



## Hernando County

### Board of County Commissioners

John Law Ayers Commission Chambers, Room 160  
20 North Main Street, Brooksville, FL 34601

#### Land-Use Meeting

#### Agenda

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**Tuesday, July 1, 2025 - 9:00 A.M.**

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**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JAN HOUSER, HERNANDO COUNTY HUMAN RESOURCES DEPARTMENT, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 754-4013. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.**

**If a person decides to appeal any quasi-judicial decision made by the Hernando County Board of County Commissioners with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**Public comment will be permitted during each agenda item to which Section 286.0114, Florida Statutes applies. Comment will be limited to matters on the meeting agenda time allotted for each speaker will be limited to three (3) minutes.**

**PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 A.M., AND ALL ITEMS CAN BE HEARD ANYTIME THEREAFTER.**

#### **UPCOMING MEETINGS:**

The Board of County Commissioners' next regular meeting is scheduled for Tuesday, July 8, 2025, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

#### **A. CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance

#### **B. APPROVAL OF AGENDA (Limited to Board and Staff)**

#### **C. CONSENT AGENDA**

1. [16041](#) Final Plat for Cabot Citrus Farms Phase 1B
2. [15941](#) Release of Maintenance Security for Waterford f/k/a Cortez Oaks Phase 2A

**D. PUBLIC HEARINGS**

- \* Entry of Proof of Publication into the Record
- \* Poll Commissioners for Ex Parte Communications
- \* Administer Oath to All Persons Intending to Speak
- \* Adoption of Agenda Backup Materials into Evidence

**LEGISLATIVE (BOARD SITTING AS THE LOCAL PLANNING AGENCY/BOARD OF COUNTY COMMISSIONERS)****DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO**

1. [16002](#) Small Scale Comprehensive Plan Amendment Petition Submitted by Cabot Citrus OpCo, LLC (CPAM2501)

**BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY****STANDARD****DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO**

2. [15999](#) Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Cabot Citrus OpCo, LLC, a Foreign Limited Liability Company for Property Located on Hebron Church Road (H2513)
3. [15997](#) Rezoning Petition Submitted by Kim K. Poteet and Shane M. Duryea for Property Located on Cecil Court (H2506)
4. [15996](#) Rezoning Petition Submitted by Francisco Antonio Chacon Herrera for Property Located on Square Stone Street (H2476)
5. [15995](#) Rezoning Petition Submitted by Brandon C. Burich, Matt A. Burich and Dream Custom Homes, Inc., for Property Located on Evening Star Avenue (H2504)
6. [15994](#) Rezoning Petition Submitted by Desmond Manor on Behalf of Mavaro, LLC, as Trustee of 11472 Sunshine Grove Road Land Trust Agreement U/A/D February 8, 2023 for Property Located on Sunshine Grove Road (H2503)
7. [16000](#) Rezoning Petition Submitted by Joseph M. Mason, Jr., Esq. on Behalf of Shady Oaks Project, LLC, for Property Located on Treiman Boulevard (H2515)
8. [15998](#) Master Plan Revision and Rezoning Petition Submitted by Meritage Homes of Florida, Inc., R. Tyler Vansant, Esq. on Behalf of R. Thomas Chapman, Jr., as Trustee of R. Thomas Chapman, Jr., Family Trust Dated February 18, 1097, as Amended and Restated January 23, 2009, for Property Located on Elgin Boulevard (H2478)



**E. DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO**

[16012](#) Petition Submitted by Gary J. McBee and Valerie A. McBee for Family Hardship Relief From Subdivision Regulations

**F. BOARD OF COUNTY COMMISSIONERS**

1. Commissioner Jerry Campbell
2. Commissioner Steve Champion
3. Commissioner John Allocco
4. Commissioner Ryan Amsler
5. Chairman Brian Hawkins
6. County Attorney Jon Jouben
7. Deputy County Administrator Toni Brady
8. County Administrator Jeffrey Rogers

**G. ADJOURNMENT**



## AGENDA ITEM

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### TITLE

Final Plat for Cabot Citrus Farms Phase 1B

### BRIEF OVERVIEW

The final plat for Cabot Citrus Farms Phase 1B project has been prepared and is ready for Board approval and signature. Developer Cabot Citrus Opco, LLC has posted a performance bond in the amount of \$6,698,130.29 to secure the related subdivision.

### FINANCIAL IMPACT

There are no budgetary impacts associated with the recommended action.

### LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 26, Code of Ordinances, and Chapter 125, Florida Statutes.

### RECOMMENDATION

It is recommended that the Board approve the final plat for Cabot Citrus Farms Phase 1B, authorize the Chairman's signature thereon, and accept the performance bond from Atlantic Specialty Company in the amount of \$6,698,130.29.

### REVIEW PROCESS

Omar DePablo	Escalated	06/13/2025	5:17 PM
KayMarie Griffith	Approved	06/16/2025	3:39 PM
Pamela Hare	Approved	06/24/2025	2:48 PM
Victoria Anderson	Approved	06/25/2025	8:20 AM
Heidi Prouse	Approved	06/25/2025	8:38 AM
Toni Brady	Approved	06/25/2025	9:18 AM
Jeffrey Rogers	Approved	06/26/2025	6:24 AM
Colleen Conko	Approved	06/26/2025	8:02 AM

BY THIS BOND, WE, CABOT CITRUS OPCO LLC as Principal, and ATLANTIC SPECIALTY INSURANCE COMPANY, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of SIX MILLION SIX HUNDRED NINETY EIGHT THOUSAND ONE HUNDRED THIRTY & 29/100 Dollars (\$6,698,130.29 ) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Cabot Citrus Farms: Phase 1B ON-SITE CIVIL & INFRASTRUCTURE IMPROVEMENTS Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

- (a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and
- (b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and
- (c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and
- (d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and
- (e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.



AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, CABOT CITRUS OPCO LLC (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 4th day of JUNE, 2025.

Cabot Citrus OPCO LLC  
PRINCIPAL

John Jarrard  
Witness  
Print Name: John Jarrard

By: David Bennett  
Name: DAVID Bennett  
Title: VP

Amanda Allie  
Witness  
Print Name: Amanda Allie

Atlantic Specialty Insurance Company  
Surety

By: Elizabeth K. Sterling  
Name: Elizabeth K. Sterling  
Title: Attorney in Fact



## Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Benjamin A Stahl, Debra A. Deming, Elizabeth K Sterling, Megan K. Douaire, Sandy K. McElhaney**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

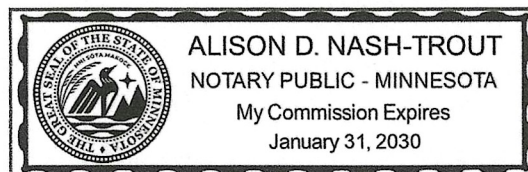


By

Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA  
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 4th day of June, 2025

This Power of Attorney expires  
January 31, 2030



Kara L.B. Barrow, Secretary



PLAT BOOK :  
AND PAGE :

DESCRIPTION[illegible]

WHEREAS, THIS PLAT WAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND THAT THE DEDICATION OF ALL STREETS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID COMMISSION FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY, AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

CABOT CITRUS FARMS PHASE 1B  
SHEET 1 OF 7



MY COMMISSION EXPIRES: \_\_\_\_\_

# CABOT CITRUS FARMS PHASE 1B

BEING A REPLAT OF THE CLUB HOUSE TRACT  
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31  
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA  
AND A PORTION OF SECTION 02, TOWNSHIP  
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

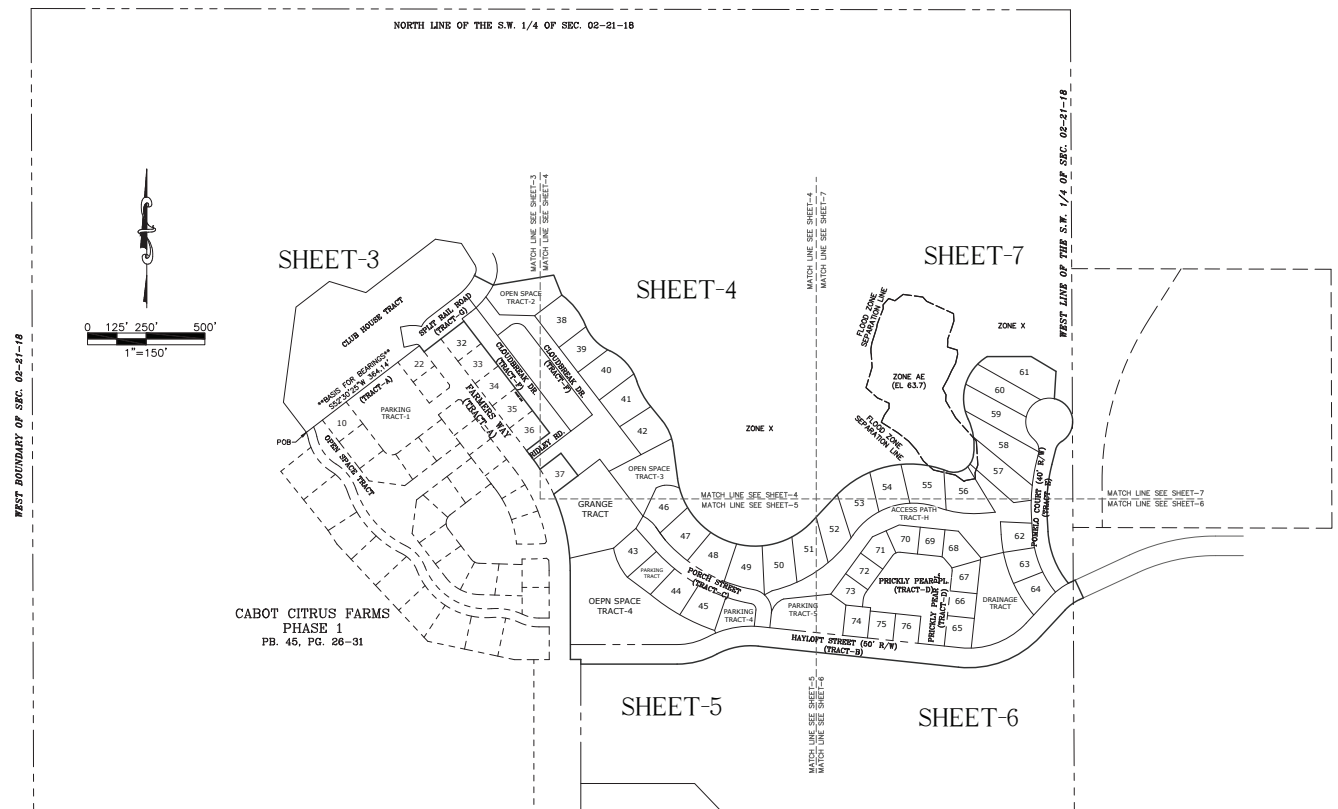
PLAT BOOK :  
AND PAGE :

## GENERAL NOTES:

- BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S52°30'25"W ALONG THE SOUTH LINE OF THE CLUB HOUSE TRACT. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO LIE OUTSIDE THE 1% ANNUAL FLOODPLAIN), AND FLOOD ZONE AE (AREA DETERMINED TO LIE INSIDE THE 1% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0061-D, EFFECTIVE DATE 02/02/2012.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

TRACT	OWNERSHIP
CLUB HOUSE TRACT	CABOT CITRUS OPCO LLC
OPEN SPACE TRACT-2	CABOT CITRUS OPCO LLC
OPEN SPACE TRACT-3	CABOT CITRUS OPCO LLC
OPEN SPACE TRACT-4	CABOT CITRUS OPCO LLC
PARKING TRACT-3	CABOT CITRUS OPCO LLC
PARKING TRACT-4	CABOT CITRUS OPCO LLC
PARKING TRACT-5	CABOT CITRUS OPCO LLC
DRAINAGE TRACT	CABOT CITRUS OPCO LLC
GRANGE TRACT	CABOT CITRUS OPCO LLC
TRACT-B (HAYLOFT ST)	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT ("THE CDD")
TRACT-C (PORCH ST)	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT ("THE CDD")
TRACT-D (PRICKLY PEAR)	CABOT CITRUS OPCO LLC
TRACT-E (POMELO CT)	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT ("THE CDD")
TRACT-F (CLODBREAK DR)	CABOT CITRUS OPCO LLC
TRACT-G (SPLIT RAIL RD)	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT ("THE CDD")
TRACT-H (ACCESS PATH)	CABOT CITRUS OPCO LLC

## KEY SHEET



PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LA 2000  
906 Candlelight Blvd., Brooksville, FL 34601  
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

LEGEND AND ABBREVIATIONS:  
ID = IDENTIFICATION  
LB = LICENSED BUSINESS  
OR = OFFICIAL RECORD  
PC = PAGE

LEGEND AND ABBREVIATIONS:  
SEC. = SECTION  
FCM = FOUND CONCRETE MONUMENT  
R/W = RIGHT-OF-WAY  
FIPC = FOUND IRON PIN & CAP

LEGEND AND ABBREVIATIONS:  
□ = FOUND CONCRETE MONUMENT  
○ = FOUND IRON PIN & CAP (AS SHOWN)

LINE/TYPE LEGEND:  
———— SOLID HEAVY LINE = PLAT BOUNDARY  
----- SOLID LIGHT LINE = LOT LINE  
----- DASHED LINE = RIGHT-OF-WAY  
----- DOTTED LINE = UTILITY EASEMENT  
----- DOTTED LINE = FLOOD ZONE  
----- DOTTED LINE = CENTRALLINE  
----- DOTTED LINE = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B  
SHEET 2 OF 7



# CABOT CITRUS FARMS PHASE 1B

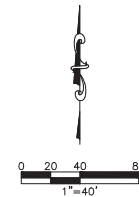
BEING A REPLAT OF THE CLUB HOUSE TRACT  
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31  
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA  
AND A PORTION OF SECTION 02, TOWNSHIP  
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :

PARCEL 2.0  
OR. 4100, PG. 1505  
UNPLATTED LAND

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	37.16'	477.00'	4°27'48"	N35°15'41"W	37.15'
C4	25.07'	25.00'	57°27'14"	S03°38'23"E	24.03'
C5	5.04'	148.00'	1°56'58"	S26°03'43"W	5.04'
C9	89.80'	202.00'	25°58'14"	N39°46'19"E	89.06'
C50	45.79'	148.00'	25°28'13"	N39°46'19"E	45.25'
C51	29.02'	62.00'	36°48'50"	S39°06'00"W	28.75'
C94	35.54'	202.00'	10°04'49"	N32°04'36"E	35.49'
C95	16.95'	202.00'	4°48'33"	N50°06'10"E	16.95'
C133	10.05'	8.75'	65°49'41"	N70°24'25"W	9.51'
C134	39.47'	92.00'	24°34'52"	N86°15'04"W	39.17'
C139	38.51'	35.00'	63°02'56"	N69°01'03"W	36.60'
C140	54.98'	89°59'59"	S07°30'26"W		49.50'
C141	77.80'	175.00'	25°28'14"	N39°46'19"E	77.16'
C142	29.53'	477.00'	3°32'51"	N34°48'13"W	29.53'
C143	7.62'	477.00'	0°54'57"	N37°02'06"W	7.62'
C167	43.97'	28.00'	89°58'06"	N82°30'32"W	39.59'
C168	16.95'	175.00'	5°32'54"	N49°43'59"E	16.94'
C169	60.85'	174.47'	19°59'01"	N36°59'52"E	60.54'
C170	37.31'	202.00'	10°34'53"	N42°24'27"E	37.25'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N37°29'35"W	21.88'
L4	N37°29'35"W	10.69'
L5	S62°59'48"E	54.00'
L32	S52°30'25"W	28.73'
L44	S76°40'45"W	31.34'
L45	N79°27'30"E	14.90'
L46	N37°29'35"W	8.00'
L47	S37°29'35"E	17.47'
L48	N79°27'30"E	33.13'



**LINE TYPE LEGEND:**  
 ——— SOLID HEAVY LINE = PLAT BOUNDARY  
 - - - - - SOLID LIGHT LINE = LOT LINE  
 - - - - - DASHED LINE = RIGHT-OF-WAY  
 - - - - - DOTTED LINE = UTILITY EASEMENT  
 - - - - - DOTTED LINE = FLOOD ZONE  
 - - - - - DOTTED LINE = CENTERLINE  
 - - - - - DOTTED LINE = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B  
SHEET 3 OF 7

PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300  
966 Candlelight Blvd., Brooksville, FL 34601  
Phone:(352) 796-9423 Fax:(352) 799-8359

**LEGEND AND ABBREVIATIONS:**  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT

**LEGEND AND ABBREVIATIONS:**  
 OR. = OFFICIAL RECORD  
 PG. = PAGE  
 CT. = COURT

**LEGEND AND ABBREVIATIONS:**  
 ■ = SET 4"x4" CONCRETE MONUMENT PERM (LB #7200)  
 ● = SET IRON PIN AND CAP (5/8"R LB #7200)  
 ▲ = SET NAIL AND DISK POB (LB #7200)

# **CABOT CITRUS FARMS PHASE 1B** BEING A REPLAT OF THE CLUB HOUSE TRACT OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31 OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA AND A PORTION OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

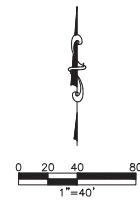
PLAT BOOK :  
 AND PAGE :

PARCEL 2.0  
 OR. 4100, PG. 1505  
 UNPLATTED LAND

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	201.25'	477.00'	247°02'26"	N12°11'07"W
C2	37.16'	477.00'	42°27'48"	N35°15'41"W
C6	99.51'	174.33'	32°42'14"	S38°01'31"E
C7	91.80'	120.00'	43°49'48"	S43°35'18"E
C8	107.51'	130.00'	47°23'08"	S41°48'38"E
C9	73.05'	200.00'	20°50'38"	S28°34'53"E
C10	71.24'	130.00'	31°23'46"	S23°20'49"E
C11	451.05'	200.00'	129°12'59"	S72°15'23"E
C52	72.91'	477.00'	8°45'23"	N28°39'03"W
C79	101.29'	260.00'	22°19'13"	S55°34'10"W
C80	5.78'	260.00'	1°16'24"	S43°48'21"W
C81	65.63'	200.00'	18°48'04"	N52°32'11"E
C82	79.86'	200.00'	22°50'46"	N72°22'32"E
C83	65.80'	200.00'	18°51'01"	S85°45'30"E
C84	72.48'	200.00'	20°45'48"	S85°57'08"E
C85	87.72'	200.00'	25°07'47"	S43°00'17"E
C86	25.77'	200.00'	7°22'56"	S11°20'24"E
C87	19.18'	130.00'	8°27'13"	N11°52'32"W
C88	52.05'	130.00'	22°56'33"	N27°34'25"W
C89	20.06'	130.00'	8°50'24"	N22°32'16"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C80	87.46'	130.00'	38°32'45"	N46°13'50"W
C91	5.23'	120.00'	2°28'47"	S64°35'18"E
C92	91.80'	120.00'	43°49'48"	S43°35'18"E
C93	3.74'	120.00'	1°47'04"	S22°33'58"E
C104	17.85'	554.59'	1°50'38"	S34°32'51"E
C113	8.43'	345.34'	1°23'56"	N34°53'09"E
C114	89.87'	186.67'	27°35'01"	S47°58'41"W
C132	169.58'	477.00'	20°22'11"	N14°05'14"W
C142	29.53'	477.00'	3°32'51"	N34°48'13"W
C143	7.62'	477.00'	0°54'57"	N37°02'06"W
C161	44.17'	87.06'	28°04'05"	N49°30'35"W
C162	23.24'	554.59'	2°24'02"	S36°40'11"E
C163	41.08'	554.59'	4°14'40"	S35°45'57"E
C164	39.72'	71.60'	3°14'54"	N79°03'38"W
C165	22.67'	62.17'	20°33'16"	S71°41'18"W
C166	53.79'	200.00'	15°54'32"	S22°44'08"E
C167	43.97'	28.00'	89°58'06"	N82°30'32"W

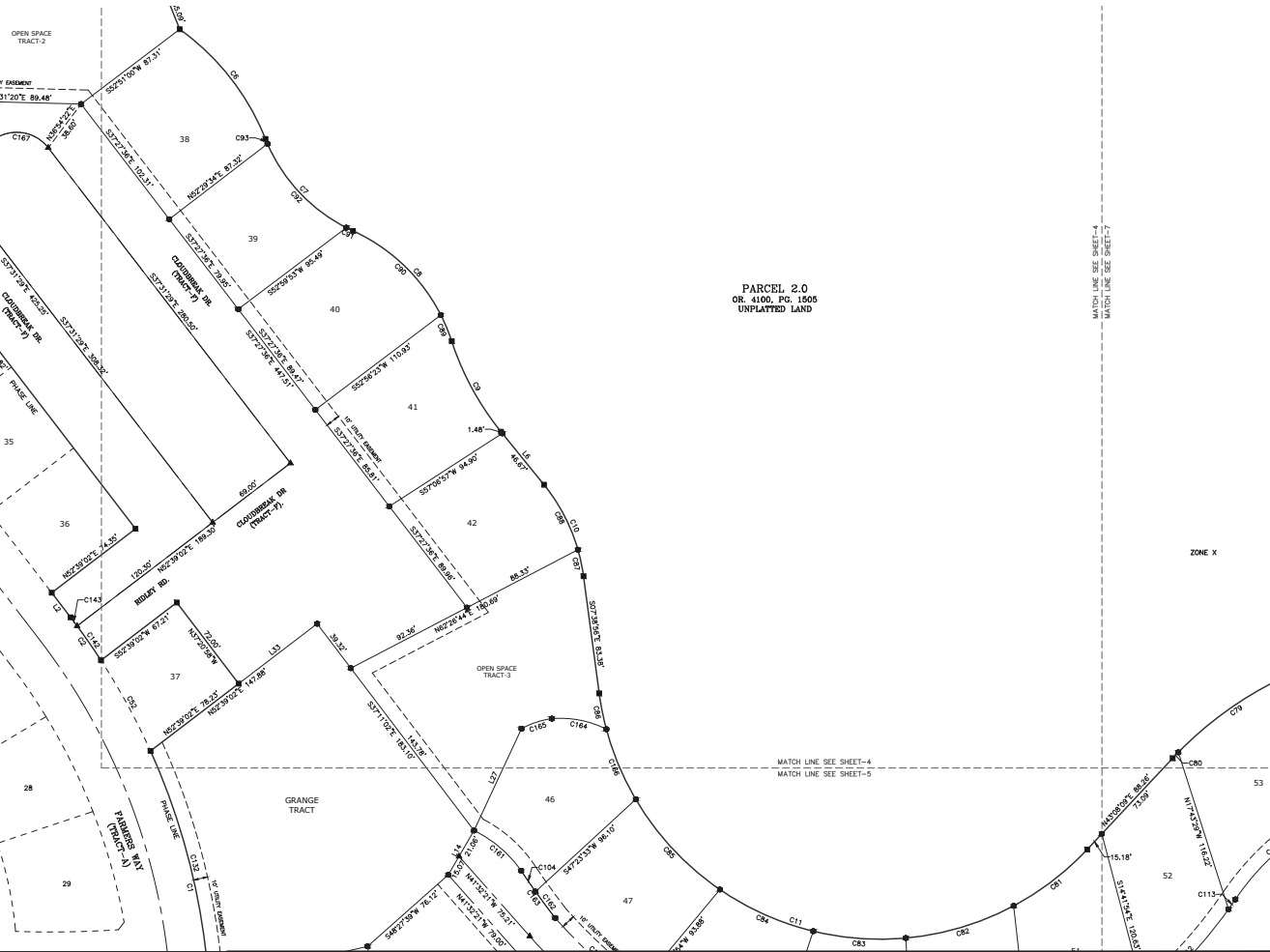
LINE TABLE		
LINE	BEARING	LENGTH
L2	N37°29'35"W	21.88'
L6	S38°02'42"E	48.14'
L14	N30°10'24"E	36.14'
L27	N25°00'00"E	79.28'
L33	N52°39'02"E	69.66'



**LINE TYPE LEGEND:**  
 ——— SOLID HEAVY LINE = PLAT BOUNDARY  
 - - - - - SOLID LIGHT LINE = LOT LINE  
 - - - - - DASHED LINE = RIGHT-OF-WAY  
 - - - - - DOTTED LINE = UTILITY EASEMENT  
 - - - - - DOTTED LINE = FLOOD ZONE  
 - - - - - DOTTED LINE = CENTERLINE  
 - - - - - DOTTED LINE = WETLAND LINE

**LEGEND AND ABBREVIATIONS:**  
 OR. = OFFICIAL RECORD  
 PG. = PAGE  
 CT. = COURT

**LEGEND AND ABBREVIATIONS:**  
 ■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)  
 ● = SET IRON PIN AND CAP (5/8"R LB #7200)  
 ▲ = SET NAIL AND DISK PCP (LB #7200)



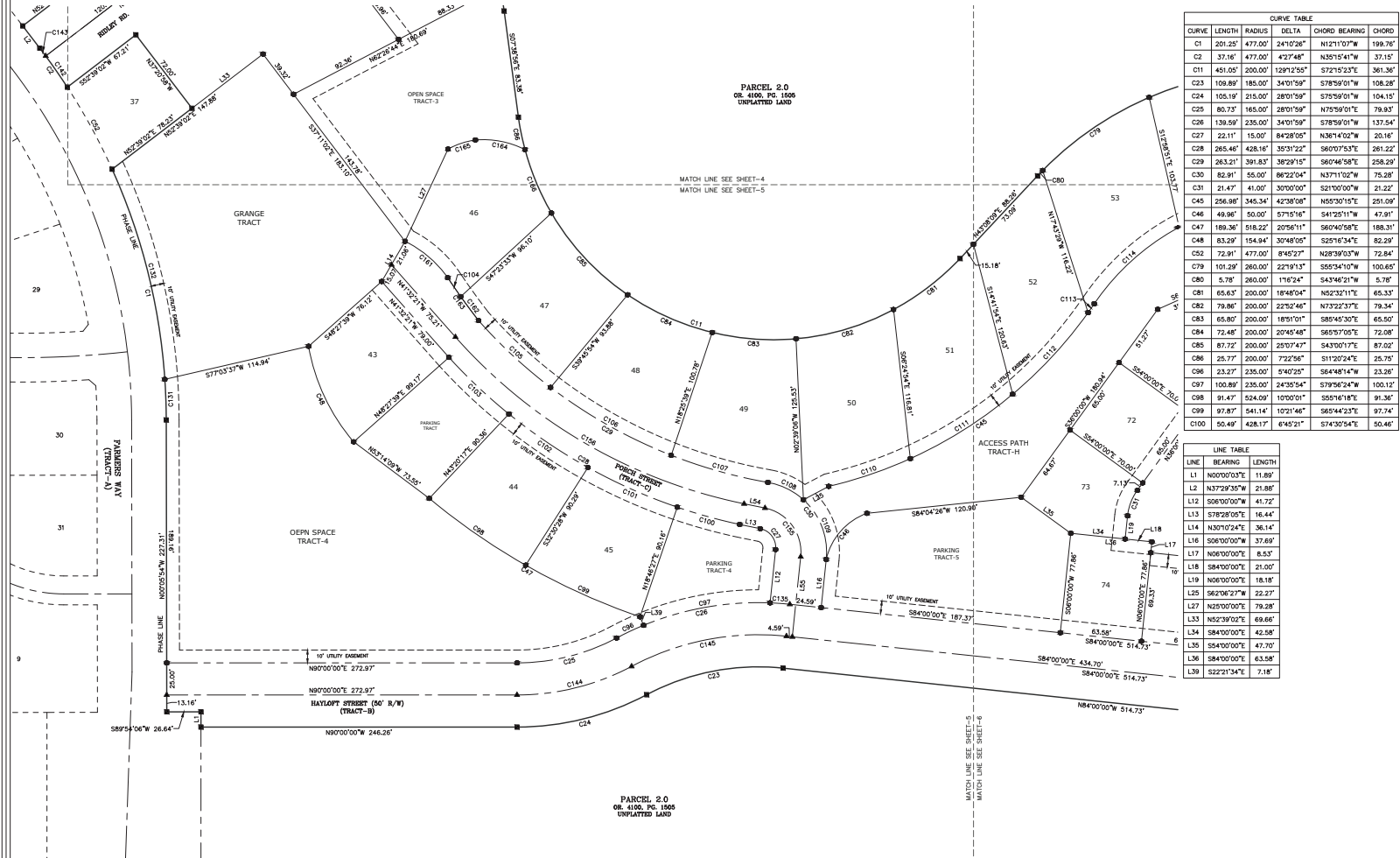
PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
 Associates, Inc.  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300  
 966 Candlelight Blvd., Brookville, FL 34601  
 Phone:(352) 796-9423 Fax:(352) 799-8359

CABOT CITRUS FARMS PHASE 1B  
 SHEET 4 OF 7

# CABOT CITRUS FARMS PHASE 1B

BEING A REPLAT OF THE CLUB HOUSE TRACT  
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31  
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA  
AND A PORTION OF SECTION 02, TOWNSHIP  
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	201.25'	477.00'	241°02'26"	N12°11'01"W 199.76'
C2	37.16'	477.00'	42°17'48"	N35°15'41"W 37.15'
C11	401.00'	200.00'	129°12'55"	S72°15'32"E 361.36'
C23	109.89'	185.00'	34°01'50"	S78°59'01"W 108.28'
C24	105.19'	215.00'	28°01'59"	S75°59'01"W 104.15'
C25	86.73'	165.00'	28°01'59"	N75°59'01"E 79.93'
C26	139.59'	235.00'	34°01'59"	S78°59'01"W 137.54'
C27	22.11'	15.00'	84°28'05"	N36°14'02"W 20.16'
C28	265.46'	428.16'	35°31'22"	S60°07'53"E 261.22'
C29	263.21'	391.83'	38°29'15"	S60°46'58"E 258.29'
C30	82.91'	55.00'	86°22'04"	N37°11'02"W 75.28'
C31	21.47'	41.00'	30°00'00"	S21°00'00"W 21.22'
C45	256.98'	345.34'	42°38'08"	N55°30'15"E 251.09'
C46	49.96'	50.00'	57°15'16"	S41°25'11"W 47.91'
C47	169.36'	518.22'	20°56'11"	S60°40'58"E 188.31'
C48	83.29'	154.94'	30°40'05"	S25°16'34"E 82.29'
C52	72.91'	477.00'	8°45'23"	N28°39'03"W 72.84'
C79	101.29'	260.00'	22°11'13"	S55°24'10"W 100.65'
C80	5.78'	265.00'	1°15'24"	S43°42'37"W 5.78'
C81	65.63'	200.00'	18°04'48"	N52°32'17"E 65.33'
C82	79.86'	200.00'	22°32'46"	N73°22'31"E 79.34'
C83	65.80'	200.00'	18°01'01"	S85°45'30"E 65.50'
C84	72.48'	200.00'	20°45'48"	S65°07'02"E 72.08'
C85	87.72'	200.00'	25°07'47"	S43°00'17"E 87.02'
C86	25.77'	200.00'	7°22'56"	S11°20'24"E 25.75'
C96	23.27'	235.00'	5°40'25"	S64°48'14"W 23.26'
C97	100.89'	235.00'	24°35'54"	S79°56'24"W 100.12'
C98	91.47'	524.09'	10°00'01"	S55°16'18"E 91.36'
C99	97.87'	541.14'	10°21'46"	S65°44'23"E 97.74'
C100	50.49'	428.17'	6°45'21"	S74°30'54"E 50.46'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C101	76.27'	428.16'	10°12'23"	S66°02'01"E 76.17'
C102	74.43'	428.16'	9°57'38"	S55°57'01"E 74.34'
C103	64.27'	438.12'	8°30'05"	S46°40'37"E 64.21'
C104	17.85'	554.59'	1°50'38"	S34°32'51"E 17.82'
C105	76.73'	391.83'	11°13'11"	S47°08'57"E 76.67'
C106	108.18'	391.83'	15°49'09"	S62°40'07"E 107.84'
C107	78.28'	391.83'	11°26'54"	S74°18'08"E 78.16'
C108	31.26'	55.00'	32°33'56"	N64°05'08"W 30.84'
C109	51.65'	55.00'	53°48'08"	N20°54'04"W 49.77'
C110	67.25'	345.34'	11°09'28"	N71°14'35"E 67.15'
C111	94.57'	345.34'	15°41'27"	N57°49'07"E 94.28'
C112	86.72'	345.34'	14°23'17"	N42°46'45"E 86.49'
C113	8.43'	345.34'	1°23'56"	N34°53'00"E 8.43'
C114	89.87'	186.67'	27°35'01"	S47°58'41"W 89.00'
C131	31.67'	477.00'	3°48'15"	N02°00'02"W 31.67'
C132	169.58'	477.00'	20°22'11"	N14°05'14"W 168.69'
C135	15.43'	235.00'	3°45'40"	N85°52'49"W 15.42'
C142	29.53'	477.00'	3°32'51"	N34°48'10"W 29.53'
C143	7.62'	477.00'	0°54'57"	N37°02'30"W 7.62'
C144	92.96'	190.00'	28°01'59"	N75°59'01"E 92.04'
C145	124.74'	190.00'	34°01'59"	N78°59'01"E 122.91'
C155	51.60'	305.00'	8°42'08"	N36°14'02"W 47.05'
C156	264.28'	410.00'	36°50'44"	S60°00'13"E 259.71'
C161	23.24'	554.59'	2°04'05"	N49°35'35"W 23.23'
C163	41.08'	554.59'	4°14'40"	S35°44'51"E 41.07'
C164	39.72'	71.60'	31°47'04"	N79°03'38"W 39.21'
C165	22.67'	62.17'	20°53'16"	S71°14'18"W 22.54'
C166	53.79'	200.00'	15°24'32"	S22°44'08"E 53.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'03"E	11.89'
L2	N37°29'30"W	21.88'
L12	S06°00'00"W	41.72'
L13	S78°28'00"E	16.44'
L14	N30°10'24"E	36.14'
L16	S06°00'00"W	37.69'
L17	N06°00'00"E	8.53'
L18	S84°00'00"E	21.00'
L19	N06°00'00"E	18.18'
L25	S62°06'27"W	22.27'
L27	N25°00'00"E	79.28'
L33	N52°39'02"E	69.66'
L34	S84°00'00"E	42.58'
L35	S54°00'00"E	47.70'
L36	S84°00'00"E	63.58'
L39	S22°21'34"E	7.18'



PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300  
966 Candlelight Blvd., Brookville, FL 34601  
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:  
OR. = OFFICIAL RECORD  
PG. = PAGE  
CT. = COURT

LEGEND AND ABBREVIATIONS:  
■ = SET 4"x4" CONCRETE MONUMENT PER (LB #7200)  
● = SET IRON PIN AND CAP (5/8" LB #7200)  
▲ = SET NAIL AND DISK POK (LB #7200)

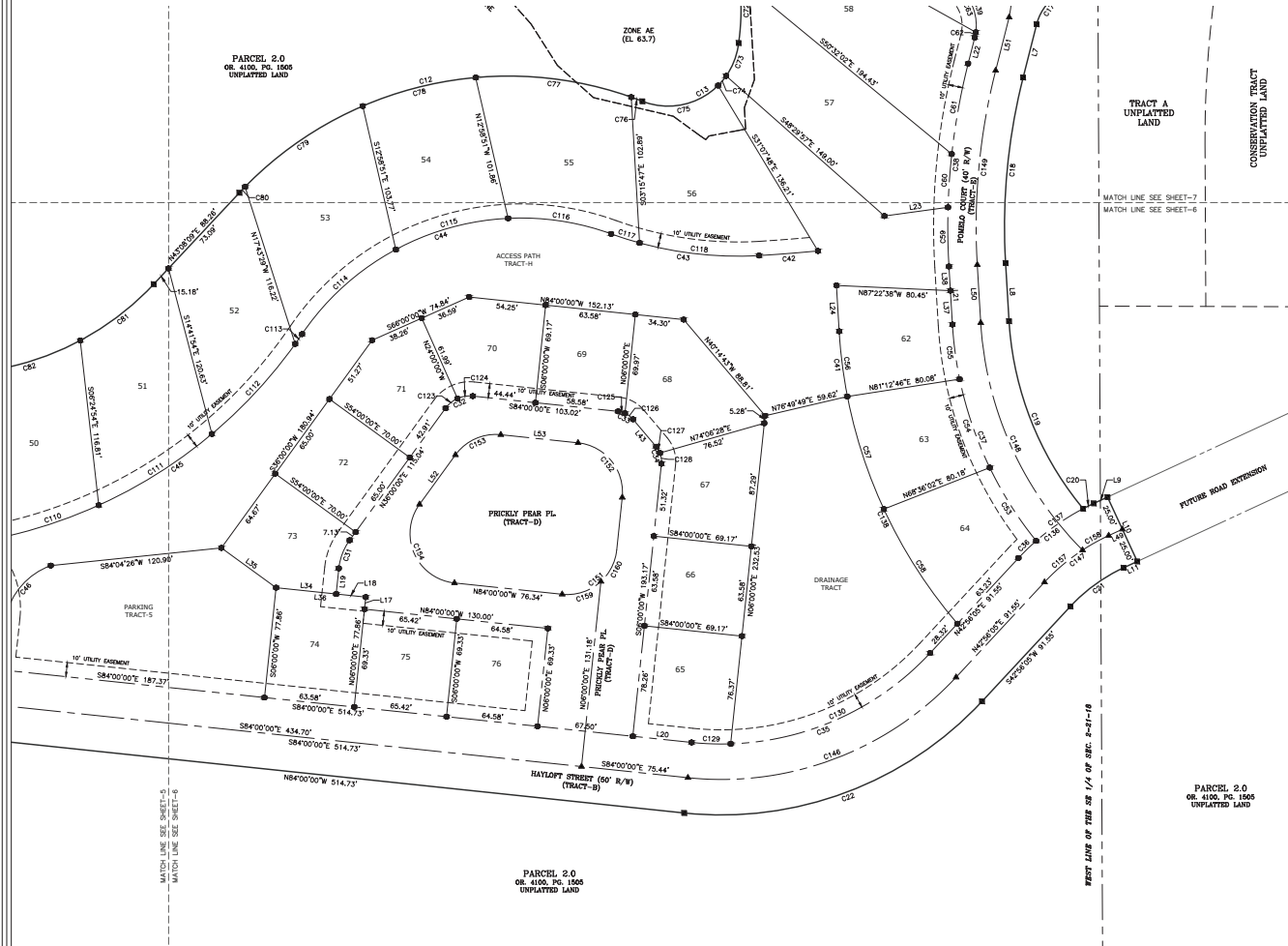
LINE TYPE LEGEND:  
—— SOLID HEAVY LINE = PLAT BOUNDARY  
----- SOLID LIGHT LINE = LOT LINE  
----- DASHED LINE = RIGHT-OF-WAY  
----- DOTTED LINE = UTILITY EASEMENT  
----- DASHED LINE WITH SPACES = FLOOD ZONE  
----- DOTTED LINE WITH SPACES = SEPARATION LINE  
----- DOTTED LINE WITH SPACES = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B  
SHEET 5 OF 7

# CABOT CITRUS FARMS PHASE 1B

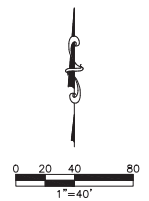
BEING A REPLAT OF THE CLUB HOUSE TRACT  
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31  
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA  
AND A PORTION OF SECTION 02, TOWNSHIP  
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :



CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA
C12	309.29'	260.00'	68°09'28"	N77°12'53"E	291.37'	C79	101.29'	260.00'	22°19'31"
C13	91.59'	260.00'	104°57'25"	N58°48'52"E	79.31'	C80	5.78'	260.00'	17°02'41"
C17	26.73'	35.00'	43°45'54"	S38°07'55"W	36.08'	C81	65.83'	200.00'	18°48'04"
C18	131.89'	437.80'	17°39'35"	S22°24'31"W	131.37'	C82	79.86'	200.00'	22°52'46"
C19	144.52'	228.17'	26°17'24"	S23°33'48"E	142.11'	C110	67.25'	345.34'	11°09'28"
C20	8.39'	170.00'	2°49'45"	N63°45'03"E	8.39'	C111	94.57'	345.34'	15°41'27"
C21	46.56'	120.00'	22°13'51"	S54°03'00"W	46.27'	C112	86.72'	345.34'	14°23'17"
C22	232.47'	251.00'	53°03'55"	S69°28'02"W	224.25'	C113	8.43'	345.34'	1°23'58"
C31	21.47'	41.00'	30°00'00"	S21°00'00"W	21.22'	C114	89.87'	186.67'	27°35'01"
C32	21.99'	21.00'	60°00'00"	S66°00'00"W	21.00'	C115	82.83'	186.67'	25°25'26"
C33	12.22'	16.00'	43°45'17"	N62°07'22"W	11.92'	C116	73.97'	186.67'	22°42'16"
C34	12.91'	16.00'	46°14'43"	N17°07'22"W	12.57'	C117	21.01'	263.33'	4°34'14"
C35	186.16'	201.00'	53°03'55"	N69°28'02"E	179.58'	C118	85.13'	263.33'	18°31'21"
C36	17.33'	170.00'	5°50'25"	S45°51'17"W	17.32'	C123	11.00'	21.00'	30°00'00"
C37	166.17'	268.17'	35°30'11"	S21°10'12"E	163.52'	C124	11.00'	21.00'	30°00'00"
C38	144.21'	467.90'	17°39'33"	S55°24'21"W	143.64'	C125	5.09'	16.00'	18°12'36"
C39	39.20'	35.00'	64°10'07"	N17°50'57"W	37.18'	C126	7.15'	16.00'	25°32'41"
C41	46.36'	348.17'	73°47'42"	S07°13'56"E	46.32'	C127	5.15'	16.00'	18°32'34"
C42	41.62'	138.42'	1°42'42"	N69°59'15"E	41.62'	C128	7.74'	16.00'	27°42'09"
C43	106.14'	263.33'	23°05'34"	S81°36'54"E	105.42'	C129	27.00'	201.00'	7°51'22"
C44	246.67'	186.67'	70°42'44"	S72°02'32"W	229.11'	C130	158.60'	201.00'	45°12'33"
C45	256.98'	345.34'	42°38'08"	N55°30'15"E	251.09'	C136	57.57'	170.00'	19°24'08"
C46	49.86'	50.00'	57°51'45"	S41°25'11"W	47.91'	C137	40.24'	170.00'	13°33'42"
C53	61.29'	268.17'	13°05'39"	S32°22'28"E	61.10'	C138	179.92'	348.17'	29°36'30"
C54	65.02'	268.17'	14°06'11"	S18°46'28"E	65.86'	C146	209.31'	226.00'	53°03'55"
C55	38.86'	268.17'	81°8'11"	S07°34'12"E	38.83'	C147	56.26'	145.00'	22°13'52"
C56	46.36'	348.17'	73°47'42"	S07°13'56"E	46.32'	C148	179.41'	248.17'	41°25'16"
C57	83.63'	348.17'	13°45'42"	S17°55'40"E	83.43'	C149	138.06'	447.90'	17°39'40"
C58	96.30'	348.17'	15°50'48"	S32°43'55"E	95.99'	C151	54.98'	35.00'	90°00'00"
C59	41.73'	467.90'	5°06'37"	S00°52'07"E	41.72'	C152	54.98'	35.00'	90°00'00"
C60	37.63'	467.90'	4°36'29"	S03°59'36"W	37.62'	C153	36.65'	35.00'	60°00'00"
C61	64.85'	467.90'	7°56'28"	S10°15'54"W	64.80'	C154	73.30'	35.00'	120°00'00"
C62	3.82'	35.00'	61°50'08"	N11°06'34"E	3.82'	C157	35.17'	145.00'	13°52'44"
C63	35.38'	35.00'	57°50'02"	N29°59'18"W	33.88'	C158	81.14'	145.00'	8°21'08"
C72	45.47'	160.00'	16°17'03"	N69°15'34"E	45.35'	C159	29.88'	35.00'	48°35'25"
C73	25.06'	30.00'	28°42'54"	N20°41'34"E	24.80'	C160	25.30'	35.00'	41°24'38"
C74	8.87'	30.00'	101°07'05"	N40°08'03"E	8.86'				
C75	57.66'	50.00'	68°54'31"	N78°15'21"E	54.52'				
C76	8.36'	260.00'	1°50'35"	N69°37'41"W	8.36'				
C77	111.43'	260.00'	2°43'38"	N82°49'38"W	110.58'				
C78	82.43'	260.00'	18°09'57"	S75°48'45"W	82.09'				

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L17	S14°14'08"W	38.73'	L35	S54°00'00"E	47.70'
L18	S03°25'07"E	41.00'	L36	S84°00'00"E	63.58'
L19	N65°09'56"E	10.63'	L37	N03°25'07"W	23.92'
L20	S24°49'56"E	50.00'	L38	N03°25'07"W	17.08'
L21	S65°09'56"W	10.63'	L43	N40°14'43"W	25.30'
L22	N06°00'00"E	8.53'	L49	N65°09'56"E	10.63'
L23	S84°00'00"E	21.00'	L50	N03°25'07"W	41.00'
L24	N06°00'00"E	18.18'	L51	S14°14'08"W	38.73'
L25	S84°00'00"E	41.69'	L52	N36°00'00"E	43.11'
L26	N03°25'07"W	41.00'	L53	S84°00'00"E	54.78'



PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200  
966 Candlelight Blvd., Brookville, FL 34601  
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:  
OR. = OFFICIAL RECORD  
PG. = PAGE  
CT. = COURT

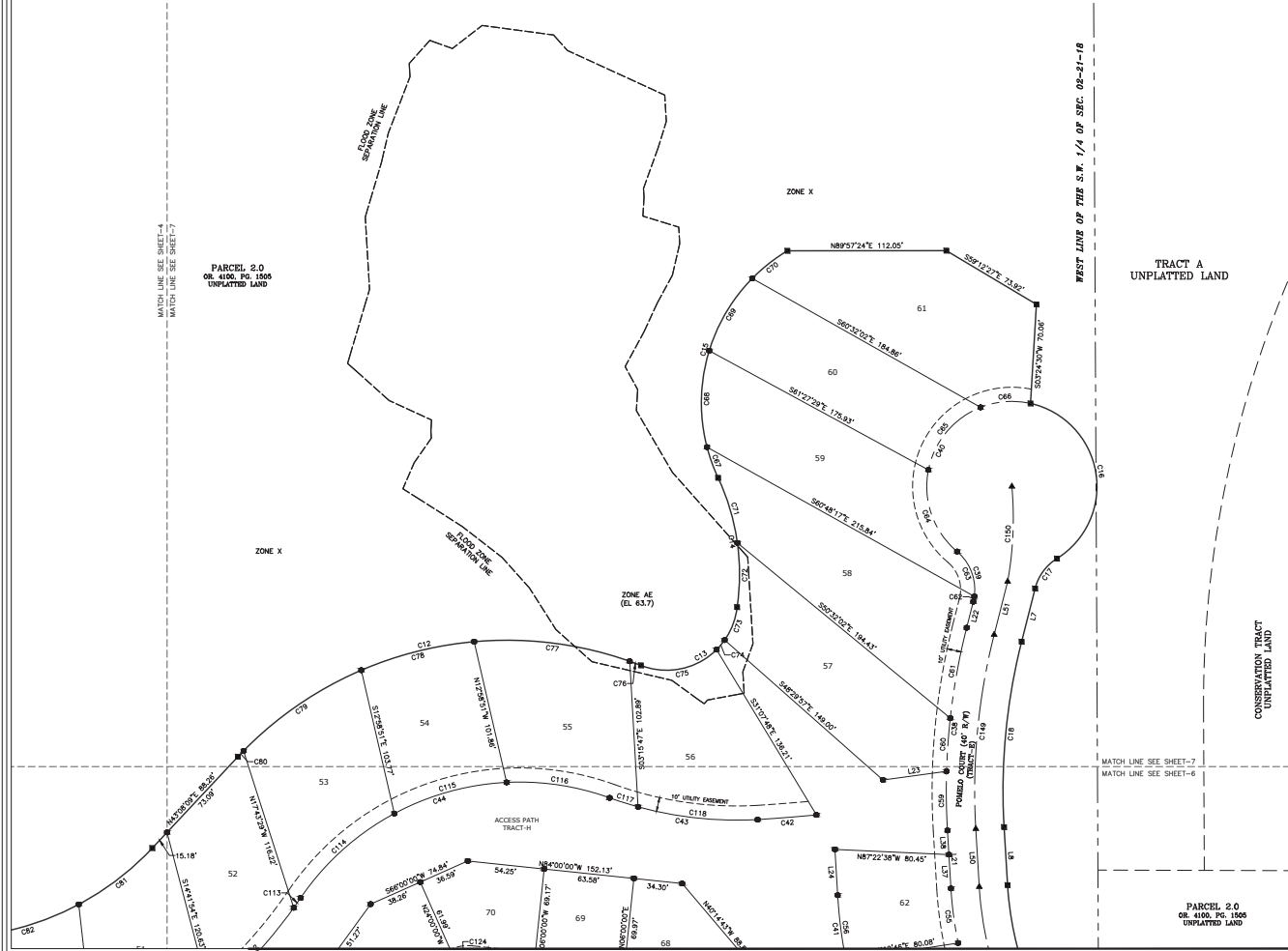
LEGEND AND ABBREVIATIONS:  
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)  
● = SET IRON PIN AND CAP (5/8" LB #7200)  
▲ = SET NAIL AND DISK PCP (LB #7200)

LINE TYPE LEGEND:  
— SOLID HEAVY LINE = PLAT BOUNDARY  
----- SOLID LIGHT LINE = LOT LINE  
----- DASHED LINE = RIGHT-OF-WAY  
----- DOTTED LINE = UTILITY EASEMENT  
----- DOTTED LINE = EASEMENT  
----- DOTTED LINE = FLOOD ZONE  
----- DOTTED LINE = SEPARATION LINE  
----- DOTTED LINE = CENTERLINE  
----- DOTTED LINE = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B  
SHEET 6 OF 7

# CABOT CITRUS FARMS PHASE 1B BEING A REPLAT OF THE CLUB HOUSE TRACT OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31 OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA AND A PORTION OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

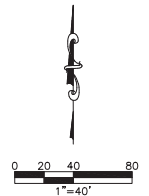
PLAT BOOK :  
AND PAGE :



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C12	309.22'	260.00'	68°09'28"	N77°12'53"E	291.37'
C13	91.59'	50.00'	104°57'29"	N58°48'52"E	79.31'
C14	93.52'	160.00'	33°29'24"	N08°20'36"W	92.20'
C15	183.51'	125.00'	84°06'49"	N16°58'06"E	167.47'
C16	141.72'	60.00'	135°20'00"	S09°39'58"E	111.00'
C17	26.73'	35.00'	43°45'54"	S36°10'05"W	26.09'
C18	131.89'	427.80'	17°39'35"	S05°24'21"W	131.37'
C38	144.21'	467.80'	17°39'33"	S05°24'21"W	143.64'
C39	39.20'	35.00'	64°10'10"	N17°50'57"W	37.18'
C40	159.80'	60.00'	152°36'04"	S26°22'00"W	116.59'
C42	41.62'	1393.42'	142°42'	N85°29'16"E	41.62'
C43	106.14'	263.33'	23°05'54"	S81°36'54"E	105.42'
C44	246.67'	186.67'	75°42'44"	S72°02'32"W	228.11'
C55	38.86'	268.17'	87°16'11"	S07°34'12"E	38.83'
C56	46.36'	348.17'	73°37'42"	S07°33'58"E	46.32'
C59	41.73'	467.90'	5°06'37"	S00°52'07"E	41.72'
C60	37.63'	467.90'	4°56'28"	S03°59'28"W	37.62'
C61	64.85'	467.90'	7°56'28"	S10°15'54"W	64.80'
C62	3.82'	35.00'	67°05'08"	N11°06'34"E	3.82'
C63	35.38'	35.00'	57°55'02"	N20°58'31"W	33.89'
C64	64.05'	60.00'	61°09'56"	S19°21'04"E	61.05'
C65	59.90'	60.00'	57°11'55"	S38°49'51"W	57.44'
C66	35.85'	60.00'	34°41'37"	S85°32'15"W	35.32'
C67	23.05'	125.00'	10°33'57"	S19°48'20"E	23.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C68	68.91'	125.00'	31°35'19"	S01°16'16"W	68.04'
C69	59.93'	125.00'	27°28'12"	S30°47'59"W	59.36'
C70	31.61'	125.00'	14°29'25"	S51°46'48"W	31.53'
C71	48.05'	160.00'	17°12'21"	N16°29'08"W	47.87'
C72	45.47'	160.00'	16°17'03"	N00°15'34"E	45.32'
C73	25.06'	50.00'	28°42'54"	N20°41'34"E	24.80'
C74	8.87'	50.00'	10°10'05"	N40°08'03"E	8.86'
C75	57.66'	50.00'	66°04'31"	N78°15'21"E	54.52'
C76	8.36'	260.00'	1°50'35"	N69°37'41"W	8.36'
C77	111.43'	260.00'	24°33'18"	N82°49'38"W	110.58'
C78	82.43'	260.00'	18°09'57"	S75°48'45"W	82.09'
C79	101.29'	260.00'	22°19'13"	S05°24'10"W	100.65'
C80	5.76'	260.00'	1°16'24"	S43°46'37"W	5.76'
C81	65.63'	200.00'	18°48'04"	N52°32'11"E	65.33'
C82	79.86'	200.00'	22°52'46"	N73°22'37"E	79.34'
C113	8.43'	345.34'	1°23'56"	N34°53'09"E	8.43'
C114	89.87'	186.67'	27°55'01"	S47°58'41"W	89.00'
C115	82.83'	186.67'	25°25'28"	S74°28'54"W	82.15'
C116	73.97'	186.67'	22°42'16"	N81°27'15"W	73.49'
C117	21.01'	263.33'	4°34'14"	S72°23'13"E	21.00'
C118	85.13'	263.33'	18°31'21"	S83°56'00"E	84.76'
C124	11.00'	21.00'	30°00'00"	S81°00'00"W	10.87'
C149	138.06'	447.90'	17°39'40"	S05°24'25"W	137.52'
C150	67.31'	250.00'	19°25'34"	N02°32'10"E	67.11'

LINE TABLE	
LINE	BEARING LENGTH
L7	S14°4'08"W 38.73'
L8	S03°25'07"E 41.00'
L21	N03°25'07"W 41.00'
L22	S14°4'08"W 18.93'
L23	N82°12'23"E 45.27'
L24	N03°25'07"W 32.38'
L37	N03°25'07"W 23.92'
L38	N03°25'07"W 17.08'
L50	N03°25'07"W 41.00'
L51	S14°4'08"W 38.73'



PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7000  
966 Candlelight Blvd., Brookville, FL 34601  
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:  
OR. = OFFICIAL RECORD  
PG. = PAGE  
CT. = COURT

LEGEND AND ABBREVIATIONS:  
■ = SET 4"x4" CONCRETE MONUMENT PRIM (LB #7200)  
● = SET IRON PIN AND CAP (5/8" LB #7200)  
▲ = SET NAIL AND DISK PCP (LB #7200)

LINE/TYPE LEGEND:  
———— SOLID HEAVY LINE = PLAT BOUNDARY  
———— SOLID LIGHT LINE = LOT LINE  
———— THIS LINE REPRESENTS RIGHT-OF-WAY  
———— THIS LINE REPRESENTS UTILITY EASEMENT  
OR SUTTER EASEMENT  
———— THIS LINE REPRESENTS FLOOD ZONE  
———— THIS LINE REPRESENTS CENTRALISE  
———— THIS LINE REPRESENTS WETLAND LINE

CABOT CITRUS FARMS PHASE 1B  
SHEET 7 OF 7



## AGENDA ITEM

---

### TITLE

Release of Maintenance Security for Waterford f/k/a Cortez Oaks Phase 2A

### BRIEF OVERVIEW

Waterford (FKA - Cortez Oaks Phase 2A) is at the end of the maintenance period and has been found to be in acceptable condition by the Hernando County Department of Public Works, Utilities Development, Zoning Subdivisions and Fire Services. The Waterford (FKA - Cortez Oaks Phase 2A) subdivision will have maintenance responsibility for roads, water and sewer infrastructure.

### FINANCIAL IMPACT

No financial impact as the County is not maintaining the infrastructure.

### LEGAL NOTE

The Board has authority to act on this matter pursuant to Chapter 125, Florida Statutes.

### RECOMMENDATION

It is recommended that the Board approve the release of Maintenance Bond in the amount of \$428,122.65 for Waterford (FKA - Cortez Oaks Phase 2A) posted by developer Oak Hill Land LLC.

### REVIEW PROCESS

Omar DePablo	Escalated	05/21/2025 5:17 PM
KayMarie Griffith	Approved	05/22/2025 9:33 AM
Toni Brady	Approved	05/22/2025 12:58 PM
Pamela Hare	Approved	05/27/2025 1:50 PM
Victoria Anderson	Approved	05/28/2025 9:26 AM
Heidi Prouse	Approved	05/29/2025 10:41 AM
Colleen Conko	Escalated	05/30/2025 7:58 AM
Jeffrey Rogers	Approved	06/18/2025 5:31 AM
Colleen Conko	Approved	06/18/2025 8:45 AM

MAINTENANCE BOND

BY THIS BOND WE, Oak Hill Land LLC, as Principal, and Great Midwest Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of Four Hundred Twenty-eight Thousand One Hundred Twenty-two and 65/100 (\$428,122.65) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Waterford (FKA Cortez Oaks Phase 2A) (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

- A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and
- B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:
  - (1) Repair and/or replacement of pavement, culverts, catch basins, etc;
  - (2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;
  - (3) Maintenance and/or replacement of regulatory signs and markings;
  - (4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and
- C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and
- D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;



then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Oak Hill Land LLC (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 16<sup>th</sup> day of October, 2023.

Witness

PRINCIPAL

By: [Signature]  
Name: Row Bastyr  
Title: Manager

Witness

Great Midwest Insurance Company



By: [Signature]  
Name: Frederic M. Archerd, Jr.  
Title: Attorney-in-Fact and  
Florida Licensed Resident Agent

**POWER OF ATTORNEY**  
**Great Midwest Insurance Company**

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Frederic M. Archerd, Jr., Dorene Ann Blake, Mary M. Langley, Richard P. Russo, Jr., Tanya L. Russo

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1<sup>st</sup> day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Twenty-Five Million dollars (\$25,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.



**GREAT MIDWEST INSURANCE COMPANY**

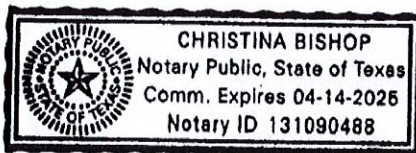
BY \_\_\_\_\_

*Mark W. Haushill*

Mark W. Haushill  
President

**ACKNOWLEDGEMENT**

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY \_\_\_\_\_

*Christina Bishop*

Christina Bishop  
Notary Public

**CERTIFICATE**

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 16th Day of October, 2023.



BY \_\_\_\_\_

*Leslie K. Shaunty*

Leslie K. Shaunty  
Secretary

**"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.**



## Board of County Commissioners

### AGENDA ITEM

Meeting: 07/01/2025  
Department: Planning  
Prepared By: Dlnigro Nigro  
Initiator: Omar DePablo  
DOC ID: 16002  
Legal Request Number: LR-2025-268-2  
Bid/Contract Number:

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#### TITLE

Small Scale Comprehensive Plan Amendment Petition Submitted by Cabot Citrus OpCo, LLC (CPAM2501)

#### BRIEF OVERVIEW

##### Request:

Small Scale Comprehensive Plan Amendment to change the Future Land Use Map on a 10.07-acre parcel from Rural to World Woods PDD

##### General Location:

West of Hebron Church Road and North of US Highway 98

##### P&Z Action:

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend approval of the Small-Scale Comprehensive Plan Amendment.

#### FINANCIAL IMPACT

A matter of policy. No financial impact.

#### LEGAL NOTE

The Board, voting in the majority, is authorized to transmit the proposed Comprehensive Plan Amendment to the designated review agencies in accordance with Chapter 163, part II, Florida Statutes. Chapter 23, Article I, Section 23-3 of the Hernando County Code of Ordinances requires that an amendment to the comprehensive plan may be transmitted to the Florida Department of Economic Opportunity (DEO) upon an affirmative vote of three (3) members of the Board of County Commissioners.

#### RECOMMENDATION

It is recommended that the Local Planning Agency and the Board of County Commissioners review the proposed amendment and determine whether to recommend approval as a small-scale amendment.

#### REVIEW PROCESS

Omar DePablo	Escalated	06/04/2025 5:18 PM
KayMarie Griffith	Approved	06/16/2025 3:34 PM
Albert Bertram	Approved	06/17/2025 9:27 AM
Pamela Hare	Approved	06/20/2025 4:05 PM
Victoria Anderson	Approved	06/23/2025 9:27 AM
Heidi Prouse	Approved	06/23/2025 10:21 AM
Toni Brady	Approved	06/25/2025 8:35 AM
Jeffrey Rogers	Approved	06/26/2025 6:27 AM
Colleen Conko	Approved	06/26/2025 8:03 AM



HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)



Application request (check one):

- ☒ Small Scale – Map Only (10 acres or less)  
☐ Large Scale Text Amendment (More than 10 acres)  
☐ Large Scale Map Amendment (More than 10 acres)

PRINT OR TYPE ALL INFORMATION

File No. \_\_\_\_\_ Official Date Stamp:

CPAM 2501

RECEIVED

MAR 05 2025

Hernando County Development Services  
Zoning Division

Date: 02/27/2025

APPLICANT NAME: Cabot Citrus OpCo LLC

Address: 17590 Ponce De Leon Blvd.

City: Brooksville

State: FL

Zip: 34614

Phone: (813) 694-6130 Email: mmotes@thecabotcollection.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423 Email: permits@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): 00555624
2. SECTION 02, TOWNSHIP 21, RANGE 18
3. Size of area covered by application: 10.07
4. Future Land Use Map Classification (if applicable): Rural
5. Desired Map Classification: World Woods PDD
6. Desired Text Amendment:
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, David Bennett, Vice President of CABOT CITRUS OPCO LLC, 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): CABOT CITRUS OPCO LLC  
and (representative, if applicable): Coastal Engineering Associates, Inc.  
to submit an application for the described property.

Signature of Property Owner (David Bennett, as Vice President of Cabot Citrus OpCo LLC, on behalf of such entity as Owner)

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27th day of February, 2025, by David Bennett who is personally known to me or produced \_\_\_\_\_ as identification.

Debra Jane MacDonald  
Signature of Notary Public

DEBRA JANE MACDONALD

Notary Public  
State of Florida  
Comm# HH334379  
Expires 11/21/2026

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 6/2/17

CPAM Application Form\_06-02-17.Docx

Page 1 of 1

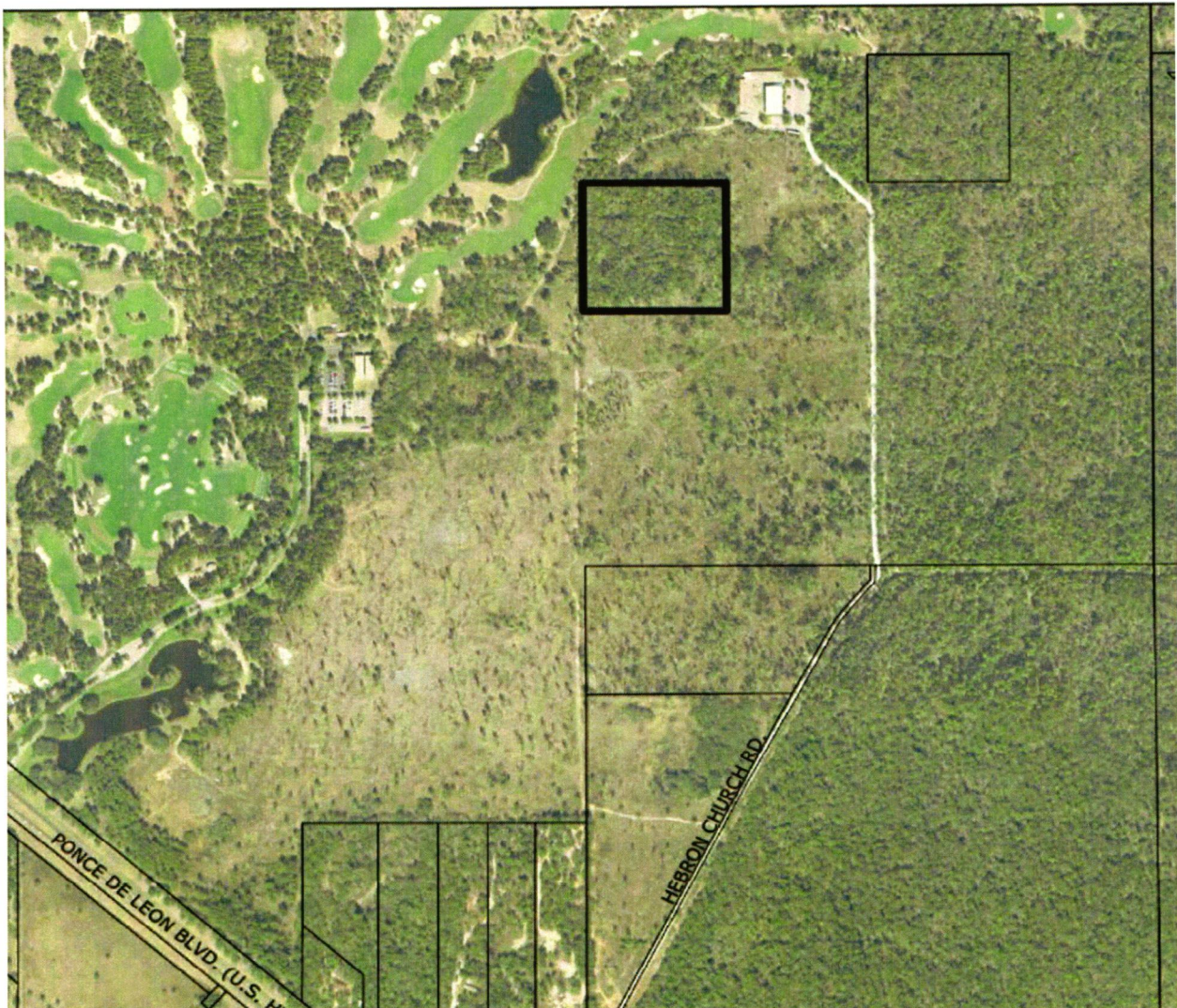


**CABOT CITRUS FARMS-PENTZ PARCEL**  
**SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND REZONING**  
**APPLICATION**  
**PARCEL KEY 555624**

**General**

The subject parcel consists of 10 acres lying within Section 2, Township 21, Range 18 East and located west of Hebron Church Road and north of US 98 (Ponce De Leon Blvd.). The property is identified by parcel key 555624. Please see Figure 1 for the property location and aerial.

---



**Figure 1. Cabot Citrus Farms-Pentz (Key no.555624) Aerial & Location Map**



### Site Characteristics:

The site is heavily wooded, and currently vacant.

### Request:

The request is a Small Scale Comprehensive Plan Future Land Use Map Amendment to change the current land use designation from Rural to the World Woods Planned Development District (PDD) and to change the present zoning from Agriculture to Combined Planned Development Project (CPDP) to allow uses consistent with the Cabot Citrus Farms Resort Planned Development Project.

The site is entirely surrounded by the Cabot Citrus Farms Resort, will be incorporated into the resort, and will be utilized primarily as open space with the western end of the parcel used in conjunction with resort residential dwellings. The site will be developed in accordance with the performance conditions and entitlements previously approved for the Cabot Citrus Farms Planned Development CPDP. See the attached Appendix to this narrative.

### Current Land Use and Zoning:

The current land use designation on the site is Rural according to the Hernando County 2040 Comprehensive Plan. Please see Figure 2 for the current land use designation.

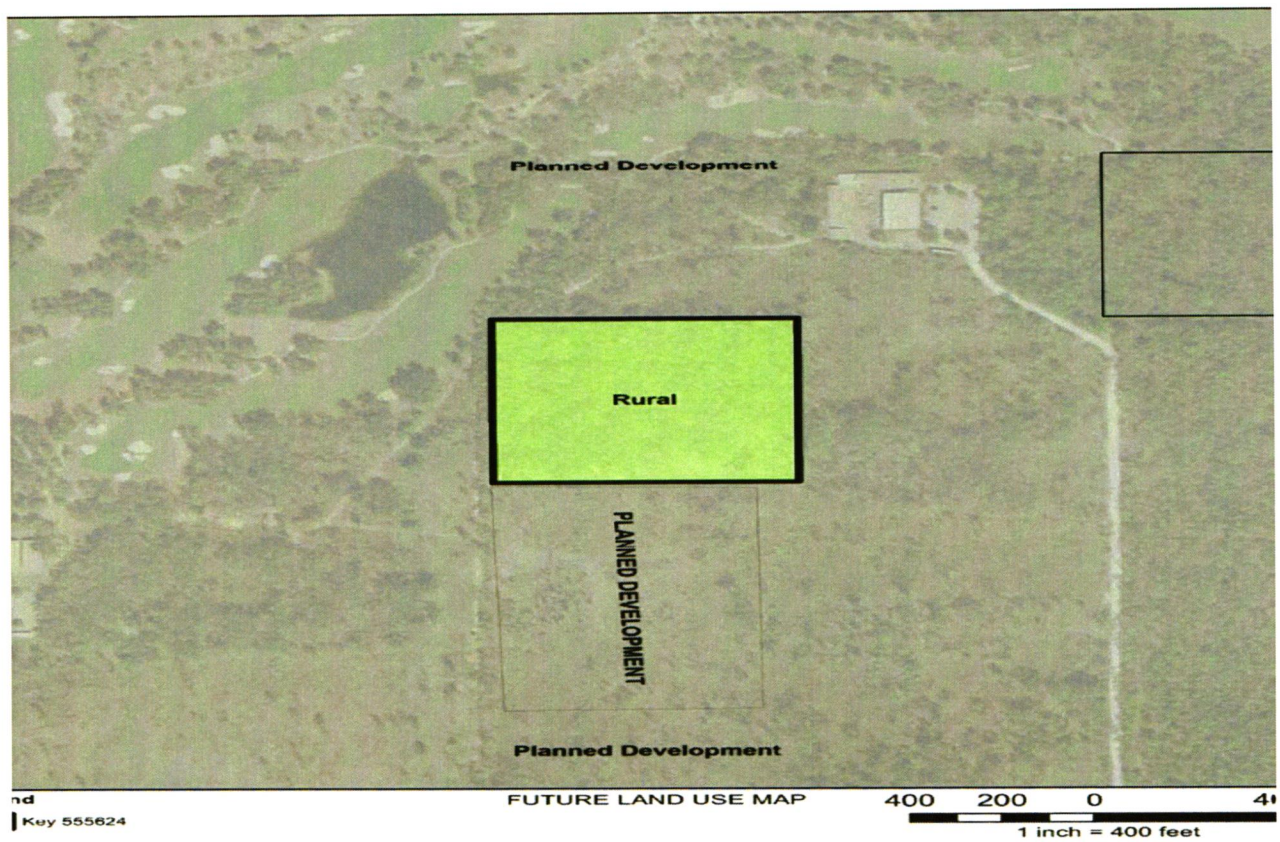


Figure 2. Cabot Citrus Farms-Pentz (Key no.555624) Comprehensive Future Land Use Map



The site is currently zoned Agriculture (AG). Please see Figure 3 for the current zoning designation.



**Figure 3. Cabot Citrus Farms-Pentz (Key no.555624) Current Zoning Map**



**Surrounding Zoning and Land Use:**

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

	<b>Property Description</b>	<b>ZONING</b>	<b>FLUM</b>
North	Cabot Citrus Farms golf and maintenance facility	Combined Planned Development Project	(PDD) World Woods Planned Development District
South	Vacant	Combined Planned Development Project	(PDD) World Woods Planned Development District
East	Vacant	Combined Planned Development Project	(PDD) World Woods Planned Development District
West	Cabot Citrus Farms lodging and golf	Combined Planned Development Project	(PDD) World Woods Planned Development District

**Comprehensive Plan Consistency:**

The site is currently designated as Rural by the Hernando County 2040 Comprehensive Plan and is completely surrounded by the World Woods Planned Development District. The proposed amendment to the Future Land Use Map would designate the site as Planned Development District (PDD) and the site would be bound by the Goals, Objectives and Policies of the 2040 Comprehensive Plan Future Land Use Element that apply to the World Woods PDD designation. No additional text amendments are proposed or contemplated.

**Environmental:**

A preliminary environmental site visit was conducted on March 3, 2025. The following is a brief summary:

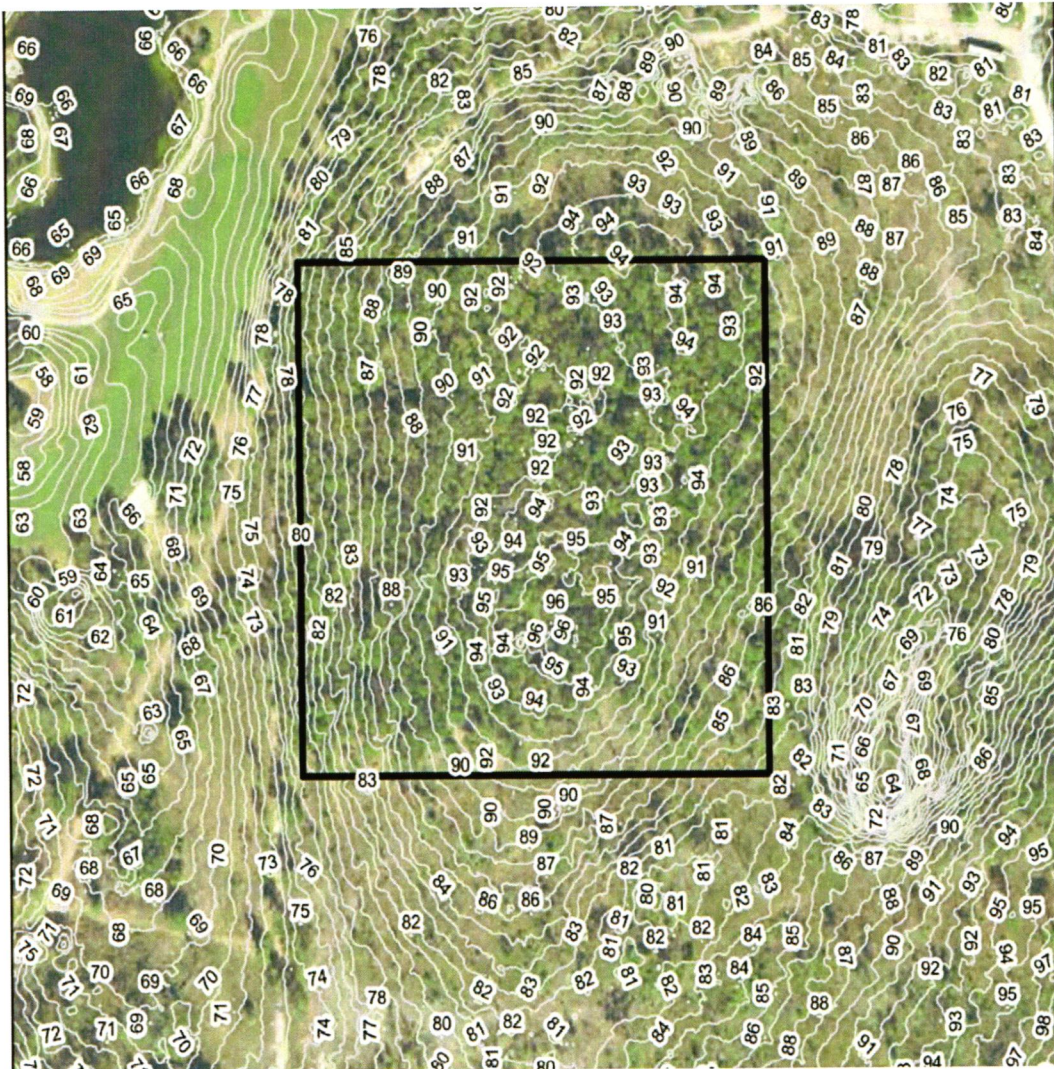
- The subject property is heavily forested with an assemblage of laurel oak, live oak, southern magnolia, and slash pine trees.
- The groundcover contains leaf litter, pine straw, patches of Cogan grass (exotic) and various vine species.
- No state or federally listed species were detected.
- No wetlands were detected.

The performance conditions and entitlements associated with Cabot Citrus Farms establishes clear expectations for the protection of environmental features associated with the project.

Any applicable performance standards will be met during the engineering phases associated with the Pentz parcel.

**Topography:**

Topography on the site ranges from 80' on the edge of the site to 94' in the site center. See Figure 4 for the site topography.



**Figure 4. Cabot Citrus Farms-Pentz (Key no.555624) Topography Map**



## Floodplain:

The subject site is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0053D, effective date of February 2<sup>nd</sup>, 2012. As depicted in figure 5, there is no floodplain on the site, however small areas scattered around the subject site are within the 100-year floodplain and are designated AE.

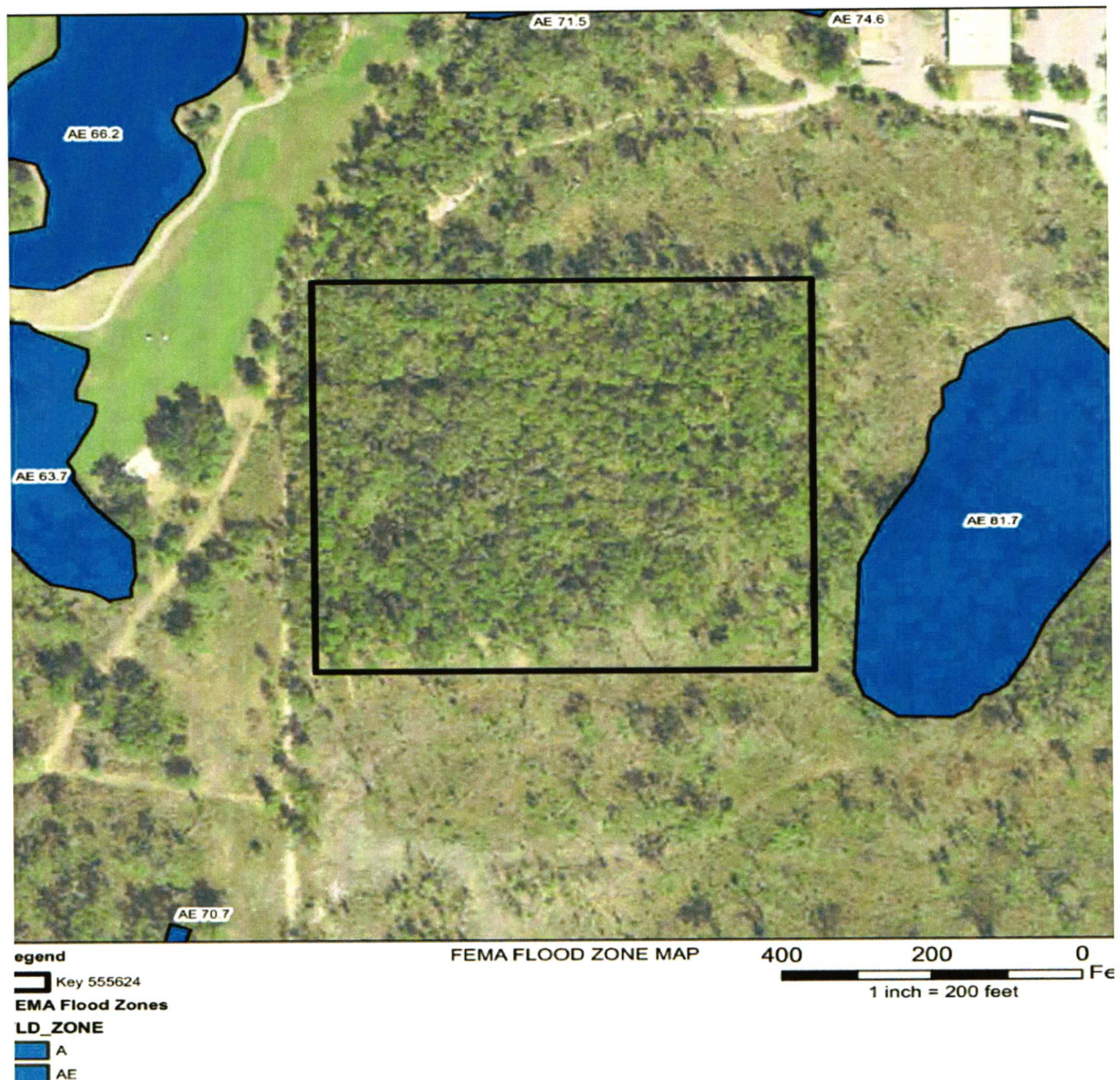
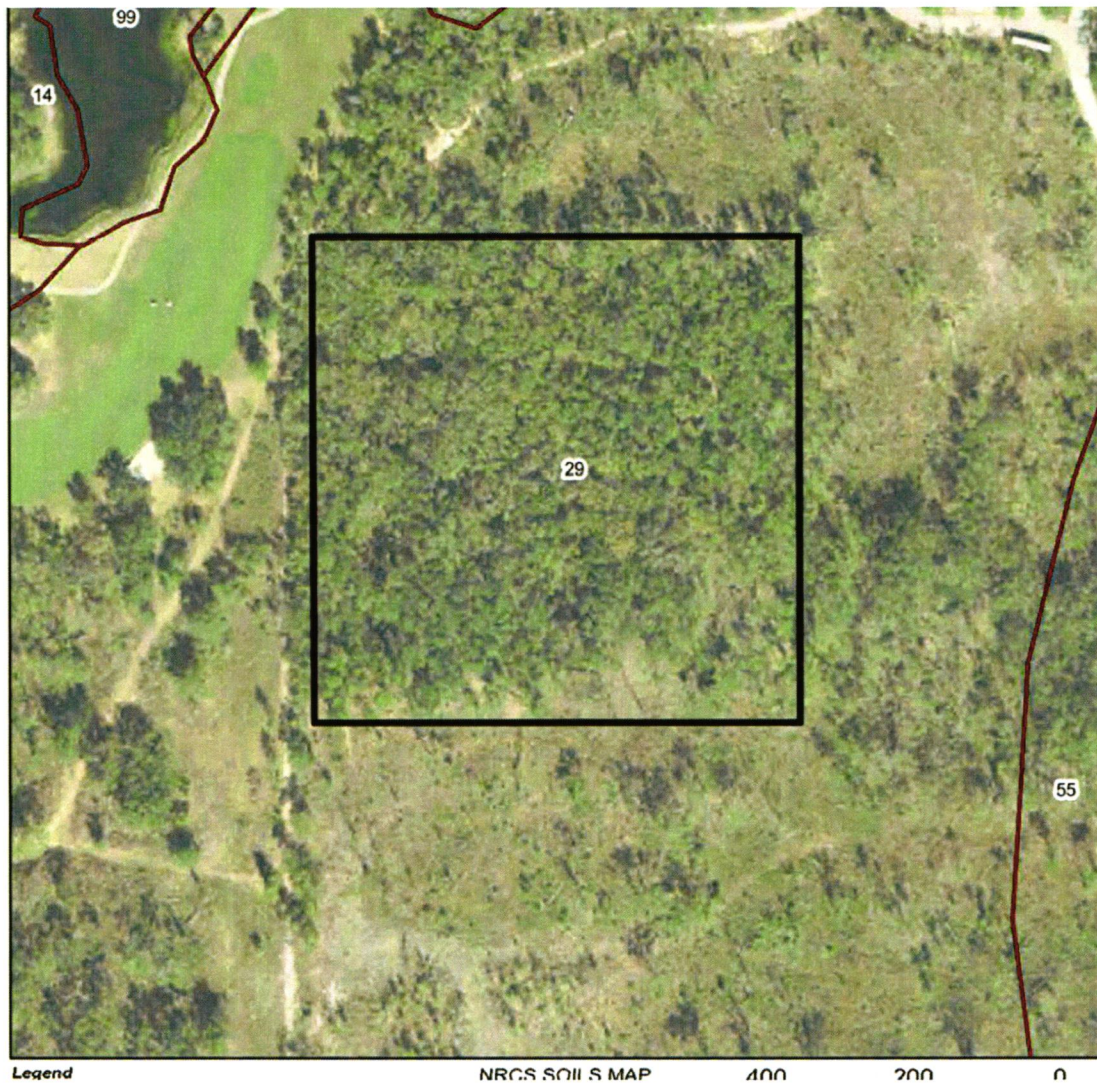


Figure 5. Cabot Citrus Farms-Pentz (Key no.555624) Floodplain Map



### Soils:

The soils associated with this site are Kendrick Fine Sand. The Kendrick series consists of well drained, slowly to moderately slowly permeable soils on nearly level to sloping areas in the Coastal Plain. Slopes range from 0 to 8 percent. Figure 6 identifies the soil types.



**Figure 6. Cabot Citrus Farms-Pentz (Key no.555624) Soil Map**

**Public Facility Impacts:***Utilities:*

The site will be served by Hernando County Utilities for sewer, and a private on-site water system. Other utilities include Electricity to be provided by Withlacoochee River Electric Cooperative, Natural Gas provided by TECO Peoples Gas, and Internet provided by AT&T and/or Spectrum.

*Solid Waste:*

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

*Drainage*

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 and Hernando County).

*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 will be incorporated into the overall master plan for Cabot Citrus Farms and will meet the previous performance conditions and standards related to access and transportation.





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## APPENDIX

### **Land Use Entitlements-Cabot Citrus Farms**



# MASTER PLAN REVISION CASE H-24-23

## STAFF REPORT

### RECOMMENDATIONS / ACTIONS

#### **STAFF RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION**

AUGUST 6, 2024

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the following petitioner suggested underlined and strikethrough performance conditions detailed within **Appendix A** of this Staff Report.

#### **PLANNING AND ZONING COMMISSION ACTION**

AUGUST 12, 2024

On August 12, 2024, the Planning and Zoning Commission voted 5 to 0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the petitioner suggested modified performance conditions detailed in **Appendix B** of this staff report.

#### **BOARD OF COUNTY COMMISSIONERS ACTION**

SEPTEMBER 24, 2024

On September 24, 2024 the Board of County Commissioners voted 4 to 0 to adopt a Resolution approving the petitioner's request to establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with modified performance conditions detailed in Appendix C of this report.

---

**BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION**


---

**HEARINGS:** Planning & Zoning Commission: August 12, 2024  
Board of County Commissioners: September 24, 2024

**APPLICANT:** Cabot Citrus OPCO LLC

**FILE NUMBER:** H-24-23

**REQUEST:** Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations

**GENERAL**

**LOCATION:** Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2,200' southeast of its intersection with the Suncoast Parkway

**PARCEL KEY**

**NUMBERS:** 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1353911, 1186175, 555651

---

**NOTICE OF APPLICANT RESPONSIBILITY**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

*The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.*



## **BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION**

---

### **BOARD OF COUNTY COMMISSIONERS ACTION**

On September 24, 2024 the Board of County Commissioners voted 4 to 0 to adopt a Resolution approving the petitioner's request to establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the following petitioner suggested modified performance conditions:

1. The project (all phases) shall be limited to 1,707 residential units and 400,000 square feet of non-residential amenities, in accordance with the Cabot Citrus Farms Master Plan approval. The entitlements are consistent with the World Woods Planned Development District (PDD). The residential unit entitlements are based upon 2,134.25 acres which includes the amount of PDD acreage placed in public ownership and the acreage included in the Cabot Citrus Farms Master Plan Approval. The density calculation is based upon a maximum density of one (1) unit per 1.25 gross acres within the World Woods Planned Development district as outlined by Strategy 1.05 C (4) of the Hernando County 2040 Comprehensive Plan.
2. Non-residential amenities are limited to the following mix of uses:
  - Community centers
  - Clubhouses
  - Gift shops
  - Recreational Facilities (not limited to Racquet, Swim, Tennis, Gun Club, etc.)
  - Spa & Wellness
  - Rental stores
  - Restaurants
  - Maintenance Facilities
  - Central Receiving and Resort Operations Facility
  - Golf and Golf Facilities
3. The frontage road requirement for the subject development is waived.
4. An updated floral/faunal survey shall be required with each conditional plat or construction plan submittal as applicable.
5. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to

## **BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION**

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## **BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION**

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conserve water and reduce pollutant loading to Florida's wetlands and surface waters.

6. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
7. The petitioner shall be required to provide LIDAR and best available technology practices to locate features that are present with each construction phase of development or conditional plat process as applicable. The developer will utilize the most up to date professionally accepted engineering practices to establish protective standards and related buffer widths to protect active Karst features and Special Protection Areas, unless filled/eliminated in accordance with SWFWMD regulations.
8. A Master Plan Revision shall be required for a portion of the site identified as "Proposed Phase 2 Master Plan Area" prior to development.
9. In conjunction with each construction phase of development or conditional plat process as applicable, the developer shall coordinate with County and State regulatory review agencies to determine the extent of caves, other karst vulnerable features, special protection areas, and water resources that may be adversely impacted by development. Any recommendations made by the regulatory review agencies shall be incorporated into the required development permits.
10. The following shall be considered in conjunction with the construction plan phase of development and/or conditional plat(s) for Phase 2:
  - a. The green industries best management practices and LID techniques for stormwater management.
  - b. Protective buffers and a Cave Protection Plan for County review and approval based upon best engineering practices for the cave complex, special protection areas and karst features to be preserved.
  - c. Protective karst buffers and wetlands to be preserved shall have conservation easements in favor of the Cabot Citrus Farms HOA or CDD placed over them

## **BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION**

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at the time of final plat or the construction plan phase of development as applicable.

- d. Karst features, direct connections, special protection areas and wetlands to be modified or abandoned shall be completed in accordance with all applicable County/SWFWMD regulations.
11. All roadway/utility corridors shall utilize best management practices and techniques to minimize adverse impacts to the existing watershed.
12. A surface drainage analysis for the Phase 2 area is required at the time of each construction phase and/or conditional plat process as applicable.
13. A **500-foot SPA delineation** shall be shown around all designated special protection areas on each construction phase of development and/or conditional plat process as applicable. Prohibited uses as identified in Chapter 28 of the Hernando County Code of Ordinances shall meet the 500' setback surrounding designated special protection areas, including landscape improvements for golf courses, greens, fairways, or tees. Land associated with golf courses either existing or maintained without the application of pesticides, fertilizers or other horticultural chemicals is not prohibited in special protection areas.
14. For any full-time residences on the site, the applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years of the issuance of subdivision approval, site plan approval, or the functional equivalent for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
15. A Traffic Access Analysis is required for this project. This Traffic Access Analysis is to include a queuing analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
16. The applicant shall notify FDOT when utilizing state roads and US Highway 98 to access the subject development and coordinate with the FDOT when access and drainage permits are required.



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**BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION**

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17. Modification to Hebron Church Road, including construction access and a haul road to be approved by the County Engineer.
18. The roads, driveways and parking in this development shall be approved by the County Engineer, or as modified by County approved variance. As shown on the master plan, three (3) access points to US 98, one (1) to CR 491, and one (1) northern access as approved and permitted by Citrus County shall be allowed.
19. The petitioner shall be required to provide cross-access easements to the property located within the development that is privately owned and not part of this master plan.
20. Any building constructed on the property shall not exceed three (3) occupied stories, excluding any basement, provided such basement is surrounded by earth on at least 50% of its perimeter. These buildings shall be no more than 60' in height.
21. The petitioner shall provide a 100' building setback from privately-owned parcels, along US Highway 98 and C.R. 491.

22. Minimum Setbacks:

Residential Dwellings (Including Resort Residential):

- Front: 10' (Deviation from 25')
- Side (Detached Units): 5' (Deviation from 10')
- Side (Attached Units): 0' (Internal-Between Units) (Deviation from 10')
- Rear: 10' (Deviation from 20')

Condominiums/Multifamily:

- Front: 10' (Deviation from 25')
- Side: 5'/0' (Deviation from 10')
- Rear: 10' (Deviation from 20')

23. Minimum Lot Sizes:

- Single-Family Residential: 4,950 sq. ft. (Deviation from 6,000 sq. ft.)
- Resort Residential: 2,400 sq. ft. (Deviation from 6,000 sq. ft.)

24. Maximum Building Height: 3 occupied stories

## **BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION**

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25. Minimum Non-Residential Setbacks:
  - Front: 0' (Deviation from 35')
  - Side: 0' (Deviation from 10')
  - Rear: 0' (Deviation from 35')
26. All non-residential amenities shall be integrated into the development in a manner consistent with the World Woods Planned Development District strategies.
27. Appropriate sediment controls shall be in place prior to site clearing with special emphasis on karst features.
28. The Developer shall generate a project absorption schedule for the development. This schedule shall be updated on an annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.
29. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of notification in writing of the final BCC action. Failure to submit the revised plan will result in no further development permits being issued.



**RESOLUTION NO. 2024 - 205**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Cabot Citrus OPCO, LLC

**FILE NUMBER:** H-24-23

**REQUEST:** Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations

**GENERAL LOCATION:** Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2,200' southeast of its intersection with the Suncoast Parkway

**PARCEL KEY NUMBERS:** 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1353911, 1186175, 555651

**REQUEST:** Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:**

ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully

advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

- 1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:** After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES The Establishment of a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 24<sup>th</sup> DAY OF September 2024.

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

Attest: Hiedi Knappe, Deputy Clerk  
Douglas A. Chorvat, Jr.  
Clerk of Circuit Court & Comptroller

By: E. Narverud  
Elizabeth Narverud  
Chairperson



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson  
County Attorney's Office

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 12, 2025  
Local Planning Agency: July 1, 2025  
Board of County Commissioners: July 1, 2025

**APPLICANT:** Cabot Citrus OpCo LLC

**FILE NUMBER:** CPAM2501

**REQUEST:** Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on a 10.07-acre parcel from Rural to World Woods PDD

**GENERAL LOCATION:** West of Hebron Church Road and North of US Highway 98

**PARCEL KEY NUMBERS:** 555624

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### DESCRIPTION OF PROPOSED AMENDMENT

The proposed amendment is to change the Future Land Use on a 10.07-acre parcel from Rural to World Woods PDD. This change will bind the subject site to the objectives and strategies of the district and would not increase the overall development intensity.

### DESCRIPTION OF PROPOSED PROJECT

A companion application has been submitted to rezone the subject site to AG (Agricultural) to CPDP (Combined Planned Development Project) to incorporate the site into the Cabot Citrus Farms Master Plan.

#### Site Characteristics

**Total Site Size:** 10.07 acres

**Surrounding Zoning:** North: Combined Planned Development Project  
(Cabot Citrus Farms)  
South: Combined Planned Development Project  
(Cabot Citrus Farms)  
East: Combined Planned Development Project  
(Cabot Citrus Farms)  
West: Combined Planned Development Project  
(Cabot Citrus Farms)



**Surrounding Land Use:** North: Planned Development (World Woods Planned Development District)  
South: Planned Development (World Woods Planned Development District)  
East: Planned Development (World Woods Planned Development District)  
West: Planned Development (World Woods Planned Development District)

**Current Zoning:** Agricultural

### **IMPACTS OF PROPOSED AMENDMENT**

The current land use classification for the subject parcel is Rural. The petitioner's request to incorporate the subject site into the World Woods Planned Development District will not provide entitlements to this specific site; instead, it will allow the uses and the development intensity to be utilized on the site as part of the larger master planning for the community. No additional impact is anticipated as a result of this amendment.

### **COMPREHENSIVE PLAN CONSISTENCY**

The proposed Comprehensive Plan Amendment is consistent with the World Woods Planned Development District. As the site is completely surrounded by parcels currently within the PDD, the Comprehensive Plan Amendment would further fulfill the objectives and strategies of this district.

### **World Woods Planned Development District**

**Objective 1.05C:** Maximize the recreational and tourist potential of the World Woods Golf Resort through the master planning of land uses and clustering of residential units.

**Strategy 1.05C(1):** Establish a Planned-Development Land Use Category on the Future Land Use Map which allows for a mixture of the following land uses: Golf Courses, Clubhouse, Resort Residential Dwellings, Condominiums, Residential Dwellings, Resort Hotel and Ancillary Facilities (including but not limited to restaurant, pro shop, tennis club, parking, interim sewage treatment plan, etc.).

**Strategy 1.05C(2):** Locate residential units, resort hotel, clubhouse, paved parking, interim sewage treatment plants and other buildings toward the interior of the district, no closer than 100 feet from abutting privately owned parcels or from U.S. 98 or C.R. 491.

**Strategy 1.05C(3):** Prepare a master plan with development standards for the utilization of the area prior to any construction approvals being issued.

**Strategy 1.05C(4):** The following are usage guidelines for the Master Plan. Residential density shall be a maximum of one (1) unit per 1.25 gross acres of land within the planned development district, with residential land use of no greater than 25% of the land area. Public access shall be from U.S. 98 and C.R. 491 only. The approved residential density shall include resort residential dwellings, condominiums, residential dwellings and resort hotel. Development of the residential land use within the planned development district shall include at least 660 dwelling units in the resort residential dwellings and hotel categories.

**Strategy 1.05C(5):** At least 70% of the total land area shall consist of open space, a category which includes the golf courses and practice areas. At least 50% of the hammock shall be preserved. Wherever possible, areas of preserved hammock shall be connected by a corridor of natural hammock vegetation which may be crossed by golf cart paths. In the site planning of the property, the hammock preservation shall be established in such a fashion that at least 210 acres of upland shall be retained in the southern portion of the property, with Horse Lake and a 150 acre tract of upland hammock contiguous to the lake being retained as a continuous tract with only a boardwalk, or walking or jogging trails allowed. Walking and jogging trails shall be designed so as to preserve the habitat and wildlife species. The additional 60 acres of upland must at least be inter-connected by corridors. The connections may only be broken by cart paths, walking trails and one entrance road.

**Strategy 1.05C(6):** A 100' natural vegetative buffer shall be maintained around the perimeter of the PDD where it abuts privately-owned parcels. Where a natural vegetative buffer does not exist, the developer shall plant a vegetative buffer of natural species to meet the 100' standard.

**Strategy 1.05C(7):** Prior to development approval, a geologic assessment of the proposed development areas must be secured by the developer and provided to the County. The assessment must be prepared by a qualified professional approved by the County.

**Strategy 1.05C(8):** In areas of the property that may affect the cave feature known to exist, development approvals will not be issued until scientific information is provided by the developer to the County to assure that the cave will not be negatively impacted. Once sufficient scientific information is provided to determine an area above the cave where development should be limited or prohibited, a "preservation tract" will be established for that area. If development approvals are greater than one (1) unit per 3.18 gross acres of land within the PDD, an

appropriate environmental entity will be chosen to manage the preservation tract, with concurrence by the County.

**Strategy 1.05C(9):** Floral and faunal surveys shall be conducted by appropriate state agencies and qualified scientists within subsurface geologic features. Protection shall be afforded new species.

**Strategy 1.05C(10):** Development of the property within the District shall adhere to green industries Best Management Practices (BMPs), including Integrated Pest Management (IPM) (FDEP & FDCA, 2002. Protecting Florida Springs - Land Use Planning Strategies & Best Management Practices). Florida Yards & Neighborhoods (FYN) education shall be provided for individual lot owners.

**Comments:** An associated rezoning application (H2513) has been submitted for the subject parcel. If approved, the site will be incorporated into the Cabot Citrus Farms Master Plan and will be held to the conditions of approval associated therein.

## **FINDINGS**

The request for a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential to Commercial on a 10.07-acre tract (MOL) is appropriate based on the following conclusions:

1. The request is consistent with the County's Comprehensive Plan Strategies for the World Woods Planned Development District
2. There is a corresponding rezoning application to incorporate the subject parcel into the Cabot Citrus Farms Planned Development District.
3. This Comprehensive Plan does not increase the development intensity or density; it simply incorporates the property into the PDD land use designation.

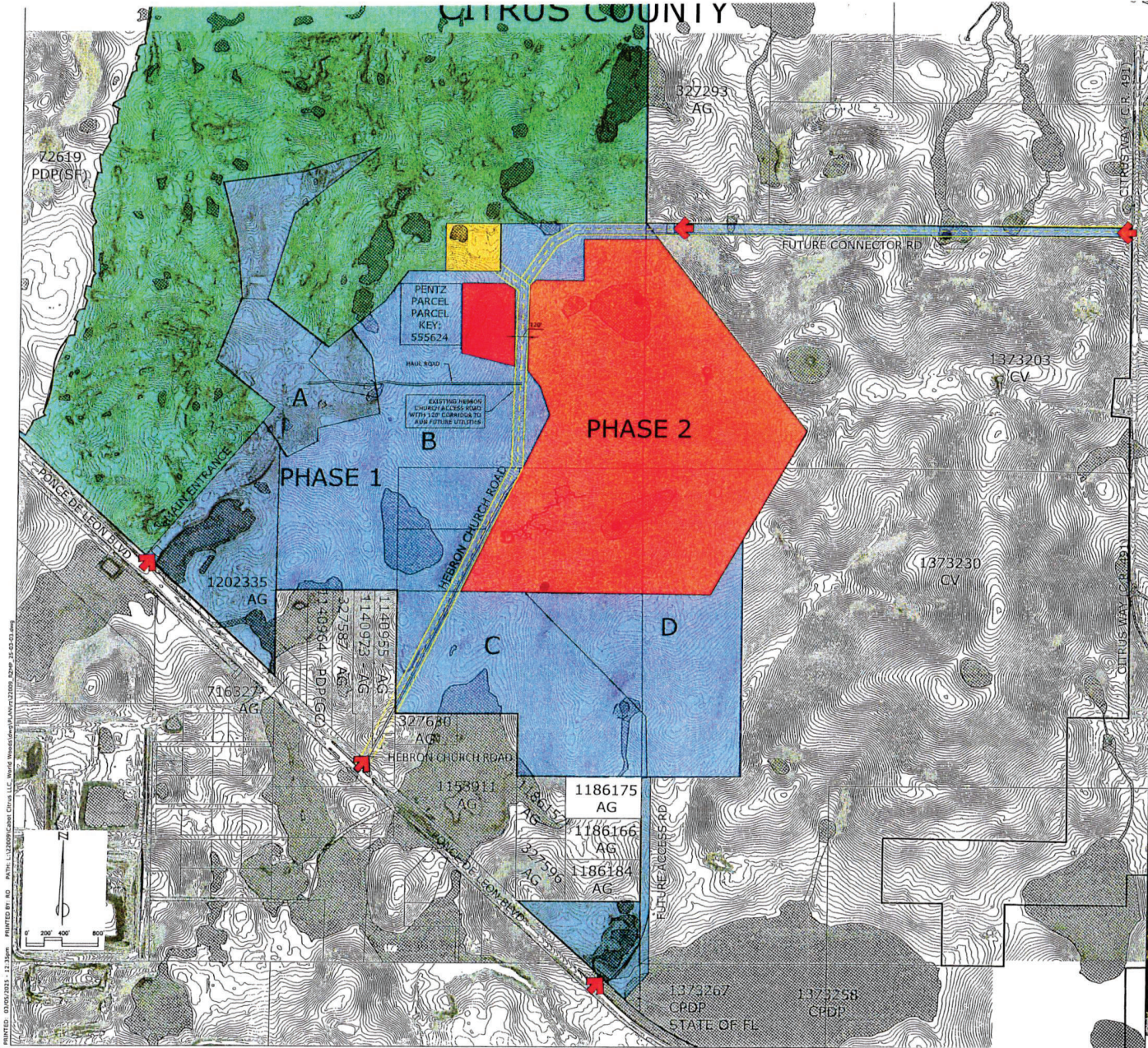
## **STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

## **P&Z RECOMMENDATION**

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend approval of the Small-Scale Comprehensive Plan Amendment.

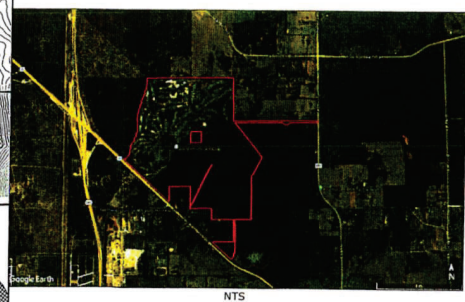




**LEGEND**

- EXISTING GOLF COURSE AND PRACTICE FACILITIES
- PHASE 1 RESORT RESIDENTIAL WITH GOLF AND ANCILLARY FACILITIES
- PHASE 2 RESORT RESIDENTIAL WITH GOLF AND ANCILLARY FACILITIES
- MAINTENANCE SERVICES
- FLOODPLAIN
- ENTRANCE
- GATEHOUSE
- CONNECTOR ROADS
- WORLD WOODS PDD BOUNDARY
- SUBTERRANEAN CAVE SYSTEM
- WETLAND
- SINKHOLE

**SITE DATA**  
Owner/Applicant: Cabot Citrus OPCO, LLC  
150 Bloor Street West, Suite 310  
Toronto, Ontario Canada M5S 2G9  
Parcel Key No. 327337, 327300, 327719, 327569, 327685, 327934, 327952, 328096, 1186175, 1353911, 1373203 & 555651  
Area: 1,216.45 - Acres  
Section/Township/Range: 11.02, 12, 13, 14/15/18E  
Current Zoning: CPDP  
Requested Zoning: CPDP  
Maximum No. of Lots: 1,707  
Non-Residential Amenities: 400,000 SF  
Perimeter Building Setbacks: 100' from privately owned property lines  
100' along US-98 & C.R. 411 (Citrus Way)  
Clubhouse:  
Front: 0' (provided adjacent sidewalk no less than 5')  
Side: 0' (provided common wall maintenance agreement no less than 10')  
Rear: 0' (provided there is a maintenance easement no less than 10')  
Minimum Setbacks:  
Residential Dwellings (Including Resort Residential):  
Front: 10' (Deviation from 25')  
Side (Detached Units): 5' (Deviation from 10')  
Side (Attached Units): 0' (Internal-Between Units) (Deviation from 10')  
Rear: 10' (Deviation from 20')  
Condominiums/Multifamily:  
Front: 10' (Deviation from 25')  
Side: 5' (Deviation from 10')  
Rear: 5' / 0' (Deviation from 20')  
Minimum Lot Sizes:  
Single-Family Residential: 4,950 sq. ft. (Deviation from 6,000 sq. ft.)  
Resort Residential: 2,400 sq. ft. (Deviation from 6,000 sq. ft.)  
Maximum Building Height: 3 occupied stories  
Minimum Non-Residential Setbacks:  
Front: 0' (Deviation from 35')  
Side: 0' (Deviation from 10')  
Rear: 0' (Deviation from 35')  
All non-residential amenities shall be integrated into the development in a manner consistent with the World Woods Planned Development District or analogs.  
FEHA FIRH Community Panels: FEHA Panel 12053C01566, effective date of January 15, 2021.  
Fire Protection: To be addressed during the Conditional Plat phase.  
General Notes:  
1. This is a planning document and is not to be considered a final design or construction plan.



CABOT CITRUS FARMS

REZONING MASTER PLAN

REVISION (PENTE PARCEL)

REUSE OF DOCUMENT

THIS DOCUMENT IS THE PROPERTY OF COASTAL ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM COASTAL ENGINEERING, INC.

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

BY: \_\_\_\_\_

FOR: \_\_\_\_\_

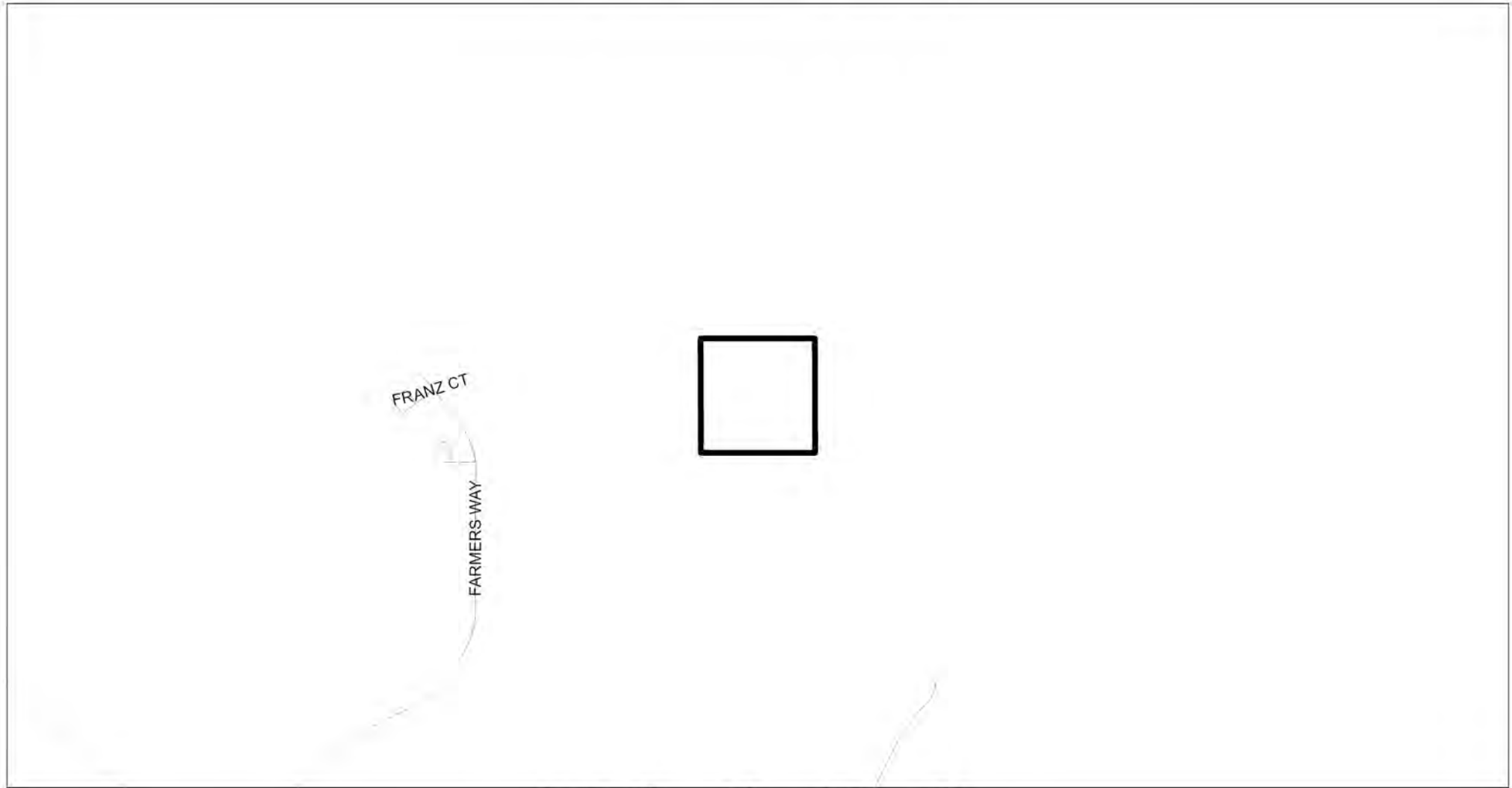
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# CPAM-25-01



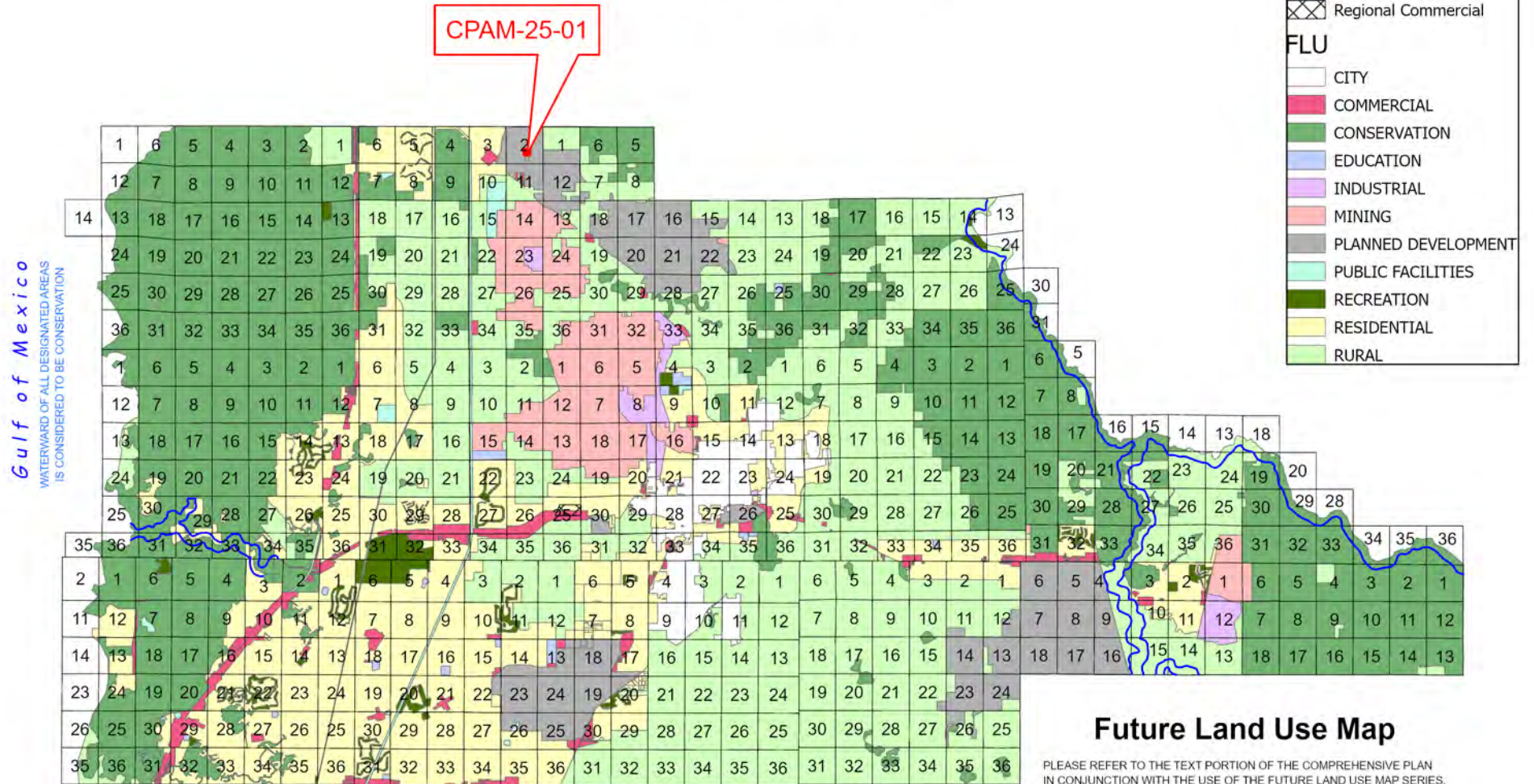
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Date of mapping: 04/17/2025

# Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM-25-01  
Version Date 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN  
IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL  
TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 1.5 3 6 9 12 Miles



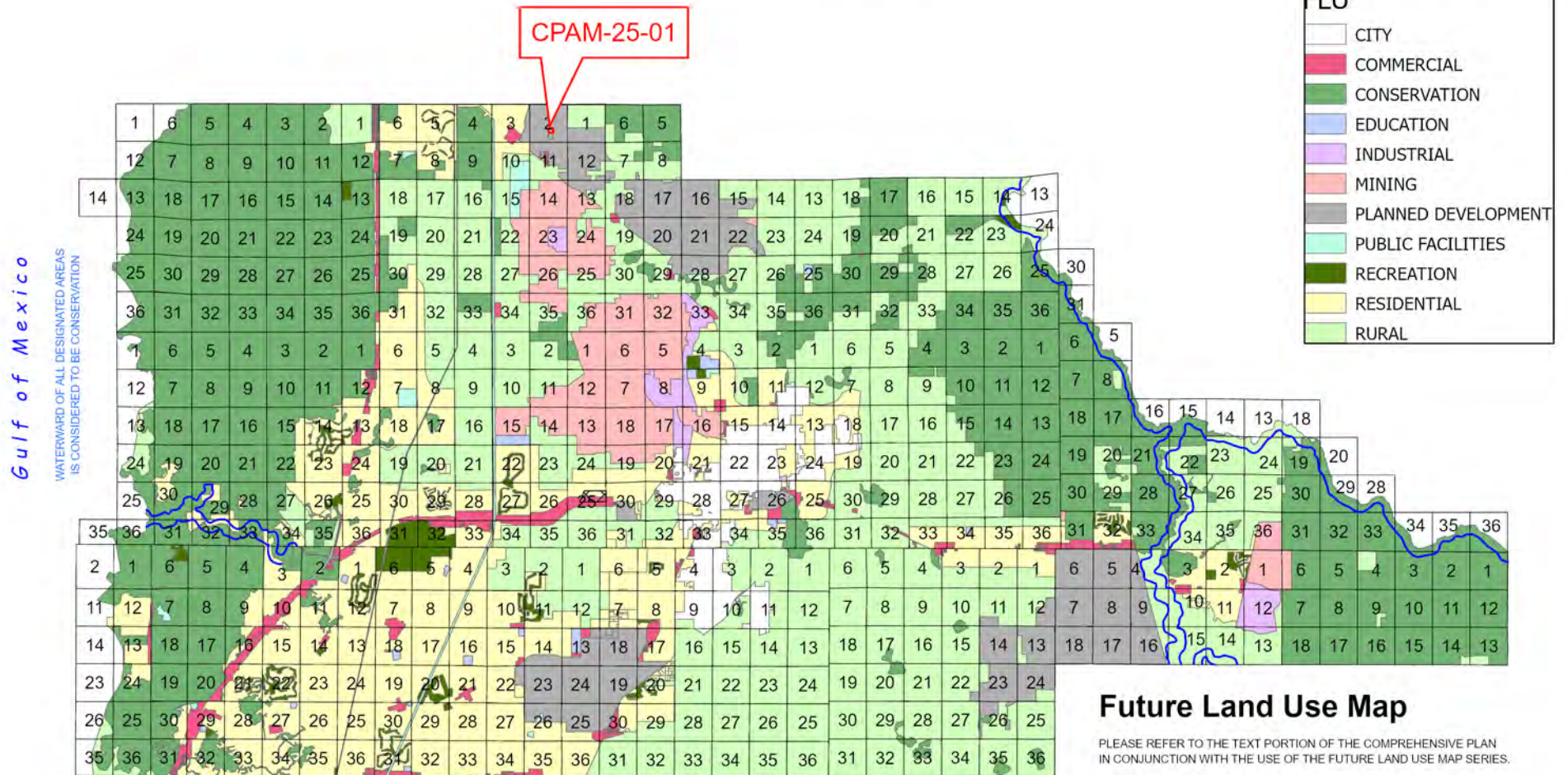
Date of mapping: 04/17/2025





# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM-25-01  
Version Date 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN  
IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

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TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 1.5 3 6 9 12 Miles

Date of mapping: 04/21/2025





# CPAM-25-01

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

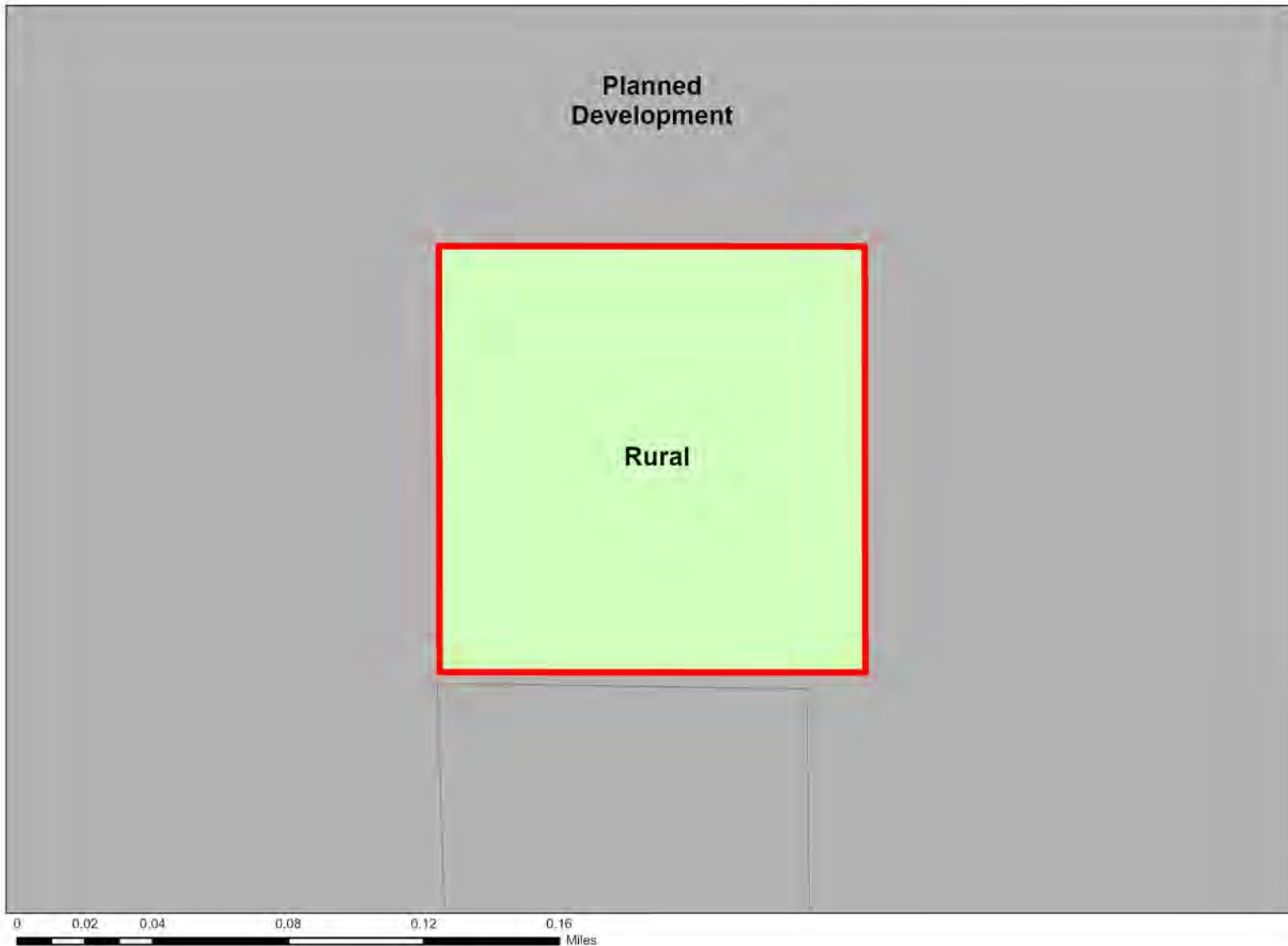




# Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM-25-01

Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Date of mapping: 04/21/2025

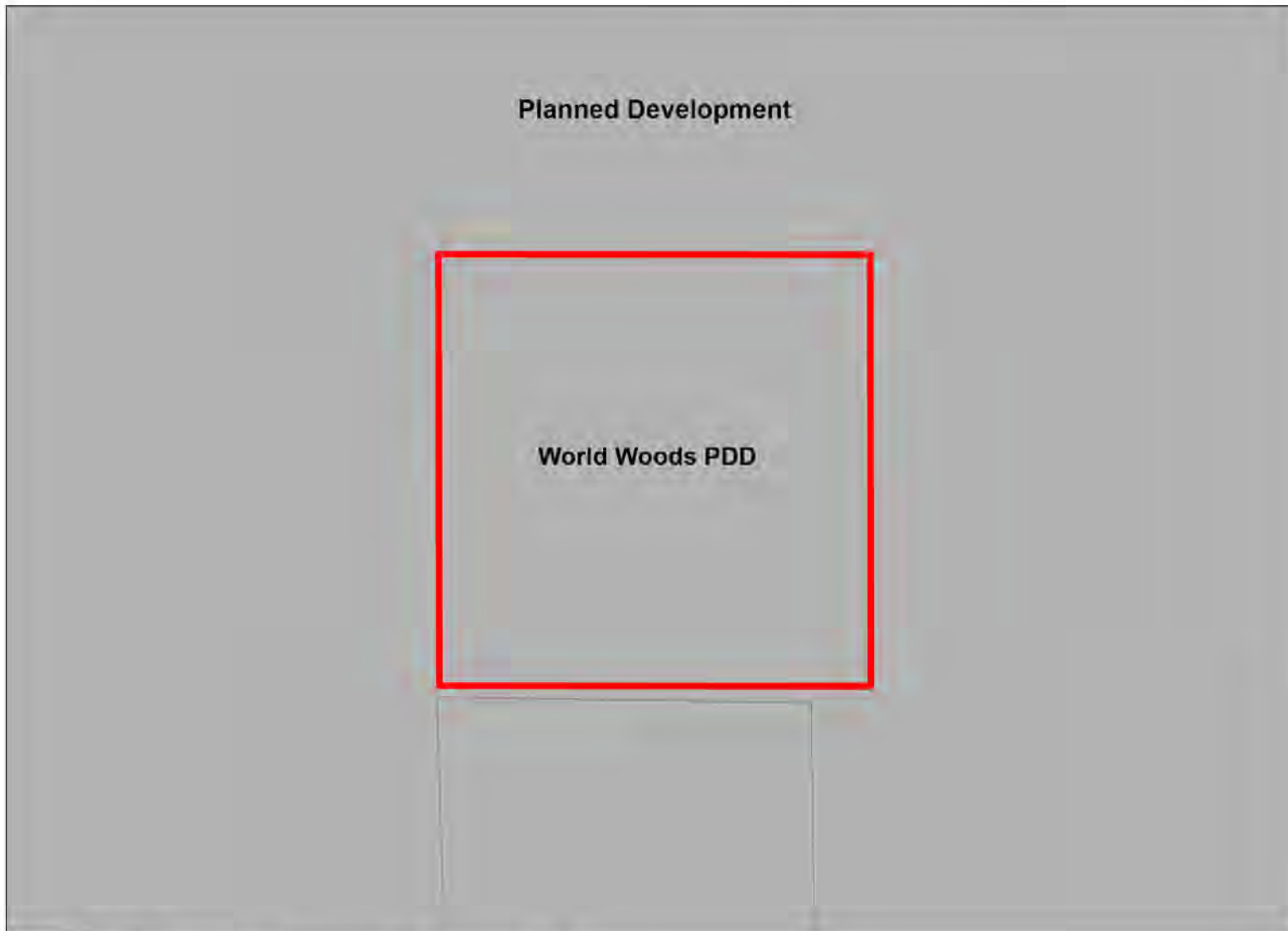




# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM-25-01

Version Date: 12/09/2022



0 0.02 0.04 0.08 0.12 0.16 Miles



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.

Date of mapping: 04/21/2025



# CPAM-25-01

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



ORDINANCE NO. 2025 - \_\_\_\_\_

AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 10.07 ACRES OF LAND GENERALLY LOCATED WEST OF HEBRON CHURCH ROAD AND NORTH OF US HIGHWAY 98; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-25-01 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act (now known as the Community Planning Act), as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the “Act”); and,

**WHEREAS**, on September 25, 2018, the Hernando County Board of County Commissioners (“BOCC”) adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within which, are included goals, objectives, and strategies used to guide future growth; and,

**WHEREAS**, the instant request is for the BOCC to amend Section B of the 2040 Hernando County Comprehensive Plan relating to the Future Land Use Map (attached as **Exhibit “A”** hereto and incorporated herein by this reference) hereinafter referred to as CPAM-25-01; and,

**WHEREAS**, CPAM-25-01 is an amendment to the County’s Future Land Use Map involving land that is 50 acres or less in size and which has been determined by the Hernando County Planning Department to constitute a “small scale development amendment” based upon the criteria set forth in Section 163.3187, Florida Statutes; and,

**WHEREAS**, small scale development amendments are exempt from state and regional review pursuant to Section 163.3187, Florida Statutes; and,

**WHEREAS**, the BOCC conducted a public hearing on July 1, 2025, in connection with the adoption of CPAM-25-01 as an amendment to the 2040 Hernando County Comprehensive Plan; and,

**WHEREAS**, upon enactment of this Ordinance, CPAM-25-01 will be transmitted as an adopted comprehensive plan amendment to the State Land Planning Agency and the other Review Agencies for filing.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:**

**SECTION I. Recitals.** The recitals set forth above are true and correct and incorporated herein by this reference.



1  
2       **SECTION II. Adopting CPAM-25-01.** CPAM-25-01 (attached as **Exhibit “A”** hereto  
3 and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando  
4 County Comprehensive Plan is amended accordingly, subject to the Effective Date provision  
5 (Section X) below.  
6

7       **SECTION III. Execution.** The Chairman of the Hernando County Board of County  
8 Commissioners is hereby authorized to execute this Ordinance, and all related documents.  
9

10       **SECTION IV. Transmittal of Adopted CPAM-25-01 to State Land Planning Agency**  
11 **and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting  
12 CPAM-25-01 to the State Land Planning Agency and the other Review Agencies within ten (10)  
13 days of adoption hereof pursuant to Section 163.3184, Florida Statutes.  
14

15       **SECTION V. Publication.** This Ordinance shall be published as required by law.  
16

17       **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the  
18 unincorporated area of Hernando County.  
19

20       **SECTION VII. Severability.** It is declared to be the intent of the Board of County  
21 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
22 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
23 the validity of the remaining portions of this Ordinance.  
24

25       **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable  
26 only to unincorporated areas of Hernando County, Hernando County ordinances, County  
27 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this  
28 Ordinance to the extent of such conflict except for ordinances concerning either adoption or  
29 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.  
30

31       **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby  
32 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this  
33 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray  
34 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.  
35

36       **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the  
37 Florida Secretary of State; however, the adopted amendment (CPAM-25-01) shall take effect and  
38 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the  
39 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the  
40 local government that the plan amendment package is complete or as otherwise provided in  
41 Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall  
42 become effective on the date the State Land Planning Agency or the Administration Commission  
43 enters a final order determining this adopted amendment to be in compliance. No development  
44 orders, development permits, or land uses dependent on this amendment may be issued or  
45 commence before it has become effective. If a final order of noncompliance is issued by the  
46 Administration Commission, this amendment may nevertheless be made effective by adoption of

1 a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land  
2 Planning Agency.

3  
4 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
5 **HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 1<sup>st</sup> DAY**  
6 **OF JULY, 2025.**

7  
8 **BOARD OF COUNTY COMMISSIONERS**  
9 **HERNANDO COUNTY, FLORIDA**

10  
11  
12  
13 Attest: \_\_\_\_\_  
14 DOUGLAS A. CHORVAT, JR.  
15 CLERK OF CIRCUIT COURT  
16 AND COMPTROLLER

17  
18  
19  
20  
21  
22  
23  
24  
25  
26 By: \_\_\_\_\_  
27 BRIAN HAWKINS  
28 CHAIRMAN  
29

26 **APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

27 By: Victoria Anderson  
28 County Attorney's Office  
29



## AGENDA ITEM

---

### TITLE

Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Cabot Citrus OpCo, LLC, a Foreign Limited Liability Company for Property Located on Hebron Church Road (H2513)

### BRIEF OVERVIEW

#### Request:

Rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) and Incorporation into Cabot Citrus Farms Master Plan

#### General Location:

West of Hebron Church Road and North of US Highway 98

#### P&Z Action:

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG to CPDP and incorporation into Cabot Citrus Farms master plan in accordance with the conditions of approval approved by the Board of County Commissioners for rezoning case H-24-23.

### FINANCIAL IMPACT

A matter of policy. No financial impact.

### LEGAL NOTE

The Board of County Commissioners has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for a PDP are found in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

### RECOMMENDATION

It is recommended that the Board adopt and approve the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from AG to CPDP and incorporation into Cabot Citrus Farms master plan in accordance with the conditions of approval approved by the Board of County Commissioners for rezoning case H2423.

### REVIEW PROCESS

Omar DePablo	Escalated	06/03/2025	5:18 PM
KayMarie Griffith	Approved	06/16/2025	3:34 PM
Albert Bertram	Approved	06/17/2025	9:27 AM
Pamela Hare	Approved	06/20/2025	3:59 PM



Victoria Anderson	Approved	06/23/2025	9:24 AM
Heidi Prouse	Approved	06/23/2025	10:13 AM
Toni Brady	Approved	06/25/2025	8:32 AM
Jeffrey Rogers	Approved	06/26/2025	6:30 AM
Colleen Conko	Approved	06/26/2025	8:03 AM

# 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: 02/27/2025

File No. H-25-13 Official Date Stamp:

**RECEIVED**

**MAR 05 2025**

Hernando County Development Services  
Zoning Division

**APPLICANT NAME:** Cabot Citrus OpCo LLC

Address: 17590 Ponce De Leon Blvd.

City: Brooksville State: FL Zip: 34614

Phone: (813) 694-6130 Email: mmotes@thecabotcollection.com

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

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville State: FL Zip: 34601

Phone: 352-796-9423 Email: permits@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): 00555624
2. SECTION 02, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Agricultural
4. Desired zoning classification: CPDP
5. Size of area covered by application: 10.07
6. Highway and street boundaries: Hebron Church 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 AFFIDIVAT

I, David Bennett, Vice President of CABOT CITRUS OPCO LLC, 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): CABOT CITRUS OPCO LLC  
and (representative, if applicable): Coastal Engineering Associates, Inc.  
to submit an application for the described property.

Signature of Property Owner (David Bennett, as Vice President of  
Cabot Citrus OpCo LLC, on behalf of  
such entity as Owner)

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2025, by  
David Bennett who is personally known to me or produced \_\_\_\_\_ as identification.

Debra Lane McDonald  
Signature of Notary Public

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

Notary Seal/Stamp

# 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: 02/27/2025

File No. \_\_\_\_\_ Official Date Stamp: \_\_\_\_\_

**APPLICANT NAME:** Cabot Citrus OpCo LLC

Address: 17590 Ponce De Leon Blvd.

City: Brooksville State: FL Zip: 34614

Phone: (813) 694-6130 Email: mmotes@thecabotcollection.com

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

**REPRESENTATIVE/CONTACT NAME:**

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville State: FL Zip: 34601

Phone: 352-796-9423 Email: permits@coastal-engineering.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

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4. Desired zoning classification: CPDP
5. Size of area covered by application: 10.07
6. Highway and street boundaries: Hebron Church 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 AFFIDIVAT

I, David Bennett, Vice President of CABOT CITRUS OPCO LLC, 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): CABOT CITRUS OPCO LLC  
and (representative, if applicable): Coastal Engineering Associates, Inc.  
to submit an application for the described property.

Signature of Property Owner (David Bennett, as Vice President of Cabot Citrus OpCo LLC, on behalf of such entity as Owner)

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27th day of February, 2025, by David Bennett who is personally known to me or produced as identification.

Debra Jane MacDonald  
Signature of Notary Public



DEBRA JANE MACDONALD  
Notary Public  
State of Florida  
Comm# HH334379  
Expires 11/21/2026

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



DEBRA JANE MACDONALD Notary Seal/Stamp  
Notary Public  
State of Florida  
Comm# HH334379  
Expires 11/21/2026

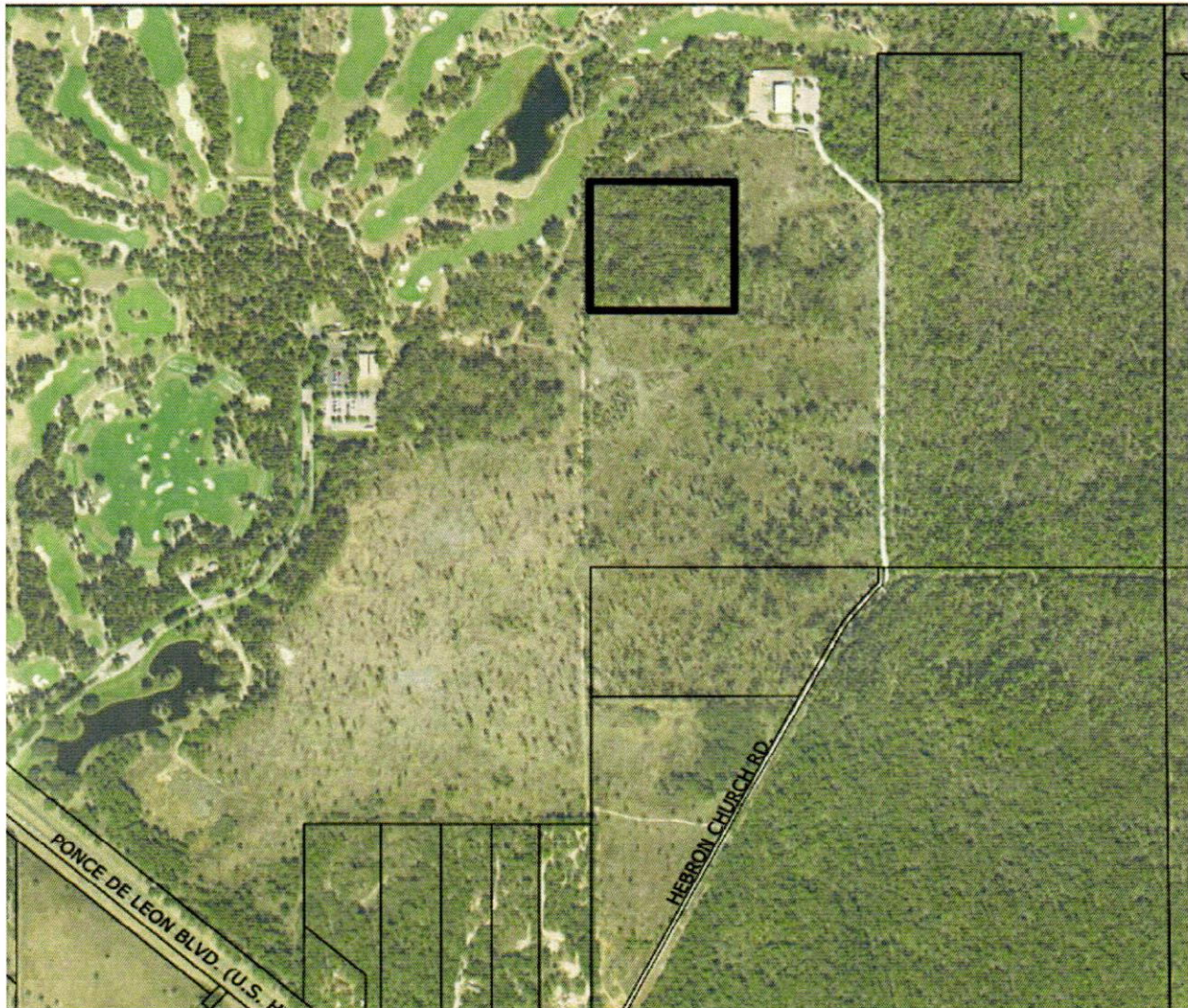


**CABOT CITRUS FARMS-PENTZ PARCEL**  
**SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND REZONING**  
**APPLICATION**

**PARCEL KEY 555624**

**General**

The subject parcel consists of 10 acres lying within Section 2, Township 21, Range 18 East and located west of Hebron Church Road and north of US 98 (Ponce De Leon Blvd.). The property is identified by parcel key 555624. Please see Figure 1 for the property location and aerial.



**Figure 1. Cabot Citrus Farms-Pentz (Key no.555624) Aerial & Location Map**



### Site Characteristics:

The site is heavily wooded, and currently vacant.

### Request:

The request is a Small Scale Comprehensive Plan Future Land Use Map Amendment to change the current land use designation from Rural to the World Woods Planned Development District (PDD) and to change the present zoning from Agriculture to Combined Planned Development Project (CPDP) to allow uses consistent with the Cabot Citrus Farms Resort Planned Development Project.

The site is entirely surrounded by the Cabot Citrus Farms Resort, will be incorporated into the resort, and will be utilized primarily as open space with the western end of the parcel used in conjunction with resort residential dwellings. The site will be developed in accordance with the performance conditions and entitlements previously approved for the Cabot Citrus Farms Planned Development CPDP. See the attached Appendix to this narrative.

### Current Land Use and Zoning:

The current land use designation on the site is Rural according to the Hernando County 2040 Comprehensive Plan. Please see Figure 2 for the current land use designation.

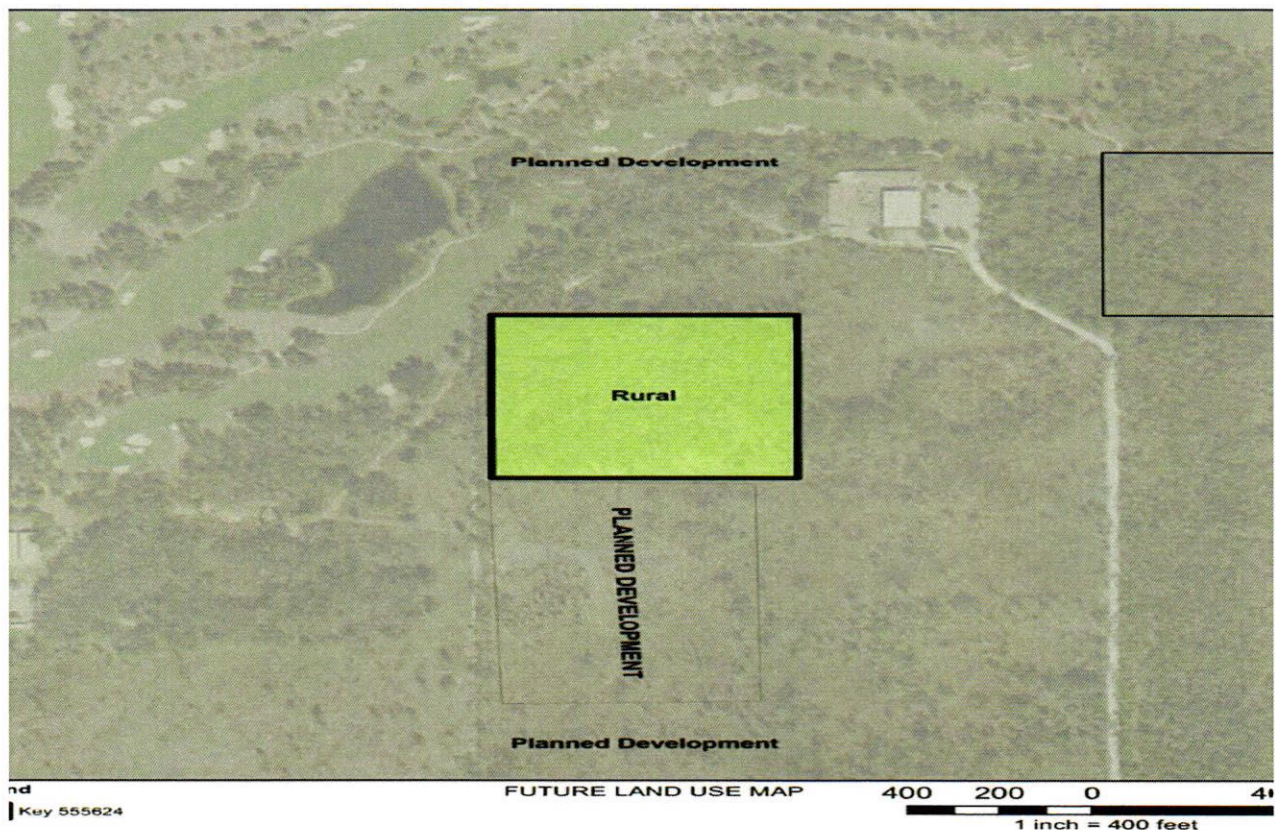


Figure 2. Cabot Citrus Farms-Pentz (Key no.555624) Comprehensive Future Land Use Map



The site is currently zoned Agriculture (AG). Please see Figure 3 for the current zoning designation.



**Figure 3. Cabot Citrus Farms-Pentz (Key no.555624) Current Zoning Map**



### Surrounding Zoning and Land Use:

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

	<b>Property Description</b>	<b>ZONING</b>	<b>FLUM</b>
North	Cabot Citrus Farms golf and maintenance facility	Combined Planned Development Project	(PDD) World Woods Planned Development District
South	Vacant	Combined Planned Development Project	(PDD) World Woods Planned Development District
East	Vacant	Combined Planned Development Project	(PDD) World Woods Planned Development District
West	Cabot Citrus Farms lodging and golf	Combined Planned Development Project	(PDD) World Woods Planned Development District

### Comprehensive Plan Consistency:

The site is currently designated as Rural by the Hernando County 2040 Comprehensive Plan and is completely surrounded by the World Woods Planned Development District. The proposed amendment to the Future Land Use Map would designate the site as Planned Development District (PDD) and the site would be bound by the Goals, Objectives and Policies of the 2040 Comprehensive Plan Future Land Use Element that apply to the World Woods PDD designation. No additional text amendments are proposed or contemplated.

### Environmental:

A preliminary environmental site visit was conducted on March 3, 2025. The following is a brief summary:

- The subject property is heavily forested with an assemblage of laurel oak, live oak, southern magnolia, and slash pine trees.
- The groundcover contains leaf litter, pine straw, patches of Cogan grass (exotic) and various vine species.
- No state or federally listed species were detected.
- No wetlands were detected.

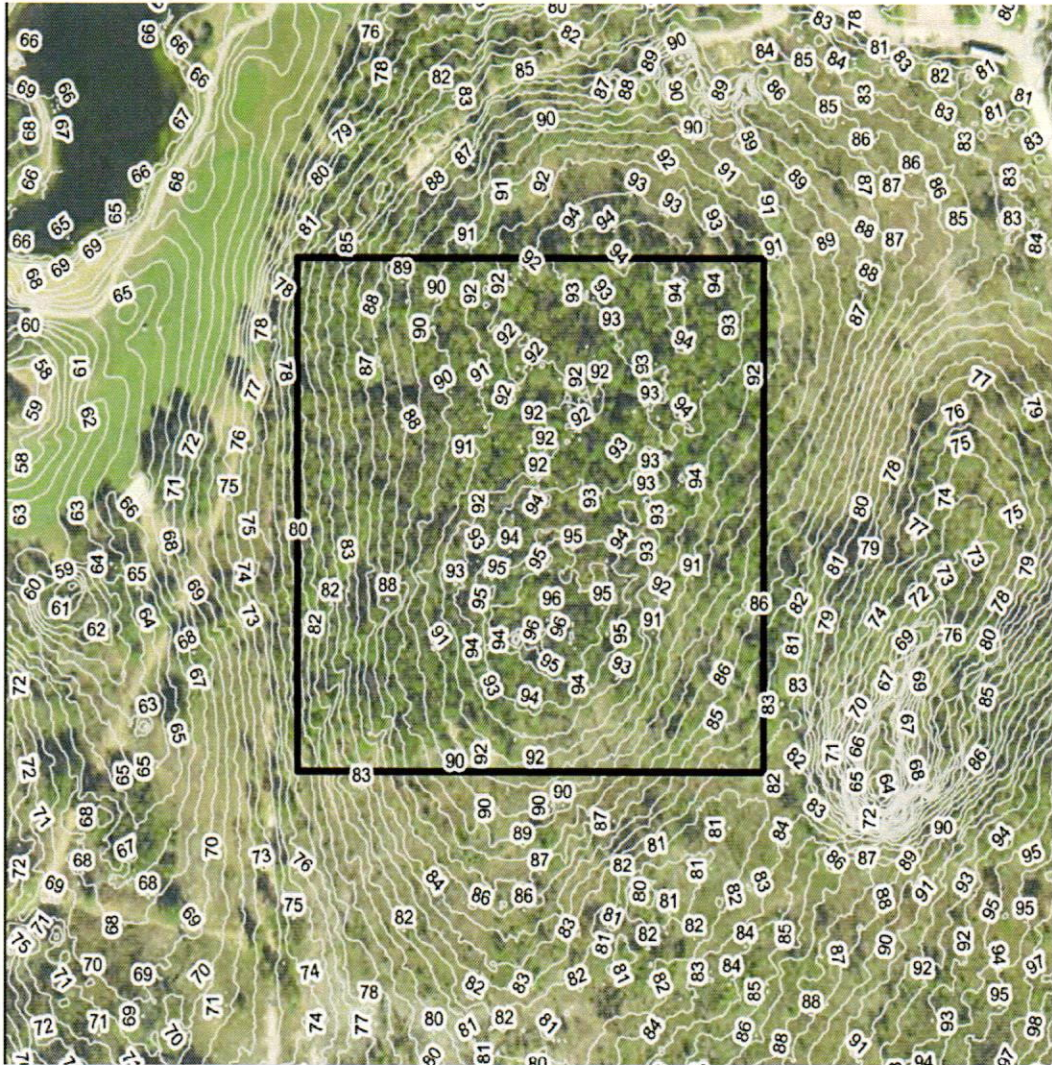
The performance conditions and entitlements associated with Cabot Citrus Farms establishes clear expectations for the protection of environmental features associated with the project.



Any applicable performance standards will be met during the engineering phases associated with the Pentz parcel.

**Topography:**

Topography on the site ranges from 80' on the edge of the site to 94' in the site center. See Figure 4 for the site topography.



**Figure 4. Cabot Citrus Farms-Pentz (Key no.555624) Topography Map**



## Floodplain:

The subject site is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0053D, effective date of February 2<sup>nd</sup>, 2012. As depicted in figure 5, there is no floodplain on the site, however small areas scattered around the subject site are within the 100-year floodplain and are designated AE.

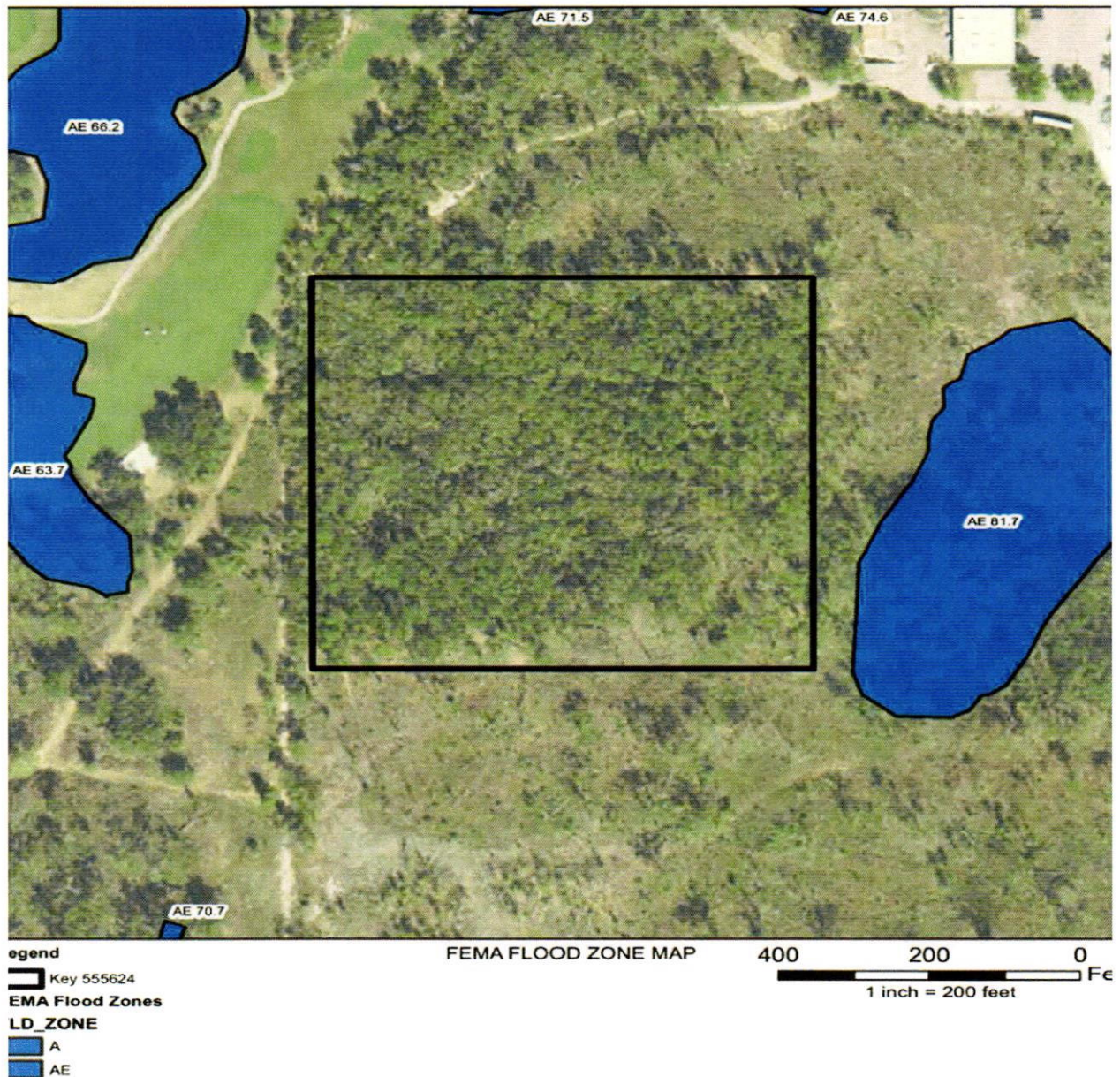


Figure 5. Cabot Citrus Farms-Pentz (Key no.555624) Floodplain Map



### Soils:

The soils associated with this site are Kendrick Fine Sand. The Kendrick series consists of well drained, slowly to moderately slowly permeable soils on nearly level to sloping areas in the Coastal Plain. Slopes range from 0 to 8 percent. Figure 6 identifies the soil types.

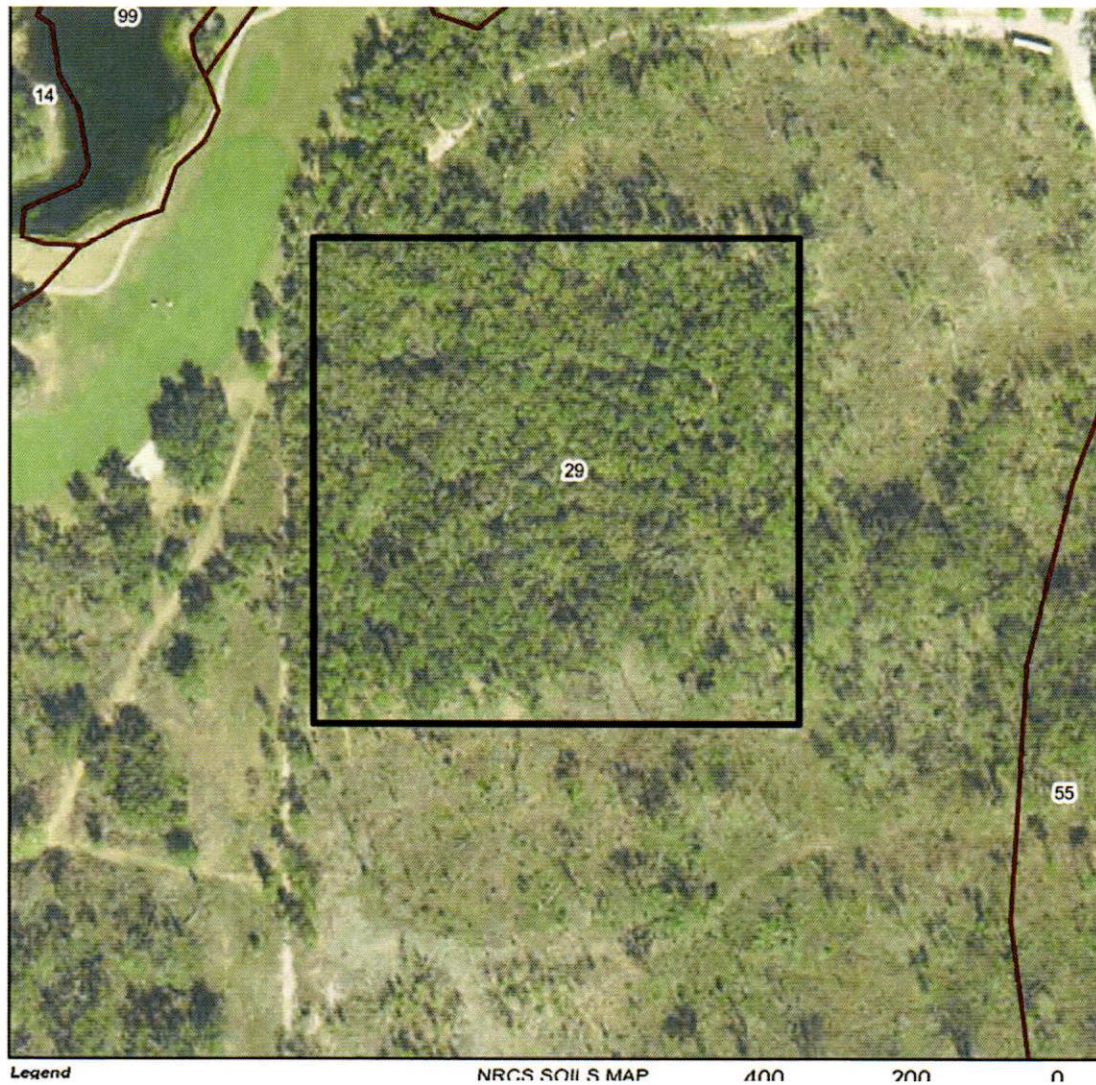


Figure 6. Cabot Citrus Farms-Pentz (Key no.555624) Soil Map

**Public Facility Impacts:***Utilities:*

The site will be served by Hernando County Utilities for sewer, and a private on-site water system. Other utilities include Electricity to be provided by Withlacoochee River Electric Cooperative, Natural Gas provided by TECO Peoples Gas, and Internet provided by AT&T and/or Spectrum.

*Solid Waste:*

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

*Drainage*

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 and Hernando County).

*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 will be incorporated into the overall master plan for Cabot Citrus Farms and will meet the previous performance conditions and standards related to access and transportation.





## APPENDIX

### **Land Use Entitlements-Cabot Citrus Farms**



# MASTER PLAN REVISION CASE H-24-23

## STAFF REPORT

### RECOMMENDATIONS / ACTIONS

#### **STAFF RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION**

**AUGUST 6, 2024**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the following petitioner suggested underlined and strikethrough performance conditions detailed within **Appendix A** of this Staff Report.

#### **PLANNING AND ZONING COMMISSION ACTION**

**AUGUST 12, 2024**

On August 12, 2024, the Planning and Zoning Commission voted 5 to 0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the petitioner suggested modified performance conditions detailed in **Appendix B** of this staff report.

#### **BOARD OF COUNTY COMMISSIONERS ACTION**

**SEPTEMBER 24, 2024**

On September 24, 2024 the Board of County Commissioners voted 4 to 0 to adopt a Resolution approving the petitioner's request to establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with modified performance conditions detailed in Appendix C of this report.

## STAFF REPORT

---

**HEARINGS:** Planning & Zoning Commission: May 12, 2025  
Board of County Commissioners: July 1, 2025

**APPLICANT:** Cabot Citrus OpCo LLC

**FILE NUMBER:** H-25-13

**REQUEST:** Rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) and Incorporation into Cabot Citrus Farms Master Plan

**GENERAL LOCATION:** West of Hebron Church Road and North of US Highway 98

**PARCEL KEY NUMBER(S):** 555624

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### APPLICANT'S REQUEST

The applicant is requesting the subject 10-acre parcel be rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) to allow uses consistent with the World Woods Planned Development District future land use classification and the Cabot Citrus Farms Planned Development Project.

This parcel has been recently acquired by Cabot Citrus OpCo LLC. No increases to the development density and/or intensity are being requested through this rezoning petition.

The subject site will be incorporated into the Cabot Citrus Master Plan and will be bound by the performance conditions as approved in file H-24-23.

### COMPREHENSIVE PLAN REVIEW

A companion Small-Scale Comprehensive Plan Amendment has been submitted for the subject site to change the future land use to Planned Development District (CPAM2501). Upon approval of this amendment, this rezoning application will be consistent with the World Woods Planned Development District and will be bound by the Goals, Objectives and strategies therein.

### FINDINGS OF FACT

The application to rezone the subject parcel from AG to CPDP and incorporate the parcel into the Cabot Citrus Farms master plan is appropriate based on the following:

1. Upon approval of the associated Comprehensive Plan Amendment (CPAM2501), the petition will be consistent with the Comprehensive Plan
2. As the development is surrounded by the existing Cabot Citrus Farms development and the proposed rezoning petition will incorporate the



application therein, the petition is consistent with the surrounding development and designation of the surrounding area.

### **NOTICE OF APPLICANT RESPONSIBILITY**

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

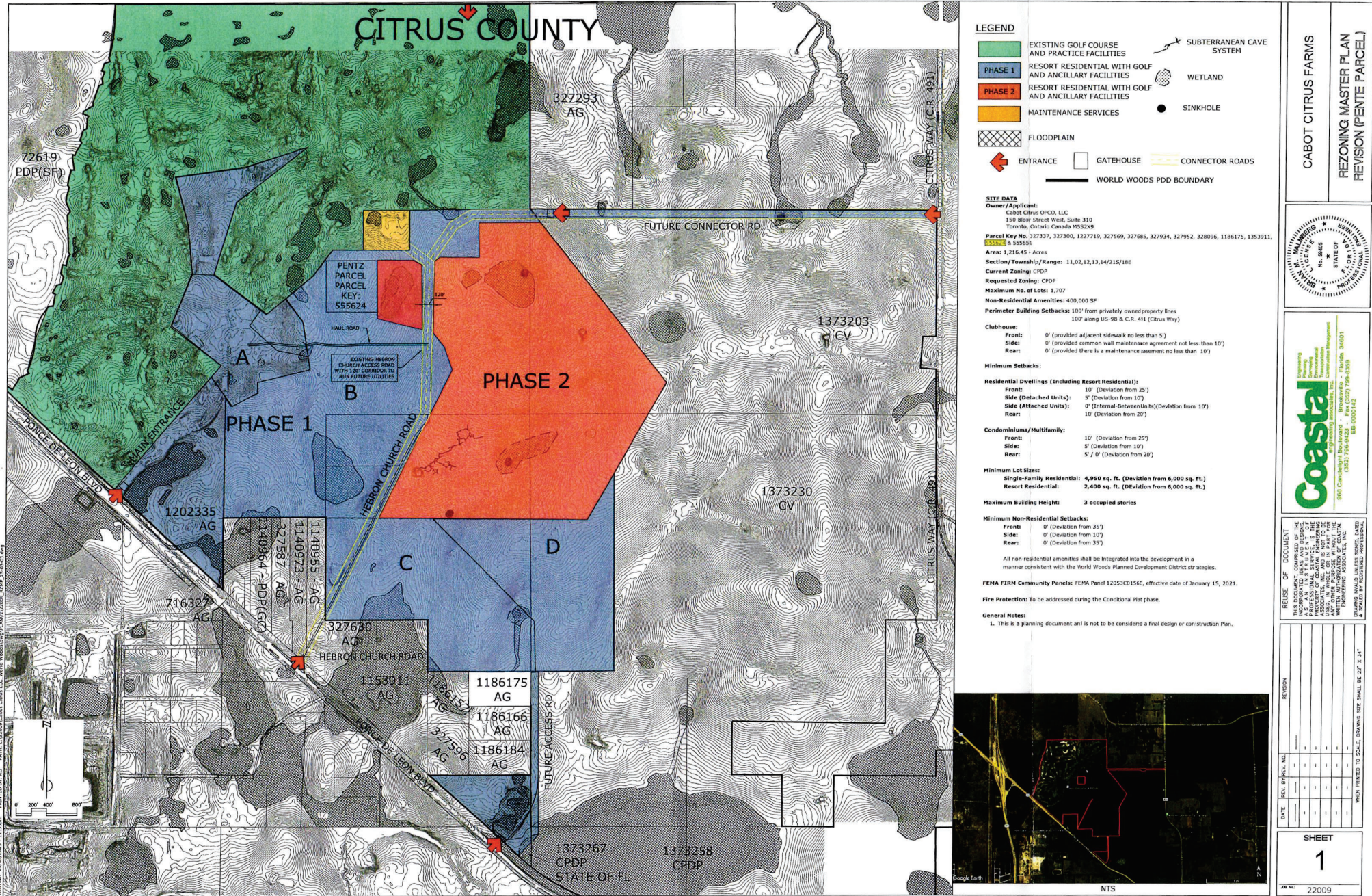
### **STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG to CPDP and incorporation into Cabot Citrus Farms master plan in accordance with the conditions of approval approved by the Board of County Commissioners for rezoning case H-24-23.

**P&Z RECOMMENDATION**

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG to CPDP and incorporation into Cabot Citrus Farms master plan in accordance with the conditions of approval approved by the Board of County Commissioners for rezoning case H-24-23.







# H-25-13

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-13

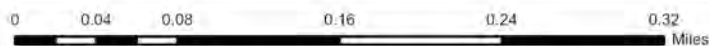
Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



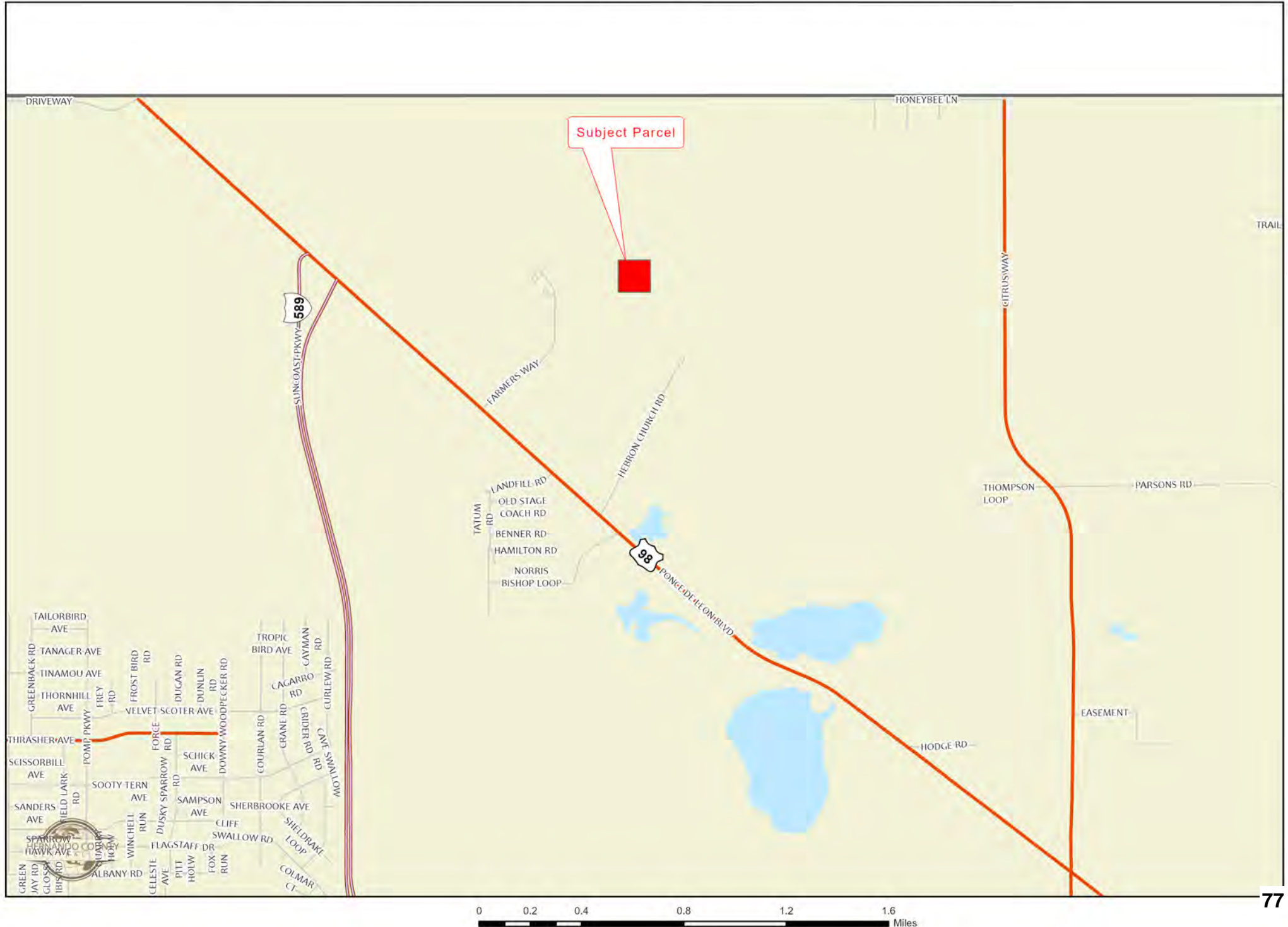
Date of mapping: 04/22/2025





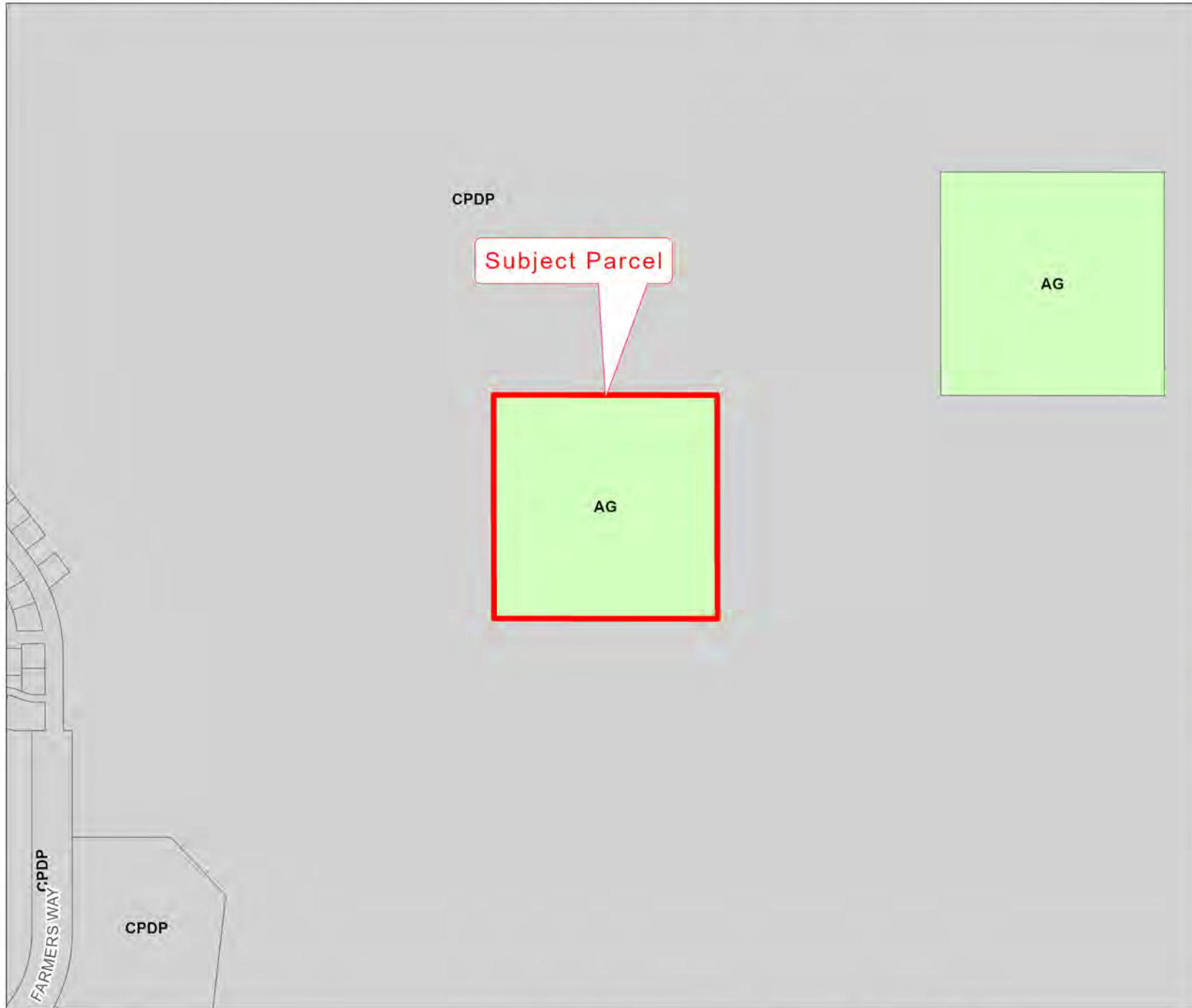
# H-25-13 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# H-25-13

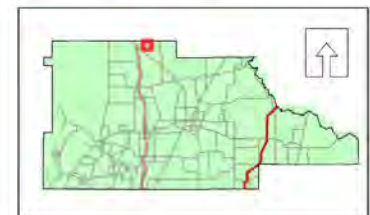
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Coastal Engineering Associates, Inc. on behalf of Cabot Citrus OpCo LLC, a Foreign Limited Liability Company

**FILE NUMBER:** H-25-13

**REQUEST:** Rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) and Incorporation into Cabot Citrus Farms Master Plan

**GENERAL LOCATION:** West of Hebron Church Road and North of US Highway 98

**PARCEL KEY NUMBERS:** 555624

**REQUEST:** Rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) and Incorporation into Cabot Citrus Farms Master Plan as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:** ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS OF LAW:** The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully



advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:**

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) and Incorporation into Cabot Citrus Farms Master Plan as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson  
County Attorney's Office



## AGENDA ITEM

---

### TITLE

Rezoning Petition Submitted by Kim K. Poteet and Shane M. Duryea for Property Located on Cecil Court (H2506)

### BRIEF OVERVIEW

#### Request:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

#### General Location:

South side of Cecil Court, approximately 288' west of Highgrove Road

#### P&Z Action:

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to convert the petitioner's request to a rezoning from R-1C (Residential) to PDP(RUR) Planned Development Project (Rural) with Agricultural/Residential uses and conditions.

### FINANCIAL IMPACT

A matter of policy. No financial impact.

### LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

### RECOMMENDATION

It is recommended that the Board adopt and approve the Chairman's signature on the attached resolution denying the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural Residential) and approving a rezoning from R-1C (Residential) to PDP(RUR) Planned Development (RUR) with Agricultural/Residential uses and performance conditions.

### REVIEW PROCESS

Omar DePablo	Escalated	06/03/2025 5:18 PM
KayMarie Griffith	Approved	06/16/2025 3:28 PM
Albert Bertram	Approved	06/17/2025 9:26 AM
Pamela Hare	Approved	06/17/2025 10:04 AM
Victoria Anderson	Approved	06/17/2025 10:50 AM
Heidi Prouse	Approved	06/17/2025 11:11 AM
Toni Brady	Approved	06/18/2025 11:38 AM
Jeffrey Rogers	Approved	06/18/2025 11:46 AM
Colleen Conko	Approved	06/18/2025 12:48 PM



# 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**

File No. H 25 06 Official Date Stamp:



Date: \_\_\_\_\_

**APPLICANT NAME:** Kim Poteet, Shane Duryea

Address: Hiddergrove Rd

City: Spring Hill

State: FL

Zip: 34609

Phone: 352 835 1224 Email: kpoteet36@gmail.com sduryea08@gmail.com

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

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: Kim Poteet

Address: 2341 Bolger Ave

City: Spring Hill

State: FL

Zip: 34609

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 00377041
2. SECTION \_\_\_\_\_, TOWNSHIP \_\_\_\_\_, RANGE \_\_\_\_\_
3. Current zoning classification: residential RIC
4. Desired zoning classification: agriculture/residential AR
5. Size of area covered by application: 2.5
6. Highway and street boundaries: \_\_\_\_\_
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: none)

**PROPERTY OWNER AFFIDAVIT**

I, Kim Poteet Shane Duryea, 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): Kim Poteet Shane Duryea and (representative, if applicable): \_\_\_\_\_ to submit an application for the described property.

Kim Poteet

Signature of Property Owner

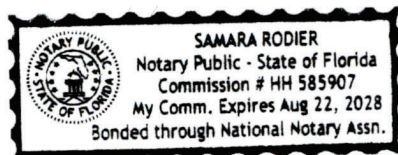
STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of February, 2025, by Kim Poteet + Shane Duryea who is ☐ personally known to me or ☒ produced FLDL as identification.

Samara Rodier

Signature of Notary Public



Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

2-3-25

To Whom it may concern

We want to switch the  
property from residential to  
agriculture. We want to put  
chickens on it for the kids.

Thank you  
Kiro Patel

Sham Dwyer



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 12, 2025  
Board of County Commissioners: July 1, 2025

**APPLICANT:** Kim Poteet, Shane Duryea

**FILE NUMBER:** H-25-06

**REQUEST:** Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

**GENERAL LOCATION:** South side of Cecil Court, approximately 288' west of Highgrove Road

**PARCEL KEY NUMBER:** 377041

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### APPLICANT'S REQUEST

The petitioner is requesting to rezone their 2.5-acre parcel from R-1C (Residential) to AR (Agricultural/Residential). The petitioner has indicated a desire to utilize their property for livestock and other agricultural uses. The area is categorized as agricultural-residential, with a mixture of residential, agricultural, and agricultural-residential uses.

### SITE CHARACTERISTICS

**Site Size:** 2.5 acres

**Surrounding Zoning & Land Uses:**

North:	R-1C; Single-family
South:	R-1C; Single-family
East:	AG; Single-family
West:	R-1C; Single-family

**Current Zoning:** R-1C (Residential)

**Future Land Use Map Designation:** Residential

### UTILITIES REVIEW

Hernando County Utilities does not currently supply water or sewer service to this parcel. Water and sewer are not available to this parcel. HCUD has no objection to the zoning change from R-1C (Residential) to AR (Agricultural/Residential) to allow chickens on property.

**ENGINEERING REVIEW**

The subject parcel is located on the South side of Cecil Court approximately 288' west of Highgrove Road.

The County Engineering Department has reviewed the request and indicated no traffic concerns.

**LAND USE REVIEW**

Minimum AR (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

- i. Aquaculture
- ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
- iv. Horticultural specialty farms, including the cultivation of crops.
- v. Accessory structures related to the principal use of the land.
- vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
- vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) Agricultural/residential:

- i. Single-family dwellings



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## COMPREHENSIVE PLAN REVIEW

The subject is located within the Residential Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located near the Hernando Highlands area which is currently in transition with many parcels in close proximity requesting rezoning from R-1C (Residential) to AR (Agricultural/Residential) due to the rural nature of the area.

### Future Land Use, 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.

**Comments:** The parcel is within the Residential land use classification and is surrounded by residential parcels 0.6 to 4.2 acres in size. The proposed rezoning is consistent with the strategies for residential density and the pattern of land development on the surrounding parcels.

## FINDINGS OF FACT

A rezoning from R-1C (Residential) to AR (Agricultural/Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan.

## NOTICE OF APPLICANT RESPONSIBILITY

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

## STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential).

**P&Z RECOMMENDATION**

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to convert the petitioner's request to a rezoning from R-1C (Residential) to PDP(RUR) Planned Development Project (Rural) with Agricultural/Residential uses and conditions addressing the following:

- The petitioner shall be limited to grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- The petitioner shall construct a 6' opaque fence along the northern boundary of the site where abutting the Oaks community.

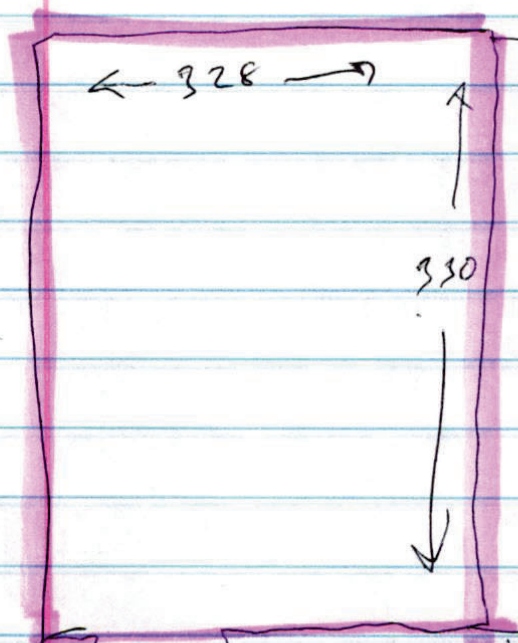
## **REVISED STAFF RECOMMENDATION**

Based on the Planning and Zoning Commission recommendation, Staff has revised its recommendation as follows:

It is recommended that the Board of County Commissioners adopt a resolution denying the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural Residential) and adopt a resolution approving a rezoning from R-1C (Residential) to PDP(RUR) Planned Development (RUR) with Agricultural/Residential uses and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall be limited to grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
3. The petitioner shall construct a 6' opaque fence along the northern boundary of the site where it abuts the Oaks community.
4. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued





20  
←→

Highway



# H-25-06

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-06

Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.06 0.11 0.17 0.22 Miles



Date of mapping: 03/12/2025





# H-25-06 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# H-25-06

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Kim K. Poteet and Shane M. Duryea

**FILE NUMBER:** H-25-06

**REQUEST:** Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

**GENERAL LOCATION:** South side of Cecil Court, approximately 288' west of Highgrove Road

**PARCEL KEY NUMBERS:** 377041

**REQUEST:** Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:** ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS OF LAW:** The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:



1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:**

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES a resolution denying the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural Residential) and adopt a resolution approving a rezoning from R-1C (Residential) to PDP(RUR) Planned Development (RUR) with Agricultural/Residential uses as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson  
County Attorney's Office



## AGENDA ITEM

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### TITLE

Rezoning Petition Submitted by Francisco Antonio Chacon Herrera for Property Located on Square Stone Street (H2476)

### BRIEF OVERVIEW

#### Request:

Rezoning from R-1C (Residential) to AR-2 (Agriculture/Residential)

#### General Location:

North of Square Stone Street, approximately 250' west of the intersection of Split Stone Drive and Square Stone Street

#### P&Z Action:

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR-2 (Agriculture/Residential).

### FINANCIAL IMPACT

A matter of policy. No financial impact.

### LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

### RECOMMENDATION

It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR-2 (Agriculture/Residential).

### REVIEW PROCESS

Omar DePablo	Escalated	06/03/2025 5:18 PM
KayMarie Griffith	Approved	06/16/2025 3:23 PM
Albert Bertram	Approved	06/17/2025 9:26 AM
Pamela Hare	Approved	06/17/2025 9:58 AM
Victoria Anderson	Approved	06/17/2025 10:50 AM
Heidi Prouse	Approved	06/17/2025 11:14 AM
Toni Brady	Approved	06/18/2025 11:37 AM
Jeffrey Rogers	Approved	06/18/2025 12:03 PM
Colleen Conko	Approved	06/18/2025 12:52 PM

## 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: 02/12/2025

File No. \_\_\_\_\_ Official Date Stamp:

RECEIVED

FEB 14 2025

Hernando County Development Services  
Zoning Division

APPLICANT NAME: Francisco Chacon Herrera

Address: 6213 English Hollow Rd

City: Tampa

State: FL

Zip: 33647

Phone: 770-885-6106

Email: frankciscoch@gmail.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name:

Address:

City:

State:

Zip:

Phone:

Email:

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

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 22406
2. SECTION 22, TOWNSHIP 22, RANGE 21
3. Current zoning classification: R1C
4. Desired zoning classification: AR2
5. Size of area covered by application: 50,325.00 SQF
6. Highway and street boundaries: on Square Stone St and Split Stone 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: none)

PROPERTY OWNER AFFIDIVAT

I, Francisco Chacon Herrera, 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):

and (representative, if applicable):

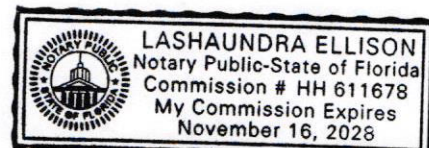
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of February, 2025, by Francisco Herrera who is ☐ personally known to me or ☒ produced drivers license as identification.

Lashaundra Ellison  
Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp



Francisco Chacon Herrera  
6213 English Hollow Rd  
Tampa, FL 33647  
Email: frankciscoch@gmail.com  
Cell: 770-885-6106  
02/05/2025

Hernando County - Planning and Zoning Division  
1653 Blaise Drive  
Brooksville, FL 34601

I am writing to formally request the reclassification of my property located at 33111 Square Stone St, Webster, FL 33597 (Parcel #: R22 122 21 0900 1000 0100) from its current zoning R1C designation to AR2.

The purpose of this request is to allow for the placement of a mobile home with well and septic on my lot. The property adjacent to mine is also AR2.

Please consider this request for reclassification and let me know if any further documentation or information is required to proceed.

Thank you for your time and attention to this matter. I look forward to your favorable response.

Sincerely,

  
Francisco Chacon Herrera

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: April 14, 2025  
Planning & Zoning Commission: May 12, 2025  
Board of County Commissioners: July 1, 2025

**APPLICANT:** Francisco Herrera

**FILE NUMBER:** H-24-76

**REQUEST:** Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential).

**GENERAL LOCATION:** North of Square Stone Street, approximately 250' west of the intersection of Split Stone Drive and Square Stone Street.

**PARCEL KEY NUMBER(S):** 022406

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### APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from R-1C (Residential) to AR-2 (Agricultural/Residential) to allow for placement of a mobile home. There are no existing structures on the property.

### SITE CHARACTERISTICS

**Site Size:** 1.2 acres

**Surrounding Zoning;**

**Land Uses:** North: R-1C (Residential); Single Family Residence  
South: R-1C (Residential); Undeveloped  
East: R-1C (Residential); Single Family Residence  
West: AR-2 (Agricultural/Residential)

**Current Zoning:** R-1C(Residential)

**Future Land Use Map Designation:** Rural

### UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD does not currently supply water or sewer service to this parcel. Water and sewer services are not available to the parcel.
- HCUD has no objection to the requested zoning change from R-1C (Residential) to AR-2 (Agricultural/ Residential) to allow placement of a mobile home on the property, subject to the Health Department approval of an appropriate onsite sewage treatment and disposal system.

## ENGINEERING REVIEW

The subject property is located north of Square Stone Street, approximately 250' west of the intersection of Split Stone Drive and Square Stone Street. The County Engineer has reviewed the petitioner's request and has indicated no engineering related concerns.

## LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR-2 District is designed to allow the continued development of low-density, single-family housing, characterized by an established mixture of both conventional single-family dwellings and mobile homes. The AR-2 district is not to be utilized for future development. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR-2 zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

- i. Aquaculture
- ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
- iv. Horticultural specialty farms, including the cultivation of crops.
- v. Accessory structures related to the principal use of the land.



- vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
- vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(d) Agricultural/Residential-2:

- i. Single-family dwellings
- ii. Mobile Homes

## COMPREHENSIVE PLAN REVIEW

### 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.

**Comments:** The subject parcel is in the Rural future land use category, surrounded by residential parcels ranging in size from 1.0 and 1.20 acres. The proposed use and lot size is compatible with surrounding parcels. The subject parcel is residential, which is consistent with the Rural future land use category.

## FINDING OF FACTS

A rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan, subject to the staff report.

**NOTICE OF APPLICANT RESPONSIBILITY**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR-2 (Agriculture/Residential).

**P & Z ACTION:**

On April 14, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioners request until May 12, 2025, hearing. The postponement would allow for further discussions on the petitioner's intent.

**P & Z ACTION:**

On May 12, 2025 the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR-2 (Agriculture/Residential).



# BOUNDARY SURVEY

## DESCRIPTION:

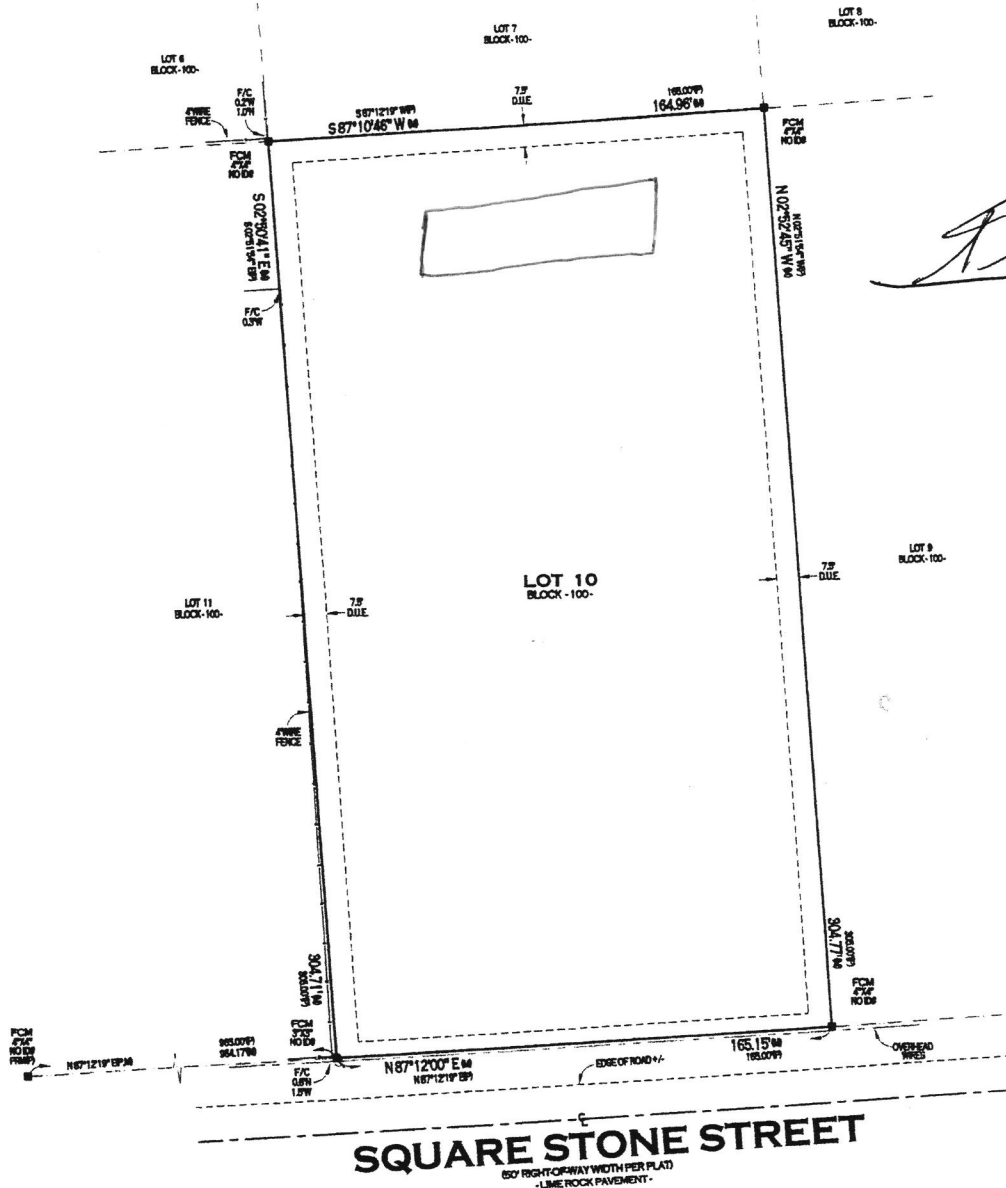
LOT 10, BLOCK 100,  
RIDGE MANOR ESTATES UNIT No. 5,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 11, PAGES 23  
THROUGH 32, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## PREPARED FOR AND CERTIFIED TO:

FRANCISCO ANTONIO CHACON HERRERA  
UNITED COMMUNITY BANK, ISAOA/ATIMA  
CHELSEA TITLE OF THE NATURE COAST, INC.  
CHICAGO TITLE INSURANCE COMPANY

## SURVEYOR'S NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0327D EFFECTIVE DATE: 02/02/2012

TLS SURVEYORS AND MAPPERS, INC.  
LB#8009  
PSM6929@GMAIL.COM  
13167 SPRING HILL DRIVE  
SPRING HILL, FL 34609 (352)-277-6550

DRAWN: ESS  
CHECKED BY: ESS  
SCALE: 1"=40'  
FILE: SQUARE L10

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

ERIC S. SMITH  
PSM NO. 6929  
DATE: 07.17.24  
STATE OF FLORIDA

BASIS OF BEARINGS:  
SOUTH LINE OF BLOCK 100  
BEING N 87°12'19" E

DATE OF SURVEY:  
07.16.24

S-T-R:  
22-225-21E

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND:  
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, A/C= AIR CONDITIONER, C/L= CROWN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X" CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FNB= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PERM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SR= SET 5/8" IRON ROD & CAP LIMEWOOD, SN&D= SET NAIL & DISK, (BT)= BUILDING TIE, W/T= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENTS, P= POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS



# H-24-76

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

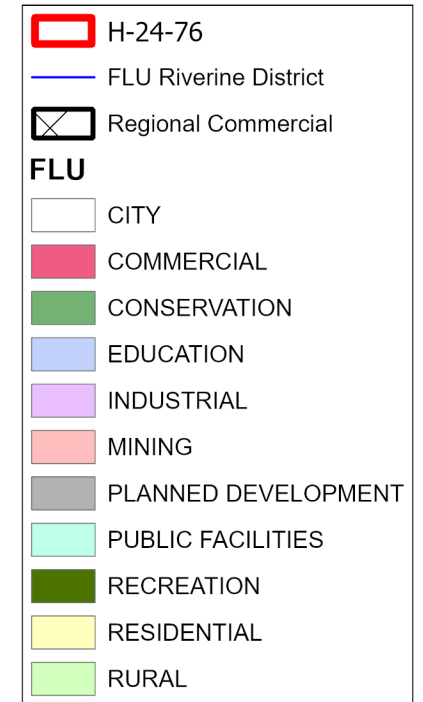
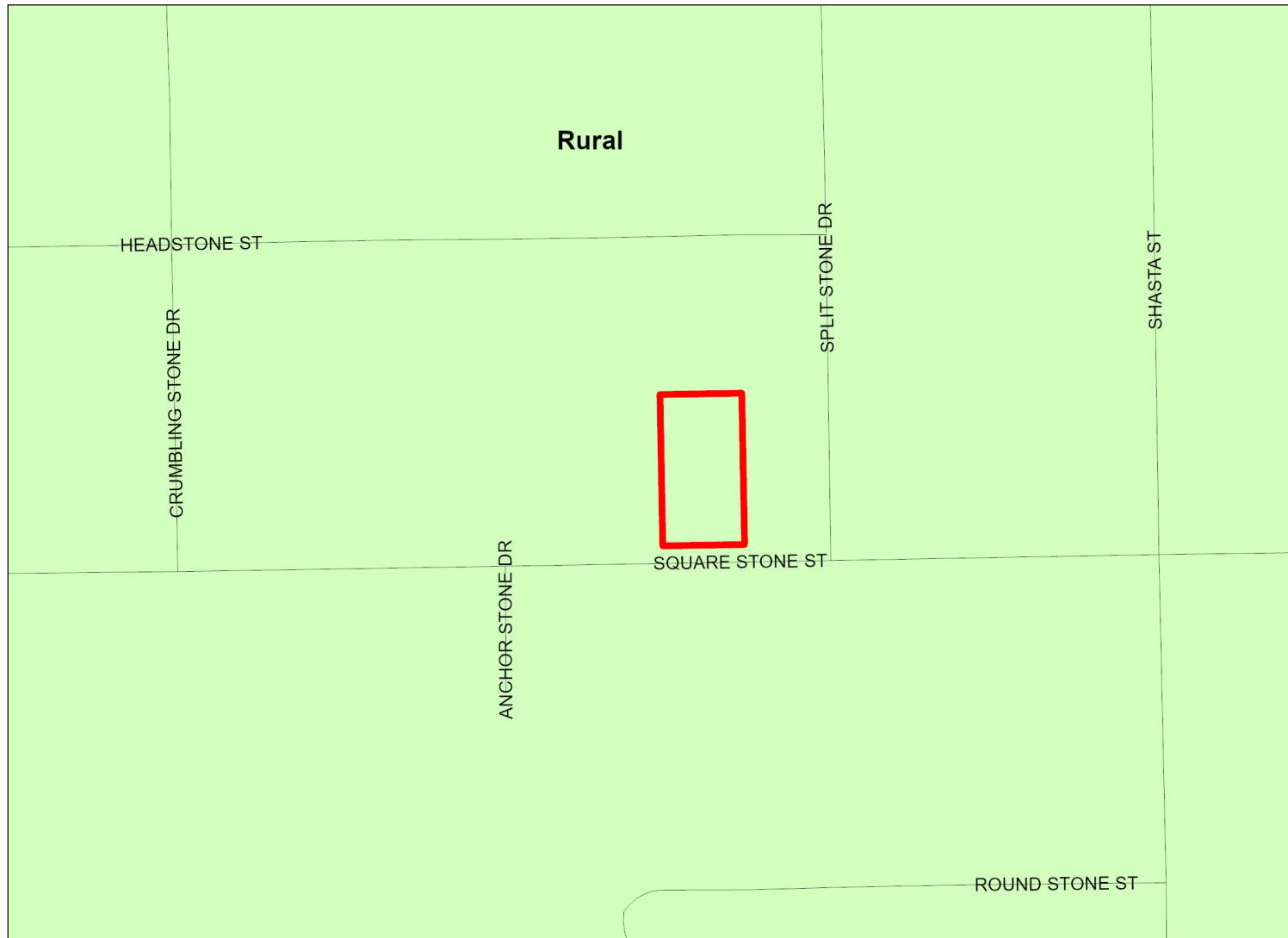




# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-76

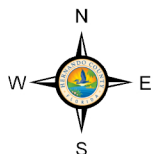
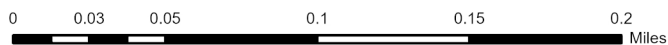
Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



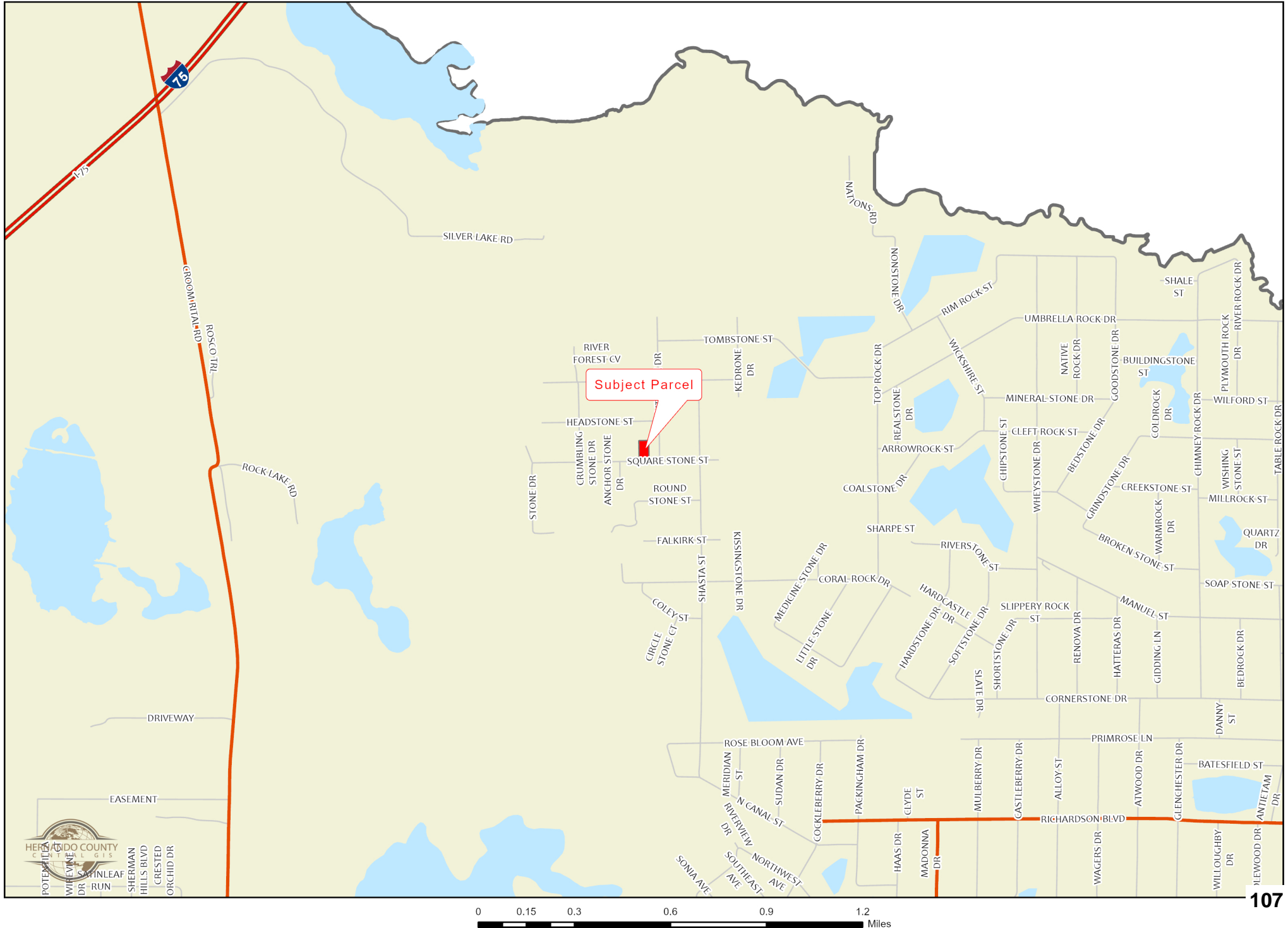
Date of mapping: 01/07/2025





# H-24-76 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# H-24-76

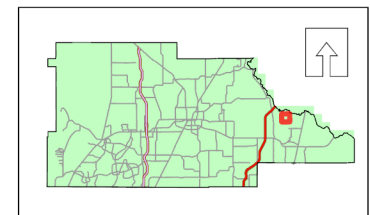
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(PSF)
CM2	PDP(REC)
CPDP	PDP(RR)
CV	PDP(RUR)
I1	PDP(SF)
I2	PDP(SU)
M	R1A
OP	R1B
PDP(AF)	R1C
PDP(CM)	R1MH
PDP(CP)	R2
PDP(GC)	R2.5
PDP(GHC)	R3
	RC
	RM

City Zoning Pending



**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Francisco Antonio Chacon Herrera

**FILE NUMBER:** H-24-76

**REQUEST:** Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential)

**GENERAL LOCATION:** North of Square Stone Street, approximately 250' west of the intersection of Split Stone Drive and Square Stone Street

**PARCEL KEY NUMBERS:** 022406

**REQUEST:** Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:** ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS OF LAW:** The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:



1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:**

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson  
County Attorney's Office



## AGENDA ITEM

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### TITLE

Rezoning Petition Submitted by Brandon C. Burich, Matt A. Burich and Dream Custom Homes, Inc., for Property Located on Evening Star Avenue (H2504)

### BRIEF OVERVIEW

#### Request:

Rezoning from AG (Agricultural) to PDP(RUR) Planned Development Project (Rural)

#### General Location:

Northeast Corner of Evening Star Avenue and Station Boulevard

#### P&Z Action:

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend approval of the petitioner's request for a rezoning from AG (Agricultural) to PDP(RUR) (Planned Development Project (Rural)) with performance conditions.

### FINANCIAL IMPACT

A matter of policy. No financial impact.

### LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for a PDP are found in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

### RECOMMENDATION

It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(RUR) (Planned Development Project (Rural)) with performance conditions.

### REVIEW PROCESS

Omar DePablo	Escalated	06/03/2025 5:18 PM
KayMarie Griffith	Approved	06/16/2025 3:21 PM
Albert Bertram	Approved	06/17/2025 9:26 AM
Pamela Hare	Approved	06/17/2025 9:55 AM
Victoria Anderson	Approved	06/17/2025 10:42 AM
Heidi Prouse	Approved	06/17/2025 11:16 AM
Toni Brady	Approved	06/18/2025 11:36 AM
Jeffrey Rogers	Approved	06/18/2025 1:05 PM
Colleen Conko	Approved	06/18/2025 1:09 PM

# 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**

File No. H-25-64 Official Date Stamp:

**RECEIVED**

**JAN 31 2025**

Hernando County Development Services  
Zoning Division

05/25

Date: \_\_\_\_\_

**APPLICANT NAME:**

BRANDON BURICH & DREAM CUSTOM HOMES INC

Address: \_\_\_\_\_

14109 ANGLER RD

City: \_\_\_\_\_

HUDSON FL

State: \_\_\_\_\_

FL

Zip: \_\_\_\_\_

34669

Phone: \_\_\_\_\_

352-279-6795

Email: \_\_\_\_\_

dreamhernando@yahoo.com

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

**REPRESENTATIVE/CONTACT NAME:**

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**HOME OWNERS ASSOCIATION:**

☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 1818108 1818091
2. SECTION 17, TOWNSHIP 29, RANGE 19
3. Current zoning classification: AG
4. Desired zoning classification: PDP Rur
5. Size of area covered by application: 5.10 Acres
6. Highway and street boundaries: Evening Star Ave & Station Blvd
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: none)

**PROPERTY OWNER AFFIDAVIT**

I, Barry Burich & Brandon Burich 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): \_\_\_\_\_

and (representative, if applicable): \_\_\_\_\_

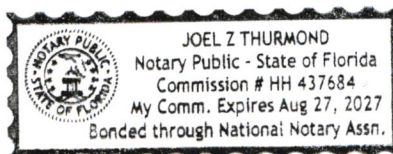
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of January, 20 25, by Barry Burich & Brandon Burich who is ☐ personally known to me or ☒ produced Driver's License as identification.

Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp



## **Narrative**

Brandon Burich & Dream Custom Homes (Barry Burich) are proposing to rezone from AG to PDP Rural for both our properties (Key 1818108 & 1818091), so that we can subdivide the existing two parcels to four parcels. The parcels would be used for four separate single family home dwellings. The existing two parcels are 5.1 acres in total, which would then be split equally. Also, we are requesting deviations to the setbacks including: front 25ft, sides 10ft, and rear 10ft based on the configurations of the lot.

# 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**

File No. \_\_\_\_\_ Official Date Stamp:

**RECEIVED**

**MAY 23 2025**

HERNANDO COUNTY DEVELOPMENT SERVICES  
ZONING DIVISION

Date: 5-22-25

### APPLICANT NAME:

Matt Burich

Address: 1971 Harding Path

City: The Villages

State: FL

Zip: 32162

Phone: 352-379-6796 Email: matt.aburich@gmail.com

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

### REPRESENTATIVE/CONTACT NAME:

Brandon Burich

Company Name: Dream Custom Homes

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: 352-263-5402 Email: brandon.burich3@gmail.com

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

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 1818108
2. SECTION 17, TOWNSHIP 23, RANGE 19
3. Current zoning classification: A6
4. Desired zoning classification: PDP Rur
5. Size of area covered by application: 2.5 Acres
6. Highway and street boundaries: Station Blvd & Evening Star Ave
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: none)

### PROPERTY OWNER AFFIDAVIT

I, my name Matt Burich, 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): \_\_\_\_\_

and (representative, if applicable): Brandon Burich

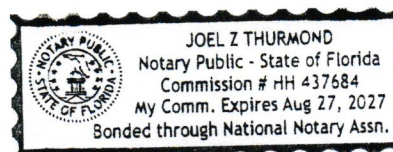
to submit an application for the described property.

[Signature]  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2025, by Matt Burich who is ☐ personally known to me or ☒ produced Drivers License as identification.

[Signature]  
Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp

## **Narrative**

Brandon Burich & Dream Custom Homes (Barry Burich) are proposing to rezone from AG to PDP Rural for both our properties (Key 1818108 & 1818091), so that we can subdivide the existing two parcels to four parcels. The parcels would be used for four separate single family home dwellings. The existing two parcels are 5.1 acres in total, which would then be split equally. Also, we are requesting deviations to the setbacks including: front 25ft, rear 35ft, and sides 10ft based on the configurations of the lot.



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 12, 2025  
Board of County Commissioners: July 1, 2025

**APPLICANT:** Brandon Burich and Dream Custom Homes, Inc.

**FILE NUMBER:** H-25-04

**REQUEST:** Rezoning from AG (Agricultural) to PDP(RUR) Planned Development Project (Rural)

**GENERAL LOCATION:** Northeast Corner of Evening Star Avenue and Station Boulevard

**PARCEL KEY NUMBER(S):** 1818108, 1818091

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### APPLICANT'S REQUEST

The petitioner has requested a rezoning from AG (Agricultural) to PDP(RUR) (Planned Development Project (Rural)) to subdivide the two existing parcels into a total of four (4) parcels of 1.25 acres each. The PDP(RUR) zoning classification was chosen to identify the specific number of parcels requested with the rezoning. If approved, the petitioner shall be required to submit 2 separate Class D subdivision requests (one per each existing parcel) to create the four lots desired.

While the property is currently zoned AG (Agricultural) and is surrounded by parcels that are also AG (Agricultural), the lot sizes range greatly, with some lots being as small as less than one-half acre. These parcels have vested zoning entitlements and would not be required to rezone to build; however, since the petitioner is requesting to subdivide, they must first rezone to a zoning classification that would allow for the smaller lot sizes.

### Deviations Requested

Lot Setbacks:

- Front: 25' (Deviation from 45')
- Rear: 10' (Deviation from 35')

### SITE CHARACTERISTICS

**Site Size:** 5 acres (2 parcels of 2.5 acres each)

**Surrounding Zoning;**

**Land Uses:**

North:	AG; undeveloped
South:	AG; undeveloped and residential uses
East:	AG; undeveloped
West:	R1-A; residential

**Current Zoning:** AG

**Future Land Use  
Map Designation:** Residential

## UTILITIES REVIEW

The Hernando County Utilities Department does not currently supply water or sewer service to these parcels. Water and sewer service are not available to these parcels. HCUD has no objection to the rezoning subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for each parcel.

## ENGINEERING REVIEW

The subject site is located at the northeast corner of Evening Star Avenue and Station Boulevard. If the requested rezoning is approved, the County Engineer shall approve the access to each lot as part of the Class D subdivision process.

The County Engineer has reviewed the petitioner's request and has the following comments:

- The site lies within the Squirrel Prairie watershed, within Basin B1035; the basin is open; the base flood elevation (BFE) is 106.14
- Requested front setback deviation to 25-feet is not supported by the County Engineer.

**Comments:** As the front setback is not supported by the County Engineer, planning staff is recommending that the standard front setback of 50' apply.

## LAND USE REVIEW

### Section 13. - Agricultural/residential districts.

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) *All agricultural/residential districts:*

- i. Aquaculture
- ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
- iv. Horticultural specialty farms, including the cultivation of crops.
- v. Accessory structures related to the principal use of the land.
- vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.
- vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in

such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) *Agricultural/residential:*

- i. Single-family dwellings.

(c) *Agricultural/residential-1:*

- ii. Mobile homes.

(d) *Agricultural/residential-2:*

- iii. Single-family dwellings.
- ii. Mobile homes.

**Comments:** The petitioner has not requested specific AR (Agricultural-Residential) uses as part of this PDP application; therefore, none of the uses are recommended for approval by staff. For continuity with the existing AG zoning, staff is recommending that both mobile homes and single-family homes are allowed to be constructed.

**Setbacks and Lot Sizes:**

The petitioner is proposing a minimum lot size of 1.25 acres.

**Proposed Building Setbacks:**

- Front: 25' (Deviation from 50')
- Side: 10'
- Rear: 10' (Deviation from 35')

**Comments:** As the front setback deviation request is not justified nor supported by the County Engineer, the petitioner must modify their master plan to conform with the 50' front setback as required by the Hernando County Land Development Regulations. Additionally, as the parcels shall be 1.25 acres, the 10' rear setback is not justified. If the master plan is approved, staff recommends the following setbacks:

- Front: 50'
- Rear: 35'
- Side: 10'

**COMPREHENSIVE PLAN REVIEW**

The subject site is within the Residential Future Land Use Classification which supports the development of single-family and multi-family residential units. The request is consistent with the Comprehensive Plan Goals, Objectives and Strategies for the Residential District and is consistent with surrounding uses.



**FINDINGS OF FACT**

The request for rezoning from AG (Agricultural) to PDP(RUR) (Planned Development Project (Rural)) is appropriate based on the following conclusions:

1. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.
2. The front yard setback requested is not justified nor supported by staff due to potential conflicts with the roadway network and site visibility. Additionally, due to the size of the parcels being requested, the rear setback deviation request is not justified nor supported by staff.

**NOTICE OF APPLICANT RESPONSIBILITY**

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend approval of the petitioner's request for a rezoning from AG (Agricultural) to PDP(RUR) (Planned Development Project (Rural)) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.
3. The development shall be limited to a maximum of four lots of 1.25 acres each.
4. At the time of building permit for each parcel, the petitioner shall be required to apply to the Florida Department of Health in Hernando County for approval of an Onsite Sewage Treatment and Disposal System.
5. Minimum Building Setbacks:  
Front: 50'  
Rear: 35'  
Side: 10'

6. If the Master Plan is approved, the petitioner shall apply for two Class D Subdivisions (one per existing parcel) to subdivide the properties into the lots desired.
7. The master plan shall be limited to residential uses, including mobile homes and single-family homes. No other agricultural or agricultural/residential uses are permitted on the site.

**P&Z RECOMMENDATION**

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend approval of the petitioner's request for a rezoning from AG (Agricultural) to PDP(RUR) (Planned Development Project (Rural)) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.
3. The development shall be limited to a maximum of four lots of 1.25 acres each.
4. At the time of building permit for each parcel, the petitioner shall be required to apply to the Florida Department of Health in Hernando County for approval of an Onsite Sewage Treatment and Disposal System.
5. Minimum Building Setbacks:  
    Front: 50'  
    Rear: 35'  
    Side: 10'
6. If the Master Plan is approved, the petitioner shall apply for two Class D Subdivisions (one per existing parcel) to subdivide the properties into the lots desired.
7. The master plan shall be limited to residential uses, including mobile homes and single-family homes. No other agricultural or agricultural/residential uses are permitted on the site.



# NOTES

- NUMBERS SHOWN IN PARENTHESIS INDICATE ASSUMED ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL.
- UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.
- PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.
- PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.
- ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.
- THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.
- THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- BEARING MERIDIAN ESTABLISHED FROM THE EASTERLY RIGHT OR WAY LINE OF STATION BOULEVARD IN REFERENCE TO DATA SHOWN IN DESCRIPTION AS N00°12'39"E.

## ELEVATION NOTE:

ELEVATIONS SHOWN ON THIS SURVEY ESTABLISHED FROM MULTIPLE G.P.S. OBSERVATIONS USING THE FLORIDA PERMANENT REFERENCE NETWORK, GEOID 18.

## DESCRIPTION: TRACT 2 (PARENT TRACT)

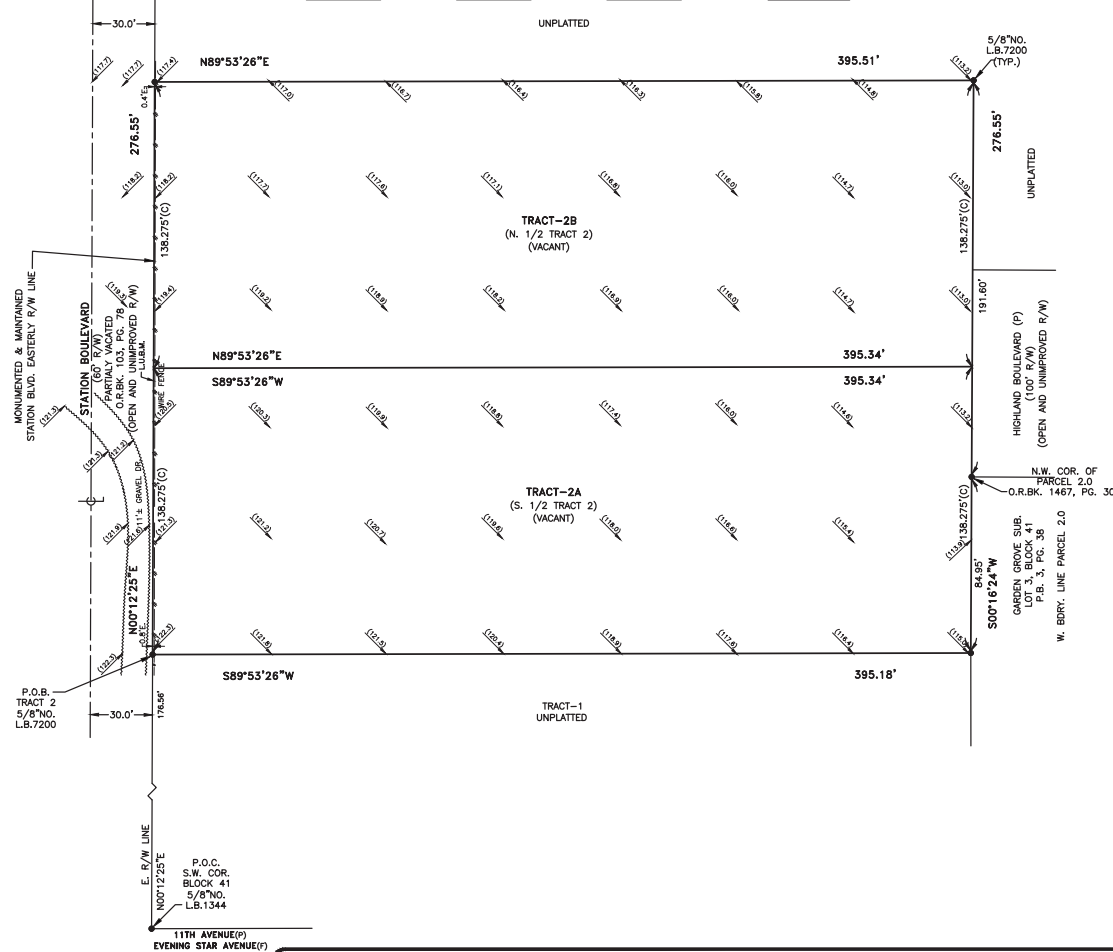
COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD, (STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA), THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD RUN N00°12'25"E, 176.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°12'25"E, 276.55 FEET; THENCE S89°53'26"W, 395.51 FEET; THENCE S00°16'24"W, 191.60 FEET TO THE NORTHWEST CORNER OF PARCEL 2.0 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PARCEL 2.0, RUN S00°16'24"W, 84.95 FEET; THENCE S89°53'26"W, 395.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.5 ACRES MORE OR LESS.

## ABBREVIATIONS

F=FIELD	STY.=STORY	PG.=PAGE	POR.=PORTION
P=PLATTED	FL=FIRST	P.B.=PLAT BOOK	P.C.=POINT OF CURVATURE
M=MEASURED	EL=ELEVATION	APP.=APPROXIMATE	P.I.=POINT OF INTERSECTION
D=DESCRIBED	RES.=RESIDENCE	N/N=NO NUMBER	P.O.B.=POINT OF BEGINNING
C=CALCULATED	GAR.=GARAGE	W/C=WINNERS CORNER	P.R.M.=PERMANENT REFERENCE MONUMENT
NO.=NUMBER	COV.=COVERED	C/L=CLOSURE LINE	P.C.P.=PERMANENT CONTROL POINT
SEC.=SECTION	BLDG.=BUILDING	R/W=REFERENCE POINT	F.F.E.=FINISHED FLOOR ELEVATION
TWP.=TOWNSHIP	COL.=COLUMN	R/W=RIGHT-OF-WAY	O.R.B.K.=OFFICIAL RECORD BOOK
RNC.=RANGE	R/S.=RANGE	M/S.=METAL SHED	L.S.=LAND SURVEYOR
COR.=CORNER	C.B.=CONCRETE BLOCK	C/S.=CONCRETE SLAB	L.B.=LAND SURVEYOR BUSINESS
BRNG.=BEARING	C.L.F.=CHAIN LINK FENCE	C/W=CONCRETE WALK	L.U.B.M.=LINE USED FOR BEARING MERIDIAN
TYP.=TYPICAL	B.M.=BENCHMARK	C/O=CONCRETE DRIVE	P.S.M.=PROFESSIONAL SURVEYOR
CT.=COURT	ENC.=ENCROACHMENT	W/F=WOOD FENCE	L.S. AND MAPPER
AVE.=AVENUE	BDRY.=BOUNDARY	S/P=SCREEN PORCH	L.H.S.M.=LOWEST HORIZONTAL
DR.=DRIVE	WD.FM.=WOOD FRAME	A/C=AIR CONDITIONING	STRUCTURAL MEMBER
ST.=STREET	BLVD.=BOULEVARD	C.=CENTERLINE	O.P.=EDGE OF PAVEMENT
LA.=LANE	CIR.=CIRCLE	G.W.=GUY WIRE	O.H.P.L.=OVER HEAD POWER LINE
	T.O.S.=TOE OF SLOPE	T.O.B.=TOP OF BANK	W.P.P.=WOOD POWER POLE
			E/T=ELECTRIC TRANSFORMER

SEC 17 TWP 23 S. RNG 19 E. SCALE 1"=60'



SCALE IN FEET  
0 60

## LEGEND

- SET 1/2" IRON ROD (NO. L.B. 8340)
- FOUND IRON ROD (SIZE AND NO. AS NOTED)
- FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- ⊗ FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- ⊗ SET DISK (1-1/4" NO. L.B. 8340 UNLESS OTHERWISE NOTED)
- ⊗ FOUND CONC. MONUMENT (4"x4" UNLESS OTHERWISE NOTED)
- ⊗ FOUND NAIL
- ⊗ FOUND "X" CUT
- ⊗ SET WOODEN HUB
- ⊗ NOT TO SCALE

## DESCRIPTION: TRACT 2A (SOUTH 1/2 OF TRACT 2)

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD, (STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA), THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD RUN N00°12'25"E, 176.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°12'25"E, 276.55 FEET; THENCE S89°53'26"W, 395.51 FEET; THENCE S00°16'24"W, 191.60 FEET TO THE NORTHWEST CORNER OF PARCEL 2.0 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PARCEL 2.0, RUN S00°16'24"W, 84.95 FEET; THENCE S89°53'25"W, 395.18 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH 1/2 (138.275 FEET) OF THE PREVIOUSLY DESCRIBED TRACT 2. CONTAINING 1.25 ACRES MORE OR LESS.

## DESCRIPTION: TRACT 2B (NORTH 1/2 OF TRACT 2)

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD, (STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA), THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD RUN N00°12'25"E, 176.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°12'25"E, 276.55 FEET; THENCE S89°53'25"W, 395.51 FEET; THENCE S00°16'24"W, 191.60 FEET TO THE NORTHWEST CORNER OF PARCEL 2.0 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PARCEL 2.0, RUN S00°16'24"W, 84.95 FEET; THENCE S89°53'25"W, 395.18 FEET TO THE POINT OF BEGINNING.

LESS THE SOUTH 1/2 (138.275 FEET) OF THE PREVIOUSLY DESCRIBED TRACT 2. CONTAINING 1.25 ACRES MORE OR LESS.

BOUNDARY SURVEY

## DJT LAND SURVEYING LLC (L.B.8340)

PHONE (352) 942-7833 / EMAIL: DONT16505@GMAIL.COM  
8017 FOLKSTONE STREET BROOKSVILLE, FL 34613

## SENT TO AND CERTIFIED FOR:

DREAM CUSTOM HOMES

CREW CHIEF: D.J.T.

NOTES FILED: SUBFILE

## DRAWN BY:

K.W.B.

## CHECKED BY:

D.J.T.

DATE:

10/31/23

ORDER NO.

23-173

MAP NO.

B-25318-2

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 1205300269 D COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

## CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE	UPDATES AND/OR REVISIONS
01/30/25	ADD ELEVATIONS

## CERTIFICATION



Digitally signed by DONALD J. TRUCKENBROD  
Date: 2025.02.12 10:35:10 -05'00'

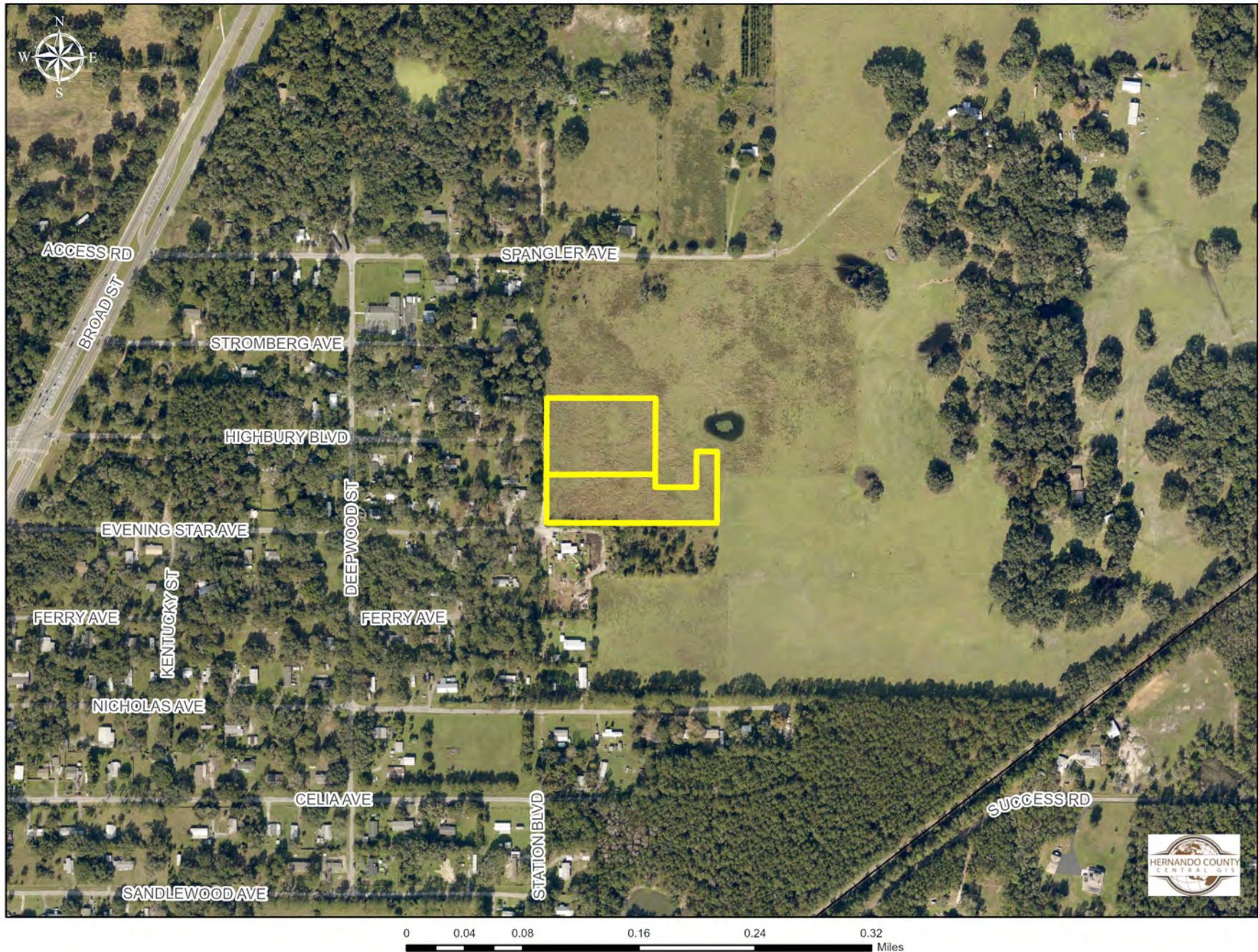
DONALD J. TRUCKENBROD P.S.M. NO. 8505  
NOT VALID WITHOUT DIGITAL SEAL



# H-25-04

Photo date: 2023

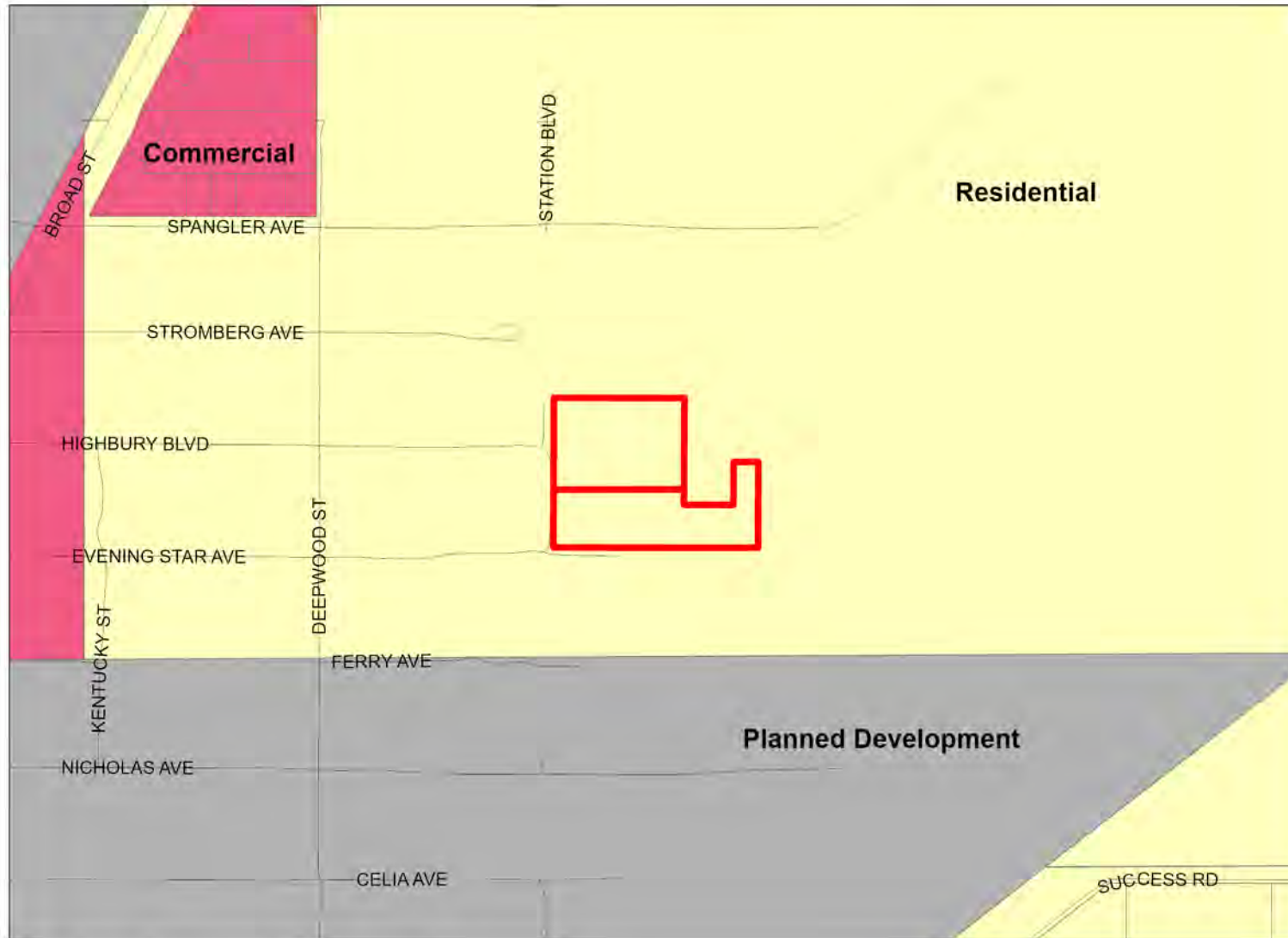
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-04  
Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.04 0.08 0.16 0.24 0.32 Miles



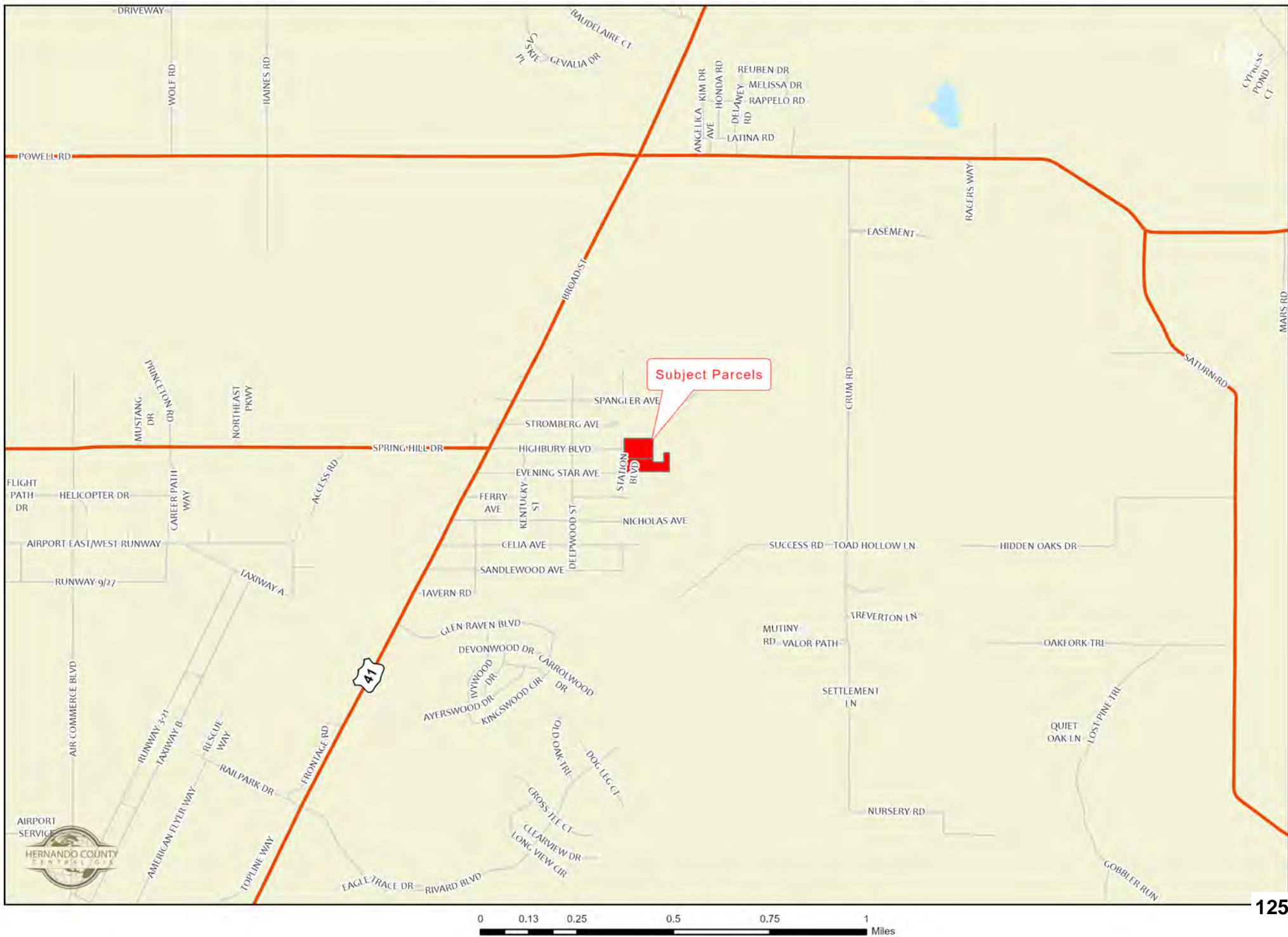
Date of mapping: 03/05/2025





## H-25-04 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# H-25-04

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending





**From:** [Scott Herring](#)  
**To:** [dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)  
**Cc:** [Barry](#); [Michelle Miller](#); [Omar DePablo](#); [Kandi McCorkel](#)  
**Subject:** RE: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes  
**Date:** Wednesday, June 11, 2025 10:28:13 AM  
**Attachments:** [Proposed Site Plan for Split.pdf](#)

---

The attached revisions satisfy my concerns. I withdraw my objection to the reduced setback. My withdrawal does not require Planning to remove any concerns they may have.

Respectfully

Scott Herring

J. Scott Herring, P.E.  
Public Works Director/County Engineer  
Hernando County Florida

---

**From:** dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>  
**Sent:** Tuesday, June 10, 2025 11:41 AM  
**To:** Scott Herring <[SHerring@co.hernando.fl.us](mailto:SHerring@co.hernando.fl.us)>; Scott Herring <[SHerring@co.hernando.fl.us](mailto:SHerring@co.hernando.fl.us)>  
**Cc:** Barry <[mudjunkie51@gmail.com](mailto:mudjunkie51@gmail.com)>  
**Subject:** Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Herring, please see attached proposed site plan. The site plan reflects 42.5ft from edge of pavement to the 25ft proposed setback. We believe that would be sufficient for vehicle storage to meet your concerns. However as drawn in the attachment, the true vehicle storage from face of garage to edge of pavement would be approximately 82ft. Please let us know if this clarification will then change your opinion on allowing the 25ft front setback.

Sincerely,  
Brandon Burich  
Dream Custom Homes, Inc

----- Forwarded Message -----

From: Scott Herring <[sherring@co.hernando.fl.us](mailto:sherring@co.hernando.fl.us)>  
To: [dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com) <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>  
Cc: Barry <[mudjunkie51@gmail.com](mailto:mudjunkie51@gmail.com)>



Sent: Wednesday, June 4, 2025 at 08:35:24 AM EDT

Subject: RE: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

I'm not available on Thursday. My concern is that a 25 foot front setback doesn't provide sufficient vehicle storage space between the garage and the right of way line.

Additionally, if/when the road is paved, the reduced front setback could create issues.

Respectfully

Scott Herring

J. Scott Herring, P.E.

Public Works Director/County Engineer

Hernando County Florida

From: dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Tuesday, June 3, 2025 4:02 PM

To: Scott Herring <[SHerring@co.hernando.fl.us](mailto:SHerring@co.hernando.fl.us)>

Cc: Barry <[mudjunkie51@gmail.com](mailto:mudjunkie51@gmail.com)>

Subject: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Herring, both me (Brandon Burich) and Barry Burich (owner of Dream Custom Homes) would like to meet with you on Thursday if possible to go over the setbacks that you suggested

for our lots out on Station Blvd in Brooksville. The key number is 1818108. I believe you suggested at the board of county commissioner meeting to do the 25ft front setbacks. We were proposing 25ft front, 10ft rear, and 10ft side. It would be great if we could talk to you and see if that proposal is something that you could recommend to the board. Please let us know if you will be able to meet this Thursday to go over this. Feel free to give us a call. Our cells are listed below.

Brandon Burich 352-263-5402

Barry Burich 352-279-6795

Sincerely,

Brandon Burich

Dream Custom Homes, Inc

----- Forwarded Message -----

From: Michelle Miller <[mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)>

To: dreamhernando@yahoo.com <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Tuesday, June 3, 2025 at 02:15:29 PM EDT

Subject: RE: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

Hi Brandon,

Here is the link to the agendas, minutes and videos:

<https://hernandocountyfl.legistar.com/Calendar.aspx>

Just scroll down to the meeting date and click on the "video" link.

Michelle L. Miller, M.S. | Senior Planner

Planning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Cell:352-442-7448

Email:mlmiller@hernandocounty.us

Website:http://www.hernandocounty.us

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

\*\*Please Note: For Subdivision Intake Submittals, please use the new [SubdivisionIntake@hernandocounty.us](mailto:SubdivisionIntake@hernandocounty.us) email address. For resubmittals, please reference the permit number and subdivision name in the subject line. \*\*

From: dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Monday, June 2, 2025 3:56 PM

To: Michelle Miller <[MLMiller@co.hernando.fl.us](mailto:MLMiller@co.hernando.fl.us)>

Subject: Re: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Hi Michelle, please send over the link for the video recording of the board meeting when you get a chance. Thank you

Sincerely,  
Brandon Burich  
Dream Custom Homes, Inc

On Tuesday, May 20, 2025 at 09:29:38 AM EDT, Michelle Miller <[mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)> wrote:

Good Morning Brandon,

I apologize for my delay on this question. The attached staff report provides the details of our recommendation to the BOCC.

Michelle L. Miller, M.S. | Senior Planner  
Hernando County Development Services Department  
1653 Blaise Drive, Brooksville, FL 34601  
Cell: 352-442-7448  
Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)  
Website: <http://www.hernandocounty.us>

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

\*\*Please Note: For Subdivision Intake Submittals, please use the new [SubdivisionIntake@hernandocounty.us](mailto:SubdivisionIntake@hernandocounty.us) email address. For resubmittals, please reference the permit number and subdivision name in the subject line. \*\*

-----Original Message-----

From: dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Friday, May 16, 2025 3:51 PM

To: Kandi McCorkel <[KMcCorkel@co.hernando.fl.us](mailto:KMcCorkel@co.hernando.fl.us)>; Michelle Miller <[MLMiller@co.hernando.fl.us](mailto:MLMiller@co.hernando.fl.us)>; Carrie Cline <[CCline@hernandocounty.us](mailto:CCline@hernandocounty.us)>; Elda Rodriguez <[erodriguez@co.hernando.fl.us](mailto:erodriguez@co.hernando.fl.us)>

Cc: Barry <[mudjunkie51@gmail.com](mailto:mudjunkie51@gmail.com)>

Subject: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, please provide us with the new front, side, and rear setbacks for our properties. Thank you

Sincerely,  
Brandon Burich  
Dream Custom Homes, Inc

On Wednesday, April 9, 2025 at 03:07:57 PM EDT, Michelle Miller <[mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)> wrote:

Hi Brandon,

Yes, this is the meeting for the rezoning. Once the rezoning is finalized, Carrie will work with you on the property split.

Michelle L. Miller, M.S. | Planner III

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28018

Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)

Website: <http://www.hernandocounty.us>

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

From: dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Wednesday, April 9, 2025 3:07 PM

To: Michelle Miller <[MLMiller@co.hernando.fl.us](mailto:MLMiller@co.hernando.fl.us)>

Subject: Re: H-25-04 Brandon Burich & Dream Custom Homes

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle, is the planning/zoning meeting for the approval to be rezoned, and then the board of county commissioner meeting for the approval to split our properties? We were under the impression that we had to get approval to be rezoned, which I assume that is what the planning/zoning meeting is for, and then we had to apply to get our lots split after getting the zoning approval.

Sincerely,

Brandon Burich

Dream Custom Homes, Inc

On Wednesday, April 9, 2025 at 01:04:09 PM EDT, Michelle Miller

<[mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)> wrote:



Good afternoon,

Please be advised that your case is tentatively scheduled for the following hearing dates:

Planning and Zoning Commission – May 12, 2025

Board of County Commissioners: July 1, 2025

More information will be sent to you in terms of a draft staff report, signs, etc., closer to the hearing date.

If you have any questions, please contact me.

Thank you,

Michelle

Michelle L. Miller, M.S. | Planner III

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28018

Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)

Website: <http://www.hernandocounty.us>

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

NOTES SEC 17 TWP 23 S. RNG 19 E. SCALE 1"=60'

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- UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.
- PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.
- PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.

- ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.
- THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.
- THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- BEARING MERIDIAN ESTABLISHED FROM THE EASTERLY RIGHT OF WAY LINE OF STATION BOULEVARD IN REFERENCE TO DATA SHOWN IN DESCRIPTION AS N00°12'39"E.

#### ELEVATION NOTE:

ELEVATIONS SHOWN ON THIS SURVEY ESTABLISHED FROM MULTIPLE G.P.S. OBSERVATIONS USING THE FLORIDA PERMANENT REFERENCE NETWORK, GEOID 18.

#### LEGEND

- SET 1/2" IRON ROD (NO. L.B. 8340)
- FOUND IRON ROD (SIZE AND NO. AS NOTED)
- ⊗ FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- ⊗ FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- ⊗ SET DISK (1-1/4" NO. L.B. 8340 UNLESS OTHERWISE NOTED)
- FOUND CONC. MONUMENT (4"x4" UNLESS OTHERWISE NOTED)
- ⊗ FOUND NAIL
- ⊗ FOUND "X" CUT
- △ SET WOODEN HUB
- ▽ NOT TO SCALE



SCALE IN FEET  
0 60

LINE	BEARING	DISTANCE
L-1	S00°16'25"W(0)	45.05'(0)
	S00°04'07"E(4)	44.84'(4)

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD, RUN N00°12'25"E, 176.56 FEET; N89°53'28"E, 395.18 FEET TO THE WEST BOUNDARY LINE OF PARCEL 2.0 DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, RUN S00°16'25"W, 45.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2.0, THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 2.0, RUN S89°43'35"E, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2.0, RUN N00°12'25"E, 130.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2.0, THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL 2.0, RUN S00°16'25"W, 75.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 7TH STREET AS SHOWN ON PLAT OF SAID GARDEN GROVE SUBDIVISION; THENCE ALONG THE WEST RIGHT-OF-WAY LINE, RUN S00°16'25"W, 90.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S00°16'25"W, 170.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EVENING STAR AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°53'25"W, 619.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.50 ACRES MORE OR LESS.

DESCRIPTION: TRACT 1A (WEST 1/2 OF TRACT 1)

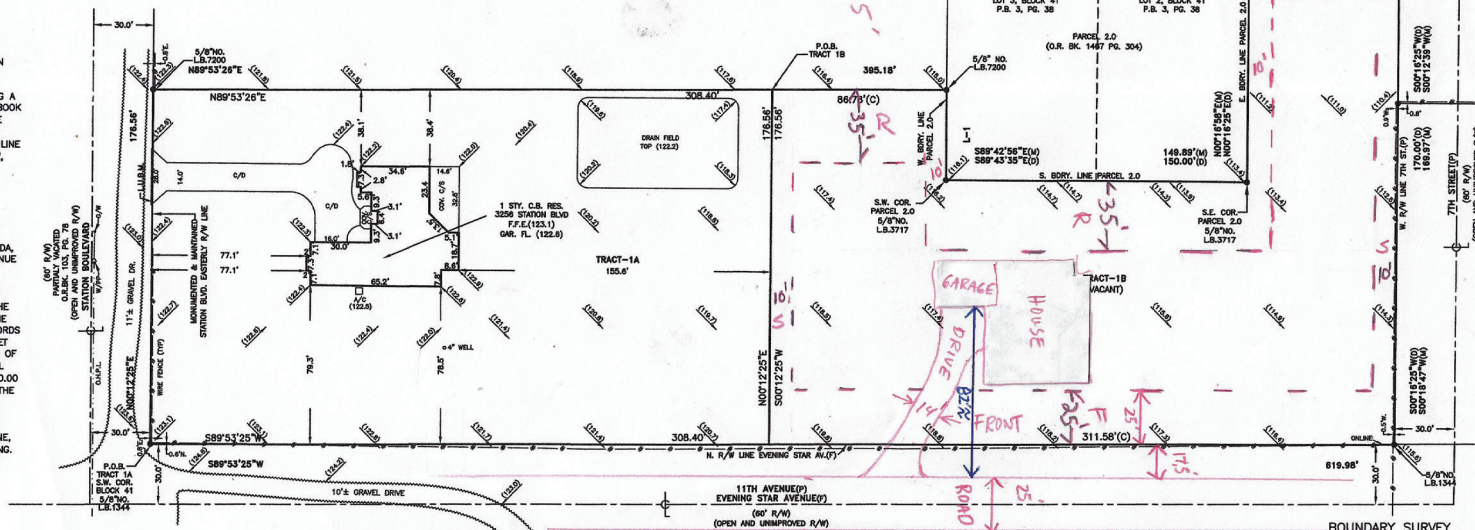
THE WEST 308.40 FEET OF TRACT 1 MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD, RUN N00°12'25"E, 176.56 FEET; THENCE N89°53'28"E, 308.40 FEET; THENCE S00°16'25"W, 176.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EVENING STAR AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°53'25"W, 308.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.25 ACRES MORE OR LESS.

DESCRIPTION: TRACT 1B (EAST 1/2 TRACT 1)

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD, RUN N00°12'25"E, 176.56 FEET; THENCE N89°53'28"E, 308.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°53'28"E, 86.78 FEET TO THE WEST BOUNDARY LINE OF PARCEL 2.0 DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, RUN S00°16'25"W, 45.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2.0, THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 2.0, RUN S89°43'35"E, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2.0; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL 2.0, RUN N00°12'25"E, 130.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2.0; THENCE S89°43'35"E, 75.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 7TH STREET AS SHOWN ON PLAT OF SAID GARDEN GROVE SUBDIVISION; THENCE ALONG THE WEST RIGHT-OF-WAY LINE, RUN S00°16'25"W, 90.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S00°16'25"W, 170.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EVENING STAR AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°53'25"W, 311.58 FEET; THENCE N00°12'25"E, 176.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.25 ACRES MORE OR LESS.



#### ABBREVIATIONS

F=FIELD	STY.=STORY	PC.=PAGE	POR.=PORTION
P=PLATTED	FL.=FLOOR	P.B.=PLAT BOOK	P.C.=POINT OF CURVATURE
M=MEASURED	EL.=ELEVATION	APP.=APPROXIMATE	P.I.=POINT OF INTERSECTION
D=DESCRIBED	DES.=DESIGN	N/A=NO NUMBER	P.O.B.=POINT OF BEGINNING
C=CALCULATED	GAR.=GARAGE	W/C=WITNESS CORNER	P.R.M.=PERMANENT REFERENCE MONUMENT
NO.=NUMBER	COV.=COVERED	C/L=CLOSURE LINE	P.C.P.=PERMANENT CONTROL POINT
SEC.=SECTION	B.C.=BUILDING	R.=REFERENCE POINT	P.F.E.=FINISHED FLOOR ELEVATION
TWP.=TOWNSHIP	COL.=COLUMN	R/W=RIGHT-OF-WAY	O.R.B.=OFFICIAL RECORD BOOK
RNG.=RANGE	CONC.=CONCRETE	M/S=METAL SHED	L.S.=LAND SURVEYOR
COR.=CORNER	C.B.=CONCRETE BLOCK	C/S=CONCRETE SLAB	L.B.=LAND SURVEYOR BUSINESS
BRNG.=BEARING	C.L.F.=CHAIN LINK FENCE	C/W=CONCRETE WALK	L.U.B.=LINE USED FOR BEARING MERIDIAN
TYP.=TYPICAL	B.M.=BENCHMARK	C/D=CONCRETE DRIVE	P.S.M.=PROFESSIONAL SURVEYOR
CT.=COURT	ENC.=ENCROACHMENT	C=F=WOOD FENCE	AND MAPPER
AVE.=AVENUE	BDRY.=BOUNDARY	S/P=SCREEN PORCH	L.H.S.M.=LOWEST HORIZONTAL
DR.=DRIVE	WD.FM.=WOOD FRAME	A/C=AIR CONDITIONING	STRUCTURAL MEMBER
ST.=STREET	BLVD.=BOULEVARD	C=CENTERLINE	E.O.P.=EDGE OF PAVEMENT
LA.=LINE	CIR.=CIRCLE	S.W.=GUY WIRE	H.P.L.=OVER HEAD POWER LINE
	T.O.S.=TOE OF SLOPE	W.P.P.=WOOD POWER POLE	E.T.=ELECTRIC TRANSFORMER

#### DJT LAND SURVEYING LLC (L.B.8340)

PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM  
8017 FOLKSTONE STREET BROOKSVILLE, FL 34613

SENT TO AND CERTIFIED FOR:

BRANDON BURICH  
DREAM CUSTOM HOMES

CREW CHIEF: D.J.T.

NOTES FILED: SUBFILE

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0269 D COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

DRAWN BY:  
K.W.B.

CHECKED BY:  
D.J.T.

DATE:  
10/31/23

ORDER NO.  
23-172

MAP NO.  
B-24293

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE	UPDATES AND/OR REVISIONS
1/10/25	BLDG LOCATION & ELV.
1/30/25	ADDED ELEVATIONS
5/16/25	FINAL AS-BUILT

#### CERTIFICATION



Digitally signed by DONALD J. TRUCKENBROD  
Date: 2025.05.17  
08:07:59 -04'00'

DONALD J. TRUCKENBROD P.S.M. NO. 6505  
NOT VALID WITHOUT DIGITAL SEAL



**From:** [Scott Herring](#)  
**To:** [dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)  
**Cc:** [Barry](#); [Michelle Miller](#); [Omar DePablo](#); [Kandi McCorkel](#)  
**Subject:** RE: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes  
**Date:** Wednesday, June 11, 2025 10:28:13 AM  
**Attachments:** [Proposed Site Plan for Split.pdf](#)

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The attached revisions satisfy my concerns. I withdraw my objection to the reduced setback. My withdrawal does not require Planning to remove any concerns they may have.

Respectfully

Scott Herring

J. Scott Herring, P.E.  
Public Works Director/County Engineer  
Hernando County Florida

---

**From:** dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>  
**Sent:** Tuesday, June 10, 2025 11:41 AM  
**To:** Scott Herring <[SHerring@co.hernando.fl.us](mailto:SHerring@co.hernando.fl.us)>; Scott Herring <[SHerring@co.hernando.fl.us](mailto:SHerring@co.hernando.fl.us)>  
**Cc:** Barry <[mudjunkie51@gmail.com](mailto:mudjunkie51@gmail.com)>  
**Subject:** Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Herring, please see attached proposed site plan. The site plan reflects 42.5ft from edge of pavement to the 25ft proposed setback. We believe that would be sufficient for vehicle storage to meet your concerns. However as drawn in the attachment, the true vehicle storage from face of garage to edge of pavement would be approximately 82ft. Please let us know if this clarification will then change your opinion on allowing the 25ft front setback.

Sincerely,  
Brandon Burich  
Dream Custom Homes, Inc

----- Forwarded Message -----

From: Scott Herring <[sherring@co.hernando.fl.us](mailto:sherring@co.hernando.fl.us)>  
To: [dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com) <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>  
Cc: Barry <[mudjunkie51@gmail.com](mailto:mudjunkie51@gmail.com)>

Sent: Wednesday, June 4, 2025 at 08:35:24 AM EDT

Subject: RE: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

I'm not available on Thursday. My concern is that a 25 foot front setback doesn't provide sufficient vehicle storage space between the garage and the right of way line.

Additionally, if/when the road is paved, the reduced front setback could create issues.

Respectfully

Scott Herring

J. Scott Herring, P.E.

Public Works Director/County Engineer

Hernando County Florida

From: dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Tuesday, June 3, 2025 4:02 PM

To: Scott Herring <[SHerring@co.hernando.fl.us](mailto:SHerring@co.hernando.fl.us)>

Cc: Barry <[mudjunkie51@gmail.com](mailto:mudjunkie51@gmail.com)>

Subject: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Herring, both me (Brandon Burich) and Barry Burich (owner of Dream Custom Homes) would like to meet with you on Thursday if possible to go over the setbacks that you suggested

for our lots out on Station Blvd in Brooksville. The key number is 1818108. I believe you suggested at the board of county commissioner meeting to do the 25ft front setbacks. We were proposing 25ft front, 10ft rear, and 10ft side. It would be great if we could talk to you and see if that prososal is something that you could recommend to the board. Please let us know if you will be able to meet this Thursday to go over this. Feel free to give us a call. Our cells are listed below.

Brandon Burich 352-263-5402

Barry Burich 352-279-6795

Sincerely,

Brandon Burich

Dream Custom Homes, Inc

----- Forwarded Message -----

From: Michelle Miller <[mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)>

To:dreamhernando@yahoo.com <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Tuesday, June 3, 2025 at 02:15:29 PM EDT

Subject: RE: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

Hi Brandon,

Here is the link to the agendas, minutes and videos:

<https://hernandocountyfl.legistar.com/Calendar.aspx>

Just scroll down to the meeting date and click on the “video” link.



Michelle L. Miller, M.S. | Senior Planner

Planning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Cell:352-442-7448

Email:mlmiller@hernandocounty.us

Website:http://www.hernandocounty.us

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

\*\*Please Note: For Subdivision Intake Submittals, please use the new [SubdivisionIntake@hernandocounty.us](mailto:SubdivisionIntake@hernandocounty.us) email address. For resubmittals, please reference the permit number and subdivision name in the subject line. \*\*

From: dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Monday, June 2, 2025 3:56 PM

To: Michelle Miller <[MLMiller@co.hernando.fl.us](mailto:MLMiller@co.hernando.fl.us)>

Subject: Re: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle, please send over the link for the video recording of the board meeting when you get a chance. Thank you

Sincerely,  
Brandon Burich  
Dream Custom Homes, Inc

On Tuesday, May 20, 2025 at 09:29:38 AM EDT, Michelle Miller <[mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)> wrote:

Good Morning Brandon,

I apologize for my delay on this question. The attached staff report provides the details of our recommendation to the BOCC.

Michelle L. Miller, M.S. | Senior Planner  
Hernando County Development Services Department  
1653 Blaise Drive, Brooksville, FL 34601  
Cell: 352-442-7448  
Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)  
Website: <http://www.hernandocounty.us>

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

\*\*Please Note: For Subdivision Intake Submittals, please use the new [SubdivisionIntake@hernandocounty.us](mailto:SubdivisionIntake@hernandocounty.us) email address. For resubmittals, please reference the permit number and subdivision name in the subject line. \*\*

-----Original Message-----

From: dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Friday, May 16, 2025 3:51 PM

To: Kandi McCorkel <[KMcCorkel@co.hernando.fl.us](mailto:KMcCorkel@co.hernando.fl.us)>; Michelle Miller <[MLMiller@co.hernando.fl.us](mailto:MLMiller@co.hernando.fl.us)>; Carrie Cline <[CCline@hernandocounty.us](mailto:CCline@hernandocounty.us)>; Elda Rodriguez <[erodriguez@co.hernando.fl.us](mailto:erodriguez@co.hernando.fl.us)>

Cc: Barry <[mudjunkie51@gmail.com](mailto:mudjunkie51@gmail.com)>

Subject: Setback Clarification for H-25-04 Brandon Burich & Dream Custom Homes

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, please provide us with the new front, side, and rear setbacks for our properties. Thank you

Sincerely,  
Brandon Burich  
Dream Custom Homes, Inc

On Wednesday, April 9, 2025 at 03:07:57 PM EDT, Michelle Miller <[mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)> wrote:

Hi Brandon,

Yes, this is the meeting for the rezoning. Once the rezoning is finalized, Carrie will work with you on the property split.

Michelle L. Miller, M.S. | Planner III

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601



Phone: (352) 754-4057 ext. 28018

Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)

Website: <http://www.hernandocounty.us>

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

From: dreamhernando <[dreamhernando@yahoo.com](mailto:dreamhernando@yahoo.com)>

Sent: Wednesday, April 9, 2025 3:07 PM

To: Michelle Miller <[MLMiller@co.hernando.fl.us](mailto:MLMiller@co.hernando.fl.us)>

Subject: Re: H-25-04 Brandon Burich & Dream Custom Homes

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle, is the planning/zoning meeting for the approval to be rezoned, and then the board of county commissioner meeting for the approval to split our properties? We were under the impression that we had to get approval to be rezoned, which I assume that is what the planning/zoning meeting is for, and then we had to apply to get our lots split after getting the zoning approval.

Sincerely,

Brandon Burich

Dream Custom Homes, Inc

On Wednesday, April 9, 2025 at 01:04:09 PM EDT, Michelle Miller

<[mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)> wrote:

Good afternoon,

Please be advised that your case is tentatively scheduled for the following hearing dates:

Planning and Zoning Commission – May 12, 2025

Board of County Commissioners: July 1, 2025

More information will be sent to you in terms of a draft staff report, signs, etc., closer to the hearing date.

If you have any questions, please contact me.

Thank you,

Michelle

Michelle L. Miller, M.S. | Planner III

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28018

Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)

Website: <http://www.hernandocounty.us>

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny



**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Brandon C. Burich, Matt A. Burich, and Dream Custom Homes, Inc.

**FILE NUMBER:** H-25-04

**REQUEST:** Rezoning from AG (Agricultural) to PDP(RUR) Planned Development Project (Rural)

**GENERAL LOCATION:** Northeast Corner of Evening Star Avenue and Station Boulevard

**PARCEL KEY NUMBERS:** 1818108, 1818091

**REQUEST:** Rezoning from AG (Agricultural) to PDP(RUR) Planned Development Project (Rural) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:**

ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:**

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AG (Agricultural) to PDP(RUR) Planned Development Project (Rural) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson  
County Attorney's Office



## Board of County Commissioners

### AGENDA ITEM

Meeting: 07/01/2025  
Department: Planning  
Prepared By: Dlnigro Nigro  
Initiator: Omar DePablo  
DOC ID: 15994  
Legal Request Number: LR-2025-268-1  
Bid/Contract Number:

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#### TITLE

Rezoning Petition Submitted by Desmond Manor on Behalf of Mavaro, LLC, as Trustee of 11472 Sunshine Grove Road Land Trust Agreement U/A/D February 8, 2023 for Property Located on Sunshine Grove Road (H2503)

#### BRIEF OVERVIEW

##### Request:

Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

##### General Location:

Frontage on Sunshine Grove Road approximately 667 feet north of Sorrel Street

##### P&Z Action:

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural/Residential) to AR-2 (Agriculture/Residential 2).

#### FINANCIAL IMPACT

A matter of policy. No financial impact.

#### LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

#### RECOMMENDATION

It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

#### REVIEW PROCESS

Omar DePablo	Escalated	06/03/2025 5:18 PM
KayMarie Griffith	Approved	06/16/2025 3:11 PM
Albert Bertram	Approved	06/17/2025 9:26 AM
Pamela Hare	Approved	06/17/2025 9:50 AM
Victoria Anderson	Approved	06/17/2025 10:41 AM
Heidi Prouse	Approved	06/17/2025 11:19 AM
Toni Brady	Approved	06/18/2025 11:35 AM
Jeffrey Rogers	Approved	06/18/2025 11:41 AM
Colleen Conko	Approved	06/18/2025 1:02 PM



# 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. H-25-03 Official Date Stamp:

**RECEIVED**

**JAN 17 2025**

Hernando County Development Services  
Zoning Division

### APPLICANT NAME:

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

State: FL

Zip: 34611

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

### REPRESENTATIVE/CONTACT NAME:

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

State: FL

Zip: 34609

### HOME OWNERS ASSOCIATION:

☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 102800
2. SECTION 4, TOWNSHIP 22, RANGE 18
3. Current zoning classification: agriculture AG
4. Desired zoning classification: AR2
5. Size of area covered by application: 4.7 acres
6. Highway and street boundaries: Sunshine Grove 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, MARGO Roberts, 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): Desmond Maner

and (representative, if applicable): \_\_\_\_\_

to submit an application for the described property.

Margo Roberts  
Signature of Property Owner

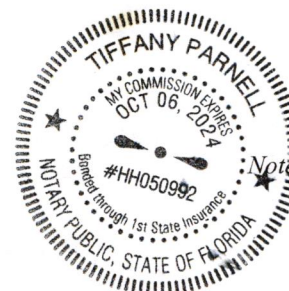
STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5th day of September, 2024, by Desmond Maner who is personally known to me or produced \_\_\_\_\_ as identification.

Tibby Paul  
Signature of Notary Public

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



To whom it may concern,

The reason we have the land is to build our dream and forever home. Our dream is for our kids to build a house on the same land and our vision is to have a family compound and to leave something for our kids and grandkids. As we get older our kids would be within walking distance to look after myself and my wife.

To whom it may concern.

I Margo Roberts give Desmond D Manner  
 authority to represent me regarding of the  
 property 11472 Sunshine Grove Rd (MAVAROLLC)  
 Brooksville FL 34613  
 Sec 4, TWP 22, Range 18



Margo Roberts  
 P.O. Box 3443  
 Spring Hill, FL 34611  
 352 585-1591



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 12, 2025  
Board of County Commissioners: July 1, 2025

**APPLICANT:** Mavaro LLC TTEE

**FILE NUMBER:** H-25-03

**REQUEST:** Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

**GENERAL LOCATION:** Frontage on Sunshine Grove Road approximately 667 feet north of Sorrel Street

**PARCEL KEY NUMBER:** 102800

---

### APPLICANT'S REQUEST

The petitioner is requesting a rezoning of their 4.7-acre parcel from AG (Agricultural) to AR-2 (Agricultural/Residential 2). The petitioner would like to rezone to subdivide the parcel into 2 lots. The minimum size of a newly created agricultural parcel is one unit per 10.0 acres. The parcel currently does not meet the size requirements to subdivide. Rezoning the parcel to AR-2 (Agricultural Residential 2) would allow one unit per acre.

### SITE CHARACTERISTICS:

**Site Size:** 4.7 acres

**Surrounding Zoning & Land Uses:**

North:	AG; Agriculture
South:	AG; Agriculture
East:	AG; Agriculture
West:	AG; Agriculture

**Current Zoning:** AG (Agricultural)

**Future Land Use Map Designation:** Rural

**ENGINEERING REVIEW:**

The subject parcel is located approximately 667 feet north of Sorrel Street with frontage on Sunshine Grove Road.

The County Engineer has reviewed the petitioner's request and has the following comments:

- The site lies within the Wiscon watershed, within Basin A0230; the basin is closed; the base flood elevation (BFE) is 71.04.
- Improve driveway apron to current County standards, Refer to Hernando County Facility Design Guideline IV-26
- Ensure appropriate access to second residence, (follow Class D requirement) create a 15-foot access easement.

**UTILITIES REVIEW**

Hernando County Utilities does not currently supply water or sewer service to this parcel. Water service is not available. There is a 16" force main that runs along the power lines in the back of the property. HCUD has no objection to the zoning change from AG to AR2, subject to Health Department approval of any proposed onsite sewage treatment and disposal system.

**LAND USE REVIEW:**

Minimum AR-2 (Agricultural/Residential)2 Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR-2 district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

- i. Aquaculture
- ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.

- iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
  - iv. Horticultural specialty farms, including the cultivation of crops.
  - v. Accessory structures related to the principal use of the land.
  - vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
  - vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.
- (d) Agricultural/residential-2:
- i. Single-family dwellings
  - ii. Mobile homes

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located on Sunshine Grove Road; the parcels immediately across the street are AG (Agricultural); however, they are similar in size to the anticipated lot size to be created through this rezoning and subsequent subdivision.

**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.

**Comments:** The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.



**FINDINGS OF FACT:**

A rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) is appropriate based on consistency with the Objectives for the Rural Land Use Classification within the County's adopted Comprehensive Plan.

**NOTICE OF APPLICANT RESPONSIBILITY**

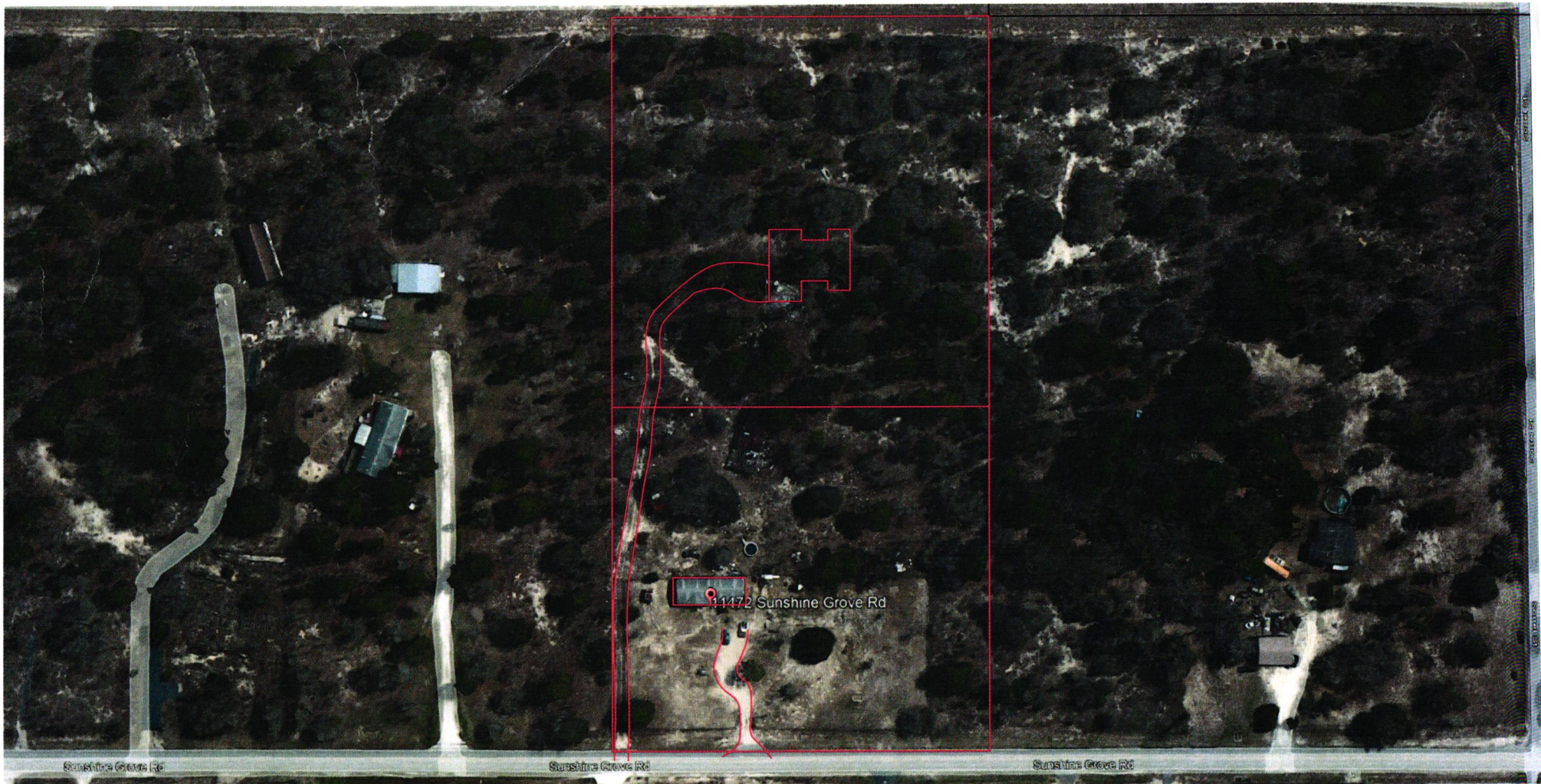
*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATION:** It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

**P & Z ACTION:**

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning from AG (Agricultural/Residential) to AR-2 (Agriculture/Residential) 2.





# H-25-03

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-03

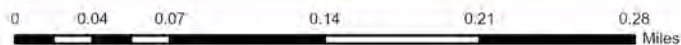
Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 03/05/2025



## H-25-03 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# H-25-03

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Desmond Manor on behalf of Mavaro, LLC, a Florida Limited Liability Company, as Trustee of the 11472 Sunshine Grove Road Land Trust Agreement U/A/D February 8, 2023

**FILE NUMBER:** H-25-03

**REQUEST:** Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

**GENERAL LOCATION:** Frontage on Sunshine Grove Road approximately 667 feet north of Sorrel Street

**PARCEL KEY NUMBERS:** 102800

**REQUEST:** Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:** ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS OF LAW:** The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully

advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:**

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson  
County Attorney's Office





## Board of County Commissioners

### AGENDA ITEM

Meeting: 07/01/2025  
Department: Planning  
Prepared By: Dlnigro Nigro  
Initiator: Omar DePablo  
DOC ID: 16000  
Legal Request Number: LR-2025-268-1  
Bid/Contract Number:

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#### TITLE

Rezoning Petition Submitted by Joseph M. Mason, Jr., Esq. on Behalf of Shady Oaks Project, LLC, for Property Located on Treiman Boulevard (H2515)

#### BRIEF OVERVIEW

##### Request:

Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with deviations and establish an associated Master Plan

##### General Location:

East Side of Treiman Boulevard, 2548 feet north of Reynolds Street, opposite Belt Drive

##### P&Z Action:

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with deviations and establish an associated Master Plan with unmodified performance conditions.

#### FINANCIAL IMPACT

A matter of policy. No financial impact.

#### LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The applicable criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

#### RECOMMENDATION

It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with deviations and establish an associated Master Plan with performance conditions.

#### REVIEW PROCESS

Omar DePablo	Escalated	06/16/2025	3:14 PM
KayMarie Griffith	Approved	06/16/2025	3:41 PM
Albert Bertram	Approved	06/17/2025	9:27 AM
Pamela Hare	Approved	06/20/2025	4:09 PM
Victoria Anderson	Approved	06/23/2025	9:28 AM
Heidi Prouse	Approved	06/23/2025	9:44 AM

Toni Brady	Approved	06/25/2025	8:35 AM
Jeffrey Rogers	Approved	06/26/2025	6:25 AM
Colleen Conko	Approved	06/26/2025	8:05 AM

# 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: Dec. 17, 2024

File No. H-25-15 Official Date Stamp:

RECEIVED

FEB 05 2025

Hernando County Development Services  
Zoning Division

APPLICANT NAME: Shady Oaks Project, LLC

Address: 4912 Turnbury Wood Drive

City: Tampa

State: Florida

Zip: 33647

Phone: (813) 817-6020

Email: robert@newstrategyholdings.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Joseph M. Mason, Jr., Esq.

Address: 101 South Main Street

City: Brooksville

State: Florida

Zip: 34601

Phone: (352) 796-0795

Email: joemason@mcgeemasonlaw.com

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

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 01150471 and 1078862

2. SECTION 13, TOWNSHIP 23 South, RANGE 21 East

3. Current zoning classification: Agriculture (AG)

4. Desired zoning classification: Planned Development Project (Residential) PDP (RES)

5. Size of area covered by application: 82.47 (MOL) acres

6. Highway and street boundaries: West Side of US-301, South of SR-50

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: One (1) Hour)

PROPERTY OWNER AFFIDAVIT

I, Joseph A. Tabshe, as Manager of Shady Oaks Project, LLC, 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):

and (representative, if applicable):

to submit an application for the described property.

SHADY OAKS PROJECT, LLC

By: [Signature], as its Manager

Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of December, 2024, by Joseph A. Tabshe who is personally known to me or produced as identification.

[Signature]

Signature of Notary Public

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



PABLO DE JESUS TORANZO

Commission # HH 437388

Expires August 24, 2027

Notary Seal/Stamp



JOSEPH M. MASON, JR.\*

\* ALSO ADMITTED IN:  
THE DISTRICT OF COLUMBIA

LAW OFFICES OF  
**McGEE & MASON**  
PROFESSIONAL ASSOCIATION  
101 SOUTH MAIN STREET  
POST OFFICE BOX 1900  
BROOKSVILLE, FLORIDA 34605-1900  
TELEPHONE: (352) 796-0795  
FACSIMILE: (352) 796-0235  
WRITER'S DIRECT E-MAIL ADDRESS:  
JOEMASON@MCGEEMASONLAW.COM

RICHARD E. MCGEE, SR.  
(1916 - 2005)

PLEASE REPLY TO  
POST OFFICE BOX

February 5, 2025

Received

FEB 05 2025

Mr. C. Omar DePablo, Director  
Hernando County Planning Department  
1653 Blaise Drive  
Brooksville, Florida 34601-3031

Planning Department  
Hernando County, Florida

VIA HAND DELIVERY

Re: Shady Oaks Project, LLC  
Zoning Amendment Petition  
From Agriculture (AG) to Planned Development Project (Residential) (PDP (RES))  
Key N<sup>os</sup> 1150471 & 1078862

Dear Omar:

Please be advised that I represent Shady Oaks Project, LLC, with regard to the above-referenced matter. Enclosed is our Zoning Amendment Petition regarding the same. Also enclosed, are the several items required to be submitted along with the Petition, as follows:

1. A copy of the *Warranty Deed* from Shady Oaks North, LLC, to Shady Oaks Project, LLC, dated October 21, 2024, and recorded in Official Records Book 4484, at Pages 887~889, of the Public Records of Hernando County.

a. Also enclosed, are the Property Appraiser's Property Record Card for each of the two (2) parcels. You will note that the parcel with Key N<sup>o</sup> 1078862 is shown by the Property Appraiser to be owned by Shady Oaks North, LLC, but, in fact, that parcel is part of the metes and bounds description of Parcel 5 in the deed, which apparently has not been picked up by the Property Appraiser.

b. Further enclosed, is a copy of a survey dated October 4, 2024, by Simmons, Beall, and Trebour, LLC, showing that parcel to be included in Parcel 5 of the survey, which corresponds to Parcel 5 as described in the deed (two copies of the survey are enclosed, one being in 8.5" x 11" format, and the other being in 11" x 17" format).

2. *Shady Oaks Rezoning Application Planned Development Narrative*, dated January 30, 2025, by Florida Design Consultants, Inc., with Exhibits:

a. Cursory Listed Species Review; Horner Environmental, May 28, 2024;



Mr. C. Omar DePablo, Director  
Hernando County Planning Department  
February 5, 2025  
Page 2

- b. Environmental Review; Horner Environmental, August 15, 2024;
  - c. US 301 Improvements; Florida Department of Transportation;
  - d. Utility Availability Letter; Hernando County Utilities Department; and
  - e. Transportation Methodology and Assessments; Lincks & Associates.
3. Two (2) copies of the proposed PDP Master Plan, one of which is in 8.5" x 11" format, and the other of which is in 11" x 17" format;
4. A map and list of adjacent property owners lying within 500 feet of the subject property. The APO information has previously been sent to you by the Property Appraiser's office. Unfortunately, Parcel A of Talisman Estates East (Key N<sup>o</sup> 1078862), was not included in our original request to the Property Appraiser, resulting in a second request, which included that parcel. It is the revised APO map and list, including that parcel, which is enclosed herewith.
5. Finally, there is enclosed a check from Shady Oaks Project, LLC, for \$2,489.64 in payment of your filing fee, together with a copy of the Fee Calculation Sheet. The fee is calculated based on the 82.47 (MOL) acres reflected on the survey, notwithstanding that the Property Record Cards reflect a total of 85.70 acres for the two (2) parcels.

The instructions for submitting a Zoning Amendment Petition require that the petitioner identify all homeowners' associations to which property within the notification perimeter is subject. The instructions indicate that the Planning Department can assist in identifying such associations, and we have made inquiry to the Department, but have not yet received a reply.

We have made a diligent search of appropriate databases, but can find no record of there being an active homeowners' association within the notice area. The subject property borders the north and east boundaries of Talisman Estates East, Phase 1, the plat of which is dedicated to Talisman Homeowners' Association, Inc., but no record can be found of any such HOA ever being established, or of any documentation thereof being recorded. We have requested, but have not yet received, a public records search in that regard. Two (2) copies of that plat, one in 8.5" x 11" format, and one in 11" x 17" format, are enclosed for your information.

As your file will reflect, on August 9, 2024, we had a pre-application conference with Cayce Dagenhart, then of your office. We discussed various aspects of this matter, in conjunction with a preliminary Master Plan designed for the development of the 196 single-family lots previously



Mr. C. Omar DePablo, Director  
Hernando County Planning Department  
February 5, 2025  
Page 3

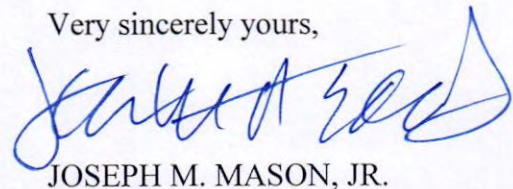
approved, in 1985, for this property (see your file N<sup>o</sup> H-85-58). We further explained to her our proposal for the deviations recited in the narrative statement. Ms. Dagenhart had no negative comments, but, pursuant to her suggestions, we have made modifications to the final iteration of the Master Plan; mostly by providing additional buffering.

The lot discussed in Paragraph 4., above, was not included in the 1985 rezoning, and was not included in the draft Master Plan discussed with Ms. Dagenhart. However, it is not being utilized to increase the number of single-family lots requested by this Petition; instead it has been added to the buffer.

Please confirm that the Petition package is complete. If so, we will appreciate your processing of this matter for presentation to the Planning and Zoning Commission and, thence, to the Board of County Commissioners.

In the meantime, if you believe that additional matters need to be discussed in a post-application conference with the applicant, please let us know.

Very sincerely yours,

A handwritten signature in blue ink, appearing to read "Joe Mason", is written over the typed name.

JOSEPH M. MASON, JR.

JMM/lls\NEW012825.Z-LTOD.wpd

Enclosures

cc (w/encs.): Mr. Robert G. Melsom

([robert@newstrategyholdings.com](mailto:robert@newstrategyholdings.com))





## LINCKS & ASSOCIATES, LLC

November 27, 2024

Mr. Ernie Lane  
Hernando County  
1400 North Boulevard  
Tampa, FL 33607

Re: Shady Oaks  
Lincks Project No. 24124

Dear Mr. Lane,

The purpose of this letter is to establish the methodology to be utilized for the Transportation Analysis for the proposed development located south of SR 50 and east of US 301 in Hernando County, Florida, as shown in Figure 1.

The developer proposes to develop the subject property for 196 Single Family Homes.

The following outlines the methodology to be utilized in this analysis:

### Trip Generation

The trip rates to be utilized in the analysis will be obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, 2021, as its data base. Table 1 provides the trip generation for the proposed land use.

### Distribution

The distribution will be based on the existing development patterns in the vicinity of the project. Figure 2 illustrates the proposed project traffic distribution.

### Study Network

The study network will include those roadways in which the PM peak hour project traffic consumes 5% or more of the peak hour adopted Level of Service capacity for the roadways within the vicinity of the project.

Based on the results shown in Table 2, the study network will include the following roadways:

- Treiman Boulevard from Pasco County to Cortez Boulevard
- Cortez Boulevard from McKethan Road to Treiman Boulevard

Exhibit - E

5023 West Laurel Street  
Tampa, FL 33607  
813 289 0039 Telephone  
813 287 0674 Telefax  
[www.Lincks.com](http://www.Lincks.com) Website



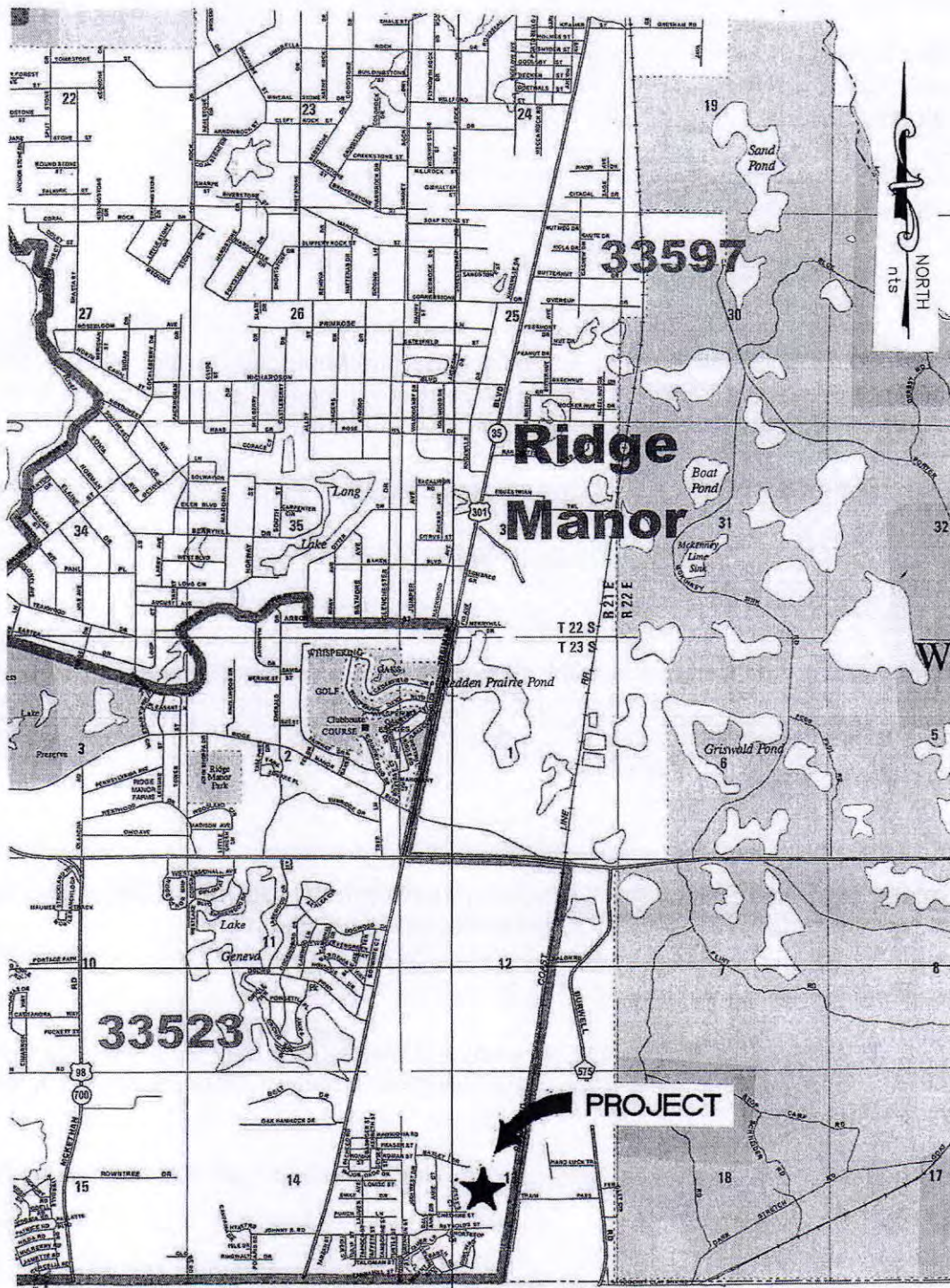


FIGURE 1  
PROJECT LOCATION

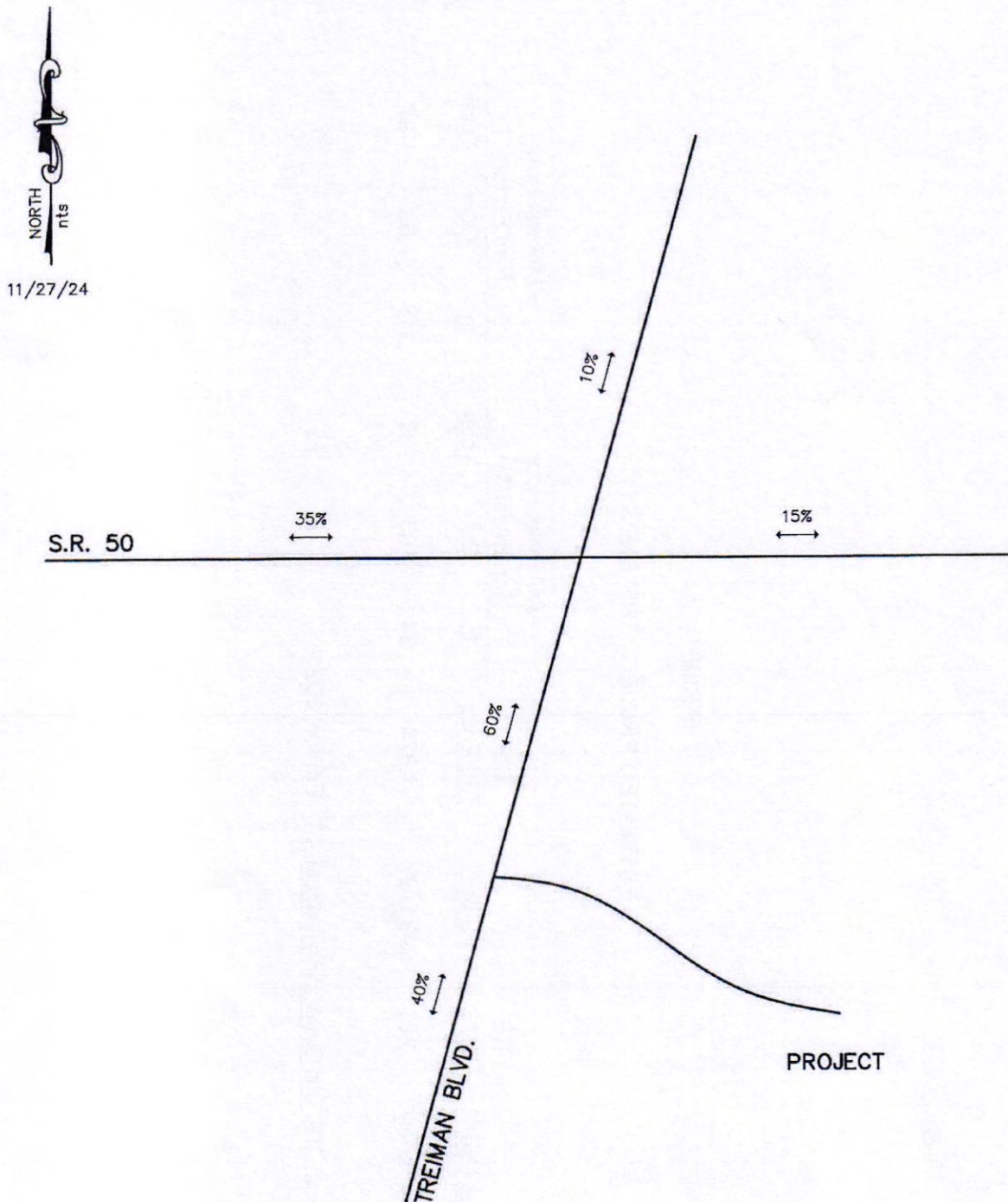


TABLE 1  
ESTIMATED PROJECT TRIP ENDS (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends (1)</u>			<u>PM Peak Hour Trip Ends</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	196 DU's	1,874	34	103	137	118	69	187

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.





**FIGURE 2**  
**PROJECT TRAFFIC**  
**DISTRIBUTION**



TABLE 2  
STUDY NETWORK DETERMINATION

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Lanes</u>	<u>Capacity (1)</u>	<u>Percent Project Distribution</u>	<u>PM Peak Hour Project Traffic</u>	<u>Percent Consumed</u>	<u>Study Network?</u>
Treiman Blvd	Pasco Co	Project	2 LU	1,490	40%	75	5.03%	Yes
	Project	Cortez Blvd	2 LU	1,490	60%	112	7.50%	Yes
	Cortez Blvd	Ridge Manor Blvd	2 LU	820	10%	19	2.30%	No
Cortez Blvd	Ridge Manor Blvd	McKethan Rd	4 LD	3,420	25%	47	1.40%	No
	McKethan Rd	Treiman Blvd	2 LU	1,220	35%	65	5.30%	Yes
	Treiman Blvd	Burwell Dr	2 LU	1,490	15%	28	3.90%	No

(1) Source: Hernando County Tier I spreadsheet.



### Buildout

Buildout of the project is anticipated to be 2030.

### Background Traffic

The 2030 background traffic to be utilized in this analysis will be calculated as follows:

- 1) Lincks & Associates, LLC will conduct AM (7:00 to 9:00) and PM (4:00 to 6:00) peak hour turning movement counts at the following intersections:
  - a. Treiman Boulevard and Cortez Boulevard
  - b. Cortez Boulevard and McKethan Road
- 2) The existing counts will be adjusted to the peak season based on the 2023 FDOT Peak Season Adjustment Factors for Hernando County.
- 3) The peak season traffic will be increased by the annual growth rate for each segment contained in the Hernando County Tier I spreadsheet

### Signal Timings

The existing signal timings will be utilized for the intersection analysis.

### Analysis Scenario

Intersection analysis shall be conducted based on HCS and/or SYNCHRO methodology for the following scenarios:

- 1) 2030 background plus project traffic with budgeted geometry and signal timings. If the intersection operates at or above the adopted level of service, then no additional analysis is required.
- 2) 2030 background with the improvements required to allow the intersection to operate at the adopted level of service.
- 3) 2030 background plus project traffic with the background improvements identified in #2 above.
- 4) 2030 background plus project traffic with any additional improvements required beyond the background traffic to allow the intersection to operate at an acceptable level of service.



Proportionate Share

The proportionate share for any improvements required by the project traffic will be determined.

Please indicate your acceptance of the proposed methodology for the project by signing on the line provided below.

Sincerely,

LINCKS & ASSOCIATES, LLC

Steven J. Henry, P.E.  
President

SJH/SSS

I concur:

Ernie Lane

Date



APPENDIX





SITE PLAN



**LINCKS & ASSOCIATES, LLC**



SHADY OAKS  
NORTH PARCEL  
HERNANDO COUNTY, FL

WESTPLAN  
PD PLAN

PREPARED FOR  
NEW STRATEGY HOLDINGS

LEGEND

- BOUNDARY
- SINGLE FAMILY-DETACHED  
50' x 120'
- PARK/AMENITY AREA  
LANDSCAPE BUFFER  
STORMWATER POND  
WETLAND
- MAIN ENTRANCES
- INTERNAL ACCESS  
LOCATIONS

PROJECT DATA

PARCEL ID: 8113 425 21 0000 0039 0019

TOTAL PROJECT ACREAGE: 85.2 AC.  
WETLAND ACREAGE: 0.00 AC.  
UPLAND ACREAGE: 85.2 AC.

TOTAL PROPOSED LOTS: 156 LOTS

SINGLE FAMILY-DETACHED  
50' X 120' LOTS

PROPOSED DENSITY: 2.30 UNITS/ACRE

EXISTING ZONING: PDP (M) WETLAND  
PROPOSED ZONING: PDP (SF)

ABUTTING ZONING/ELU  
NORTH: AGRICULTURAL / CHURCH  
EAST: AGRICULTURAL/RURAL  
SOUTH: AGRICULTURAL/PDP (M), ARI  
WEST: AGRICULTURAL/RURAL

PROPOSED EXTERNAL BUILDING SETBACKS  
NORTH: 30'  
EAST: 30'  
SOUTH: 50'  
WEST ALONG US 301: 30'

REQUIRED PARK AREA:  
TOTAL ACREAGE WILL MEET COUNTY STANDARDS  
AND BE SIZED / LOCATED AT THE TIME OF THE  
CONDITIONAL PLAN.

REQUIRED / PROVIDED BUFFERS:  
SEE MASTER PLAN FOR PROPOSED LANDSCAPE  
BUFFERS

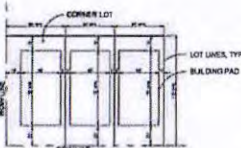
ACCESS ROADS:  
50' + WIDE RIGHT OF WAY WITH TREE'D ROADWAY  
ACCESS FOR MOTOR VEHICLES AT REYNOLDS STREET  
AND US 301.

PARKING REQUIREMENTS:  
2.5 SPACES PER UNIT (2 IN GARAGE, 1-2 IN DRIVEWAY)

CONTACT INFORMATION

APPLICANT:  
SHADY OAKS NORTH LLC  
1315 CHESAPEAKE DR  
ODDESSA, FL 33556

PROJECT PLANNER / ENGINEER:  
FLORIDA DESIGN CONSULTANTS, INC.  
17907 APRIL DRIVE, SUITE 150  
LAND O' LAKES, FL 34638  
PHONE: 727-849-7588  
EMAIL: BKASOYIK@FLORIDADCS.COM



TYPICAL LOT SIZE EXHIBIT & SETBACKS

LOCATION MAP



FLORIDA DESIGN  
CONSULTANTS, INC.

17907 APRIL DRIVE, SUITE 150, LAND O' LAKES, FL 34638  
PHONE: (727) 849-7588 FAX: (727) 849-7588 WWW.FLORIDADC.COM

CREATED DATE: 03/15/2024 REVISION DATE: 11/15/2024 DRAWN BY: BMD SHEET NAME: 5



ITE TRIP GENERATION MANUAL, 11<sup>TH</sup> EDITION



**LINCKS & ASSOCIATES, LLC**



## PERIOD SETTING

<b>Analysis Name :</b>	New Analysis	<b>No :</b>	
<b>Project Name :</b>	Shady Oaks	<b>City:</b>	
<b>Date:</b>	11/23/2024	<b>Zip/Postal Code:</b>	
<b>State/Province:</b>		<b>Client Name:</b>	
<b>Country:</b>		<b>Edition:</b>	Trip Generation Manual, 11th Ed
<b>Analyst's Name:</b>			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	196	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.68$	937 50%	937 50%	1874

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	937	0 %	937

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	1874	0	0	1874

## ITE DEVIATION DETAILS

<b>Weekday</b>	
Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	210 - Single-Family Detached Housing (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.



## SUMMARY

Total Entering	937
Total Exiting	937
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	937
Total Exiting Non-Pass-by Trips	937



## PERIOD SETTING

<b>Analysis Name :</b>	New Analysis	<b>No :</b>	
<b>Project Name :</b>	Shady Oaks	<b>City:</b>	
<b>Date:</b>	11/23/2024	<b>Zip/Postal Code:</b>	
<b>State/Province:</b>		<b>Client Name:</b>	
<b>Country:</b>		<b>Edition:</b>	Trip Generation Manual, 11th Ed
<b>Analyst's Name:</b>			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	196	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.91\ln(X) + 0.12$	34 25%	103 75%	137

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	34	0 %	103

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	137	0	0	137

## ITE DEVIATION DETAILS

### Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse      No deviations from ITE.

Methods      No deviations from ITE.

External Trips    210 - Single-Family Detached Housing (General Urban/Suburban)  
ITE does not recommend a particular pass-by% for this case.



## SUMMARY

Total Entering	34
Total Exiting	103
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	34
Total Exiting Non-Pass-by Trips	103



## PERIOD SETTING

<b>Analysis Name :</b>	New Analysis	<b>No :</b>	
<b>Project Name :</b>	Shady Oaks	<b>City:</b>	
<b>Date:</b>	11/23/2024	<b>Zip/Postal Code:</b>	
<b>State/Province:</b>		<b>Client Name:</b>	
<b>Country:</b>		<b>Edition:</b>	Trip Generation Manual, 11th Ed
<b>Analyst's Name:</b>			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	196	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.94\ln(X) + 0.27$	118 63%	69 37%	187

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	118	0 %	69

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	187	0	0	187

## ITE DEVIATION DETAILS

### Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse      No deviations from ITE.

Methods      No deviations from ITE.

External Trips    210 - Single-Family Detached Housing (General Urban/Suburban)  
ITE does not recommend a particular pass-by% for this case.



## SUMMARY

Total Entering	118
Total Exiting	69
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	118
Total Exiting Non-Pass-by Trips	69



TIER 1 SPREADSHEET





Table 1

**Hernando County Concurrence Management System**  
**Tier I Test: To Determine Concurrence or Need for Additional Analysis**  
 Version: 11/19/2022, Valid 12/01/2022 to 12/01/2024, unless superseded

**Notes:**  
1) In the Lane/Type column, "Y" indicates that the segment does not exist in existing or future years.

11 in the Layer/Type column. "0" indicates that the segment does not exist in existing or future years.



1. Manually enter the new external project traffic associated with your development. New trips should be reported as peak hour two-way volumes.

New Project Traffic = Total Trips Generated - Pass By - Internal Catches

**Total Project Traffic = Total Trips  
Generated - Internal Capture**

25

3) Review the status columns to verify the level of study that will need to be

1

applicant will enter the 15  
distribution for each segment  
which will further determine how  
the New External Project Traffic  
Column W1) and Total External  
Project Traffic (Column W2)  
are calculated.

188







190



191



192



4310	NORTHCREE BLVD	US19 (R55)	DELTONA BLVD	4D	4D	N	N	20,273	20,273	21,843	0.002	1,217	1,864	1,944	GEN. TABLES	0	2,618	2,618	1,187	1,717	0.853	04	1,864	0.31	04	1,864	1.643	04	0.00%
4310.5	NORTHCREE BLVD	DELTONA BLVD	CENTURY DR	4D	4D	N	N	22,381	22,381	24,713	0.000	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,618	2,014	0.764	04	2,134	0.814	04	2,224	0.844	04	0.00%
4310.6	NORTHCREE BLVD	CENTURY DR	ADENA RD	4D	4D	N	N	22,381	22,381	24,713	0.000	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,620	2,014	0.764	04	2,134	0.814	04	2,224	0.844	04	0.00%
4310.7	NORTHCREE BLVD	ADENA RD	MONTAILE RD	4D	4D	N	N	22,381	22,381	24,713	0.000	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,620	2,014	0.764	04	2,134	0.814	04	2,224	0.844	04	0.00%
4310.8	NORTHCREE BLVD	MONTAILE RD	MAHARER BLVD	4D	4D	N	N	22,381	22,381	24,713	0.000	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,620	2,014	0.764	04	2,134	0.814	04	2,224	0.844	04	0.00%
4310.9	OSWALD BLVD (R55)	SPECIAL LINE BLVD	US19 (R55)	2U	2U	N	N	22,381	22,381	24,713	0.000	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,620	2,014	0.764	04	2,134	0.814	04	2,224	0.844	04	0.00%
4310.10	ROSE RD	US19 (R55)	WALTON BLVD	2U	2U	N	N	22,381	22,381	24,713	0.000	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,620	2,014	0.764	04	2,134	0.814	04	2,224	0.844	04	0.00%
5010.1	RIDGE MANOR BLVD	CORTIER BLVD (R55)	OSWALD BLVD	2U	2U	N	N	1,213	1,213	1,340	0.000	108	118	121	GEN. TABLES	0	1,818	1,818	1,818	108	0.06	04	118	0.064	04	121	0.067	04	0.00%
5010.2	RIDGE MANOR BLVD	OSWALD BLVD	TRINIDAD BLVD (R55)	2U	2U	N	N	1,213	1,213	1,340	0.000	108	118	121	GEN. TABLES	0	1,818	1,818	1,818	108	0.06	04	118	0.064	04	121	0.067	04	0.00%
10100	WALK	BROAD ST (R55)	MAINE ST	2U	2U	N	N	20,442	20,442	22,452	0.000	2,203	2,428	2,517	GEN. TABLES	0	1,187	1,187	1,187	2,203	1.113	04	2,428	2.027	04	2,517	2.101	04	0.00%
10600	WALK	MAINE ST	JEFFERSON ST (R55)	2U	2U	N	N	5,880	5,880	6,400	0.000	530	571	601	GEN. TABLES	0	1,187	1,187	1,187	530	0.443	04	571	0.479	04	601	0.501	04	0.00%
11100	ROUNDHOLE GROVE RD	CENTRALIA RD	CENTRALIA RD	2U	2U	N	N	3,106	3,106	3,322	0.000	278	302	317	GEN. TABLES	0	1,818	1,818	1,818	278	0.151	04	302	0.164	04	317	0.174	04	0.00%
1210	THOMASER AVE	US19 (R55)	MT SPANROW RD	2U	2U	N	N	1,204	1,204	1,340	0.000	108	118	121	GEN. TABLES	0	1,899	1,899	1,899	108	0.067	04	118	0.062	04	121	0.064	04	0.00%
1210.5	THOMASER AVE	MT SPANROW RD	OSWALD WOODFORD RD	2U	2U	N	N	1,204	1,204	1,340	0.000	108	118	121	GEN. TABLES	0	1,899	1,899	1,899	108	0.067	04	118	0.062	04	121	0.064	04	0.00%
1610	WATERBURY DR	OSWALD WOODFORD RD	SPRING HILL DR	2U	2U	N	N	4,913	4,913	5,423	0.000	441	471	491	GEN. TABLES	0	908	908	908	441	0.396	04	471	0.424	04	491	0.431	04	0.00%
1610.5	WATERBURY DR	SPRING HILL DR	PASCO COUNTY LINE	2U	2U	N	N	338	338	355	0.000	31	34	36	GEN. TABLES	0	1,818	1,818	1,818	31	0.018	04	34	0.019	04	36	0.021	04	0.00%
1910.1	CROOK RITAL RD	CORTIER BLVD (R55)	1200 FT S OF I-75	2U	2U	N	N	372	372	411	0.000	35	37	39	GEN. TABLES	0	1,187	1,187	1,187	35	0.029	04	37	0.031	04	39	0.033	04	0.00%
1910.4	CROOK RITAL RD	1200 FT S OF I-75	CROOK RD	2U	2U	N	N	499	499	517	0.000	43	45	47	GEN. TABLES	0	1,187	1,187	1,187	43	0.035	04	45	0.038	04	47	0.039	04	0.00%
1910.5	CROOK RITAL RD	CROOK RD	LAKE LINCOLN RD	2U	2U	N	N	499	499	517	0.000	43	45	47	GEN. TABLES	0	1,187	1,187	1,187	43	0.035	04	45	0.038	04	47	0.039	04	0.00%
1910.6	CROOK RITAL RD	LAKE LINCOLN RD	CORTIER BLVD (R55)	2U	2U	N	N	1,010	1,010	1,115	0.000	91	94	100	GEN. TABLES	0	1,818	1,818	1,818	91	0.05	04	94	0.053	04	100	0.055	04	0.00%
1910.7	CROOK RITAL RD	CORTIER BLVD (R55)	LAKE LINCOLN RD	2U	2U	N	N	1,010	1,010	1,115	0.000	91	94	100	GEN. TABLES	0	1,818	1,818	1,818	91	0.05	04	94	0.053	04	100	0.055	04	0.00%
1910.8	CROOK RITAL RD	LAKE LINCOLN RD	W OF FOREST VILLAS CIR	2U	2U	N	N	10,710	10,710	11,316	0.000	964	1,000	1,020	GEN. TABLES	0	2,618	2,618	2,618	964	0.867	04	1,000	0.934	04	1,020	0.964	04	0.00%
1910.9	CROOK RITAL RD	W OF FOREST VILLAS CIR	DELTONA BLVD	2U	2U	N	N	10,710	10,710	11,316	0.000	964	1,000	1,020	GEN. TABLES	0	2,618	2,618	2,618	964	0.867	04	1,000	0.934	04	1,020	0.964	04	0.00%
1910.10	CROOK RITAL RD	DELTONA BLVD	S. HAMMER BLVD (R55)	2U	2U	N	N	8,723	8,723	9,411	0.000	785	831	861	GEN. TABLES	0	1,187	1,187	1,187	785	0.669	04	831	0.704	04	861	0.734	04	0.00%
1910.11	CROOK RITAL RD	S. HAMMER BLVD (R55)	557 (A. MALLS BLVD)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.12	CROOK RITAL RD	557 (A. MALLS BLVD)	N. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.13	CROOK RITAL RD	N. SUNGAST PKWY (R55)	BRAD BLVD	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.14	CROOK RITAL RD	BRAD BLVD	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.15	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.16	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.17	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.18	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.19	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.20	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.21	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.22	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.23	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.24	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.25	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.26	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.27	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.28	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.29	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.30	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.31	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U	N	N	5,294	5,294	5,845	0.000	476	506	526	GEN. TABLES	0	1,912	1,912	1,912	476	0.423	04	506	0.454	04	526	0.484	04	0.00%
1910.32	CROOK RITAL RD	W. SUNGAST PKWY (R55)	W. SUNGAST PKWY (R55)	2U	2U																								





## UTILITIES DEPARTMENT

WATER ♦ WASTEWATER ♦ RECLAIMED WATER ♦ ENGINEERING ♦ CUSTOMER SERVICE

15365 CORTEZ BOULEVARD ♦ BROOKSVILLE, FLORIDA 34613  
P 352.754.4037 ♦ F 352.754.4485 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

8/28/24

Re: Project Name: Shady Oaks  
Parcel Key: 01150471

Dear Robert Melsom,

The Hernando County Utility Department (HCUD) has infrastructure in the vicinities of the above subject parcel based on ArcGIS mapping. The Developer will be responsible for performing a hydraulic analysis on the existing collection and distribution systems to determine if improvements are required based on the proposed utility demands. Utility service will only be dedicated upon confirmation of system capacity and payment of connection fees.

The following utility infrastructure is located near this property:

Water Service: 6" Water main at the entrance on Treiman Blvd

Wastewater Service: 4" force main at the entrance on Treiman Blvd

If you have any other further questions, please contact me at (352) 754-4037.

Sincerely,

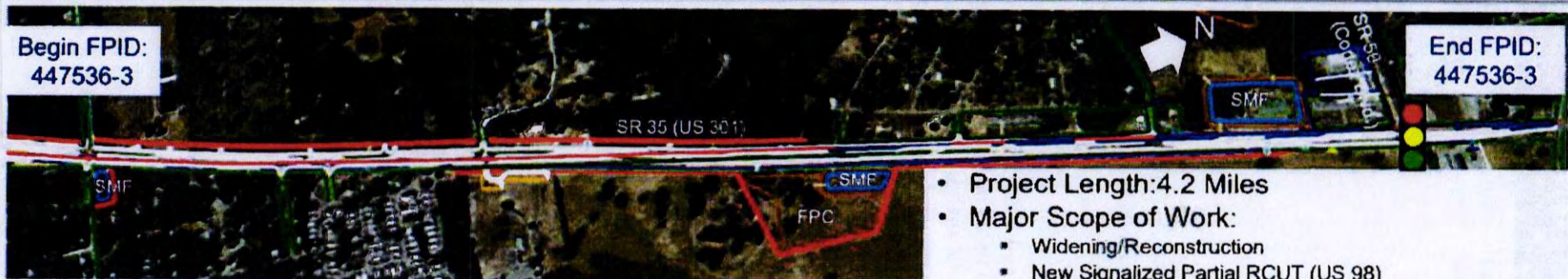
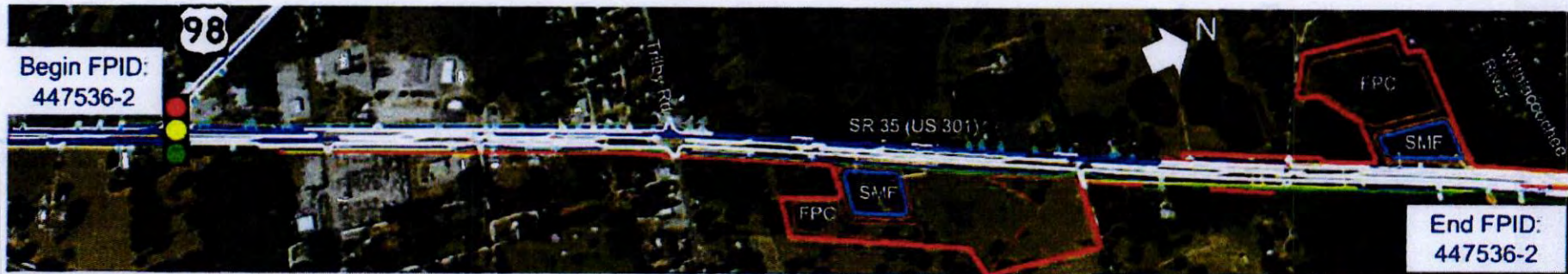


**Andrew Laurie**  
**Commercial Services Assistant**  
Hernando County Utilities Department  
P: (352) 754-4037  
Email: [Alaurie@co.hernando.fl.us](mailto:Alaurie@co.hernando.fl.us)  
15365 Cortez Boulevard, 2nd Floor  
Brooksville, FL 34613



## Segment 4 (E7R33) – SR 35 (US 301) in Pasco/Hernando County

FPID: 447536-2-52-01 & 447536-3-52-01



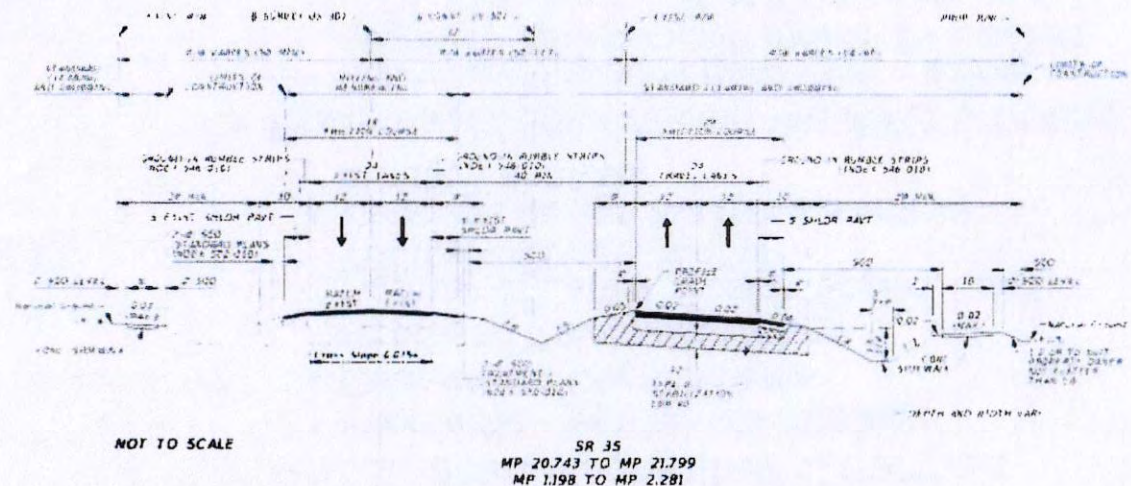
- Project Length: 4.2 Miles
- Major Scope of Work:
  - Widening/Reconstruction
  - New Signalized Partial RCUT (US 98)
  - Potential Roundabout (US 301 and Trilby Rd.)
  - New SB Bridge and Ped Bridge over Withlacoochee River
  - FPC and SMF
  - UWHCA for Pasco County & Hernando County Water and Sewer

FDOT



## Segment 4 (E7R33) – SR 35 (US 301) in Pasco/Hernando County FPID: 447536-2-52-01 & 447536-3-52-01

- Typical Section
  - 2 to 4-lane conversion
  - Design Speed – 55 mph
- Pavement Design
  - OBG 9
  - 3" Superpave (Traffic Level C)
  - FC-12.5 (PG 76-22)
- Variations
  - Border Width
  - Median Paved Shoulder Width





## Segment 4 (E7R33) – SR 35 (US 301) in Pasco/Hernando County

FPID: 447536-2-52-01 & 447536-3-52-01

- Procurement (Draft – Subject to Change)
  - Advertisement – 03/13/2023
  - Phase 1 LOI – 04/03/2023
  - Shortlist – 05/08/2023
  - Technical Proposal – 09/07/2023
  - Price Proposal - 11/08/2023
  - Selection – 11/20/2023
  - Award – 12/11/2023
  - Execution – 12/21/2023
  - **R/W acquisition ongoing after NTP**
- Anticipated Prohibited Changes
  - Intersection type/control strategy
  - Department Commitments
  - Approved Pavement Design
  - Number of Lanes, Design Speed, Lane Widths, sidewalk widths
  - Drainage design will require critical duration analysis
- Potential Modifications via ATC process
  - Minor modifications horizontal, vertical alignment and pedestrian/bicycle facilities
  - Relocation/Reuse of traffic devices and signs
  - Use of NextGEN plan submittal format





**HORNER**  
Environmental  
Professionals, Inc.

28536 Walker Drive · Wesley Chapel, FL 33544 · (813) 907-9500

May 28, 2024

Joe Tabshe  
New Strategy Holdings LLC  
4912 Turnbury Wood Dr  
Tampa, FL 33647

**RE:   Cursory Listed Species Review  
      Shady Oaks North  
      Hernando County, Florida**

Dear Mr. Tabshe:

Horner Environmental Professionals, Inc. (HEP) visited the referenced property on May 22, 2024 (Figures 1-4). The purpose of the site visit was to provide guidance pertaining to listed wildlife species and their possible existence on site. This correspondence offers a summary of our efforts.

Prior to our field review, the Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Fish and Wildlife Service (USFWS), and Florida Natural Areas Inventory (FNAI) databases were analyzed to assess what species were likely to occur in the project vicinity. Additionally, site specific data was reviewed with respect to soils and cover types as well as current uses.

The Audubon Eagle Watch database indicates that no bald eagle (*Haliaeetus leucocephalus*) nests exist onsite or within 1 mile of the project site.

During our site review, special consideration was given to the potential presence of gopher tortoises (*Gopherus polyphemus*). The gopher tortoise is listed as a "threatened" species by the FFWCC and the animals and their burrows are protected from disturbance. During our site review, twenty-five (25) gopher tortoise burrows were observed. An FFWCC permit will need to be obtained prior to the disturbance of any gopher tortoise burrows. **No other direct observations of listed species or their occurrence on site were made during our site inspection.**

HEP appreciates the opportunity to assist you with this project. Please don't hesitate to call if you need anything additional.

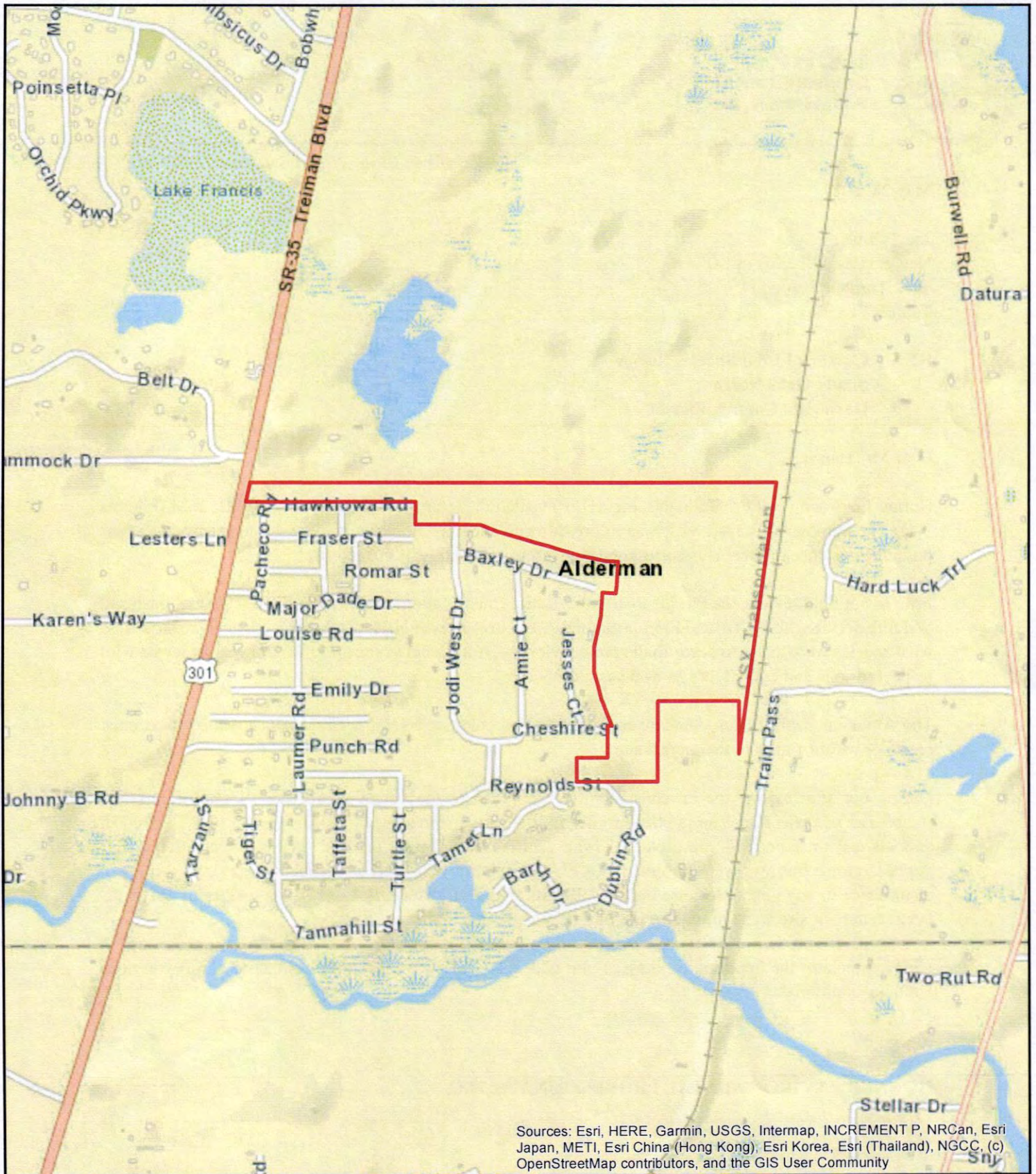
Sincerely,

**HORNER ENVIRONMENTAL PROFESSIONALS, INC.**

W. Perry Horner  
President

Exhibit - A





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## Shady Oaks North

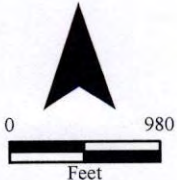
Figure 1: Location Map

Sections 13, Township 23 South, Range 21 East  
 Sections 14, Township 23 South, Range 21 East  
 Hernando County, Florida



**Horner Environmental Professionals**  
 28536 Walker Drive  
 Wesley Chapel, FL 33544  
 (813) 907-9500  
[hornerenvironmental.com](http://hornerenvironmental.com)

N



Date: 3/21/2024

Drawn by: CF

Source: ESRI

Prepared for:

New Strategy Holdings LLC





N



Date: 3/21/2024 Drawn by: CF

Source: LABINS

Prepared for:

New Strategy Holdings LLC

## Shady Oaks North

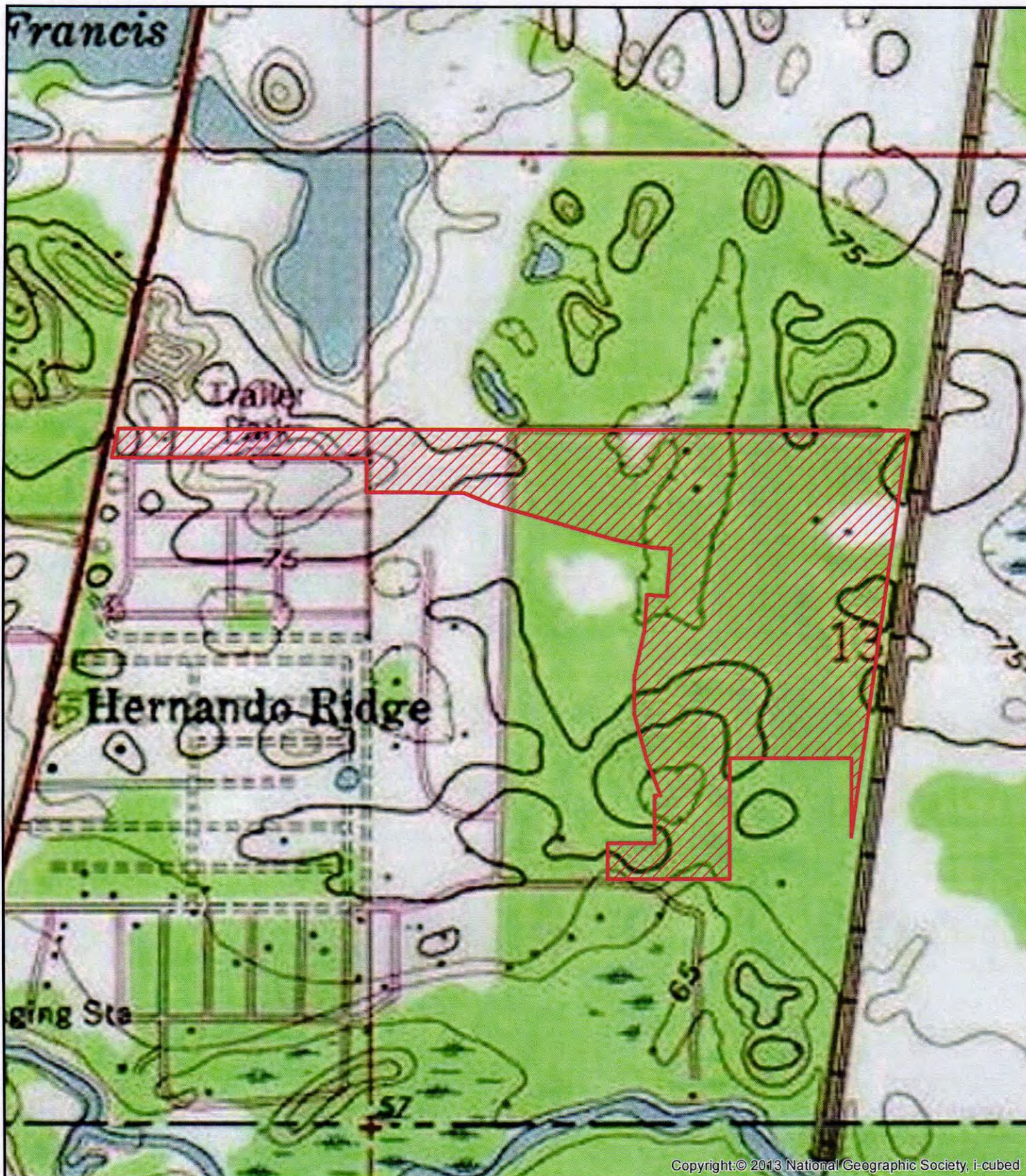
Figure 2: 2020 Aerial Photograph  
Sections 13, Township 23 South, Range 21 East  
Sections 14, Township 23 South, Range 21 East  
Hernando County, Florida



**Horner Environmental Professionals**

28536 Walker Drive  
Wesley Chapel, FL 33544  
(813) 907-9500  
hornerenvironmental.com





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	Date: 3/21/2024	Drawn by: CF
	Source: ESRI	
	Prepared for:	
	New Strategy Holdings LLC	
<p align="center"><b>Shady Oaks North</b>          Figure 3: Quadrangle Map          Sections 13, Township 23 South, Range 21 East          Sections 14, Township 23 South, Range 21 East          Hernando County, Florida</p>		
<p><b>Horner Environmental Professionals</b>          28536 Walker Drive          Wesley Chapel, FL 33544          (813) 907-9500  <a href="http://hornerenvironmental.com">hornerenvironmental.com</a></p>		





Soils Description	
10	Basinger fine sand, depressional, 0 to 1 percent slopes
14	Candler fine sand, 0 to 5 percent slopes
47	Sparr fine sand, 0 to 5 percent slopes
49	Tavares fine sand, 0 to 5 percent slopes

N

0 680 Feet

Date: 3/21/2024    Drawn by: CF

Source: LABINS, WSS

Prepared for:

New Strategy Holdings LLC

**Shady Oaks North**

Figure 4: Soils Map

Sections 13, Township 23 South, Range 21 East  
Sections 14, Township 23 South, Range 21 East  
Hernando County, Florida

**Horner Environmental Professionals**  
28536 Walker Drive  
Wesley Chapel, FL 33544  
(813) 907-9500  
hornerenvironmental.com





**HORNER**  
Environmental  
Professionals, Inc.

28536 Walker Drive · Wesley Chapel, FL 33544 · (813) 907-9500

August 15, 2024

Joe Tabshe  
New Strategy Holdings LLC 4912 Turnbury  
Wood Dr Tampa, FL 33647

**RE: Environmental Review  
Addendum 2 5/28/24 Letter Report  
Shady Oaks North  
Hernando County, Florida**

Dear Mr. Tabshe:

Horner Environmental Professionals, Inc. (HEP) visited the referenced property on May 22, 2024 (Figures 1-4). The purpose of the site visit was to provide guidance pertaining to listed wildlife species and wetlands and their possible existence on site. This correspondence offers a summary of our efforts.

Prior to our field review, the Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Fish and Wildlife Service (USFWS), and Florida Natural Areas Inventory (FNAI) databases were analyzed to assess what species were likely to occur in the project vicinity. Additionally, site specific data was reviewed with respect to soils and cover types as well as current uses.

The Audubon Eagle Watch database indicates that no bald eagle (*Haliaeetus leucocephalus*) nests exist onsite or within 1 mile of the project site.

During our site review, special consideration was given to the potential presence of gopher tortoises (*Gopherus polyphemus*). The gopher tortoise is listed as a "threatened" species by the FFWCC and the animals and their burrows are protected from disturbance. During our site review, gopher tortoise burrows were observed. An FFWCC permit will need to be obtained prior to the disturbance of any gopher tortoise burrows. **No other direct observations of listed species or their occurrence on site were made during our site inspection.**

During our site visit HEP reviewed the site for the presence of wetlands onsite. Other than a couple of very small marginal low areas, HEP did not encounter any wetlands or potential wetlands and didn't flag or mark anything.

HEP appreciates the opportunity to assist you with this project. Please don't hesitate to call if you need anything additional.

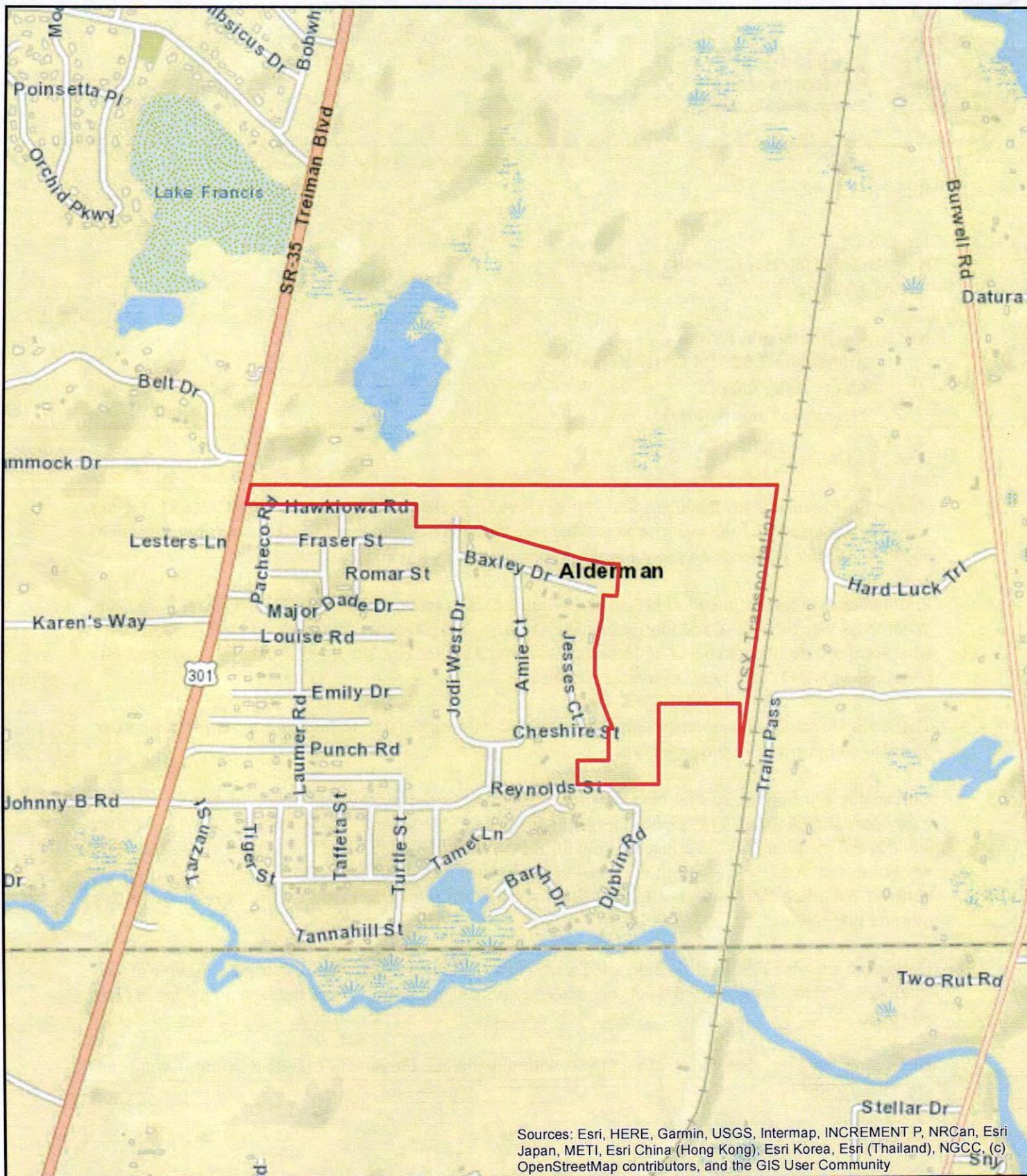
Sincerely,

**HORNER ENVIRONMENTAL PROFESSIONALS, INC.**

W. Perry Horner  
President

Exhibit - B





	Date: 3/21/2024	Drawn by: CF
	Source: ESRI	
	Prepared for:	
File		<p><b>Shady Oaks North</b></p> <p>Figure 1: Location Map</p> <p>Sections 13, Township 23 South, Range 21 East</p> <p>Sections 14, Township 23 South, Range 21 East</p> <p>Hernando County, Florida</p>
<p><b>Horner Environmental Professionals</b></p> <p>28536 Walker Drive</p> <p>Wesley Chapel, FL 33544</p> <p>(813) 907-9500</p> <p>hornerenvironmental.com</p>		





N



0 680  
Feet

Date: 3/21/2024

Drawn by: CF

Source: LABINS

Prepared for:

File

## Shady Oaks North

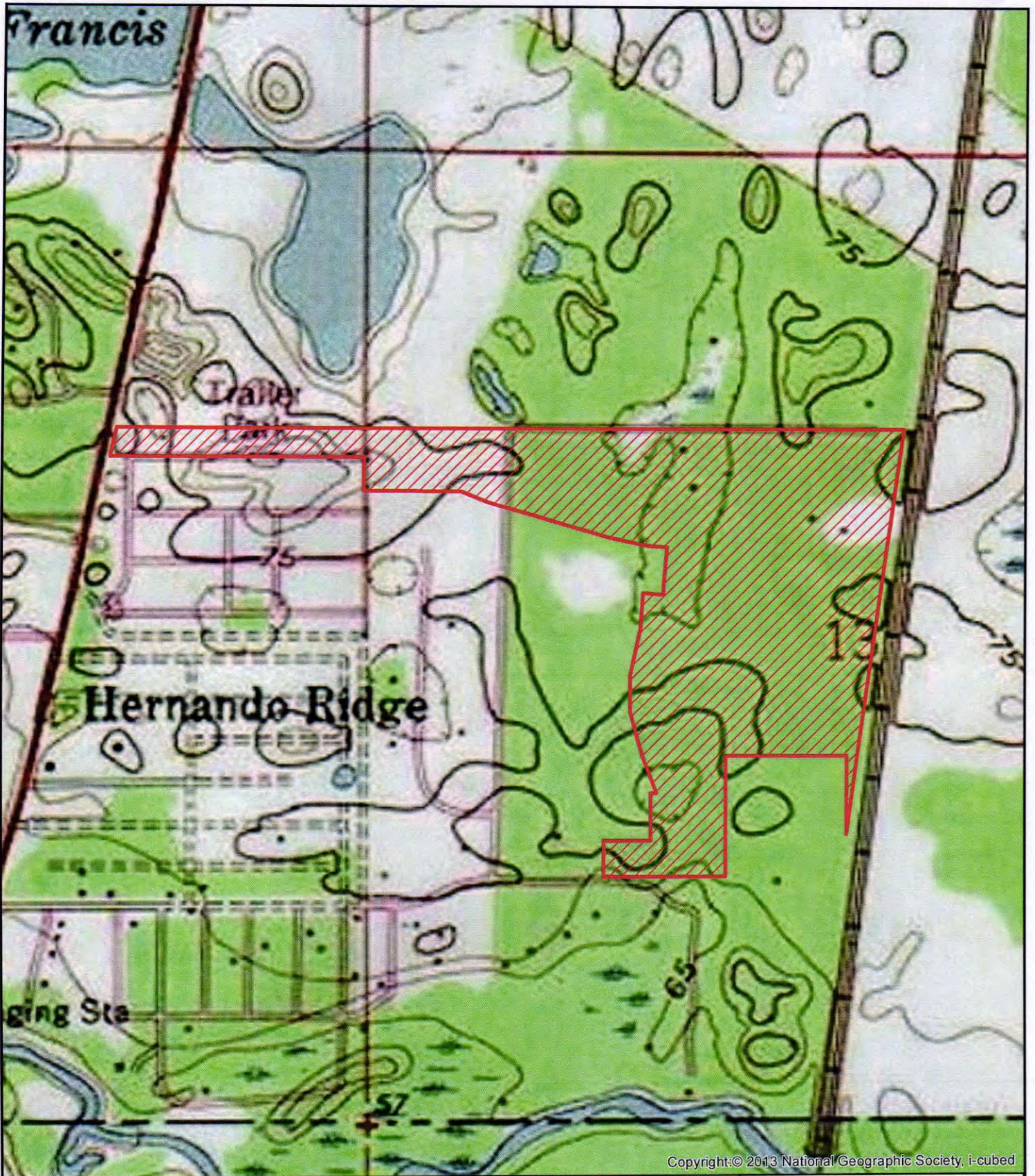
Figure 2: 2020 Aerial Photograph  
Sections 13, Township 23 South, Range 21 East  
Sections 14, Township 23 South, Range 21 East  
Hernando County, Florida



**Horner Environmental  
Professionals**

28536 Walker Drive  
Wesley Chapel, FL 33544  
(813) 907-9500  
hornerenvironmental.com





<p>N</p> <p>0 680</p> <p>Feet</p>	Date: 3/21/2024	Drawn by: CF
	Source: ESRI	
	Prepared for:	
File		

**Shady Oaks North**

Figure 3: Quadrangle Map

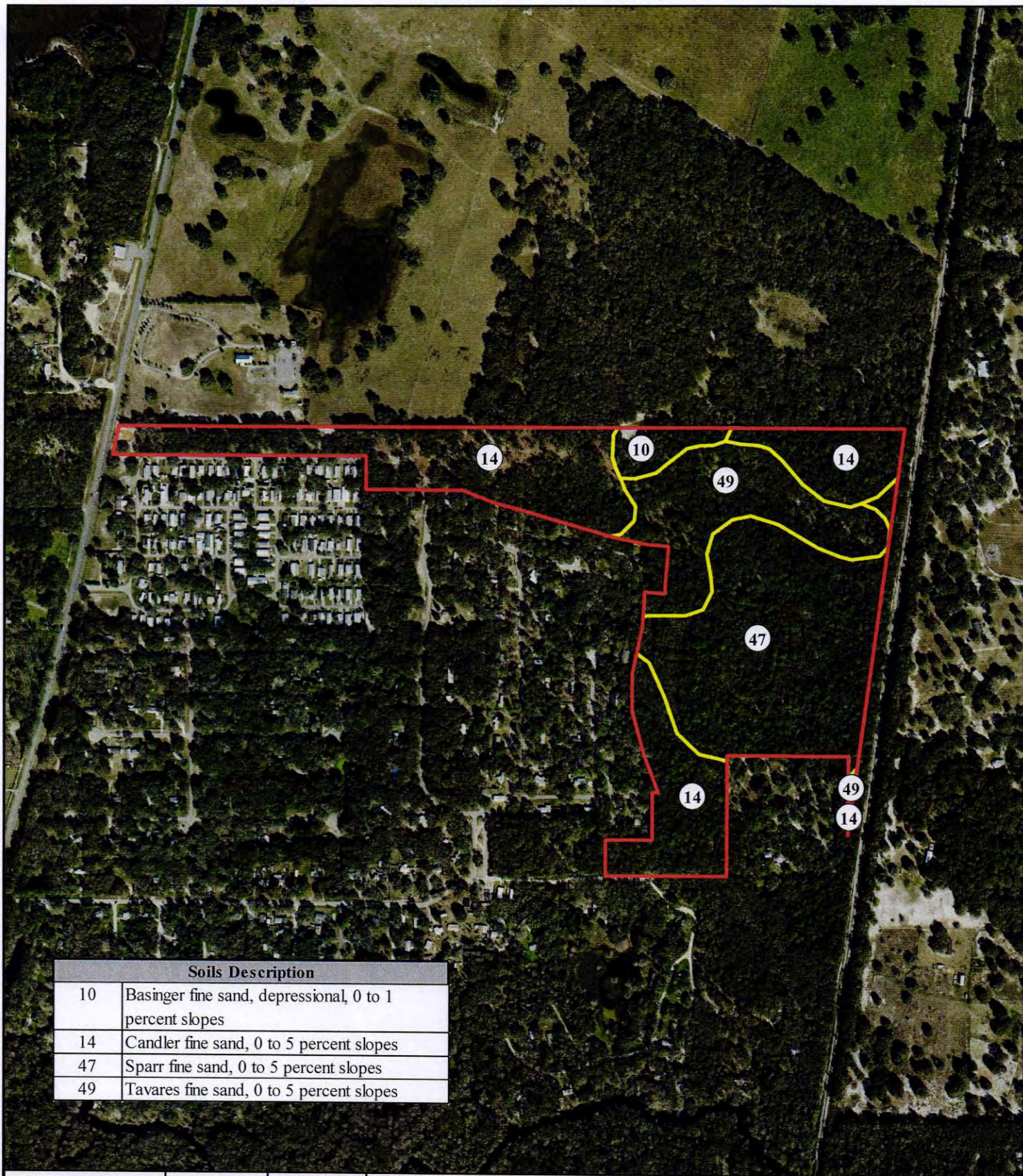
Sections 13, Township 23 South, Range 21 East

Sections 14, Township 23 South, Range 21 East

Hernando County, Florida

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 (813) 907-9500  
[hornerenvironmental.com](http://hornerenvironmental.com)





Soils Description	
10	Basinger fine sand, depressional, 0 to 1 percent slopes
14	Candler fine sand, 0 to 5 percent slopes
47	Sparr fine sand, 0 to 5 percent slopes
49	Tavares fine sand, 0 to 5 percent slopes

	Date: 3/21/2024	Drawn by: CF	<h3>Shady Oaks North</h3> <p>Figure 4: Soils Map</p> <p>Sections 13, Township 23 South, Range 21 East          Sections 14, Township 23 South, Range 21 East          Hernando County, Florida</p>	<p><b>Horner Environmental Professionals</b>          28536 Walker Drive          Wesley Chapel, FL 33544          (813) 907-9500  <a href="http://hornerenvironmental.com">hornerenvironmental.com</a></p>
	Source: LABINS, WSS			
	Prepared for:			
File				



# **SHADY OAKS REZONING APPLICATION PLANNED DEVELOPMENT NARRATIVE**

**Parcel Key: 01150471 & Parcel Key: 1078862**

**Presented to:**

Hernando County  
1653 Blaise Drive  
Brooksville, FL 34601

**Prepared for:**

Shady Oak Project, LLC  
4912 Turnbury Wood Drive  
Tampa, FL 33647

**Prepared by:**



**FLORIDA DESIGN  
CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

17907 Aprile Drive, Suite 150  
Land O' Lakes, FL 34638

January 30, 2025

FDC Project #: 2024-0077; Task 0900



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## **1. INTRODUCTION**

The applicant, Shady Oak Project, LLC, has purchased the two parcel key properties: 01150471 and 1078862 which combined has a total land area of approximately 83.03-acres that is located on the east side of Hwy. US 301 and is south of State Route 50 in unincorporated Hernando County.

In 1985, the Hernando County Board of County Commissioners (BOCC) approved a rezoning (#H-85-58) that totaled approximately 210 acres and included a mobile home park, commercial uses and 196 dwelling units. The Shady Oak property and subject to this application is where the 196 dwelling units were to be developed.

This rezoning application request is to develop the 196 units as approved in (H-85-58) as a unified detached single family master planned community that provides buffering and open space that compliments the surrounding area and complies with current County and applicable regulations. The proposed minimum lot size for a single family lot is 50 ft. (w) X 120 ft. (D). The homes will have a maximum of 35 ft or two (2) stories. The development will utilize County public potable water and sanitary sewer service.

## **2. PROJECT PROPOSAL & CHARACTERISTICS**

The 83.03 acre project site, subject to this rezoning request, vacant with a variety of upland tree types and sizes. As noted by Horner Environmental in their August 15, 2024 Environmental Review, which is an addendum to their May 28, 2024 review and attached to this application as Exhibits A & B indicated that there were no observed jurisdictional wetlands on the property. There were observed gopher tortoise burrows that will need to obtain the proper permitting prior to any disturbance. No other endangered or listed wildlife species were observed and there were no bald eagle nest(s) on site or within one (1) mile of the site.

Topographically, the site appears to gradually rise from its US Hwy 301 (Treiman Blvd.) frontage by approximately 50 ft. towards the center of the site and then slopes approximately 30 ft. back down to the CSX rail line right-of-way.

The properties frontage along US Hwy. 301 will be the main entrance to the project. This entrance road will be enhanced with landscaping, stormwater, entry monumentations, and walkways as it meanders to the residential and amenity areas of the community. US Hwy. 301 is to be improved by the Florida Department of Transportation (FDOT) to a 4 lane divided roadway. Please refer to Exhibits C. These improvements are scheduled to begin construction in 2025. As illustrated on the zoning site plan, this main entry road is proposed to have an interconnecting local road to Jodi W. Drive, to the south. This intersection will be designed with a round-a-bout. A third potential connection is shown at Reynolds Street. The local roads within the development are proposed to be public and will be designed to comply with Hernando's County development standards.



The project will be designed with a stormwater management system that complies with the current regulations of Hernando County as well as the Southwest Florida Water Management District (SWFWMD). The proposed stormwater ponds are to be located to provide additional separation/buffering from adjacent residential, while enhancing the quality of the single-family lots and overall development. The development will contain a centralized amenity area along with neighborhood parks which will comply with or exceed the County's requirements for acreage. The parks will be located in a manner to promote multi-modal utilization.

It should be noted, that parcel key 1078862 is providing additional buffing and stormwater for the project. The overall density of 196 units, as approved (H-85-58) is not increased.

The total size of the project and proposed density is shown in Table 1 - below.

**Table 1**  
**Project Size and Proposed Density**

Site	Size in acres
Upland	83.03 ac
Wetland	0 ac
Total Site Size	83.03 ac
Proposed Development	196 Single Family Detached Units
Gross Density (on Total Site)	196 units on 83.03 acre = 2.36 u/ac

#### **PROPOSED DEVIATIONS FROM CODE**

As illustrated on the submitted PDP Zoning Site Plan, the 196 single family community is designed to provide a transition from the existing residential which are on varying size lots ranging from 50 X 105 to larger and the existing church and Industrial Future Land Use further to the north by substantial separation with large buffer areas , that may incorporate existing vegetation and the stormwater ponds, further described in the application.

The following deviations from Code as based on the utilization of the (R-1A) Residential District standards as outlined in Article IV – Zoning District Regulations; Section 2 – Residential Districts from ARTICLE IV – ZONING DISTRICT REGULATIONS in the adopted Code of Ordinances of Hernando County, Florida, as follows:

- (4) Dimension and area regulations
  - (b) Minimum lot width
    - Reduction in the required lot width of sixty (60) feet to a minimum of fifty (50) feet. The existing residential adjacent to the project site have range from 50 ft. in width to larger. To create the substantial buffering including the location of the proposed stormwater facilities, park requirements and native vegetation standards that have



been adopted since the original 196 units were approved in 1985, that the width the single-family lots be reduced to 50 ft.

- (c) Minimum front yard requirements
  - Reduction in the required front yard setback along US 301 from the required 125 ft. to 25 ft. US 301/Treiman Blvd. will be the project's main entry – though there will be no buildings well beyond the 125 ft. requirement, it is envisioned that the US 301 frontage will be improved with a potential entry feature, signage and monumentation and enhanced landscaping.

### **3. ENVIRONMENTAL CONSIDERATIONS**

#### **a. Flood Zone**

According to the February 2012 FEMA maps the majority of the site not designated with flood plain. Portions of the site have an AE designation. The PDP zoning site plan conceptually incorporates and utilizes a significant portion of the AE Flood Plan areas into the community design. Detailed engineering and permitting will determine the final impacts and if any of the houses or structures will need to be raised above the elevations as established by FEMA. If required, the first floor of all habitable buildings on the site will be elevated, as determined by the engineering and analysis, which will be consistent with Hernando County regulations.

#### **b. Water Features**

There were no visible water features noted in the review by Horner Environmental, in their Environmental Review, dated August 15, 2024. This review is an addendum to Horner's, May 28, 2024 letter. (Exhibits A & B)

#### **c. Habitat**

A Preliminary Protected/Listed Species site review was conducted by Horner Environmental. Their observations are provided in Exhibits A & B. In summary gopher tortoise burrows were observed. As noted, no other listed species or their occurrence were observed onsite. According to the Audubon Eagle Watch data base, there are no bald eagle nests either onsite or within one (1) mile of the project site.

### **4. SITE PLAN**

The proposed site plan incorporates the 196 units as approved in the H-85-58 rezoning – while providing a transition from the residential to the south which has lots ranging in size starting at 50 ft. X 105 ft. and Industrial Future Land Use Designation north of the existing church.



The main entrance road from US Hwy. 301 (Treiman Blvd.) meanders through the approx. 154 ft. wide corridor, allowing the opportunity to provide buffering, stormwater and pedestrian connectivity in a design that reflects the rural transition from the residents to the south and the existing church to the

north. A minimum 10 ft. landscape buffer is provided along both the north and south property lines in this corridor. The existing residential to the south also has a 50 ft. wide right-of-way which provides additional buffering. The main entry at US 301 is envisioned to have signage and entry features to identify the project.

The conceptual site plan identifies a potential interconnection with the extension of Jodi West Drive which has a right-of-way that dead ends into the project site. A round-a-bout is proposed at this intersection. This round-a-bout also acts as the main entry feature into the community. The main community road right-of-way will also have a separate 40 ft. wide buffer adjacent to the existing single family to the south. This main community road will incorporate pedestrian level connectivity, which will also extend throughout the community. The main community road will terminate at the proposed community amenity area with another round-a-bout that then provides direction to the single-family lots. It should be noted that the new community plan is illustrating that the existing residential will be buffered by the proposed stormwater management system in addition to a 15 ft. wide landscape buffer.

The new residential area south of the amenity area will contain a neighborhood park, its design and location will be determined upon final design. Overall, the community will achieve and/or exceed the 2.47 acres of community open space per the County Land Development code. This residential area is shown to have a secondary access connection to Reynolds Street. This connection to Reynolds will also be enhanced with landscaping/stormwater areas and buffering. A stormwater pond is shown to provide additional buffering and separation for the amenity area and residential south of the amenity area. Internal to the community will be a pedestrian system connecting the residential areas to the amenity center and neighborhood parks will be provided.

### **Compatibility, project perimeter setbacks and buffers**

The PDP site plan as described and as provided, reflects that this property – while having been approved for 196 units, that this property also provides as a transition from the abutting residential to the south with lots ranging from 50 X 105 to greater to the existing church and the vacant land to the north which includes the Future Land Use designation of Industrial.

The site plan provides and reflects this transition with the community's main entry road as it meanders from US 301 to the round-a-bout with a connection to Jodi W. Drive. This meandering alignment creates opportunities to provide for the required stormwater management, buffering/open space and pedestrian connectivity. The buffering along the property line abutting the existing residential expands to 40 ft. in width as the lots for the existing residential to the south also increase in size. This additional buffering provides opportunities to include the preservation of natural vegetation and trees, to meet the County's



requirement to preserve at least 7 % of the natural vegetation. The same is true with the stormwater system that is located between the proposed and existing residential community, which also identifies a 15 ft. wide buffer. Once the tree survey is completed, it is anticipated that the stormwater ponds will be able to be designed to incorporate preservation of existing natural vegetation.

The proposed connection to Reynolds Street will be enhanced a 25 ft. wide buffer along Reynolds Street and abutting residential. This entry area will also provide landscaping, stormwater system and community monumentation. This area will also provide an opportunity to incorporate natural vegetation and pedestrian connectivity.

The residential area south of and including the amenity area will be setback from the existing CSX rail line with a stormwater pond and 20 ft. wide landscape buffer.

Proposed setback and minimum sizes for individual lots -

The proposed minimum lot size for the 196 single-family lots is 50 ft. (W) x 120 ft. (D). Minimum lot area of 6,000 sq. ft. setbacks for individual lots.

- Front – 25 ft
- Side – 5 ft (a deviation from the 10 ft.)
- Rear – 15 ft
- Lot Coverage: Maximum of 40% (a deviation from the 35%)

## **5. IMPACTS TO PUBLIC FACILITIES**

### **• Transportation**

The Traffic Methodology recommendation is submitted and included with this Rezoning Application. The main entry to the community will be from US Hwy. 301 which is programmed to be widened by FDOT, to a 4-lane divided roadway. This development will not reduce the Level of Service of the improved US 301. In addition, the development is proposing interconnectivity to the adjacent existing road network that has right-of-way that abuts the project site including the extension of Jodi W. Drive and connection to Reynolds Street as described. The Traffic Methodology Study was prepared by Lincks & Associates, and attached as Exhibit D.

### **• Stormwater Management**

The new development will be required to attenuate and treat its stormwater within the project boundaries. The design of this system will comply with Hernando County and SWFWMD regulations. The rezoning master plan – conceptually shows the location the stormwater ponds and how these ponds are used to enhance the buffering and compatibility with the surrounding uses.



- **Utilities**

The proposed project will utilize County potable water and sanitary sewer. The applicant will coordinate with the County to determine what improvements, if any, will be required to adequately serve the proposed project

- **Public School Facilities**

The applicant understands and will apply for a finding of school capacity for the Hernando County School District and subject to and comply with the educational facilities impact fees. According the school board adopted 2023-2024 budget – Eastside Elementary is funded to construct and add twenty (20) classrooms starting in 2025. Hernando Senior High School is funded to add twelve (12) classrooms beginning in 2027.

## **6. WATER & SEWER SERVICES**

The Hernando County Utility Department (HCUD) identified in a verification letter dated August 25, 2024, and attached as Exhibit E. HCUD confirms that a 6-inch potable water line and a 4-inch sanitary sewer force main are located near the project's main entry on US HWY 301/Treiman Blvd. The applicant will appropriately coordinate with HCUD to ensure the project is adequately served.

## **7. EXHIBITS**

- a. Cursory Listed Species Review; Horner Environmental, May 28, 2024
- b. Environmental Review; Horner Environmental, August 15, 2024
- c. US 301 Improvements; Florida Department of Transportation
- d. Utility Availability Letter; Hernando County Utilities Department
- e. Transportation Methodology and Assessments; Lincks & Associates

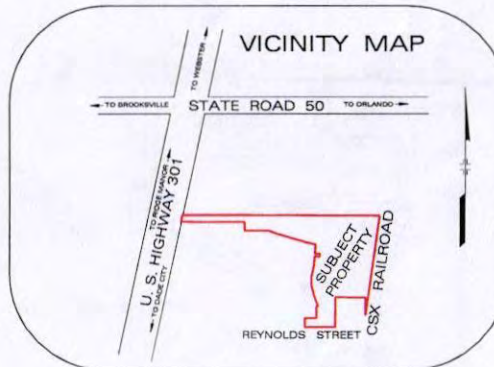
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# ALTA/NSPS LAND TITLE SURVEY

## SHADY OAKS PROJECT

SECTION 13 & 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST  
HERNANDO COUNTY, FLORIDA



### DESCRIPTION (EXHIBIT A)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HERNANDO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

- PARCEL 1:  
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.
- PARCEL 2:  
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LYING NORTH OF REYNOLDS STREET, LESS THAT PORTION PLATTED AS TALISMAN ESTATES EAST PHASE 1, AS RECORDED IN PLAT BOOK 19, PAGE 77, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- PARCEL 3:  
THE SOUTH 1/2 OF THE NORTH 1/2 LYING WEST OF THE RIGHT-OF-WAY OF THE S.A.L. RAILROAD, LESS THE NORTH 200 FEET THEREOF, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF THE S.A.L. RAILROAD, LESS THE NORTH 200 FEET THEREOF, SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LESS THAT PORTION DESCRIBED IN OFFICIAL RECORD BOOK 706, PAGE 918, AND LESS ANY PORTION PLATTED AS TALISMAN ESTATES EAST PHASE 1, RECORDED IN PLAT BOOK 19, PAGE 77, AND LESS ANY PORTION PLATTED AS TALISMAN ESTATES UNIT IV, AS RECORDED IN PLAT BOOK 17, PAGE 35, ALL IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- PARCEL 4:  
ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LYING NORTH OF FORT DADE MOBILE HOME PARK UNIT 1, AS RECORDED IN PLAT BOOK 16, PAGE 31 THROUGH 34, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS THE NORTH 200.00 FEET THEREOF.
- AND
- PARCEL 5:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, THENCE ALONG THE WEST LINE THEREOF RUN N 00°10'01" W, 789.76 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF TALISMAN ESTATES EAST PHASE 1, AS RECORDED IN PLAT BOOK 19, PAGE 77, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE ALONG SAID LINE AND ALONG THE BOUNDARY OF SAID SUBDIVISION, N 89°48'09" E, 636.98 FEET, THENCE S 89°41'13" E, 157.08 FEET, THENCE S 84°10'01" E, 708.00 FEET, THENCE S 89°41'50" E, 206.13 FEET TO THE NORTHWEST CORNER OF THE DRAINAGE RETENTION AREA AS SHOWN ON SAID PLAT, THENCE S 04°02'47" W, 200.00 FEET, THENCE S 89°56'17" E, 110.00 FEET, THENCE S 89°04'47" W, 60.00 FEET, THENCE LEAVING SAID SUBDIVISION BOUNDARY AND RUNNING PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13, RUN N 89°41'50" E, 412.00 FEET, THENCE N 00°18'01" W, 303.20 FEET TO THE SOUTH LINE OF THE NORTH 200.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, THENCE ALONG SAID LINE, S 89°41'50" W, 206.72 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13, THENCE ALONG SAID LINE, S 00°18'01" E, 340.00 FEET TO THE POINT OF BEGINNING.

### SURVEYORS NOTES:

- THIS MAP REPRESENTS AN ALTA/NSPS LAND TITLE SURVEY.
- DESCRIPTIONS SHOWN HEREON TAKEN FROM EXHIBIT 'A' OF TITLE COMMITMENT NUMBER 3826-312607, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON SEPTEMBER 19, 2024 @ 8:00 AM.
- ALL BEARINGS SHOWN HEREON OTHER THAN THOSE NOTED AS DEED (D) OR PLAT (P) ARE FIELD DERIVED BEARINGS BASED ON THE FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST HAVING A GRID BEARING OF N 00°17'27" E.
- NO APPARENT SURFACE ENCROACHMENTS FOUND EXCEPT AS SHOWN ON SHEET TWO. UNDERGROUND ENCROACHMENTS (IF ANY) NOT LOCATED IN CONJUNCTION WITH THIS SURVEY.
- THIS SURVEY PREPARED IN CONJUNCTION WITH AND THE BENEFIT OF A TITLE COMMITMENT AS MENTIONED IN NOTE NO. 2. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHT-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- ANY REPRODUCTION OR DISTRIBUTION OF THIS SURVEY MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THIS SURVEY MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. THE SIGNING SURVEYOR ASSUMES NO RESPONSIBILITY TO RESPONSIBILITY TO OTHER PARTIES FOR ITS UNAUTHORIZED USE.
- NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND.
- BASED ON MY FIELD SURVEY AND INFORMATION FURNISHED TO THIS OFFICE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO GAPS, GORES OR HIATUS AMONG THE COMMON BOUNDARIES OF PARCELS ONE THROUGH FIVE PROPERTY DESCRIPTIONS AS FURNISHED TO THIS OFFICE.
- BASED ON MY FIELD SURVEY AND INFORMATION FURNISHED TO THIS OFFICE AND CONTAINED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THE SOUTHERLY BOUNDARY OF PARCEL TWO IS CONTIGUOUS WITH THE NORTHERLY BOUNDARY LINE OF REYNOLDS STREET WITH NO GAPS, GORES OR HIATUS.
- THE PROPERTY HAS DIRECT VEHICULAR ACCESS TO U.S. HIGHWAY 301, A PUBLICLY DEDICATED RIGHT-OF-WAY AND REYNOLDS ROAD STREET, A PUBLICLY DEDICATED RIGHT-OF-WAY BY PLAT.
- PARCELS 1 THROUGH 5 ARE VACANT PROPERTIES.

CERTIFIED TO:  
SHADY OAKS PROJECT, LLC  
SHADY OAKS NORTH, LLC  
TALON TITLE SERVICES, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 12, 16, 17 AND 18 OF TABLE A THEROF. THE FIELD WORK WAS COMPLETED ON OCTOBER 4, 2024.

DATE OF PLAT OR MAP: OCTOBER 14, 2024.  
BY: **Maurice W Beall** Digitally signed by Maurice W Beall  
(Date: 2024.10.14 16:53:31 -0500)

MAURICE W. BEALL  
FLORIDA REGISTRATION NUMBER 4261

THIS MAP IS NOT VALID UNLESS IMPRINTED WITH RAISED SURVEYORS SEAL, OR DIGITALLY SIGNED AND SEALED

### TABLE A ITEMS:

- MONUMENTS HAVE BEEN SET OR FOUND IN PLACE AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTIES.
- NO PHYSICAL ADDRESS FURNISHED OR FOUND FOR THE PROPERTIES SURVEYED.
- FLOOD ZONE CLASSIFICATION - THE LAND SHOWN AND DESCRIBED HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AND "AF" ACCORDING TO THE FIRM COMMUNITY PANEL 12063C-0381D, DATED 02/20/21.
- GROSS LAND AREA CONTAINED WITH THE LANDS SHOWN AND DESCRIBED HEREON IS 82.47+/- ACRES.
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD SURVEY ARE SHOWN ON SHEET TWO.
- NAMES OF ADJOINING LAND OWNERS BASED ON CURRENT PUBLIC RECORDS ARE SHOWN AND LISTED ON SHEET TWO.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK SHOWN ON SHEET TWO. NO CURRENT BUILDING CONSTRUCTION OR BUILDING ADDITIONS FOUND DURING THE PROCESS OF CONDUCTING THE FIELD SURVEY.
- NO INFORMATION PROVIDED TO THIS SURVEYOR OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PLOTTABLE OFFSITE EASEMENTS FURNISHED OR KNOWN TO THIS SURVEYOR.

### SCHEDULE B-II - COMMITMENT NUMBER 3826-312607

- ITEM #1 - NOT A MATTER OF SURVEY.  
ITEM #2 - NOT A MATTER OF SURVEY.  
ITEM #3 - ALL ABOVE GROUND ENCROACHMENTS OBSERVED DURING THE COURSE OF FIELD SURVEY SHOWN ON SHEET 2.  
ITEM #4 - NOT A MATTER OF SURVEY.  
ITEM #5 - NO BODY OF WATER FOUND WITHIN OR ADJACENT TO THE LAND SURVEYED.  
ITEM #6 - NOT A MATTER OF SURVEY.  
ITEM #7 - NOT A MATTER OF SURVEY.  
ITEM #8 - NOT A MATTER OF SURVEY.  
ITEM #9 - EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED IN BOOK 120, PAGE 413 AFFECTS SUBJECT PROPERTY AND APPEARS TO BE AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY WITH THE EASEMENT AREA LYING THREE FEET ON EACH SIDE OF THE CENTERLINE OF A SINGLE POLE LINE AND ATTACHMENTS WHEREVER THEY MIGHT EXIST UNTIL THE USE THEREOF IS ABANDONED.  
ITEM #10 - EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, ITS SUCCESSORS, LESSEES AND ASSIGNS RECORDED IN BOOK 606, PAGE 1887 AFFECTS ONLY THAT PORTION OF SUBJECT PROPERTY LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST WHEREVER GRANTEE'S FACILITIES EXIST WITH THE EASEMENT AREA BEING TEN FEET IN WIDTH AND LYING FIVE FEET ON EACH SIDE OF GRANTEE'S FACILITIES.  
ITEM #11 - PERMANENT FIFTEEN FOOT WIDE EASEMENT WITH RIGHT OF INGRESS AND EGRESS IN FAVOR OF HERNANDO COUNTY RECORDED IN O.R. 606, PAGE 1680 WITH THE LOCATION SHOWN ON SHEET 2.  
ITEM #12 - NOT A MATTER OF SURVEY.  
ITEM #13 - NOT A MATTER OF SURVEY.  
ITEM #14 - NOT A MATTER OF SURVEY.

SEE SHEET 2 FOR BOUNDARY SURVEY AND DETAILS


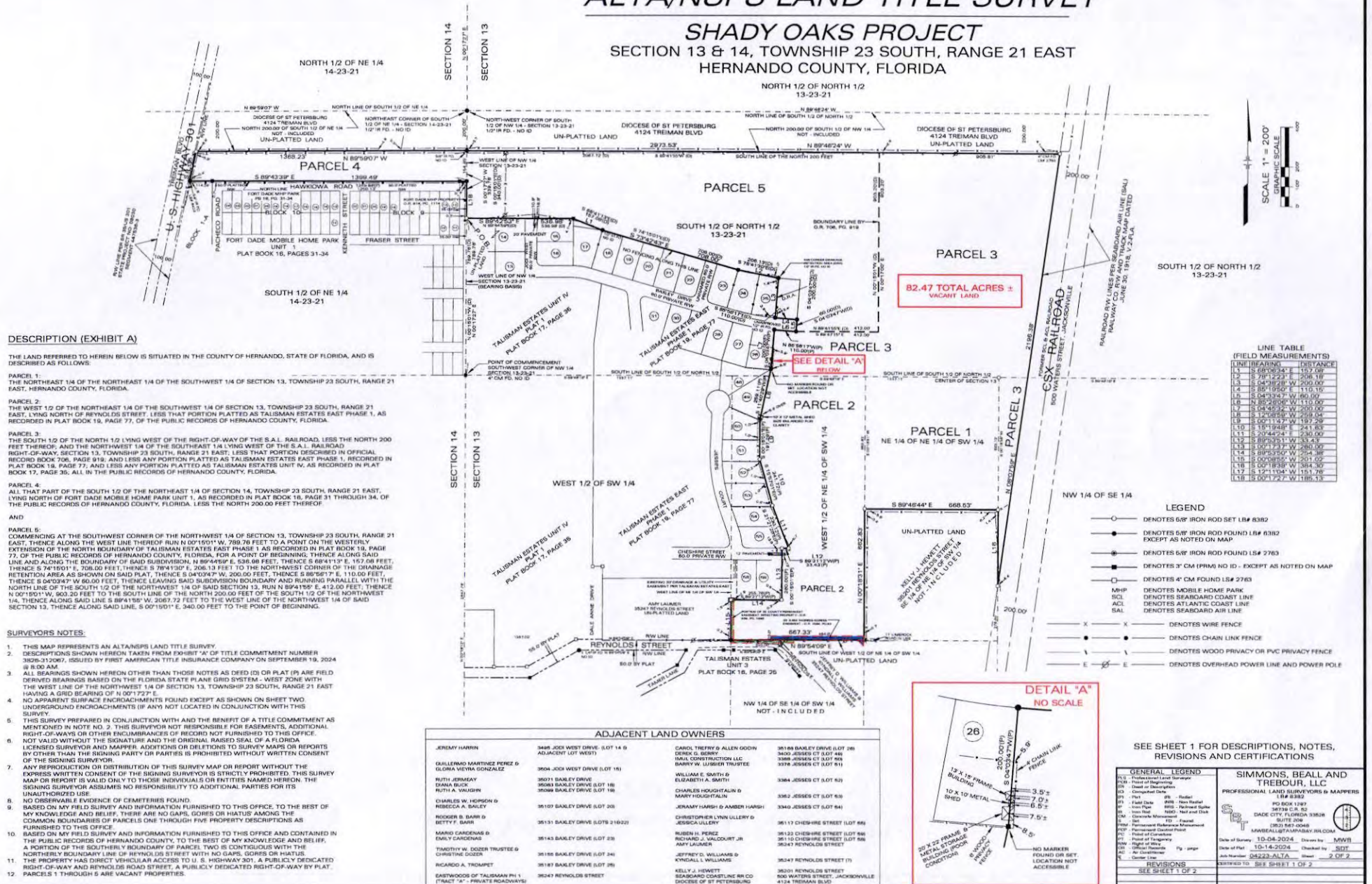
GENERAL LEGEND		SIMMONS, BEALL AND TREBOUR, LLC	
ALTA - Professional Land Surveyor	PO BOX 1289	PROFESSIONAL LAND SURVEYORS & MAPPERS	
NSPS - Non-Professional Surveyor	38738 C.R. 52	DADE CITY, FLORIDA 33528	
DEED - Deed or Description	DATE 2008	MOBILE/ALTA/NSPS/ALTA/NSPS/ALTA/NSPS	
ENC - Encroachment	10-04-2024	DATE OF SURVEY	
FIELD - Field Data	10-14-2024	CHECKED BY	
PLAN - Plan	10-14-2024	DATE OF PLAT	
RECORD - Record	10-14-2024	JOB NUMBER	
SEAL - Seal	10-14-2024	SHEET	
SURV - Surveyor	10-14-2024	1 OF 2	
TRAIL - Trail	10-14-2024		
UTILITY - Utility	10-14-2024		
WATER - Water	10-14-2024		
WELL - Well	10-14-2024		
WIRE - Wire	10-14-2024		
WY - Wye	10-14-2024		
Y - Y	10-14-2024		
Z - Z	10-14-2024		



**SHADY OAKS PROJECT**  
SECTION 13 & 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST  
HERNANDO COUNTY, FLORIDA

SCALE 1" = 200'

GRAPHIC SCALE

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '100', '200', and '400' at regular intervals.

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 12, 2025  
Board of County Commissioners: July 1, 2025

**APPLICANT:** Shady Oaks Project, LLC

**FILE NUMBER:** H-25-15

**REQUEST:** Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan

**GENERAL**

**LOCATION:** East Side of Treiman Boulevard, 2,548 feet north of Reynolds Street, opposite Belt Drive

**PARCEL KEY  
NUMBER(S):** 01150471, 1078862 (Portion)

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### APPLICANT'S REQUEST

The subject site was rezoned in 1985 for a mobile home park (H-85-58) with a maximum number of 196 units. To date, no construction has occurred on the subject site.

The petitioner's current request is a rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) to develop a unified single-family residential subdivision. The number of units is being held to the previous development approval (196).

The lot sizes and setbacks requested for the development are:

Lot Size	50'x120' (6,000 square feet)
Building Height	35' (2 Stories)
Building Setbacks	Front: 25' Side: 5' Internal **Including 2 <sup>nd</sup> Front for Corner Lots Rear: 15'

### SITE CHARACTERISTICS

**Site Size:** 82.47 acres

**Surrounding Zoning;**

**Land Uses:** North: AG; undeveloped  
South: AG, R1-A; undeveloped and residential uses  
East: AG; Suncoast Line Railroad and Undeveloped  
West: PDP(MH) and AR1; Residential and Agricultural-Residential uses



**Current Zoning:** PDP(MH) Planned Development Project (Mobile Homes)

**Future Land Use  
Map Designation:** Rural

## ENVIRONMENTAL REVIEW

An environmental analysis was completed on the subject site by the applicant and observed gopher tortoise burrows. No other direct observations of listed species or of their potential occurrence during the site inspection. Additionally, no wetlands were found to be on the site during preliminary inspection.

The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

## UTILITIES REVIEW

The Hernando County Utilities Department does not currently supply water or sewer service to these parcels. Water and sewer services are available to these parcels. HCUD has no objection to the requested rezoning, subject to a utility capacity analysis and connection to the central water and sewer system at time of vertical connection. There are known deficiencies in the surrounding area's utility system. The Florida Department of Transportation is constructing improvements to US 301 and HCUD is upsizing the existing utilities along the highway during construction, which may address the known deficiencies.

Availability of existing water, sewer, and reclaimed water capacity is dependent on the engineer's estimated flows for the proposed development. Existing utility infrastructure may require upgrades to supply service to the proposed development. Complete a Utilities Capacity Request form located on HCUD's Engineering website and submit with a proposed site plan for capacity inquiries. Utility location does not guarantee capacity.

## ENGINEERING REVIEW

The subject site is located on the East Side of Treiman Boulevard, opposite Belt Drive. It has one main access proposed off Treiman Boulevard, with interconnectivity proposed to the parcels immediately adjacent to the north and south.

The County Engineer has reviewed the petitioner's request and has the following comments:

- A Traffic Access Analysis is required to be submitted. Refer to Hernando County Facility Design Guideline IV-18. Any improvements found to be warranted in the Traffic Access Analysis will be the responsibility of the developer to install.
  - A Methodology Statement was received on 12/02/2024 and approved on 1/16/2025.
- A Frontage Road is required for this project as it abuts Treiman Boulevard (US-301), per the requirement of Ordinance. Due to the unique layout of the site, the entrance road into the development shall serve as the frontage road to the development. At the time of conditional plat, the applicant shall be required to demonstrate interconnectivity with the surrounding parcels.

- The Roadway and Driveway design will need to meet Hernando County Standards.

**Comments:** The petitioner has indicated that an interconnecting local road to Jodi W. Drive to the south will be constructed as part of the development. An additional potential connection to Reynolds Street is also proposed. These interconnections and their associated roundabouts shall be reviewed at the time of conditional plat.

## LAND USE REVIEW

The applicant is proposing 196 units, an equivalent number of units to the previous approval, with a gross density of 2.36 dwelling units/acre.

### Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

**Comments:** The petitioner has shown two access points to the project. The northernmost entrance to the development shall be constructed as a boulevard and shall be treed in accordance with the Land Development Regulations. The tree-lining shall continue throughout the entire entryway until the roadway meets the first residential pod of the development.

### Setbacks, Lot Width and Sizes:

The petitioner has proposed the following building setbacks and lot sizes for the subject site:

- Lot Size: 50'x120' (6,000 square feet)
- Lot Coverage: 40% (Deviation from 35%)
- Front Setback: 25'
- Side Setbacks: 5'/ 15' corner lots (Deviation from 10')
- Rear Setbacks: 15' (Deviation from 20')

**Comments:** Based on previous Board of County Commissioners' direction, the side setbacks proposed by the applicant are not supported by Planning Division staff. For consistency with previous approvals and to maintain the general atmosphere of Hernando County it is recommended that the side setbacks be increased to 7.5' with the retention of the 15' setbacks for corner lots.



The lot width reduction is supported by staff to allow for the increased buffering, stormwater facilities and park and natural vegetation to be developed on the site. The lot width proposed is within the policy direction of the Board of County Commissioners and will allow for clustering of the homes and provide opportunities for residential development within the uniquely sized parcel.

### **Perimeter Setbacks and Buffers**

The petitioner has proposed the following perimeter setbacks for the subject site:

- North: 30'
- East: 30'
- West: 30'
- South: 50'
- Along Treiman Boulevard: 25' (Reduction from 125')

**Comments:** This perimeter setback reduction along Treiman Boulevard is not supported by staff. No buildings are proposed within the 125' setback. Additionally, Treiman Road is anticipated to be widened in the near future; additional right-of-way may be required from the applicant. In addition, signs and landscaping are allowed within the perimeter setback insofar as they meet all appropriate Hernando County Facility Design Guidelines and permit requirements, including sight triangle and circulation. The justification is not warranted.

Within these perimeter setbacks, the petitioner has proposed the following buffers:

- 10' landscape buffer along both sides of the entrance road into the development
- 15' landscape buffer along the northern boundary where the residential development begins
- 20' landscape buffer along the eastern boundary of the development
- 15' along the south immediately adjacent to the residential pod
- 25' landscape buffer along the southern boundary at the project exist
- 15' landscape buffer along the project exit

**Comments:** The petitioner shall maintain and/or enhance vegetation along all buffers to ensure that they are at 80% opacity within 18 months of planting. If revegetation is required to obtain the 80% opacity requirement, a revegetation plan must be provided at the time of construction drawings.

### **Neighborhood Park:**

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the

County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

**Comments:** The petitioner has indicated that the site will be developed with landscaping and walkways from US 301 into the residential portion of the site. Neighborhood Park locations are not shown on the proposed master plan; however, the narrative proposes a location south of the amenity area within the development. Staff believes the park location is appropriate to identify in the Conditional Plat, due to the topographic uniqueness of the property. The park should be centrally located to be accessible to all residents within the development and should connect to the walkways as discussed in the narrative to provide comprehensive pedestrian access throughout the development.

#### **Natural Vegetation:**

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet.

**Comments:** The petitioner has not shown the locations for the preservation of natural vegetation on the subject site. If approved, the petitioner shall set aside a minimum of 7% natural vegetation in accordance with the Land Development Regulations. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The preserved vegetation must be designated during the conditional plat phase of development.

#### **Fire Protection Plan:**

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

**Comments:** If the master plan is approved, the applicant shall be required to provide a fire protection plan as part of the Conditional Plat submittal package.

### **COMPREHENSIVE PLAN REVIEW**

The subject site is located within the Rural land use classification; however, has vested rights in accordance with the Property Rights Chapter of the Comprehensive Plan as indicated below.

**GOAL 12.02:**           **Property Rights: Hernando County will recognize property rights interests in local decision-making.**

**Strategy 12.02A(2):** Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished.



**Comments:**

The subject property was initially approved for 196 mobile home units in 1985. These development rights remain vested under the Land Development Regulations and the Comprehensive Plan. The market has changed, and mobile homes are no longer a preferable housing type for Hernando County residents; therefore, the applicant has applied to utilize the entitlements previously vested and apply them toward the development of a single-family neighborhood. The total number of units will not exceed the 196 units initially approved. This development is consistent with the Comprehensive Plan as the site has existing entitlements that are being applied to the new request; there is no anticipated change to the potential development intensity.

The subject site is compatible with the surrounding uses, as there are existing single-family homes to the south of the proposed development with vested R1-A entitlements. A Comprehensive Plan Amendment to Residential would not be supported by staff as the entire area is within the Rural classification and the density of the existing residential is low-density single-family residential, compatible with the Rural land use classification. Additionally, if a Comprehensive Plan Amendment were to be considered, it could potentially set a precedent for future amendments and create a sprawl effect through the Rural areas of the County. Maintaining the Rural land use classification allows for the retention of the vested rights on the site, but converts those rights to a more sustainable building type of single-family homes, while not having a significant potential impact on the surrounding community.

**FINDINGS OF FACT**

The Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan is appropriate based on the following findings of fact:

- The property has vested entitlements under the Property Rights Element of the Comprehensive Plan.
- The proposed development is limited to the number of units (196) approved with the initial rezoning application (H-85-58)
- The proposed development will not increase impacts to public facilities above and beyond the impacts anticipated from the initial rezoning application.
- The applicant has proposed interconnectivity to the adjacent parcels in lieu of a frontage road due to site design constraints.

**NOTICE OF APPLICANT RESPONSIBILITY**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

## STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.
5. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
6. The development shall be limited to the entitled total of 196 single-family residential units.
7. Lot Width and Size:
  - Lot Size: 50'X120' (6,000 square feet)
  - Lot Coverage: 40% (Deviation from 35%)
  - Front Setback: 25'
  - Side Setbacks: 7.5' (Deviation from 10') - includes the second front for corner lots
  - Rear Setbacks: 15' (Deviation from 20')



8. Perimeter Setbacks

- North: 30'
- East: 30'
- West: 30'
- South: 50' (Master plan showed 30')
- Along Treiman Boulevard: 125'

Signs and landscaping are allowed within the perimeter setback insofar as they meet all appropriate Hernando County Facility Design Guidelines and permit requirements, including sight triangle and circulation.

9. Perimeter Buffers:

- 10' landscape buffer along both sides of the entrance road into the development
  - 15' landscape buffer along the northern boundary where the residential development begins
  - 20' landscape buffer along the eastern boundary of the development
  - 15' along the south immediately adjacent to the residential pod
  - 25' landscape buffer along the southern boundary at the project exist
  - 15' landscape buffer along the project exit
10. The applicant shall reflect the location and acreage of the neighborhood park in accordance with the Hernando County Land Development Regulations at the time of conditional plat. This park shall be centrally located to be accessible to all residents within the development and should connect to the walkways as discussed in the narrative to provide comprehensive pedestrian access throughout the project. The amenity center as indicated in the narrative may count toward the total park acreage but shall not be the sole park location.
11. The applicant shall preserve the minimum 7% natural vegetation on the subject site in accordance with the Hernando County Land Development Regulations. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The preserved vegetation must be designated during the conditional plat phase of development.
12. The applicant shall provide a fire protection plan at the time of conditional plat.
13. The applicant shall be required to complete a utility capacity analysis and connect to central water and sewer at the time of vertical construction. The preliminary analysis shall be required at conditional plat, with subsequent detailed analyses required at construction drawings.
14. The northernmost entrance to the development shall be constructed as a boulevard and shall be treed in accordance with the Land Development Regulations. The tree-lining shall continue throughout the entire entryway until the roadway meets the first residential pod of the development.

15. A Traffic Access Analysis is required to be submitted. Refer to Hernando County Facility Design Guideline IV-18. Any improvements found to be warranted in the Traffic Access Analysis will be the responsibility of the developer to install.
16. A Frontage Road is required for this project as it abuts Treiman Boulevard (US 301), per the requirement of Ordinance. Due to the unique layout of the site, the entrance road into the development shall serve as the frontage road to the development. At the time of conditional plat, the applicant shall be required to demonstrate interconnectivity with the surrounding parcels.
17. The petitioner has indicated that an interconnecting local road to Jodi W. Drive to the south will be constructed as part of the development. An additional potential connection to Reynolds Street is also proposed. These interconnections and their associated roundabouts shall be reviewed at the time of conditional plat.
18. The Roadway and Driveway design will need to meet Hernando County Standards.
19. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued



**P&Z RECOMMENDATION**

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan with the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
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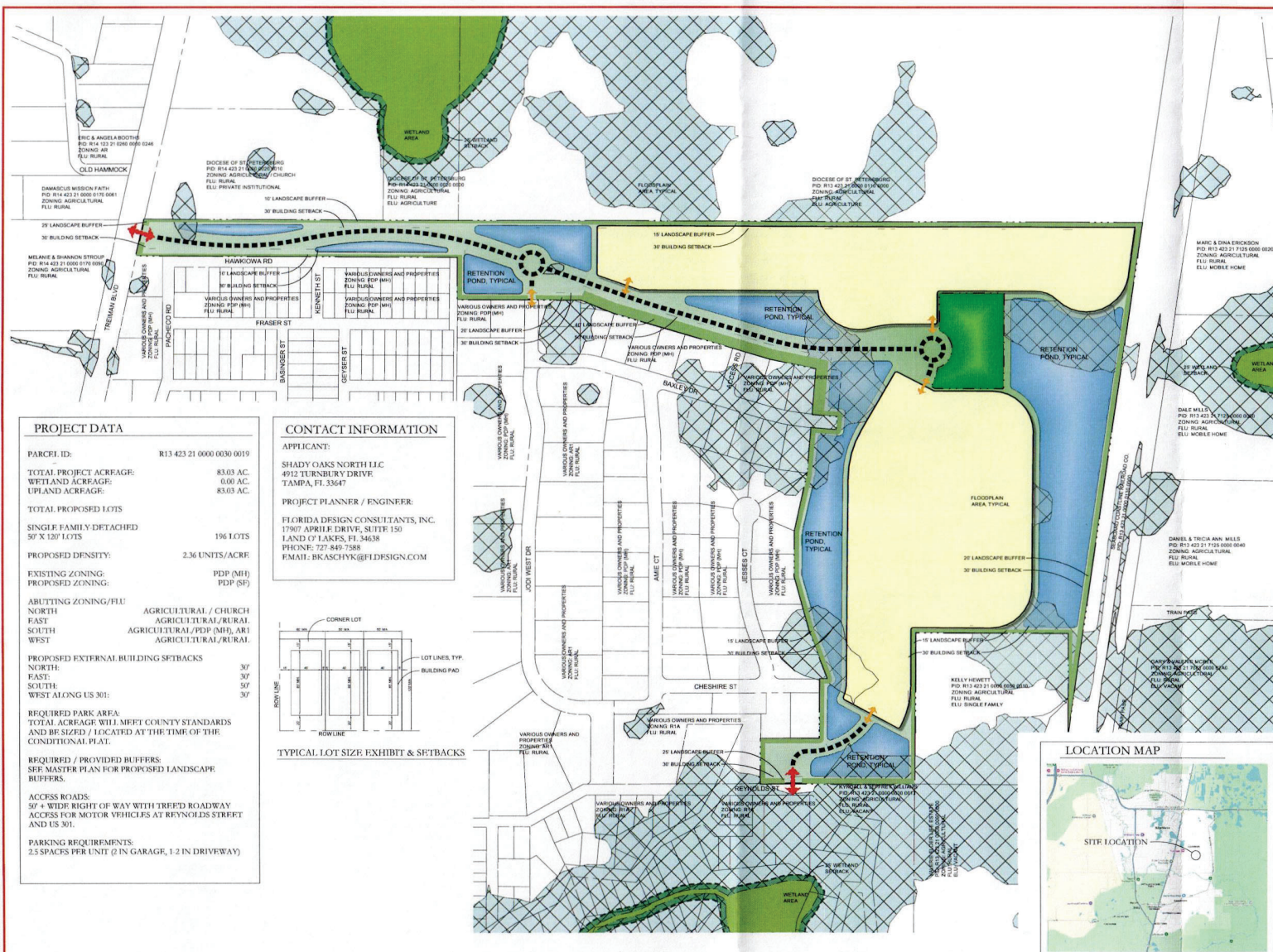
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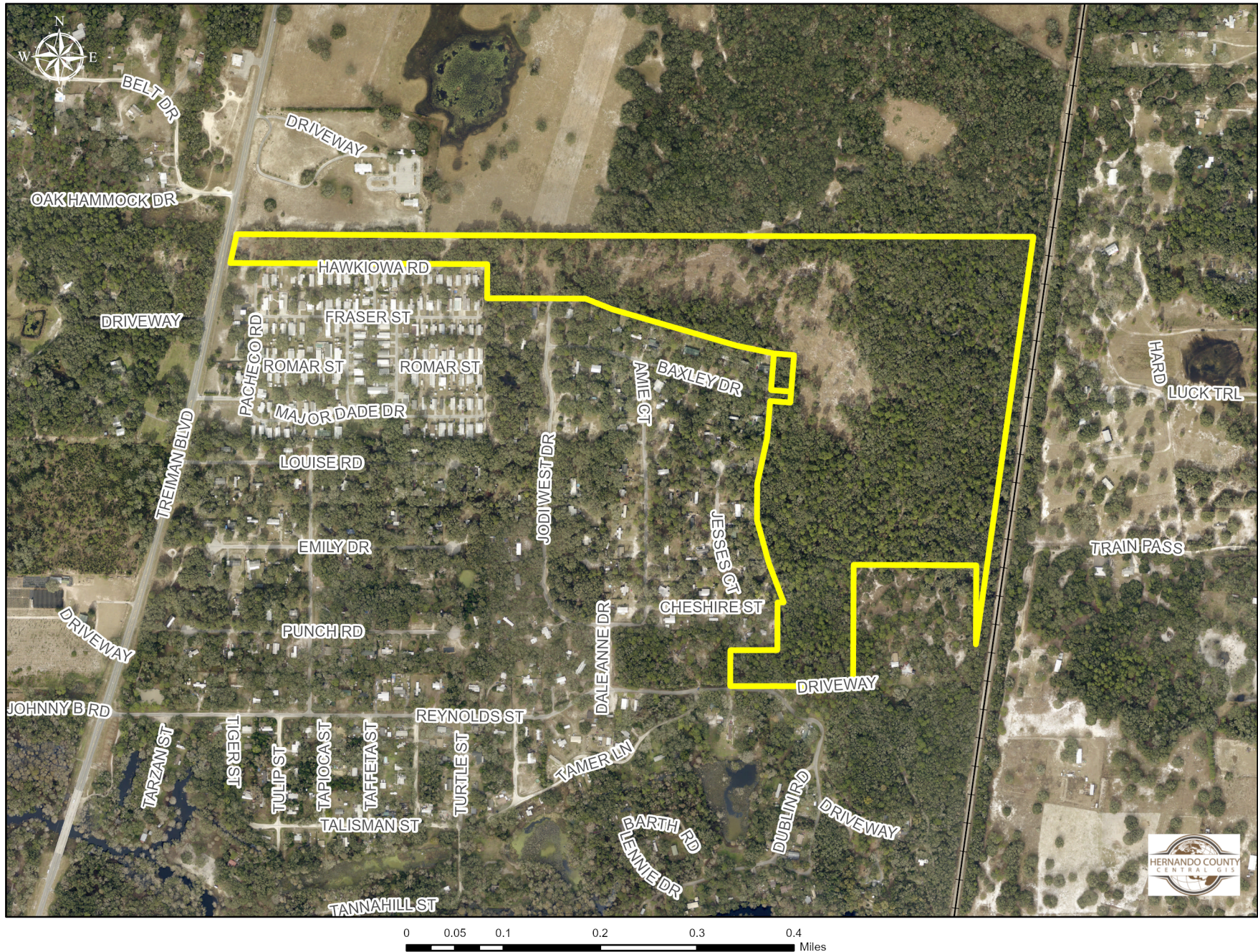




# H-25-15

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

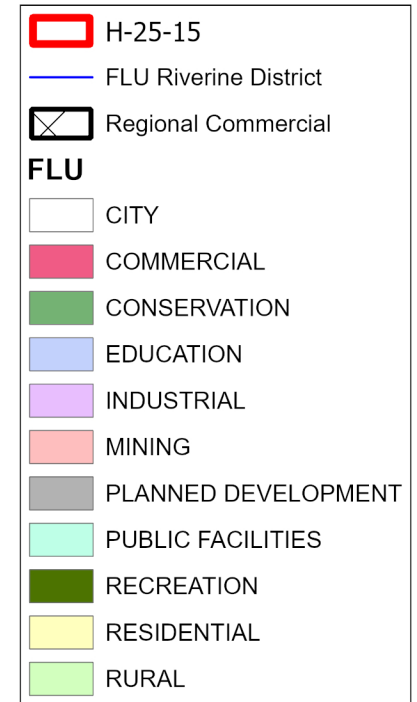
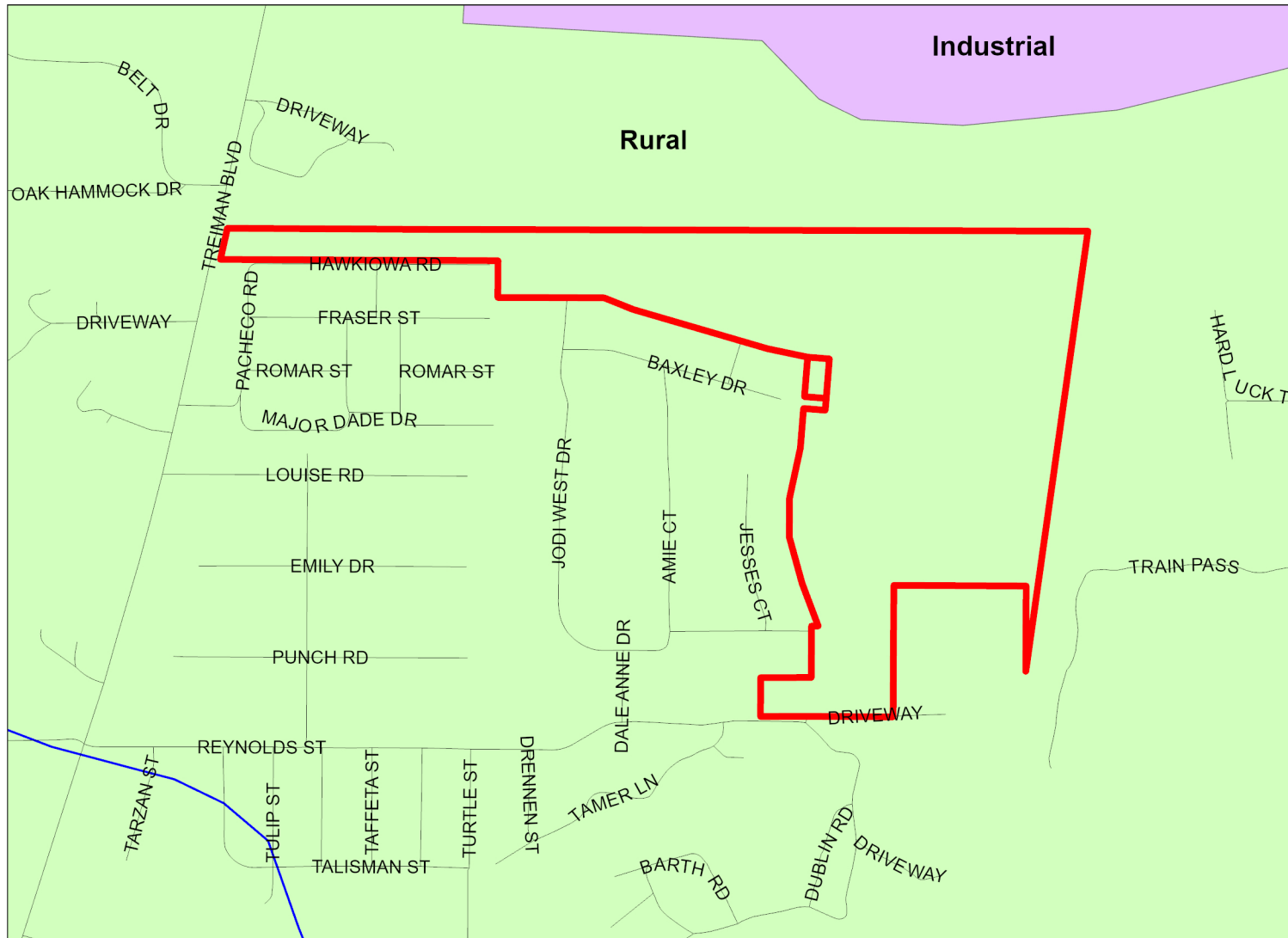




# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-15

Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.

0 0.05 0.1 0.2 0.3 0.4 Miles



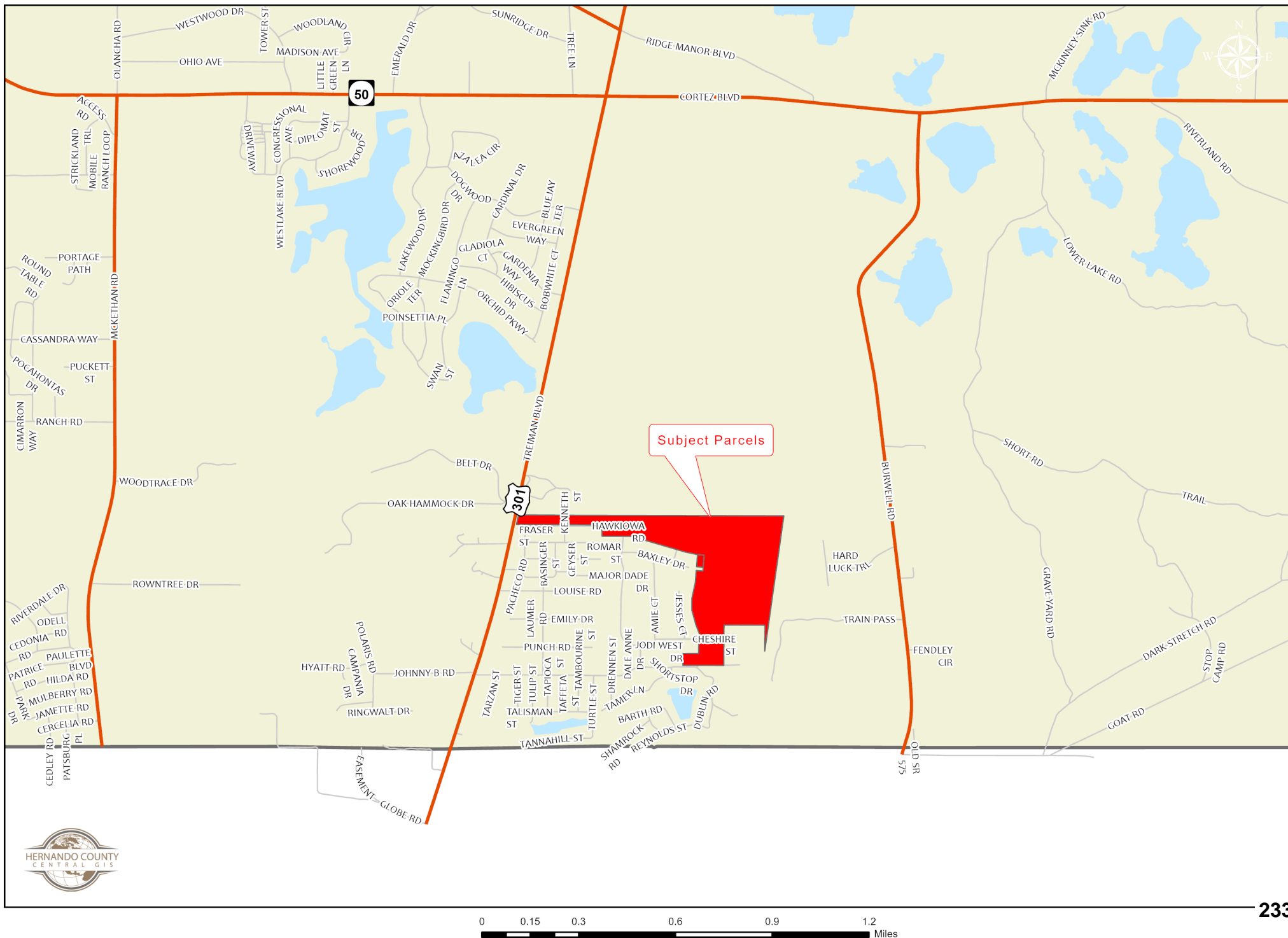
Date of mapping: 04/03/2025





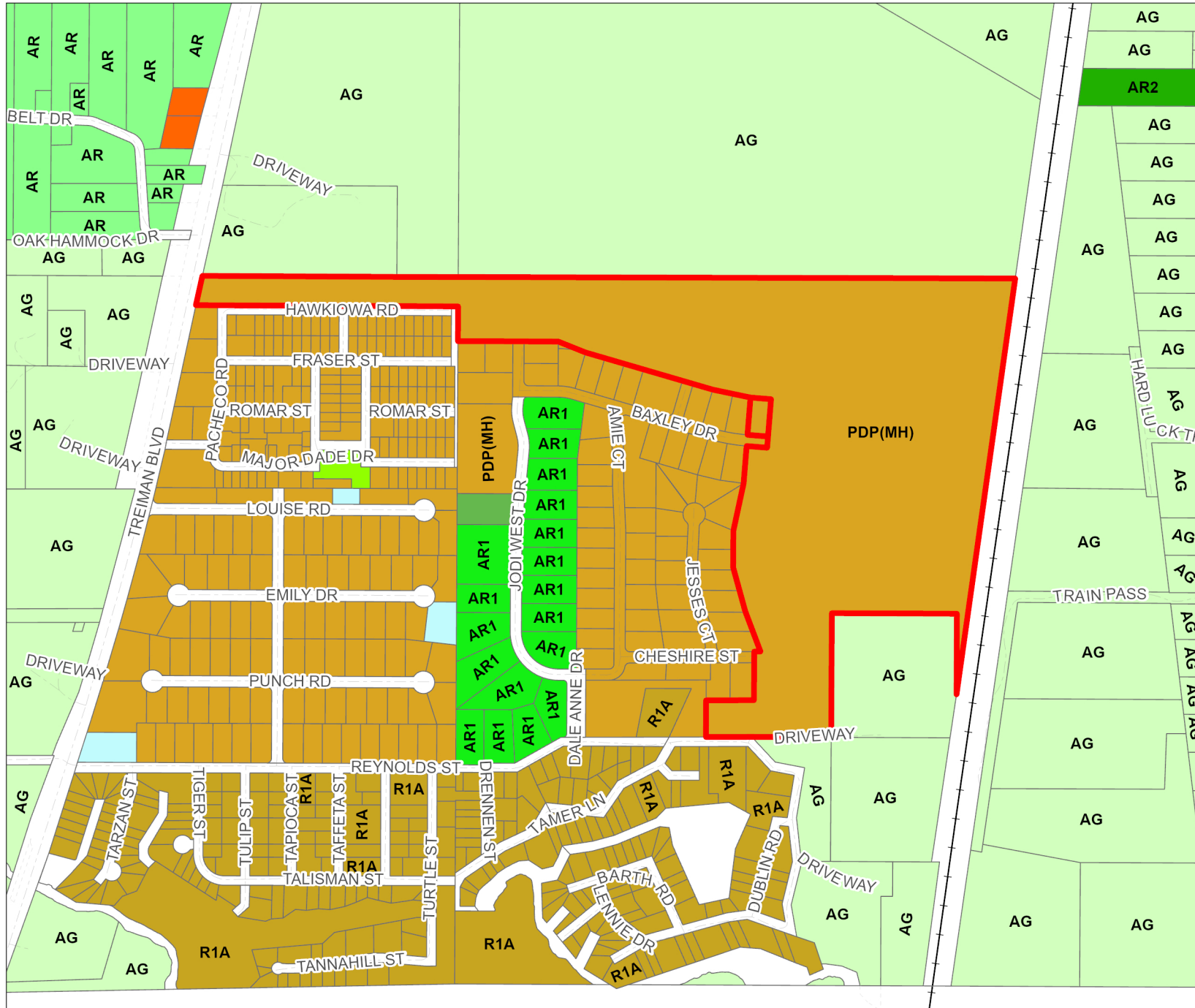
# H-25-15 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# H-25-15

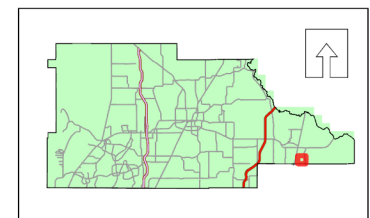
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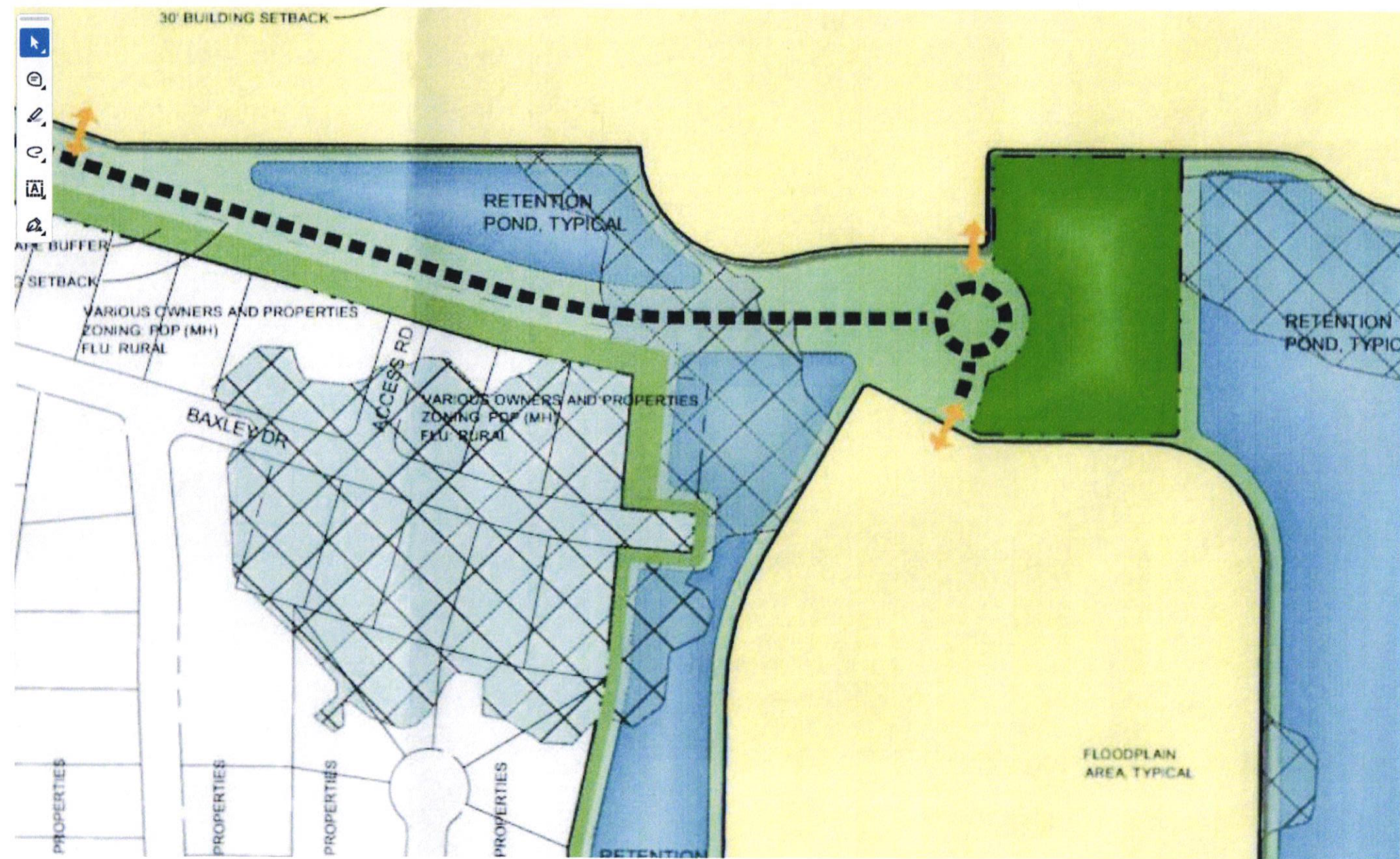
**Zoning:**

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending







H0515 Submitted by public @ P&Z







35156 Baxley Dr

Ridge Manor, Florida

Google Street View

Jan 2019

Share



237

Baxley Dr

Google



Image courtesy Jan 2019 © 2015 Google United States Terms Privacy Report a problem



35206 Reynolds St

Ridge Manor, Florida



Google Street View

Nov 2019



Share



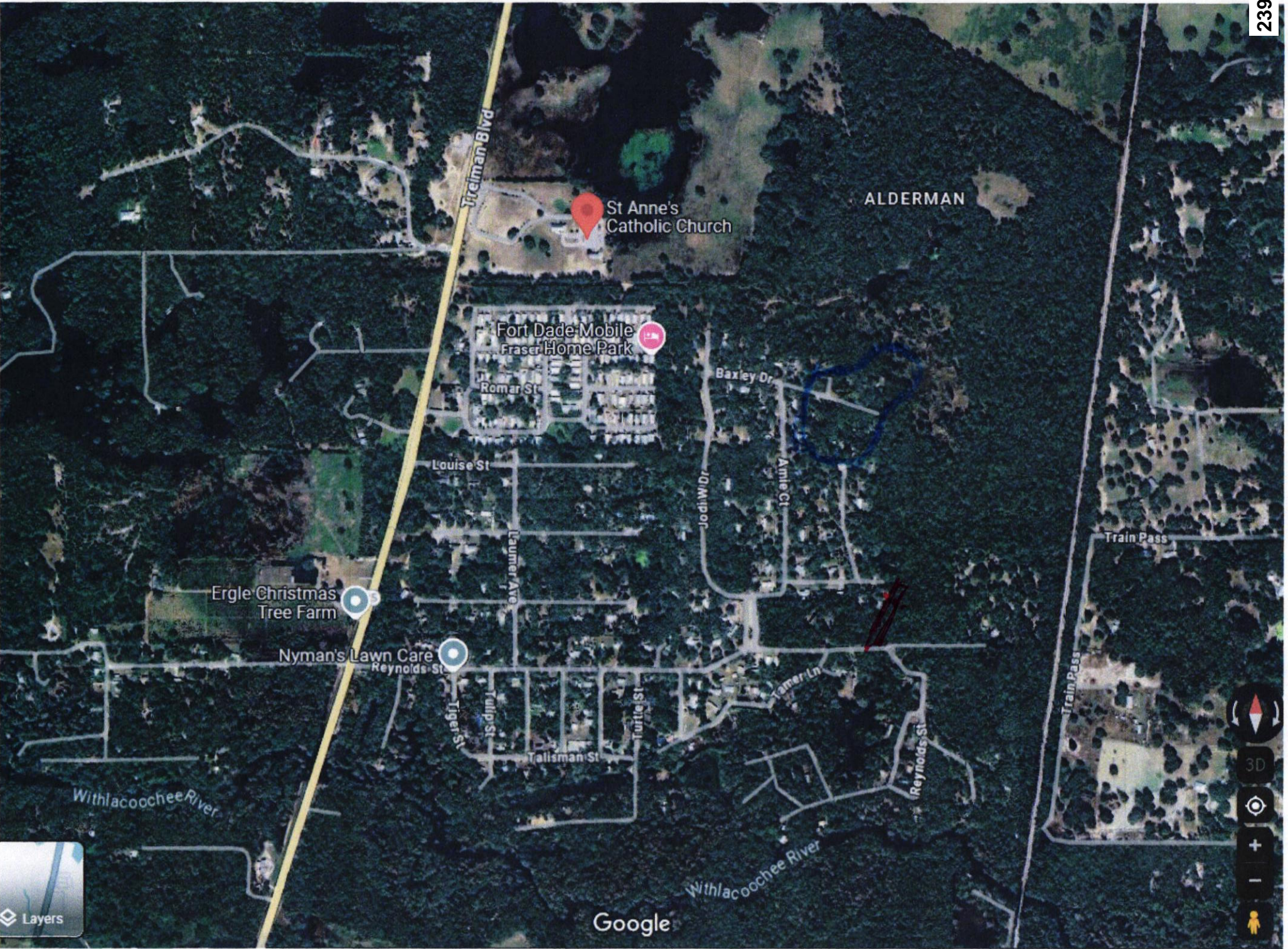
238



Google









**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Joseph M. Mason, Jr., Esq. on behalf of Shady Oaks Project LLC

**FILE NUMBER:** H-25-15

**REQUEST:** Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan

**GENERAL LOCATION:** East Side of Treiman Boulevard, 2,548 feet north of Reynolds Street, opposite Belt Drive

**PARCEL KEY NUMBERS:** 01150471, 1078862

**REQUEST:** Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:** ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.



**CONCLUSIONS  
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:**

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson  
County Attorney's Office



## AGENDA ITEM

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### TITLE

Master Plan Revision and Rezoning Petition Submitted by Meritage Homes of Florida, Inc., R. Tyler Vansant, Esq. on Behalf of R. Thomas Chapman, Jr., as Trustee of R. Thomas Chapman, Jr., Family Trust Dated February 18, 1097, as Amended and Restated January 23, 2009, for Property Located on Elgin Boulevard (H2478)

### BRIEF OVERVIEW

#### Request:

Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily, General Commercial and Specific C-2 uses and a Rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations.

#### General Location:

North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard

#### P&Z Action:

On May 12, 2025, the Planning and Zoning Commission voted 2-2 to deny the petitioner's request for a Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily and Specific C-2 uses and a rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations.

### FINANCIAL IMPACT

A matter of policy. No financial impact.

### LEGAL NOTE

The Board has the authority to make the requested rezoning / Master Plan Revision decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment / Master Plan Revision must be consistent with the Comprehensive Plan.

### RECOMMENDATION

It is recommended that the Board adopt and approve the Chairman's signature on the attached resolution approving the petitioner's request for a Master Plan Revision on property zoned Combined Planned Development Project including Multifamily, General Commercial and Specific C-2 uses and a rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations with performance conditions.

### REVIEW PROCESS

Omar DePablo	Escalated	06/03/2025 5:18 PM
KayMarie Griffith	Approved	06/16/2025 3:33 PM



Albert Bertram	Approved	06/17/2025	9:26 AM
Pamela Hare	Approved	06/20/2025	2:28 PM
Victoria Anderson	Approved	06/20/2025	3:23 PM
Heidi Prouse	Approved	06/20/2025	4:06 PM
Toni Brady	Approved	06/22/2025	9:01 PM
Jeffrey Rogers	Approved	06/23/2025	2:54 PM
Colleen Conko	Approved	06/23/2025	3:06 PM

# 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: September 4, 2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-78

Received

DEC 04 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Meritage Homes of Florida, Inc., R. Tyler Vansant, Esq.

Address: 10117 Princess Palm Ave, Ste. 550

City: Tampa State: FL Zip: 33610

Phone: 813-386-8745 Email: betsey.jolley@meritagehomes.com

**Property owner's name:** (if not the applicant) R. Thomas Chapman, Jr., as Trustee of the R. Thomas Chapman, Jr. Family Trust dated February 18, 1974, as amended and restated January 23, 2009

### REPRESENTATIVE/CONTACT NAME:

Company Name: Morris Engineering & Consulting, LLC\* \*Coastal Engineering Associates Inc.,

Address: 6997 Professional Parkway East, Suite B 966 Candlelight Blvd., Brooksville, FL 34601; 352-796-9423

City: Sarasota State: FL Zip: 34240

Phone: (941)444-6644 Email: brocklein@morrisengineering.net, 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): 377292/ID# R10 423 18 0000 0040 0000 and 377274/ID# R10 423 18 0000 0020 0000
2. SECTION 10, TOWNSHIP 23, RANGE 18
3. Current zoning classification: CPDP (Combined Planned Development Project)
4. Desired zoning classification: CPDP (Combined Planned Development Project)
5. Size of area covered by application: +/-46 Acres
6. Highway and street boundaries: Elgin Blvd. to the south and Barclay Ave. to the east
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, R. Thomas Chapman, Jr., as 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): Meritage Homes of Florida, Inc. and (representative, if applicable): Morris Engineering & Consulting, LLC and Coastal Engineering Associates Inc. to submit an application for the described property.

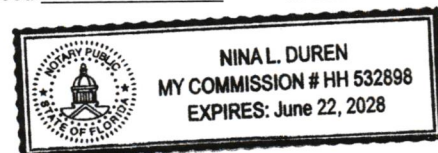
R. Thomas Chapman, Jr.  
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF ~~HERNANDO~~ <sup>PINELLAS</sup>

The foregoing instrument was acknowledged before me this 26th day of November, 2024, by R. Thomas Chapman, Jr., as Trustee who is personally known to me or produced \_\_\_\_\_ as identification.

Nina L Duren  
Signature of Notary Public



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

Notary Seal/Stamp



RECEIVED

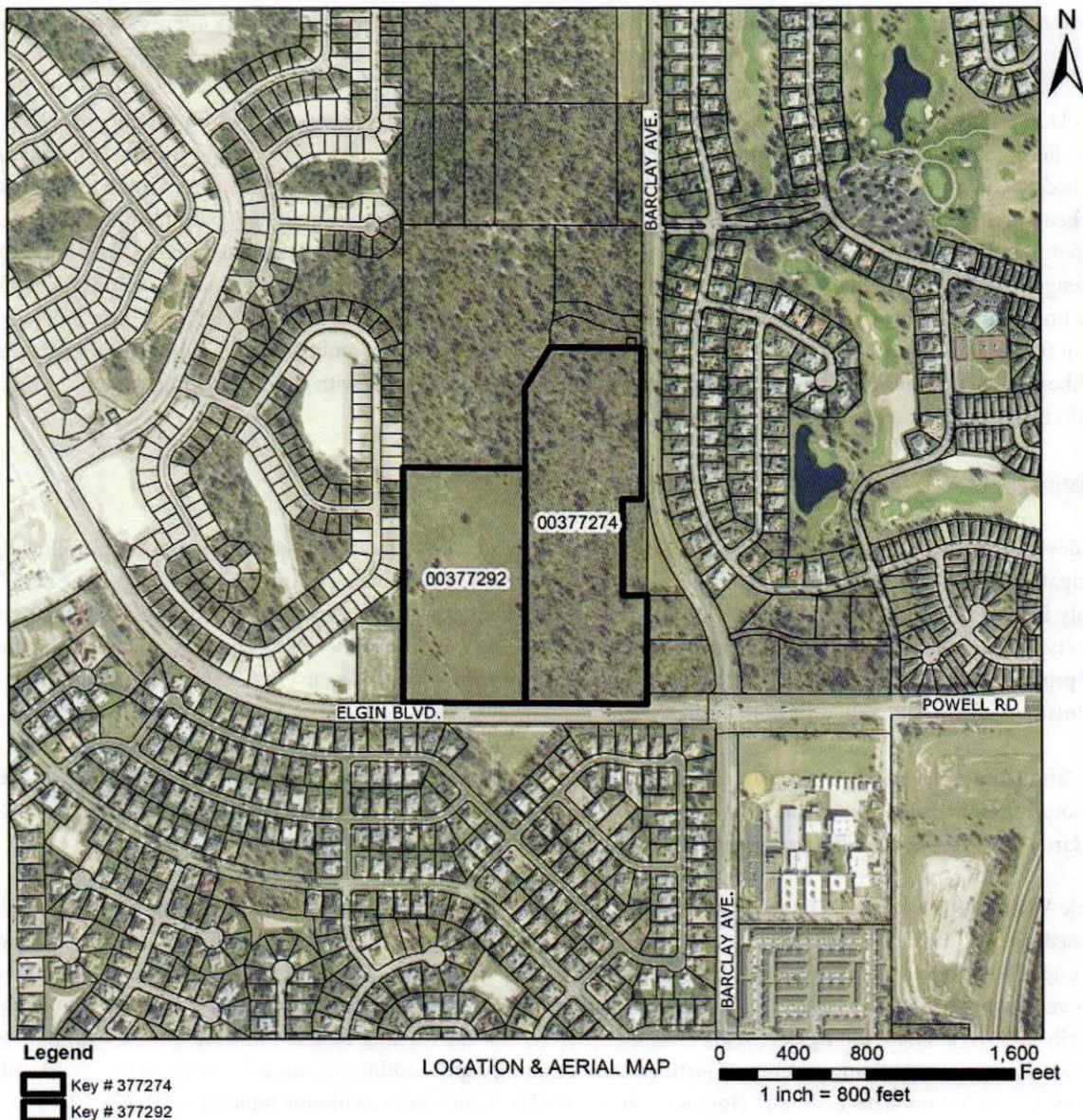
MAR 25 2025

Chapman Village  
H-23-09 CPDP Zoning Modification  
Project Narrative  
Date: March 25, 2025

HERNANDO COUNTY DEVELOPMENT SERVICES  
ZONING DIVISION

Introduction

The Chapman Village project consists of ±46 acres lying at the northwest corner of the intersection of Elgin Boulevard and Barclay Avenue in Spring Hill, FL. The overall property corresponds with Parcel Key Numbers 377292 and 377274 and was zoned to CPDP (Combined Planned Development Project) to allow Multifamily, Townhome and Commercial uses on July 11<sup>th</sup>, 2023 (the "PDP"). The property is designated as Residential on Hernando County's Future Land Use Map with a partial Commercial Node designated on the NW corner of Elgin and Barclay. The property, currently vacant, is depicted on the following Location & Aerial Map:





## Proposal

A zoning modification is proposed to retain the right to develop the existing approved multifamily apartment, attached townhome and commercial uses, and add a single family detached use. In addition, minor changes were made to the commercial portion to allow the potential for up to eight (8) commercial outparcels, which will be further refined at conditional plat.

The modification retains the prior approved maximum of 432 residential dwelling units and adds a new single family detached townhome product (the "Patio Homes") into Hernando County and the greater Tampa Bay area.

## Justification for Zoning Modification

The minor modifications to the commercial portion are justified as the previous intensity levels have been retained. With respect to the residential portion, the PDP is retaining the same attached residential uses already approved and adding an option for single family detached which is less intense. In addition, the modification ensures that the number of units developed will remain at or below the already approved 432 dwelling units.

Patio Homes offer a detached home at a moderate price point that ranges between attached townhomes and larger single family detached homes. Without this option, many homebuyers are forced to compromise and live in an attached building to own a home, even when that option is not preferred. In addition, the current price point of an attached townhome is roughly equal to the smallest single family detached home, making it hard for homebuyers to justify the tradeoff. Further, current market demand for multifamily housing has decreased due to flat rents and challenges with bank financing. Today's housing market demands housing diversity to offer more housing choices to more homebuyers. The proposed range of residential uses increases the chances of development in the near and more distant future, in a manner that is both consistent with the prior PDP approval and compatible with existing adjacent neighborhoods. Furthermore, the added attached townhome option together with the Patio Homes uniquely offers two (2) lifestyle and homeownership options.

## Deviations & Patio Homes Performance Standards

Any deviations previously approved by the prior PDP are restated and incorporated herein by reference. The following anticipated deviations are proposed from the Hernando County Code of Ordinances, Appendix A Zoning (the "LDC") mainly for the Patio Homes. Article VIII, Sec. 1. of the LDC contains general provisions for planned development projects which are the basis of the anticipated deviations below. Any additional deviations not anticipated during the PDP process will be requested during the conditional plat and/or construction plan processes, which can be processed administratively without a modification to the PDP.

The Patio Homes have been conceptually designed including certain performance standards that justify the smaller lot footprint and ensure no sacrifices have been made to livability or safety in the community. These performance standards *italicized below* will be proposed in rezoning conditions submitted later in the zoning process.

Article VIII, Sec. 1.D. of the LDC requires no more than 35% building coverage for single family and single family attached uses in Planned Developments. According to the currently approved master plan, the existing PDP allows 75% impervious surface area ratio (ISR) for single family attached townhomes. Building coverage has historically been approved for other PDP's at 65%. The Patio Homes are proposing 67% building coverage, just two (2) % above the typically approved 65% building coverage percentage. Given that the existing PDP allows 75% ISR for townhomes, the Patio Homes 67% building coverage is justified and does not propose additional impacts beyond what is currently approved. In addition, detached Patio Homes cover less land than attached townhome buildings.



Article VIII, Sec. 1.E. of the LDC states that streets within a PDP shall meet minimum county design standards. The minimum typical lot layout and private right of way (ROW) cross section to the right is proposed both for Patio Homes and Townhomes to achieve the more efficient lot footprint and provide sidewalks in safer areas.

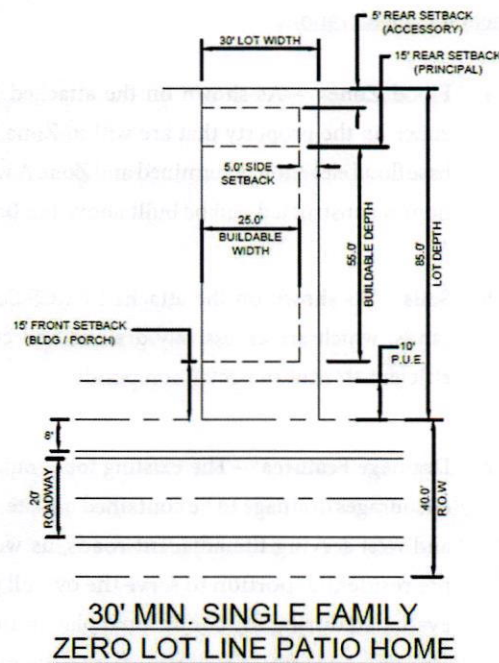
It is important to note that while the proposed ROW is smaller in width, it is still proposing the typical roadway width required for circulation of resident, public safety, and solid waste vehicles. Further, *the HOA/CDD will enforce a strict towing policy only allowing parking on one side of the street and/or at specified locations, which will substantially decrease roadway obstructions.*

While no deviations are proposed to the Parking Standards required in the LDC, it is notable that a *minimum of 100 on-street guest parking spaces are being committed to* for the Patio Homes and Townhomes option. This is an increase above the two (2) spaces/unit required by the LDC, which are also met and exceeded by the two (2)-car garage and driveway provided with every Patio Home. This further justifies the reduced ROW width and minimizes vehicle circulation conflicts.

Likewise, no deviations to the LDC are proposed to required open space, fire protection, existing PDP landscape buffers or stormwater requirements of the LDC and/or Hernando County Code of Ordinances. In terms of fire protection, *a fire protection plan will be submitted concurrent with the conditional plat.* Regarding stormwater, *gutters will be provided by the homebuilder on every Patio Home and tied into the master stormwater system,* thereby substantially decreasing runoff and exceeding current stormwater requirements on larger single-family lots.

One (1) deviation is proposed to the Hernando County Code of Ordinances, Subdivision Sec. 26.52, which requires sidewalks to be constructed on all internal streets according to the requirements of the Florida Accessibility Code and Hernando County Facilities Design Guidelines. This typically implies that sidewalks are required in front of homes on both sides of every internal street. A deviation is proposed to relocate some sidewalks in front of homes to *safer locations in between homes at mid-block or in between building runs that tie into eight (8)-foot multi-use trails* located within amenity/open space areas. This alternative concept still ensures pedestrian circulation throughout the development while minimizing conflicts between pedestrians and vehicles. *Each sidewalk proposed in between homes/buildings will be a short walk from each home.* In addition, *traditional 5' sidewalks are still committed in front of homes within certain areas.* This deviation meets the intent of traditional sidewalks while providing safer walking and biking opportunities to both the residential and adjacent future commercial areas.

In conclusion, only three (3) deviations are proposed, which are justified by the performance standards proposed with the Patio Homes and Townhomes that generally meet the intent and/or exceed the LDC or Hernando County Code of Ordinances.



### Environmental Considerations

- a. **Flood Zones** – As shown on the attached FEMA Flood Zone Map, there are three flood zones on the property that are within Zone X - area of minimal flood hazard, Zone AE with base flood elevation determined and Zone A with no base flood elevation determined. All new homes constructed will be built above the Base Flood Elevation as required.
- b. **Soils** – As shown on the attached NRCS Soils Map, the site consists primarily of Candler sands, which are excessively drained and conducive to both residential development and efficient stormwater retention ponds.
- c. **Drainage Features** – The existing topography depicted on the attached Topographic Map encourages drainage to be contained on-site. There are existing stormwater ponds to the east and west serving the adjacent roads, as well as new stormwater ponds planned within the residential portion to serve the overall project. Stormwater needs will be specifically evaluated during the conditional plat and/or construction plan phases. Again, the Patio Homes concept ties roof runoff into the master stormwater system, which exceeds code requirements.
- d. **Water Features** - The property contains no existing water features.
- e. **Habitats** – The site has no wetlands or archaeological sites, as documented by the Atlantic Ecological Services report filed with the prior approved PDP. There are also no Special Protection Areas (SPAs) according to County data resources. Based on the environmental report performed by Bio-Tech Consulting, no protected fauna or flora species are anticipated to be or present or impacted on the property. Any required wildlife surveys will be submitted during the conditional plat and/or construction plan phases.
- f. **Impacts on Natural Features** - The current site is made up of Upland Scrub, Pine and Hardwoods. Development of the project will follow the proposed landscape buffers which meet LDC requirements as to preserved natural vegetation areas to be preserved and proposed areas to be cleared. Any areas unable to preserve natural vegetation due to site constraints, i.e., grading, will utilize native vegetation using Florida-Friendly Design Standards as required by the LDC.

### Site Plan

The modified PDP plan adds a single family detached residential use, the Patio Homes, to the master plan. Additionally, the revised master plan retains the previously approved locations and concentration of attached residential uses, including up to 312 multi-family units only permitted to the east along Barclay Avenue, which minimizes impacts to the single-family residential Sterling Hills community directly to the west. Also, only attached townhomes and detached Patio Homes will be permitted adjacent to Sterling Hills, separated by a 20' landscape buffer. The commercial portion to the south adopts the already approved commercial intensity and adds additional outparcels



for flexibility. Development standards for all uses are included on the revised Master Plan. The townhome elevations referenced on the revised master plan and attached hereto have been designed to minimize garage door dominance from the street and are proposed for specific approval with this modified PDP. Final site plans will be submitted separately at conditional plat. Regardless of the residential uses or commercial development elected in the future, each outcome will be thoughtfully designed and engineered to achieve compatibility with and meet the intent of what was previously approved. Given that the already existing and revised PDP are consistent in terms of density and impacts, no additional impacts or improvements to infrastructure are anticipated above what is already required.

#### **Public Facilities & Utilities**

Based on the already approved PDP, no additional impacts to infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste, or public-school facilities are anticipated beyond the demand estimated in the prior PDP. Pursuant to county subdivision regulations, dedication of sewer and water systems together with payment of connection fees and water sewer agreements will occur as required to obtain water and sewer service and commitments for service from Hernando County.

- Utilities - currently, there is an 8" force main and 16" water main along Barclay Avenue and an 8" force main and 12" water main along Elgin Boulevard. Sewage treatment will be at the Airport Water Reclamation Facility (WRF), which has more than sufficient capacity.
- Parks & Recreation - the Anderson Snow Regional Park lies just over two (2) miles to the south of the PDP. Amenities conceptually planned for the residential portion of the project include a Pool and Cabana, Pickleball Courts and a Dog Park.
- Schools - There are four (4) public schools within two miles of the project, including two (2) directly to the southeast on Elgin Boulevard, Powell Middle School, and Chocachatti Elementary School further east. School capacity will be specifically evaluated at conditional plat.
- Transportation - the access points in the existing approved PDP remain unchanged. The modified PDP incorporates the same two (2) right in right out access points along Elgin Boulevard, as well as one full access point at Barclay Avenue planned to be constructed by the residential developer. These three (3) access points, together with the three (3) planned cross access points located to the northwest and southeast are anticipated to meet and/or exceed the traffic demand for the project. A Traffic Access Analysis will be submitted and further evaluated outside of the PDP process at conditional plat.
  - In accordance with the existing PDP performance conditions, the western most access driveway along Elgin Boulevard has been shifted to the west to align with the existing median opening.
  - On December 1, 2016, the property owner dedicated land to the east along Barclay Avenue to facilitate the future planned widening of Barclay Avenue to a 4-lane roadway. There are existing traffic signals located at the intersection of Barclay Avenue and Powell Road/Elgin Boulevard.

#### **Moderately Priced Housing**

As housing affordability remains a key issue in Hernando County, our proposed rezoning introduces single-family detached Patio Homes as an innovative alternative to attached housing opportunities. While Patio Homes will be priced slightly higher than traditional townhomes, they will remain significantly more moderately priced than standard single-family detached homes in the area. This new product type offers a lower-cost entry point into homeownership starting at the high \$200's while delivering the privacy and lifestyle benefits of a detached home—something not currently available in the market at this price range.

By adding Patio Homes to the site's existing allowable uses, which also includes traditional townhomes priced from the mid \$200's, we are increasing housing choices which offers more opportunities for buyers to find housing that meets their needs and price point. This approach retains flexibility for the current landowner while providing

homebuyers—including first-time purchasers, young professionals, and empty nesters— a variety of lower cost housing options that would not be available in a single larger lot residential use scenario. Permitting both townhomes and Patio Homes offers homeownership opportunities to a wider pool of homebuyers with varied incomes that may otherwise be unable to afford a home. Hernando County residents will benefit from increased housing options that align with market demand while maintaining responsible growth and long-term community sustainability.

### **Conclusion**

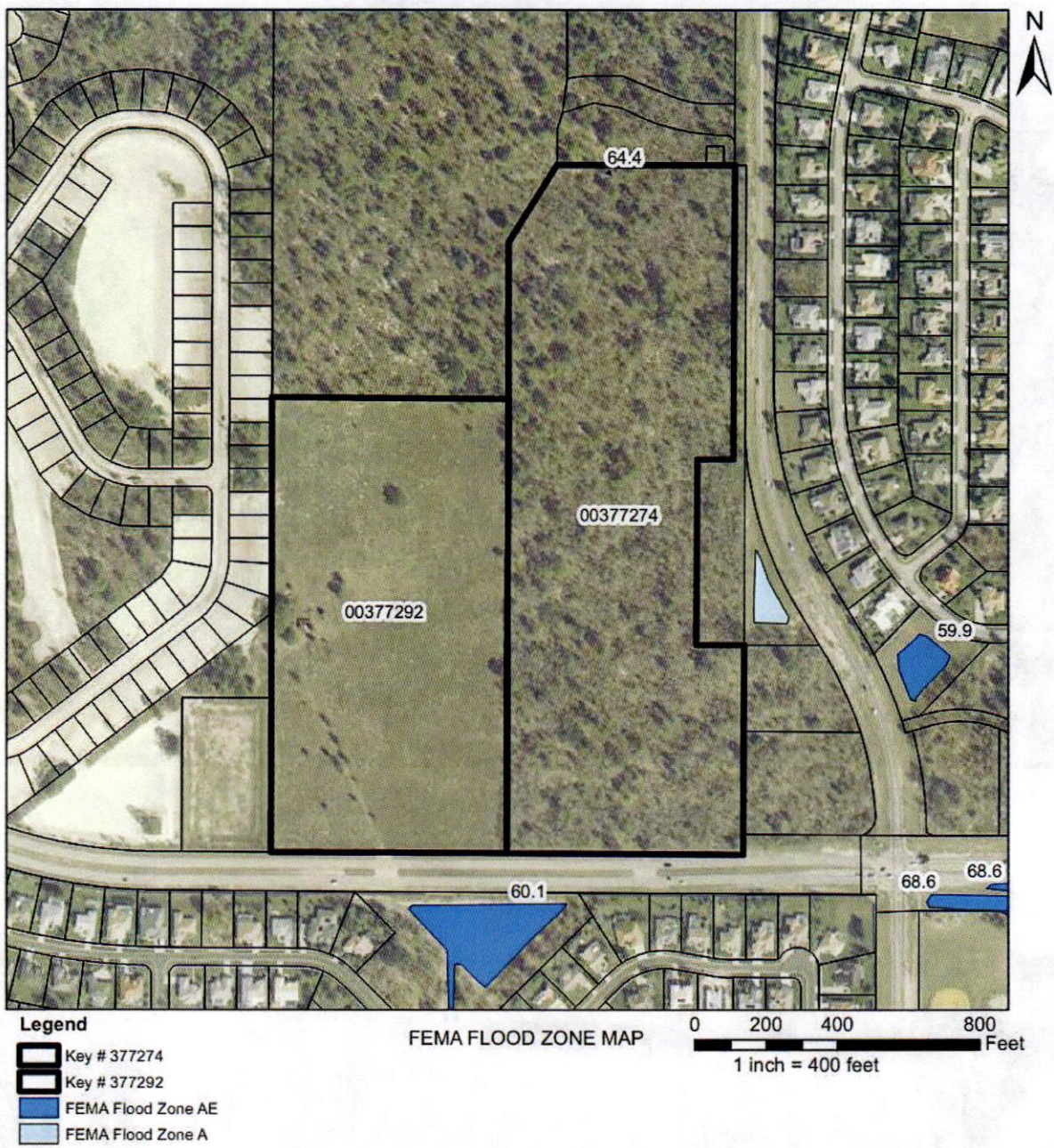
The proposed modified PDP is justified as it retains the existing density and permitted uses already previously approved and found consistent with the Comprehensive Plan and LDC. The added Patio Home option and proposed modifications simply provide more housing choices to achieve a successful project under today's market conditions. The proposed deviations still meet the intent of the Comprehensive Plan and LDC and any perceived impacts are addressed by the proposed performance conditions that meet and/or exceed typical development standards.



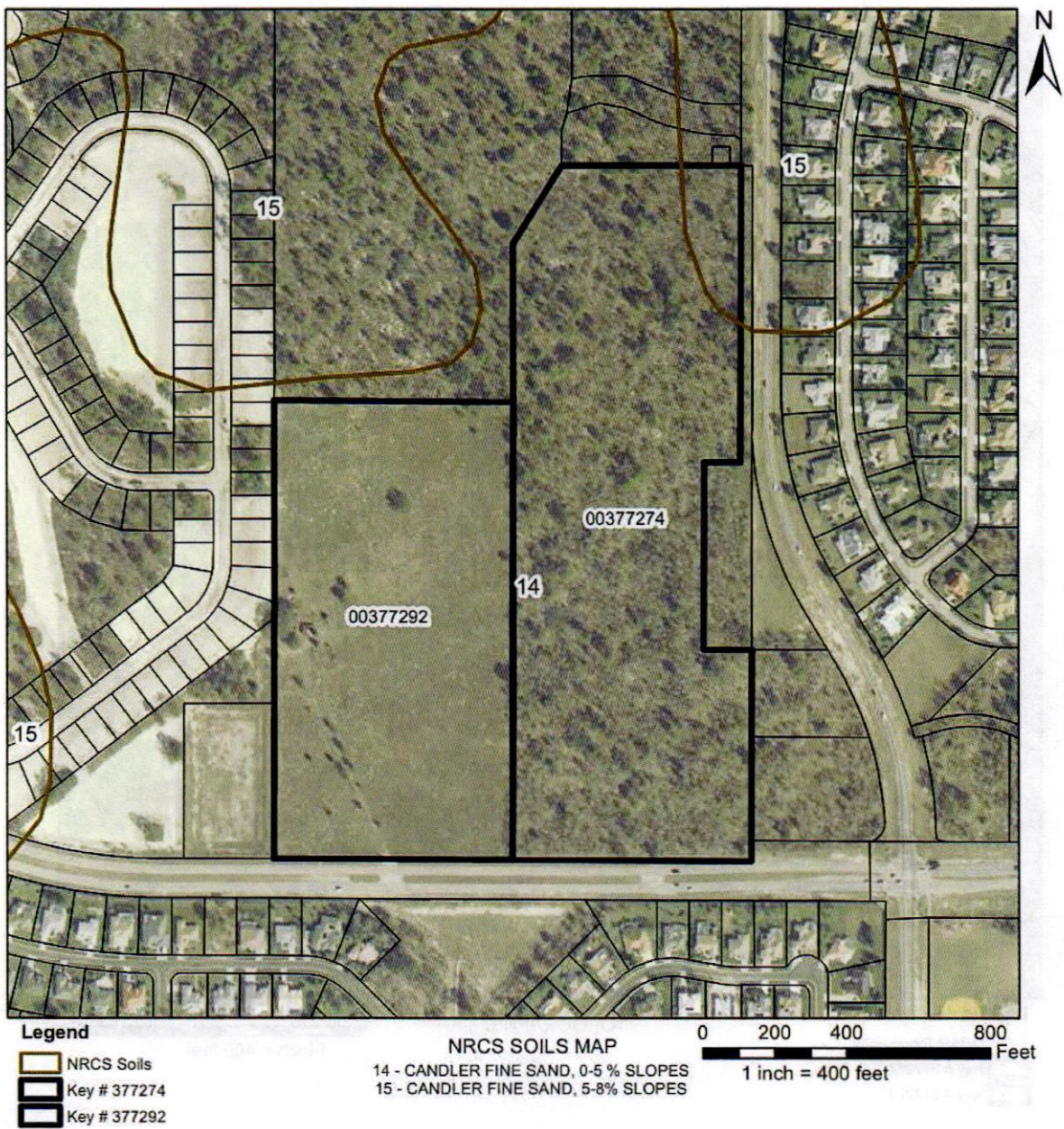


NOTE 2: FRONT ELEVATIONS OF TOWNHOME BUILDINGS SHALL BE DESIGNED AND ARCHITECTURALLY TREATED IN SUCH A WAY AS TO DIMINISH THE OVERALL VIEW OF THE GARAGE DOOR FROM THE STREET FRONTAGE. FURTHERMORE, A MINIMUM OF THREE (3) DIFFERENT ARCHITECTURAL ELEMENTS SHALL BE PRESENT ON THE FRONT ELEVATION OF EACH TOWNHOME BUILDING FACING THE STREET. SOME EXAMPLES OF DIFFERENT ARCHITECTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO: WINDOW GRIDS, HARDEE BOARD BANDING, DECORATIVE SHUTTERS, DECORATIVE COACH LIGHTS, VARYING COLORS, ETC. THE ELEVATIONS DEPICTED ABOVE ARE SPECIFICALLY APPROVED AS PART OF THE PDP.

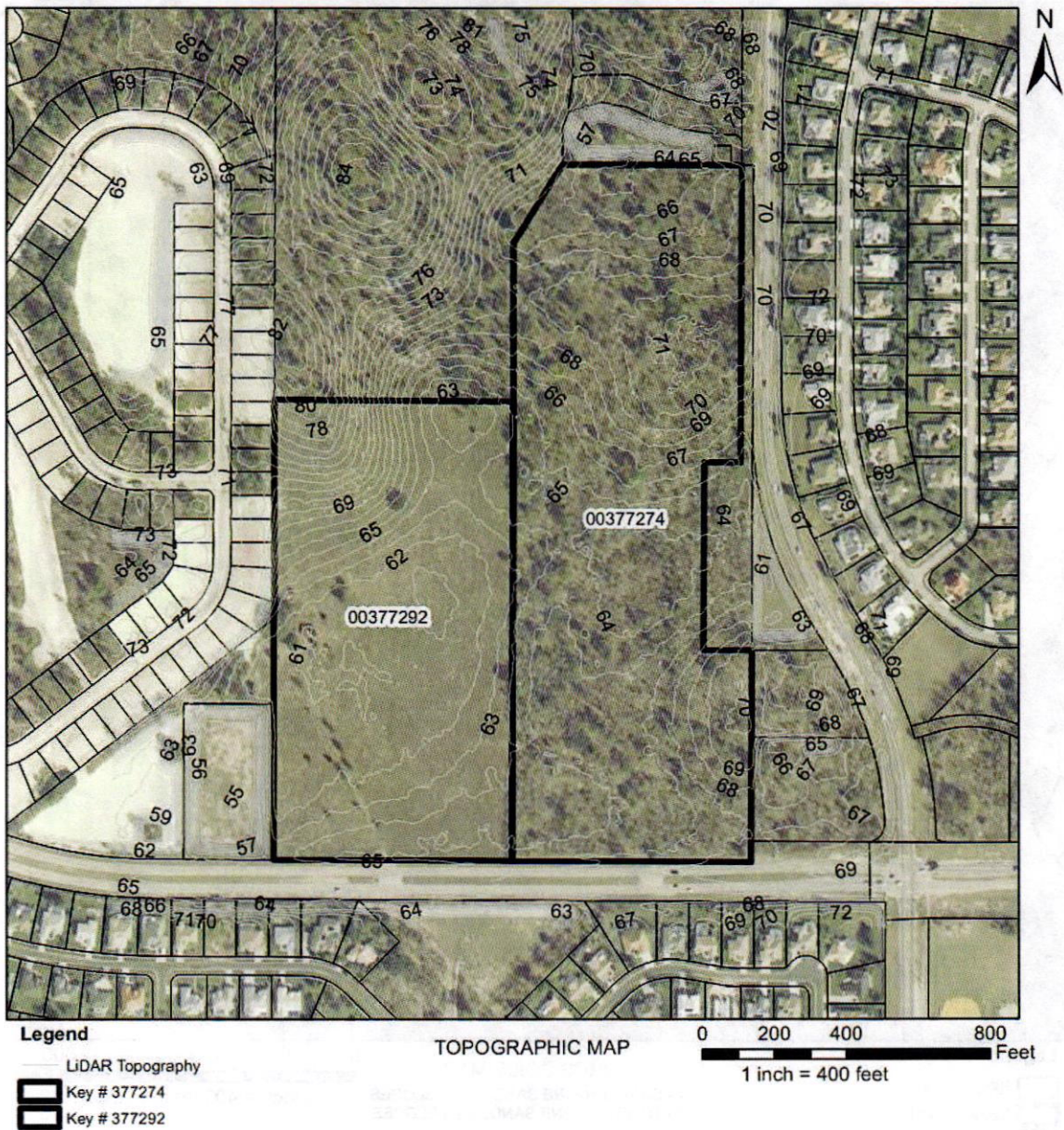














## STAFF REPORT

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<b>HEARINGS:</b>	Planning & Zoning Commission: May 12, 2025 Board of County Commissioners: July 1, 2025
<b>APPLICANT:</b>	Meritage Homes of Florida, Inc., R Tyler Vansant, Esq.
<b>FILE NUMBER:</b>	H-24-78
<b>REQUEST:</b>	Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily, General Commercial and Specific C-2 uses and a Rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations
<b>GENERAL LOCATION:</b>	North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard
<b>PARCEL KEY NUMBER(S):</b>	377292, 377274

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### BACKGROUND

On July 11, 2023, the Board of County Commissioners approved a Master Plan Revision and a rezoning from PDP(GC)/ Planned Development Project (General Commercial) and PDP(OP)/ Planned Development Project (Office Professional) to CPDP (Combined Planning Development Project) to include Multifamily and specific C-2 uses and with deviations for the subject site to allow the developer to construct a mixed use community with townhome, multifamily, and commercial uses (Rezoning file H-23-09). To date, no construction has occurred on the property.

### APPLICANT'S REQUEST

The petitioner's current request is to maintain the existing approved residential unit count of 432 units, but provide for flexibility to potentially construct townhome, patio home and/or multifamily units. The commercial entitlements are remaining the same; however, the petitioner is requesting a maximum of 8 outparcels versus the 6 commercial lots previously approved.

A patio home is not defined in the Hernando County Land Development Regulations; however, it is developed as a single-family detached townhome product, with a slightly smaller footprint that will provide moderately priced housing options for Hernando County residents.

### Deviations Requested

The petitioner has requested three new deviations that will be applied if the patio home product is developed. These include:

Unit Type/Setback	Patio Home
Front Setback	15' (Deviation from 25')
Side Setback	0/5' (Deviation from 10')
Rear Setback	5' (Deviation from 20')
Lot Coverage	67% (Deviation from 35%)
Minimum Lot Dimension	30' x 85'

The performance conditions approved in H-23-09 are restated with changes incorporated as necessary to allow for the patio home product type.

## SITE CHARACTERISTICS

<b>Site Size:</b>	45.7 Acres
<b>Surrounding Zoning; Land Uses:</b>	North: PDP(MF); Multifamily South: PDP(SF); Single Family East: PDP(GC), PDP(SF); Silverthorn Plaza and Subdivision West: PDP(SF); Sterling Hills Subdivision
<b>Current Zoning:</b>	Combined Planned Development Project including Multifamily and Specific C-2 uses
<b>Future Land Use Map Designation:</b>	Residential and Commercial

## ENVIRONMENTAL REVIEW

Based on soils and habitat, there is potential for gopher tortoise, a protected species, and associated commensal species to be present. The naturally vegetated parcel (key 377274) is mapped as Strategic Habitat Conservation Area by FWC.

The petitioner shall provide an updated gopher tortoise burrow survey prepared by a qualified professional, FWC permitting, and proof of relocation prior to site approval. The gopher tortoise survey shall be submitted and approved prior to any geotechnical activity occurring on-site.

A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey.

The Developer shall provide new commercial property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines. This testing shall be done after the gopher tortoise burrow survey is completed and approved to avoid destruction of the burrows.

## UTILITIES REVIEW

The Hernando County Utilities Department does not currently supply water or sewer service to these parcels. Water and sewer service are available to these parcels. HCUD has no objection to the requested master plan revision subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.



Availability of existing water, sewer, and reclaimed water capacity is dependent on the engineer's estimated flows for the proposed development. Existing utility infrastructure may require upgrades to supply service to the proposed development. Complete a Utilities Capacity Request form located on HCUD's Engineering website and submit with a proposed site plan for capacity inquiries. Utility location does not guarantee capacity.

## **SCHOOL DISTRICT REVIEW**

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

## **ENGINEERING REVIEW**

The subject site is located on the North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard. It has two proposed access points from Elgin Boulevard through the Commercial portion of the development and an access to the residential along Barclay Boulevard. In addition, based on approvals from previous property ownership, the petitioner has agreed to provide a Cross Access Agreement for all interconnections with adjacent developments being constructed to its north to provide greater access to Powell Drive.

The County Engineer has reviewed the petitioner's request and has the following comments:

- This project has submitted a Traffic Access Analysis which is under review.
- Any improvements, including Turn Lanes identified by the Traffic Access Analysis will be the responsibility of the developer.
- The Driveways will need to meet current County standards.
- Project must provide connectivity to the North and West as previously approved.
- Applicant has requested a deviation to the sidewalk connectivity, a determination cannot be made with a pedestrian circulation plan. Deviation may be memorialized with an Administrative Design Variance, upon review of construction drawings with a pedestrian circulation plan.

**Comments:** Subsequent to the initial comments received by the County Engineer, the petitioner discussed the project further with the Department of Public Works and agreed to the following conditions:

- A Traffic Access Analysis, Signal Warrant Analysis and a queue Stacking Study shall be required. This project may require improvements to the existing signalization on Barclay Avenue or Elgin Boulevard. A signalization analysis (signal warrant analysis) at these intersections will be required as part of the Traffic Access Analysis.
- Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

- The Multifamily development shall provide a boulevard entrance from Elgin into the residential area of the project.
- The petitioner shall be required to provide interconnectivity and cross connection between outparcels, the cross connection will be private between developers and not open to the public.
- Subject to the approval by the Hillside/point Grande apartments developer (H-22-27), the petitioner shall provide a Cross Access Agreement for all interconnections.
- This development shall coordinate the dedication of land to facilitate the widening of Barclay Avenue (such land was dedicated to Hernando County pursuant to Warranty Deed dated December 1, 2016, and recorded in O.R. Book 3420, Page 1410, of the public records of Hernando County).
- Access to townhomes and/or single-family patio homes shall be accommodated by a minimum 40' private right of way which shall be owned and maintained by the HOA and/or CDD. Such right of way shall meet the minimum county design standards to the maximum extent possible and be further reviewed administratively at the time of conditional plat.
  - Parking standards for townhomes and/or single-family patio homes shall exceed the Hernando County Land Development Code by providing a minimum of 100 additional guest parking spaces.
  - The HOA and/or CDD shall institute and enforce a strict towing policy to ensure that vehicles park only on one side of the street and/or at clearly marked locations that minimize roadway obstructions. Parking signage and/or striping shall be utilized to reduce the occurrences of towing.
- The petitioner shall provide recreation amenities for the townhomes, single family patio homes and apartments as appropriate to these development types. Such amenities shall be included on each proposed conditional plat and interconnected via pedestrian and bicycle facilities but shall not be located on the perimeter of the western boundary adjacent to existing residential lots.
  - 8-Foot multi-use trails shall be acceptable in lieu of the 5-Foot sidewalks required by the Hernando County Code of Ordinances. Such trails and/or sidewalk locations shall be included on each proposed conditional plat and be further reviewed administratively at that time.

## LAND USE REVIEW

The petitioner is proposing a mix of residential units, including multifamily, townhome and patio homes styles, with a maximum number of 432 total units for the development. The previously approved commercial intensity is not being changed; however, the petitioner is requesting an increase in the number of outparcels from six (6) to eight (8).

The site is being proposed as a mixed-use development with both commercial and residential uses. There are specific requirements for the residential and commercial portions of the site.



**RESIDENTIAL REQUIREMENTS****Townhome and Patio Home Setbacks, Lot Width and Sizes and Building Separations:**

The petitioner has proposed the following setbacks, lot coverage and lot dimension for the townhome and patio home designs.

<b>Unit Type/Setback</b>	<b>Townhome</b>	<b>Patio Home</b>
Front Setback	15' (Deviation from 25')	15' (Deviation from 25')
Side Setback	0/10' (Deviation from 10' internal)	0/5' (Deviation from 10')
Rear Setback	15' (Deviation from 20')	5' (Deviation from 20')
Lot Coverage	67% (Deviation from 25%)	67% (Deviation from 35%)
Minimum Lot Dimension	20*90	30*85

Additionally, the petitioner is proposing a 0' setback between commercial buildings, and a 20' setback between commercial and residential portions of the development.

**Multifamily Unit Parameters:**

The petitioner has proposed the following site layout criteria for the multifamily units:

<b>Building Setbacks</b>	20' to overall project boundary line 15' to tract or lot lines
<b>Density</b>	16.5 dwelling units/acre
<b>Lot Coverage</b>	35%

**Comments:** In addition to the parameters requested by the petitioner, the petitioner shall be limited to a building height of 35' within 100' of any single-family residential zoned property. All other multifamily buildings can be constructed to a maximum height of 3 stories. Buildings must maintain a minimum separation of 15'.

**Proposed Perimeter Setbacks:**

The petitioner has proposed the following perimeter setbacks for the subject site:

<b>Perimeter Setback</b>	<b>Setback Width</b>
North	20'
South (Elgin Boulevard)	75'
West (Braemere Drive)	10'
East (Barclay Avenue)	10'

**Buffers:**

The petitioner has proposed the following buffers for the subject site:

Buffer Location	Buffer Width
South (Along Elgin Boulevard)	25'
Side (Along Braemere Drive)	20'
Side (Along Barclay Avenue)	10'
North (Adjacent to Existing Residential)	10'
Internal	20'

**Comments:** In accordance with the previous approvals on the site, the entire 20' western buffer shall be natural vegetation and supplemented where necessary to achieve 80% opacity.

**Construction Buffer:**

To protect existing residential development immediately adjacent to the subject site, the petitioner shall provide a construction buffer along the western property line prior to any construction commencing on the site.

**Access:**

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

**Comments:** The petitioner shall provide a treed entranceway into the development; this entranceway must be shown on the master plan and conditional plat. Additionally, in accordance with the requirements of the County Engineer, the Multifamily development shall provide a boulevard entrance from Elgin into the residential area of the project.

**Neighborhood Park:**

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as



a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

**Comments:** If the approved, the petitioner shall provide appropriate recreation amenities for the townhomes and apartments. These amenities shall be specified at the time of site development/construction drawings for the site. Additionally, the site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the development and provide for bicycle/pedestrian access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide with an appropriate landscape buffer on both sides based upon the scale and intensity of adjoining uses. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

#### **Natural Vegetation:**

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet.

**Comments:** No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

#### **Fire Protection Plan:**

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

**Comments:** If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

#### **Parking**

The petitioner has proposed a minimum 100 on-street guest parking spaces, to be developed if town home and/or patio home units are constructed.

**Comments:** The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval. Holiday parking shall also be provided, which shall not be counted toward the minimum parking calculations.

#### **COMMERCIAL REQUIREMENTS:**

The development shall be constructed to the Large Retail Development Standards as approved in H-23-09 and restated below:

**Large Retail Development Standards:**

The subject development is proposed to have a maximum of 362,732 square feet of commercial uses and shall be required to meet the Large Retail Development standards as specified below:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project and which otherwise satisfies these requirements and this article. This type of development may be compatible in a given commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location. The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.
- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.
- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.
- All on-site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.
- The master plan shall meet the following increased setbacks and buffering requirements:



- Setbacks. Where any side or rear lot line adjoins (excluding roads) a residential- or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.
- Buffering. A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- The applicant shall demonstrate that the proposed use is appropriate to the property in question, is compatible with existing and planned uses in the area and demonstrate compliance with the County Comprehensive Plan.

### **Large Retail Development Signage:**

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential there shall be a maximum of fifty (50) square feet of sign area.

**Comments:** The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner must meet the minimum sign standards as required by the County LDRs.

### **Minimum County Required Sign Setbacks**

<b>Sign Size</b>	<b>Setback Required</b>
Up to 75 square feet in area:	5' from property line
75 square feet and up to 150 square feet in area:	10' from property line
150 square feet or greater:	20' from property line

## **COMPREHENSIVE PLAN REVIEW**

### **Future Land Use Element:**

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

**Comments:** The project is located adjacent to the Elgin Boulevard and Barclay Avenue commercial node. The proposed project is mixed-use and the commercial along Elgin Boulevard is allowed in the Residential category when it's an integral part of a mixed-use development.

### **Residential Mapping Criteria:**

The Residential Category is designed to accommodate a variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

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.

### **Multi-Family Housing**

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high-density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a. proximity to existing or designated commercial areas, corridors, or employment centers;
- b. direct or limited local access to arterial or collector roadways;



- c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
- e. the character and density of existing and approved residential development in the surrounding area.

**Comments:**

The proposed commercial parcels will align with a major roadway, Elgin Boulevard and the residential provides a step down in intensity with the denser multi-family community abutting Barclay Avenue. The townhome community offers a further step down as the land use transitions into single family residential. The subject property is located within the Residential and Commercial land use classification on the adopted Future Land Use Map. The proposed master plan revision retains the consistency with the Comprehensive Plan and adds an additional housing type, patio homes, that is a moderately dense single-family product, consistent with the existing approvals within the development and maintaining overall consistency with the surrounding uses.

**FINDINGS OF FACT**

The request for a Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily and Specific C-2 uses and a Rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations is appropriate based on the following conclusions:

1. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

**NOTICE OF APPLICANT RESPONSIBILITY**

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision

on Property Zoned Combined Planned Development Project including Multifamily and Specific C-2 uses and a rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The development shall have no more than 432 residential dwelling units and up to 362,732 square feet of commercial uses.
3. The developer shall provide a construction buffer along the western property line adjacent to existing single-family residential zoning.
4. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.
5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.
6. The petitioner shall provide an updated gopher tortoise burrow survey, FWC permitting, and proof of relocation prior to site approval. The gopher tortoise survey shall be performed and submitted prior to any geotechnical subsurface testing on the site.
7. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project. This is a BOCC required performance condition and may not be waived. This testing shall be completed after the burrow survey to avoid any further impact to the gopher tortoise habitat.
8. The development shall meet the natural vegetation area requirements of 2.44 acres per County LDR's.
9. No land uses prohibited in the Wellhead Protection Area Class 2 shall be permitted on this site.
10. A Traffic Access Analysis, Signal Warrant Analysis and a queue Stacking Study shall be required. This project may require improvements to the existing signalization on Barclay Avenue or Elgin Boulevard. A signalization analysis (signal warrant analysis) at these intersections will be required as part of the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
11. The developer will complete a traffic study as approved by the county engineer to confirm the need for a boulevard entrance from Elgin into the residential area of the development.



12. The petitioner shall be required to provide interconnectivity and cross connection between outparcels, the cross connection will be private between developers and not open to the public.
13. Subject to the approval by the Hillside/point Grande apartments developer (H-22-27), the petitioner shall provide a Cross Access Agreement for all interconnections.
14. This development shall coordinate the dedication of land to facilitate the widening of Barclay Avenue (such land was dedicated to Hernando County pursuant to Warranty Deed dated December 1, 2016, and recorded in O.R. Book 3420, Page 1410, of the public records of Hernando County).
15. Access to townhomes and/or single-family patio homes shall be accommodated by a minimum 40' private right of way which shall be owned and maintained by the HOA and/or CDD. Such right of way shall meet the minimum county design standards to the maximum extent possible and be further reviewed administratively at the time of conditional plat.
16. Parking standards for townhomes and/or single-family patio homes shall exceed the Hernando County Land Development Code by providing a minimum of 100 additional guest parking spaces.
17. The HOA and/or CDD shall institute and enforce a strict towing policy to ensure that vehicles park only on one side of the street and/or at clearly marked locations that minimize roadway obstructions. Parking signage and/or striping shall be utilized to reduce the occurrences of towing.
18. The petitioner shall provide recreation amenities for the townhomes, single family patio homes and apartments as appropriate to these development types. Such amenities shall be included on each proposed conditional plat and interconnected via pedestrian and bicycle facilities but shall not be located on the perimeter of the western boundary adjacent to existing single family residential lots.
19. 8-Foot multi-use trails shall be acceptable in lieu of the 5-Foot sidewalks required by the Hernando County Code of Ordinances. Such trails and/or sidewalk locations shall be included on each proposed conditional plat and be further reviewed administratively at that time.
20. Proposed development must meet Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permit drainage design standards.
21. Single family patio homes shall include roof gutters that will be installed by the homebuilder.
22. The petitioner shall provide a fire protection plan at the time of conditional plat.
23. Building Setbacks
  - Front (South) (Elgin Blvd.): 75'

- Side (West): 10'
- Side (West) (Commercial): 10' (deviation from 20')
- Side (East) (Barclay Ave.) (Multifamily): 25'
- Rear (North) (Residential): 20'
- Internal (Commercial to Commercial): 0' (deviation from 20')
- Internal (Commercial to Residential): 20'

#### Multifamily Apartments Specific Requirements

- Building Separation: 15'
- Maximum Building Height: 3 Stories
- Building Setbacks: 20' to overall project boundary; 15' to tract or lot lines
- Building Coverage: 45% building area coverage for the residential acreage.

Multifamily apartments shall not exceed 312 units and shall only be permitted on the northeastern portion of the property as shown on the master plan.

#### Townhome Specific Requirements:

- Maximum Building Height within 100' of single-family residential zoned property: 35' (deviation from 20')
- Minimum Lot Dimensions: 20' x 90'
- Building Setbacks:
  - Front: 15'
  - Side: 0'/10'
  - Rear: 15' (5' Accessory)
- Building Coverage: 67% (deviation from 35%)

#### Single Family (Patio Home) Specific Requirements:

- Minimum Lot Dimensions: 30' x 85'
- Building Setbacks:
  - Front: 15'
  - Side: 0'/5'
  - Rear: 15' (5' Accessory)
- Building Coverage: 67% (deviation from 35%)

#### 24. Perimeter Landscape Buffers

- Front (South) (Elgin Blvd.): 25'
- Side (West): 20'
- Side (East) (Barclay Ave.): 10'
- Rear (North) (Residential): 10'
- Internal (Commercial to Commercial): 0' (deviation from 5')
- Internal (Commercial to Residential): 20'

The entire buffer width shall be natural vegetation and supplemented where necessary to achieve 80% opacity. If supplementation is necessary, a revegetation plan must be provided at the time of construction drawings including a cross-section of proposed planting by vegetation type.



Internal Landscape Buffers

- Internal (Commercial to Commercial): 0' (deviation from 5')
- Internal (Commercial to Residential): 20'

25. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District and the County.
26. The petitioner shall be required to provide a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction. The petitioner shall coordinate with HCUD for acquisition of a new force main easement and installation of the new force main.
27. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)
28. All lighting shall be full cut-off fixtures to prevent any light spillage into neighboring parcels.
29. The project shall meet the minimum sign standards as required by the County LDRs. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in the Hernando County Code of Ordinances.
30. 8-Foot multi-use trails may be acceptable in lieu of the 5-Foot sidewalks required by the Hernando County Code of Ordinances as approved by the County Engineer. The petitioner shall coordinate with the Department of Public Works prior to the submittal of the conditional plat application and incorporate trails and/or sidewalk locations on the conditional plat.
31. The petitioner shall dedicate transit stop location(s) on site and shall coordinate installation with the Transit Division upon need and demand at the developer's expense. The general location of the transit stop shall be reflected on the conditional plat and construction drawings.
32. The mini warehouse/self-storage facility shall compliment the architectural elements of the proposed villas to the north. Architectural features shall be provided on all facades.

33. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issued.



**P&Z ACTION**

On May 12, 2025, the Planning and Zoning Commission voted 2-2 to deny the petitioner's request for a Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily and Specific C-2 uses and a rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations.

**REVISED STAFF RECOMMENDATION**

At the Planning and Zoning Commission, significant discussion was had regarding the conditions of approval for the proposed master plan revision and revisions requested by the petitioner. As the Planning and Zoning Commission did not have a majority vote on the motion to deny the petition, staff is recommending the following action to the Board of County Commissioners. These conditions incorporate revisions proposed by Coastal Engineering and have been agreed upon by staff for presentation to the Board of County Commissioners:

Staff recommends that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily, General Commercial and Specific C-2 uses and a rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations with the following performance conditions.

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The development shall have no more than 432 residential dwelling units and up to 362,732 square feet of commercial uses.
3. The developer shall provide a construction buffer along the western property line adjacent to existing single-family residential zoning.
4. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.
5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.
6. The petitioner shall provide an updated gopher tortoise burrow survey, FWC permitting, and proof of relocation prior to site approval. The gopher tortoise survey shall be performed and submitted prior to any geotechnical subsurface testing on the site.
7. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project. This is a BOCC required performance condition and may not be waived. This testing shall be completed after the burrow survey to avoid any further impact to the gopher tortoise habitat.

8. The development shall meet the natural vegetation area requirements of the Community Appearance Ordinance.
9. No land uses prohibited in the Wellhead Protection Area Class 2 shall be permitted on this site.
10. A Traffic Access Analysis, Signal Warrant Analysis and a queue Stacking Study shall be required. This project may require improvements to the existing signalization on Barclay Avenue or Elgin Boulevard. A signalization analysis (signal warrant analysis) at these intersections will be required as part of the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
11. The developer will complete a traffic study as approved by the county engineer to confirm the need for a boulevard entrance from Elgin into the residential area of the development.
12. The petitioner shall be required to provide interconnectivity and cross connection between outparcels, the cross connection will be private between developers and not open to the public.
13. Subject to the approval by the Hillside/point Grande apartments developer (H-22-27), the petitioner shall provide a Cross Access Agreement for all interconnections.
14. This development shall coordinate the dedication of land to facilitate the widening of Barclay Avenue (such land was dedicated to Hernando County pursuant to Warranty Deed dated December 1, 2016, and recorded in O.R. Book 3420, Page 1410, of the public records of Hernando County).
15. Access to townhomes and/or single-family patio homes shall be accommodated by a minimum 40' private right of way which shall be owned and maintained by the HOA and/or CDD. Such right of way shall meet the minimum county design standards to the maximum extent possible and be further reviewed administratively at the time of conditional plat.
16. Parking standards for townhomes and/or single-family patio homes shall exceed the Hernando County Land Development Code by providing a minimum of 100 additional guest parking spaces.
17. The HOA and/or CDD shall institute and enforce a strict towing policy to ensure that vehicles park only on one side of the street and/or at clearly marked locations that minimize roadway obstructions. Parking signage and/or striping shall be utilized to reduce the occurrences of towing.
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19. Proposed development must meet Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permit drainage design standards.
20. Single family patio homes shall include roof gutters that will be installed by the homebuilder.
21. The petitioner shall provide a fire protection plan at the time of conditional plat.

22. Building Setbacks

- Front (South) (Elgin Blvd.): 75'
- Side (West) (Braemere Dr.): 10'
- Side (West) (Commercial): 10' (deviation from 20')
- Side (East) (Barclay Ave.) 25'
- Rear (North) (Residential): 20'
- Internal (Commercial to Commercial): 0' (deviation from 20')
- Internal (Commercial to Residential): 20'

Multifamily Apartments Specific Requirements

- Building Separation: 15'
- Maximum Building Height: 3 Stories
- Building Setbacks: 20' to overall project boundary; 15' to tract or lot lines
- Building Coverage: 45% building area coverage for the residential acreage.

Multifamily apartments shall not exceed 312 units and shall only be permitted on the northeastern portion of the property as shown on the master plan.

Townhome Specific Requirements:

- Maximum Building Height within 100' of single-family residential zoned property: 35' (deviation from 20')
- Minimum Lot Dimensions: 20' x 90'
- Building Setbacks:
  - Front: 15'
  - Side: 0'/10'
  - Rear: 15' (5' Accessory)
- Building Coverage: 67% (deviation from 35%)
- Front elevations of townhome buildings shall be designed and architecturally treated to diminish the overall view of the garage door from the street frontage. At least three (3) different architectural elements (as explained in the application narrative) shall be present on the front elevation of each townhome building facing the street. The Townhome elevations submitted with the application narrative are specifically approved.

Single Family (Patio Home) Specific Requirements:

- Maximum Building Height: 35'
- Minimum Lot Dimensions: 30' x 85'
- Building Setbacks:
  - Front: 15'

- Side: 0'/5'
- Rear: 15' (5' Accessory)
- Building Coverage: 67% (deviation from 35%)

### 23. Perimeter Landscape Buffers

- Front (South) (Elgin Blvd.): 25'
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### Internal Landscape Buffers

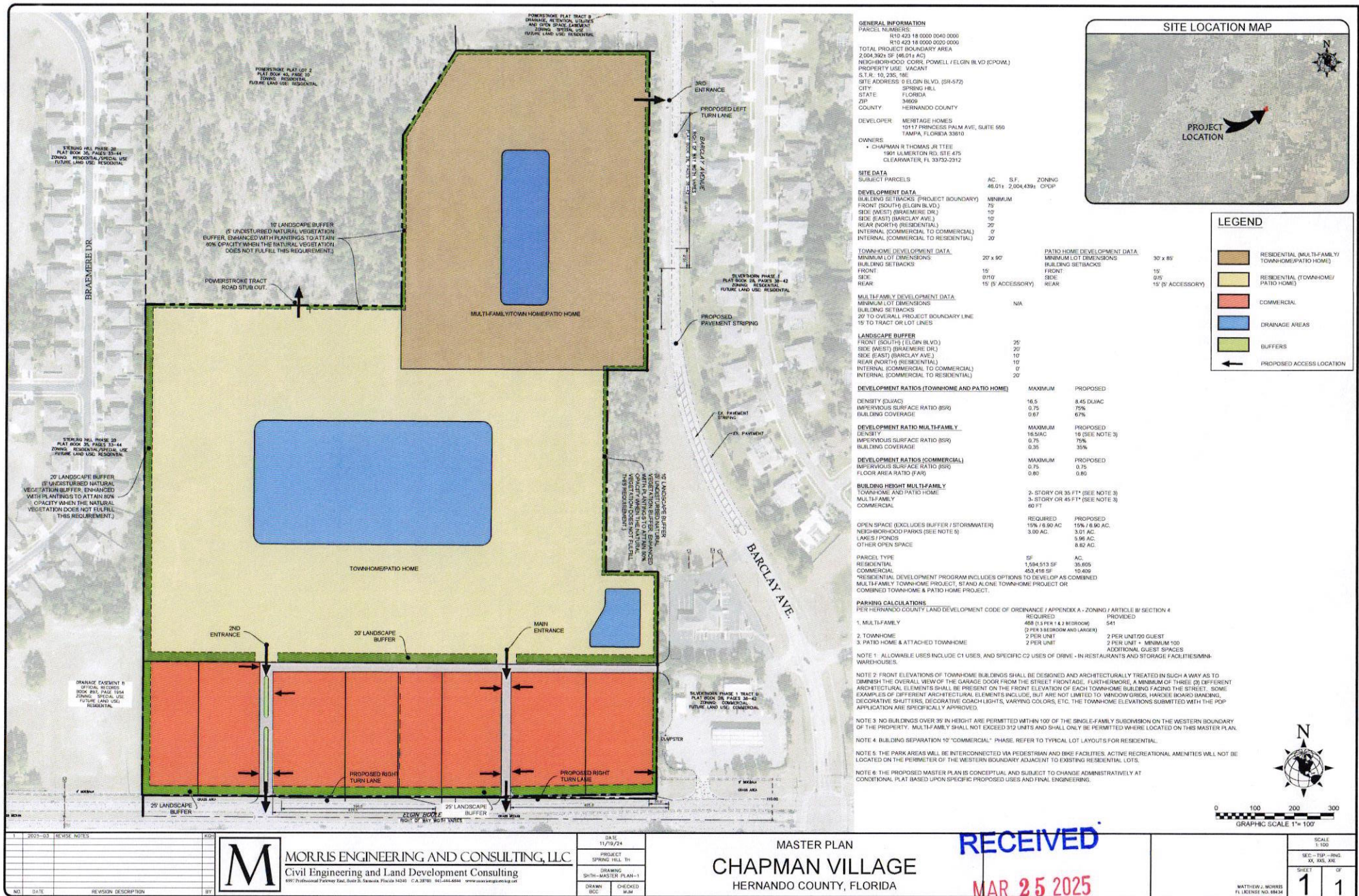
- Internal (Commercial to Commercial): 0' (deviation from 5')
- Internal (Commercial to Residential): 20'

24. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District and the County.
25. The petitioner shall be required to provide a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction. The petitioner shall coordinate with HCUD for acquisition of a new force main easement and installation of the new force main.
26. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)
27. All lighting shall be full cut-off fixtures to prevent any light spillage into neighboring parcels.
28. The project shall meet the minimum sign standards as required by the County LDRs. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign



requirements in the Hernando County Code of Ordinances.

29. 8-Foot multi-use trails with sidewalks on one side of the street and crosswalks in appropriate locations may be acceptable in lieu of the 5-Foot sidewalks on both sides of the street required by the Hernando County Code of Ordinances as approved by the County Engineer. The petitioner shall coordinate with the Department of Public Works prior to the submittal of the conditional plat application and incorporate trails and/or sidewalk locations on the conditional plat.
30. The petitioner shall meet with the Transit Division prior to filing conditional plat to determine the need and demand for transit stop location(s) on site. The general location(s) of any transit stop location(s) shall be reflected on the conditional plat and construction drawings.
31. The mini warehouse/self-storage facility shall compliment the architectural elements of the proposed villas to the north. Architectural features shall be provided on all facades.
32. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issued.

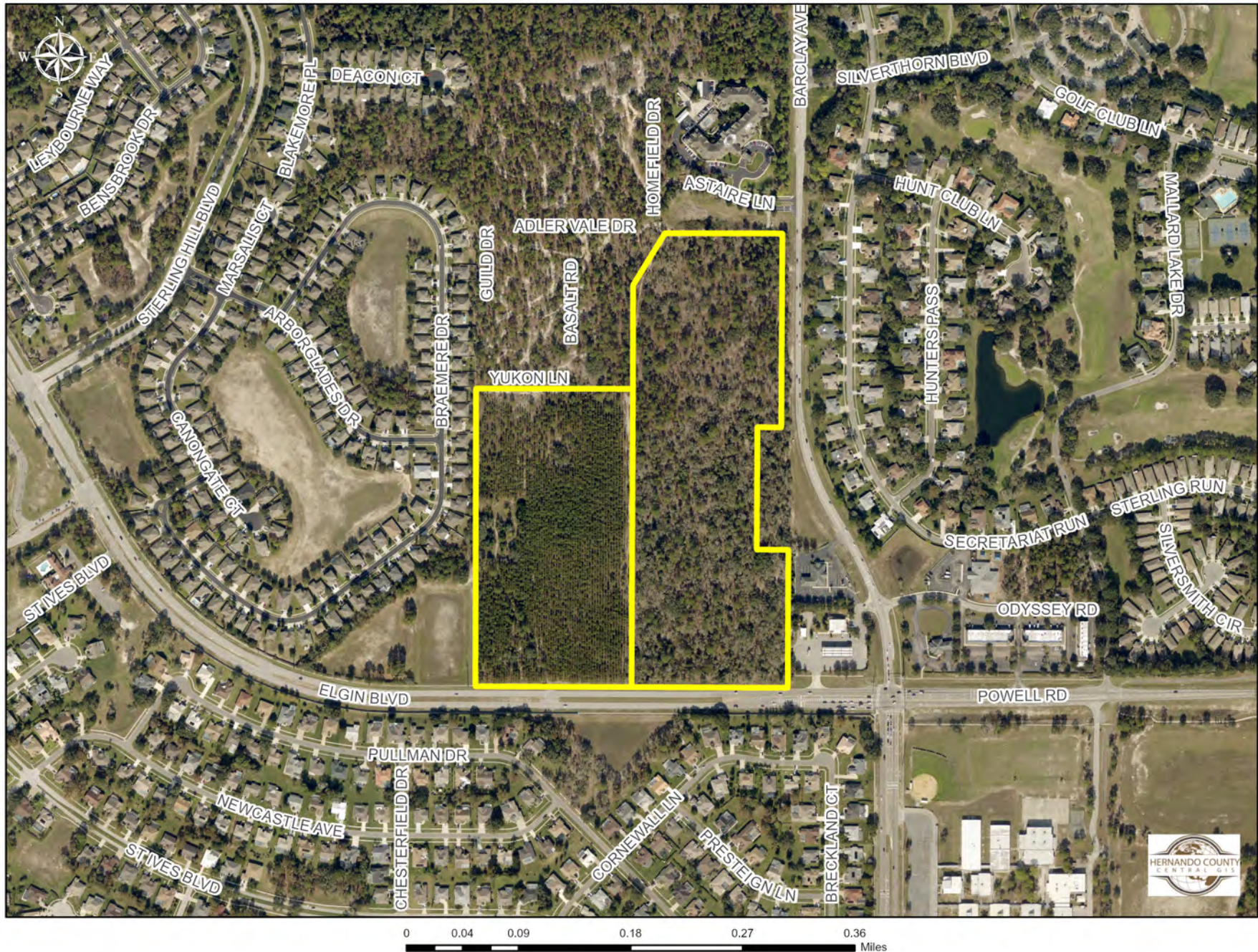




# H-24-78

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

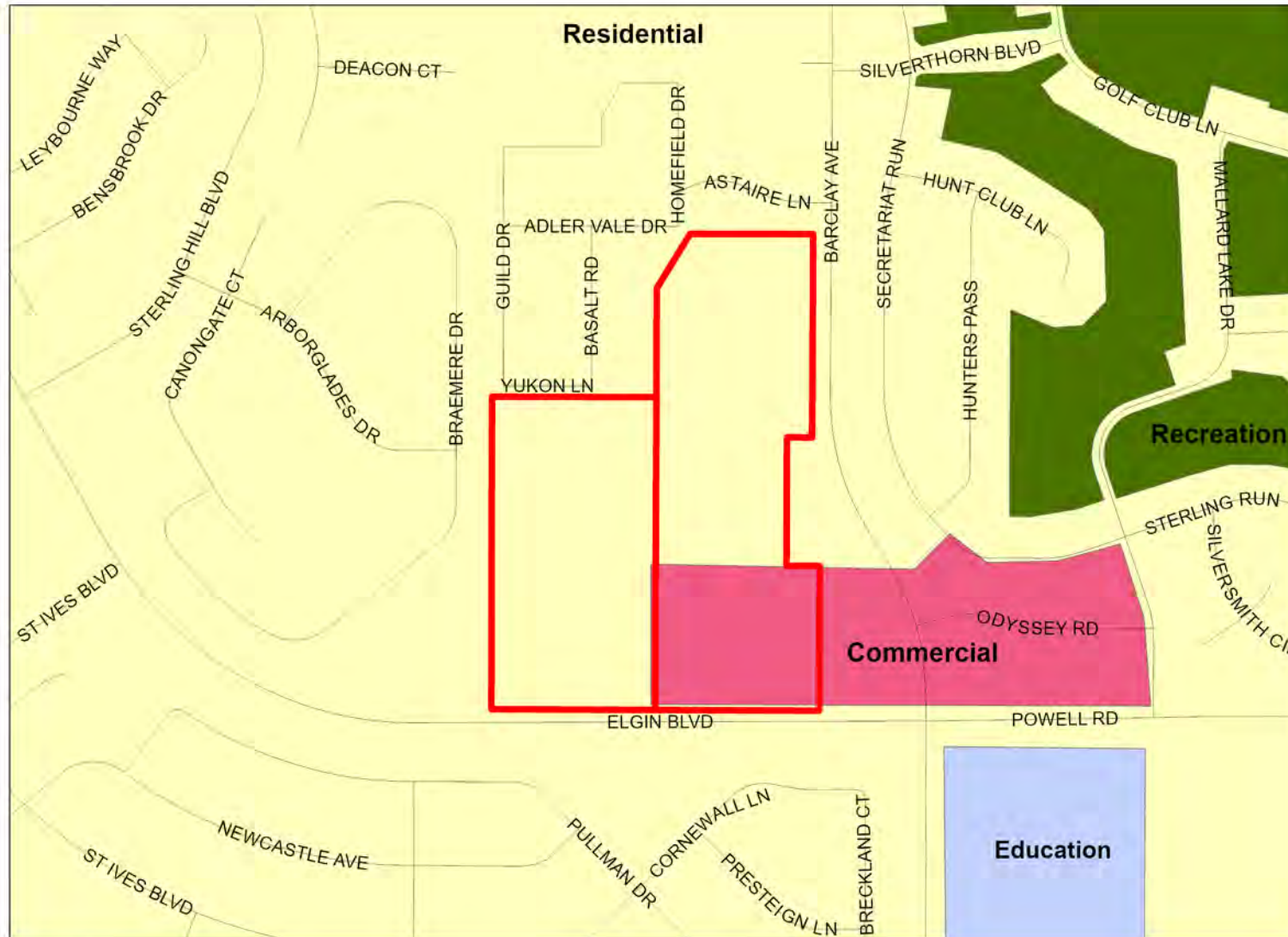




# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-78

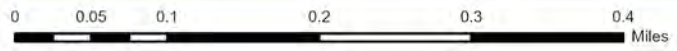
Version Date: 12/09/2022



**Future Land Use Map**

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



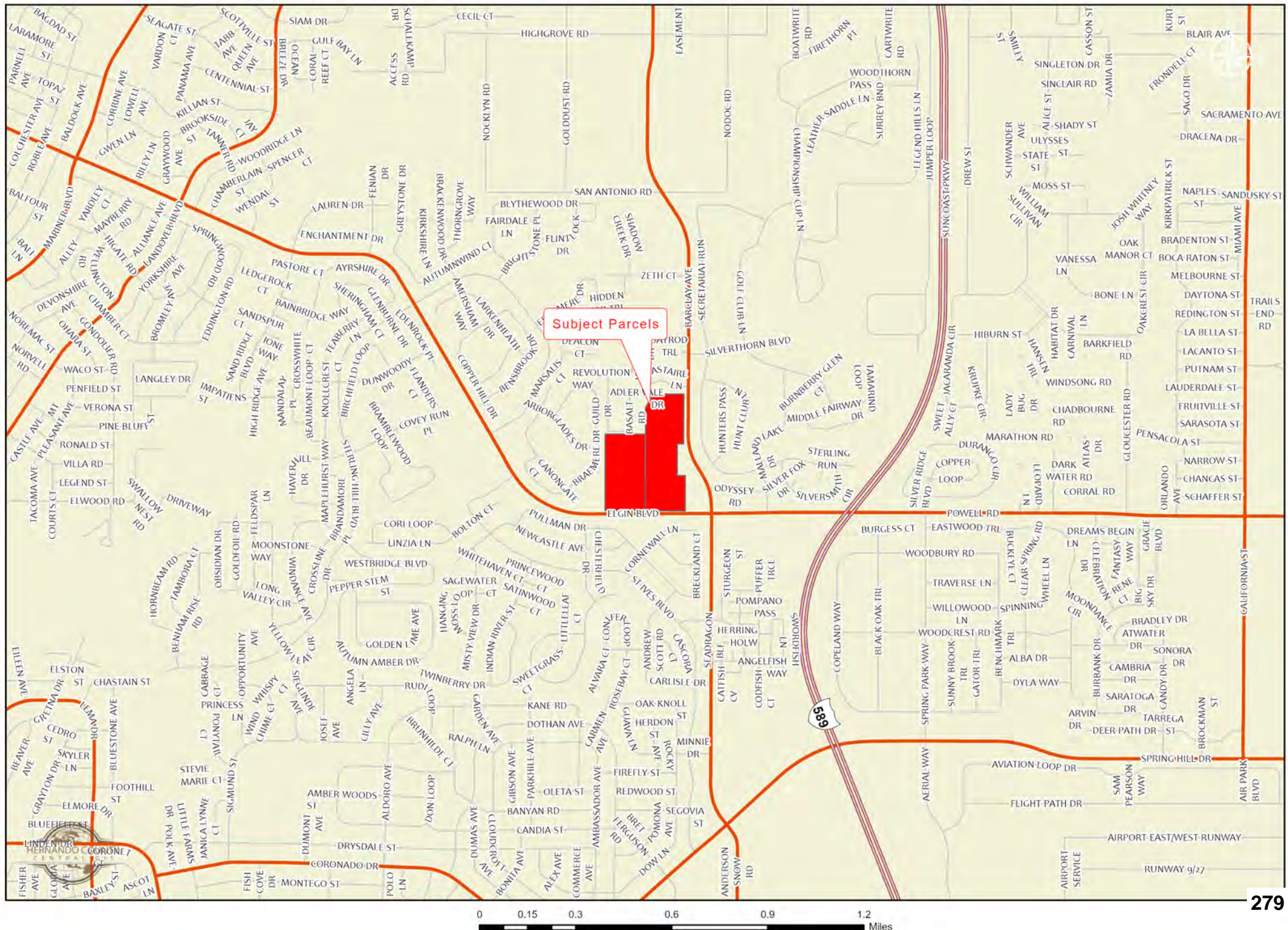
Date of mapping: 01/10/2025





# H-24-78 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# H-24-78

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(MH)
C4	PDP(MH)
CITY	PDP(MH)
CM1	PDP(MH)
CM2	PDP(MH)
CPDP	PDP(MH)
CV	PDP(MH)
I1	PDP(MH)
I2	PDP(MH)
M	PDP(MH)
OP	PDP(MH)
PDP(AF)	PDP(MH)
PDP(CM)	PDP(MH)
PDP(CP)	PDP(MH)
PDP(GC)	PDP(MH)
PDP(GHC)	PDP(MH)
	PDP(PSF)
	PDP(REC)
	PDP(RR)
	PDP(RUR)
	PDP(SF)
	PDP(SU)
	R1A
	R1B
	R1C
	R1MH
	R2
	R2.5
	R3
	RC
	RM

City Zoning Pending





**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Meritage Homes of Florida, Inc., R. Tyler Vansant, Esq. on behalf of R. Thomas Chapman, Jr., as Trustee of the R. Thomas Chapman, Jr. Family Trust dated February 18, 1974, as amended and restated January 23, 2009

**FILE NUMBER:** H-24-78

**REQUEST:** Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily, General Commercial and Specific C-2 uses and a Rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations

**GENERAL LOCATION:** North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard

**PARCEL KEY NUMBERS:** 377292, 377274

**REQUEST:** Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily, General Commercial and Specific C-2 uses and a Rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:** ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS  
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:**

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily, General Commercial and Specific C-2 uses and a Rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson  
County Attorney's Office





## AGENDA ITEM

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### TITLE

Petition Submitted by Gary J. McBee and Valerie A. McBee for Family Hardship Relief From Subdivision Regulations

### BRIEF OVERVIEW

The subject property is on Train Pass and is currently 10.5 acres. The applicant, Gary and Valerie McBee, submitted a Class D Subdivision application to create two (2) parcels from the approximate 10.5-acre parcel; parcel A would be approximately 8.0 acres, and the parcel B would be approximately 2.50 acres.

Section 26-3(e) of the Hernando County Code of Ordinances requires that Class D Subdivisions created in a residential, agricultural-residential, or rural zoning districts shall meet the following:

- Sec. 26-3(e) Class D (2)a. i: Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.

The proposed parcels do not meet the above requirements, and the parcel subdivision was denied. The petitioners seek approval by the Board for family hardship relief from these requirements.

Should the Board determine that a family hardship is warranted, Section 26-3(g) of the Hernando County Code of Ordinances requires compliance with items (1) through (4) listed in the Legal Note below, and the Board should authorize the Chairman's signature upon the attached approval resolution, which will be recorded in the official records. Likewise, if the petition for family hardship is denied, the Board should authorize the Chairman's signature on the attached denial resolution.

### FINANCIAL IMPACT

There is no identified financial impact.

### LEGAL NOTE

The Board has the authority to take action on the request for relief from the Class D Subdivision regulations due to family hardship in accordance with Chapter 26, Article I, Section 26-3(g) of the Hernando County Code of Ordinances. A petition for such relief may be filed by any person who feels the provisions of the Class D Subdivision regulations, if complied with, would place upon them an undue burden on their ability to transfer land to family members.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the provisions of the Class D Subdivision regulations

have placed an undue burden on the petitioners' ability to transfer land to family members and:

- 1) All lots proposed to be created under the Board of County Commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.
- 2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcels(s).
- 3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that the "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."
- 4) All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer

## RECOMMENDATION

It is recommended that the Board, as the sole authority, determine whether the provisions of the Class D Subdivision regulations, if complied with, would place an undue burden on the petitioners' ability to transfer land to family members. Should the Board determine that a family hardship is warranted, Section 26-3(g) of the Hernando County Code of Ordinances requires compliance with items (1) through (4) listed above.

It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.

## REVIEW PROCESS

Omar DePablo	Escalated	06/05/2025 5:18 PM
KayMarie Griffith	Approved	06/16/2025 3:36 PM
Pamela Hare	Approved	06/18/2025 4:22 PM
Victoria Anderson	Approved	06/20/2025 9:00 AM
Heidi Prouse	Approved	06/20/2025 9:21 AM
Toni Brady	Approved	06/22/2025 9:01 PM
Colleen Conko	Approved	06/23/2025 10:41 AM



**HERNANDO COUNTY PLANNING  
DEPARTMENT CLASS D SUBDIVISION  
REVIEW APPLICATION**

1653 Blaise Dr  
Brooksville, FL 34601  
352-754-4057e  
akidd@co.hernando.fl.us

Date: 4-21-25

<b>APPLICANT:</b> <u>Gary J McBee</u> <u>Valerie McBee</u>	
Mailing Address: <u>35290 Train Pass</u>	
City, State, Zip Code: <u>webster FL 33597</u>	
Daytime Phone: <u>352-467-4907</u> Email: <u>The3Mcbees@gmail.com</u>	
<b>REPRESENTATIVE:</b> <u>Gary J McBee</u> <u>Valerie McBee</u>	
Mailing Address: _____	
City, State, Zip Code: _____	
Daytime Phone: _____ Email: _____	
<b>Legal Description:</b> Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary. _____ _____	
<b>PARCEL KEY NUMBER</b> <u>839258</u> SEC _____ TWP _____ (S) RANGE _____ (E)	
Size of Area Covered by Application: <u>10.5 Total</u>	
Highway & Street Boundaries: <u>Burwell Rd</u>	
Number of Parcels Proposed: <u>2</u>	
Minimum Size(s) of Lot(s) Created: <u>2.50</u> <u>8.0</u>	

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Gary J McBee Valerie McBee, hereby state and affirm that I have read the instructions for filing this application and that:

- ☒ I am the owner of the property covered under this application.  
☐ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Gary J McBee Valerie McBee

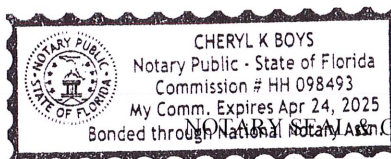
Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF Sumter ~~HERNANDO~~

On this the 21 day of April, 2025, before me, the undersigned Notary Public of the State of Florida, personally appeared Gary J McBee Valerie A McBee and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal



Cheryl K Boys

Notary Signature

The individual(s) are ☐ personally known to me or, ☒ presented the following

Identification: Florida Driver Lic

physical presence ✓

EXPIRATION:

April 24, 2025



# Property Split Tax Clearance Form

**Florida Statutes: Title XIV**  
**§197 Taxation and Finance**

**§197.192** *Land not to be divided or plat filed until taxes paid. No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: 04-21-2025

I, hereby certify that the property taxes on parcel \_\_\_\_\_

Key number 839258 have been paid through the current tax year.

Sally L. Daniel, CFC  
Hernando County Tax Collector  
Hernando County Government Center  
20 North Main Street, Room 112  
Brooksville, FL 34601  
(352) 754-4180

By: Sabatha Reagin  
Print Name: Tabatha Reagin  
Title: CSR

SEAL



5-1-25

I would like to appeal the denial of  
File No-1501915 Key No-839258.  
Of Splitting 2.5 AC of my 10.5 AC off  
to give my son Hunter McBee to put  
a home on so he can live next to  
us.

Thanks

Gary J McBee

Gary J McBee 352-467-4907

Valerie McBee

Valerie McBee 352-206-3425

Class D Appeal

Paid \$100 cash ok



## STAFF REPORT

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**HEARINGS:** Board of County Commissioners Land Use Meeting: July 1, 2025

**APPLICANT:** Gary & Valerie McBee

**FILE NUMBER:** 1501915

**PURPOSE:** Class D Subdivision Appeal

**GENERAL  
LOCATION:** Lying on Train Pass.

**PARCEL KEY  
NUMBER:** 839258

---

### APPLICANT'S REQUEST:

The petitioner is requesting a relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to the hardships more fully described below.

The subject site is a 10.5 AG (Agricultural) parcel and is lying on Train Pass. The site is part of an unrecorded subdivision and is therefore not considered a parent parcel. To subdivide the parcel, the petitioner must apply through the Class D subdivision process.

The minimum parcel size requirements for the AG (Agricultural) district requires 2.5 acres. The Class D Subdivision for Gary & Valerie McBee is to create (2) two parcels, Parcel A will be 8.0 acres and Parcel B will be 2.50 acres. It is the petitioners desire to be able to gift their son the 2.50-acre parcel to build a home next to them while keeping with the spirit of the ordinances governing this area specifically.

### HARDSHIP:

The survey has been reviewed by the Planning Department; found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

### STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

- (1) Petition for relief from family hardship. A petition for relief from family hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:
- (2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.
- (3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.
- (4) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:
- (5) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.
- (6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.
- (7) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."





## DEPARTMENT OF DEVELOPMENT SERVICES

### PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ☐ BROOKSVILLE, FLORIDA 34601

P 352.754.4057 [www.HernandoCounty.us](http://www.HernandoCounty.us)

04/22/2025

McBee, Gary J. & McBee, Valerie  
35290 Train Pass  
Webster, FL 33597

RE: Key No. 839258  
Section 13, Township 23, Range 21 East  
File No: 1501915 - Class D Subdivision

Dear Mr. & Mrs. McBee,

This letter is the formal notice to you of County denial of your request to create a Class D subdivision requesting the creation of two (2) parcels. Your request is denied because the proposed subdivision does not meet Hernando County's Ordinance regarding Class D subdivision, to-wit:

1. **Sec. 26-3(e) Class D (2)i – Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.**

Under Chapter 26 of the Hernando County Ordinance Code, there is a mechanism in the subdivision regulations by which you may appeal this denial to the Board of County Commissioners. Chapter 26-3(f) states:

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

- (1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.
- (2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

- (1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.
- (2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.
- (3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the requirement as indicated above; and
2. A filing fee of \$ 100.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

William Hunt  
Subdivisions - Planner I



# 1501915

Photo date: 2023

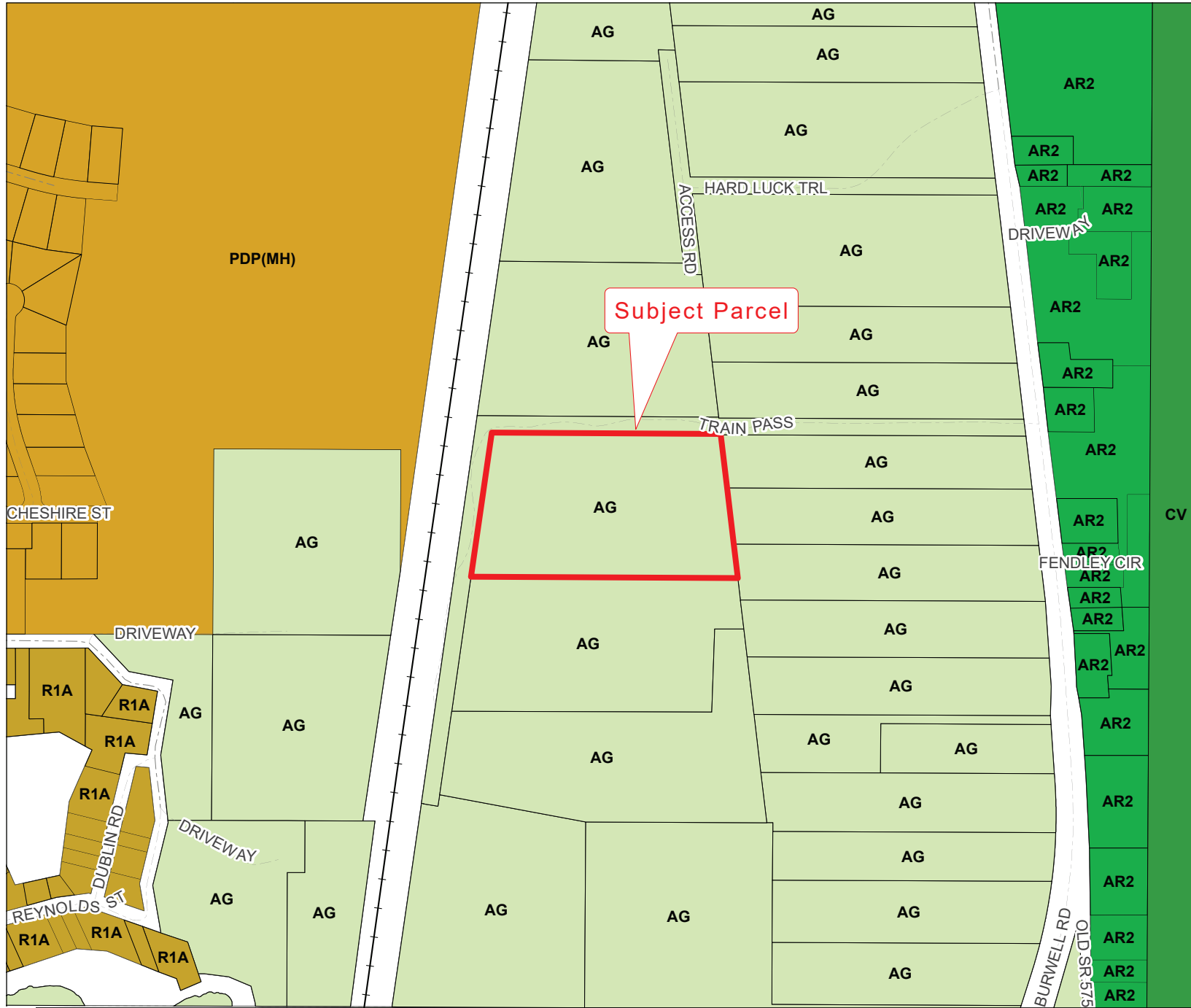
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# 1501915

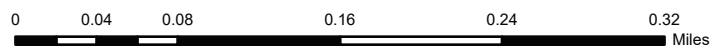
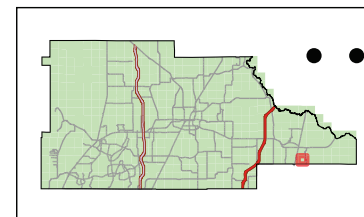
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending

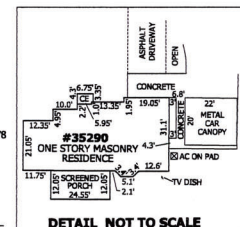




## Purpose of Survey: A Parcel Reconfiguration with Descriptions for Submittal

1000

Physical Address: 35290 TRAIN PASS



AC - Air Conditioner	LB - Land Surveyor Business	PP - Power Pole	TEL - Telephone
CE - Covered Entry	LS - Land Surveyor	R - Record Plat or Deed	
F - Derived from Field Measurement	MF - Meter Fender	SCIR - Set Capped Iron Rod	<input type="radio"/> - Set Monument
FCIR - Found Capped Iron Rod	NE - Northeast	SE - Southeast	<input type="radio"/> - Found Monument
GW - Guy Wire	OHW - Overhead Wire	TV - Television	
ID - Identification	ORW - Southwest	SW - Southwest	<input type="radio"/> - More or Less
	O/R - Official Records		

DATE OF LAST FIELD ACQUISITION:  
3/26/2025

SHEET 2 OF 2

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and relations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. There are no visible encroachments unless otherwise shown hereon.
5. Ownership of fences located on or near property line(s) was not determined by this Surveyor.
6. The measured distance from existing improvements to designated features is shown, but not limited to, property lines and/or other lines, or other visible improvements, are

perpendicular unless otherwise shown hereon.

7. Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.

8. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.

9. According to FEMA, FIRM map panel 12053C03410 dated February 22, 2012, subject property appears to be in the Flood Zone "X": "X" & "A" (FLOOD ZONE 1).

10. Flood zone information is taken from State and local government agency's website. The source and accuracy of the

data was not determined by this Surveyor, reliance on this flood zone information is at the sole risk of the user and it is certified that:

11. Bearings shown herein are based on the North line of Tract A, Section 13-23-21. Deed Bearing: N89°43'47" E assumed by this Surveyor designated herein by the graphical entry "BASS2" as aforementioned bearing. The North arrow is assumed per bearing.
12. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
13. Herein, the place is set by previous surveys, and, unless otherwise shown, herein.

14. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any manner.

15. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which

17. This map of survey is solely for the benefit of those named in the certification box shown herein and is NOT TRANSFERABLE. Integrity Mapping and Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-34\25-34.DWG

LAST PLOTTED: 3/28/2025

Field Book: 51 Page(s): 3-4

Drawn By: CTG

Checked By: CTG

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



MAP OF SURVEY, COVER SHEET

Purpose of Survey: Parcel Reconfiguration With Descriptions For Submittal

INTEGRITY LAND SOLUTIONS GROUP, INC. Professional Land Surveying & Mapping

12345 Centralia Rd./P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Fax: (352) 556-3993 Email: ILSG@tampabay.rr.com

WORK ORDER : 25-34 MAP DATE: 3/28/2025 SECTION: 13 TOWNSHIP: 23 S RANGE: 21 E

CERTIFIED TO THE FOLLOWING ONLY:

- JOE MCBEE

PARCEL KEY: 839258

Physical Address: 35290 TRAIN PASS

PARENT TRACT DESCRIPTION

O.R. BOOK 3863 PAGE 1217

Exhibit A

Part of Tract 2, of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 13, thence S 89°44'29" W, along the South boundary of the said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said Section 13; thence S 89°42'55" W, along the South boundary of the said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad) thence N 07°36'55" E, along said right of way line 733.89 feet, thence S 80°07'56" E, 80.05 feet, thence N 07°38'55" E, 60.00 feet from and parallel with said right of way line, 826.91 feet to the Point of Beginning; thence continue N 07°36'55" E, 521.51 feet to a point lying 30.00 feet southerly of the North boundary of said Tract 2; thence

N 89°43'47" E, 30.00 feet from and parallel with said north boundary, 816.63 feet to the East boundary of said Tract 2; thence S 07°18'30" E, along said East boundary, 520.50 feet, thence S 89°43'47" W, 953.95 feet to the Point of Beginning.

Together with an undivided interest in the following described access tract: Part of Tract 1, 2 and Q of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13, thence S 89°44'29" W, along the South boundary of said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said section 13, thence S 89°42'55" W, along the South boundary of said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad), thence N 07°36'55" E, along said right of way line, 733.89 feet to the Point of Beginning, thence continue N 07°36'55" E, along said right of way line, 1388.04 feet to the Northwest corner of said Tract 2, same being the Southwest corner of said Tract 1; thence continue N 07°36'55" E, along the Westerly boundary of said Tract 1, 30.29 feet, thence N 89°43'47" E, 30.00 feet from and parallel with the South boundary of said Tract 1, 863.48 feet to a point on the Boundary of said Tract 1, thence S 07°18'30" E, along said boundary, 5.04 feet, thence N 89°43'47" E, along said boundary, 1055.71 feet to westerly right of way line of Burwell Road, thence S 07°18'30" E, along said right of way line 80.46 feet, thence S 89°43'47" W, 10.00 feet Southerly of and parallel with the North boundary of said Tract Q, 1088.71 feet to the East boundary of said Tract 2, thence N 07°18'30" W, along said East boundary, 5.04 feet, thence S 89°43'47" W, 30.00 feet from and parallel with the North boundary of said Tract 2, 618.63 feet to a point that lies 60.00 feet Easterly of said East right of way line of the CSX Railroad, thence S 07°38'55" W, 60.00 feet from and parallel with said right of way, 1348.42 feet, thence N 80°07'56" W, 60.05 to the Point of Beginning

PARCEL " A "

COMMENCE AT THE SW CORNER OF "TRACT 2A" AS DESCRIBED IN O.R. BOOK 3863 PAGE 1217, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING A PART OF TRACT 2, OF WOODLAND OAKS ESTATES, UNRECORDED SUBDIVISION, LYING IN AND BEING A PART OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY FLORIDA; SAID "TRACT 2A" BEING MORE PARTICULARLY SHOWN ON THE UNRECORDED SUBDIVISION SKETCH FOR DESCRIPTIONS PREPARED BY W.D. GREENE LAND SURVEYING FILED WITH THE COUNTY, FILE NUMBER 5-96-092, DATE 9/1996 FOR OTHERS. SW CORNER LYING IN A LARGE FENCE POST SUBTENDED BY 5' OFFSET CORNERS, CAPPED 5/8" IRON RODS STAMPED LB3704, ALONG THE WEST LINE AND SOUTH LINE, RESPECTIVELY. GO THENCE ALONG THE WEST LINE OF SAID "TRACT 2A" N07°36'37"E A DISTANCE OF 521.55 FEET (FORMERLY N07°36'55"E AND 521.51 FEET) TO THE NW CORNER OF SAID "TRACT 2A" AND A CAPPED 5/8" IRON ROD STAMPED LB3704; THENCE RUN ALONG THE NORTH LINE OF SAID "TRACT 2A" N89°43'47"E (BEARING BASIS FOR THIS DESCRIPTION) A DISTANCE OF 211.20 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG THE SAID NORTH LINE, N89°43'47"E A DISTANCE OF 607.25 FEET TO THE NE CORNER OF SAID "TRACT 2A" AND A CAPPED 5/8" IRON ROD STAMPED LB 3704; THENCE RUN ALONG THE EAST LINE OF SAID "TRACT 2A" S07°18'53"E A DISTANCE OF 520.39 FEET (FORMERLY S07°18'30"E AND 520.50 FEET) TO THE SE CORNER OF SAID "TRACT 2A" AND A CAPPED 5/8" IRON ROD STAMPED LB 3704; THENCE RUN ALONG THE SOUTH LINE OF SAID "TRACT 2A" S89°43'11"W (FORMERLY S89°43'47"W) A DISTANCE OF 742.58 FEET TO A POINT THAT IS N89°43'11"E AND 211.20 FEET FROM THE SW CORNER OF SAID "TRACT 2A"; THENCE RUN N07°36'39"E A DISTANCE OF 521.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE 60 FOOT WIDE ACCESS TRACT AS DESCRIBED IN O.R. BOOK 3863 PAGE 1217 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND AS SHOWN ON SAID UNRECORDED SUBDIVISION SKETCH FILED WITH THE COUNTY, FILE NUMBER 5-96-092, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Part of Tract 1, 2 and Q of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13, thence S 89°44'29" W, along the South boundary of said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said section 13, thence S 89°42'55" W, along the South boundary of said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad), thence N 07°36'55" E, along said right of way line, 733.89 feet to the Point of Beginning, thence continue N 07°36'55" E, along said right of way line, 1388.04 feet to the Northwest corner of said Tract 2, same being the Southwest corner of said Tract 1; thence continue N 07°36'55" E, along the Westerly boundary of said Tract 1, 30.29 feet, thence N 89°43'47" E, 30.00 feet from and parallel with the South boundary of said Tract 1, 863.48 feet to a point on the Boundary of said Tract 1, thence S 07°18'30" E, along said boundary, 5.04 feet, thence N 89°43'47" E, along said boundary, 1055.71 feet to westerly right of way line of Burwell Road, thence S 07°18'30" E, along said right of way line 80.46 feet, thence S 89°43'47" W, 10.00 feet Southerly of and parallel with the North boundary of said Tract Q, 1088.71 feet to the East boundary of said Tract 2, thence N 07°18'30" W, along said East boundary, 5.04 feet, thence S 89°43'47" W, 30.00 feet from and parallel with the North boundary of said Tract 2, 618.63 feet to a point that lies 60.00 feet Easterly of said East right of way line of the CSX Railroad, thence S 07°38'55" W, 60.00 feet from and parallel with said right of way, 1348.42 feet, thence N 80°07'56" W, 60.05 to the Point of Beginning

PARCEL " B "

BEGIN AT THE SW CORNER OF "TRACT 2A" AS DESCRIBED IN O.R. BOOK 3863 PAGE 1217, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING A PART OF TRACT 2, OF WOODLAND OAKS ESTATES, UNRECORDED SUBDIVISION, LYING IN AND BEING A PART OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY FLORIDA; SAID "TRACT 2A" BEING MORE PARTICULARLY SHOWN ON THE UNRECORDED SUBDIVISION SKETCH FOR DESCRIPTIONS PREPARED BY W.D. GREENE LAND SURVEYING FILED WITH THE COUNTY, FILE NUMBER 5-96-092, DATE 9/1996 FOR OTHERS. SW CORNER LYING IN A LARGE FENCE POST SUBTENDED BY 5' OFFSET CORNERS, CAPPED 5/8" IRON RODS STAMPED LB3704, ALONG THE WEST LINE AND SOUTH LINE, RESPECTIVELY. GO THENCE ALONG THE WEST LINE OF SAID "TRACT 2A" N07°36'37"E A DISTANCE OF 521.55 FEET (FORMERLY N07°36'55"E AND 521.51 FEET) TO THE NW CORNER OF SAID "TRACT 2A" AND A CAPPED 5/8" IRON ROD STAMPED LB3704; THENCE RUN ALONG THE NORTH LINE OF SAID "TRACT 2A" N89°43'47"E (BEARING BASIS FOR THIS DESCRIPTION) A DISTANCE OF 211.20 FEET TO A POINT; THENCE RUN S07°36'39"W A DISTANCE OF 521.51 FEET TO A POINT ON THE SOUTH LINE OF SAID "TRACT 2A", SAID POINT BEING N89°43'11"E AND 211.20 FEET FROM THE SW CORNER OF SAID "TRACT 2A" AND THE POINT OF BEGINNING; THENCE RUN ALONG THE SAID SOUTH LINE S89°43'11"W (FORMERLY S89°43'47"W) A DISTANCE OF 211.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE 60 FOOT WIDE ACCESS TRACT AS DESCRIBED IN O.R. BOOK 3863 PAGE 1217 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND AS SHOWN ON SAID UNRECORDED SUBDIVISION SKETCH FILED WITH THE COUNTY, FILE NUMBER 5-96-092, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Part of Tract 1, 2 and Q of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13, thence S 89°44'29" W, along the South boundary of said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said section 13, thence S 89°42'55" W, along the South boundary of said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad), thence N 07°36'55" E, along said right of way line, 733.89 feet to the Point of Beginning, thence continue N 07°36'55" E, along said right of way line, 1388.04 feet to the Northwest corner of said Tract 2, same being the Southwest corner of said Tract 1; thence continue N 07°36'55" E, along the Westerly boundary of said Tract 1, 30.29 feet, thence N 89°43'47" E, 30.00 feet from and parallel with the South boundary of said Tract 1, 863.48 feet to a point on the Boundary of said Tract 1, thence S 07°18'30" E, along said boundary, 5.04 feet, thence N 89°43'47" E, along said boundary, 1055.71 feet to westerly right of way line of Burwell Road, thence S 07°18'30" E, along said right of way line 80.46 feet, thence S 89°43'47" W, 10.00 feet Southerly of and parallel with the North boundary of said Tract Q, 1088.71 feet to the East boundary of said Tract 2, thence N 07°18'30" W, along said East boundary, 5.04 feet, thence S 89°43'47" W, 30.00 feet from and parallel with the North boundary of said Tract 2, 618.63 feet to a point that lies 60.00 feet Easterly of said East right of way line of the CSX Railroad, thence S 07°38'55" W, 60.00 feet from and parallel with said right of way, 1348.42 feet, thence N 80°07'56" W, 60.05 to the Point of Beginning

Surveyor Notes

- Survey based on the description furnished by the Client and without benefit of a title search.
- Survey is subject to notes, statements, and notations shown hereon.
- Underground utilities and subsurface improvements not located unless otherwise shown hereon.
- There are no visible encroachments unless otherwise shown hereon.
- Ownership of fences located on or near property line(s) was not determined by this Surveyor.
- The measured distance from existing improvements to designated features, such as, but not limited to, property lines and/or other lines, or existing improvements, are perpendicular unless otherwise shown hereon.
- Survey and/or easements shown hereon are based on the North line of Tract 2A. Section 13-23-21. Deed Bearing: N89°43'47"E is assumed by this Surveyor designated hereon by the graphical entry "N89°43'47"E" as aforementioned bearing. The North arrow is assumed per bearing.
- Subject property may be subject to Reservations, Easements, and/or Encumbrances of Record and of Record that an accurate title search may disclose. Determination was not made by the Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
- Held monuments found in place as set by previous surveyors, unless otherwise shown hereon.

- Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of unenforced information only. In such cases, reference upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
- This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
- Certifying Surveyor accepts no responsibility for rights of way, easements, restrictions or other matters affecting title to land surveyed other than those reflected in the current deed and/or instruments of records furnished by the client and/or their agents.
- This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.

- Chris T. Gordon
- DATE: 2025.03.28
- 17:00:40 -04'00'
- Chris T. Gordon, Professional Surveyor & Mapper Florida Registration # 6191 Integrity Land Solutions Group, Inc. LB #8065

- DATE OF LAST FIELD ACQUISITION: 3/26/2025
- SHEET 1 OF 2

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon

Digitally signed by Chris T. Gordon Date: 2025.03.28 17:00:40 -04'00'



Chris T. Gordon, Professional Surveyor & Mapper Florida Registration # 6191 Integrity Land Solutions Group, Inc. LB #8065

DATE OF LAST FIELD ACQUISITION: 3/26/2025

SHEET 1 OF 2

OFFICE USE ONLY: C:\SURVEYS\2025\060-2525-3425-34-0WG LAST PLOTTED: 3/28/2025 Field Book: 51 Page(s): 3-4 Drawn By: CTG Checked By: CTG UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



Prepared by and return to:

Gary and Valerie McBee  
35290 Train Pass  
R Webster, FL 33597

## QUIT-CLAIM DEED

This Quit-Claim Deed, Executed this 13<sup>th</sup> day of July, 2020, by

JIMMIE REX HARPER AND DARLENE HARPER, HUSBAND + WIFE

whose addresses are:

6318 Thodan St, Weeki Wachee, FL 34607

first party, to

GARY J. MCBEE AND VALERIE A. MCBEE, HUSBAND + WIFE

whose address is:

35290 TRAIN PASS, WEBSTER, FL 33597

second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

\$100,000.00

**Witnesseth**, That the said first party, for and in consideration of the sum of ~~\$10.00~~ and other valuable considerations, in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to wit:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

Parcel Number : R13-423-21-7083-0000-0240

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of he said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Johanne S. Dove  
Witness Signature  
Print Name: Johanne S. Dove

Jimmie Rex Harper L.S.  
Print Name: Jimmie Rex Harper

Mary Jo Mahla  
Witness Signature  
Print Name: Mary Jo Mahla

Darlene Harper L.S.  
Print Name: Darlene Harper

Exhibit A

Part of Tract 2, of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 13, thence S 89° 44' 29" W, along the South boundary of the said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said Section 13; thence S 89° 42' 55" W, along the South boundary of the said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad) thence N 07° 36' 55" E, along said right of way line 733.89 feet; thence S 80° 07' 56" E, 80.05 feet; thence N 07° 38' 55" E, 60.00 feet from and parallel with said right of way line, 826.91 feet to the Point of Beginning; thence continue N 07° 36' 55" E, 521.51 feet to a point lying 30.00 feet southerly of the North boundary of said Tract 2; thence N 89° 43' 47" E, 30.00 feet from and parallel with said north boundary, 816.63 feet to the East boundary of said Tract 2; thence S 07° 18' 30" E, along said East boundary, 520.50 feet; thence S 89° 43' 47" W, 953.95 feet to the Point of Beginning.

Together with an undivided interest in the following described access tract:

Part of Tract 1, 2 and Q of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13; thence S 89° 44' 29" W, along the South boundary of said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said Section 13; thence S 89° 42' 55" W, along the South boundary of said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad); thence N 07° 36' 55" E, along said right of way line, 733.89 feet to the Point of Beginning; thence continue N 07° 36' 55" E, along said right of way line, 1388.04 feet to the Northwest corner of said Tract 2, same being the Southwest corner of said Tract 1; thence continue N 07° 36' 55" E, along the Westesterly boundary of said Tract 1, 30.29 feet; thence N 89° 43' 47" E, 30.00 feet from and parallel with the South boundary of said Tract 1, 863.48 feet to a point on the Boundary of said Tract 1; thence S 07° 18' 30" E, along said boundary, 5.04 feet; thence N 89° 43' 47" E, along said boundary, 1055.71 feet to westerly right of way line of Burwell Road, thence S 07° 18' 30" E, along said right of way line 80.46 feet; thence S 89° 43' 47" W, 10.00 feet Southerly of said parallel with the North boundary of said Tract G, 1088.71 feet to the East boundary of said Tract 2; thence N 07° 18' 30" W, along said East boundary, 5.04 feet; thence S 89° 43' 47" W, 30.00 feet from and parallel with the North boundary of said Tract 2, 618.63 feet to a point that lies 60.00 feet Easterly of said East right of way line of the CSX Railroad; thence S 07° 38' 55" W, 60.00 feet from and parallel with said right of way, 1348.42 feet; thence N 80° 07' 56" W, 60.05 to the Point of Beginning.



## Class D Subdivision Department of Public Works Clearance Form

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision. Department of Public Works is located at 1525 E. Jefferson St., Brooksville, FL 34601.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 3-31-25 Parcel Key: 83 9258

Print Applicant Name: Gary McBee

Applicant Address: 35290 Train Pass Webster FL 33597

Applicant Phone Number: 352-467-4907

Applicant Email address: The3Mcbees@gmail.com

Review Results:

Department of Public Works inspector Name: [Signature]

☒ The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

☐ The proposed driveway location is **not approved**.

Notes: Restore R/W to same or better condition.

2025 MAR 31 4:11:14  
ENGINEERING

3/31/2025 — Cash Payment \$100.00  
Receipt # 4374

(En)

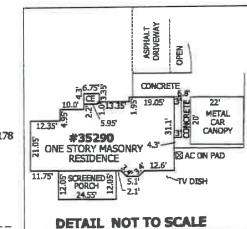
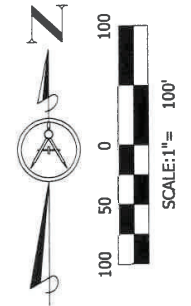
## Purpose of Survey: A Parcel Reconfiguration with Descriptions for Submittal

Professional Land Surveying & Mapping  
12345 Centralia Rd./P.O. Box 6890 Spring Hill, FL 34611

WORK ORDER : 25 -34	MAP DATE: 3/28/2025	SECTION: 13	TOWNSHIP: 23 S	RANGE: 21 E
---------------------	---------------------	-------------	----------------	-------------

- JOE MCBEE

Physical Address: 35290 TRAIN PASS



AC - Air Conditioner	LB - Land Surveyor Business	PP - Power Pole	TEL - Telephone
CE - Covered Entry	LS - Land Surveyor	R - Razard Plat or Dead	
F - Derived from Field Measurement	MF - Meter Feed	SCIR - Set Copped Iron Road	○ - Set Monument
FCIR - Found Copped Iron Road	NE - Northeast	SE - Southeast	● - Fixed Monument
GW - Gw- Wire	OH - Overhead Wire	TV - Television	▲ - Flared or Lias
ID - Identification	R.R. - Official Records	SW - Southwest	

Chris T. Gordon

Digitally signed by  
Chris T. Gordon  
Date: 2025.03.28  
17:03:45 -04'00'

DATE OF LAST FIELD ACQUISITION:  
3/26/2025

SHEET 2 OF 2

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and relations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. There are no visible encroachments unless otherwise shown hereon.
5. Ownership of fences located on or near property line(s) not determined by this Surveyor.
6. The measured distance from existing improvements to designated features, such as, but not limited to, property lines and easements, is not guaranteed.

perpendicular unless otherwise shown hereon.

7. Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.

8. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.

9. According to FEMA, FISMA map serial 120503C03810 dated February 02, 2011, property appears to lie within Flood Hazard Zone "A" as shown hereon.

10. Flood zone information (Note #9) is taken from State and local government agencies' website portals. The sources and accuracy of the information is not guaranteed.

data was not determined by this Surveyor, reliance on this flood zone information is at the sole risk of those to whom it is certified.

11. Bearings shown herein are based on the North line of Tract 2A Section 13-23-21. Used Bearing:  $N89^{\circ}54'47''E$  is assumed by this Surveyor designated bearing by the graphical entry "BASIS" at aforementioned bearing. The North arrow is assumed per bearing.

12. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for same.

13. Held monuments found in place as set by previous surveys, unless otherwise shown herein.

14. Any reproduction or photocopying of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such cases, no reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.

15. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the written consent and permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which

17. This map of survey is solely for the benefit of those named in the certification box shown herein and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.

SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **FAMILY HARDSHIP**, as more fully described below.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**PETITIONER:** GARY J. MCBEE & VALERIE A. MCBEE

**FILE NUMBER:** 1501915

**PURPOSE:** To divide 10.5 acres into two parcels creating Parcel A (8.0 acres) and Parcel B (2.50 acres)

**GENERAL LOCATION:** A portion of Section 13, Township 23 South, Range 21 East, lying on Train Pass.

**PARCEL KEY:** 839258

**REQUEST:** The Petitioners were denied a Class D Subdivision to divide 10.50 acres into two parcels creating Parcel A (8.0 acres) and Parcel B (2.50 acres) for failing to meet all the requirements for a Class D Subdivision in Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, pursuant to Section 26-3(g) of the Hernando County Ordinance Code.

**FINDINGS OF FACT:** ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be

credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(g) of the Hernando County Ordinance Code for relief due to **FAMILY HARDSHIP**.
2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.
3. All lots proposed to be created meet the minimum lot size of the zoning district in which the subdivision is located and conform with the policies of the comprehensive plan.
4. All proposed lots have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).
5. Petitioner warrants that each deed of conveyance entered into and executed will contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."
6. Petitioner warrants that all lots will be transferred to an immediate family member and such transfers will provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

#### **CONCLUSIONS OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(g) of the Hernando County Ordinance Code for relief due to **FAMILY HARDSHIP**.
2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.



**ACTION:**

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(g) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.
2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).
3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."
4. All lots will be transferred to an immediate family member and such transfers will provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

Approved as to Form and Legal Sufficiency

By: Victoria Anderson  
County Attorney's Office

**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **FAMILY HARDSHIP**, as more fully described below.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**PETITIONER:** Gary J. McBee & Valerie A. McBee

**FILE NUMBER:** 1501915

**PURPOSE:** To divide 10.5 acres into two parcels creating Parcel A (8.0 acres) and Parcel B (2.50 acres)

**GENERAL**

**LOCATION:** A portion of Section 13, Township 23 South, Range 21 East, lying on Train Pass.

**PARCEL KEY:** 839258

**REQUEST:** The Petitioners were denied a Class D Subdivision to divide 11.3 acres into two parcels creating Parcel A (8.0 acres) and Parcel B (2.50 acres) for failing to meet all the requirements for a Class D Subdivision in Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, pursuant to Section 26-3(g) of the Hernando County Ordinance Code.

**FINDINGS**

**OF FACT:** ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.



**CONCLUSIONS  
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

**ACTION:**

Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**.

**ADOPTED IN REGULAR SESSION THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: \_\_\_\_\_  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By: \_\_\_\_\_  
**Brian Hawkins**  
**Chairman**

(SEAL)

Approved as to Form and Legal Sufficiency

By: Victoria Anderson  
County Attorney's Office