

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: _____

File No. _____ Official Date Stamp:

Received

SEP 12 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: DRB Group

Address: 1251 Anderson Snow Road

City: Spring Hill

State: FL

Zip: 34609

Phone: See representative Email: See representative

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Jeremy Couch; Celeste Lau

Company Name: Tampa Civil Design

Address: 17937 Hunting Bow Circle Ste 102

City: Lutz

State: FL

Zip: 33558

Phone: 813-920-2005

Email: jcouch@tampacivil.com/celeste@tampacivil.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

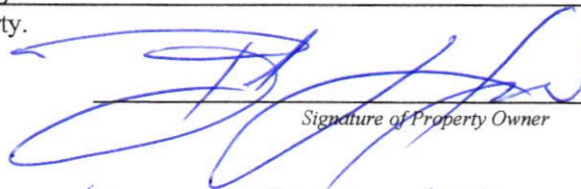
PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): R27 423 18 0000 0060 0000 and R27 423 18 0000 0090 0030
2. SECTION 27, TOWNSHIP 23, RANGE 18
3. Current zoning classification: AG
4. Desired zoning classification: PDP
5. Size of area covered by application: ±19.09 AC
6. Highway and street boundaries: Anderson Snow Rd, Tierra Dr, and Whiting 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 AFFIDAVIT

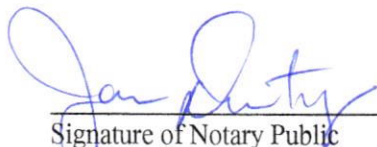
I, Crespo Blanca TRUSTEE, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

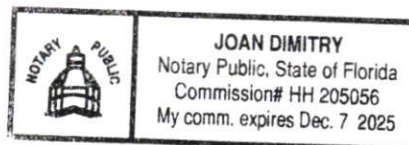
- ☐ I am the owner of the property and am making this application OR
☒ I am the owner of the property and am authorizing (applicant): DRB Group
and (representative, if applicable): Tampa Civil Design
to submit an application for the described property.


Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 6 day of September, 2024, by Blanca Crespo who is personally known to me or produced FLDL as identification.


Signature of Notary Public



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

PRINT FORM

CLEAR FORM

Notary Seal/Stamp

TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

To: Planning and Zoning Division, Development Services Department
From: Celeste Lau, Tampa Civil Design
Date: August 13, 2024
RE: Suncoast Pines PDP Rezoning

Executive Summary

| | |
|--|--|
| <u>Jurisdiction:</u> Unincorporated Hernando County | <u>Address:</u> 1251 Anderson Snow Rd, Spring Hill, FL 34609 |
| <u>Parcel Number:</u> RZ27 423 18 0000 0060 0000 RZ27 423 18 0000 0090 0030 | <u>Acres:</u> ±19.09 acres |
| <u>Existing Future Land Use (FLU):</u> RES (Residential) | |
| <u>Existing Zoning:</u> AG (Agricultural) | |
| <u>Proposed Zoning:</u> PDP(SF) (Planned Development Project/Single-Family) | |

The subject property is located within Unincorporated Hernando County. The eastern boundary is adjacent to Anderson Snow, where the site's access is from. To the south of the project site are the Whiting Estates subdivision and to the north and west is single-family residential. The Anderson Snow Road area is largely residential in nature. There are still some stand-alone single-family homes in the area but a majority of the residential development are subdivisions, including the Whiting Estates and Crown Pointe neighborhoods to the south of the site. Below is a context map and table showing the adjacent and surrounding properties.



Figure 1: Context Map

Table 1: Adjacent Property Information

| | Parcel ID | FLU | Zoning | Existing Use |
|-------|-----------------------------|-------------|----------|---------------------------|
| West | R27 223 18 3262 0003 0100 | Residential | A/R-2 | Single-Family Residential |
| | R27 223 18 3262 0003 0110 | | | |
| North | R27 223 18 0000 0090 0010 | Residential | AG | Single-Family Residential |
| East | Anderson Snow Road | - | - | Right-of-Way (ROW) |
| South | Whiting Estates Subdivision | Residential | PDP (SF) | Single-Family Residential |
| | R27 423 18 0000 0090 0021 | | AG | |
| | R27 423 18 0000 0090 0022 | | | |

Application Request

This application is being submitted to rezone the subject property from AG to PDP for single-family residential development. The applicant is proposing the development of 61 units.

The current Residential FLU has a maximum density of 22 units per gross acre with single-family housing having an average density of 2.5 dwelling units per gross acre to 6 dwelling units per gross acre. The proposed development has a density of 3.2 dwelling units per gross acre, well under the maximum of 22 dwelling units per gross acre and within the average density for single-family housing.

Consistency with Comprehensive Plan

The subject property is bordered to the east by Anderson Snow Road and single-family residential to the northern, western, and southern boundaries. The surrounding area's characteristics contain primarily residential development and compatible residential uses like Anderson Snow Park. The area still contains some single standing residential homes, however, the area is being built out as

demonstrated by the two subdivisions to the south of the project site. The proposed development will have similar development standards as the subdivision directly south and adjacent to the project site, keeping consistent with the characteristics of the community area.

The subject site is located within an urbanized area with water and wastewater services available. The site is approximately 2.5 miles from the County Line Road (CR 578) exit for the Suncoast Parkway. About 2 miles north of the project site is a commercial node with a Walmart Neighborhood Market located at the Anderson Snow Road and Spring Hill Drive intersection. Locating residential development on the subject site would provide for compatible infill development that matches the surrounding area and community characteristics.

The Hernando County Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services, and the protection of natural resources. The proposed development is consistent with the following Goals, Objectives, and Strategies of the Hernando County Comprehensive Plan:

Goal 1.01 – Growth Strategy

Hernando County's 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.

GOAL 1.04 – Future Land Use Map

Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)]

Objective 1.04A: The Future Land Use Map together with mapping criteria for each Future Land Use Category characterizes the long-term end toward which land use patterns are ultimately planned to accommodate anticipated growth. The Future Land Use Map also displays the incorporated cities of Brooksville and Weeki Wachee in order to depict the relationship of the Future Land Use Map with other jurisdictional areas inside the County.

- **Strategy 1.04A(1):** The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.
- **Strategy 1.04A(2):** Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLUM requested by the property owner may be accompanied by a requirement to rezone the property

in conformance with the new FLUM designation prior to development.

- **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.

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(1): 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.

- **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.

Single-Family Housing

- **Strategy 1.04B(3):** The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Consistency with Land Development Regulations

The Hernando County Land Development Regulations puts forth regulations and development standards designed to ensure that new development is consistent and compatible to the surrounding area. The following demonstrates how the proposed development is consistent with the regulations and standards of the Land Development Regulations.

Per Appendix A – Zoning, Article VIII, Section 3 in the Hernando County Code of Ordinances, the following required information is provided:

1. Proposed land uses and approximate acreage of land uses;

This application is being submitted to allow for the development of single-family residential on ±19.09 AC of land.

2. Proposed density levels for the residential development (if applicable)/intensity of commercial (in square footage);

The applicant is proposing to development 61 single-family detached units. The proposed density for this development will be 3.19 du/ac.

3. Separation distances for the differing land uses within, and external to, the proposed PDP;

This proposed PDP does not have more than one proposed use. The proposed use is single-family residential.

4. Proposed setbacks, minimum sizes for individual lots, and building heights;

Proposed setbacks, minimum sizes for individual lots, and building heights are as follows:

5. Condition of and impact on natural features;

There are no wetlands onsite and the entire property is within FEMA Flood Zone X.

6. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and analysis required to demonstrate that adequate public facilities will be available;

Transportation: Anderson Snow Road is currently a two-lane road.

Water Drainage: The proposed development shall have on-site retention ponds to ensure no off-site drainage will occur.

Sanitary Sewer: There is a force main located on the eastern side of Anderson Snow Road. The Hernando County Capital Improvement Plan FY24-FY28 lists numerous improvements projects for water and sewer including Killian Water Plant Upgrades and the Chalmers Pumping Station Upgrade. These planned improvements help with the capacity and levels of service for Hernando County's utilities.

Parks and Recreation: The Hernando County Capital Improvement Plan FY24-FY28 lists improvement projects for the Anderson Snow Park, Delta Woods Park, Ernie Wever Park, Hill N Dale Park, Linda Pedersen Park, Mermaid Lakes, Pine Island Park, Kennedy Park, Pioneer Park, and the Veteran's Park.

Solid Waste: Per the Hernando County Capital Improvement Plan FY24-FY28, the existing solid waste cell is near capacity. The Class I Cell 4 project will construct another cell for solid waste disposal in the County to help mitigate the loss in capacity with the existing cell.

Public School: A school concurrency shall be performed after the rezoning application process. Impacts to the public school system will be reviewed during that time. Any impacts to public schools shall be mitigated.

Any impacts to infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities shall be mitigated.

7. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities;

Any infrastructure improvements required shall be determined during the site plan review.

8. Proposed uses within all the pods;

There is only one pod of development and the proposed use is single-family residential.

9. Existing land uses on the site and the adjacent site;

Currently, the subject property has a residential use with a Residential FLU and AG (Agricultural) Zoning designation. The adjacent properties also have a current land use of residential.

10. Concept of the development plan, including project phasing if applicable;

The proposed development is a single-family detached residential subdivision. The concept includes lots along the internal vehicular access as shown on the plan. Primary access to the site will be gained from Anderson Snow Road and a stub out is being proposed to the Whiting Estates subdivision to the south. There will be no phasing for the proposed development.

11. Identification, and justification of, any proposed deviations from the design standards;

A deviation to reduce the side yard setbacks to 5' is being requested with this application. This request is being made for the following reasons:

- Consistency with surrounding properties/areas
- More open areas/buffers

Several neighborhoods in the surrounding area, including Bristol Place and Brighton Place, have 5' side yard setbacks. These neighborhoods are within 1 mile and 1 ½ miles of the project site. Allowing the deviation of side yard setbacks to be reduced to 5', would be consistent with the surrounding areas and neighborhoods.

Smaller side yard setbacks allow for larger open spaces and buffers. With the proposed 5' side yard setbacks, there would be an increase in the aggregate open space and potentially larger buffers from the adjacent surrounding properties.

12. If the project or any portion involves dedicated senior or age-restricted housing, or is restricted to affordable housing as defined in section 420.0004, Florida Statutes, or workforce housing as defined in section 420.5095, Florida Statutes, as such statutes may be amended or renumbered from time to time, then a description of such housing shall be included in the narrative. The county shall require a separate development agreement with the applicant and/or evidence of recordable deed restrictions or such other recordable instrument acceptable to the county which memorializes and enforces such commitment to provide senior or age-restricted housing, affordable housing, and/or work-force housing.

This project is not proposing any senior/age-restricted housing or affordable housing.

13. Depending upon the location, complexity or size of the proposed project the planning staff may request additional information necessary to complete the review of the project

Acknowledged.

Conclusion

This application is being submitted to rezone the property from AG to PDP(SF). The proposed development is 61 single-family detached residential units. The adjacent and surrounding properties are either residential developments or residential in nature (i.e. Anderson Snow Park). The area has adequate infrastructure including Hernando County utilities and the subject property gains access from Anderson Snow Road. This report outlines how this proposed development and application is consistent with the Goals, Objectives, and Strategies of the Comprehensive Plan as well as the standards and regulations in the LDC. Approval of this application locates compatible residential development on an infill property with adequate infrastructure and utilities.