

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: 2/6/24

File No. _____ Official Date Stamp:

Received

FEB 7 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Dockside Investors, LLC

Address: 12110 Seminole Blvd.

City: Largo State: FL Zip: 33778

Phone: 727-977-5882 Email: steve@charlestonfl.com & tina@charlestonfl.com

Property owner's name: (if not the applicant) N&N Family Revocable Trust dated October 12, 2022

REPRESENTATIVE/CONTACT NAME: Mark Bentley, Esq. and Ryan Manasse

Company Name: Johnson Pope Bokor Ruppel & Burns, LLP

Address: 401 E Jackson St., Suite 3100

City: Tampa State: FL Zip: 33602

Phone: 813-225-2500 Email: development@jpfirm.com

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

Contact Name: Wyndor Place Homeowners Association

Address: 1000 Pine Hollow Pt. City: Altamonte Springs State: FL Zip: 32714

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01180322
2. SECTION 33, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(GHC)
4. Desired zoning classification: PDP(MF)/Planned Development Project (Multi-family)
5. Size of area covered by application: 6.2 acres
6. Highway and street boundaries: Linden Dr. and Pythia Pl.
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, Nada Hamoui, Trustee
of N&N Family Revocable Trust dated October 12, 2022, 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): Dockside Investors, LLC
and (representative, if applicable): Johnson Pope Bokor Ruppel & Burns, LLP
to submit an application for the described property.

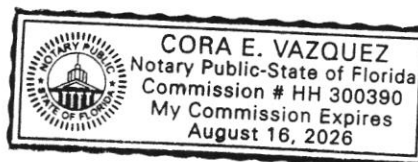
N. Hamoui

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3 day of January, 2024, by _____ who is personally known to me or produced _____ as identification.

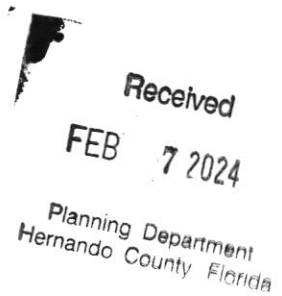
Cora E. Vazquez
Signature of Notary Public



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

Notary Seal/Stamp

Hernando County – Parcel Key 01180322
Rezoning Narrative



1. Proposal

- a. Planned Development Project (PDP) Multi-family – 6.14 acres (Master Plan Area 7.18 acres).
- b. 48 Units / 6.14 acres = 7.82 DU/Acre
- c. No proposed commercial uses.
- d. Proposed deviations from code
 1. Section 1(D): Deviation from the maximum building area of 35% for the residential area of the project area to 35% of the lot area.
 - i. *Justification for Deviation 1 is due to the nature of townhomes utilizing the majority of the smaller lots and the need to base it on 80% of the zoning lot or aggregate across the site.*
 2. Section 5(1): Deviation from the 6,000 SF minimum lot area to 1,854 SF area per lot.
 3. Section 5(1): Deviation from the 60' minimum lot width to an 18' lot width.
 4. Section 5(1): Deviation from the 50' minimum street frontage to 40' for street frontage.
 - i. *Justification for Deviations 2, 3, and 4 are all relative to the request to have 48 lots for townhome use. Townhome lots are smaller than typical standard zoning lots of and do not typically meet the requirements of the Land Development Regulations. The approval of this deviation will allow for ownership of each platted townhome lot at the proposed area size and abiding by the master site plan labeled setbacks.*

2. Site Characteristics

- a. PDP boundary 6.14 acres (Master Plan Area 7.18 acres).
- b. Existing land use is vacant property at 6.14 acres.
- c. The site is currently vacant.

3. Environmental Considerations

- a. Zone X and Zone A.
- b. The adjacent parcel is located within Zone A, which is the master retention pond for the community.
- c. There are no water features, however, the master plan shows an existing drainage retention area adjacent to the proposed development.
- d. Please see listed species report from Bob Upcavage submitted with this request.
- e. Please see listed species report from Bob Upcavage submitted with this request.

4. Site Plan Discussion in the Narrative

- a. The development proposes a total of 48 Single Family Townhouse Lots. Ingress and egress are being proposed from Pythia Place, which is a two lane undivided road. The internal drive lane is proposed at 40' and circulates internally through the project boundary. The master plan shows the existing 7.5' drainage/utility easement over a portion of the north, east, and south located adjacent to the property boundary.
- b. The buffer on the north, a portion of the west, and a portion of the south, will have a 10' natural vegetated buffer enhanced to 80% opacity where the proposed development is adjacent to existing subdivisions. The buffer on the east will consist of a 20' natural vegetative buffer, enhanced to 80% opacity. Additionally, note 14 on the master site plan states, "The design shall attempt to keep existing noninvasive trees where possible. If natural vegetation is not adequate or available

to provide such a buffer, a fence or wall at least 6' in height above grade must be installed within 30-days of clearing and prior to commencement of construction."

- c. Proposed Setbacks are 25' front, 10' sides. And 20' rear. Additionally, each lot will contain a total of 1,854 SF.
- d. No impacts or improvements to infrastructure as the site is currently vacant.
- e. The proposed use is Planned Development Project (PDP) for Multi-family for townhomes. No pods being proposed.

5. Impacts to Public Facilities

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.

Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities will be available.

6. Water and Sewer Services

The developer is aware that the county subdivision regulations require the dedication of sewer and water systems to the county in planned residential or commercial development projects and provides for the obtaining of water and sewer service from the county, payment of connection fees, and commitments for service. The developer shall take initial steps toward water and sewer agreements.

If the county is to provide water and/or sewer, the developer must acknowledge in writing understanding of ordinance requirements and that the developer will comply with the provisions. The County may require that the applicant prepare a capacity study later in the development process to confirm infrastructure availability.

7. Senior, Age-Restricted or Affordable Housing

The project does not include senior or age-restricted housing, affordable housing, or workforce housing.