

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: 01/10/2024

File No. _____ Official Date Stamp:

H-24-20

Received

MAR 6 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Society Hill Capital Partners LLC

Address: 109 N. Brush Street, Suite 500

City: Tampa

State: FL

Zip: 33602

Phone: 813-363-8151

Email: jjw@societyhillcapital.com

Property owner's name: (if not the applicant) Joe Mason-Gold Dust Farms

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering

Address: 906 Candlelight Blvd.

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

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): 337399, 338423, 1355893

2. SECTION 29/20, TOWNSHIP 21, RANGE 20

3. Current zoning classification: Agricultural

4. Desired zoning classification: Combined PDP with PDP(REC) and PDP (Resort Residential)

5. Size of area covered by application: 292.2 acres

6. Highway and street boundaries: East of US 41 and North/South of Lake Lindey RD

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, Joe Mason-Gold Dust Farms, 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): Society Hill Capital Partners LLC

and (representative, if applicable): Coastal Engineering

to submit an application for the described property.

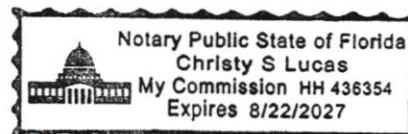
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5th day of March, 2024, by Joseph M. Mason, Jr. 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

LAKE LINDSEY FIELD CLUB
REZONING APPLICATION
PARCEL KEY NO. 337399, 338423, 1355893

Received

MAR 6 2024

Planning Department
Hernando County, Florida

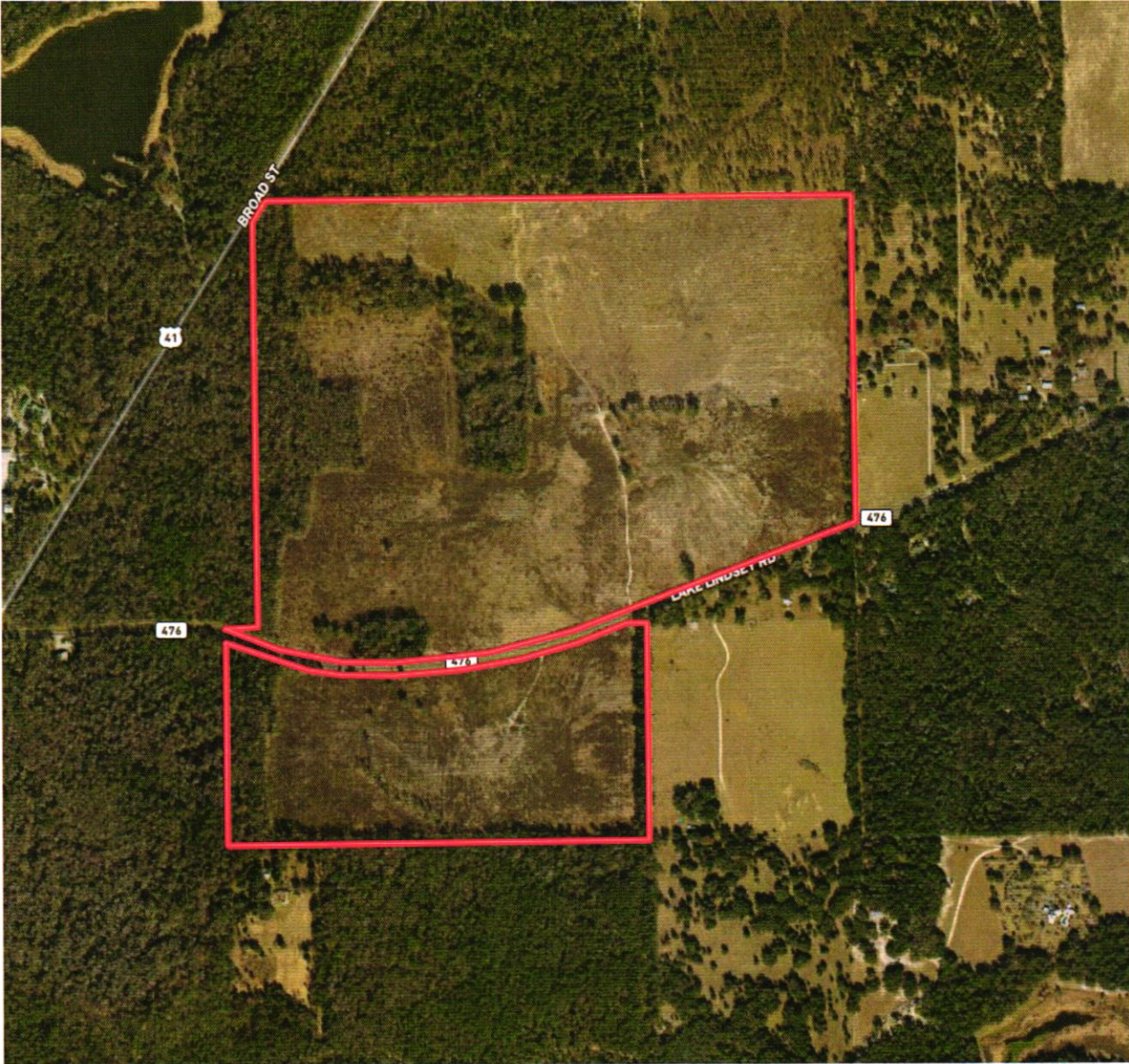


Figure 1. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Aerial & Location Map

General:

The subject property, consisting of approximately 292.2 acres, lies within the Sections: 29/20, Township: 21, Range: 20 and is located on the North and South side of Lake Lindsey Road, East of Broad ST (US 41). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key numbers 337399, 338423, 1355893.

Site Characteristics:

The site is primarily grassland, with a small portion heavily forested. The environmental portion of this narrative will provide more information.

Request:

The request is to change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) and Planned Development Resort Residential (PDP/RR) classifications.

Current Land Use:

The Site is currently designated Rural on the Hernando County 2040 Comprehensive Plan Future Land Use Map. (Figure 2)

The Comprehensive Plan contains the following Objective which summarizes the uses allowed in the Rural Category:

Rural Category Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

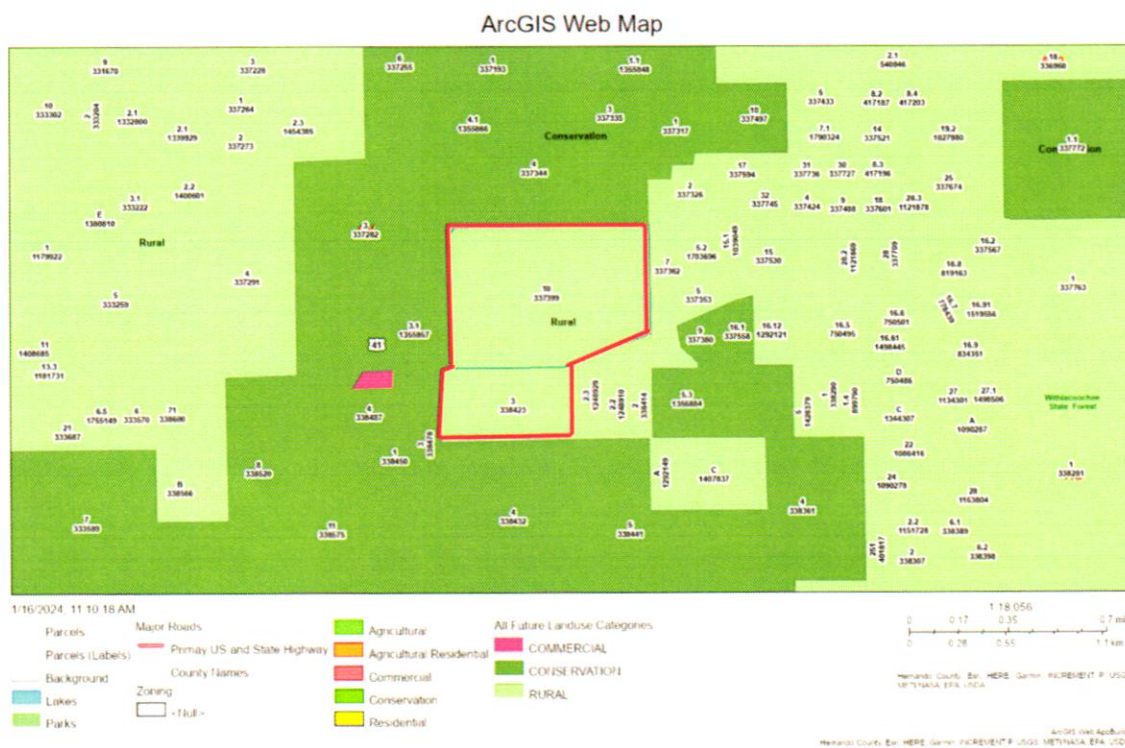
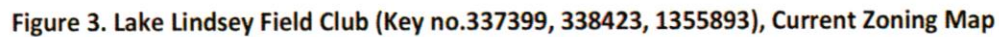


Figure 2. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Comprehensive Future Land Use Map

The site is currently zoned Agricultural. (Figure 3)



The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Withlacoochee State Forest	Conservation	Conservation
South	Florida Audubon Society Lake Lindsey Road	Agricultural	Conservation
East	Acreage/Pasture/Single Family	Agricultural	Rural
West	Withlacoochee State Forest Florida Audubon Society	Agricultural/Conservation	Conservation

Summary Request:

The applicant is requesting a zoning change from Agricultural (AG) to Combined Planned Development Project (CPDP) with PDP-Rec and PDP Resort Residential. The project will be consistent with the Future Land Use designation of Rural.

The applicant intends to develop the property into a private golf club, complete with a golf course, clubhouse, resort style residential dwellings and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, parking, etc.).

On-site lodging is anticipated for up to 120 guests. Several types of lodging are being considered, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse. The lodging will be available only to members and guests, not the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel key 337399 in a south central location, setback sufficiently from Lake Lindsey Road. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be located in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet.

The maintenance facility will be located on either parcel key 337399 or parcel key 338423 and will be sufficiently setback from Lake Lindsey Road to shield the view. The maintenance facility may include a pole barn, cart barn, storage, workshop, etc.

The golf course will be private, open to members only, and will consist of an 18 hole course on the North side of Lake Lindsey Road (Phase 1), and a 12 hole short course on the South side of Lake Lindsey Road (Phase 2). A pedestrian and cart crossing at Lake Lindsey Road will either be constructed under the roadway or at surface level. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

All access to the property will be from Lake Lindsey Road. The main access will be just south of planned clubhouse. This location may also align with the access point to the property south of Lake Lindsey Road. A separate access point will likely be needed to provide ingress/egress to the maintenance area, to be located a significant distance from the clubhouse. The configuration and location of these access points will be worked out with the County Engineer.

Setbacks, Buffers, and Building Height:

Golf Course Setback – 50' from all property boundaries

Perimeter Building Setbacks

North: 50'

South: 50'

East: 50'

West: 50'

From Lake Lindsey ROW: 100'

Internal Building Setbacks: 10' between buildings

Buffers: As depicted on proposed Master Plan

Where adjacent to private property: 30' Vegetative Natural Buffer supplemented where necessary.

Where adjacent to public property: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel key 337399, and adjacent to The Florida Audubon Society property on the West and South of parcel key 338423. No buffers will be provided in these areas.

Along Lake Lindsey ROW – 25' landscape buffer

Maximum Building Height: 45' (Consistent with the current building height in the Agricultural District)

Development Schedule:

Phase 1: 18 hole golf course, maintenance facility clubhouse and cottages

Phase 2: 12 hole executive golf course, additional maintenance facilities as needed and Lake Lindsey Road cart crossing.

Proposed Improvements (public):

Access improvements along Lake Lindsey Road as required by County Engineer.

Environmental:

A preliminary environmental sit visit was conducted on February 23, 2024. The results of the site visit are listed below:

- The subject property is vacant and undeveloped.
- The majority of the property has been logged within the recent past and much of the property has been planted with pine seedlings.
- The remaining dominant trees species consist of live oak, laurel oak and sweetgum.
- The groundcover is made up of bare soil, various pasture grasses, ruderal vegetation, and Cogan grass (invasive).
- Trees 18-inch DBH and greater are confirmed on the property.
- Forested wetlands were detected on the northern parcel and the southern parcel.
- Gopher tortoise burrows are present.
- No other federal or state listed species were detected.

Topography

The subject parcel contains significant topographic relief, with ranges from approximately 210' MSL to around 110' along the northern and southeastern portion of the property. The high point is located in the southwest quadrant of parcel key 337399.

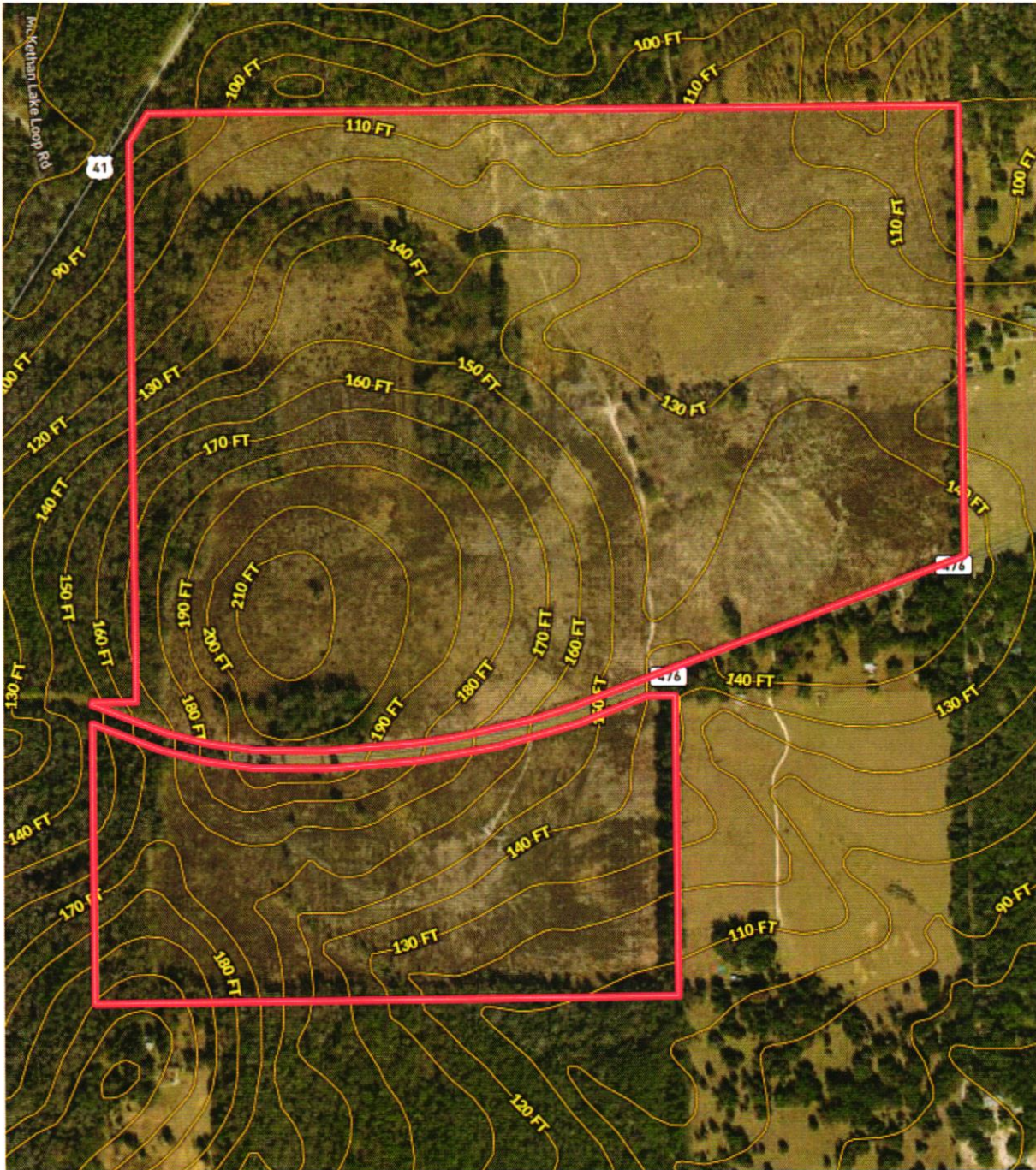


Figure 4. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) , Topography Map

Floodplain

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0089D, effective date February 2, 2012, the majority of property lies in Zone X, an area of minimal flood hazard. There is a small depression in the north/central portion of the property located in Zone AE, 107.8 elevation specified. Additionally, there is a miniscule part of the far northwest portion of the property in Zone AE, 84.7 elevation specified. (Figure 5)

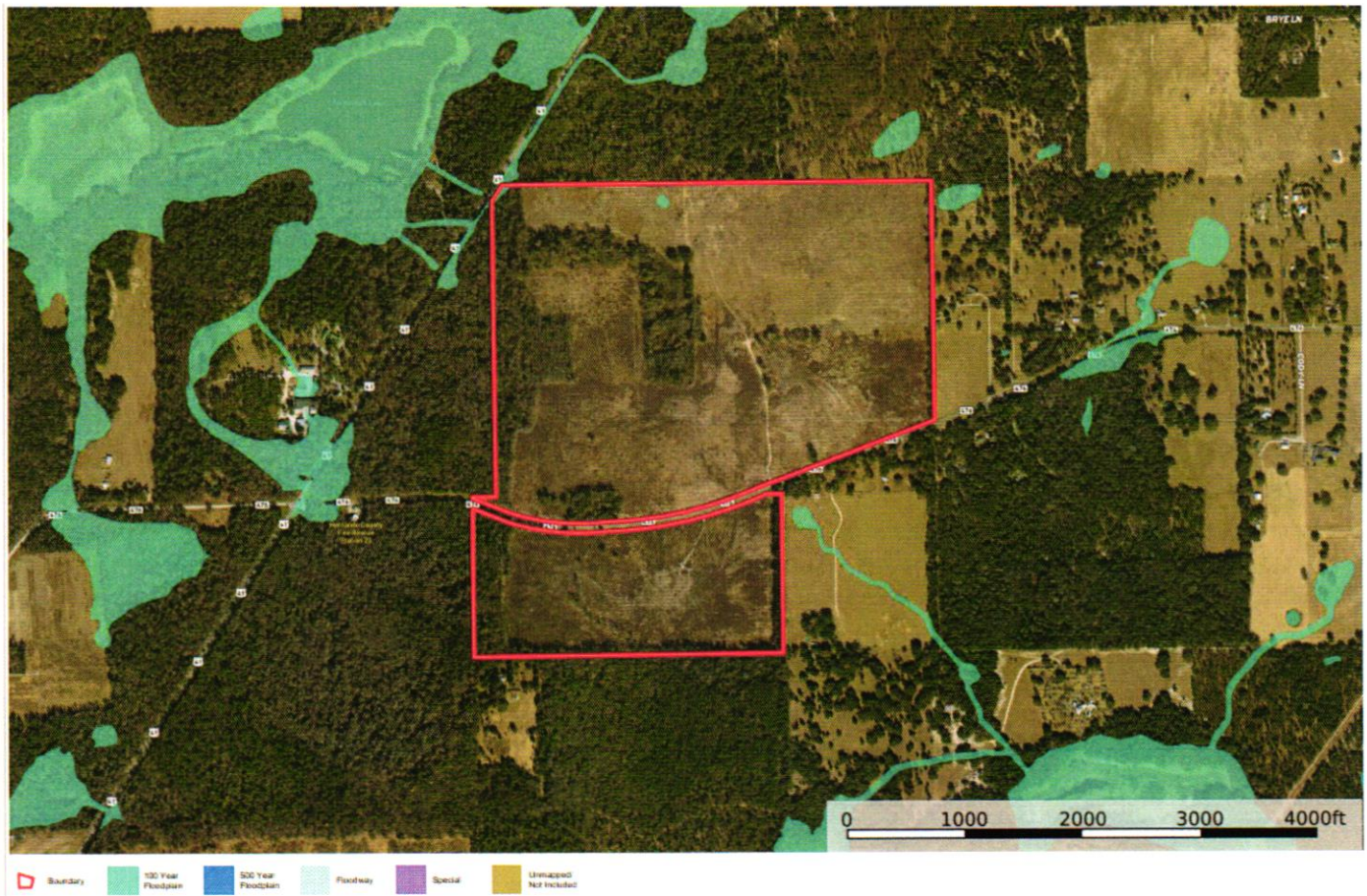


Figure 5. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Floodplain Map

Soils

The soil types located on the subject property consists of 23.3% Candler fine sand, 0 to 5 percent slopes, 20.9% Flemington fine loamy sand, 2 to 5 percent slopes, 20.6% Arredondo fine sand, 0 to 5 percent slopes, 12.1% Kendrick fine sand, 0 to 5 percent slopes, 5.9% Sparr fine sand, 0 to 5 percent slopes, 4.1% Flemington fine loamy sand, 8 to 12 percent slopes, 4.1% Blichton loamy fine sand, 2 to 5 percent slopes, 3.8% Arredondo fine sand, 5 to 8 percent slopes, 2.7% Candler fine sand, 5 to 8 percent slopes, and 2.5% Micanopy loamy fine sand, 2 to 5 percent slopes. All of the soil types on site are conducive to golf course development, residential development and drainage retention.

SOIL CODE	SOIL DESCRIPTION	ACRES	%
14	Candler fine sand, 0 to 5 percent slopes	68.11	23.27
21	Flemington fine sandy loam, 2 to 5 percent slopes	61.27	20.93
6	Arredondo fine sand, 0 to 5 percent slopes	60.14	20.55
29	Kendrick fine sand, 0 to 5 percent slopes	35.29	12.06
47	Sparr fine sand, 0 to 5 percent slopes	17.37	5.93
22	Flemington fine sandy loam, 8 to 12 percent slopes	12.13	4.14
12	Blichton loamy fine sand, 2 to 5 percent slopes	11.88	4.06
7	Arredondo fine sand, 5 to 8 percent slopes	11.09	3.79
15	Candler fine sand, 5 to 8 percent slopes	7.98	2.73
34	Micanopy loamy fine sand, 2 to 5 percent slopes	7.39	2.52
TOTALS		292.65(*)	100%



Figure 6. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Soil Map

Public Facility Impacts:

Utilities:

Public potable water and sanitary sewer service are not available to the site. Service will be by private well and septic tank unless an onsite alternative treatment system is required by the Department of Health.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage

The property has a natural drainage area associated with FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention ais required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Parks:

No impact upon the County park system is anticipated.

Schools:

The proposed use will not generate any students and will have no impact on the Hernando County School District.

Roads:

The site has access to Lake Lindsey Road, a two-lane rural collector roadway, with an excellent level of service. Any required right-of-way in accordance with the adopted Hernando County Facility Design Guidelines and adopted thoroughfare plan will be reserved for future use and/or purchase. If required by the County Engineer, a traffic impact study will be completed at the time of design and engineering.

Proposed Deviations:

Duration of Master Plan - Article VIII. Section 1. O.

The applicant is requesting a Master Plan duration period of 5 years instead of the standard 2 years. The justification for this request includes the following:

- Due to the nature of the project, a long lead time will be required for the planning of the golf course and assembling of the club membership
- No subdivision of the property is anticipated
- The project is not dependent on County utilities and will have no impact on schools or County recreation facilities
- All planned infrastructure improvements will be private