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Planning Department
Hernando County, Florida

RATHMAN TRACT
REZONING APPLICATION – REVISED PROJECT NARRATIVE
GARY BLACKWELL INVESTMENTS
PARCEL KEY 00362271,00665293.



General

The subject 114.60-acre ± property lies within section/township/range: 25,36 / 22S / 19E and is located south of Cortez Blvd. It is identified by the Hernando County Property Appraiser (HCPA) as Key No. 00362271 and 00665293. The current zoning for the subject property is Combined Planned Development District (CPDP) with PDP(SF) and PDP(GC) uses. Refer to Figure 1 for the property's current zoning map. The Hernando County Comprehensive Plan Future Land Use (FLU) Map shows the property as a combination of Residential and Rural designations with the Residential designation in the northwest portion of the property, stretching from the City of Brooksville. The City boundary is located approximately 1 mile to the west. Refer to Figure 2 for the property's current FLU map.

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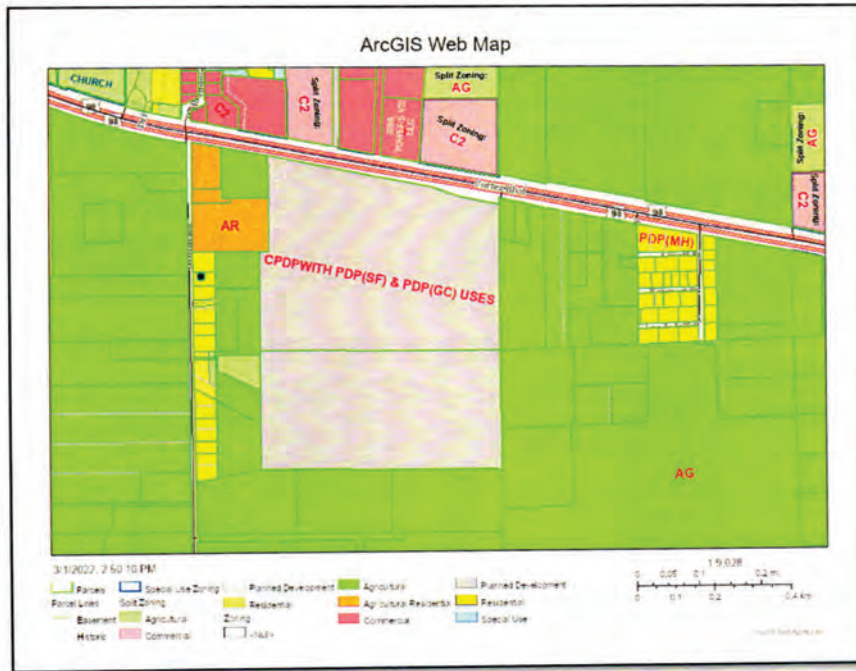


Figure 1. Rathman Tract Parcel (Key No. 00539091, 00665293) Current Zoning Map

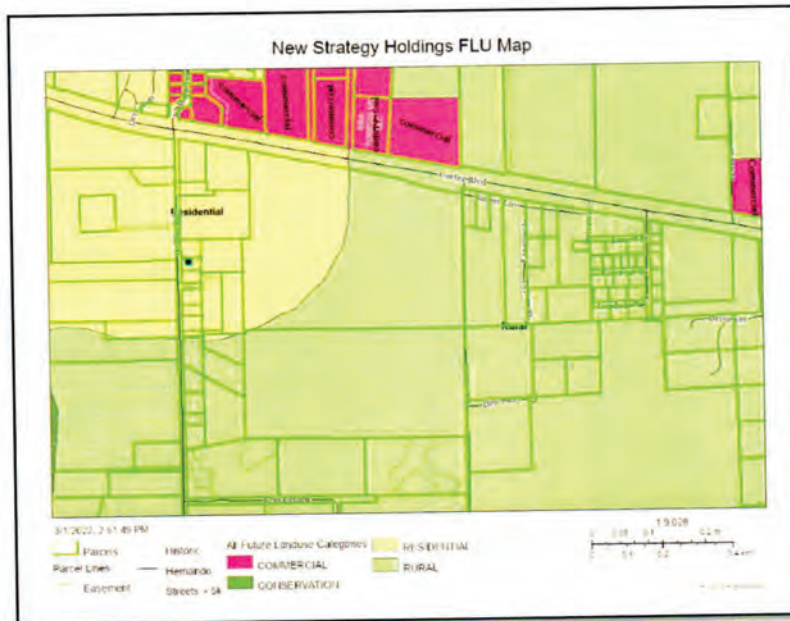


Figure 2. Rathman Tract Parcel (Key No. 00539091, 00665293) FLU Map

The following table identifies adjacent parcels, their zoning classification and their designation in the comprehensive plan's future land use map.

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	PROPERTY DESCRIPTION	ZONING	FLU
NORTH	Multiple Commercial Parcels on the North Side of State Road 50 (Cortez Blvd)	COM	Commercial
SOUTH	11.50 acres owned by Collins Nathan, Hamilton-Collins Amanda	AG	Rural
	10.00 acres owned by Collins Nathan, Hamilton-Collins Amanda	AG	Rural
	10.00 acres owned by Wilkes David A, Wilkes Tiffay	AG	Rural
EAST	1.0 acres owned by Jensen James A, Jensen Anna P	AG	Rural
	8.80 acres owned by Singer Donald Carl	AG	Rural
	9.60 acres owned by Wuchte Helen	AG	Rural
	9.20 acres owned by Singer Bradley J	AG	Rural
WEST	3.70 acres owned by Fink Sean E	AG	Residential
	6.30 acres owned by Miller Calvin E, Miller Winifred K	AR	Residential
	2.70 acres owned by Hilson Debra J, Hilson Betty J	AG	Residential
	2.50 acres owned by Billingsley Robert T, Billingsley Rose M	AG	Residential
	2.0 acres owned by Brown William E, Brown Susan G	AG	Residential/Rural
	2.40 acres owned by Magaldi Arraiz	AG	Rural
	4.50 acres owned by Obery Mary Ann	AG	Rural

Location

This large 114+ acre property is located south of and adjacent to Cortez Boulevard (SR 50), just to the east of the City of Brooksville. Wesleyan Village and commercial businesses lie on the north side of SR 50 and the City of Brooksville has potable water and wastewater facilities in close proximity. The surrounding land uses are a mix of commercial, residential and rural residential parcels. The existing zoning established commercial uses along the SR 50 frontage, with residential lots on the remaining property.

Request

The applicant is requesting to retain the commercial frontage, while developing an upscale RV Resort on the remainder of the property. Well over 40% of the land will be retained as open space, consisting of wide (50 ft) boundary buffers, a floodway/wetland protection "greenway," passive recreation and drainage retention areas.

The recreational vehicle resort will consist of a mixture of RV sites (back-in and pull-thru), along with a moderate number of park models. Each site will have a concrete pad served by central utilities (sewer, water, power), WiFi and cable TV. Resort facilities will include a welcome center, clubhouse, pool, active and passive recreation, laundry, picnic areas and abundant open space. The applicant also intends to create a "natural" trail within the open space areas as a recreational amenity. Well vegetated buffers along the boundaries will provide a visual shield for both the "RVers" and the surrounding property owners. A vehicle storage area for resort residents has been conceptually located across an intervening power line in the southwest corner of the property.

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The commercial lots located along SR 50 will provide additional retail and service opportunities for visitors and area residents. A reverse frontage road will provide access to each commercial lot and together with a landscape buffer, will provide visual separation from the RV resort units. The commercial area will be platted, and in accordance with Article VIII (Planned Development/Appendix A) the conditional plat must occur within two (2) years from date of approval by the governing body (Section 1.O-Duration of Master Plan).

The main access to the project will be directly from SR 50, most likely at an existing directional median cut with a lengthy left-turn. A potential second access point to SR 50 is conceptually located on the zoning master plan, if needed. The reverse frontage road will also extend to the project's western boundary for potential future connection to the adjacent property. All proposed access will be reviewed and permitted by the Florida Department of Transportation and the County Engineer's office.

The property has moderately significant topographic features with highest elevations along the western and southeastern boundaries. A natural floodway traverses the middle of the property. This floodzone area and associated wetlands will be retained and protected, generally as shown on the proposed master plan. The majority of the property was previously underbrushed, removing some of the original vegetation, but still retains a number of slash and longleaf pine, hickory, sweetgum, laurel and water oaks. A tree survey will be prepared with the topographic and boundary survey work required for engineering design. No listed species were evident on the property.

The address compatibility, particularly with rural residential parcels to the east and west, the proposed project will:

- Be accessed from the north, via SR 50
- Provide a 50 foot wide natural vegetative buffer along the eastern, western and southern boundaries, consisting of existing trees and understory, enhanced to 80% opacity where needed
- Provide a 65' building setback (including the buffer) along the eastern, western and southern boundaries
- Provide a landscaped buffer and 75 foot building setback along Cortez Boulevard
- Retain and protect the natural floodway and associated wetland that bisects the property from north to south
- Incorporate the floodway into a passive recreational feature providing a natural view corridor and location for a pedestrian pathway.
- Locate the majority of project stormwater retention adjacent to the natural floodway to increase the width of the open space feature
- Utilize a curvilinear access drive pattern that works with the topography.

Entitlements

- *Up to 520 RV Resort Sites/Park Models*
- *Up to 150,000 Square Feet of Commercial Buildings*

Setbacks & Buffers

Perimeter Building Setbacks:

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- North – 75'
- South – 65'
- East – 65'
- West – 65'

Commercial Parcel Building Setbacks:

- Front - 75'
- Side - 10'
- Rear (from frontage road) - 25'

Building Height 45'

Buffers: 50' with 80% opacity where depicted on the proposed zoning master plan

Draft of Protective Covenants

Protective covenants will be prepared with the commercial lot platting, with a property owner's association responsible for all infrastructure not dedicated to the County or the City of Brooksville (utilities).

Development Schedule

Development of the property is anticipated to start in 2024.

Proposed Improvements

Offsite roadway construction will include access to Cortez Blvd, and any further improvements determined to be necessary following the Hernando County Engineer's review of the project traffic study. Offsite construction will also be required for central sewer and water utility connections. The above will be accomplished in accordance with the regulations and standards of the Hernando County Engineer and the utility provider (anticipated to be the City of Brooksville).

Adequate Access

The primary ingress and egress from the property will be through Cortez Blvd., a County major arterial roadway that already incorporates a directional median cut near the eastern boundary of the property. According to the Hernando County Concurrency Management System's Tier I Concurrency Table, Cortez Boulevard (SR 50) is operating at an excellent level of service and has available capacity. The access to the project will be at a location to be determined following a consultation with the County Engineer and the Florida Department of Transportation. A traffic analysis study will be completed in the conditional plat phase and reviewed with the Hernando County Engineer.

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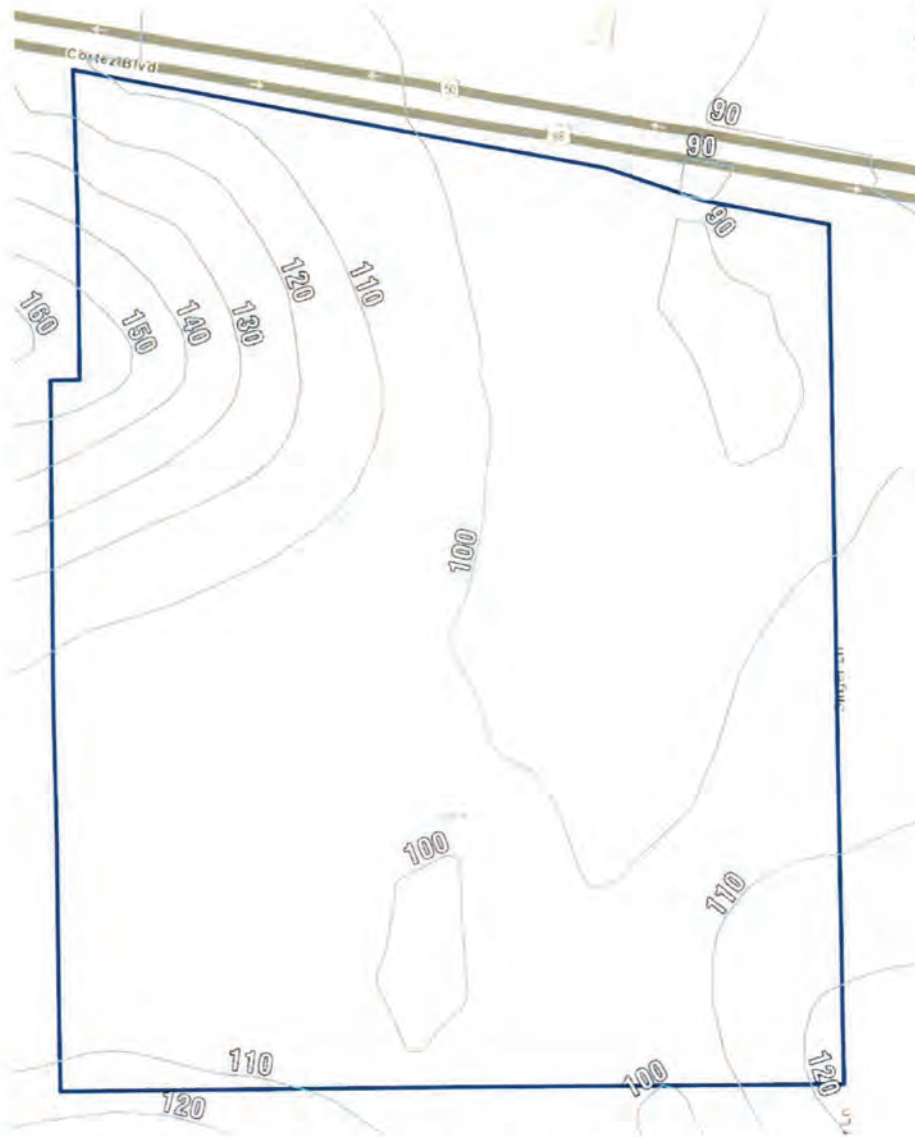


Figure 3. Rathman Tract Parcel (Key No. 00539091.) Topography Map

Topography

The topography ranges from a hill approximately 160' high on the west boundary to an elevation of 90' in the northeast corner of the property.

National Flood Hazard Layer FIRMette



Legend



SEE FIRM REPORT FOR DETAILED LEGEND AND NOTES MAP FOR FIRM PANEL 12053C0211D

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, AE
- With BFE or Depth Zone AE, AO, AH, VE, VE-1, VE-2
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee See Notes
- Area with Flood Risk due to Levee

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard
- Effective LOMs
- Area of Undetermined Flood Hazard

OTHER AREAS

- Channel, Culvert or Storm Sewer
- Levee, Dike or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative project location.

Figure 4. Rathman Tract (Key No. 00539091, 00665293) Floodplain Map

Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0211D, effective date of February 2, 2012. The map shows an area that traverses the middle of the property that is within the special flood hazard zone. This floodzone area and associated wetlands will be retained and protected, generally as shown on the proposed master plan. The floodway will be managed in accordance with the requirements of the Flood Damage and Protection of Chapter 13 of the Hernando County Code of Ordinances. All FEMA and SWFWMD requirements will also be met. This can be made a performance condition.

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Figure 4. Rathman Tract Parcel (Key No. 00539091, 00665293) Soils Map

Soils

Soils on the property consist of Blichton Loamy fine sand, Flemington fine sand, and Wauchula Fine sand, 0 to 5 percent slopes as seen in Figure 4.

Site Environmental

The property was previously underbrushed, removing some of the original vegetation, but still retains a number of slash and longleaf pine, hickory, sweetgum, laurel and water oaks. A tree survey will be prepared with the topographic and boundary survey work required for engineering design. No listed species were evident during the site visit, which conducted within 30 days prior to the rezoning application. In addition, the site will be assessed for protected

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flora and fauna during site design and development, and all required State, Federal, and local requirements will be met.

Site sensitive areas in the Northeast corner of the site are identified on the Master Plan and are being managed accordingly as open space, recreation and drainage. Wetlands will be identified and mapped according to Water Management District (SWFWMD) requirements as part of the design and development process. All required upland buffers will be met in accordance with SWFWMD rules.

Utilities

The project will be served with central water and sewer. Discussions have already been held with the City of Brooksville and Hernando County Utilities Department (HCUD) regarding capacity and points of connection. A pump station will be constructed within the development site. The City of Brooksville has a sewer force main available west of the project along SR 50 and has potable water lines in the area. A utility analysis will be required prior to development to determine the optimal design and connection.

Drainage

This project is within Southwest Florida Water Management District. Additional stormwater generated by the proposed project will be handled on site using onsite DRAs as generally depicted on the proposed master plan. The exact size and location of all DRAs will be determined during the preliminary engineering design phase, however the anticipated location for most stormwater retention will be adjacent to the existing floodway, which will be maintained and protected.

Statement of intent to construct improvements prior to Platting of if Bonding.

Parcel subdivision is only anticipated for the commercial portion of the project. Common improvements will be constructed or bonded prior to platting.

Deviations:

Building Setback

- North from SR 50 – 75' (deviation from 125') Frontage roads are required for developments along SR 50. This would normally include the provision of a frontage road within a 50' ROW. In many locations, such as this one, it is safer to provide a "reverse" frontage road immediately behind the commercial parcels and developers often request (and are provided) with the 50' relief from the front building setback.

Setback deviations are based upon the need to maintain design flexibility, and to maintain a layout that conforms to the unique characteristics of the site. Article VIII (Planned Development/Appendix A) clearly states that "A planned-development project will allow the applicant of a project the flexibility, with governing body approval, to alter the standard requirements of the county."

RV Site Lot Width

- Reduction to 35' (deviation from 40') This is requested only for "Pull-Through" sites only This reduction is standard for "Pull-Through" sites, which are 10' longer in width and will meet the standard minimum lot size of 2,800 square feet.

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Comprehensive Plan Consistency:

- The property is currently zoned Combined Planned Development and is in the Residential and Rural Categories. The Residential Category allows for mixed use projects. In addition, the property fronts on Cortez Blvd. (SR 50) which is characterized by commercial zoning to the west and the opposite side of the roadway (North). The request is consistent with and furthers the following Objectives and Strategies of the 2040 Plan.
- 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(10): Recreational vehicle parks are appropriate in the Residential, Commercial and Rural Future Land Use Categories and should be directed to areas containing tourist attractions or natural resources. Recreational vehicle parks shall have access to arterial or collector roads.
- Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.
- Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S
- Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.



Site Data

Owner/Applicant:
 Gary L. Blackwell Trust Agreement
 PO Box 1085
 New Port Richey, FL 34656

Parcel Key No.: 362271, 685293

Section/Township/Range: 25/22/19

Current Zoning: CPDP WITH PDP(SF) & PDP(GC)
 Proposed Zoning: CPDP WITH PDP(GC), PDP(REC) & PDP(SF)
 WITH RMH-1

Area = +/- 114.60 acres

RV Resort Sites

Standard Width: Forty (40) feet min.
 Standard Depth: Seventy (70) feet min.

*Standard Site will have a 20x60 Concrete slab

Pull-Through Site Width: Thirty-five (35) feet min.
 Pull-Through Site Depth: Eighty (80) feet min.

Perimeter Building Setbacks:

- North - 75'
- South - 65'
- East - 65'
- West - 65'

Commercial Parcel Building Setbacks:

- Front - 75' (deviation from 125')
- Side - 10'
- Rear (from frontage road) - 25'

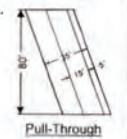
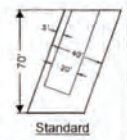
Buffers:

The perimeter buffers indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and opacity consistent with county standards.

General notes

1. This is a planning document and is not to be considered a final design or construction plan; also, not intended for record in public records.

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REZONING MASTER PLAN
 RATHMAN



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LAND USE TABLE			
LAND USE	ACRES ±	MAX SF	DENSITY
COMMERCIAL	9.0	150,000	
RV RESORT/ROADS	52.0		520
DRAINAGE, OPEN SPACE, BUFFER TRACTS	53.6		
TOTAL AREA	±114.6		APPROX. 5 UNITS/ACRE

DATE	REV	DESCRIPTION