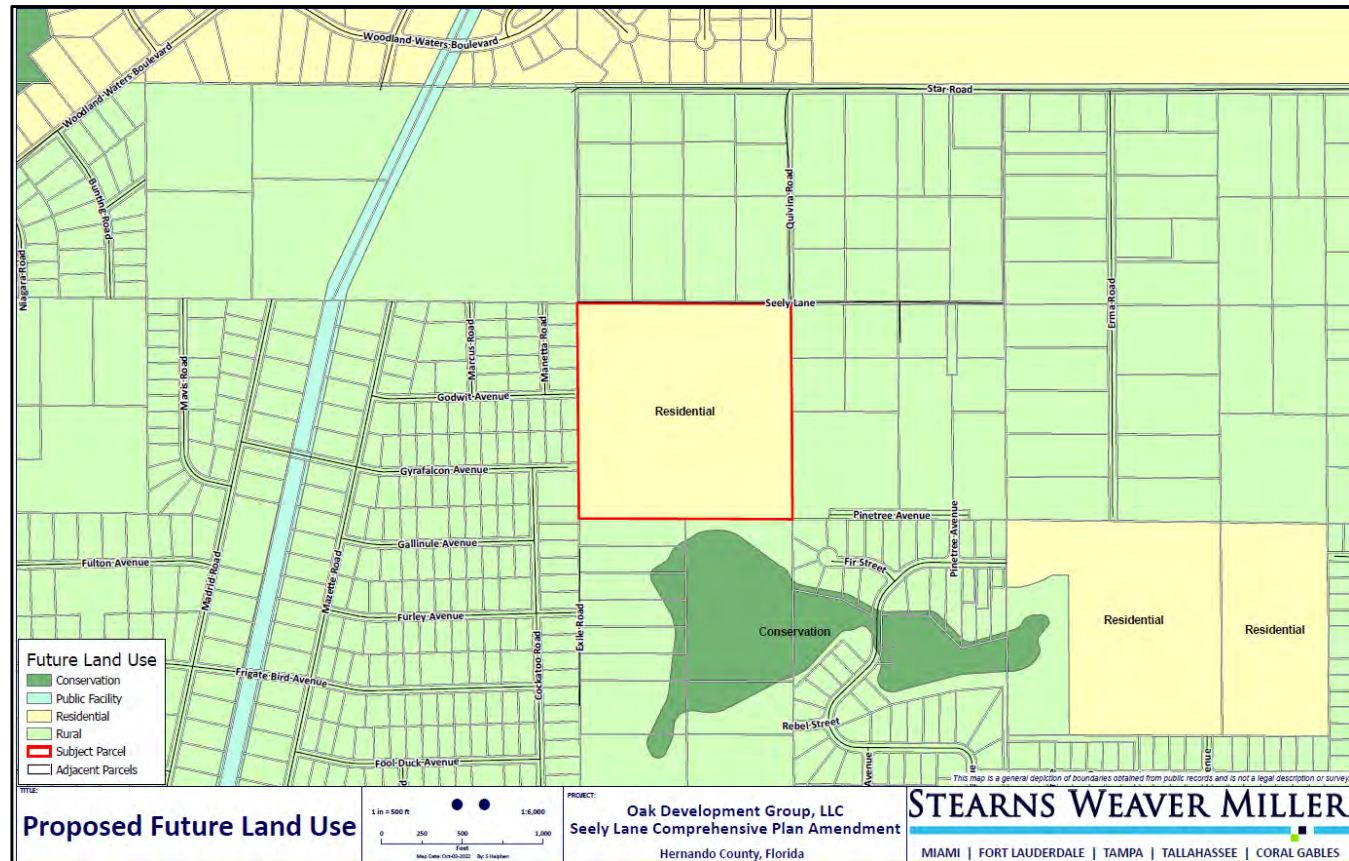
Oak Development Group LLC

Why are we back?

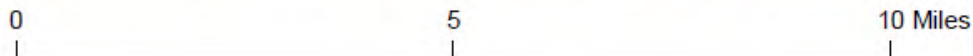
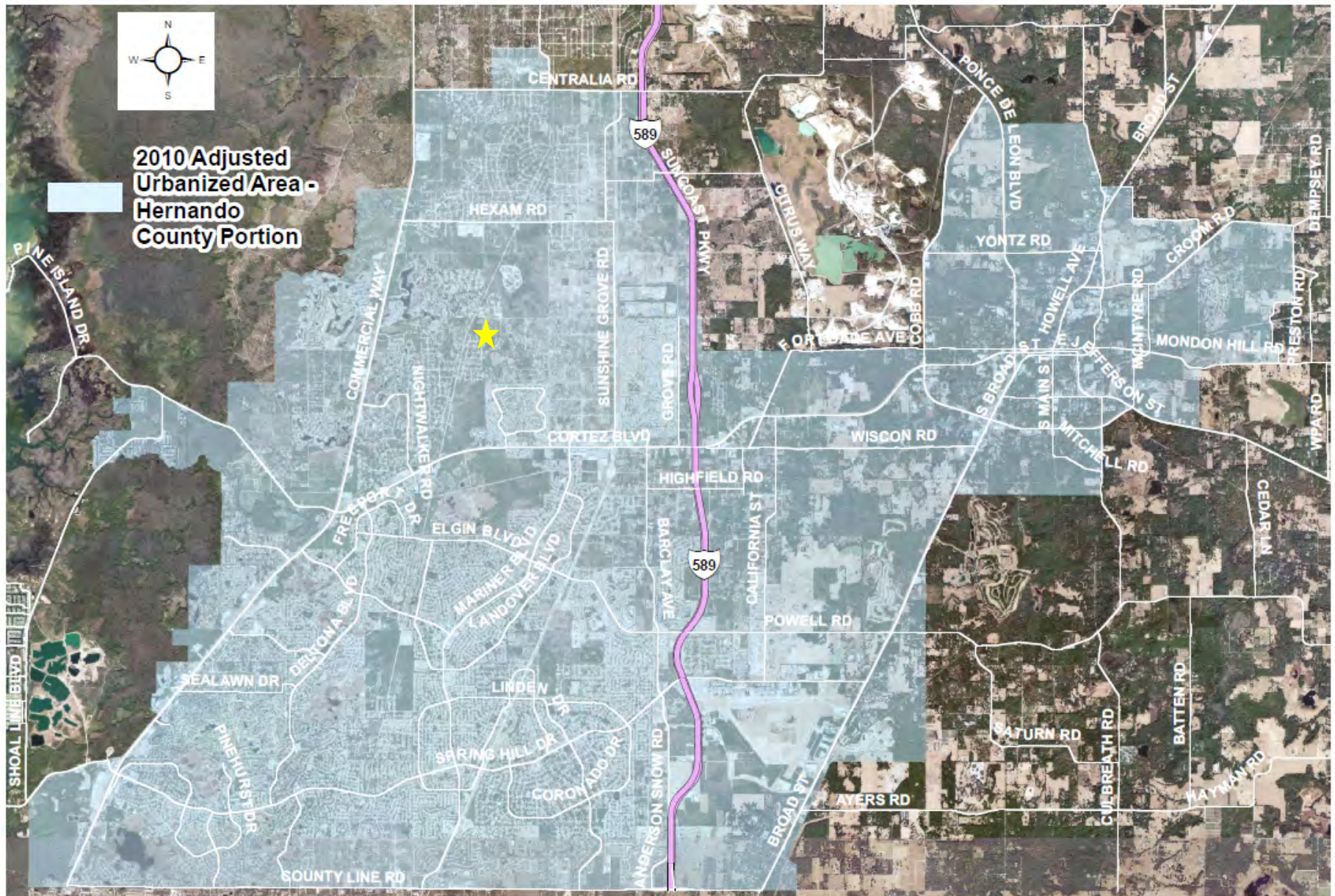
- Improve Transportation Connectivity

Future Land Use Classification

- Future Land Use: Residential
- Recently Approved & Effective
- Density range of 2.5-6.0 du/ga



Hernando County Comprehensive Plan ADJUSTED URBANIZED AREA MAP

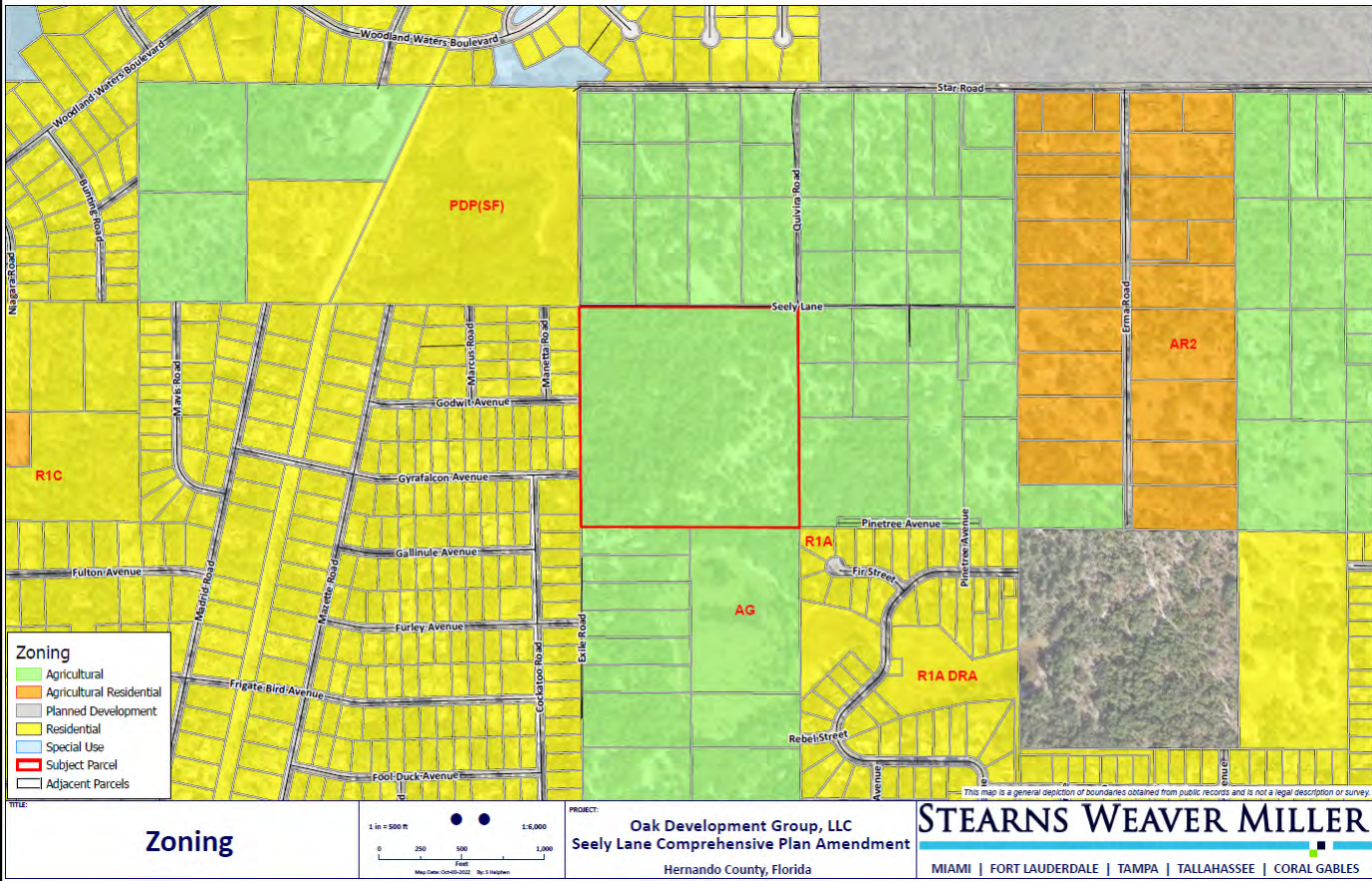


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Current Zoning: Agricultural

Rezoning

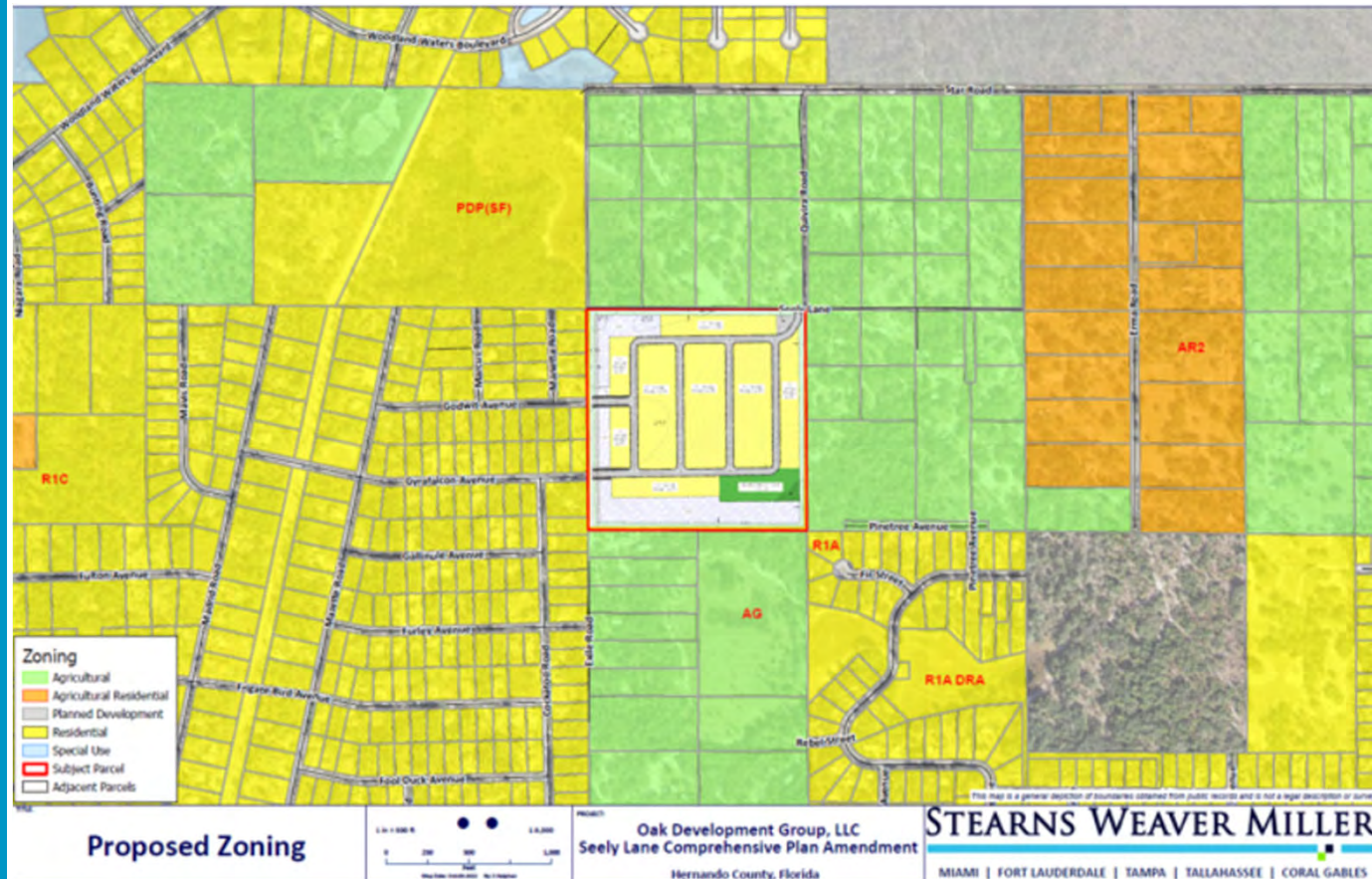
- Current Zoning: AG
- Proposed Zoning: PDP –SF (Planned Development – Single Family)



Proposed: Planned Development District Single Family

Rezoning

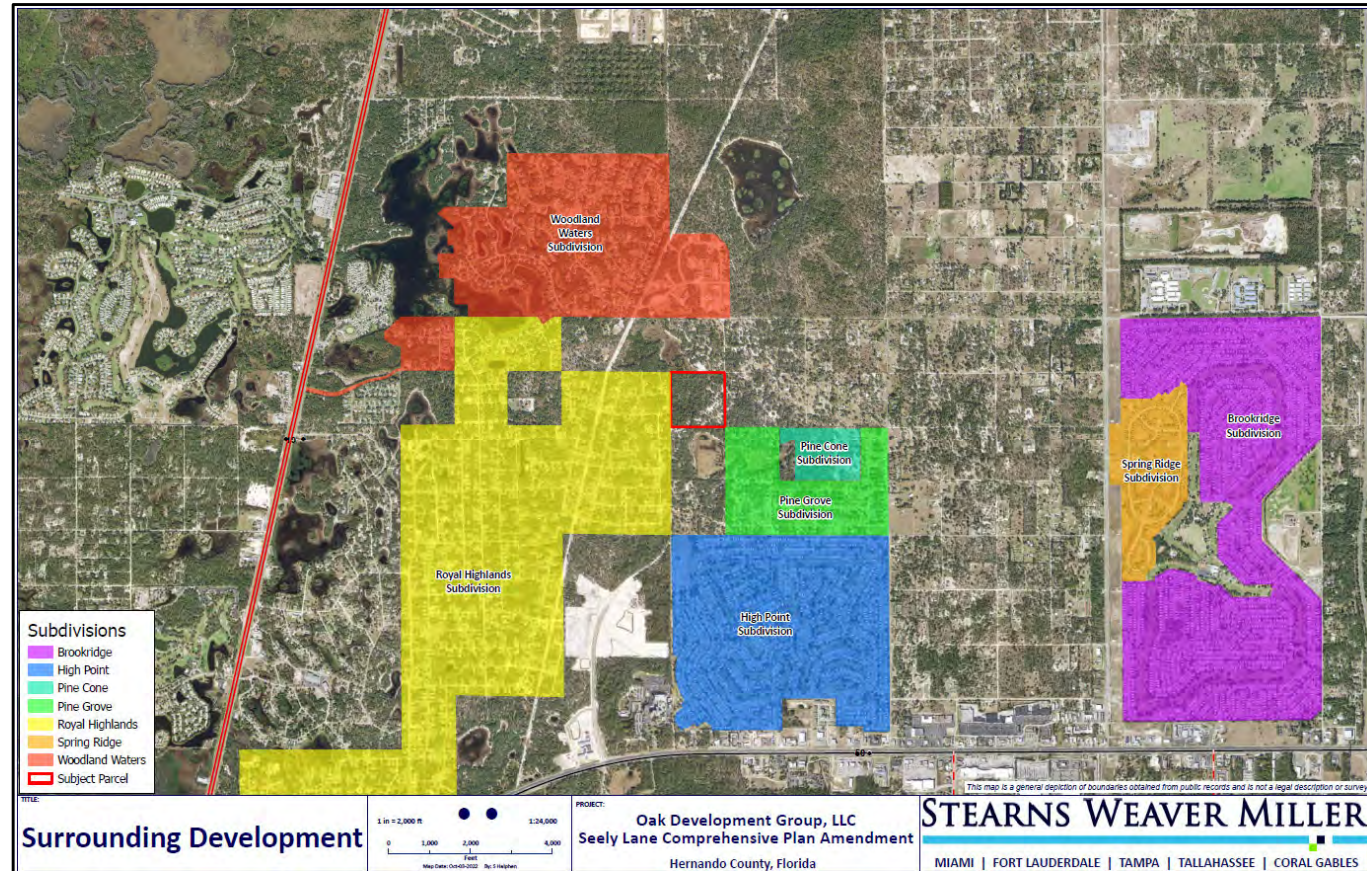
- Current Zoning: AG
- Proposed Zoning:
 - PDP-SF
 - Connect to surrounding road network
 - Residential infill
- Design Standards to address compatibility with surrounding environment



Proposed: Planned Development District Residential Infill

Rezoning

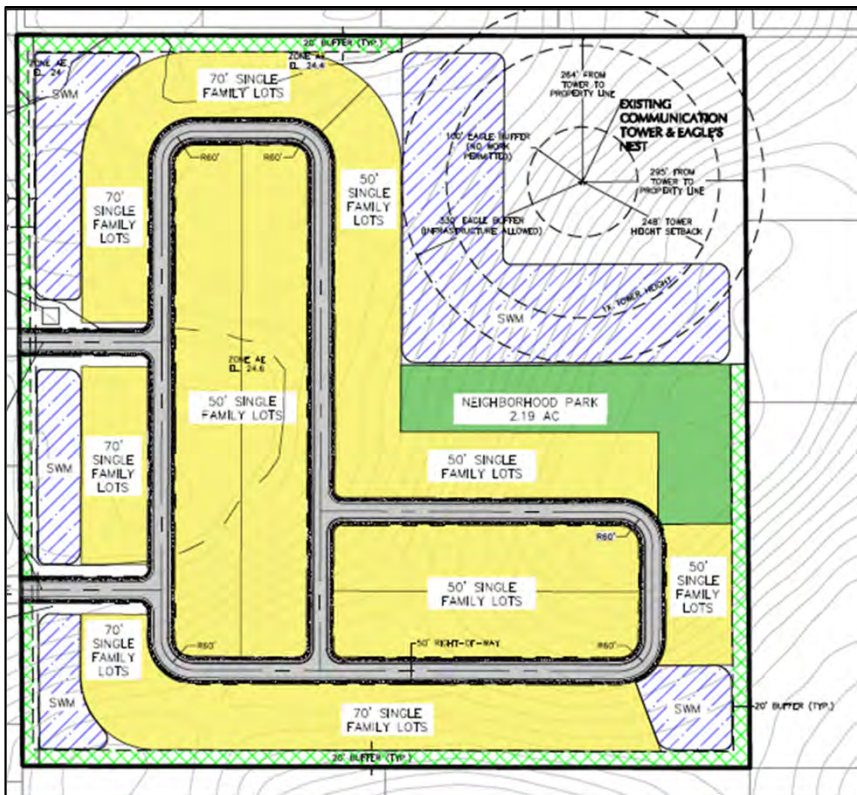
- Surrounded by subdivisions
- Woodland Waters (to the north – red)
- Royal Highlands (to the west – yellow)
- Pine Cone/Pine Grove, and High Point to the east (green/turquoise/blue)



WHAT HAS CHANGED?

APPROVED BY P&Z JANUARY 9, 2023

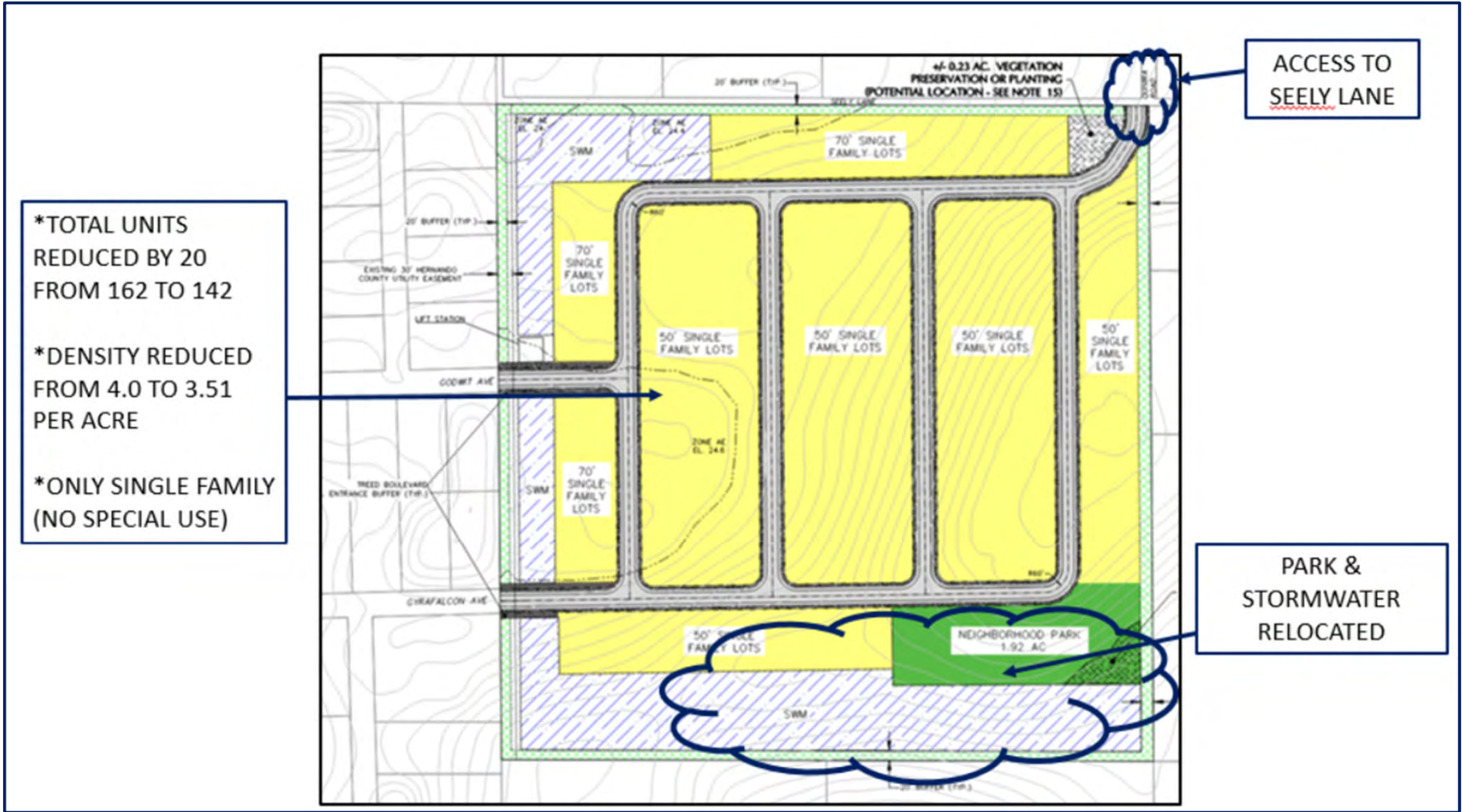
TODAY'S REVISED PLAN



WHAT HAS CHANGED?

ITEM	OLD	NEW	CHANGE
DENSITY/ NUMBER OF HOMES	162	142	REDUCTION OF 20 AND 4.0 TO 3.51 DU/ACRE *NOTE WITHIN FLU RANGE 2.5-6
ACCESS POINTS	2	3	NEW ACCESS TO SEELY LANE
ZONING DISTRICT	PDP-SF & PDP-SU	PDP-SF	REMOVED PDP-SU
SITE DESIGN	<ul style="list-style-type: none"> • PARK RELOCATED FROM MIDDLE TO SOUTHERN PORTION • STORMWATER POND ALONG SOUTHERN BOUNDARY • ADDITIONAL BUFFER TO THE SOUTH 		

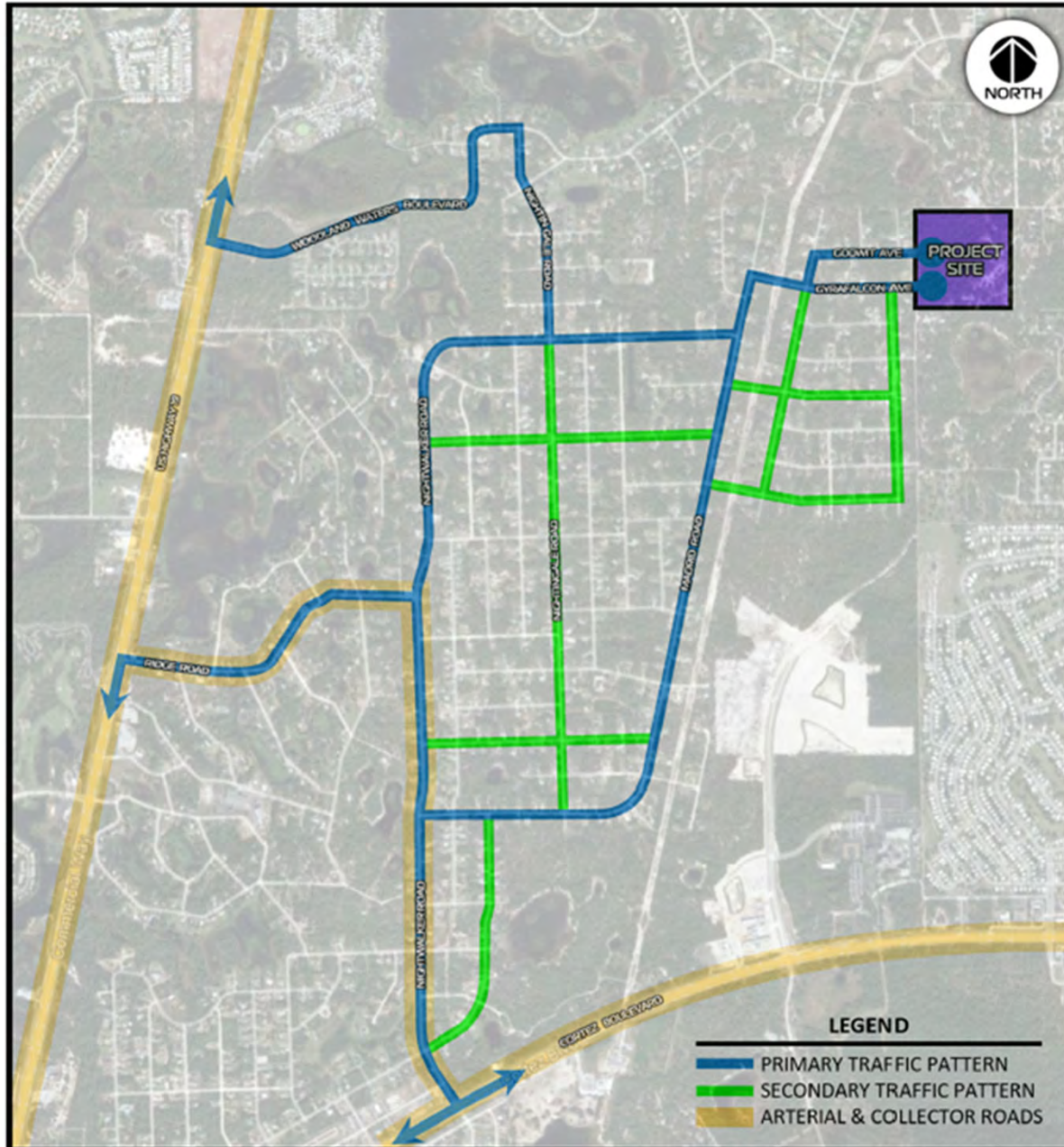
WHAT HAS CHANGED?



CONCLUSION

- Staff found rezoning application consistent with applicable regulations.
- Staff recommends approval.
- We respectfully request that Hernando County Planning and Zoning Commission recommend approval.

Back Up Slides



Deviations

LDC Section	Description	LDC Requirement	Proposed Amount	Requested Deviation
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Lot Area	6,000 square feet	5,500* square feet	(500) square feet
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Lot Width	60 feet	50* feet	(10) Feet
LDC Appendix A, Article VIII. Section 1.B: General Provisions for Planned Development Projects, Perimeter Setback	Front Yard	25 feet	20 feet	(5) feet
LDC Appendix A, Article VIII. Section 1.B: General Provisions for Planned Development Projects, Perimeter Setback	Side Yard	10 feet	5 feet	(5) Feet
LDC Appendix A, Article VIII. Section 1.B: General Provisions for Planned Development Projects, Perimeter Setback	Corner Lots	2 front yards	10 feet for secondary front	(15) Feet

***Note: Represents minimum requested for 50-foot lots which are restricted as to location per the Master Plan. North and West Perimeter lots shall be a minimum of 70-feet as shown on master plan.**

Public Comment Planning & Zoning Hearing January 9, 2023

- Density & Compatibility
- Traffic & Access
 - Construction Access
- Wildlife

Wildlife Protections

➤ Governed by state and federal regulations

➤ Addressed by Conditions No. 1 & 2:

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 petitioner is required to comply with all applicable FWC regulations and permitting.

Public Comment Density

- 142 units on 40.4 acres
- Covers entire area 40.4 acres
- Dimensional standards & infrastructure needs will dictate how much can fit on the yellow area

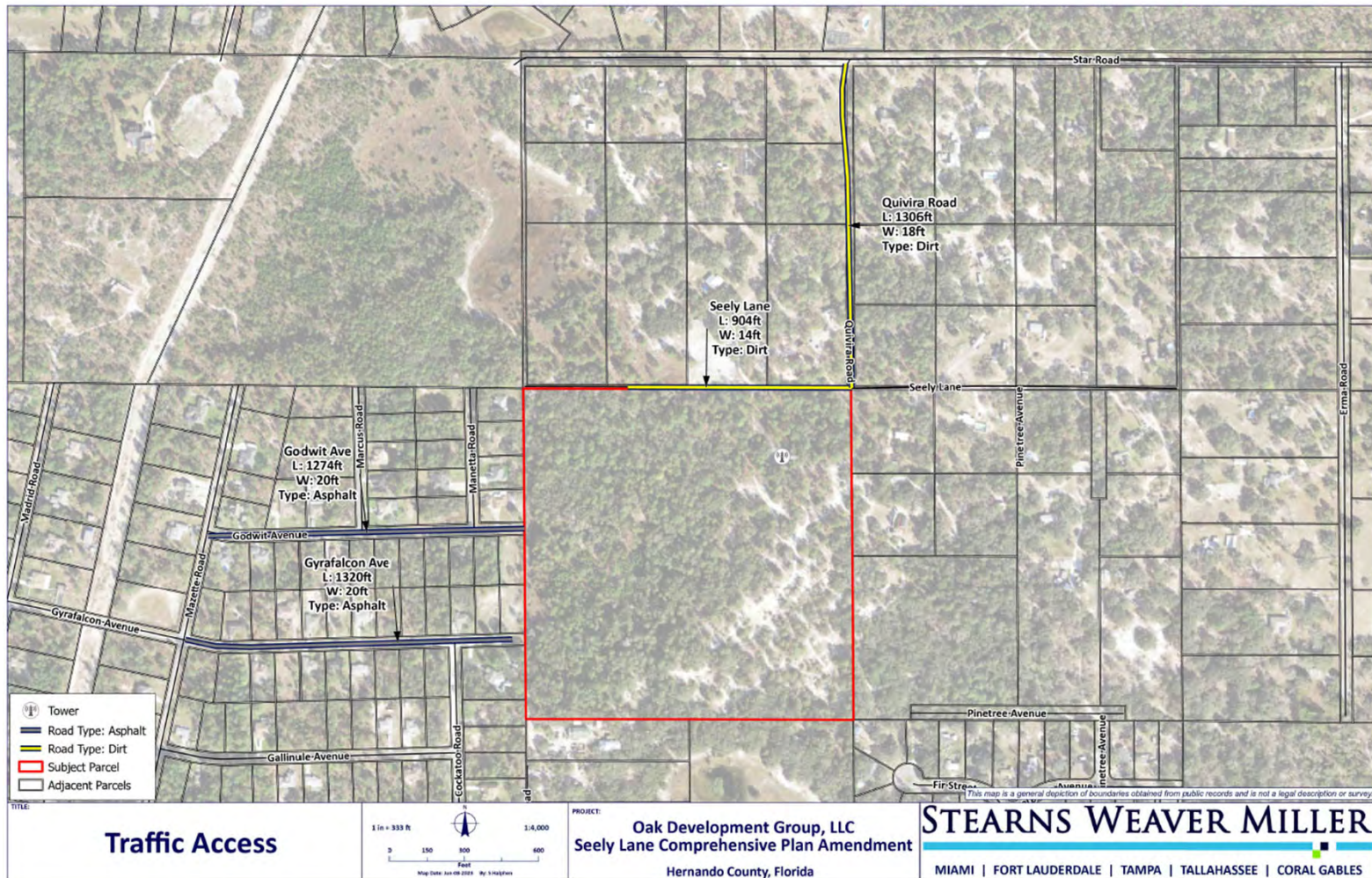
Public Comment

Density and Urban Form

- ½ acres lots on well and septic are no longer a viable form of development.
 - Located in Adjusted Urbanized Area
 - Targeted for infrastructure – Water and Wastewater
 - Weeki Wachee Basin Management Action Plan – June 2018
 - Requirement to hook into water & sewer is an acceptable remediation measure to improve water quality & protect the Weeki Wachee Springs

Public Comment

Traffic & Access



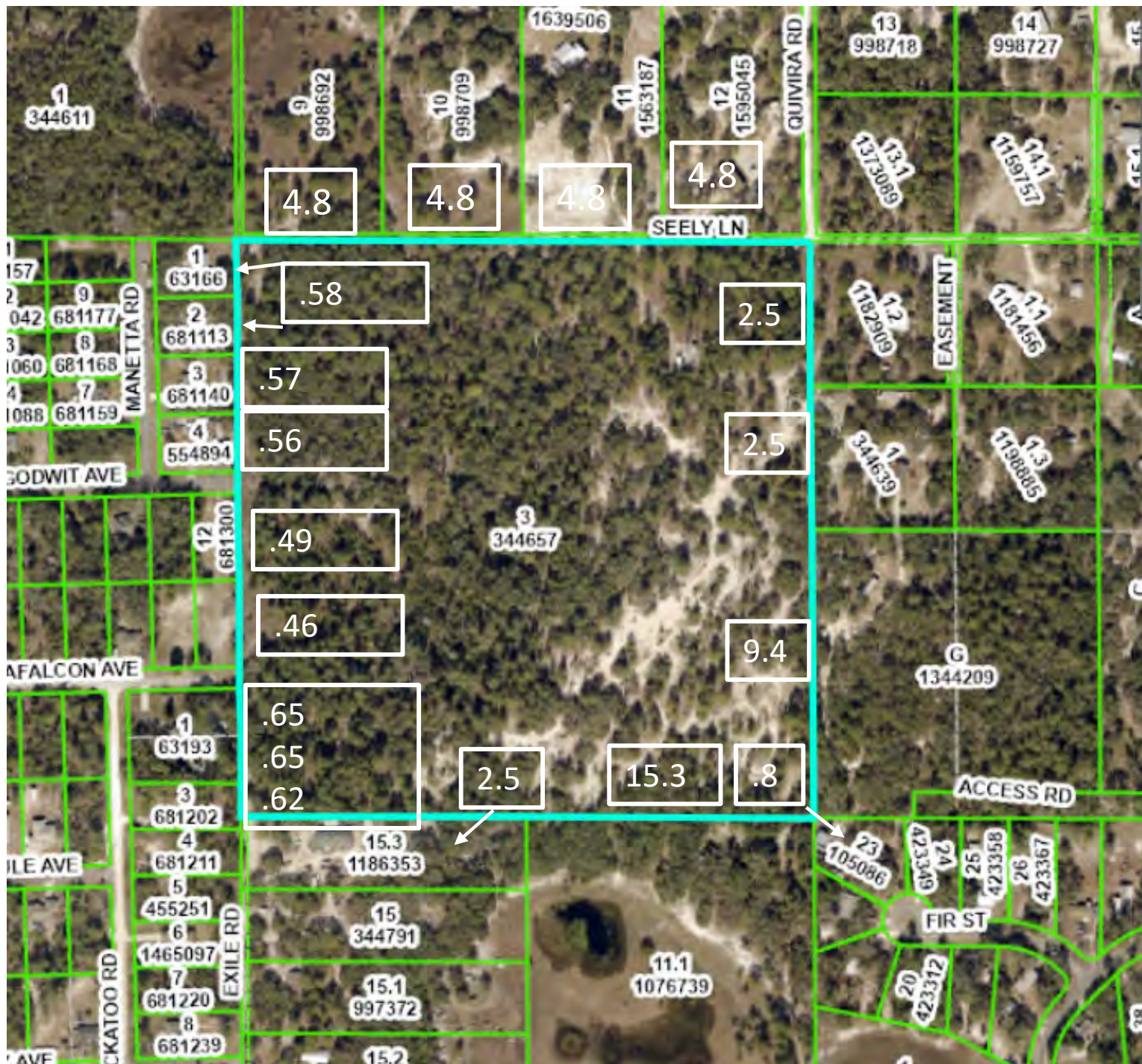
Compatibility

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(1):** Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.
- 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.

Compatibility

- Compatible means that differing types of land uses or form can co-exist
- It does not mean “same as”
- Comprehensive Plan specifically identifies realistic mitigation measures such as:
 - Buffers
 - Transitioning
 - More specifically in this case – from outside to inside:
 - Buffer
 - Open Space (Stormwater Ponds)
 - Larger Lots
 - Small lots interior to the project



Comprehensive Plan

Residential and Rural Category

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

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

County's Adopted Policy for Growth

GOAL 1.11 – Urban Sprawl

In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County. [F.S. 163.3177(6)(a)2.h, (6)(a)9.a., and, (6)(a)9.b]

Directed Infrastructure

Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.

Strategy 1.11A(1): The County's long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map.

Strategy 1.11A(2): The County shall manage infrastructure availability to influence the timing and location of development.

Strategy 1.11A(3): Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

Compatibility Strategy 1.10 B(4)

Review all land use applications for compatibility to include:

- A. Evaluation of existing land, zonings, FLU, including existing and potential densities and intensities;
 - In USA, surrounding by emerging and existing development.
- B. Consideration of existing development patterns and approved development in the area;
 - In USA, variety of acreages surrounding the development; infill relative to approved development
- C. Evaluation of existing proposed and anticipated transitions between land uses;
 - PD Site Plan has buffers, transitions of lot size, stormwater pond placement along perimeter further buffering residential uses; neighborhood park along perimeter.
- D. Consideration of environmental and cultural features and community characters;
 - No wetlands on site.
- E. Appropriate timing based on the availability of adequate public facilities/services;
 - As conditioned.
- F. Consistency with applicable specific area plans, corridor plans and redevelopment plans;
 - In USA – area targeted for development.
- G. Limitations on building height and/or use of increased setbacks; and
 - PD Site Plan shows buffers, setbacks, height limited due to residential use – no commercial proposed.
- H. Transition of density and intensity.
 - Larger lots along perimeter; strategic placement of stormwater ponds and neighborhood park.

Compatibility Strategy 1.10B(5)

To promote compatible lot size and design to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:

- A. Use of undisturbed native vegetation as suitable buffer;
 - Conditions of Approval
- B. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
 - PD Site Plan uses buffering, setbacks, and strategic placement of stormwater ponds along perimeter.
- C. Requirements for increased opacity of screening on the site perimeter;
 - PD Site Plan – code sets requirements for opacity.
- D. Increased setbacks on the site perimeter;
 - PD Site Plan
- E. The placement of smaller lots internal to the site;
 - PD Site Plan

Compatibility Strategy 1.10B(5)

F. The placement of later lots, similar in size to adjoining lots, on the site perimeter;

- PD Site Plan – show's 50'ies internal to the site, 70'ies along the perimeter.

G. Increased width of buffers on the site perimeter;

- PD Site Plan

H. Limitations on density consistent with adjoining land uses;

- PD Site Plan caps density at 4.0 du/ga or 162 total units.

I. Gradual transition of density and lot size; and

- PD Site Plan – shows larger lots along the perimeter.

J. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

- PD Site Plan

Compatibility

Strategy 1.11 B (4)

Requirements for rezoning requests in Rural neighborhoods.

- N/A – In Urban Service Area

Public Comment

Weeki Wachee Basin Management Action Plan

- Identifies a Priority Focus Area – 90,415 acres
 - “Aquifer is most vulnerable...”
- Develops strategies to reduce nitrate load
- Strategies include:
 - Conversion of septic to sewer system
 - Minimum 1 acre site required for septic
 - Other best management practices addressing fertilizer and upgrades to wastewater treatment facilities

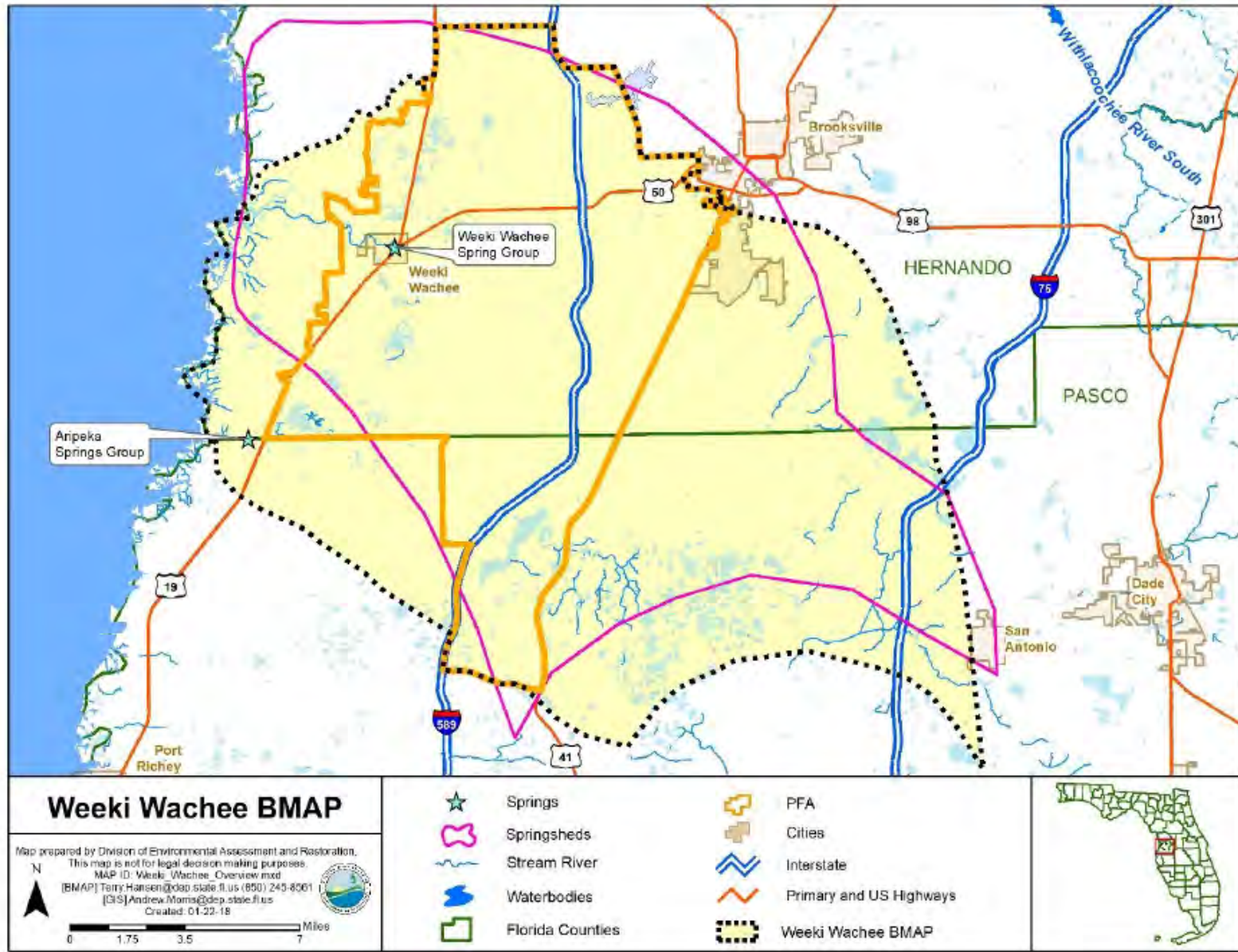


Figure ES-1. Weeki Wachee BMAP and PFA boundaries