

HERNANDO COUNTY ZONING AMENDMENT PETITION

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



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [x] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Received
DEC 19 2023
Planning Department
Hernando County, Florida

Date: December 18, 2023

APPLICANT NAME: Tri County Development Inc

Address: 9400 River Crossing Blvd, Suite 102
City: New Port Richery State: FL Zip: 34655
Phone: \_\_\_\_\_ Email: alex@deebcompanies.net
Property owner's name: (if not the applicant) Tri County Development, Inc.

REPRESENTATIVE/CONTACT NAME: Don Lacey

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)848-3425 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: [ ] Yes [x] No (if applicable provide name)

Contact Name: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: 34685

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 378576, 837278, 1523676
2. SECTION 32, TOWNSHIP 23 South, RANGE 18 EAST
3. Current zoning classification: CPDP
4. Desired zoning classification: PDP(MF)
5. Size of area covered by application: 29.10
6. Highway and street boundaries: North of County Line Road, South of Teapot Ct
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: \_\_\_\_\_)

PROPERTY OWNER AFFIDIVAT

I, Alex Deeb, 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
[x] I am the owner of the property and am authorizing (applicant): Tri County Development Inc.
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Alex Deeb, president of Tri County Development, Inc.
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO Pasco

The foregoing instrument was acknowledged before me this 18th day of December, 2023, by Alex Deeb who is personally known to me or produced as identification.

by means of physical presence

Catherine A. Penna
Signature of Notary Public Catherine A. Penna



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

Notary Seal/Stamp



Received  
MAY 3 2023  
Planning Department  
Hernando County, Florida

RIALTO – SENIOR RENTAL HOUSING  
REZONING APPLICATION – PROJECT NARRATIVE  
TRI COUNTY DEVELOPMENT  
PARCEL KEY #s 378576, 837278, & 1523676

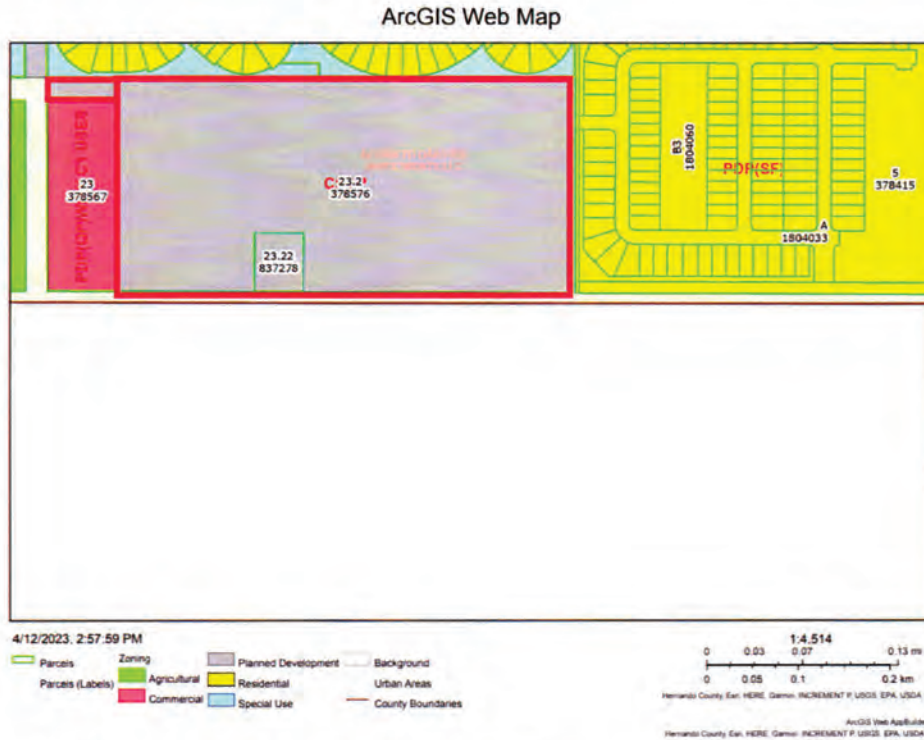


Figure 1. Tri-County Rialto Parcel (Key No. 378576, 837278 & 1523676) Aerial & Location Map

### General

The subject 28.60 acre ± property lies within section/township/range: 32 / 22S / 18E and is located on the north side of County Line Road, east side of Farnsworth Blvd. , approximately one (1) mile east of Mariner Blvd. of Spring Hill Drive . It is identified by the Hernando County Property Appraiser (HCPA) as Key Nos. 378576, 837278 & 1523676 and outlined in Figure 1, above.

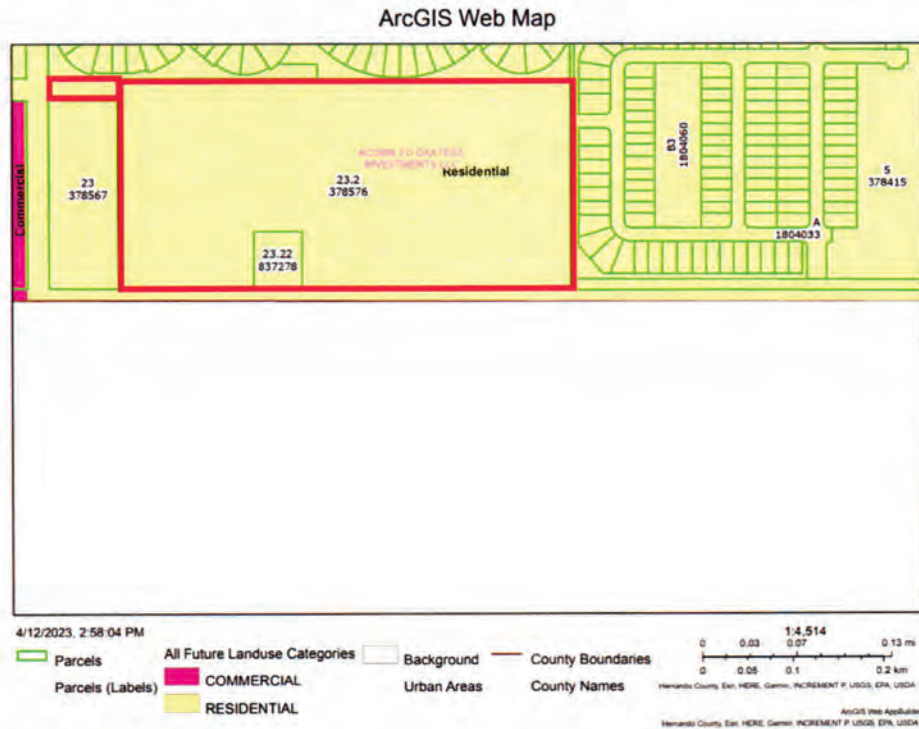
The current zoning for the subject property is Combined Planned Development Project (CPDP). Refer to Figure 2 for the property's current zoning map.



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**Figure 2. Tri-County Rialto Parcel (Key No. 378576, 837278 & 1523676) Current Zoning Map**

The property has a Residential designation on the Hernando County Comprehensive Plan Future Land Use (FLU) Map. Refer to Figure 3 for the property's current FLU map.



**Figure 3. Tri-County Rialto Parcel (Key No. 378576, 837278 & 1523676) FLU Map**



MAY 3 2023

Planning Department  
Hernando County, Florida

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

<u>PROPERTY DESCRIPTION</u>		<u>ZONING</u>	<u>FLU</u>
<b>NORTH</b>	Wellington Subdivision	<b>PDP(SF)</b>	<b>Residential</b>
<b>SOUTH</b>	Pasco County Line		
<b>EAST</b>	Hearthstone Subdivison	<b>PDP(SF)</b>	<b>Residential</b>
<b>WEST</b>	Mazourek Parcel	<b>Com</b>	<b>Residential</b>

### Subject Site

At present, the eastern half the subject property has been cleared for pasture, while the western half is a mixture of forested and semi-forested land.

### Request

The applicant is requesting a (PDP-MF) designation on the property to allow development of a senior (55 years of age and over) rental residential villa community. Each unit will consist of a single story villa and have a garage. These residences are of varying sizes, ranging from 1,000 square feet (sf) to 1,500 sf of living space, adding some variety to the housing options in the Seven Hills area. All property will be under common landscaping and maintenance and no further subdivision or creation of fee simple lots will be made. An example of a typical residential villa project is provided below.



The project site consists entirely of Candler fine sands, a soil conducive to the proposed residential development. The limited floodplain area found on site will be accommodated as part of the on-site stormwater retention system. The project will have its main access point directly from County Line Road, approximately 1,000 feet east of Farnsworth Boulevard. A second access point at the project's northwest corner, will intersect Farnsworth Boulevard directly across from Quality Drive, creating a 4-way



intersection and allow project traffic to access the Seven Hills commercial and medical services without having to utilize County Line Road. The project will be served with central water and sewer by the Hernando County Utilities Department, which has infrastructure along County Line Road and within Wellington.

### Setbacks & Buffers

#### *Perimeter Building Setbacks:*

- North – 25'
- South – 35"
- East – 15'
- West – 15'

#### *Internal Building Setbacks (there are no lots or residential street ROWs)*

- From access drive – 20'
- Side - 0' - (10' between buildings)

#### *Buffers: where depicted on the proposed zoning master plan*

- North – (Wellington Subdivision) - 15' with 80% opacity
- South – (County Line Road) – 20' landscaped
- West – (Mazourek Property) – 15' landscaped
- East – (Hearthstone Subdivision) – 15' landscaped

### Draft of Protective Covenants

With no subdivision of lots, protective covenants are not required.

### Development Schedule

Development of the property is anticipated to start in 2024.

### Proposed Improvements

Offsite construction will include connection to HCUD utilities and construction of access to County Line Road and Farnsworth Blvd. The above will be accomplished in accordance with the regulations and standards of the Hernando County Engineer and the Hernando County Utilities Department.

### Adequate Access

The project will have its main access point directly from County Line Road, approximately 1,000 feet east of Farnsworth Boulevard. A second access point at the project's northwest corner, will intersect Farnsworth Boulevard directly across from Quality Drive. The connection at Quality Drive will allow the Rialto's senior residents to safely access all the retail, service, medical, grocery and restaurants located in the Seven Hills commercial area. With driveways and garages for each unit, there will be no parking along the project access drives.

### Topography

As shown in Figure 4, site topography ranges from approximately 75' high along the eastern boundary to an elevation of 48' in a depression in the western portion of the property. Drainage retention is planned for that depressional area.



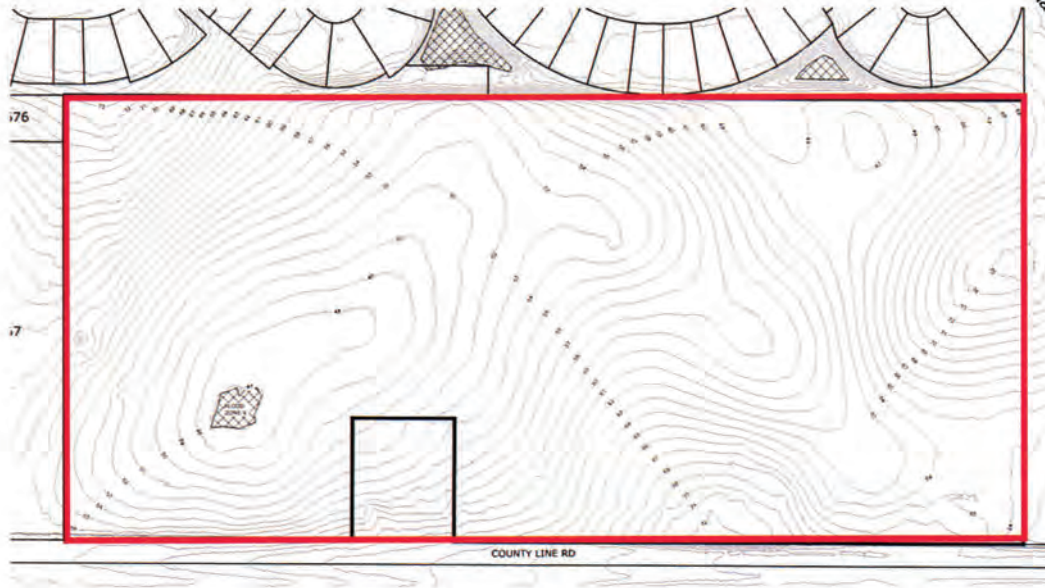


Figure 4. Tri-County Rialto Parcel (Key No. 378576 and 837278) Topography Map

Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0317D, effective date of February 2, 2012. As depicted on Figure 5, the map shows the great majority of the site above the 100-year floodplain, with a low area in the west portion of the property being in an AE designation, with an elevation of 60.8 feet. This floodplain area will be incorporated into the stormwater retention system in conformance with SWFWMD permitting criteria.

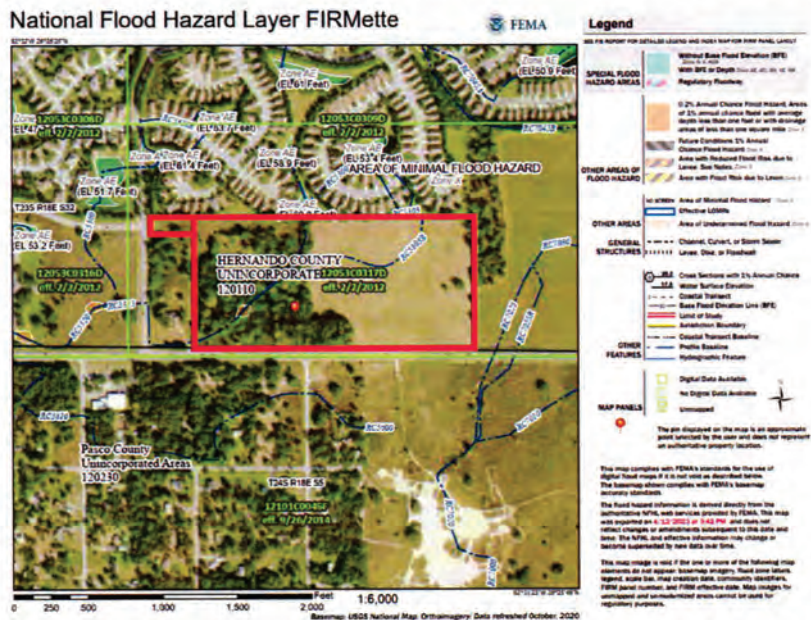


Figure 5. Tri-County Rialto Parcel (Key No. 378576, 837278 & 1523676) Floodplain Map

Soils

Soils on the property consist entirely of Candler fine sands, an extremely well drained soil conducive to development.

## Site Environmental

A preliminary site visit was conducted on April 25, 2023. The following are the results of the site visit:

- The proposed project site consists of areas historically used for agriculture.
- Typical tree species consist of chinaberry, cherry laurel, sand live oak and a scattering of slash pine trees.
- Large trees (> 18" DBH) were detected, but the majority of the trees are in very poor condition.
- The ground cover consists of pasture grass, ruderal vegetation, leaf litter, pine straw, vines, wiregrass, and gopher apple.
- Gopher tortoise burrows were detected, but their density is very low.
- No other state or federally listed species were detected.
- No wetlands or other surface waters were detected.

## Utilities

The project will be served with central water and sewer. Discussions will be held with the Hernando County Utilities Department (HCUD) regarding capacity and points of connection. A pump station is likely to be needed and a utility analysis will be conducted prior to design and permitting.

## Drainage

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

## Deviations:

### *Perimeter Building Setback*

- South (County Line Road) –With no commercial parcels, no driveways accessing directly to County Line Road and no need for additional ROW, a 35' building setback to the rear of the residences should suffice.



Narrative Supplement Tri County Development, Inc. (H2328)

The Narrative supplement for H2328 is provided to address two specific review comments made by the County Planning Staff. The comments and justification for the related proposal are as follows:

1. The County is requesting a front yard setback of 25 feet.

Request by the applicant-Front yard setback of 20 feet, a deviation of 5 feet

Justification:

- The applicant is requesting a proposed zoning designation of PDP/MF for the purpose of providing a retirement community of rental villas. The increased setback would effectively reduce the size of the usable rear yard and locate units closer to the site perimeter.
- All units will be equipped with a garage and a 20-foot driveway is sufficient distance to park cars for owners and guests, particularly in a retirement community where large vehicles and trucks will be uncommon.
- As a retirement community large families with additional vehicles for young adults and teens living at home will not be present; thereby eliminating the possibility of additional parking in the driveway and street common in family-oriented communities.
- The developer is proposing, and will agree, to provide up to 70 additional common off-street parking areas in the project at convenient locations for guests.
- As a rental community, the developer will be able to adequately restrict and control on-street parking.

2. The County is requesting that the recreation area be relocated to a central area in the project.

Request by the applicant is to locate the recreation area and clubhouse near the project entrance.

Justification:

- The recreation area will include a large clubhouse and pool which will provide for a signature entrance feature for the project.
- Section 26-75 of the Hernando County Code of Ordinances requires that neighborhood parks are easily accessible to residents by auto, foot and bicycle. Where *practical* they should be centrally located and shall be developable uplands exclusive of drainage retention areas. In this case the central areas of the project will be occupied by drainage retention areas and are ***not practical*** for the location or co-location of recreation facilities. In addition, at 220 units the project is relatively small, and the proposed location of the recreation area and clubhouse will be easily accessible to all residents.