



Oak Development
Group LLC

STEARNS
WEAVER
MILLER



LANGAN



Michael D. Raysor, P.E.
RAYSOR Transportation Consulting
19046 Bruce B. Downs Boulevard | Suite 308
Tampa, Florida 33647
(813) 625-1699 | (813) 413-7432 fx

Oak Development Group LLC Rezoning G.3. H-22-76

Hernando County
Planning and Zoning Commission
January 9, 2023

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



Oak Development Group LLC

Today's item:

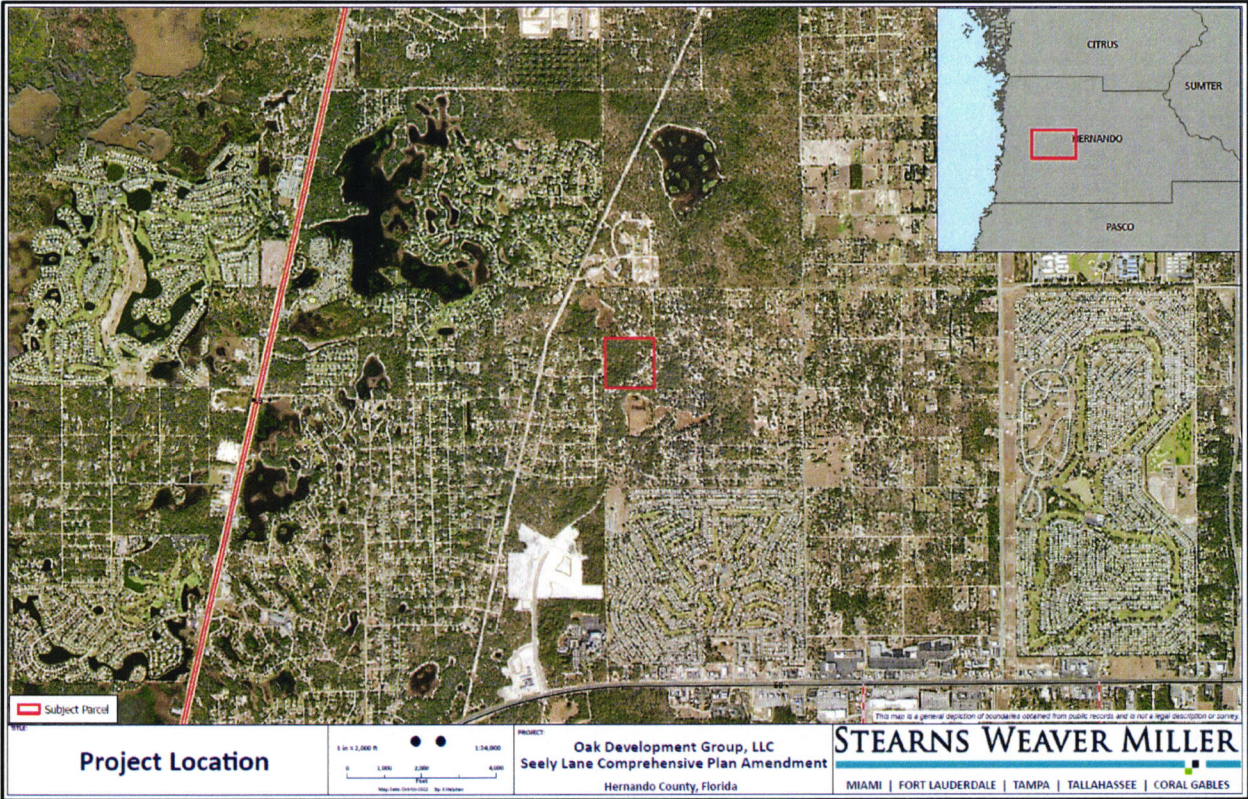
➤ Rezoning

- Agenda Item No. G.5 – H-22-76; Continued from December 12, 2022;
- AG to PDP(SF) & PDP(SU) with deviations on 40.4 acres;
- Continuance was requested to tweak conditions with staff;
- We are in full agreement with the conditions as presented in your packet.
- This is a companion application to a corresponding comprehensive plan amendment;
 - CPAM Small Scale - Approved by Planning & Zoning Commission on December 12, 2022
 - CPAM Small Scale - Scheduled for BCC consideration tomorrow, January 10, 2023

Location Map

Property Location

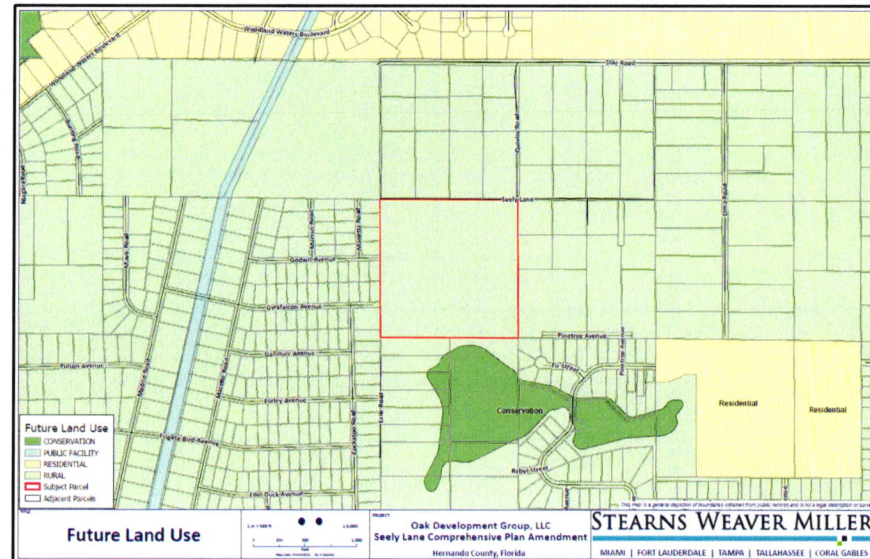
- Property is generally located south of and abutting Seely Lane
- Property is approximately 40.4 acres
- Parcel Key:
 - 00344657
- Seeking Zoning for 162 dwelling units
- Density of 4.0 du/ga



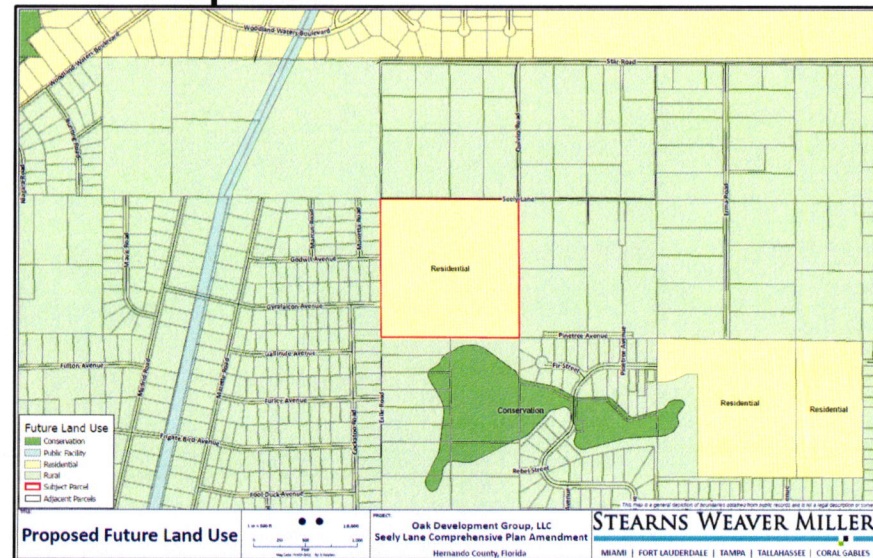
Future Land Use Classification

- Current Future Land Use: Rural
- Proposed Future Land Use: Residential
- 4.0 du/ga for entire project acreage (162 units/40.4 acres); and
- Density within Residential FLU Category density range of 2.5-6.0 du/ga
- Companion CPAM approved by P&Z; to BCC on 1/10/23

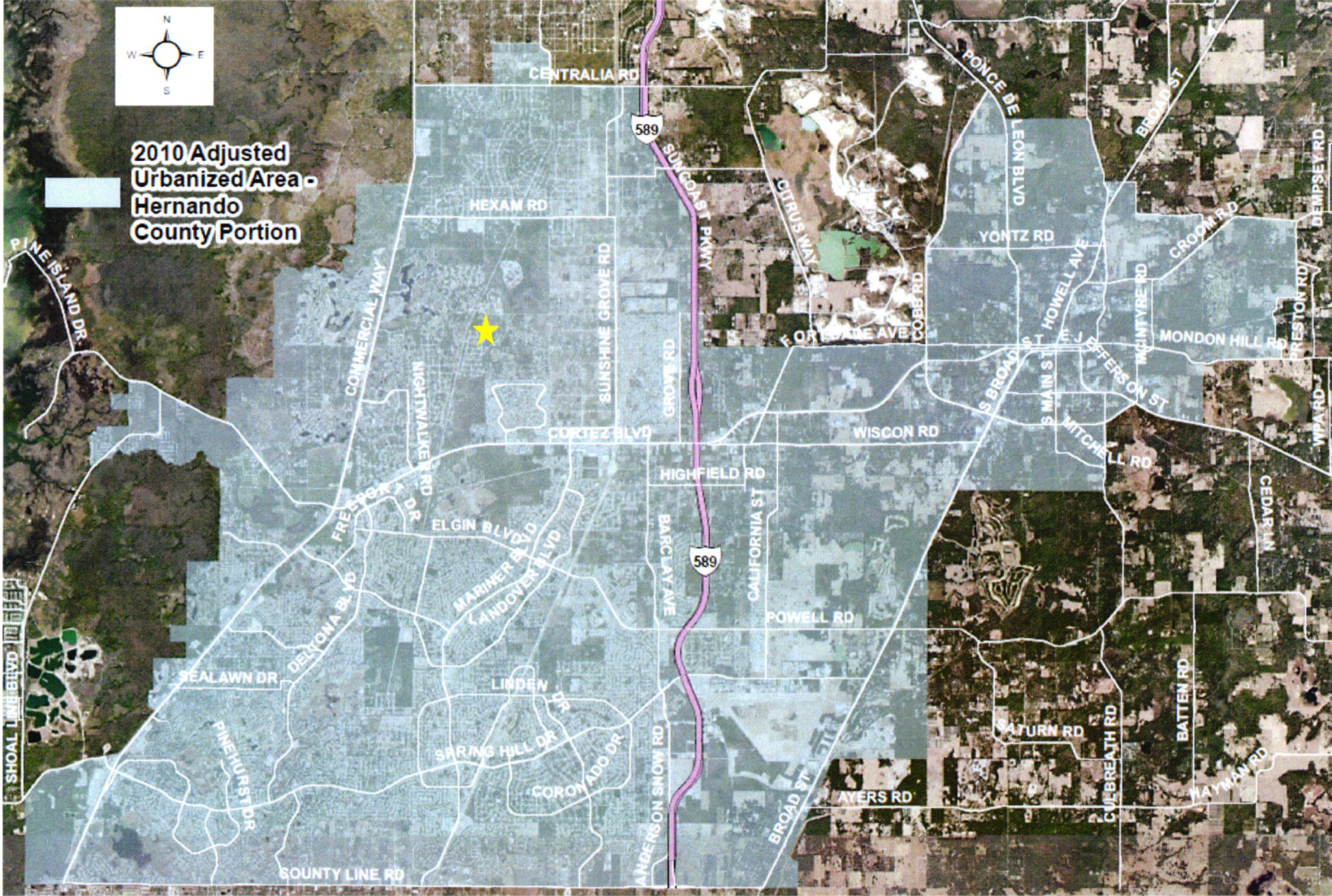
Current:



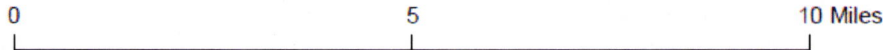
Proposed:



Hernando County Comprehensive Plan ADJUSTED URBANIZED AREA MAP



**2010 Adjusted
Urbanized Area -
Hernando
County Portion**



F:\ArcGIS\Pat's Arc Maps\Comp Plan FLUM Series 2017\adjusted_ua.mxd
 F:\WPDATA\pmoneese\EAR Amendments\COMP PLAN 2017 ST-U DRAFT\FLU Map Series\adjusted_ua.pdf

Comprehensive Plan

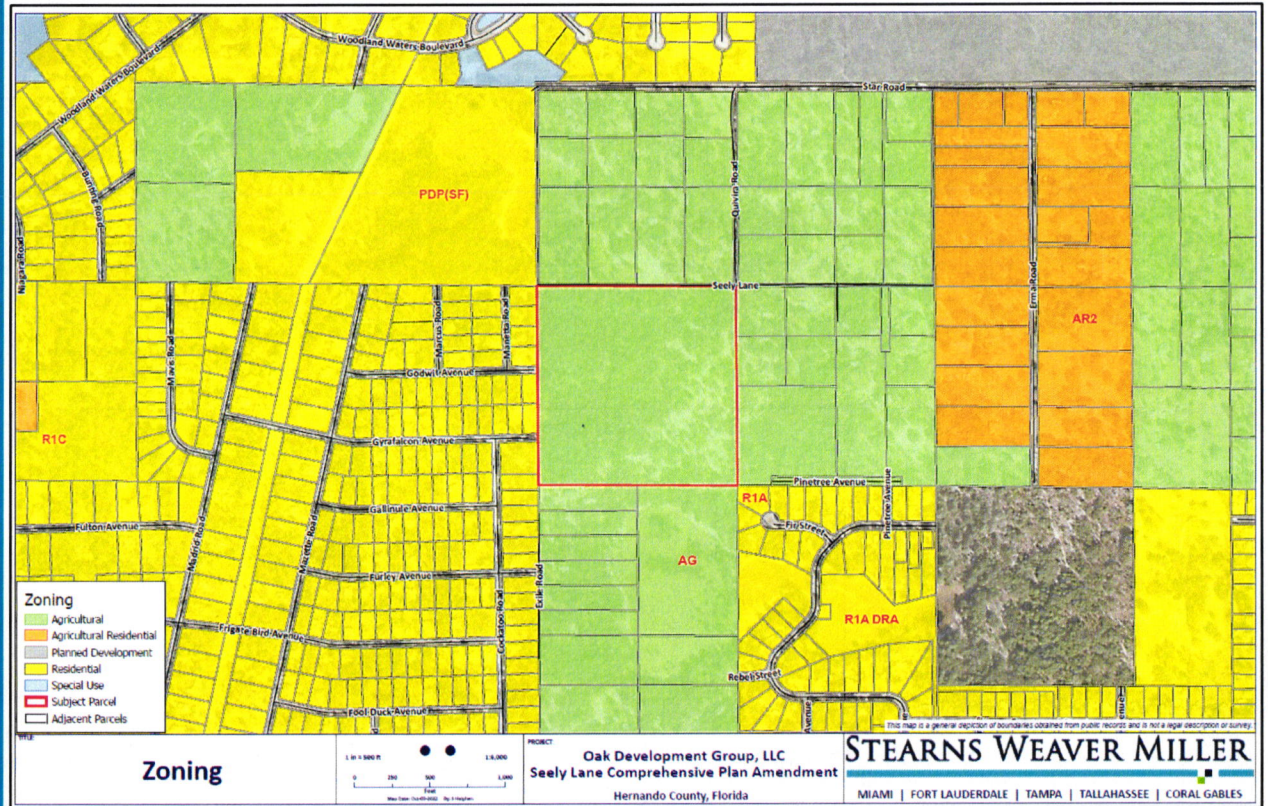
Residential and Rural Category

- 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.

Rezoning

- Current Zoning: AG
- Proposed Zoning: PDP –SF (Planned Development – Single Family) & PDP-SU (Planned Development Special Use)

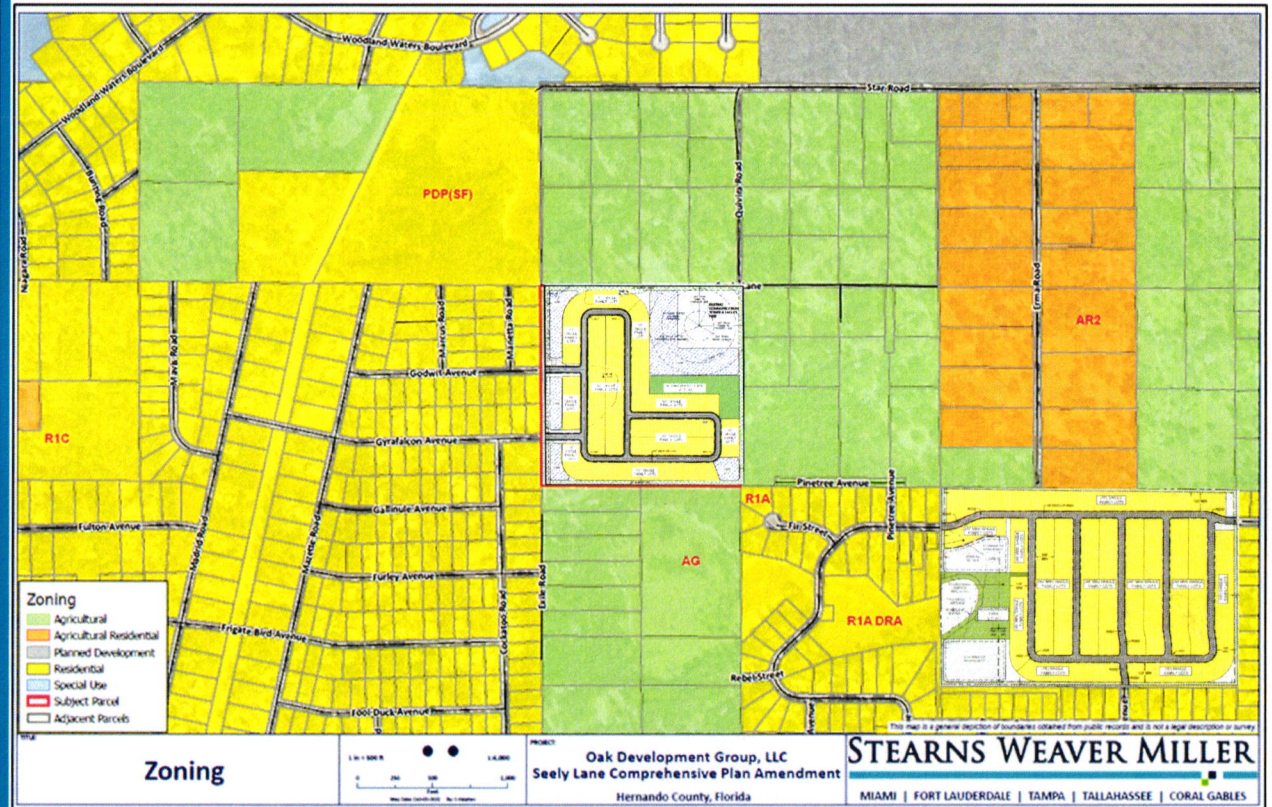
Current Zoning: Agricultural



Proposed: Planned Development District Single Family and Special Use

Rezoning

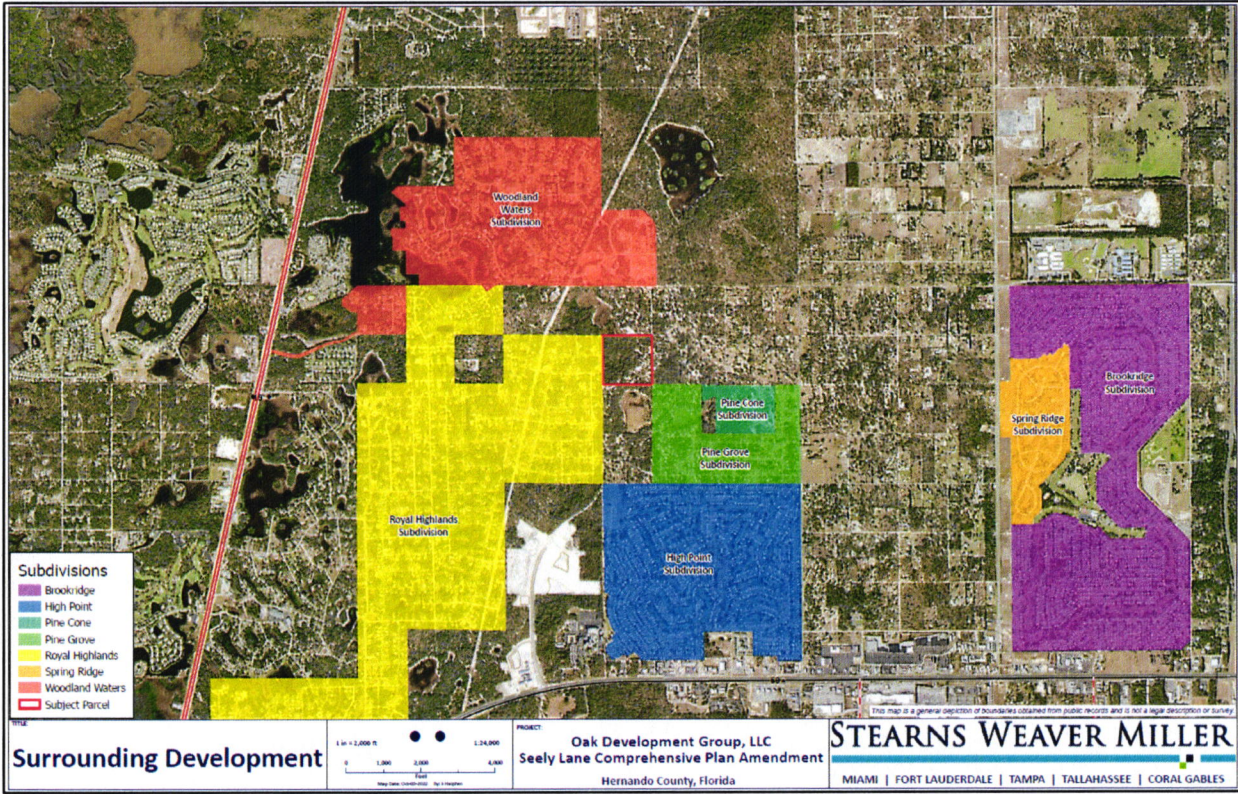
- Current Zoning: AG
- Proposed Zoning:
 - PDP-SF & PDP-SU
 - Connect to surrounding road network
 - Residential infill
- Design Standards to address compatibility with surrounding environment



Proposed: Planned Development District Residential Infill

Rezoning

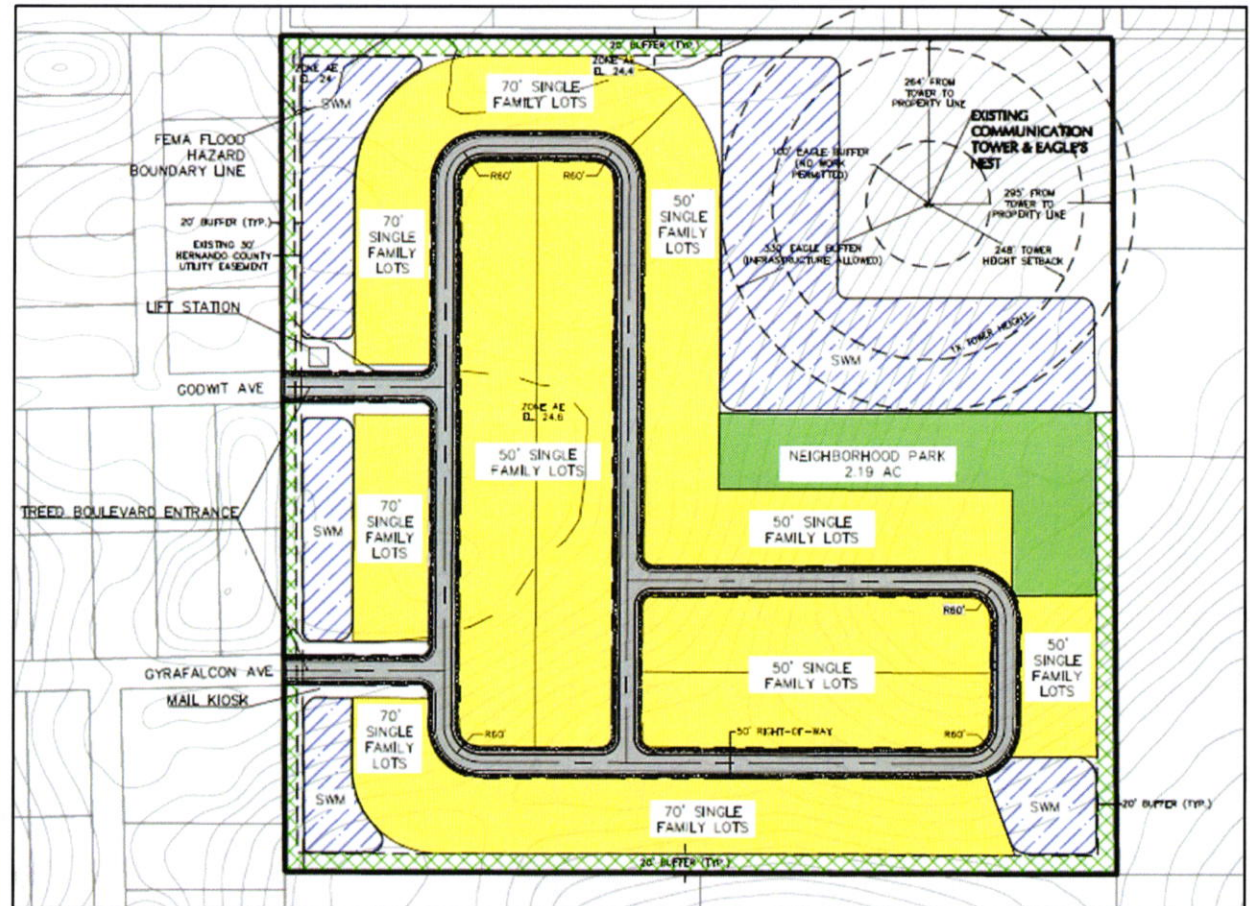
- Surrounded by subdivisions
- Woodland Waters (to the north – red)
- Royal Highlands (to the west – yellow)
- Pine Cone/Pine Grove, and High Point to the east (green/turquoise/blue)



Proposed: Planned Development – Single Family & Special Use
(Planned Development District)
Master Plan

Rezoning

- Current Zoning: AG
- Proposed Zoning:
 - PDP-SF and PSP-SU
 - 162 units
- 70' lots along the perimeter
- 50' lots interior to the site
- Stormwater Ponds along the perimeter
- Cell Tower to remain in NE corner (PDP-SU)



Deviations

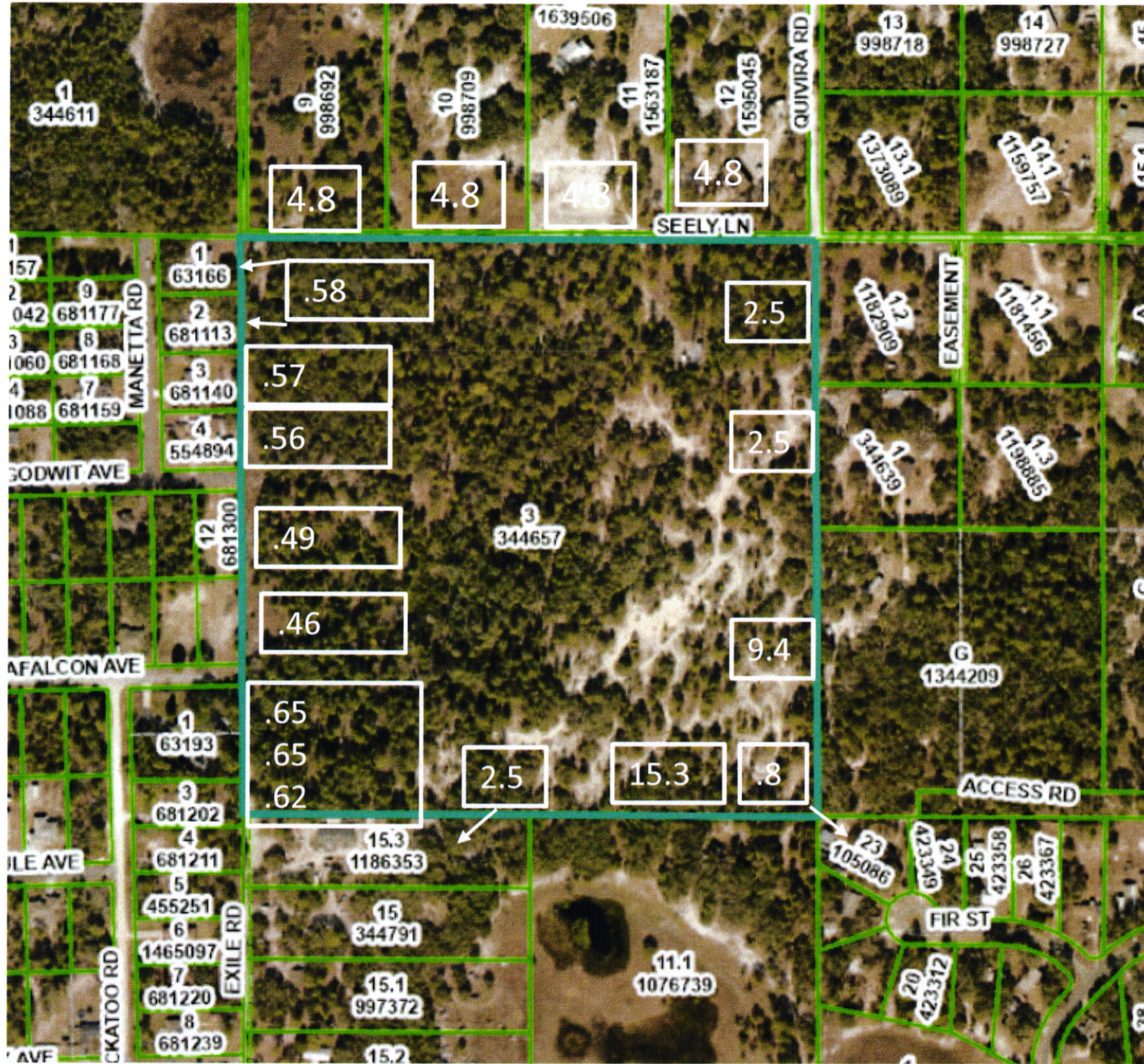
LDC Section	Description	LDC Requirement	Proposed Amount	Requested Deviation
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Lot Area	6,000 square feet	5,500* square feet	(500) square feet
LDC App. A, Art. IV, Sec. 2, C: R-1A Residential District	Minimum Lot Width	60 feet	50* feet	(10) 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. Perimeter lots shall be a minimum of 70-feet wide with the exception of one small area along the eastern boundary south of the neighborhood park.

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



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