



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

September 8, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, September 08, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Axl David	Vice Chairman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michael Cowan	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Senior Planner
Lashaundra Ellison	Planner II
Todd Crosby	Interim Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Manager of Administration
Victoria Via	Agenda Coordinator

Chairwoman Kathryn Birren and Member Jonathan McDonald were not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Vice Chairman David and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Members Holmes, and Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Cowan provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Senior Planner Michelle Miller announced that Planner Lashaundra Ellison is in attendance for today's meeting.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda with changes.

(Note. Agenda Item No.16381 [Approval of the Minutes for Regular Meeting of August 11, 2025] was pulled for Board Discussion)

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of March 10, 2025

Approval of Minutes for Regular Meeting of July 14, 2025

Approval of Minutes for Regular Meeting of August 11, 2025

This item was pulled and voted on separately.

CP 1498214 Rolling Rock

This item was pulled and voted on separately.

CP 1494521 Seville Phase 1

This item was pulled and voted on separately.

CP 1491789 Woodland Oaks

CP 1494792 Whispering Oaks

Motion

To approve the Unified Agenda with changes.

(Note: Item No. 16381 [Approval of the Minutes for Regular Meeting of August 11, 2025], 16375 [CP 1498214 Rolling Rock], and 16375 [Seville Phase 1] were pulled for Board Discussion.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

Approval of Minutes for Regular Meeting of August 11, 2025

There was no public input.

Motion

To approve the Minutes for Regular Meeting of August 11, 2025.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

CP 1498214 Rolling Rock

There was no public input.

Motion

To postpone to a date certain of November 10, 2025.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

CP 1494521 Seville Phase 1

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

STANDARD AGENDA**Special Exception Use Permit Petition Submitted by Robert Grange (SE2502)**

There was no public input.

There was Board consensus to acknowledge the withdrawal of the petition by the applicant.

Conditional Use Permit Petition Submitted by Blaire Hottinger (CU2504)

There was no public input.

Member Noe temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

There was no public input.

Motion

To postpone to a date certain of November 10, 2025, with advertising costs to be paid by applicant.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Jason Osborne and Erica Cuevas (H2522)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Gulf Key Rentals LLC (H2524)

There was no public input.

Motion

To approve with highlighting the requirement for the applicants benefit for drainage and setbacks.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Thomas Merendino and Rebecca Powell (H2523)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

COMMISSIONERS AND STAFF ISSUES

The Board and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 10:15 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, October 13, 2025, beginning at 9:00 AM, in the Commission Chambers.



Planning & Zoning Commission

Meeting: 09/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16382
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Approval of Minutes for Regular Meeting of March 10, 2025

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning & Zoning Commission on March 10, 2025, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning & Zoning Commission on March 10, 2025, are submitted for review and approval.

REVIEW PROCESS

Heidi Prouse	Approved	08/28/2025 10:09 AM
Danielle Nigro	Approved	08/28/2025 10:10 AM
Victoria Via	Approved	08/28/2025 11:37 AM

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

March 10, 2025

CALL TO ORDER

The public meeting was called to order at 9:10 AM on Monday, March 10, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
Mike Fulford	Alternate Member, Non Voting
James Lipsey	Ex Officio Non Voting Member (School District Representative)
Victoria Anderson	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Planner III
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Member David and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairwoman Birren and Members Holmes, McDonald and Noe announced they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Victoria Anderson provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Development Services Director Omar DePablo announced that Agenda Item No. 15607 [Rezoning Petition Submitted by Hemchan Rohit and Khamella Rohit (H2480)] had been requested to be postponed by staff.

Rezoning Petition Submitted by Hemchan Rohit and Khamella Rohit (H2480)

Motion

To postpone to a date certain of April 14, 2025.

RESULT: ADOPTED
MOVER: Jonathan McDonald
SECONDER: Nicholas Holmes
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the agenda.

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Justin Noe
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence with changes.

(Note: Changes to the agenda packet that was submitted to the P&Z included written information regarding cases to be considered and citizen correspondence which needed to be accepted into evidence for the hearing.)

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Justin Noe
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1468310 Scott & Sons Subdivision

Special Exception Use Permit Petition Submitted by TransAtlantic Properties, Inc. (SE2413)

Motion

To approve the Unified Agenda.

RESULT: ADOPTED
MOVER: Axl David
SECONDER: Justin Noe
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford

STANDARD AGENDA

Rezoning Petition Submitted by Joshua Whitney (H2438)

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To deny.

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Justin Noe
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford

RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:15 a.m.

Rezoning Petition Submitted by Rick Blount & Company (H2479)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 8 and 9 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe
NON VOTING:	Fulford

Rezoning Petition Submitted by Hemchan Rohit and Khamella Rohit (H2480)

This item was pulled and voted on during staff announcements.

Reestablish Master Plan Petition Submitted by Rivard Development, LLC (H2510)

Member David temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No.19a as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe
NON VOTING:	Fulford

COMMISSIONERS AND STAFF COMMENTS

The Commission and Staff commented on various items.

Member McDonald left the meeting.

ADJOURNMENT

The meeting was adjourned at 1:15 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 14, 2025, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 09/08/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16264
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of July 14, 2025

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning & Zoning Commission on July 14, 2025, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning & Zoning Commission on July 14, 2025, are submitted for review and approval.

REVIEW PROCESS

Heidi Prouse	Approved	08/26/2025	9:04 AM
Danielle Nigro	Approved	08/27/2025	12:43 PM
Victoria Via	Approved	08/27/2025	12:52 PM

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

July 14, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, July 14, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-Voting Member (School Board Rep.)
Melissa Tartaglia	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Planner III
Scott Rimby	Utilities Development Services Supervisor
Todd Crosby	Interim Public Works Director
Danielle Nigro	Planning and Zoning Operations Manager
Victoria Via	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren and Vice Chairman David announced that they had had no ex parte communications concerning the quasi-judicial petitions being heard at the meeting.

Members Holmes, McDonald and Noe announced that they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Melissa Tartaglia advised the Commission that any ex parte communications, however received, could play no part in their deliberations.

Administering of the Oath

STAFF ANNOUNCEMENTS

Planner Michelle Miller announced that Item No. 16120 [Master Plan Revision Petition Submitted by Granger Development LLC (H2509)] had requested a postponement. It was also announced that Item No. 16121 [Rezoning Petition Submitted by William Bourguignon (H2289)] had requested to be postponed by Staff due to a mapping error.

APPROVAL/MODIFICATION OF AGENDA

Agenda Item Nos. 16149 [CP 1492158 Crystal Waters], 16112 [Conditional Use Permit Petition Submitted by Robert Grange (SE2502)], 16113 [Special Exception Use Permit Submitted by Aliviya Rose Manor LLC (SE2505)], and 16121 [Approval of Minutes for Regular Meeting of June 9, 2025] were moved to the Standard Agenda.

Motion

To approve the modified Agenda.

RESULT: ADOPTED
MOVER: Justin Noe
SECONDER: Nicholas Holmes
AYES: Birren, David, Holmes, McDonald and Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the packet into evidence.

RESULT: ADOPTED
MOVER: Justin Noe
SECONDER: Nicholas Holmes
AYES: Birren, David, Holmes, McDonald and Noe

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1492158 Crystal Waters

This item was moved to the Standard Agenda.

Conditional Use Permit Petition Submitted by Jakub Kusnierz (CU2503)

This item was moved to the Standard Agenda.

Conditional Use Permit Petition Submitted by Robert Grange (SE2502)

This item was moved to the Standard Agenda.

Special Exception Use Permit Petition Submitted by Aliviya Rose Manor LLC (SE2505)

This item was moved to the Standard Agenda.

Approval of Minutes for Regular Meeting of June 9, 2025

This item was moved to the Standard Agenda.

Motion

To approve the Unified Agenda with modifications.

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe

STANDARD AGENDA

CP 1492158 Crystal Waters

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Axl David
AYES:	Birren, David, Holmes, McDonald and Noe

Conditional Use Permit Petition Submitted by Jakub Kusnierz (CU2503)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe

Conditional Use Permit Petition Submitted by Robert Grange (SE2502)

The Board accepted public input on this matter.

Motion

To table Item until a date certain of August 11, 2025.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Jonathan McDonald
AYES:	Birren, David, Holmes, McDonald and Noe

Special Exception Use Permit Petition Submitted by Aliviya Rose Manor LLC (SE2505)

The Board accepted public input on this matter.

Motion

To approve with additional conditions as approved by staff.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Jonathan McDonald
AYES:	Birren, David, Holmes, McDonald and Noe

Approval of Minutes for Regular Meeting of June 9, 2025

There was no public input.

Motion

To approve with staff changes.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe

RECESS/RECONVENE

The Board recessed at 10:05 a.m. and reconvened at 10:10 a.m.

PSFOD Petition Submitted by Greater Tampa Bay Area Council Inc. Boy Scouts of America (H2514)

There was no public input.

Motion

To approve the staff recommendation with modifications as approved by staff.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, Holmes and Noe
NAYES:	David and McDonald

Master Plan Revision Petition Submitted by Granger Development LLC (H2509)

There was no public input.

Motion

To postpone until a date certain of September 8, 2025.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, David, Holmes, McDonald and Noe

Rezoning Petition Submitted by Karen B. Leveritt TTEE (H2517)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Nicholas Holmes
AYES:	Birren, David, Holmes, McDonald and Noe

Rezoning Petition Submitted by John P Shank and JoAnn Shank (H2518)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, David, Holmes, McDonald and Noe

Rezoning Petition Submitted by William Bourguignon (H2289)

There was no public input.

Motion

To postpone to date uncertain.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, David, Holmes, McDonald and Noe

COMMISSIONERS AND STAFF ISSUES

The Board and Staff discussed various topics.

ADJOURNMENT

The meeting was adjourned at 11:00 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 11, 2025, beginning at 9:00 AM, in the Commission Chambers.



Planning & Zoning Commission

Meeting: 09/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16381
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Approval of Minutes for Regular Meeting of August 11, 2025

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning & Zoning Commission on August 11, 2025, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning & Zoning Commission on August 11, 2025, are submitted for review and approval.

REVIEW PROCESS

Heidi Prouse	Approved	08/28/2025 10:24 AM
Danielle Nigro	Approved	08/28/2025 10:37 AM
Victoria Via	Approved	08/28/2025 11:36 AM

AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

August 11, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, August 11, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Regular Member, Acting Chairman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Xenia Pino	Alternate Member
James Lipsey	Ex Officio Non-Voting Member (School Board Rep.)
Michael Cowan	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Planner III
Todd Crosby	Interim Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Veda Ramirez	Health and Human Services Director
Danielle Nigro	Manager of Administration
Victoria Via	Agenda Coordinator

Chairwoman Birren, Vice Chairman David and Member Noe were not present at the meeting.

Member Holmes was not present when the meeting began.

Member McDonald served as Acting Chairman for this meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Alternate Members Fulford and Pino announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Acting Chairman McDonald announced that he had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Michael Cowan provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Planner Michelle Miller announced that the application regarding, The Home Depot (H2521), was advertised, but withdrawn by the applicant prior to publishing the agenda; that Member Holmes would be recusing himself for Item No. 16241 [Rezoning Petition Submitted by Hernando County on behalf of YouThrive (H2530)], and that citizen correspondence for Item No. 16236 [Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)] was provided to the Board.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Xenia Pino
AYES:	McDonald, Fulford and Pino
ABSENT:	Birren, David, Holmes and Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Xenia Pino
AYES:	McDonald, Fulford and Pino
ABSENT:	Birren, David, Holmes and Noe

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1497705 Waverly Grove

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Xenia Pino
AYES:	McDonald, Fulford and Pino
ABSENT:	Birren, David, Holmes and Noe

CP 1498214 Rolling Rock

There was no public input.

Motion

To postpone to a date certain of September 8, 2025.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Xenia Pino
AYES:	McDonald, Fulford and Pino
ABSENT:	Birren, David, Holmes and Noe

CP 1494521 Seville Phase 1

There was no public input.

Motion

To postpone to a date certain of September 8, 2025.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Xenia Pino
AYES:	McDonald, Fulford and Pino
ABSENT:	Birren, David, Holmes and Noe

STANDARD AGENDA

Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)

The Board accepted public input on this matter.

Member Holmes joined the meeting.

Alternate Member Pino temporarily left the meeting and returned shortly thereafter.

Alternate Member Fulford temporarily left the meeting and returned shortly thereafter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Xenia Pino
AYES:	McDonald, Fulford, Holmes and Pino
ABSENT:	Birren, Noe and David

RECESS/RECONVENE

The Board recessed at 11:40 a.m. and reconvened at 11:55 a.m.

Conditional Use Permit Petition Submitted by Robert Grange (SE2502)

There was no public input.

Motion

To postpone to a date certain of September 8, 2025.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	McDonald, Fulford, Holmes and Pino
ABSENT:	Birren, David and Noe

Special Exception Use Permit Petition Submitted by Old Florida Forever, LLC, Joseph Conrad (SE2506)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	McDonald, Fulford, Holmes and Pino
ABSENT:	Birren, David and Noe

Special Exception Use Permit Petition Submitted by Cynthia Tarapani, Tarapani Planning Strategies (SE2508)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Xenia Pino
SECONDER:	Mike Fulford
AYES:	McDonald, Fulford, Holmes and Pino
ABSENT:	Birren, David and Noe

Special Exception Use Permit Petition Submitted by Chinwendu Calis Nnagbo (SE2509)

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Xenia Pino
AYES:	McDonald, Fulford, Holmes and Pino
ABSENT:	Birren, David and Noe

Special Exception Use Permit Petition Submitted by Joseph and Sonja Regan (SE2510)

There was no public input.

Alternate Member Pino made the following Motion:

Motion

To approve the staff recommendation.

The Motion died for lack of a second.

Alternate Member Fulford made the following Motion:

Motion

To deny.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Nicholas Holmes
AYES: McDonald, Fulford and Holmes
NAYES: Pino
ABSENT: Birren, David and Noe

Rezoning Petition Submitted by Ady Garcia Rabeiro and Samuel Medina Rivera (H2519)

There was no public input.

Motion

To approve.

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Xenia Pino
AYES: McDonald, Fulford, Holmes and Pino
ABSENT: Birren, David and Noe

RECESS/RECONVENE

The Board recessed at 12:55 p.m. and reconvened at 1:00 p.m.

Rezoning Petition Submitted by Casey Cane, Trustee, 6191 Lockhart Road Land Trust (H2520)

The Board accepted public input on this matter.

Motion

To deny.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Nicholas Holmes
AYES: McDonald, Fulford, Holmes and Pino
ABSENT: Birren, David and Noe

Rezoning Petition Submitted by Hernando County on behalf of YouThrive (H2530)

Member Holmes recused himself from voting due to a conflict of interest resulting from his business ownership of property.

The Board accepted public input on this matter.

Motion

To approve.

RESULT:	ADOPTED
MOVER:	Xenia Pino
SECONDER:	Mike Fulford
AYES:	McDonald, Fulford and Pino
ABSENT:	Birren, David and Noe
RECUSED:	Holmes

COMMISSIONERS AND STAFF ISSUES

Commission and Staff discussed various topics.

Alternate Member Pino temporarily left the meeting and returned shortly thereafter.

ADJOURNMENT

The meeting was adjourned at 1:35 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, September 8, 2025, beginning at 9:00 AM, in the Commission Chambers.



AGENDA ITEM

TITLE

CP 1498214 Rolling Rock

BRIEF OVERVIEW

Conditional Plat for Rolling Rock Townhomes

Planning and Zoning Commission Action:

On August 11, 2025, the Planning and Zoning Commission voted to postpone action on this item until the September 8, 2025, meeting to allow the Hernando County School District, the Hernando County Board of County Commissioners, and the applicant the opportunity to finalize the Proportionate Share Mitigation Agreement for School Concurrency.

FINANCIAL IMPACT

No Financial Impact

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the Conditional Plat for Rolling Rock Townhomes.

REVIEW PROCESS

Omar DePablo	Escalated	08/28/2025	8:05 AM
KayMarie Griffith	Approved	08/28/2025	4:52 PM
Michelle Miller	Approved	08/29/2025	7:00 AM
Michael Cowan	Approved	09/01/2025	9:02 AM
Toni Brady	Approved	09/02/2025	7:48 AM
Danielle Nigro	Approved	09/02/2025	8:22 AM
Victoria Via	Approved	09/02/2025	8:34 AM

AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 08, 2025

APPLICANT: Dallas Austin

FILE NUMBER: 1498214

PURPOSE: Conditional Plat Approval for Rolling Rock

GENERAL LOCATION: North side of Cortez Boulevard (SR 50) approximately 1,600 feet west of Weeping Willow Street

PARCEL KEY NUMBER: 1747024

The conditional plat for Rolling Rock is for seventy-six (76) multifamily residential lots on approximately 6.91 +/- acres of undeveloped land, located on the north side of Cortez Boulevard (SR 50) approximately 1,600 feet west of Weeping Willow Street.

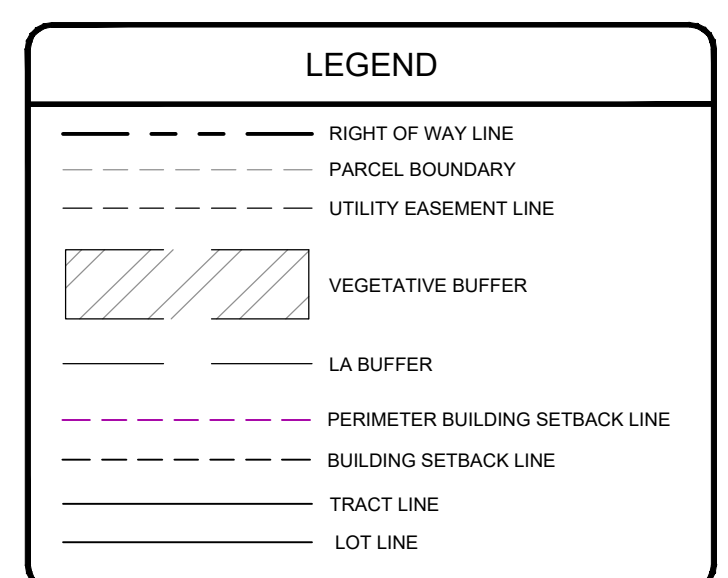
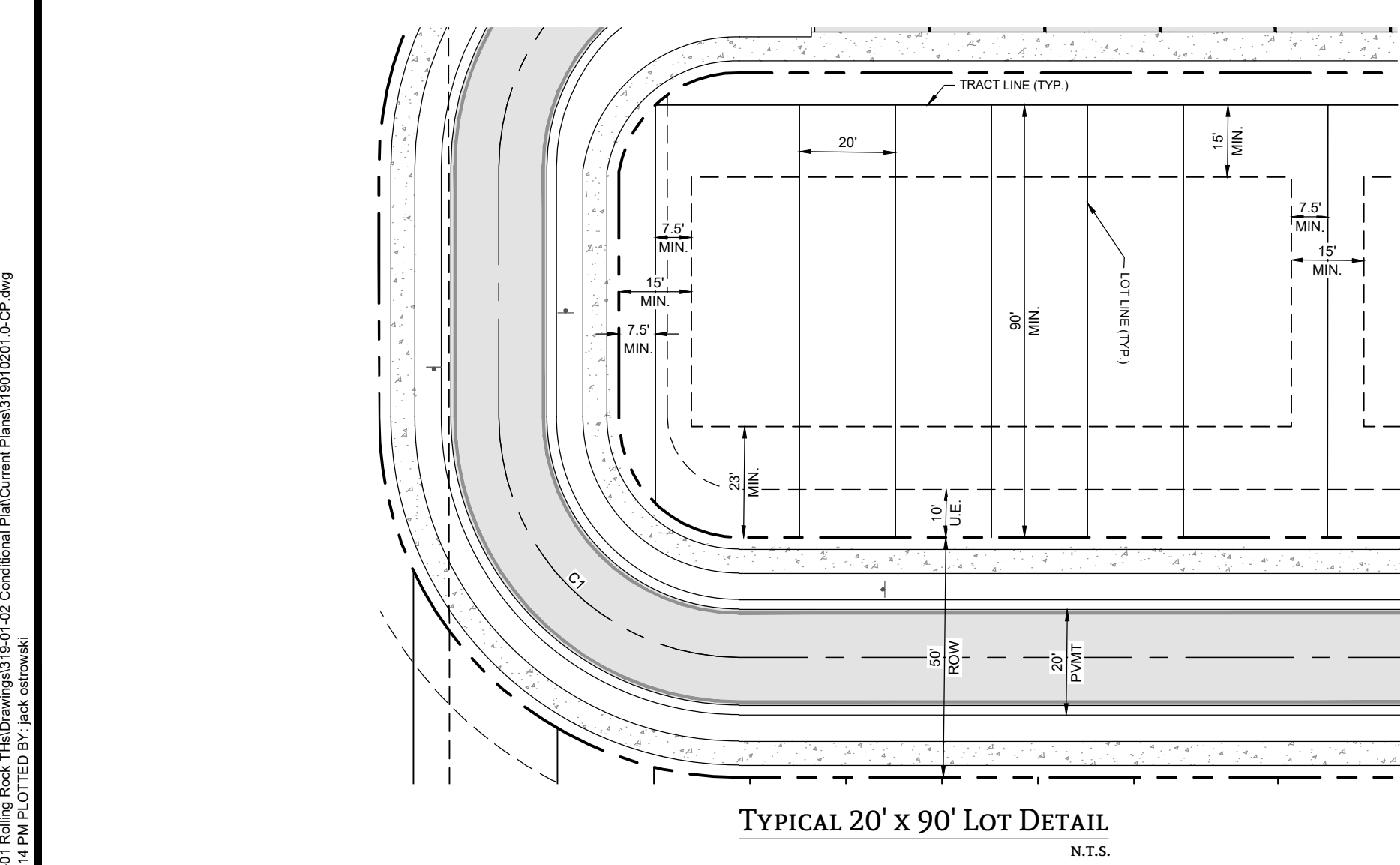
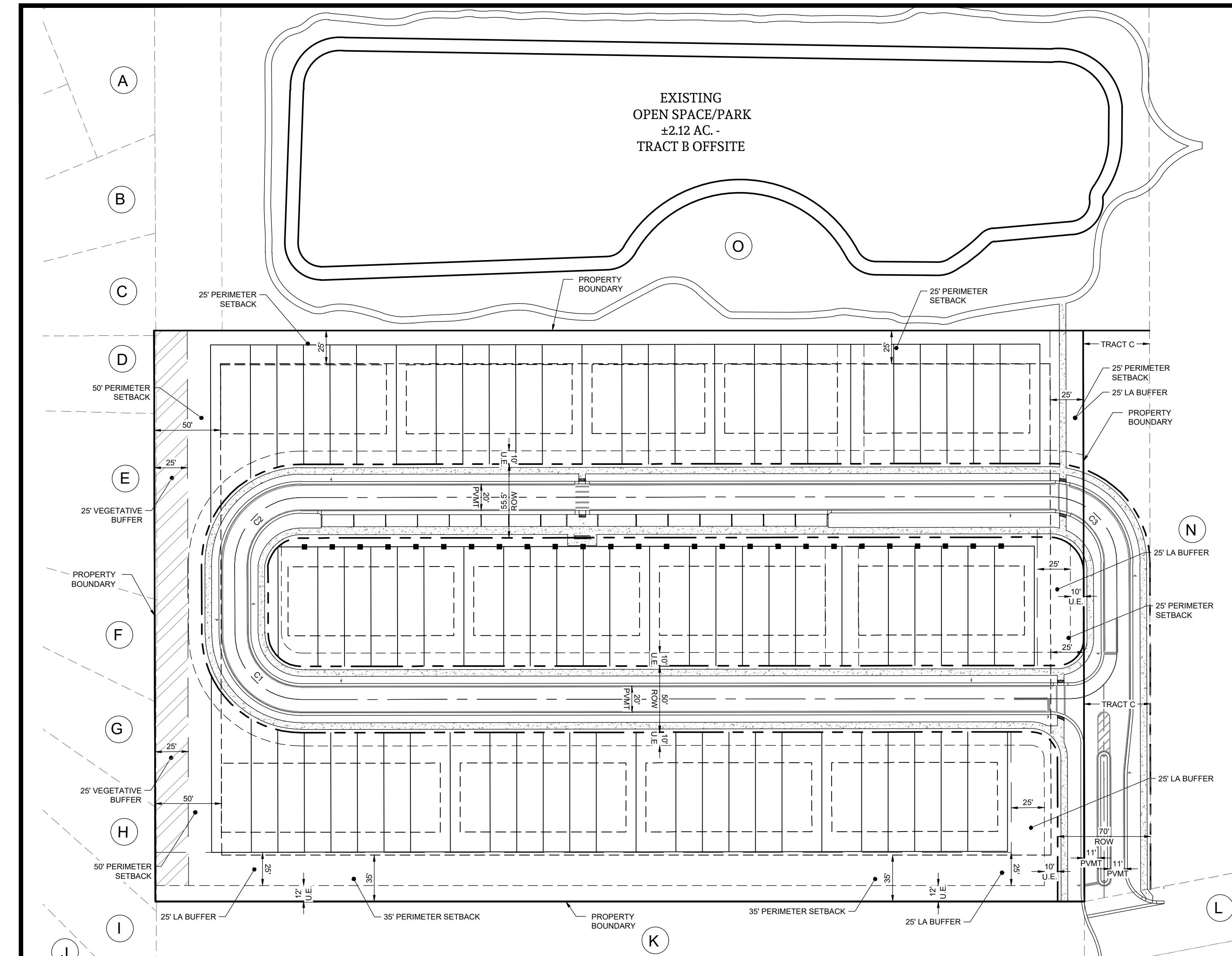
The conditional plat has been reviewed by various County agencies and found to be consistent with County standards.

At the time of agenda processing, the Proportionate Share Mitigation Agreement between the Hernando County School District, Hernando County, and the applicant had not yet been approved by all parties. This agreement is scheduled for the September 2, 2025, Board of County Commissioners meeting. If approved, the certificate of concurrency shall be issued prior to the Planning and Zoning Commission meeting.

STAFF RECOMMENDATION:

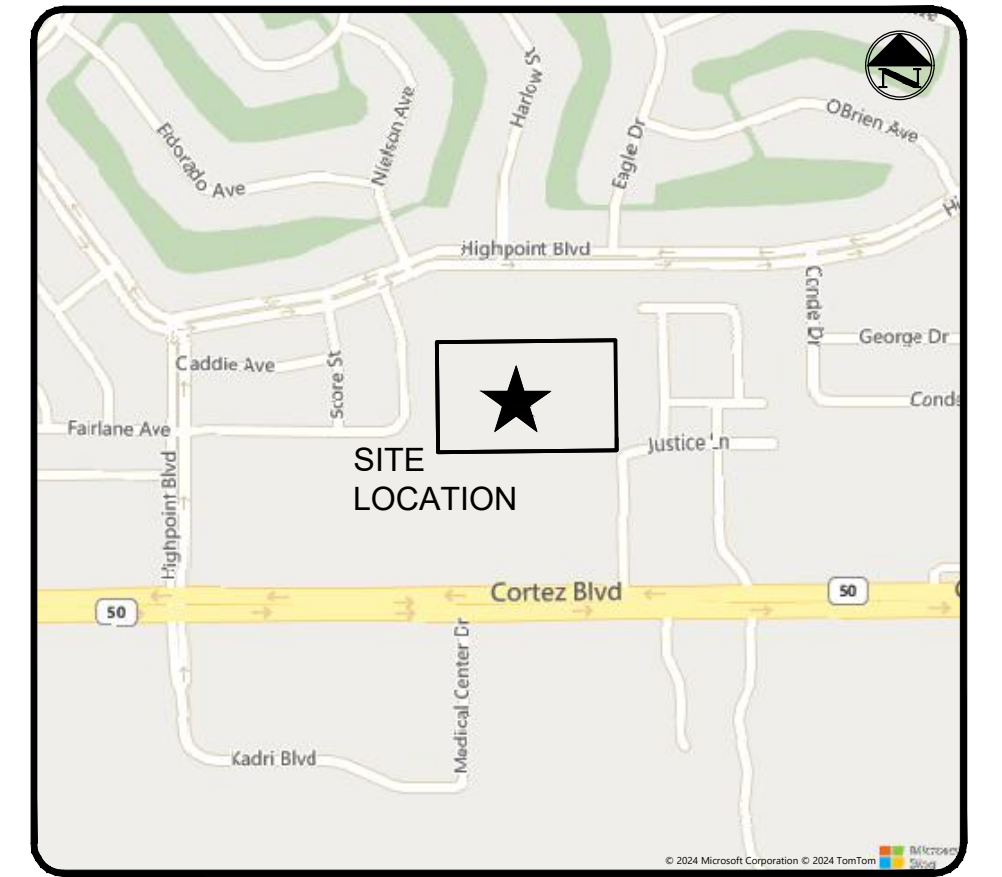
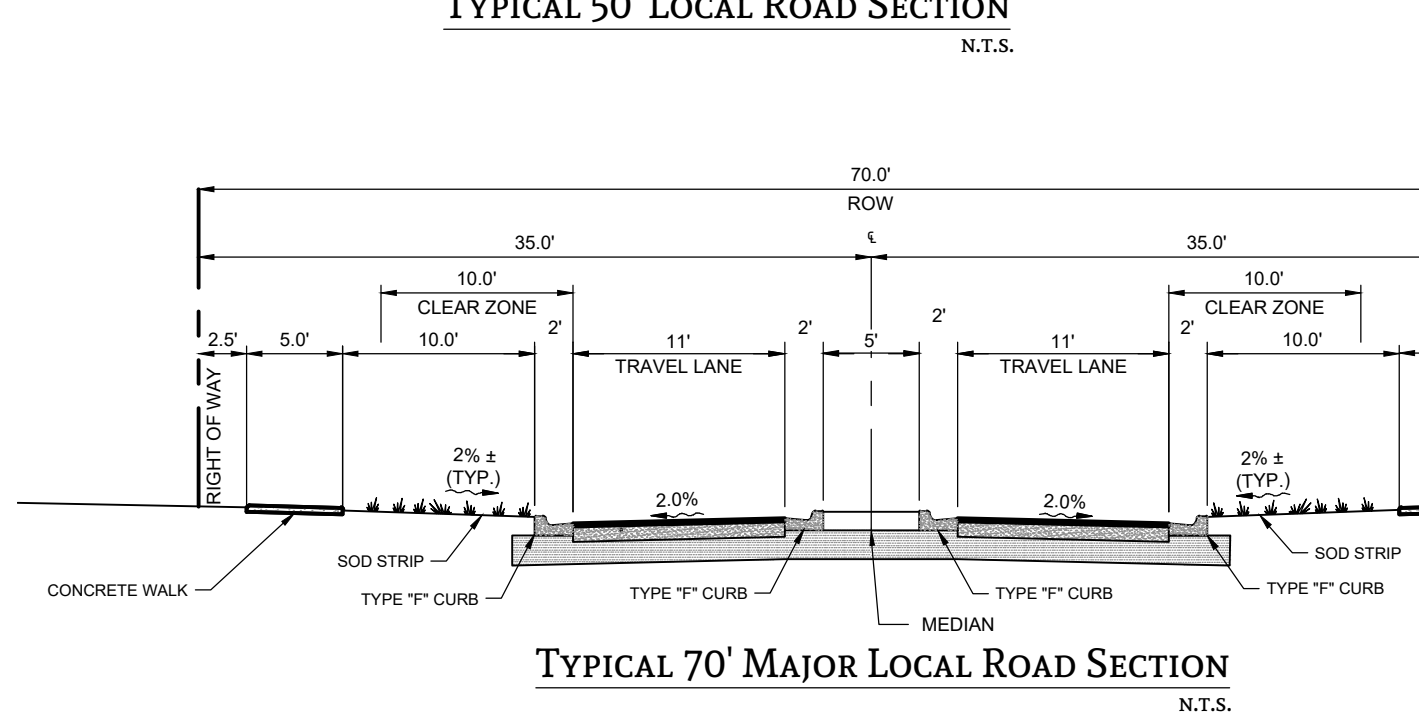
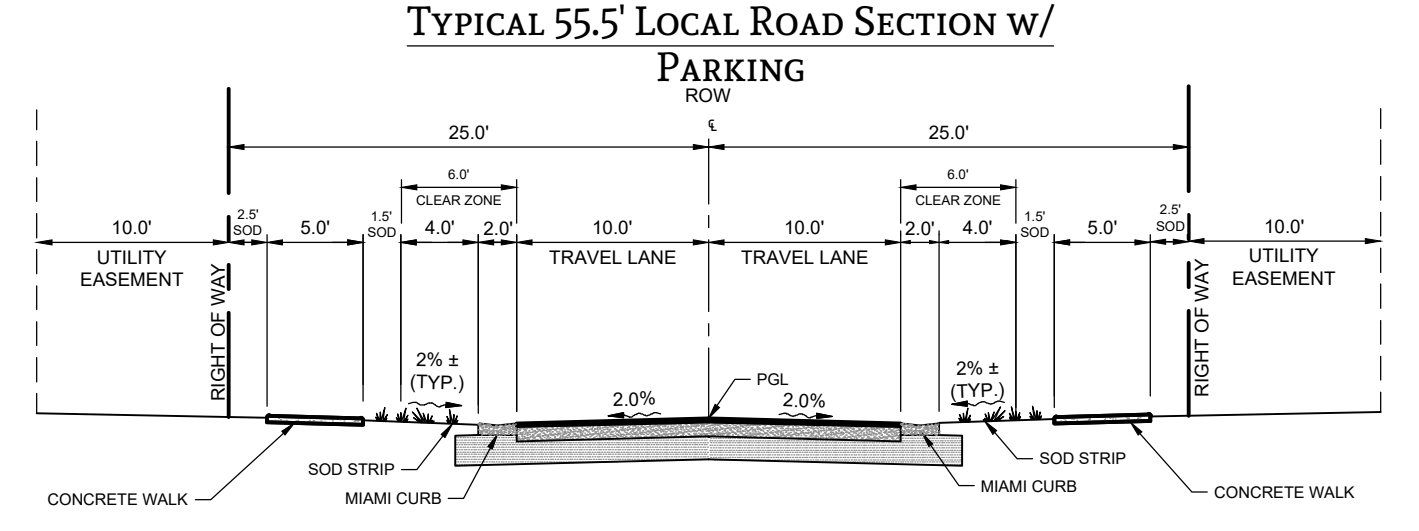
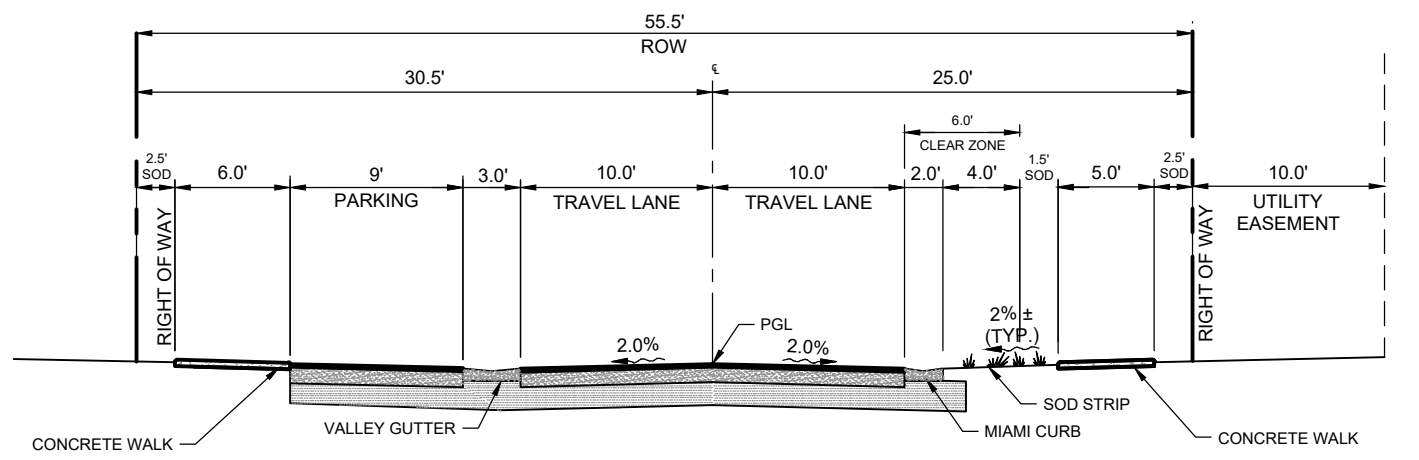
It is recommended that the Planning and Zoning Commission approve the conditional plat of the Rolling Rock Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. 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.



SITE DATA TABLE	
PROJECT LOCATION	HERNANDO COUNTY, FLORIDA
PROJECT AREA	±6.91
PROPOSED PROPERTY USE	MULTI-FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	76 TOWNHOME LOTS
OPEN SPACE/PARK	±2.12 AC - TRACT B OFFSITE
TOTAL DEVELOPMENT AREA	±6.91 AC
PERIMETER SETBACKS	NORTH: 25 FEET EAST: 25 FEET SOUTH: 35 FEET WEST: 50 FEET
MAXIMUM HEIGHT	35 FEET (2 STORIES)
INTERNAL BUILDING SETBACK	FRONT PRIMARY SETBACK: 23 FEET SIDE SETBACK: 0/7.5 FEET REAR: 15 FEET SIDE CORNER SETBACK: 15 FEET
BUFFERS	WEST 25 FOOT VEGETATIVE BUFFER SOUTH 25 FOOT LA BUFFER

SURROUNDING PROPERTY INFORMATION:			
A	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0250 ZONING: PDP(MH) OWNER: HOWE, RICHARD, HOWE IRENE	E	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0190 ZONING: PDP(MH) OWNER: ROWBOTHAM THOMAS H. ROWBOTHAM CHERYL J
B	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0230 ZONING: PDP(MH) OWNER: SIMONS DEBORAH S, SIMONS STEPHEN	F	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0180 ZONING: PDP(MH) OWNER: TAL-LOP PROPERTIES LLC
C	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0220 ZONING: PDP(MH) OWNER: ROWSEY AMY R	G	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0170 ZONING: PDP(MH) OWNER: ANDERSON ANDREA
D	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0210 ZONING: PDP(MH) OWNER: LOTTEN DONALD L, TURBISH BARBARA	H	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0160 ZONING: PDP(MH) OWNER: GULDNER ROBERT W, GULDNER MEGAN E
I	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0150 ZONING: PDP(MH) OWNER: HESTER DORIS LIFE ESTATE	J	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0140 ZONING: PDP(MH) OWNER: PAUL DON, PAUL JODIE
K	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0080 ZONING: PDP(MH) OWNER: MONTICUOLO FAMILY HOLDINGS LLC	L	FLU RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0080 ZONING: PDP(MH) OWNER: VISTA PARK PARTNERS LTD
M	FLU COMMERCIAL PARCEL ID: R29 222 18 2500 0000 0020 ZONING: PDP(CH) OWNER: E J G LAND HOLDINGS LLLP	N	FLU COMMERCIAL PARCEL ID: R29 222 18 2500 0000 0040 ZONING: PDP(CH)



VICINITY MAP

PROPERTY DESCRIPTION	
DESCRIPTION: LOT 7 OF VISTA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT BOOK 41 AT PAGE 16 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.	

BUFFERS:

- THE BUFFER TRACTS INDICATED ON THE PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE ENHANCED TO ACHIEVE A MINIMUM OPACITY OF 80% WHERE NEEDED. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, ENHANCED LANDSCAPING WILL BE PROVIDED TO MEET OPACITY CONSISTENT WITH COUNTY STANDARDS.

FLOOD PLAIN:

- THE PROJECT IS SITE ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12083C0167D EFFECTIVE FEBRUARY 2ND, 2012.

FIRE PROTECTION:

- FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 200' CURB LINE DISTANCE INTERVALS WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

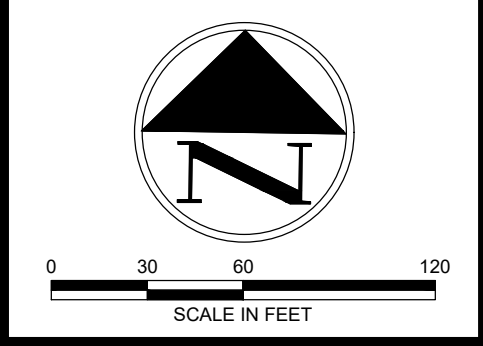
GENERAL NOTES:

- THE PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
- POTABLE WATER PROVIDED BY HERNANDO COUNTY. SANITARY SEWER DISPOSAL PROVIDED BY HERNANDO COUNTY.
- PROJECT WILL CONSIST OF A MAXIMUM OF 76 MULTI-FAMILY TOWNHOME UNITS.
- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
- DRAINAGE RETENTION AREAS ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
- ALL STREETS AND LOTS ARE ABOVE THE 100 YEAR FLOODPLAIN.

CURVE TABLE					
CURVE No.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.54'	50.00'	90°00'00"	S45° 35' 45"E	70.71'
C2	78.54'	50.00'	90°00'00"	S44° 24' 12"W	70.71'
C3	78.50'	50.00'	89°57'00"	N45° 37' 20"W	70.68'

LEVELUP CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM



CONSTRUCTION PLAN REVISIONS

REV	NO	DATE	DESCRIPTION

ROLLING ROCK

CLIENT: DRB GROUP

CONDITIONAL PLAT

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC2696638

ERIC S. DUNNING
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 67678

PROJECT No. 319-01-02
SHEET 1 OF 1

T:\Projects\319-01-Rolling Rock_ThisDrawing\319-01-02_Conditional Plat\Current Plans\319010201-DC-CP.dwg
4/29/2025 1:12:14 PM PLotted by: jck netwerk

1498214

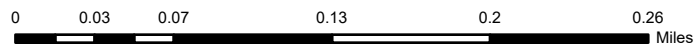
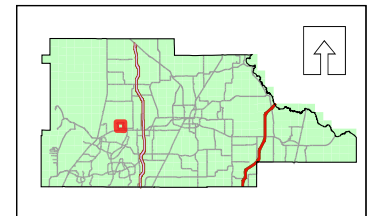
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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

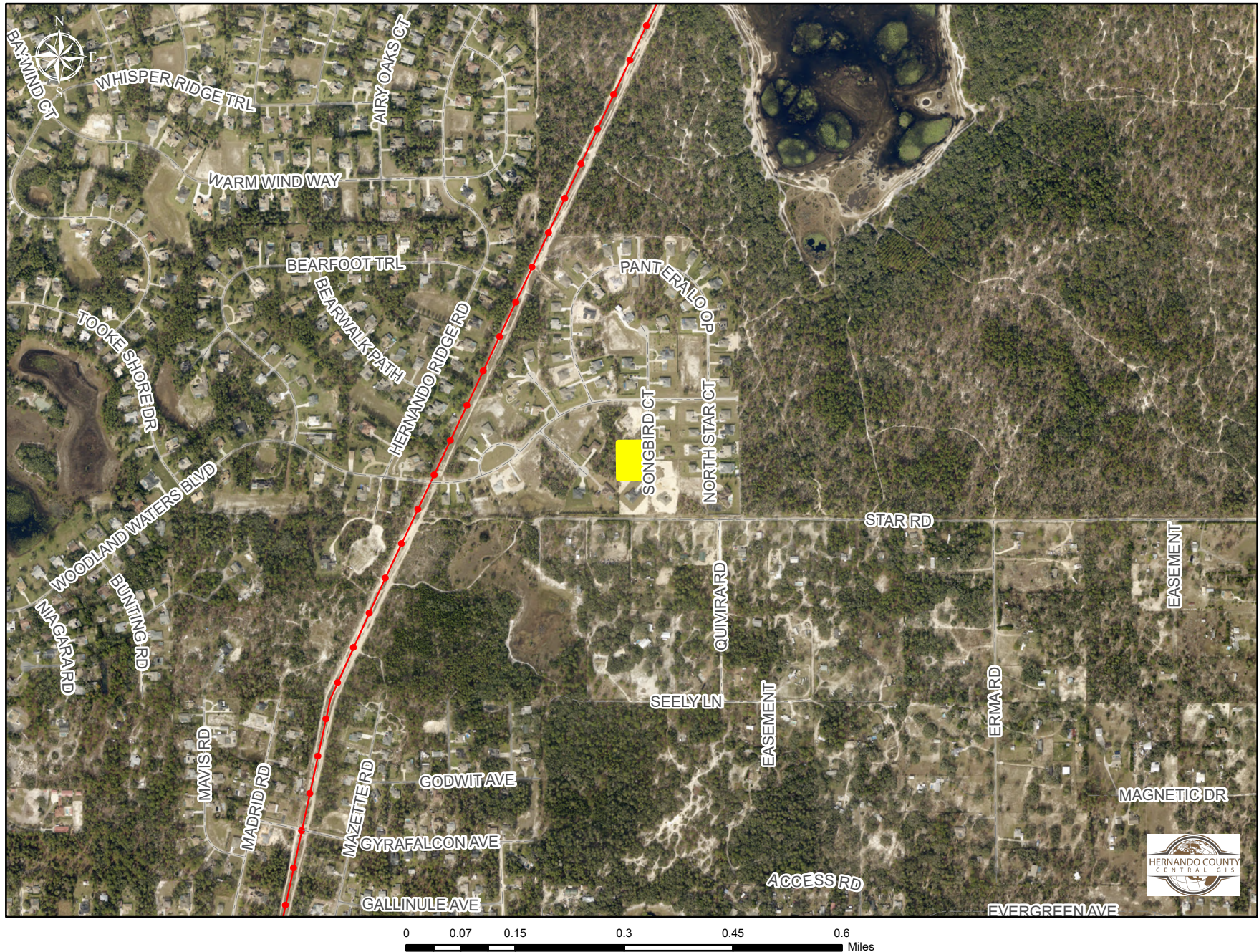
City Zoning Pending



1498214

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.



BOCC ACTION:

On February 25, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioners request for a Master Plan Revision on property zoned PDP(MF)/Planned Development Project (Multifamily) with deviations and the flowing 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. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. 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, as applicable.
4. 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.
5. The petitioner shall define the legal access to Rolling Rock Drive, as platted – Tract C- of Vista Park- a utility & access tract owned and maintained by the Vista Park Property Owners Association.
6. A Traffic Access Analysis is required. Any improvements identified by the Analysis will be the responsibility of the Developer to install.
7. Minimum Lot Setbacks:

Front:	23'
Side:	0' (Internal lots) 7.5 between units
Rear:	15' (Deviation from 20')
Side Corner Setbacks:	15'
8. Minimum perimeter setback: 25'
9. Buffers

East:	25'
West:	25'
South:	25'

10. If the parcel is to be graded simultaneously, a 6' tall, screened construction fence for buffering will be required along the northern and eastern boundary. This will allow for prevention of fugitive dust onto adjacent parcels.
11. The petitioner shall be required to provide a 6' tall fence around the perimeter. It is the intent of this division to establish regulations for the use of fences and walls in order to protect the health, safety and welfare of the citizens of Hernando County. This shall include fences for the purpose of enclosure, exclusion, property protection, privacy, security, and aesthetics.
12. 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 Concurrence 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.
13. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
14. The petitioner shall provide a boulevard entrance in lieu of a secondary access point. The development shall also provide a turnaround area.
15. The developer shall coordinate the potential for a Transit stop with the County Engineer at the time of construction drawing review.
16. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
17. 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.



Planning & Zoning Commission

Meeting: 09/08/2025
Department: P&Z Agenda Item
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16375
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CP 1494521 Seville Phase 1

BRIEF OVERVIEW

Conditional Plat for Seville Phase 1

Planning and Zoning Commission Action:

On August 11, 2025, the Planning and Zoning Commission voted to postpone action on this item until the September 8, 2025, meeting to allow the Hernando County School District, the Hernando County Board of County Commissioners, and the applicant the opportunity to finalize the Proportionate Share Mitigation Agreement for School Concurrency.

Subsequent to the Planning and Zoning Commission meeting, the Hernando County School District released a revised Finding of Available Capacity that identified available school capacity for the development. The Certificate of Concurrency was issued on August 26, 2025.

FINANCIAL IMPACT

No Financial Impact

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the Conditional Plat for Seville Phase 1.

REVIEW PROCESS

Table with 4 columns: Name, Status, Date, Time. Rows include Omar DePablo (Escalated, 08/28/2025, 8:03 AM), KayMarie Griffith (Approved, 08/28/2025, 4:52 PM), Michelle Miller (Approved, 08/29/2025, 7:10 AM), Michael Cowan (Approved, 09/01/2025, 9:01 AM), Toni Brady (Approved, 09/02/2025, 8:27 AM), Danielle Nigro (Approved, 09/02/2025, 8:34 AM), Victoria Via (Approved, 09/02/2025, 8:35 AM).

AYES: David, Fulford, Holmes and Noe
ABSENT: Birren and McDonald

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 08, 2025

APPLICANT: SV Tampa Land. LP

FILE NUMBER: 1494521

PURPOSE: Conditional Plat Approval for Seville Phase 1

GENERAL LOCATION: East side of Commercial Way (US 19) approximately 5,200 feet north of Thrasher Avenue

PARCEL KEY NUMBER: 1099992

The conditional plat for Seville Phase 1 is for seven hundred and six (706) residential lots on approximately 1033.50 +/- acres of undeveloped land, located on the east side of Commercial Way (US 19) approximately 5,200 feet north of Thrasher Avenue.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrence has been issued for the conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Seville Phase 1 Subdivision with the following performance conditions:

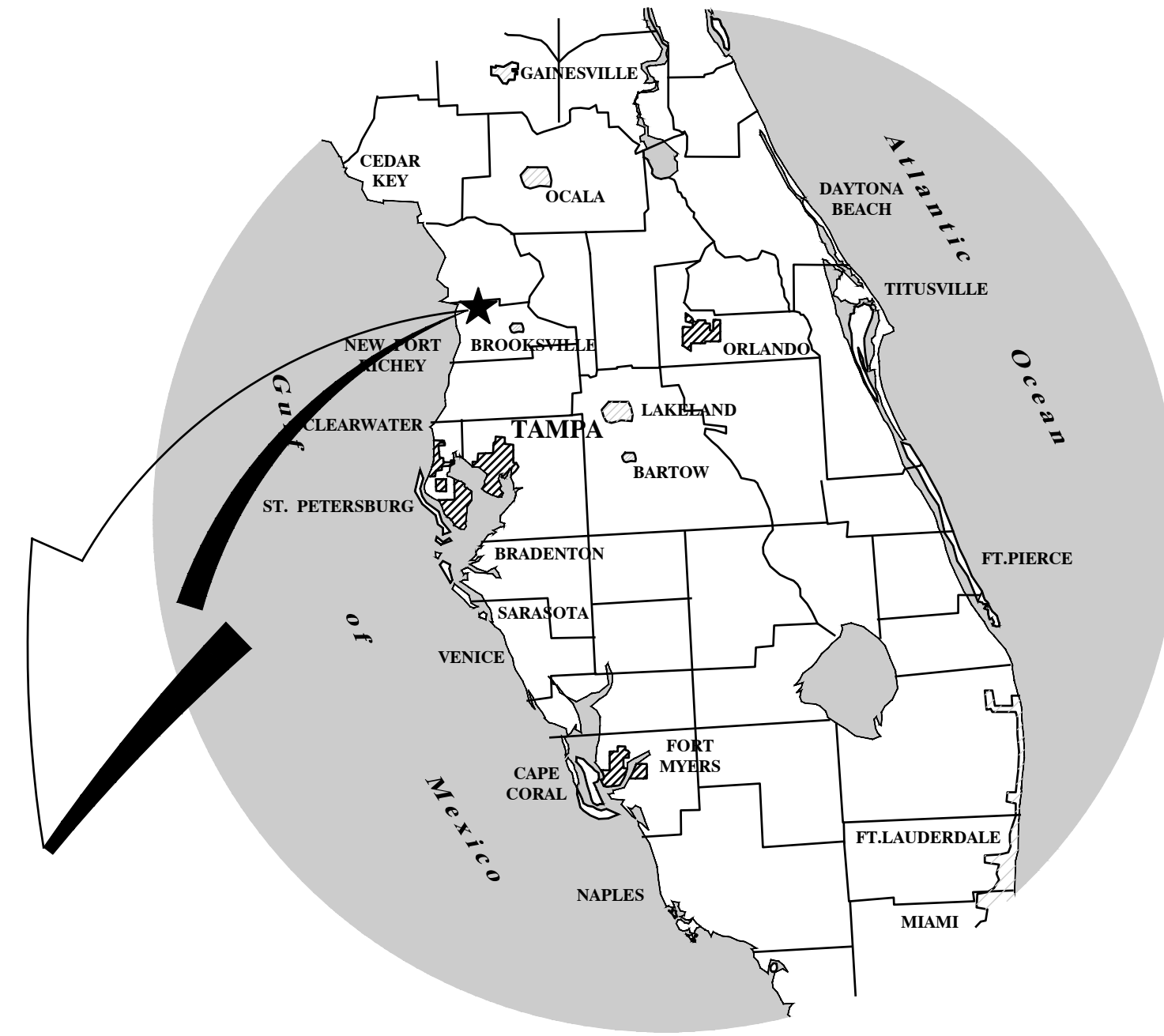
1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. 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.
5. The developer shall provide a water and wastewater system capacity analysis report showing this projects impact on the existing utility infrastructure to determine if offsite utility upgrades are required based on the following design conditions:
 - Potable Water Analysis:
 - The water distribution system must provide a 40-psi minimum static pressure and 20-psi minimum pressure during fire flow.

- Wastewater Analysis:
 - Proposed and existing force main velocities must be greater than 2 feet per second (fps) but are less than or equal to 5 fps.
 - Proposed and existing force main pressure(s) cannot exceed 50 psi.
 - Proposed and existing lift station(s) pumps cannot exceed 6 starts per hour per pump.

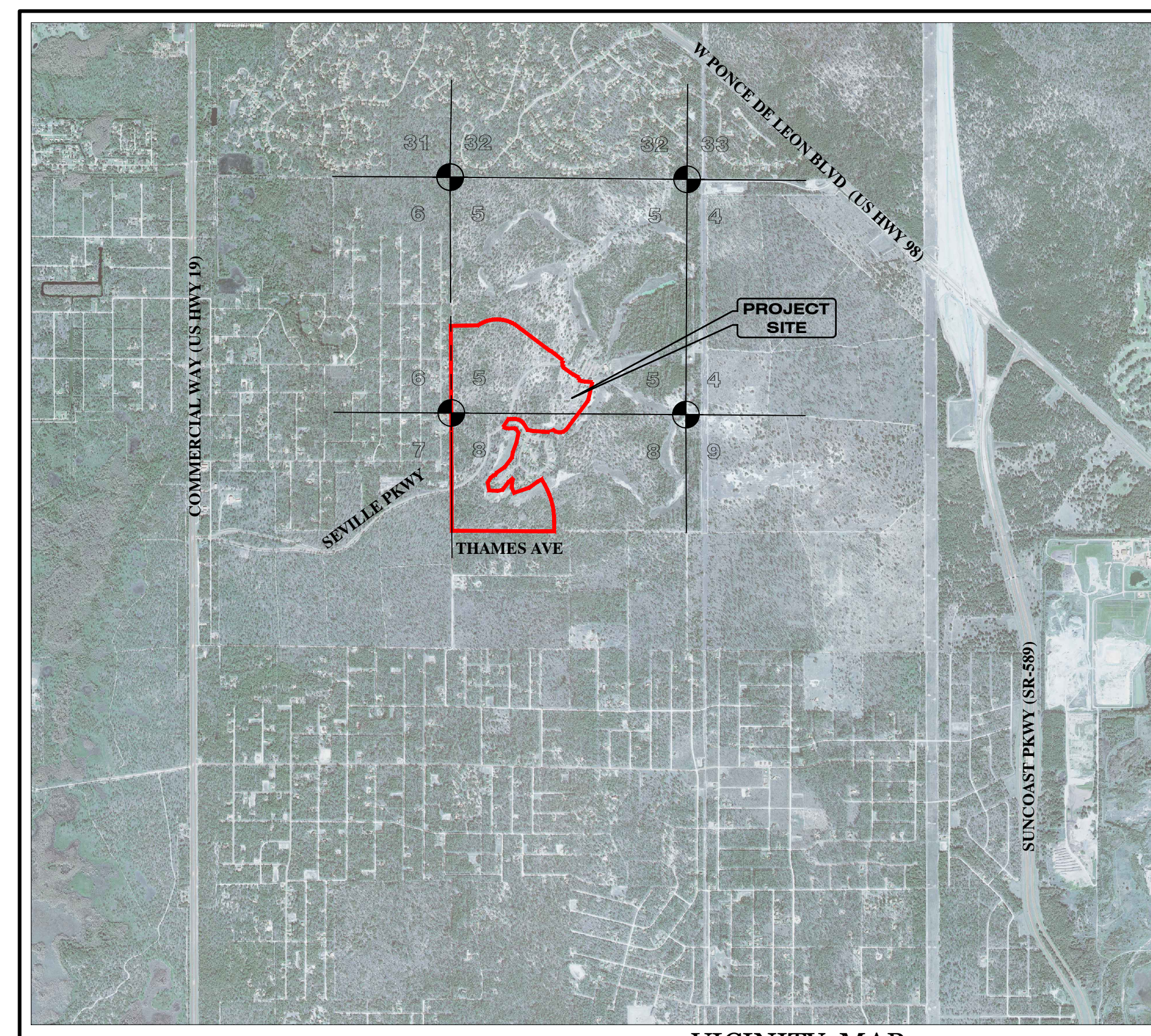
- 6. Revise the Conditional Plat sheet 8 as follows:
 - The 30-foot utility easement (per sheet 10) between Garden Walk Trail and Canopy Place is labeled as a “30’ Drainage & Access Easement”.
 - Revise the 30-foot utility easement to a 30-foot utility tract to prevent the lot owners from fencing over the utility easement and restricting access to the infrastructure. This was previously discussed during a meeting at HCUD’s office.

- 7. The following items will be conditions of approval once the items above are addressed:
 - The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
 - The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
 - If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
 - HCUD will review and provide comments for the utility infrastructure during the construction drawings review phase.
 - The Final Plat and the Vacation of Right of Way request for the relocated section of Seville Parkway will need to go to the same BOCC meeting.

- 8. The developer shall be required to show stop conditions with 24" Stop Bars and 25-feet of 6" Double Yellow Centerline striping on the Construction Drawings.



SEVILLE PHASE 1 CONDITIONAL PLAT



VICINITY MAP
HERNANDO COUNTY, FLORIDA
SECTION 5 & 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST

INDEX OF CONDITIONAL PLAT

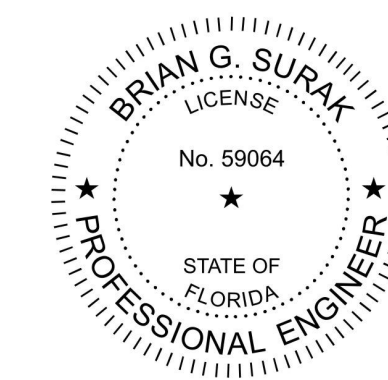
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMO PLAN
4	MASTER CONDITIONAL PLAT
5	TRACT & GREENWAY MAP
6-8	CONDITIONAL PLAT
9	TYPICAL ROADWAY SECTIONS
10	MASTER WATER PLAN
11	MASTER SEWER PLAN

PREPARED FOR:
SV TAMPA LAND, LP

8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
941.388.0707

PREPARED BY:
**Clearview
LAND DESIGN, P.L.**

Registered Business Number: RY28858
3010 W Azelee St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975



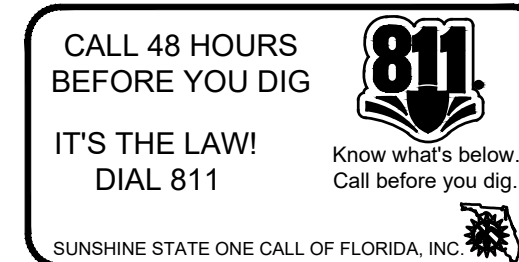
THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, STATE OF FLORIDA IN EFFECT AT THE TIME OF HERNANDO COUNTY APPROVAL, AND ARE IN COMPLIANCE WITH THE STANDARDS THEREIN EXCEPT AS NOTED ON THE PLANS. ANY DEVIATIONS NOTED ON THE PLANS SUBSTANTIALLY COMPLY WITH THE INTENT OF THE STANDARDS.

This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

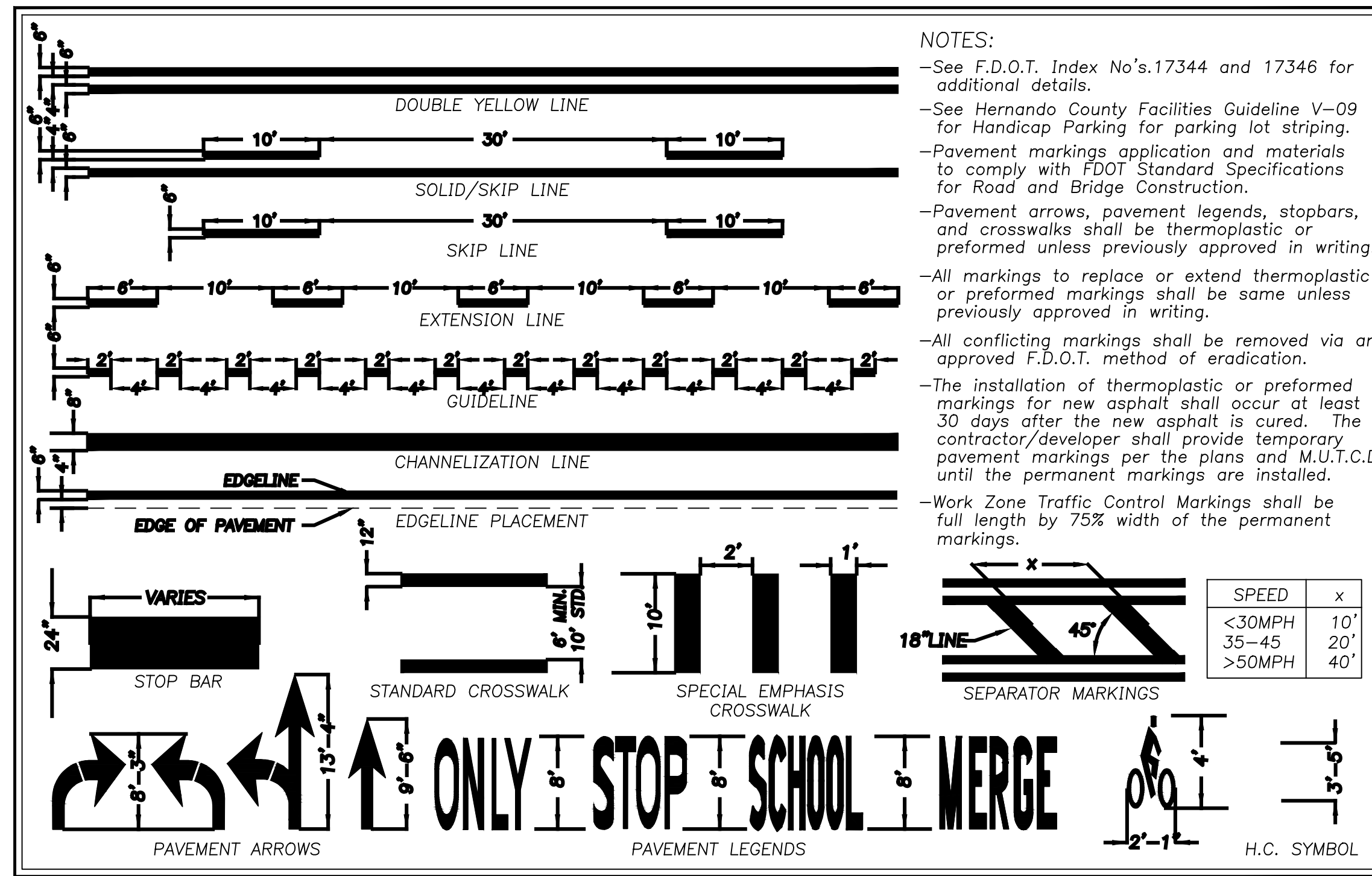
UTILITY CONTACT INFORMATION

DUFFY MCCLELAND CHARTER COMMUNICATION 700 CARILLON PARKWAY SUITE 6 ST. PETERSBURG, FL 33716 352.527.2189	ALLEN TURNER HERNANDO COUNTY UTILITIES 15365 CORTEZ BOULEVARD BROOKSVILLE, FL 34613 352.540.6219	WEST HERNANDO OFFICE WITHLACOCHEE RIVER ELECTRIC COOPERATIVE 10005 CORTEZ BLVD WEEKI WACHEE, FL 34613 352.596.4000
ALLEN TURNER HERNANDO COUNTY UTILITIES- SEWER 15365 CORTEZ BOULEVARD BROOKSVILLE, FL 34613 352.540.6219	DINO FARRUGGIO AT&T DISTRIBUTION 1 ATT WAY BEDMINSTER, NJ 07921 627896@ATT.COM	

PERMIT / FILE NOS.	
ADDRESS/CONTROL NO.	
WATER COMMITMENT	
SEWER COMMITMENT	
SWFWMD	
WATER DEP	
SEWER DEP	
ZONING PETITION	H-02-25
PARCEL KEY	1099992
PARCEL ID NO.	#R05 421 18 0000 0010 0000



SEVILLE PHASE 1 CONDITIONAL PLAT															
<small>This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</small>															
DATE: 07/22/2025		BRIAN G. SURAK, P.E. NO. 59064 FLORIDA PROFESSIONAL ENGINEER													
DATE: 6/26/2025	JOB NO. #STW-SV-014 - #STV-SV-017	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet													
STREET & DRAINAGE		WATER & SANITARY SEWER													
DESIGNED BY: BGS	DESIGNED BY: BGS														
DRAWN BY: EKS	DRAWN BY: EKS														
FILE: CV	SHEET 1 OF 11														
<table border="1"> <thead> <tr> <th>DATE</th> <th>SHEET NO.</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>06-26-2025</td> <td>2,4, 5-11</td> <td>BGS</td> <td>REVIEW SUBMITTAL</td> </tr> <tr> <td>04-02-2025</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DATE	SHEET NO.	BY	REVISIONS	06-26-2025	2,4, 5-11	BGS	REVIEW SUBMITTAL	04-02-2025			
DATE	SHEET NO.	BY	REVISIONS												
06-26-2025	2,4, 5-11	BGS	REVIEW SUBMITTAL												
04-02-2025															

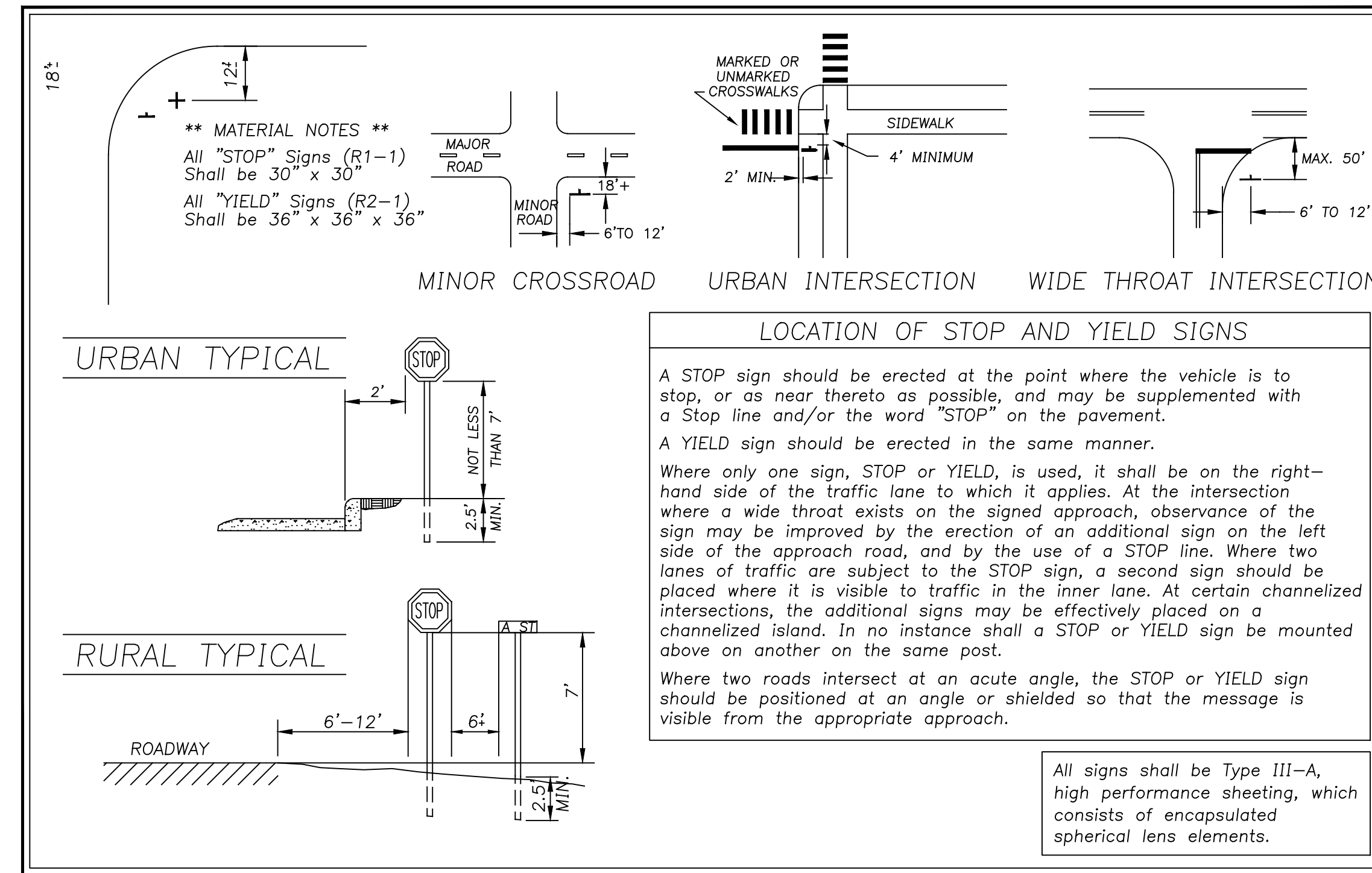


NOTES:

- See F.D.O.T. Index No's.17344 and 17346 for additional details.
- See Hernando County Facilities Guideline V-09 for Handicap Parking for parking lot striping.
- Pavement markings application and materials to comply with FDOT Standard Specifications for Road and Bridge Construction.
- Pavement arrows, pavement legends, stopbars, and crosswalks shall be thermoplastic or preformed unless previously approved in writing.
- All markings to replace or extend thermoplastic or preformed markings shall be same unless previously approved in writing.
- All conflicting markings shall be removed via an approved F.D.O.T. method of eradication.
- The installation of thermoplastic or preformed markings for new asphalt shall occur at least 30 days after the new asphalt is cured. The contractor/developer shall provide temporary pavement markings per the plans and M.U.T.C.D. until the permanent markings are installed.
- Work Zone Traffic Control Markings shall be full length by 75% width of the permanent markings.

HERNANDO COUNTY
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 1525 E. JEFFERSON ST.
 BROOKSVILLE, FLORIDA 34601
 PH. (352)734-4062 FAX. (352)734-4423

TITLE: TRAFFIC CONTROL STANDARD
 PAVEMENT MARKINGS
 APPROVED BY: C. G. MIXSON, P.E.
 DATE: 10-01-08
 NO.: V-11



HERNANDO COUNTY
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 1525 E. JEFFERSON ST.
 BROOKSVILLE, FLORIDA 34601
 PH. (352)734-4062 FAX. (352)734-4423

TITLE: TRAFFIC CONTROL STANDARD
 STOP / YIELD SIGNAGE
 APPROVED BY: C. G. MIXSON, P.E.
 DATE: 10-01-08
 NO.: V-01

LEGAL DESCRIPTION:

PARCEL 1:
 "SEVILLE RESIDENTIAL PARCEL"
 THOSE PORTIONS OF TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
 (I) THAT PART OF SECTION 4 THAT LIES WEST OF THE EAST LINE OF FLORIDA POWER CORPORATION TOWERLINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 611, PAGE 299, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;
 (II) THAT PART OF THE NORTH 350.00 FEET OF SECTION 4 LYING SOUTHERLY AND WESTERLY OF U.S. HIGHWAY 98 AND LYING EASTERLY OF A FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 611, PAGE 299, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;
 (III) ALL OF SECTION 5;
 (IV) THE NORTH 1/2 OF SECTION 8;
 (V) THAT PART OF THE NORTHWEST 1/4 OF SECTION 9 THAT LIES WEST OF THE EAST LINE OF THE FLORIDA POWER CORPORATION TOWERLINE DESCRIBED IN OFFICIAL RECORDS BOOK 611, PAGE 299, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;
 (VI) A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE N.00°12'00"W, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1317.74 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE N.89°31'16"W, ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 10.89 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 106 OF ROYAL HIGHLANDS UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 9 THROUGH 14 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S.00°19'35"E, ALONG THE WEST BOUNDARY OF SAID ROYAL HIGHLANDS UNIT NO. 3, A DISTANCE OF 1317.77 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF BLOCK 106 OF SAID ROYAL HIGHLANDS UNIT NO. 3; THENCE S.89°24'03"E, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 15, A DISTANCE OF 7.33 FEET TO THE POINT OF BEGINNING;
 (VII) TRACTS "D" AND "F", SEVILLE PARKWAY PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 24, 25 AND 26, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

LESS AND EXCEPTING FROM THE AFORESAID 7 PARCELS OF LAND, THE FOLLOWING

PARCELS OF LAND:

LESS OUT NO. 1:
 THOSE PORTIONS THEREOF PLATTED AS SEVILLE PARKWAY PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 24, 25, AND 26, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

LESS OUT NO. 2:
 THOSE PORTIONS THEREOF PLATTED AS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 27 AND 28, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

LESS OUT NO. 3:
 FEE SIMPLE RIGHT OF WAY
 A PORTION OF THE LAND LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 1102, PAGE 1864, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT A 3.5 INCH BY 3.5 INCH CONCRETE MONUMENT WITH A 1/4 INCH NAIL AND 3/4 INCH DISK MARKED MOOREHEAD ENG. CO. MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE N.00°15'06"E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1074.12 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 700 (U.S. 98), DOT SECTION #0808-101; THENCE N.48°03'06"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2340.92 FEET; THENCE S.41°56'54"W, A DISTANCE OF 32.00 FEET; THENCE N.48°03'06"W, A DISTANCE OF 1000.00 FEET; THENCE N.41°56'54"E, A DISTANCE OF 32.00 FEET; THENCE N.48°03'06"W, A DISTANCE OF 200.91 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF A FLORIDA POWER CORPORATION TRANSMISSION LINE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 111, PAGE 230 OF THE OFFICIAL RECORDS OF HERNANDO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 700, S.00°15'26"E, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 91.78 FEET; THENCE LEAVING SAID BOUNDARY LINE N.56°33'12"W, A DISTANCE OF 47.44 FEET; THENCE S.41°56'54"W, A DISTANCE OF 63.00 FEET; THENCE N.48°03'06"W, A DISTANCE OF 463.83 FEET; THENCE N.41°56'54"E, A DISTANCE OF 63.00 FEET; THENCE N.48°03'06"W, A DISTANCE OF 212.79 FEET; THENCE S.60°20'37"W, A DISTANCE OF 534.48 FEET; THENCE N.40°48'35"W, A DISTANCE OF 360.68 FEET; THENCE N.52°12'22"E, A DISTANCE OF 480.59 FEET; THENCE N.48°03'06"W, A DISTANCE OF 1771.87 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE N.89°51'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 95.49 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 700 (U.S. 98), DOT SECTION #0808-101; THENCE DEPARTING SAID NORTH LINE OF SECTION 4, S.48°03'06"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2802.63 FEET TO THE POINT OF BEGINNING.

LESS OUT NO. 4:
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N.00°17'12"E, ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S.89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N.89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N.00°04'24"W, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S.89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S.00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S.89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S.00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 DRAINAGE RETENTION AREA:
 THAT CERTAIN DRAINAGE RETENTION AREA LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, AS SHOWN AS DRAINAGE RETENTION AREA ON PLAT BOOK 27, PAGES 24 THROUGH 26, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED, ACCORDING TO SAID PLAT, AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SERVICE ROAD ADJACENT TO THE SOUTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY AND THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 19; THENCE GO SOUTH 89°58'09" EAST FOR 193.26 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A DELTA ANGLE OF 01°25'02", A RADIUS OF 2256.22 FEET, AN ARC AND CHORD DISTANCE OF 55.81 FEET AND A CHORD BEARING OF SOUTH 89°15'38" EAST TO A POINT OF COMPOUND CURVE; CONTINUE ALONG A CURVE CONCAVE TO THE SOUTHWEST, WITH A DELTA ANGLE OF 88°36'27", A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.66 FEET, A CHORD DISTANCE OF 34.92 FEET AND A CHORD BEARING OF 02°03'00" WEST FOR 302.72 FEET; THENCE NORTH 89°49'31" WEST FOR 272.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19; THENCE NORTH 00°03'59" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 227.73 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
 THE SEVILLE PARKWAY MEDIAN AS DEPICTED AS "PARCEL B" ON THE PLAT OF SEVILLE PARKWAY PHASE ONE, RECORDED IN PLAT BOOK 27, PAGES 24 AND 25, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS LYING WITHIN THE RIGHT OF WAY OF SEVILLE PARKWAY.

PARCEL 4:
 SEWAGE TREATMENT/WATER PLANT:
 THAT PART OF THE EAST 2000.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF SEVILLE PARKWAY PHASE ONE AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 24 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL 5:
 TRACTS "D" AND "F" OF THE PLAT OF SEVILLE PARKWAY PHASE ONE RECORDED IN PLAT BOOK 27, PAGES 24 AND 25 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

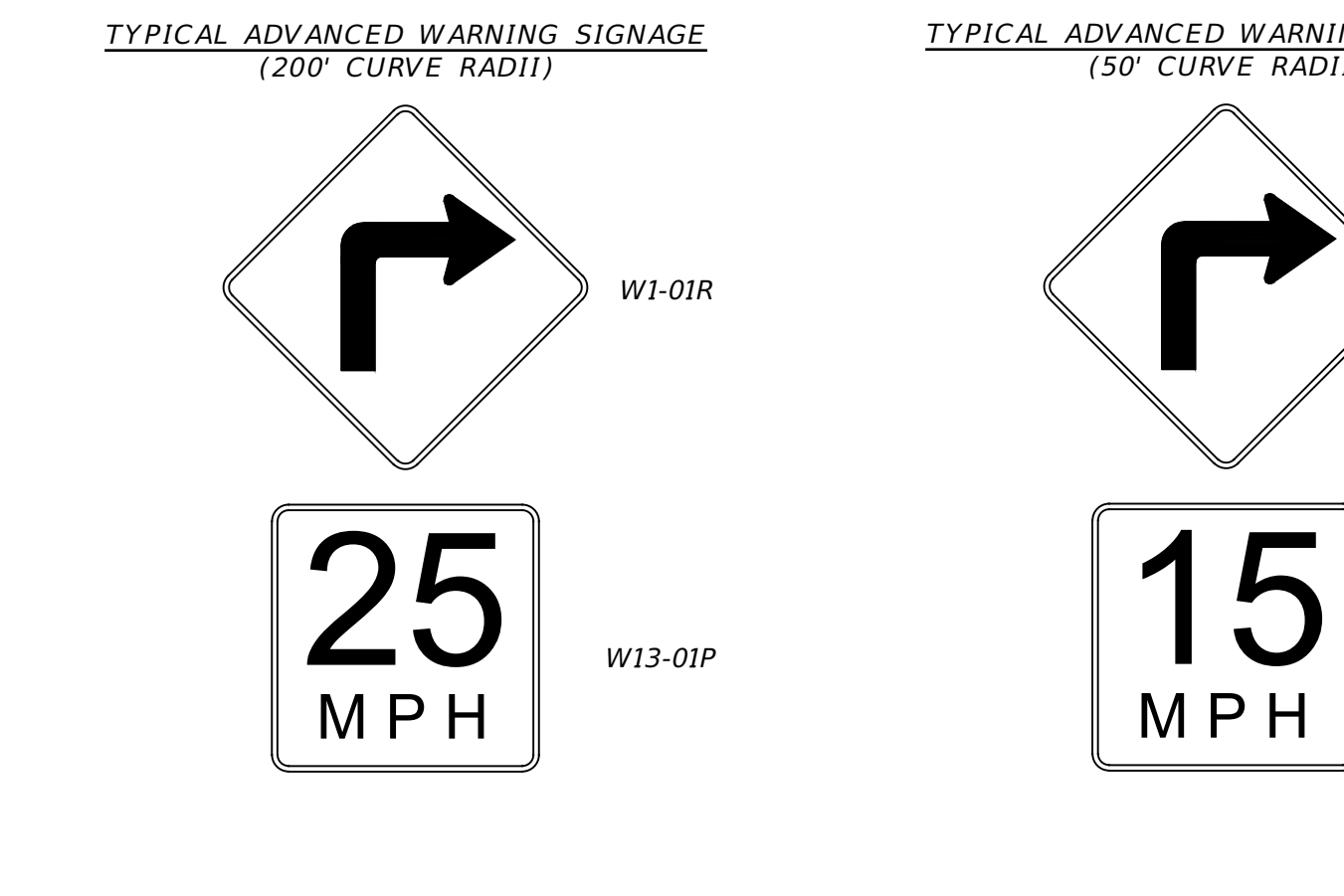
PARCEL 6:
 LOTS 3 THROUGH 8 INCLUSIVE; LOTS 10 THROUGH 14 INCLUSIVE; LOTS 16 THROUGH 19 INCLUSIVE; LOTS 21 THROUGH 24 INCLUSIVE; LOTS 32, 35, 36 AND 45; LOTS 49 THROUGH 52 INCLUSIVE; LOTS 55, 58 THROUGH 65 THROUGH 72 INCLUSIVE; LOTS 71 THROUGH 73 INCLUSIVE; AND LOTS 75 THROUGH 78 INCLUSIVE, SEVILLE GOLF COMMUNITY, THE BARCELONA, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 27 AND 28, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LESS OUT NO. 5:
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°41'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

LESS OUT NO. 6:
 A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N48°49'24"E, A DISTANCE OF 480.00 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S89°59'54"E, A DISTANCE OF 36.00 FEET; THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°52'24"W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°33'31"E, A DISTANCE OF 149.89 FEET; THENCE S00°04'22"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14"W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00"W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

LESS OUT NO. 7:
 ANY PORTION LYING WITHIN THE RIGHT OF WAY OF SEVILLE PARKWAY AND THE RIGHT OF WAY OF SEVILLE CLUBHOUSE DRIVE.

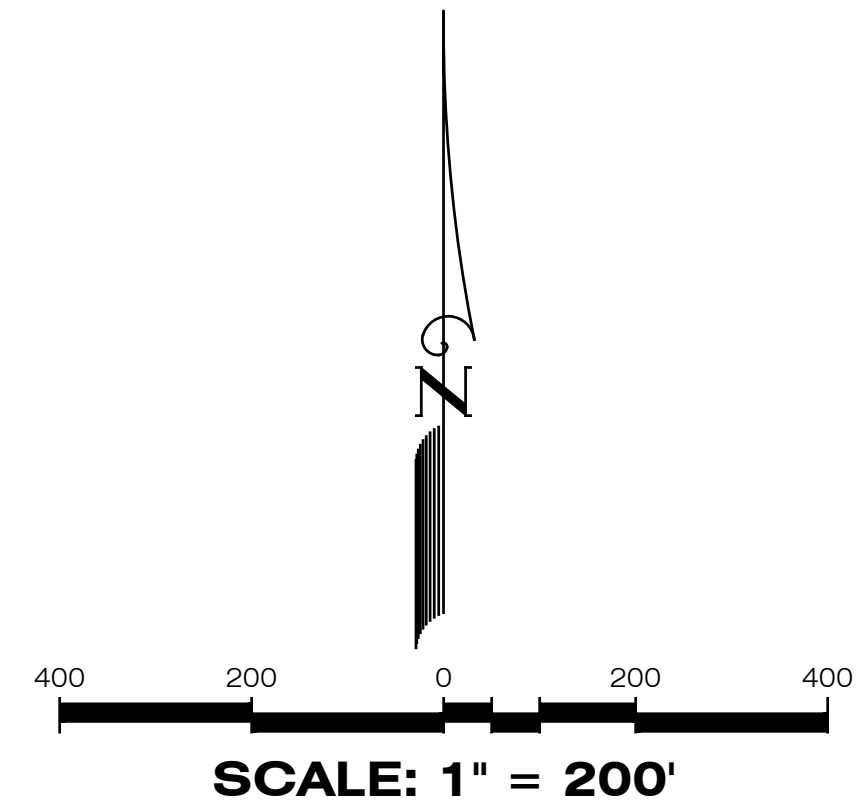
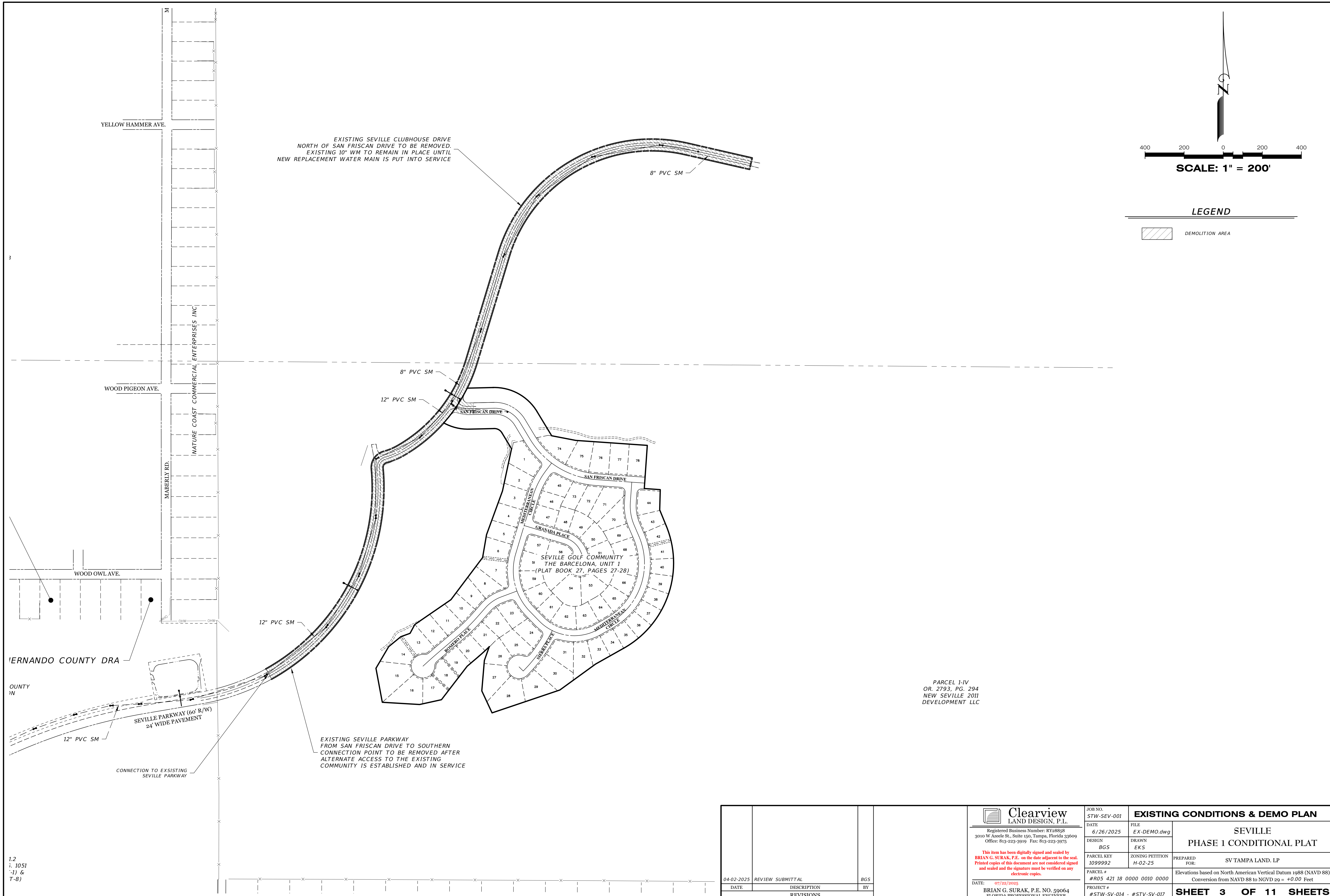
LESS OUT NO. 8:
 THAT PORTION OF NORTH 350.00 FEET OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, LYING SOUTHERLY AND WESTERLY OF U.S. HIGHWAY 98 AND LYING EASTERLY OF A FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 611, PAGE 299, HERNANDO COUNTY RECORDS, WHICH PORTION WAS CONVEYED TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1215, PAGE 1051, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.



GENERAL NOTES:

1. EVERBRANCH PARKWAY WILL BE DESIGNED WITH A 40 MPH DESIGN SPEED AND DESIGNED AT 35 MPH.
2. THE CONDITIONAL PLAT SHALL EXPIRE IN TWO (2) YEARS FROM APPROVAL DATE IF CONSTRUCTION PLANS FOR THE SUBDIVISION ARE NOT APPROVED WITHIN THAT TIMEFRAME.
3. EXISTING SEVILLE PARKWAY AND CLUBHOUSE DRIVE, INCLUDING EXISTING UTILITIES, WILL BE ABANDONED AND REMOVED WITH THIS PROJECT. THIS PROCESS WILL BE PHASED AND WILL NOT BE REMOVED UNTIL REPLACEMENT INFRASTRUCTURE IS IN PLACE AND APPROVED BY HERNANDO COUNTY TO BE PLACED INTO OPERATION. A DETAILED PHASING PLAN WILL BE INCLUDED WITH THE SUBDIVISION CONSTRUCTION PLANS SUBMITTAL.
4. ALL DRAINAGE RETENTION AREAS SHOWN IN THE CONDITIONAL PLAT ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
5. THIS PROJECT SHALL CONFORM WITH THE HERNANDO FACILITY DESIGN GUIDELINES, APPROVED DESIGN VARIANCES AND APPROVED ZONING CONDITIONS OF APPROVAL.

 Registered Business Number: RY28858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		GENERAL NOTES SEVILLE PHASE 1 CONDITIONAL PLAT	
DATE: 06-26-2025 04-02-2025	ADVANCED WARNING SIGNAGE, PKWY NAME REVIEW SUBMITTAL	DATE: 6/26/2025 DESIGN: BGS PARCEL KEY: 1099992 PARCEL # #R05 421 18 0000 0010 0000 PROJECT # #STW-SV-014 - #STV-SV-017	FILE: GN.dwg DRAWN: EKS ZONING PETITION: H-02-25 PREPARED FOR: SV TAMPA LAND, LP Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet
06-26-2025 ADVANCED WARNING SIGNAGE, PKWY NAME EKS 04-02-2025 REVIEW SUBMITTAL BGS		SHEET 2 OF 11 SHEETS	



LEGEND

DEMOLITION AREA

EXISTING SEVILLE CLUBHOUSE DRIVE NORTH OF SAN FRISCAN DRIVE TO BE REMOVED. EXISTING 10" WM TO REMAIN IN PLACE UNTIL NEW REPLACEMENT WATER MAIN IS PUT INTO SERVICE

EXISTING SEVILLE PARKWAY FROM SAN FRISCAN DRIVE TO SOUTHERN CONNECTION POINT TO BE REMOVED AFTER ALTERNATE ACCESS TO THE EXISTING COMMUNITY IS ESTABLISHED AND IN SERVICE

PARCEL 1-IV
OR. 2793, PG. 294
NEW SEVILLE 2011
DEVELOPMENT LLC

1.2
i. 1051
-1) &
T-8)

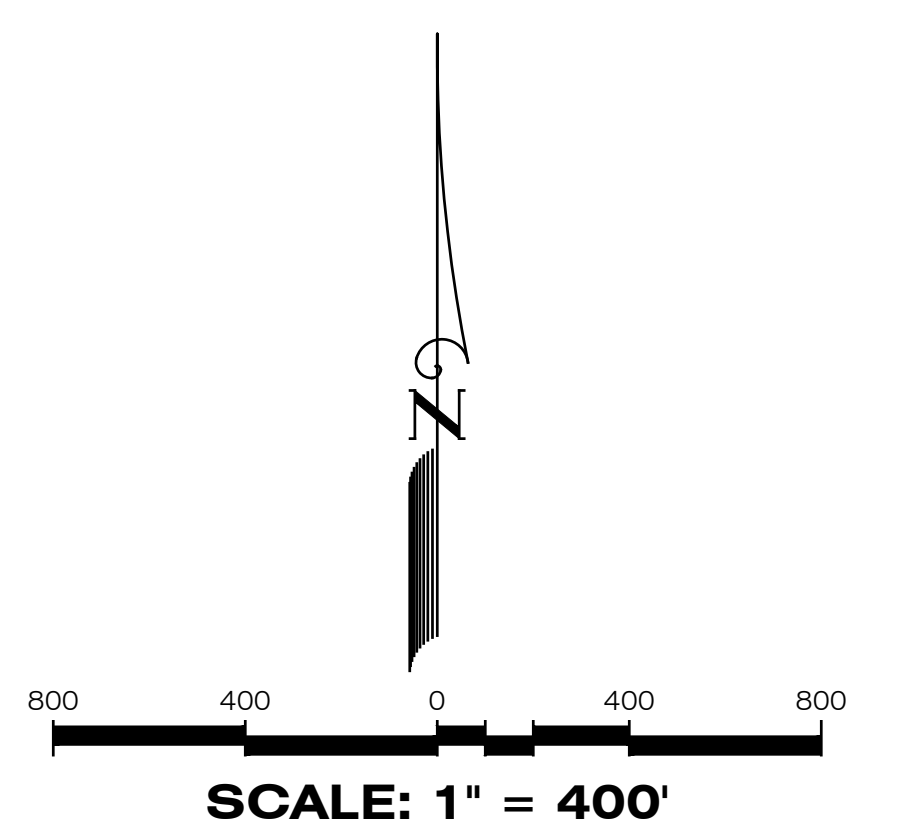
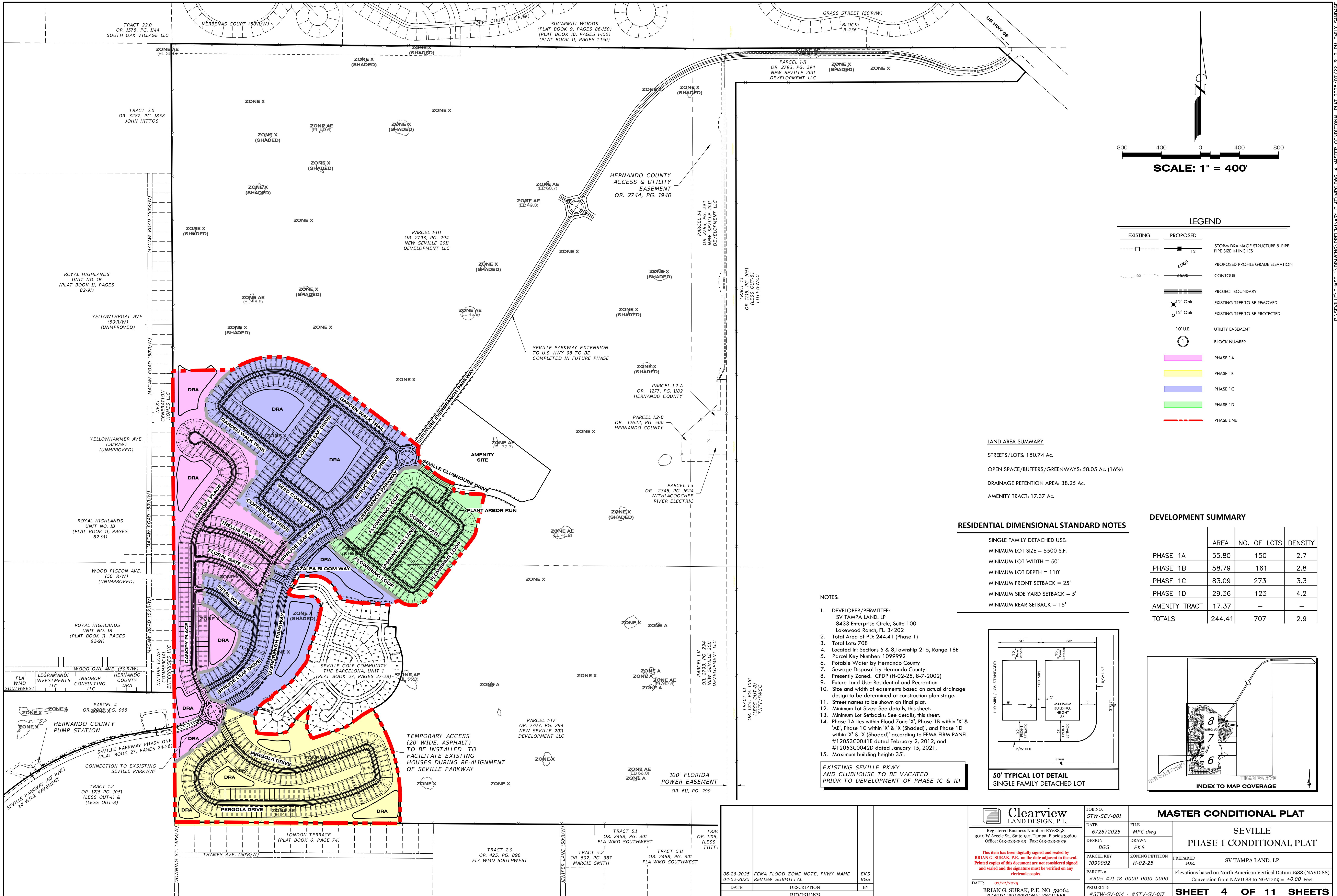
04-02-2025	REVIEW SUBMITTAL	BGS
DATE	DESCRIPTION	BY
REVISIONS		

Clearview
LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by **BRIAN G. SURAK, P.E.** on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 07/26/2025
BRIAN G. SURAK, P.E. NO. 59064
FLORIDA PROFESSIONAL ENGINEER

JOB NO. STW-SEV-001	EXISTING CONDITIONS & DEMO PLAN	
DATE 6/26/2025	FILE EX-DEMO.dwg	SEVILLE PHASE 1 CONDITIONAL PLAT
DESIGN BGS	DRAWN EKS	
PARCEL KEY 1099992	ZONING PETITION H-02-25	PREPARED FOR: SV TAMPA LAND, LP
PARCEL # #R05 421 18 0000 0010 0000	PROJECT # #STW-SV-014 - #STV-SV-017	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet
		SHEET 3 OF 11 SHEETS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---□---	— 12 —	STORM DRAINAGE STRUCTURE & PIPE PIPE SIZE IN INCHES
---	65.00	PROPOSED PROFILE GRADE ELEVATION
---	63	CONTOUR
---	---	PROJECT BOUNDARY
○	○	EXISTING TREE TO BE REMOVED
○	○	EXISTING TREE TO BE PROTECTED
---	---	10' U.E. UTILITY EASEMENT
①	①	BLOCK NUMBER
---	---	PHASE 1A
---	---	PHASE 1B
---	---	PHASE 1C
---	---	PHASE 1D
---	---	PHASE LINE

LAND AREA SUMMARY

STREETS/LOTS: 150.74 Ac.

OPEN SPACE/BUFFERS/GREENWAYS: 58.05 Ac. (16%)

DRAINAGE RETENTION AREA: 38.25 Ac.

AMENITY TRACT: 17.37 Ac.

RESIDENTIAL DIMENSIONAL STANDARD NOTES

- SINGLE FAMILY DETACHED USE.
- MINIMUM LOT SIZE = 5500 S.F.
- MINIMUM LOT WIDTH = 50'
- MINIMUM LOT DEPTH = 110'
- MINIMUM FRONT SETBACK = 25'
- MINIMUM SIDE YARD SETBACK = 5'
- MINIMUM REAR SETBACK = 15'

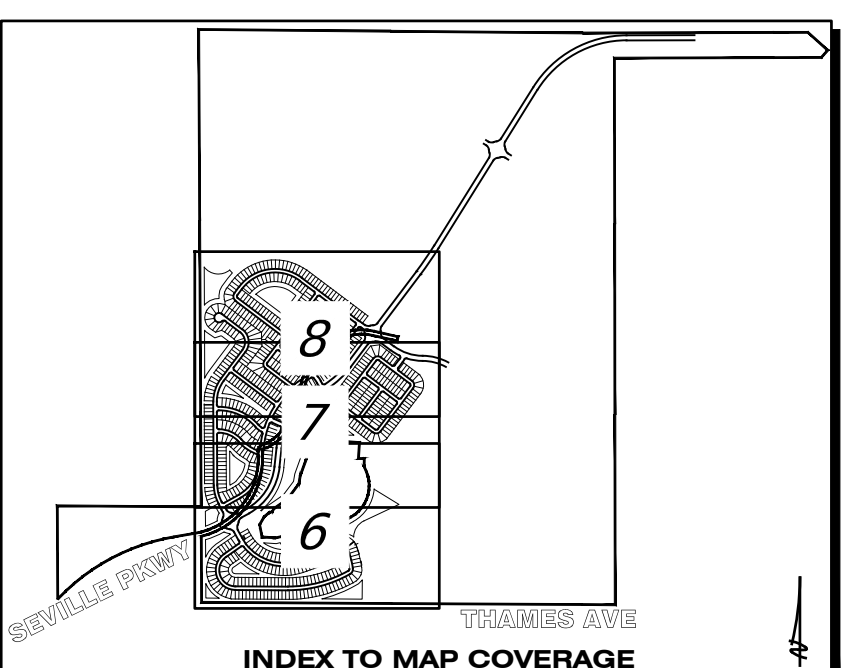
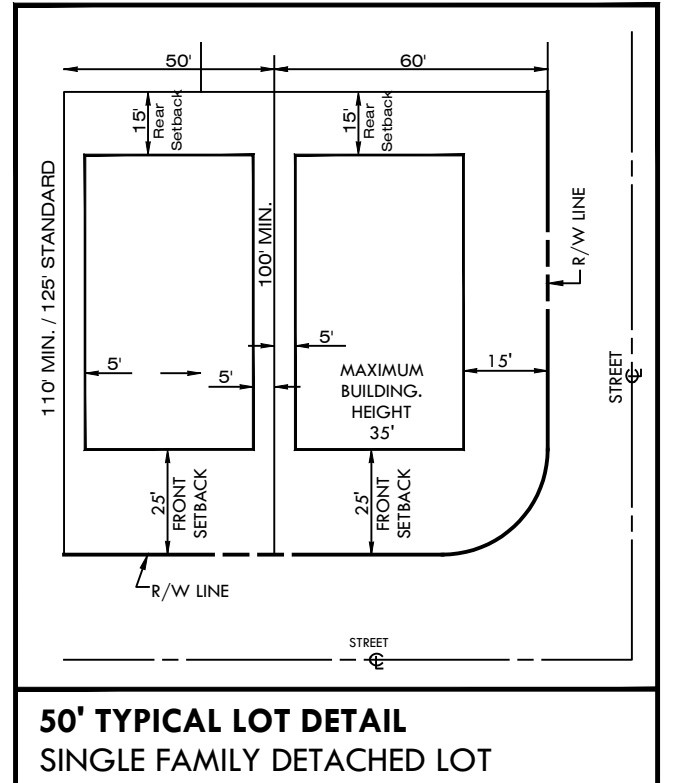
DEVELOPMENT SUMMARY

	AREA	NO. OF LOTS	DENSITY
PHASE 1A	55.80	150	2.7
PHASE 1B	58.79	161	2.8
PHASE 1C	83.09	273	3.3
PHASE 1D	29.36	123	4.2
AMENITY TRACT	17.37	—	—
TOTALS	244.41	707	2.9

NOTES:

- DEVELOPER/PERMITEE: SV TAMPA LAND, LP, 8433 Enterprise Circle, Suite 100, Lakewood Ranch, FL 34202
- Total Area of PD: 244.41 (Phase 1)
- Total Lots: 708
- Located In: Sections 5 & 8, Township 21S, Range 18E
- Parcel Key Number: 1099992
- Potable Water by Hernando County
- Sewage Disposal by Hernando County
- Presently Zoned: CPDP (H-02-25, 8-7-2002)
- Future Land Use: Residential and Recreation
- Size and width of easements based on actual drainage design to be determined at construction plan stage.
- Street names to be shown on final plat.
- Minimum Lot Sizes: See details, this sheet.
- Minimum Lot Setbacks: See details, this sheet.
- Phase 1A lies within Flood Zone 'X', Phase 1B within 'X' & 'AE', Phase 1C within 'X' & 'X (Shaded)', and Phase 1D within 'X' & 'X (Shaded)' according to FEMA FIRM PANEL #12053C0041E dated February 2, 2012, and #12053C0042D dated January 15, 2021.
- Maximum building height: 35'.

EXISTING SEVILLE PKWY AND CLUBHOUSE TO BE VACATED PRIOR TO DEVELOPMENT OF PHASE 1C & 1D



DATE	DESCRIPTION	BY
06-26-2025	FEMA FLOOD ZONE NOTE, PKWY NAME REVIEW SUBMITTAL	EKS BGS
04-02-2025	REVISIONS	

Clearview LAND DESIGN, P.L.
 Registered Business Number: RY28858
 3010 W Azeele St., Suite 150, Tampa, Florida 33609
 Office: 813-223-3919 Fax: 813-223-3975

MASTER CONDITIONAL PLAT

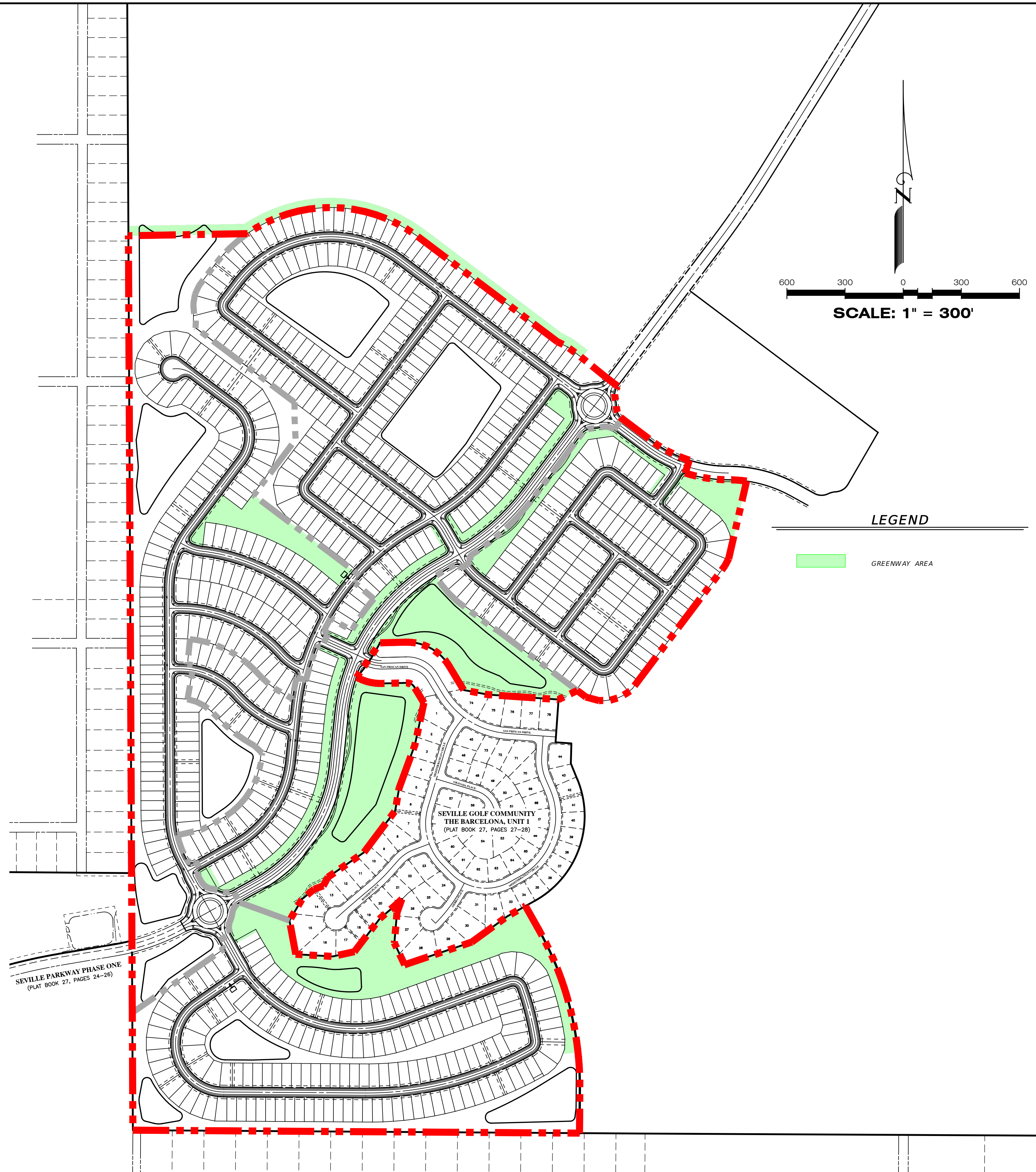
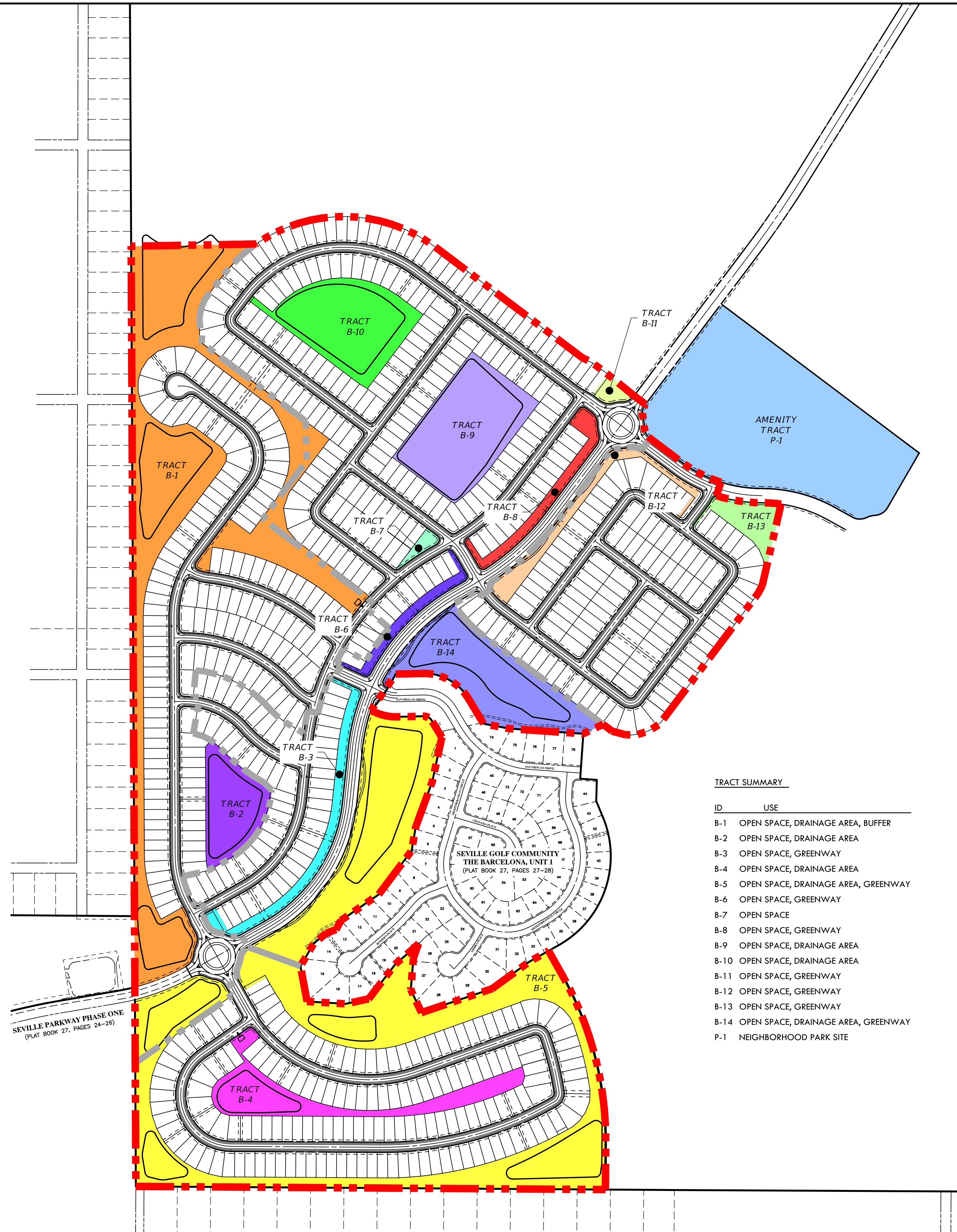
SEVILLE PHASE 1 CONDITIONAL PLAT

DATE: 6/26/2025 FILE: MPC.dwg
 DESIGN: BGS DRAWN: EKS
 PARCEL KEY: 1099992 ZONING PETITION: H-02-25
 PREPARED FOR: SV TAMPA LAND, LP

PARCEL # #R05 421 18 0000 0010 0000
 ELEVATIONS based on North American Vertical Datum 1988 (NAVD 88)
 Conversion from NAVD 88 to NGVD 29 = +0.00 Feet

DATE: 07/24/2025 PROJECT # #STW-SV-014 - #STV-SV-017
 BRIAN G. SURAK, P.E. NO. 59064 FLORIDA PROFESSIONAL ENGINEER

SHEET 4 OF 11 SHEETS



TRACT SUMMARY

ID	USE
B-1	OPEN SPACE, DRAINAGE AREA, BUFFER
B-2	OPEN SPACE, DRAINAGE AREA
B-3	OPEN SPACE, GREENWAY
B-4	OPEN SPACE, DRAINAGE AREA
B-5	OPEN SPACE, DRAINAGE AREA, GREENWAY
B-6	OPEN SPACE, GREENWAY
B-7	OPEN SPACE
B-8	OPEN SPACE, GREENWAY
B-9	OPEN SPACE, DRAINAGE AREA
B-10	OPEN SPACE, DRAINAGE AREA
B-11	OPEN SPACE, GREENWAY
B-12	OPEN SPACE, GREENWAY
B-13	OPEN SPACE, GREENWAY
B-14	OPEN SPACE, DRAINAGE AREA, GREENWAY
P-1	NEIGHBORHOOD PARK SITE

SEVILLE PARKWAY PHASE ONE
(PLAT BOOK 27, PAGES 24-26)

SEVILLE GOLF COMMUNITY
THE BARCELONA, UNIT 1
(PLAT BOOK 27, PAGES 27-28)

SEVILLE PARKWAY PHASE ONE
(PLAT BOOK 27, PAGES 24-26)

SEVILLE GOLF COMMUNITY
THE BARCELONA, UNIT 1
(PLAT BOOK 27, PAGES 27-28)

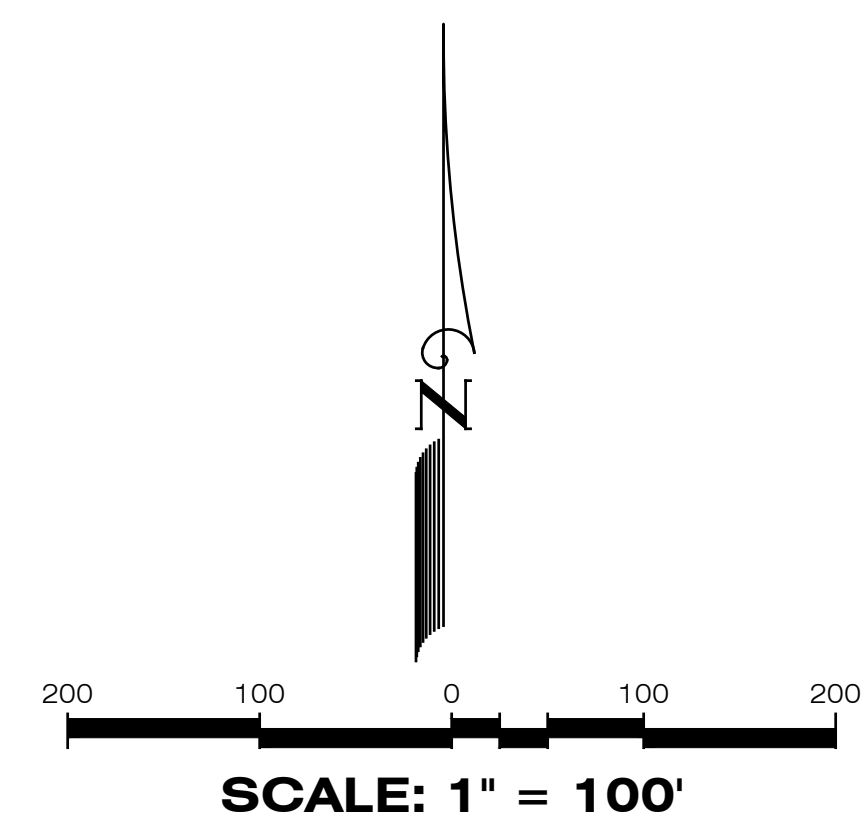
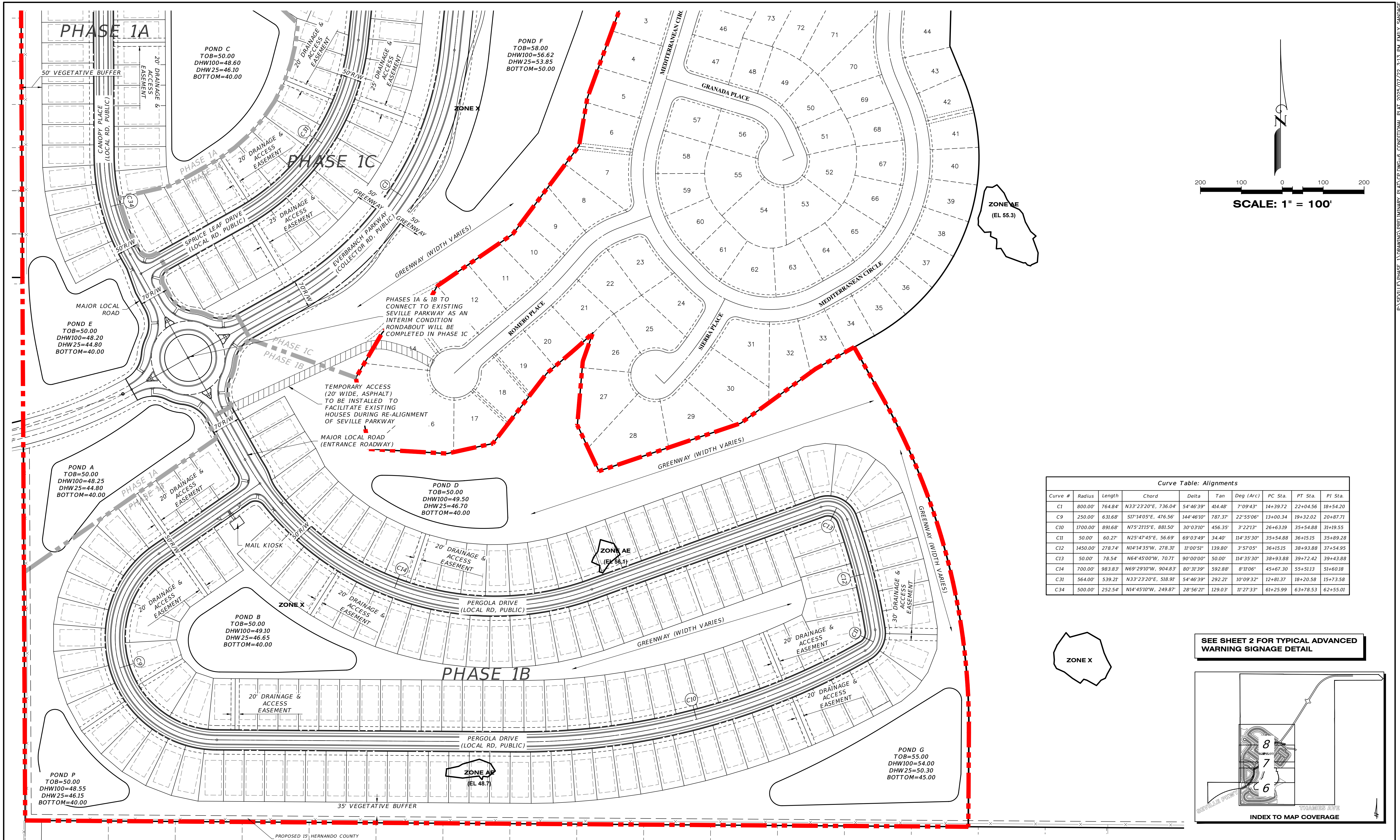
DATE	DESCRIPTION	BY
04-02-2025	REVIEW SUBMITTAL	BGS
	REVISIONS	

Clearview
LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azelea St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 07/22/2025
BRIAN G. SURAK, P.E. NO. 59064
FLORIDA PROFESSIONAL ENGINEER

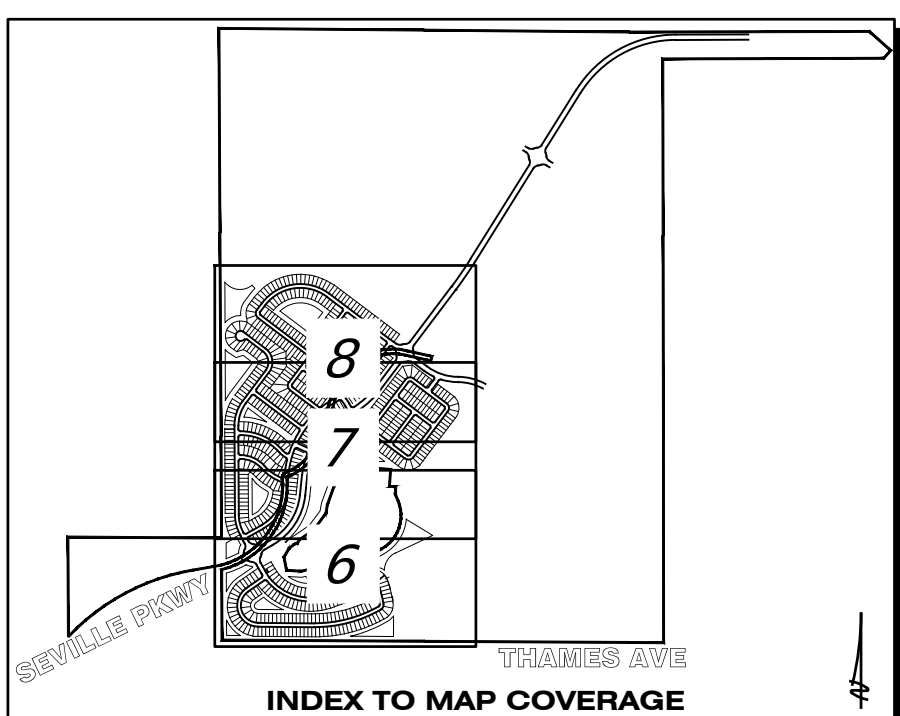
JOB NO. STW-SEV-001		TRACT & GREENWAY MAP	
DATE 6/26/2025	FILE TRACT.dwg	SEVILLE PHASE 1 CONDITIONAL PLAT	
DESIGN BGS	DRAWN EKS	PREPARED FOR SV TAMPA LAND, LP	
PARCEL KEY 1099992	ZONING PETITION H-02-25	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet	
PARCEL # #R05 421 18 0000 0010 0000	PROJECT # #STW-SV-014 - #STV-SV-017	SHEET 5 OF 11 SHEETS	



Curve Table: Alignments

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C1	800.00'	764.84'	N33°23'20"E, 736.04'	54°46'39"	414.48'	7°09'43"	14+39.72	22+04.56	18+54.20
C9	250.00'	631.68'	S17°14'05"E, 476.56'	144°46'10"	787.37'	22°55'06"	13+00.34	19+32.02	20+87.71
C10	1700.00'	891.68'	N75°21'15"E, 881.50'	30°03'10"	456.35'	3°22'13"	26+63.19	35+54.88	31+19.55
C11	50.00'	60.27'	N25°47'45"E, 56.69'	69°03'49"	34.40'	114°35'30"	35+54.88	36+15.15	35+89.28
C12	1450.00'	278.74'	N14°14'35"W, 278.31'	11°00'51"	139.80'	3°57'05"	36+15.15	38+93.88	37+54.95
C13	50.00'	78.54'	N64°45'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	38+93.88	39+72.42	39+43.88
C14	700.00'	983.83'	N69°29'10"W, 904.83'	80°31'39"	592.88'	8°11'06"	45+67.30	55+51.13	51+60.18
C31	564.00'	539.21'	N33°23'20"E, 518.91'	54°46'39"	292.21'	10°09'32"	12+81.37	18+20.58	15+73.58
C34	500.00'	252.54'	N14°45'10"W, 249.87'	28°56'21"	129.03'	11°27'33"	61+25.99	63+78.53	62+55.01

SEE SHEET 2 FOR TYPICAL ADVANCED WARNING SIGNAGE DETAIL



<p>Clearview LAND DESIGN, P.L.</p> <p>Registered Business Number: RY28858 3010 W Azeale St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</p> <p><small>This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</small></p> <p>DATE: 07/24/2025 BRIAN G. SURAK, P.E. NO. 59064 FLORIDA PROFESSIONAL ENGINEER</p>		JOB NO: STW-SEV-001 DATE: 6/26/2025 DESIGN: BGS PARCEL KEY: 1099992 PROJECT #: #STW-SV-014 - #STV-SV-017	FILE: CP.dwg DRAWN: EKS ZONING PETITION: H-02-25 PREPARED FOR: SV TAMPA LAND, LP Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet	CONDITIONAL PLAT SEVILLE PHASE 1 CONDITIONAL PLAT SHEET 6 OF 11 SHEETS
06-26-2025 SIGNAGE NOTE 04-02-2025 REVIEW SUBMITTAL	EKS BGS			
DATE DESCRIPTION BY REVISIONS				

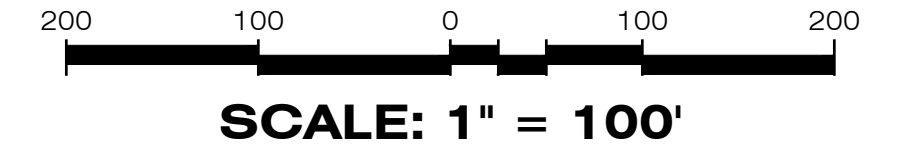
P:\SEVILLE\PHASE 1\DRAWINGS\PRELIMINARY PLAT\CP.DWG-6 CONDITIONAL PLAT 2025/07/22 3:13 PM EMILY SANDAGE

POND K
 TOB=45.00
 DHW100=43.90
 DHW25=40.95
 BOTTOM=35.00

POND J
 TOB=65.00
 DHW100=64.30
 DHW25=61.40
 BOTTOM=55.00

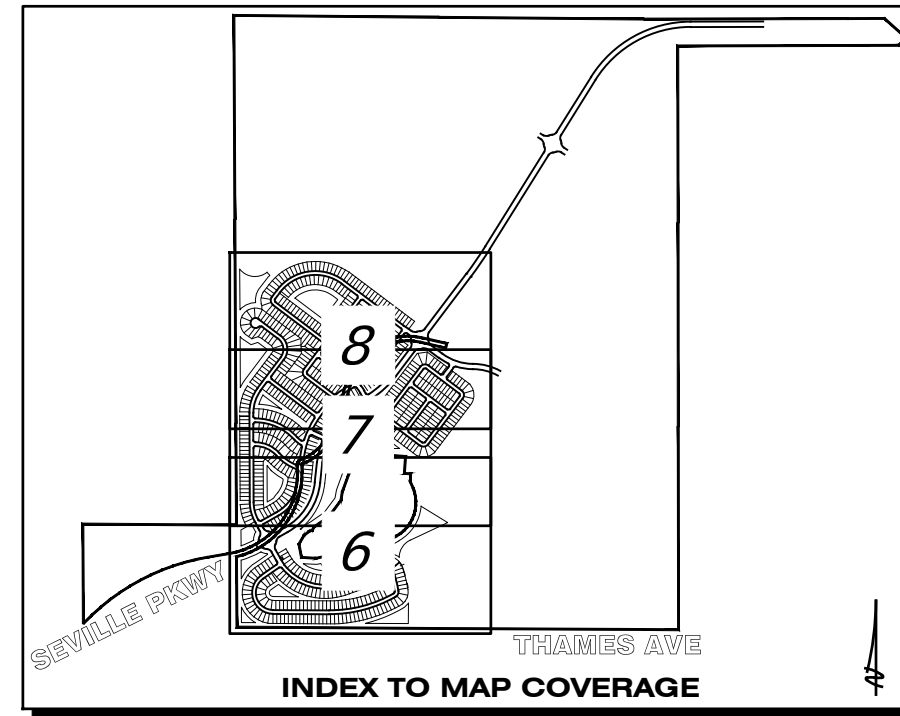
POND C
 TOB=50.00
 DHW100=48.60
 DHW25=46.10
 BOTTOM=40.00

POND F
 TOB=58.00
 DHW100=56.62
 DHW25=53.85
 BOTTOM=50.00



SEE SHEET 2 FOR TYPICAL ADVANCED WARNING SIGNAGE DETAIL

Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C1	800.00'	764.84'	N33°23'20"E, 736.04'	54°46'39"	414.48'	7°09'43"	14+39.72	22+04.56	18+54.20	
C2	1000.00'	942.48'	N33°00'00"E, 907.98'	54°00'00"	509.53'	5°43'46"	24+68.29	34+10.76	29+77.81	
C3	1200.00'	481.71'	N48°30'00"E, 478.48'	23°00'00"	244.14'	4°46'29"	35+40.50	40+22.21	37+84.65	
C15	388.00'	330.34'	S65°53'26"E, 320.45'	48°46'53"	175.93'	14°46'00"	10+50.00	13+80.34	12+25.93	
C16	612.00'	356.82'	S58°12'10"E, 351.79'	33°24'20"	183.64'	9°21'43"	13+80.34	17+37.16	15+63.98	
C17	700.00'	595.98'	S65°53'26"E, 578.14'	48°46'53"	317.40'	8°11'06"	10+50.00	16+45.98	13+67.40	
C18	300.00'	142.74'	S55°07'49"E, 141.39'	27°15'38"	72.75'	19°05'55"	16+45.98	17+88.71	17+18.72	
C19	200.00'	75.33'	S72°44'35"E, 74.89'	21°34'50"	38.12'	28°38'52"	10+41.42	11+16.75	10+79.53	
C20	1002.00'	577.11'	S67°02'00"E, 569.17'	33°00'00"	296.81'	5°43'05"	11+16.75	16+93.86	14+13.55	
C23	50.00'	78.54'	N08°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	14+71.79	15+50.33	15+21.79	
C24	300.00'	120.43'	S41°30'00"E, 119.62'	23°00'00"	61.04'	19°05'55"	16+04.04	17+24.46	16+65.07	
C25	400.00'	160.57'	S41°30'00"E, 159.49'	23°00'00"	81.38'	14°19'26"	18+89.19	20+49.76	19+70.57	
C26	50.00'	78.54'	N82°00'00"E, 70.71'	90°00'00"	50.00'	114°35'30"	28+01.60	28+80.14	28+51.60	
C27	50.00'	78.54'	N08°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	36+30.14	37+08.68	36+80.14	
C28	50.00'	78.54'	S82°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	42+48.68	43+27.22	42+98.68	
C30	700.00'	437.03'	S70°53'08"E, 429.97'	35°46'17"	225.90'	8°11'06"	45+72.02	50+09.05	47+97.92	
C31	564.00'	539.21'	N33°23'20"E, 518.91'	54°46'39"	292.21'	10°09'32"	12+81.37	18+20.58	15+73.58	
C32	1236.00'	1164.90'	N33°00'00"E, 1122.26'	54°00'00"	629.77'	4°38'08"	20+84.31	32+49.21	27+14.08	
C33	964.00'	386.97'	N48°30'00"E, 384.38'	23°00'00"	196.13'	5°56'37"	33+78.95	37+65.92	35+75.08	
C34	500.00'	252.54'	N14°45'10"W, 249.87'	28°56'21"	129.03'	11°27'33"	61+25.99	63+78.53	62+55.01	
C35	500.00'	325.36'	N18°21'30"E, 319.65'	37°17'00"	168.67'	11°27'33"	75+45.77	78+71.13	77+14.44	
C37	300.00'	95.75'	N27°51'23"E, 95.35'	18°17'14"	48.29'	19°05'55"	11+55.00	12+50.75	12+03.29	



06-26-2025	SIGNAGE NOTE, CENTERLINE RAD. 19 & 37	EKS
04-02-2025	REVIEW SUBMITTAL	BGS
DATE	DESCRIPTION	BY
	REVISIONS	

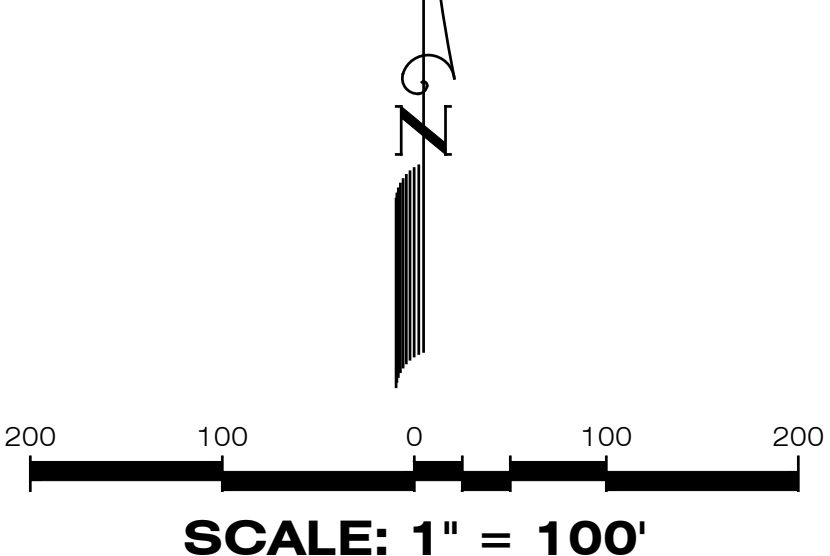
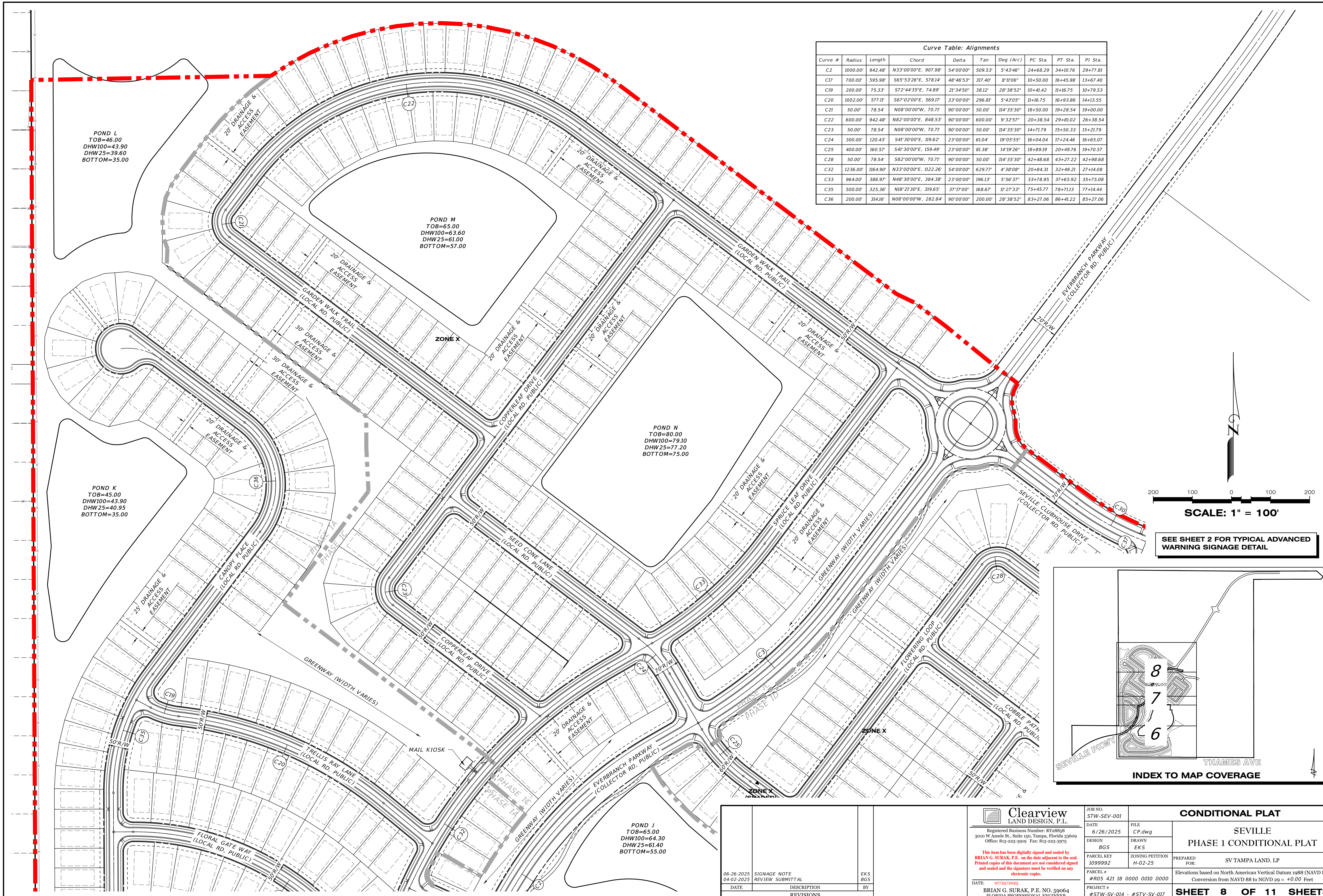
Clearview
 LAND DESIGN, P.L.
 Registered Business Number: RY28858
 3010 W Azeele St., Suite 150, Tampa, Florida 33609
 Office: 813-223-3919 Fax: 813-223-3975

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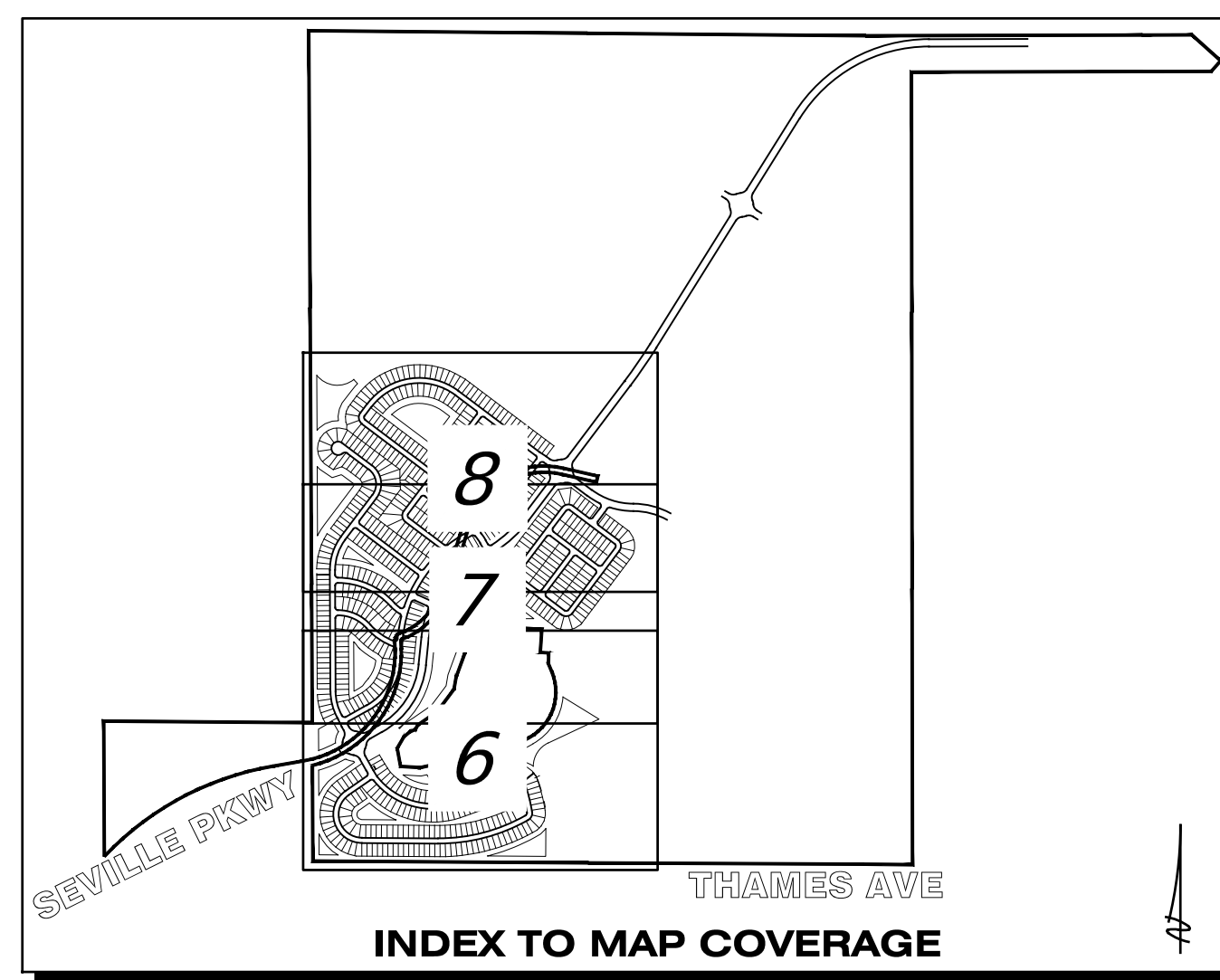
DATE: 07/29/2025
 PROJECT #
 BRIAN G. SURAK, P.E. No. 59064
 FLORIDA PROFESSIONAL ENGINEER

JOB NO. STW-SEV-001	FILE CP.dwg	CONDITIONAL PLAT	
DATE 6/26/2025	DRAWN EKS	SEVILLE	
DESIGN BGS	ZONING PETITION H-02-25	PHASE 1 CONDITIONAL PLAT	
PARCEL KEY 1099992	PREPARED FOR SV TAMPA LAND, LP		
PARCEL # #R05 421 18 0000 0010 0000	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet		
PROJECT # #STW-SV-014 - #STV-SV-017	SHEET 7 OF 11 SHEETS		

Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C2	1000.00'	942.48'	N33°00'00"E, 907.98'	54°00'00"	509.53'	5°43'46"	24+68.29	34+10.76	29+77.81	
C17	700.00'	595.98'	S65°53'26"E, 578.14'	48°46'53"	317.40'	8°11'06"	10+50.00	16+45.98	13+67.40	
C19	200.00'	75.33'	S72°44'35"E, 74.89'	21°34'50"	38.12'	28°38'52"	10+41.42	11+16.75	10+79.53	
C20	1002.00'	577.11'	S67°02'00"E, 569.17'	33°00'00"	296.81'	5°43'05"	11+16.75	16+93.86	14+13.55	
C21	50.00'	78.54'	N08°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	18+50.00	19+28.54	19+00.00	
C22	600.00'	942.48'	N82°00'00"E, 848.53'	90°00'00"	600.00'	9°32'57"	20+38.54	29+81.02	26+38.54	
C23	50.00'	78.54'	N08°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	14+71.79	15+50.33	15+21.79	
C24	300.00'	120.43'	S41°30'00"E, 119.62'	23°00'00"	61.04'	19°05'55"	16+04.04	17+24.46	16+65.07	
C25	400.00'	160.57'	S41°30'00"E, 159.49'	23°00'00"	81.38'	14°19'26"	18+89.19	20+49.76	19+70.57	
C28	50.00'	78.54'	S82°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	42+48.68	43+27.22	42+98.68	
C32	1236.00'	1164.90'	N33°00'00"E, 1122.26'	54°00'00"	629.77'	4°38'08"	20+84.31	32+49.21	27+14.08	
C33	964.00'	386.97'	N48°30'00"E, 384.38'	23°00'00"	196.12'	5°56'37"	33+78.95	37+65.92	35+75.08	
C35	500.00'	325.36'	N18°21'30"E, 319.65'	37°17'00"	168.67'	11°27'33"	75+45.77	78+71.13	77+14.44	
C36	200.00'	314.16'	N08°00'00"W, 282.84'	90°00'00"	200.00'	28°38'52"	83+27.06	86+41.22	85+27.06	



SEE SHEET 2 FOR TYPICAL ADVANCED WARNING SIGNAGE DETAIL



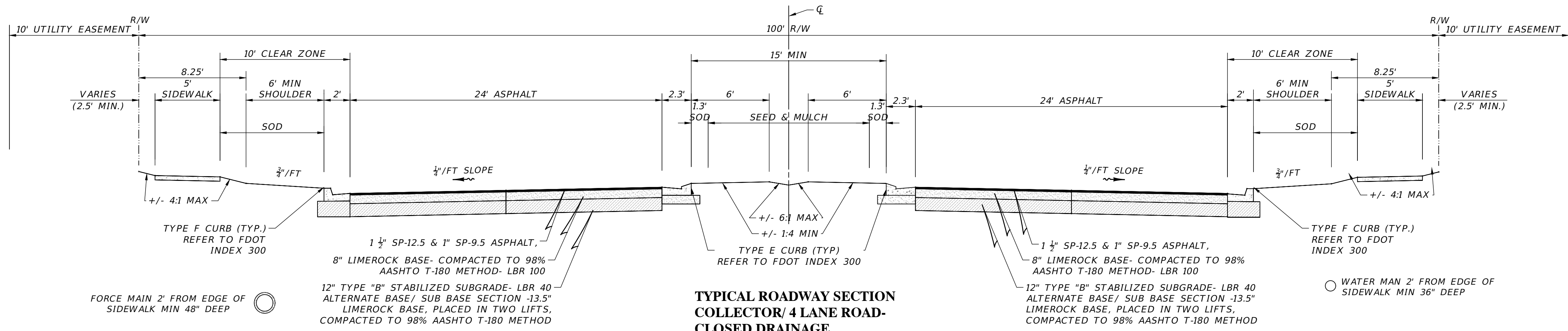
DATE	DESCRIPTION	BY
06-26-2025	SIGNAGE NOTE	EKS
04-02-2025	REVIEW SUBMITTAL	BGS
	REVISIONS	

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 Registered Business Number: RY28858
 3010 W Azeele St., Suite 150, Tampa, Florida 33609
 Office: 813-223-3919 Fax: 813-223-3975

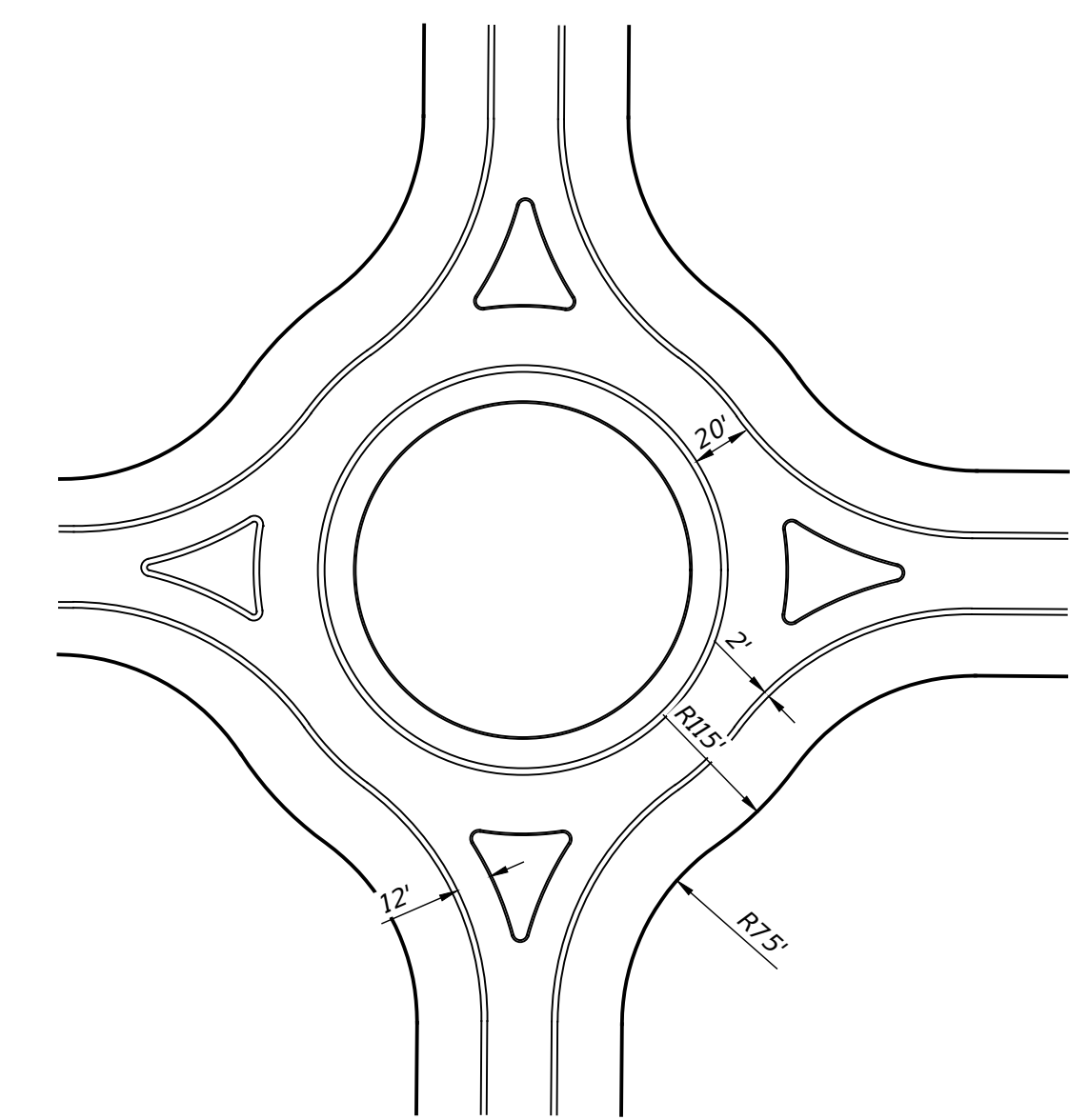
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DATE: 07/21/2025
 BRIAN G. SURAK, P.E. NO. 59064
 FLORIDA PROFESSIONAL ENGINEER

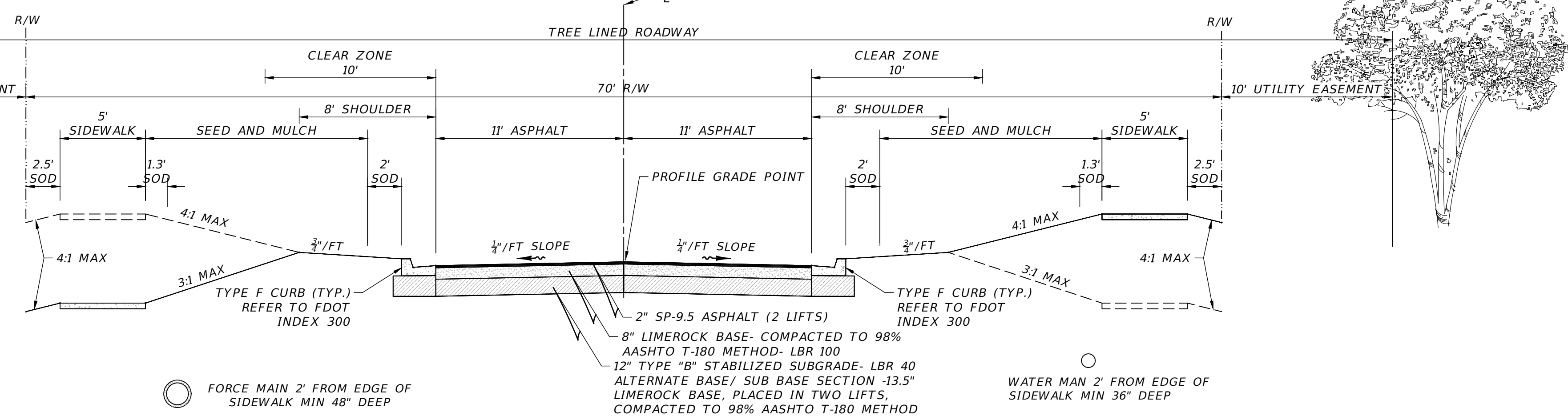
JOB NO. STW-SEV-001		CONDITIONAL PLAT	
DATE: 6/26/2025	FILE: CP.dwg	SEVILLE	
DESIGN: BGS	DRAWN: EKS	PHASE 1 CONDITIONAL PLAT	
PARCEL KEY: 1099992	ZONING PETITION: H-02-25	PREPARED FOR: SV TAMPA LAND, LP	
PARCEL #: #R05 421 18 0000 0010 0000		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet	
PROJECT #: #STW-SV-014 - #STV-SV-017		SHEET 8 OF 11 SHEETS	



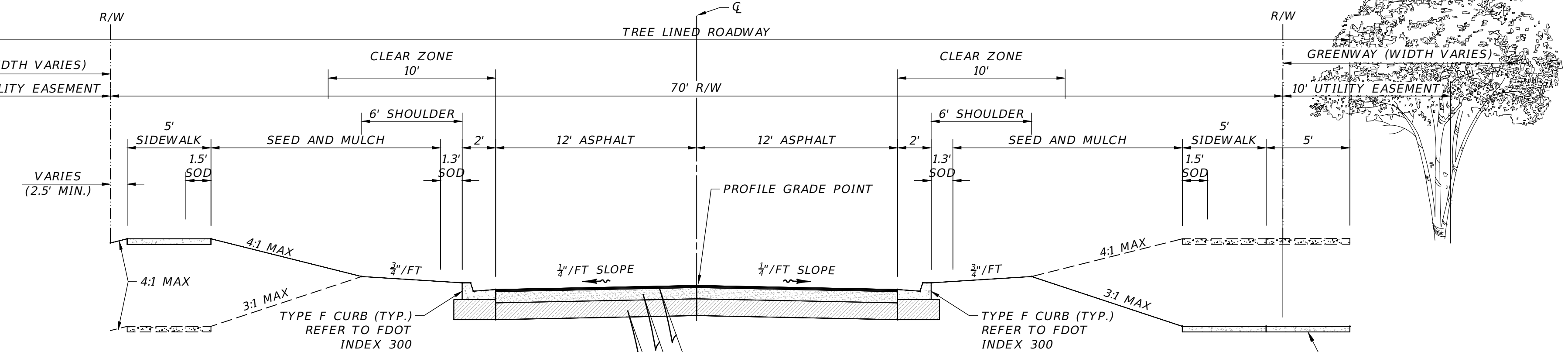
**TYPICAL ROADWAY SECTION
COLLECTOR/ 4 LANE ROAD-
CLOSED DRAINAGE
100' RIGHT-OF-WAY
DESIGN SPEED = 40 MPH**
SCALE: 1" = 5'



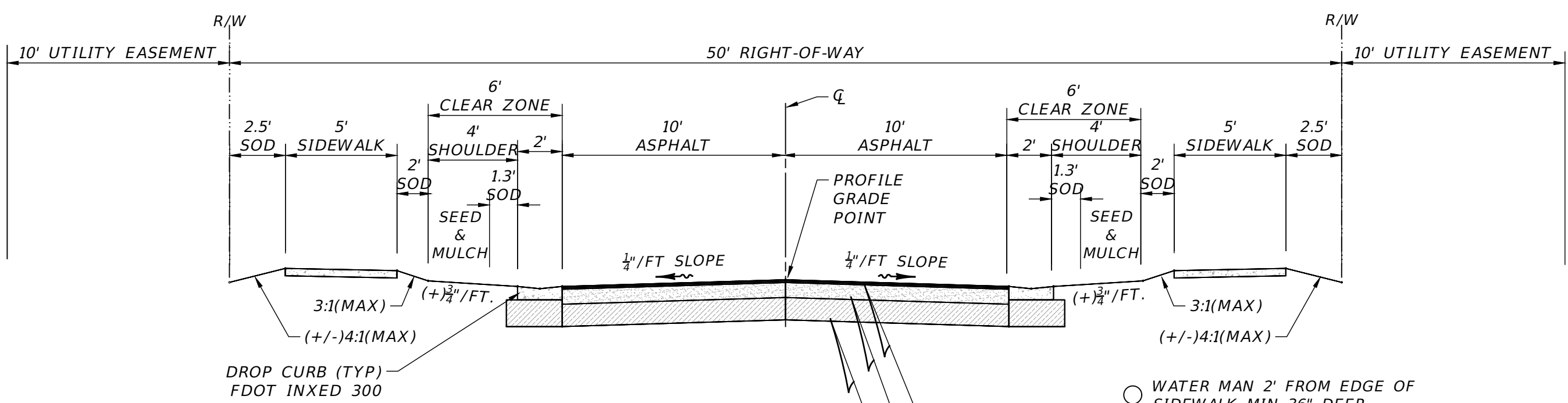
**EVERBRANCH PARKWAY ROUNDABOUT DETAIL
DESIGN SPEED = 35 MPH**
SCALE: NOT TO SCALE



**TYPICAL ROADWAY SECTION
MAJOR LOCAL/COMMERCIAL
2 LANE- CLOSED DRAINAGE
70' RIGHT-OF-WAY
DESIGN SPEED = 35 MPH**
SCALE: 1" = 5'



**TYPICAL ROADWAY SECTION
COLLECTOR/ 2 LANE- CLOSED DRAINAGE
70' RIGHT-OF-WAY
DESIGN SPEED = 35 MPH**
SCALE: 1" = 5'

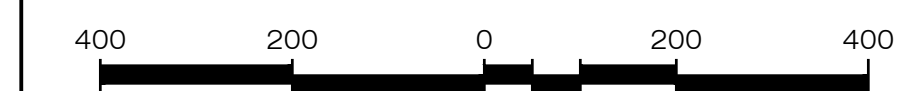


**TYPICAL ROADWAY SECTION
LOCAL ROAD- CLOSED DRAINAGE
50' RIGHT-OF-WAY
DESIGN SPEED = 30 MPH**
SCALE: 1" = 5'

DATE	DESCRIPTION	BY
06-26-2025	ROW & SIDEWALK SPACING, PKWY NAME	EKS
04-02-2025	REVIEW SUBMITTAL	BGS
	REVISIONS	

Clearview LAND DESIGN, P.L.		TYPICAL ROADWAY SECTIONS	
Registered Business Number: RY28858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975	DATE: 6/26/2025	FILE: RS.dwg	SEVILLE PHASE 1 CONDITIONAL PLAT
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DATE: 07/29/2025	PARCEL KEY: 1099992	ZONING PETITION: H-02-25	PREPARED FOR: SV TAMPA LAND, LP
BRIAN G. SURAK, P.E. NO. 59064 FLORIDA PROFESSIONAL ENGINEER	PROJECT #: #STW-SV-014 - #STV-SV-017	PARCEL #: #R05 421 18 0000 0010 0000	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet
			SHEET 9 OF 11 SHEETS

PA:SEVILLE PHASE 1 DRAWINGS PRELIMINARY PLAN VS DWG-9 TYPICAL ROADWAY SECTIONS 2025/07/22 3:13 PM EMILY SANDAGE

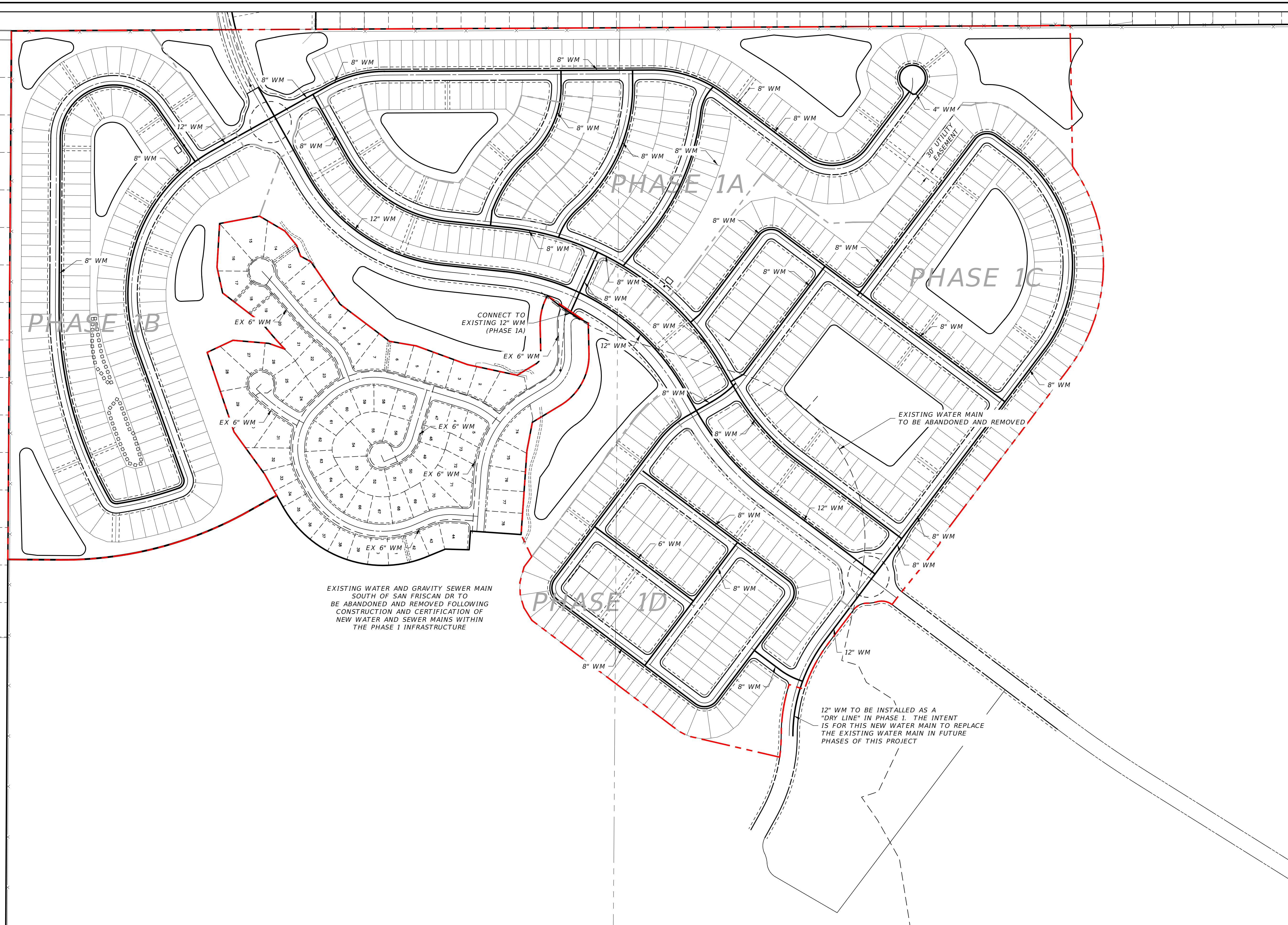


SCALE: 1" = 200'

WATER DEMAND CALCULATIONS

708 LOTS X 390 GPD LOT = 276,120 GPD
PEAK FACTOR: 3.21*
276,120 X 3.21 = 616 GPM

*PEAK FACTOR FOR RESIDENTIAL SUBDIVISIONS BETWEEN 2,000-5,000 LOTS USED AS THIS COMMUNITY WILL ULTIMATELY HAVE +/- 3,100 LOTS WITH ASSOCIATED AMENITIES



EXISTING WATER AND GRAVITY SEWER MAIN SOUTH OF SAN FRISCAN DR TO BE ABANDONED AND REMOVED FOLLOWING CONSTRUCTION AND CERTIFICATION OF NEW WATER AND SEWER MAINS WITHIN THE PHASE 1 INFRASTRUCTURE

CONNECT TO EXISTING 12" WM (PHASE 1A)

EXISTING WATER MAIN TO BE ABANDONED AND REMOVED

12" WM TO BE INSTALLED AS A "DRY LINE" IN PHASE 1. THE INTENT IS FOR THIS NEW WATER MAIN TO REPLACE THE EXISTING WATER MAIN IN FUTURE PHASES OF THIS PROJECT

STREET LIGHTING WILL NOT CONFLICT WITH PROPOSED UTILITIES

06-26-2025	STREET LIGHTING NOTE	EKS
04-02-2025	REVIEW SUBMITTAL	BGS
DATE	DESCRIPTION	BY
	REVISIONS	

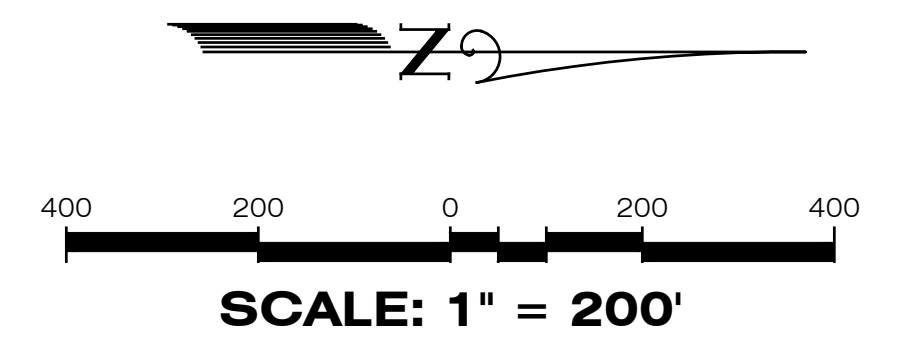
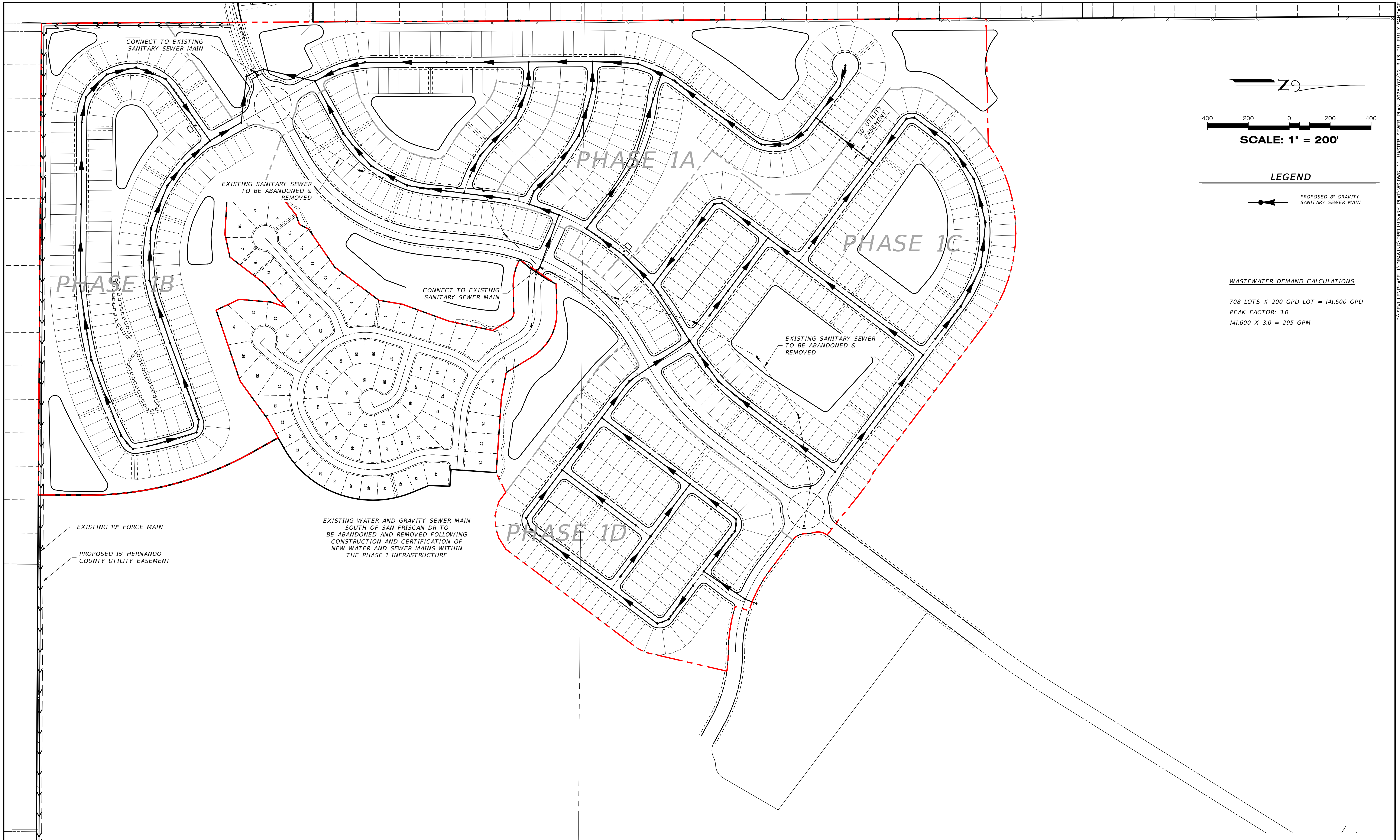


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3010 W Azele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 07/24/2025
BRIAN G. SURAK, P.E. NO. 59064
FLORIDA PROFESSIONAL ENGINEER

JOB NO. STW-SEV-001	FILE WS.dwg	MASTER WATER PLAN	
DATE 6/26/2025	DRAWN EKS	SEVILLE PHASE 1 CONDITIONAL PLAT	
DESIGN BGS	ZONING PETITION H-02-25	PREPARED FOR:	SV TAMPA LAND, LP
PARCEL KEY 1099992	PARCEL # #R05 421 18 0000 0010 0000	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet	
PROJECT # #STW-SV-014 - #STV-SV-017	SHEET 10 OF 11 SHEETS		



LEGEND

	PROPOSED 8" GRAVITY SANITARY SEWER MAIN
--	---

WASTEWATER DEMAND CALCULATIONS

708 LOTS X 200 GPD LOT = 141,600 GPD
 PEAK FACTOR: 3.0
 141,600 X 3.0 = 295 GPM

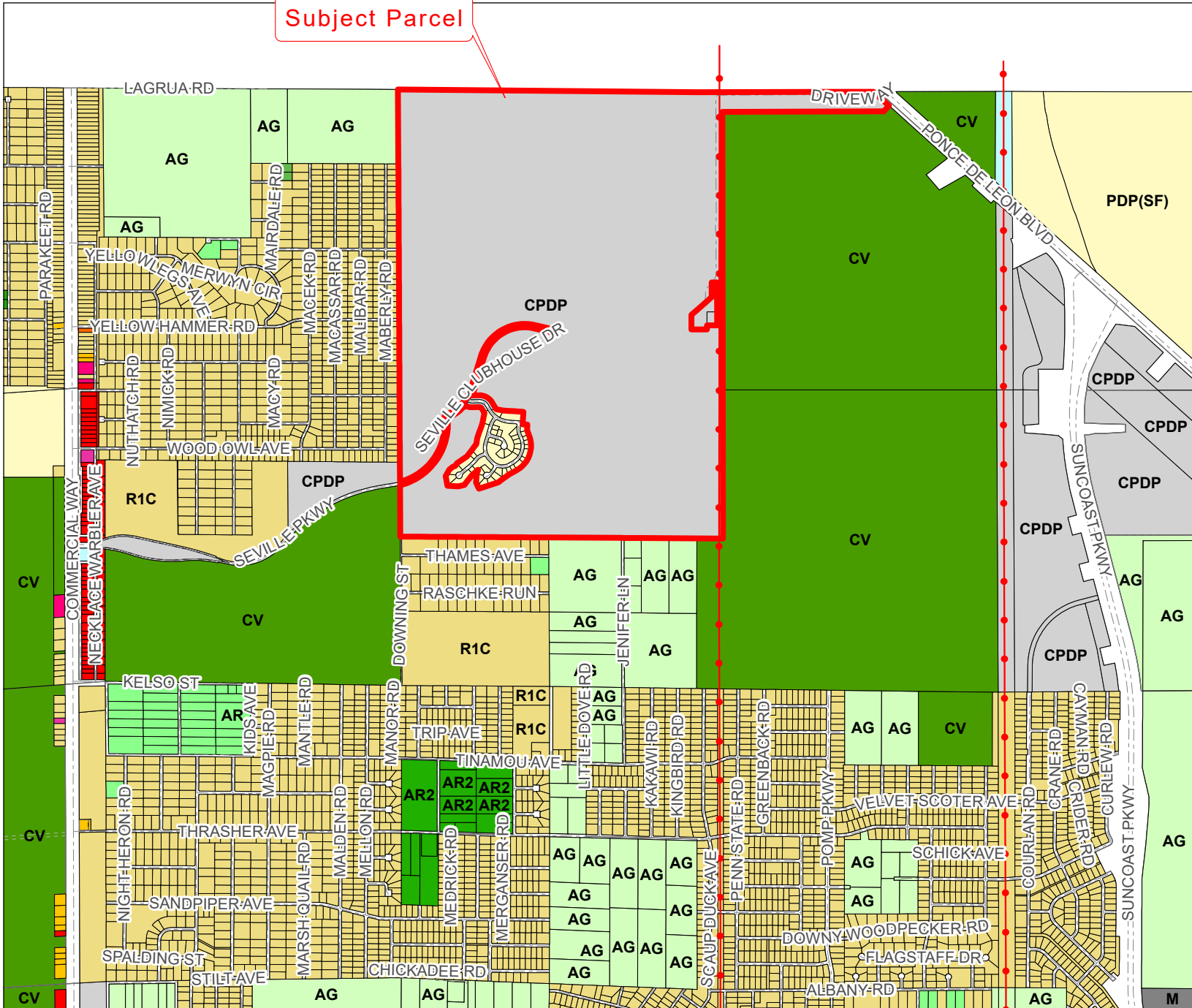
04-02-2025 REVIEW SUBMITTAL BGS DATE DESCRIPTION BY REVISIONS		 Registered Business Number: RY28858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. DATE: 07/26/2025 BRIAN G. SURAK, P.E. NO. 59064 FLORIDA PROFESSIONAL ENGINEER	JOB NO. STW-SEV-001	MASTER SEWER PLAN	
			DATE 6/26/2025	FILE WS.dwg	SEVILLE PHASE 1 CONDITIONAL PLAT
		DESIGN BGS	DRAWN EKS		
		PARCEL KEY 1099992	ZONING PETITION H-02-25	PREPARED FOR SV TAMPA LAND, LP	
		PARCEL # #R05 421 18 0000 0010 0000	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet		
		PROJECT # #STW-SV-014 - #STV-SV-017	SHEET 11 OF 11 SHEETS		

P:\SEVILLE\PHASE 1\DRAWINGS\PRELIMINARY PLAN\WS-DWG-11 MASTER SEWER PLAN 2025/07/22 3:13 PM EMILY SANDAGE

1494521

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.

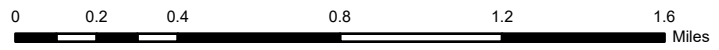
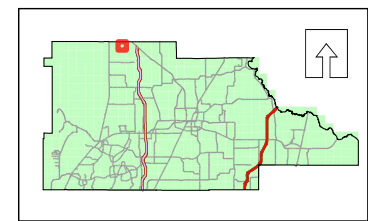
Subject Parcel



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

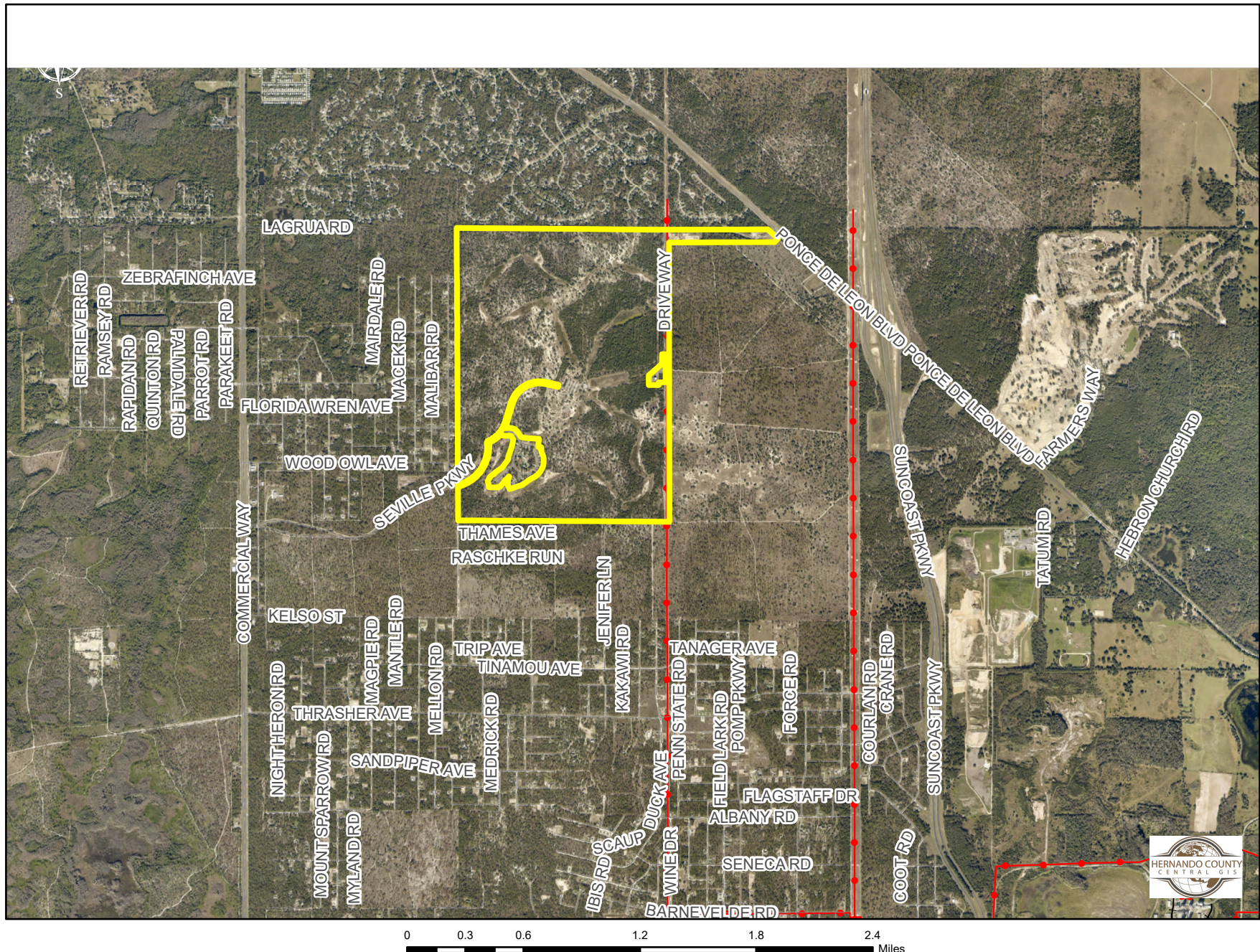
City Zoning Pending



1494521

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.





Learn it. Love it. Live it.

August 20, 2025

Hernando County Planning Department
 Lashaundra Ellison, Planner II
 1653 Blaise Drive
 Brooksville, Florida 34601

**RE: SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
 Finding of Available School Capacity**

Ms. Ellison,

The School District has revised its school concurrency analysis of the proposed residential development referenced above, based on information we recently received from your department, identifying several inactive developments for which we have been reserving school capacity until now. The application data and our revised findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Seville Phase 1
APPLICATION TYPE	School Concurrency Analysis
OWNER / DEVELOPER	SV Tampa Land, LP / Starwood Homes
PARCEL KEY NUMBER(S)	1099992
LOCATION / ADDRESS	Seville Parkway, 1 mile east of U.S. Hwy 19.
PROJECT ACREAGE	244.41 acres, more or less
LAND USE DESIGNATION	CURRENT: Agricultural - Residential
ZONING	CURRENT: PDP (SF)
PROPOSED DWELLING UNITS	SINGLE FAM: 708 MULTI FAM: 0 TOWNHS: 0

CAPACITY CALCULATIONS Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS	STUDENT GENERATION RATE 1	STUDENTS PER UNIT TYPE
Single Family	708	0.300	213
Multi Family	0	0.188	0
Townhouse	0	0.159	0
TOTAL NUMBER OF STUDENTS			213

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	98
6-8	23 %	49
9-12	31 %	66

[1 Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August 2022.]

**SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
Finding of Available School Capacity**

CONCURRENCY SERVICE AREA ² (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED ³	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING LEVEL OF SVC. (F ÷ (A+B))
Winding Waters K-8	1628	330	1615	282	12 ^{ES} + 49 ^{MS}	1958	100%
Pine Grove ES	1488	0	946	497	45	1488	100%
Westside ES	776	0	514	170	41	764	98%
Weeki Wachee HS	1611	375	1444	540	1	1986	100%
Central HS	1888	0	1447	396	45	1888	100%
Hernando HS	1654	0	1301	310	2	1613	98%
Springstead HS	2003	0	1857	128	18	2003	100%

[² There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

[³ As published on the district’s website, 10-11-2024.]

CAPACITY FINDINGS The Hernando County School District Level of Service (LOS) is 100% of school capacity.

At the elementary school level, adequate capacity is available for only 12 of 98 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8. However, capacity is available for 9 and 77 students, respectively, in the adjacent CSAs of Pine Grove ES and Westside ES, shown as shaded in the table above.

At the middle school level, adequate capacity is available for 49 students at the assigned CSA of Winding Waters K-8.

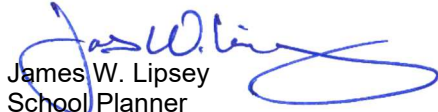
At the high school level, adequate capacity is available for only 1 of 66 students in the assigned CSA of Weeki Wachee HS. However, capacity is available for 45, 2, and 18 students, respectively, in the adjacent CSAs of Central HS, Hernando HS, and Springstead HS, shown as shaded in the table above.

COMMENT

This *Finding of Available School Capacity* for concurrency may be relied upon for a period of one (1) year from the date of issuance. If a development order is not obtained during this period, this *Finding of Available School Capacity* will expire, its reserved capacity shall be released, and the applicant must reapply. Once the local government issues the development order, this *Finding of Available School Capacity* shall run with the life of the development order. Requests for extensions or renewals thereof shall require a new review and concurrence of the School District. If at any time a development order or final development order expires, is revoked, or is otherwise deemed invalid, this *Finding of Available School Capacity* shall also be deemed null and void, its reserved capacity shall be released, and the applicant must reapply.

Should you have any questions concerning this report, please do not hesitate to contact me.

Regards,


James W. Lipsey
School Planner
Hernando County School District
PHONE: (352) 797-7050, ext. 71410
EMAIL: lipsey_j@hcsb.k12.fl.us

**SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
Finding of Available School Capacity**

Copies to: Omar DePablo, Director, Hernando Co. Development Services
Brian Ragan, Director of Facilities, HCSD
Ralph Leath, Director of Transportation, HCSD
Dawn Williams, Supervisor of School Choice, HCSD
Steve Crognale, Executive Director of Support Operations, HCSD
Caroline Mockler, Esq. Staff Counsel, HCSD
Brian G. Surak, P.E., Sr. Project Manager, Clearview Land Design, P.L.
Christopher J. Wilson, C.J. Wilson Law, P.A.
Kami Corbett, Shareholder, Hill Ward Henderson

REZONING FILE #H-02-25

PETITIONER: NACHUM KALKA

PURPOSE: MASTER PLAN REVISION TO ALLOW A MIXTURE OF USES INCLUDING (NC) (GC) (OP)(SF) (MF) (RR) (REC),REDUCTION IN SETBACKS, MODIFICATION OF LOT SIZES, RELOCATION OR ROADWAY, ROADWAY DESIGN DEVIATIONS, INCREASE IN BUILDING HEIGHT, AND DENYING THE REQUEST FOR PARKING DEVIATION AND APPROVAL OF A MASTER SIGNANGE PLAN WITH PERFORMANCE CONDITIONS AS ENUMERATED IN THE STAFF RESULTS MEMO.

GENERAL LOCATION: END OF US 19, WEST OF US98 AND NORTH OF THRASHER DRIVE

LEGAL DESCRIPTION: A PORTION OF SECTIONS 3,4,5,7,8,9,10 & 16, TOWNSHIP 21 SOUTH, RANGE 18 EAST, AND SECTION 12, TOWNSHIP 21 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FL

**SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
Finding of Available School Capacity**

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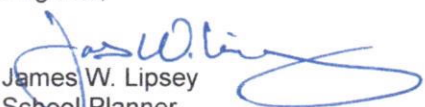
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Regards,


James W. Lipsey
School Planner
Hernando County School District
PHONE: (352) 797-7050, ext. 71410
EMAIL: lipsey_j@hcsb.k12.fl.us



August 20, 2025

Hernando County Planning Department
Lashaundra Ellison, Planner II
1653 Blaise Drive
Brooksville, Florida 34601

**RE: SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
Finding of Available School Capacity**

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OWNER / DEVELOPER	SV Tampa Land, LP / Starwood Homes		
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LOCATION / ADDRESS	Seville Parkway, 1 mile east of U.S. Hwy 19.		
PROJECT ACREAGE	244.41 acres, more or less		
LAND USE DESIGNATION	CURRENT: Agricultural - Residential		
ZONING	CURRENT: PDP (SF)		
PROPOSED DWELLING UNITS	SINGLE FAM: 708	MULTI FAM: 0	TOWNHNS: 0

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TOTAL NUMBER OF STUDENTS			213

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	98
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9-12	31 %	66

[¹ Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August 2022.]

CP 1494521 - Public Comment

HERNANDO COUNTY SCHOOL DISTRICT CONCURRENCY DEFICIT SUMMARY REPORT

July 16, 2025

INTRODUCTION

According to a recent Redfin report¹, while median home prices in Hernando County are up 4.0% compared to last year, the number of homes sold has decreased by 6.3%. Despite the cooling market, however, plans for residential development in Hernando County have continued marching forward, seemingly undeterred. As school concurrency applications continue to arrive in a steady stream, the pressure on school capacity available for future developments has reached a tipping point.

In the past 12 months, district staff have received 30 school concurrency applications for developments with various housing types including single family, duplex/villa, multifamily, and townhomes. The combined total of 9,354 dwelling units in these 30 developments is expected to generate 2,563 students. (1,026 ES, 743 MS, and 794 HS). Factoring in current enrollment and capacity reserved for previously approved developments, adequate capacity has typically been available – until recently. This report summarizes the 11 developments for which there is currently at least some capacity deficit for the number of students expected to be generated by each development.

¹ <https://www.redfin.com/county/462/FL/Hernando-County/housing-market>

1. PINERY (fka SEVILLE PHASE 1)

Winding Waters K-8 / Weeki Wachee HS

General Location:	South of Citrus County line, East of U.S. Hwy 19			
Dwelling Units:	708 single family			
Students Generated:	ES = 98	MS = 49	HS = 66	TOTAL = 213
Capacity Available:	ES = 98	MS = 49	HS = 15	TOTAL = 162
Capacity Deficit:	ES = 0	MS = 0	HS = (51)	TOTAL = (51)



2. TRAILS AT RIVARD

Moton ES / Parrott MS / Hernando HS

General Location:	North of Ayers Rd, East of U.S. 41			
Dwelling Units:	240 single family			
Students Generated:	ES = 33	MS = 17	HS = 22	TOTAL = 72
Capacity Available:	ES = 33	MS = 17	HS = 12	TOTAL = 62
Capacity Deficit:	ES = 0	MS = 0	HS = (10)	TOTAL = (10)





Planning & Zoning Commission

Meeting: 09/08/2025
Department: P&Z Agenda Item
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16352
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CP 1491789 Woodland Oaks

BRIEF OVERVIEW

Conditional Plat for Woodland Oaks

FINANCIAL IMPACT

No Financial Impact

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the Conditional Plat for Woodland Oaks.

REVIEW PROCESS

Omar DePablo	Escalated	08/26/2025	4:18 PM
KayMarie Griffith	Escalated	08/27/2025	4:18 PM
Omar DePablo	Escalated	08/28/2025	8:07 AM
KayMarie Griffith	Approved	08/28/2025	4:53 PM
Michelle Miller	Approved	08/29/2025	6:39 AM
Michael Cowan	Approved	08/29/2025	1:45 PM
Toni Brady	Approved	08/29/2025	4:01 PM
Danielle Nigro	Approved	09/02/2025	8:17 AM
Victoria Via	Approved	09/02/2025	8:34 AM

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 08, 2025

APPLICANT: KB Home Tampa Division

FILE NUMBER: 1491789

PURPOSE: Conditional Plat Approval for Woodland Oaks

GENERAL LOCATION: North side of Powell Road, approximately 3,000' feet west of US Hwy 41.

PARCEL KEY NUMBER: 380910

The conditional plat for Woodland Oaks is for 207 lots within a PDP(SF) / Planned Development Project (Single-family) subdivision. It is located on the north side of Powell Road, approximately 3,000' feet west of US Hwy 41

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrency has been issued for the conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Woodland Oaks Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. 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.

LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL & ROADS	45.35	207	
RECREATION	2.85	2.75 AC. REQUIRED	
DRAINAGE	8.21		
WETLANDS	5.86		
OPEN SPACE	111.22		
NATURAL BUFFER	6.08	7%, 5.67 AC. REQUIRED	
TOTAL AREA	±79.57	207	APPROX. 2.60 UNITS/ACR E

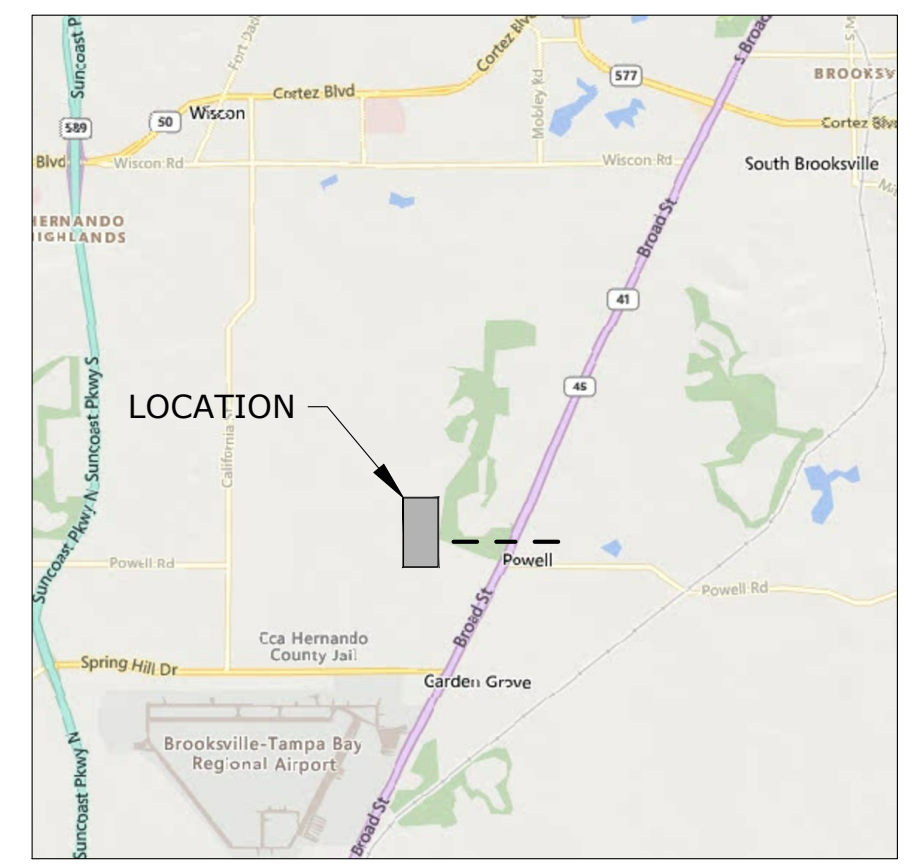
SITE DATA
OWNER/APPLICANT: POWELL ROAD PARTNERS LLC
PARCEL KEY: 380910
PROJECT AREA: ADD
SECTION/TOWNSHIP/RANGE: 07/23/19
ZONING: PDR(SF)
PROPOSED NO. OF UNITS: 207
PERIMETER SETBACKS
 NORTH: 30'
 SOUTH: 40' (FROM FUTURE R/W)
 EAST: 40'
 WEST: 30'
INTERNAL LOT BUILDING SETBACKS:
 FRONT/SIDE (CORNER LOTS) 25'
 SIDE 5'
 REAR 15'
LOT SIZE:
 MIN LOT WIDTH - 50' (AT BUILDING SETBACK LINE)
 MIN LOT DEPTH - 120'
 MIN LOT SF - 6,000 SF
 MAXIMUM BUILDING HEIGHT: 35'

ADDITIONAL LOT REQUIREMENTS:
 1. LOTS ON CUL-DE-SAC OR SHARP CURVE WILL BE REQUIRED TO HAVE DRIVEWAYS ON SAME SIDE OF THE LOT
 2. MECHANICAL EQUIPMENT IN LOTS WITH 5' SIDE SETBACKS TO BE LOCATED IN REAR OR ELEVATED.
PERIMETER BUFFERS:
 NORTH: 15' NATURAL VEGETATION
 SOUTH (POWELL ROAD): 20' LANDSCAPED
 EAST (HERNANDO OAKS): 25' (80% OPACITY WHERE ADJACENT TO PLANNED HERNANDO OAKS LOTS)
 WEST (ADJACENT TO RURAL RESIDENTIAL LOTS): 25' WITH 80% OPACITY
 WEST (ADJACENT TO VACANT PARCELS): 15' NATURAL VEGETATION
WETLAND BUFFER:
 THERE SHALL BE A BUFFER ADJACENT TO ALL WETLANDS WITH AN AVERAGE WIDTH OF 20', NO PORTION BEING LESS THAN 15' WIDE.
HOLIDAY PARKING:
 A MINIMUM OF 10% ADDITIONAL PARKING AREAS WILL BE PROVIDED.
 AN ESTIMATED 62 STREET SIDE PARKING SPACING WILL BE PROVIDED WITH ADDITIONAL PARKING IN THE RECREATION AREA TO MEET THE 10% REQUIRED. ACTUAL STREET SIDE PARKING LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING.
FIRE PROTECTION:
 FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS, WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.

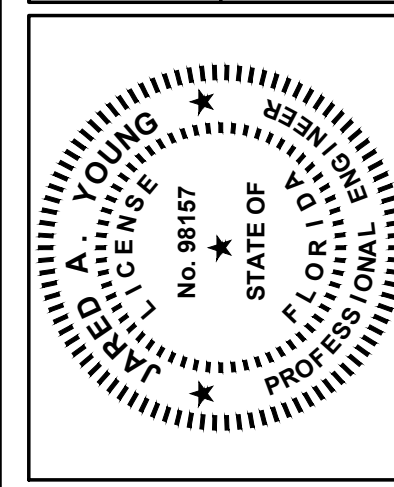
FLOODZONE:
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 12053C0327D AND 12053C0331D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ACCORDING TO THE FIRM PANEL, THERE ARE MULTIPLE AREAS THAT ARE DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATION BETWEEN 76.5 FT AND 83 FT. THERE IS ALSO ONE SMALL AREA DESIGNATED ZONE A ON THE PROJECTS WESTERN BOUNDARY. THE REMAINING AREAS ARE WITHIN ZONE X WITH MINIMAL FLOOD RISK OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
GENERAL NOTES:
 1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
 2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	025°09'40.81"	400.00	175.66'	174.25'	N12°34'50.41"E
C2	090°00'00.00"	300.00	471.24'	424.26'	S45°00'00.00"E
C3	035°50'01.56"	300.00	187.63'	184.58'	S17°55'00.78"W
C4	019°09'58.44"	300.00	100.35'	99.89'	S45°25'00.78"W
C5	053°43'06.89"	300.00	281.27'	271.08'	S61°51'33.45"E
C6	090°00'00.00"	50.00	78.54'	70.71'	S43°43'06.89"E
C7	090°00'00.00"	50.00	78.54'	70.71'	S46°16'53.11"W
C8	053°43'06.89"	300.00	281.27'	271.08'	N61°51'33.45"W
C9	035°00'00.00"	300.00	183.26'	180.42'	N17°30'00.00"W
C10	090°00'00.00"	50.00	78.54'	70.71'	N45°00'00.00"E



CONDITIONAL PLAT
WOODLAND OAKS

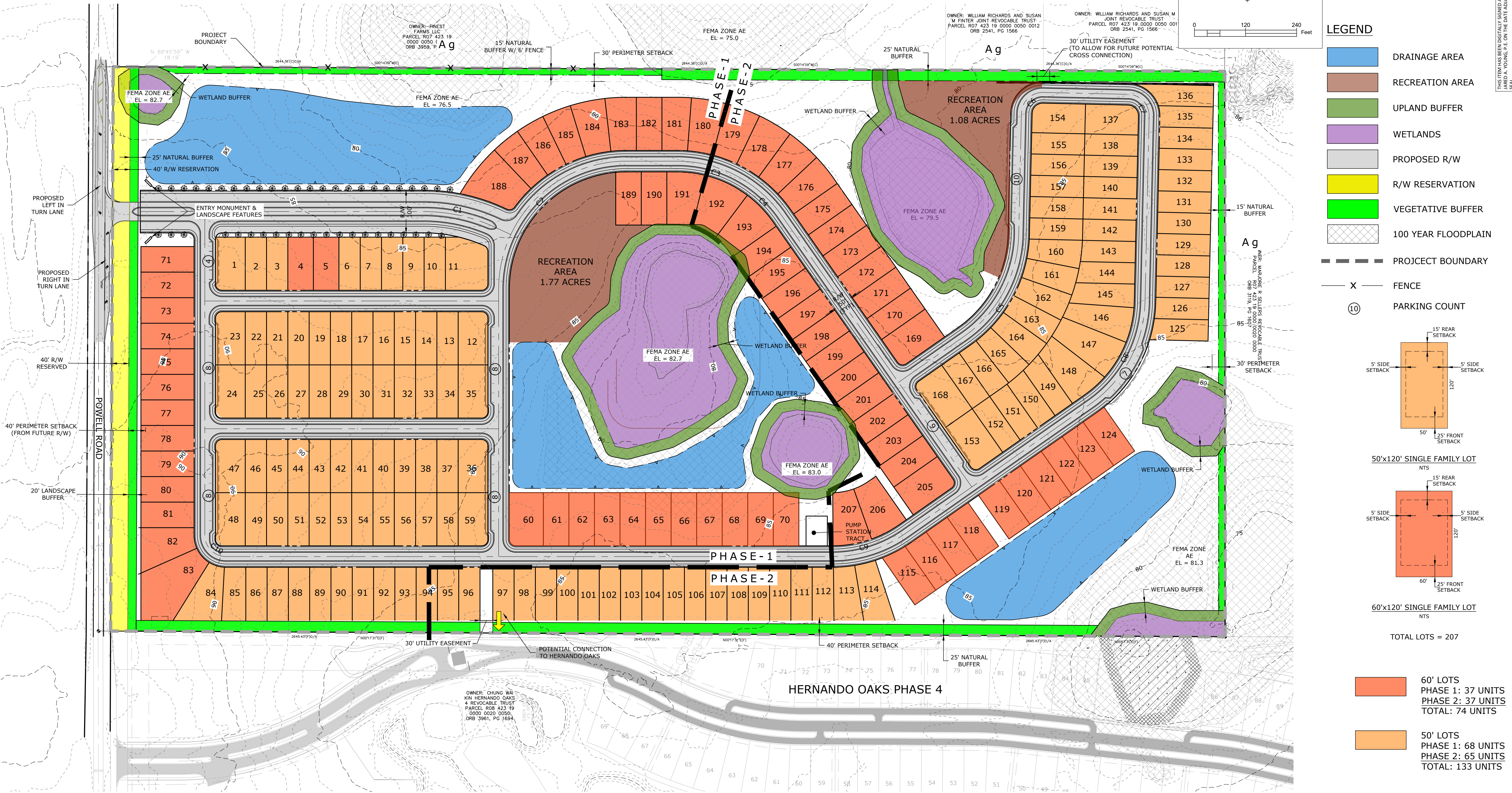


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 (352) 796-9423 - Fax (352) 799-8359
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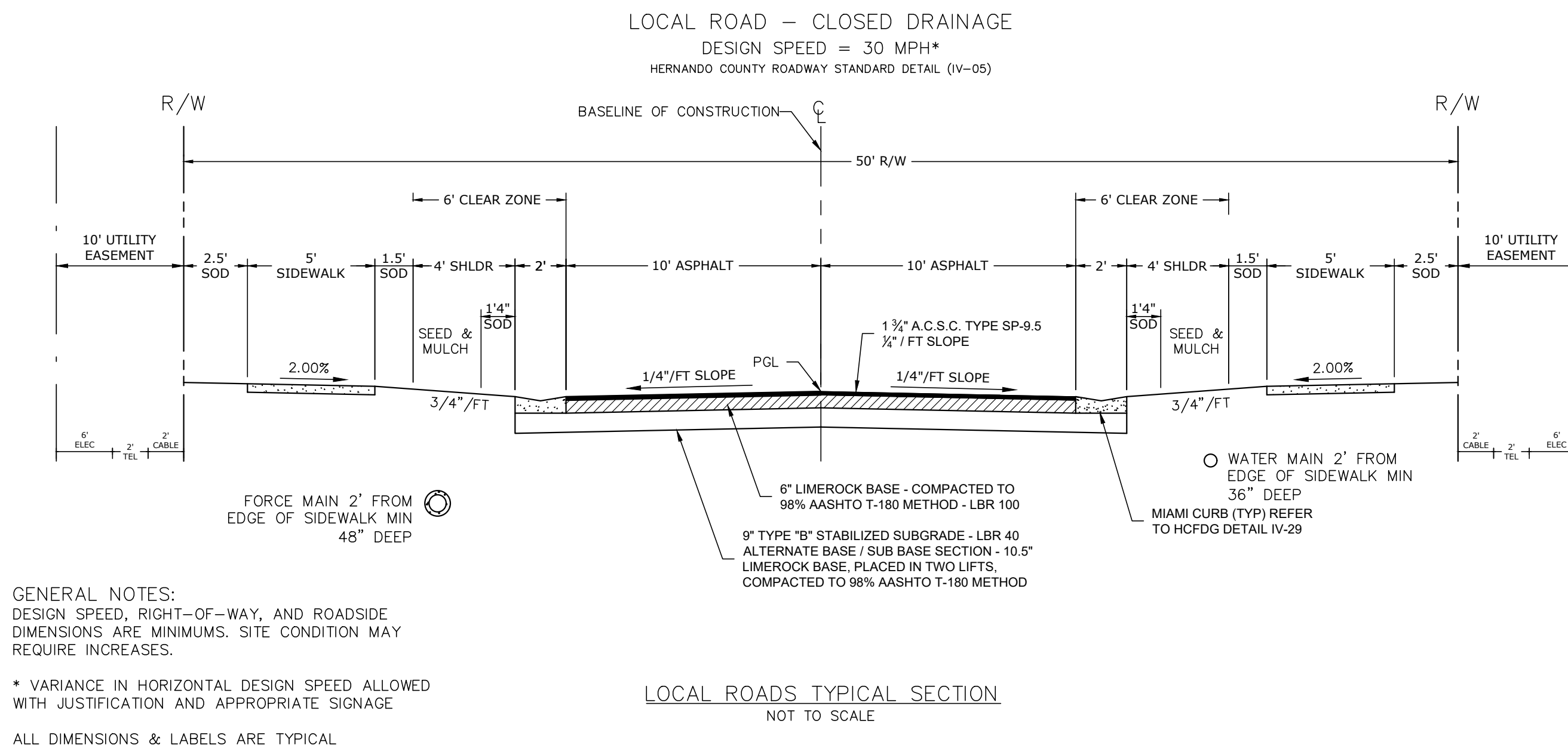
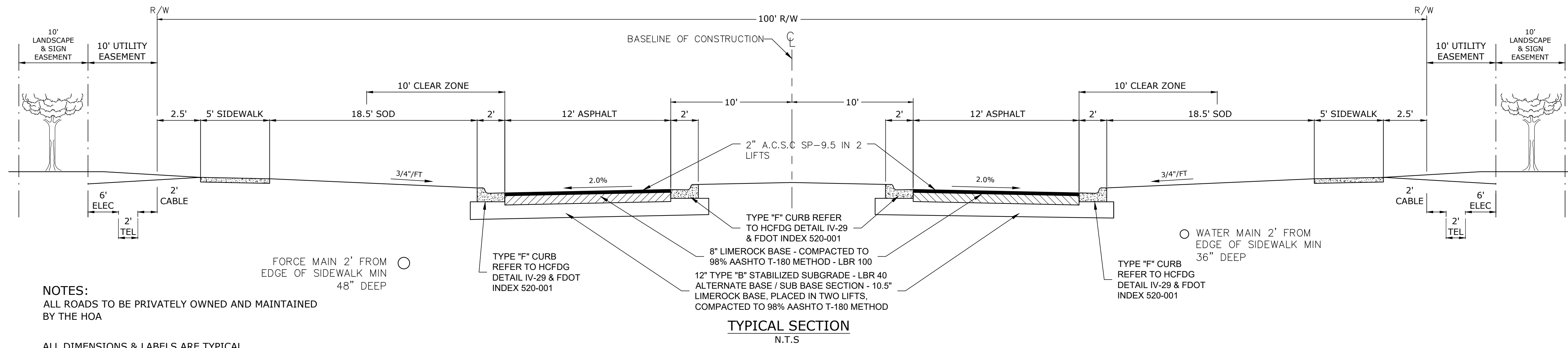
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3/4/2025	JY	2 REVISED PER COUNTY COMMENTS
6/9/2025	JY	3 REVISED PER COUNTY COMMENTS

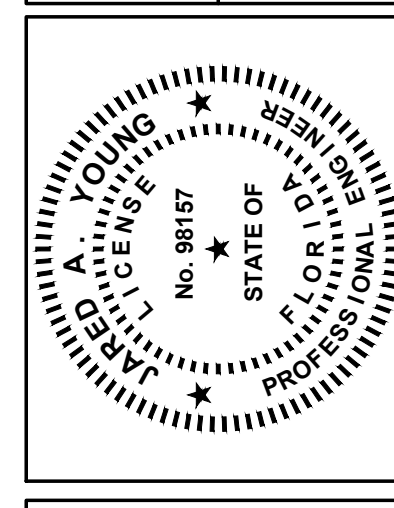
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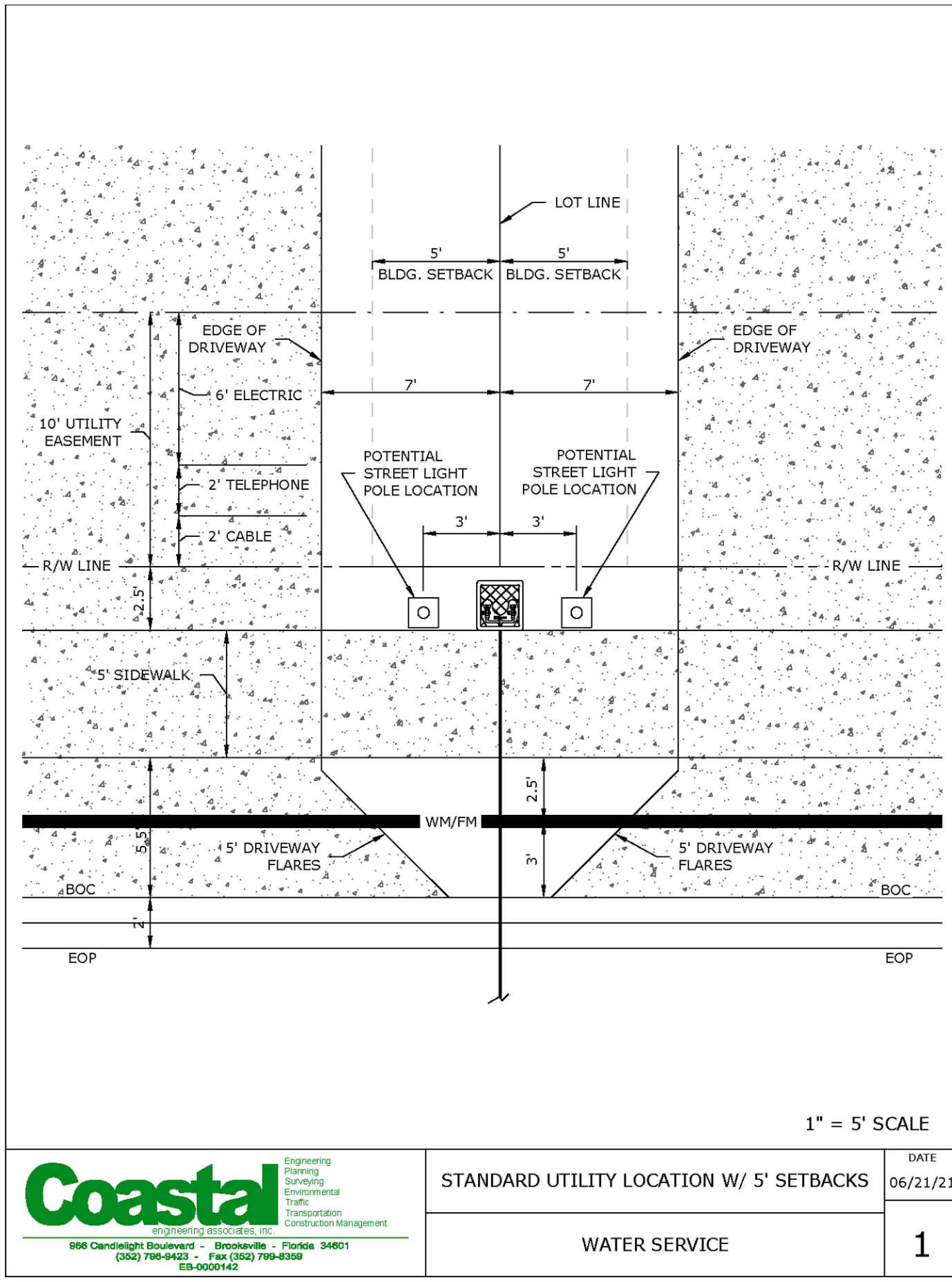
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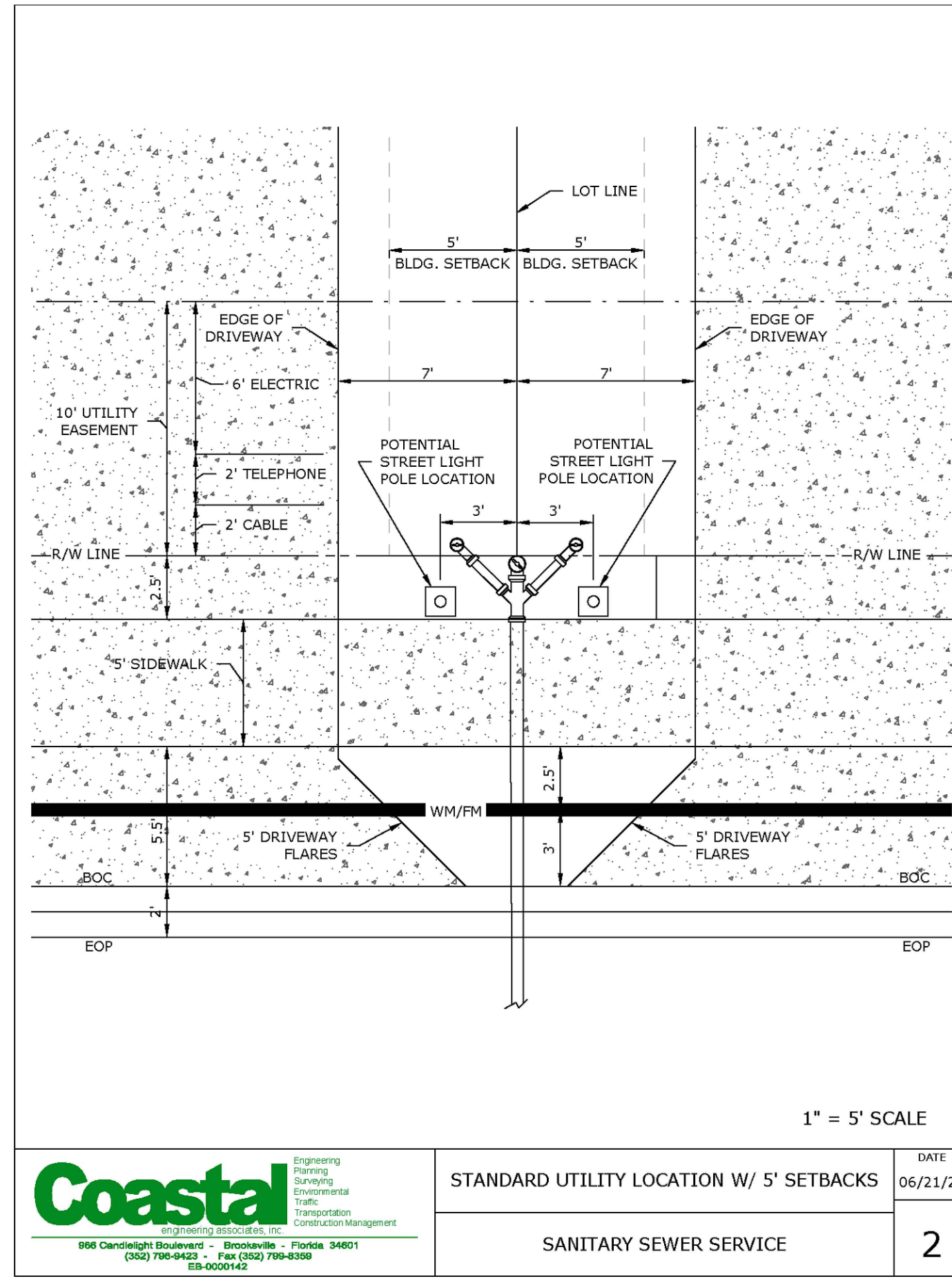
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1" = 5' SCALE

<p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142</p>	Engineering Planning Surveying Environmental Traffic Transportation Construction Management	DATE	06/21/21
	STANDARD UTILITY LOCATION W/ 5' SETBACKS	WATER SERVICE	1

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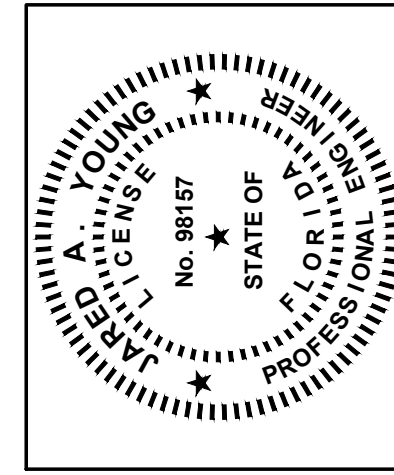


1" = 5' SCALE

<p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142</p>	Engineering Planning Surveying Environmental Traffic Transportation Construction Management	DATE	06/21/21
	STANDARD UTILITY LOCATION W/ 5' SETBACKS	SANITARY SEWER SERVICE	2

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3/4/2025	JY	2
6/9/2025	JY	3

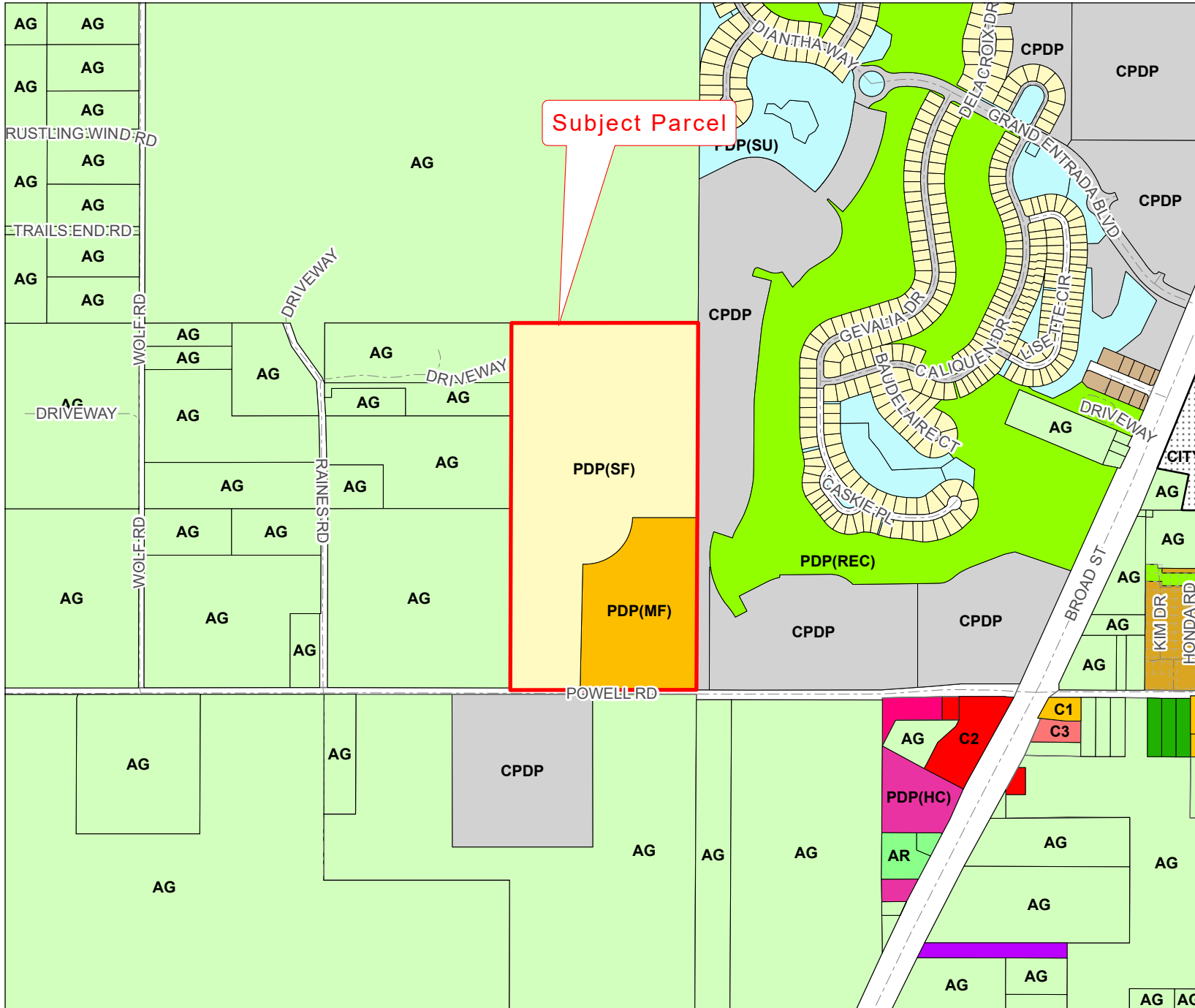
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UTILITY LOCATION DETAIL

WOODLAND OAKS

CP1491789

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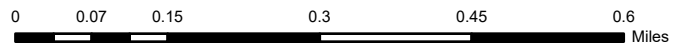
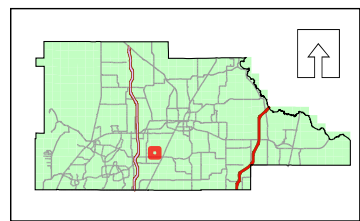


Subject Parcel

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(PHF)
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

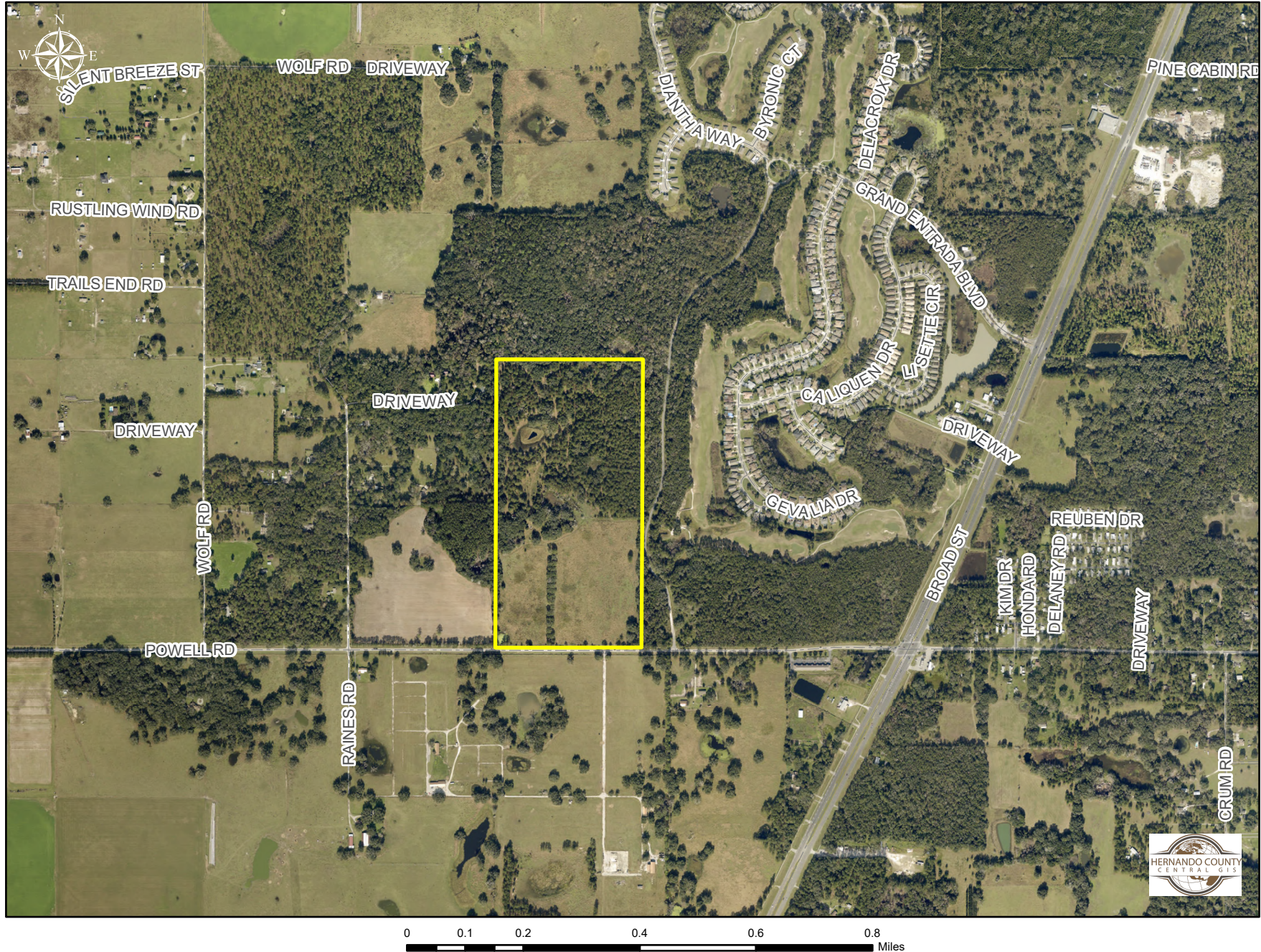
City Zoning Pending



CP1491789

Photo date: 2023

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BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, AUGUST 31, 2010

APPLICANT: Powell Road Partnership, LLC

FILE NUMBER: H-10-13

PURPOSE: Rezoning from AG/(Agricultural) to PDP(SF) and (MF)/Planned Development Project (Single Family) and (Multifamily) with a reduction in setbacks

GENERAL

LOCATION: North side of Powell Road, approximately 3,000' west of US Hwy 41

LEGAL

DESCRIPTION: A portion of Section 7, Township 23 South, Range 19 East, Hernando County, FL

BCC ACTION:

The Board of County Commissioners voted 4-1 to adopt Resolution #2010-112 approving the petitioner's request to rezone from AG/(Agricultural) to PDP(SF) and (MF)/Planned Development Project (Single Family) and (Multifamily) with a reduction in setbacks, with the following modified 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 comply with the adopted open space requirements of the County's LDRs.
3. A comprehensive wildlife survey shall be conducted in order to identify any listed species present on the property. A Florida Fish and Wildlife Conservation Commission (FWC) permit may be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.
4. Perimeter Setbacks:

Front (Powell Road):	75'
Side:	10'
Rear:	20'
5. Single Family Lot Setbacks:

Front:	75'
Side:	35'
Rear:	50'
6. Internal Multifamily Family Building Setbacks:

BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, AUGUST 31, 2010

Front: 25'
Side: 15'
Rear: 15' (Deviation from 20')

7. The petitioner shall meet the minimum buffering requirements of the County's LDRs.
8. The maximum multifamily density approved is 12 units per acre.
9. The maximum building height for the multifamily shall be three (3) stories.
10. Development of the property shall comply with the County's flood plain management ordinance, the requirements of the County Engineer, and Facility Design Guidelines pertaining to development in the 100-year flood plain.
11. Access shall be as generally depicted on the master plan. ~~Should access to the east be approved by the Hernando Oaks subdivision, the access shall align with the proposed Hernando Oaks commercial internal roadway.~~ No access shall be permitted to the east
12. Additional parking spaces for visitors shall be provided throughout the multifamily development as required by the County's LDRs.
13. The development shall utilize Florida Friendly Design standards for landscaping.
14. For the multifamily tract, the petitioner shall provide one treed roadway/access and provide a minimum of two (2) functional access points.
15. The developer shall provide an access management study and traffic analysis, to include an examination of the signal at the intersection of US Hwy 41 and Powell Road, for review and approval by the County Engineer prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all operational and/or link improvements determined necessary by the access management study and traffic analysis.
16. The petitioner shall provide 80' of right-of-way from the centerline of Powell Road for the length of the project frontage as required by the County Engineer at the time of development. Additionally, easements or rights of way not to exceed an additional 20' for utilities and/or drainage shall be provided along Powell Road as indicated by any applicable drainage and/or corridor studies.
17. The petitioner shall provide left turn lanes to all entrances on Powell Road.
18. An evaluation by a qualified archeological professional shall be provided to determine the presence/absence of any actual artifacts. Proper development practices should be administered to insure the protection of such areas.

19. The property must apply 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 board and the county.
20. The development shall connect to central water and sewer the Hernando County Utilities Department.
21. The petitioner shall provide a revised plan in compliance with all of 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.

NOTE: PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE ON THIS ZONING APPROVAL MUST BE CONSISTENT WITH THE APPROVED MASTER PLAN, DEVELOPER'S NARRATIVE, DEVELOPER'S REPRESENTATIONS ON THE RECORD, AND THE APPROVAL CONDITIONS BY THE BCC.



Planning & Zoning Commission

Meeting: 09/08/2025
Department: Planning
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16303
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CP 1494792 Whispering Oaks

BRIEF OVERVIEW

Conditional Plat for Whispering Oaks

FINANCIAL IMPACT

No Financial Impact

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

Approve the Conditional Plat for Whispering Oaks

REVIEW PROCESS

Table with 4 columns: Name, Action, Date, Time. Rows include Omar DePablo (Escalated), KayMarie Griffith (Approved), Michelle Miller (Approved), Michael Cowan (Approved), Toni Brady (Approved), Danielle Nigro (Approved), and Victoria Via (Approved).

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Mike Fulford
AYES: David, Fulford, Holmes and Noe
ABSENT: Birren and McDonald

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 08, 2025

APPLICANT: Rocklyn Homes, Inc.

FILE NUMBER: 1494792

PURPOSE: Conditional Plat Approval for Whispering Oaks

GENERAL LOCATION: South side of Bourassa Boulevard, approximately 325' south of Hyde St.

PARCEL KEY NUMBER: 539091

The conditional plat for Whispering Oaks is for 190 lots within a PDP(MF) / Planned Development Project (Multifamily) subdivision. It is located on the southern side of Bourassa Boulevard, approximately 325' south of Hyde St.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrence has been issued for the conditional plat.

STAFF RECOMMENDATION:

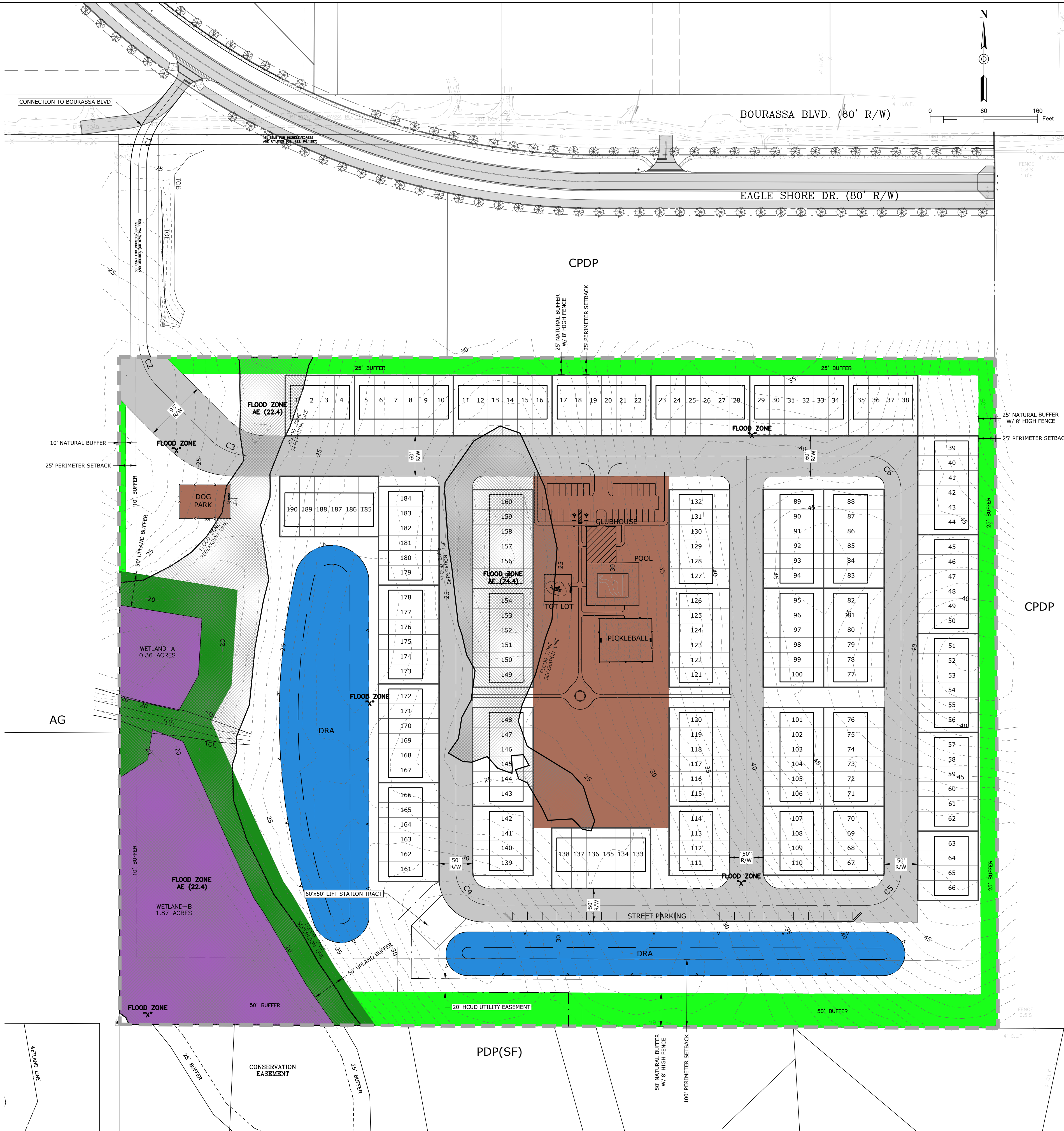
It is recommended that the Planning and Zoning Commission approve the conditional plat of the Whispering Oaks Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. 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.
5. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations and individual water meters) necessary to supply the development (Ordinance Sec. 26-71 thru Sec. 26-73).
6. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as

dedicated tract(s) sized per HCUD detail S-10 (June 2023 version) on the construction drawings.

7. If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
8. Submit construction drawings showing the finished slab elevation of the top of the wet well and valve vault at or above the 100-year flood elevation per HCUD specification 4D.19.11.
9. Submit construction drawings showing a secondary water connection point per HCUD specification 3.4.2.2.

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LEGEND

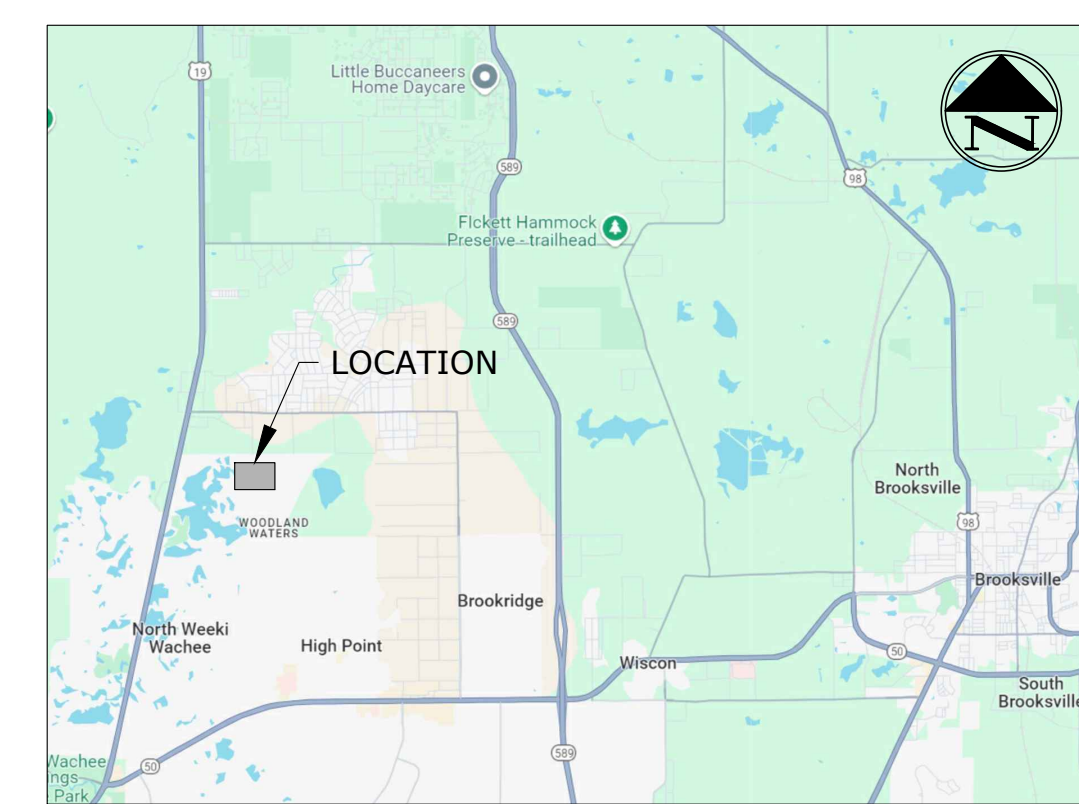
- DRAINAGE AREA
- RECREATION AREA
- UPLAND BUFFER (50')
- WETLANDS
- PROPOSED R/W
- VEGETATIVE BUFFER
- 100 YEAR FLOODPLAIN
- PROJECT BOUNDARY
- FENCE
- PARKING COUNT

SITE DATA
OWNER/APPLICANT: BOURASSA BLVD LLC
PARCEL KEY: 539091
PROJECT AREA: 29.79 A.C.
SECTION/TOWNSHIP/RANGE: 18/22/18
ZONING: PDP(MF) / H-22-14
PROPOSED NO. OF UNITS: 190

PERIMETER SETBACKS
 NORTH: 25'
 SOUTH: 100'
 EAST: 25'
 WEST: 25'
 *INCLUSIVE OF VEGETATIVE BUFFER

INTERNAL BUILDING SETBACKS:
 FRONT: 25'
 SIDE: 0' (BETWEEN UNITS) / 15' (BETWEEN TOWNHOMES)
 REAR: 15'

LOT SIZE:
 MIN LOT WIDTH - 22'
 MIN LOT DEPTH - 90'
 MIN LOT SF - 1,980 SF
 MAXIMUM BUILDING HEIGHT: 35'



LOCATION MAP
N.T.S.

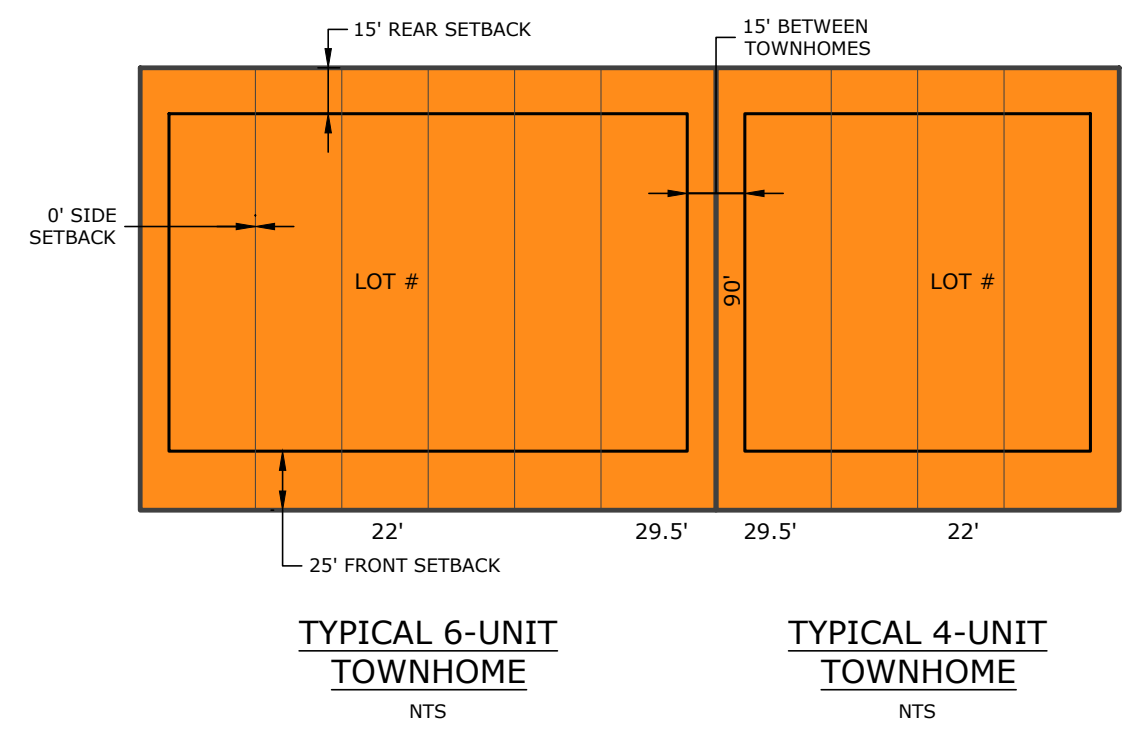
PERIMETER BUFFERS:
 NORTH: 25' NATURAL VEGETATION
 SOUTH: 50' NATURAL VEGETATION
 EAST: 25' NATURAL VEGETATION
 WEST: 10' NATURAL VEGETATION

- ALL BUFFER SHALL BE SEPARATE TRACTS, OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, WITH NATURAL VEGETATION PRESERVED AND ENHANCED TO 80% OPACITY WITHIN 3 YEARS OF PLANTING.
- ALL REQUIRED BUFFERS SHALL REMAIN UNDISTURBED DURING SITE DEVELOPMENT EXCEPT FOR DEAD TREES AND INVASIVE SPECIES WHICH SHALL BE REMOVED. EXISTING VEGETATION SHALL BE RETAINED AND, IF NECESSARY, SUPPLEMENTED WITH VEGETATION MEETING THE REQUIREMENTS OF THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM. OPAQUE FENCING SHALL NOT BE USED TO MEET OPAQUE REQUIREMENTS.
- IN ADDITION TO VEGETATIVE BUFFER, AN 8' BLACK CHAIN LINK FENCE SUPPLEMENTED WITH VINYL SLATS TO INCREASE OPACITY SHALL BE PLACED ON THE OWNER'S PROPERTY SIDE TO INCREASE PRIVACY AND SECURITY FOR EXISTING WOODLAND WATER RESIDENTS.

FLOODZONE
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0158D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ACCORDING TO THE FIRM PANEL, THERE ARE TWO AREAS THAT ARE DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATION BETWEEN 22.4 FT AND 24.4 FT. THE REMAINING AREAS ARE WITHIN ZONE X WITH MINIMAL FLOOD RISK DUE TO THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

FIRE PROTECTION:
 FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS, WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.

- GENERAL NOTES:**
- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
 - DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



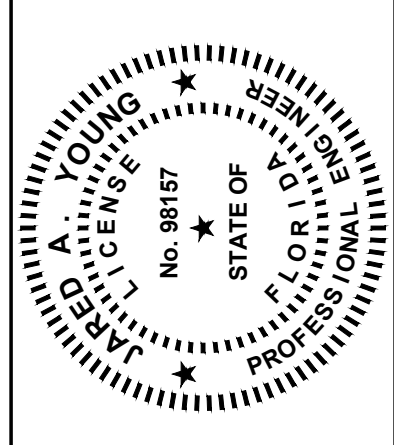
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	038°06'34.68"	120.00	79.82'	78.35'	S18°59'27.03"W
C2	044°49'33.85"	100.00	78.24'	76.26'	S22°28'37.24"E
C3	045°06'35.84"	92.00	72.43'	70.58'	S67°26'42.08"E
C4	089°57'22.84"	50.00	78.50'	70.68'	S44°58'41.42"E
C5	090°02'37.16"	50.00	78.58'	70.74'	N45°01'18.58"E
C6	090°00'00.00"	50.00	78.54'	70.71'	N45°00'00.00"W

LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	DENSITY
TOWNHOME UNITS	9.69	190	
RECREATION AREA	2.51	2.4 AC. REQUIRED	
DRAINAGE	2.55		
ROAD R/W	4.75		
OPEN SPACE	7.88		
NATURAL PRESERVE AREA	2.41	7%, 2.09 AC. REQUIRED	
TOTAL AREA	±29.79	190	APPROX. 6.38 UNITS/ACRE

CONDITIONAL PLAT
WHISPERING OAKS



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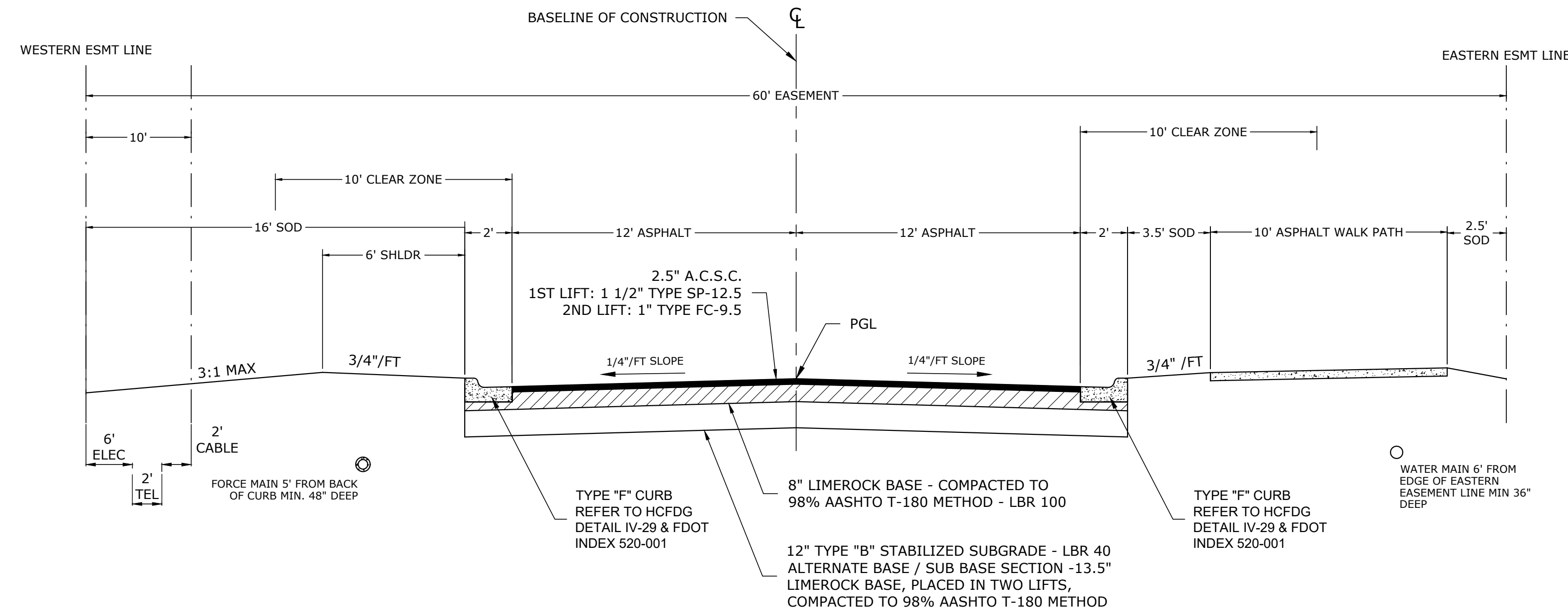
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MODIFIED COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE
 DESIGN SPEED = 40 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)



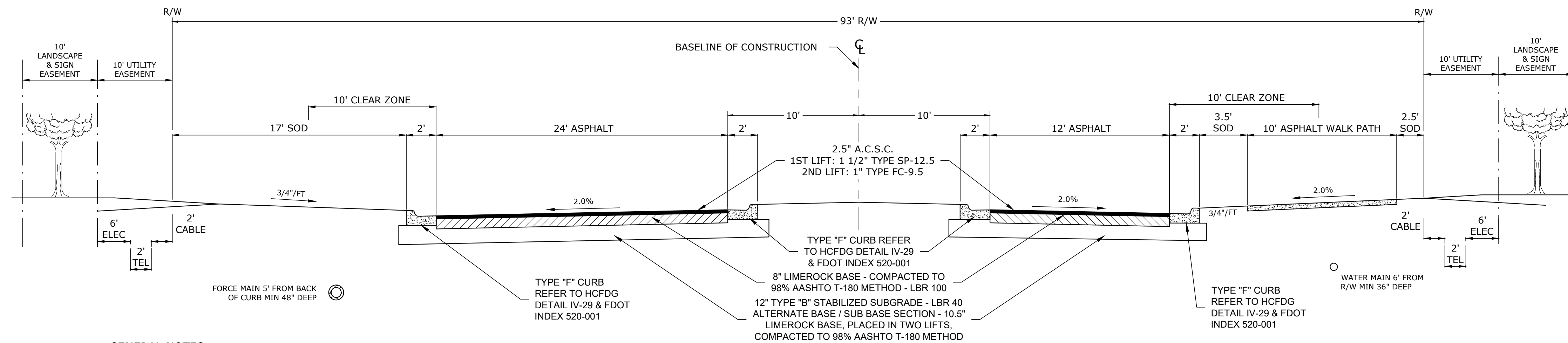
ENTRANCE ROAD (60' ACCESS EASEMENT)
 N.T.S

GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

ALL DIMENSIONS & LABELS ARE TYPICAL

MODIFIED COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE
 DESIGN SPEED = 40 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)



COMMUNITY ENTRANCE TYPICAL SECTION
 N.T.S

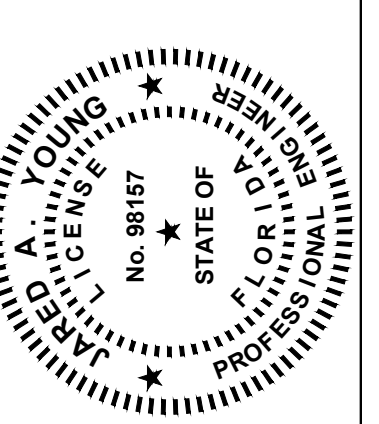
GENERAL NOTES:
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* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

ALL DIMENSIONS & LABELS ARE TYPICAL

TYPICAL SECTIONS (1)

WHISPERING OAKS



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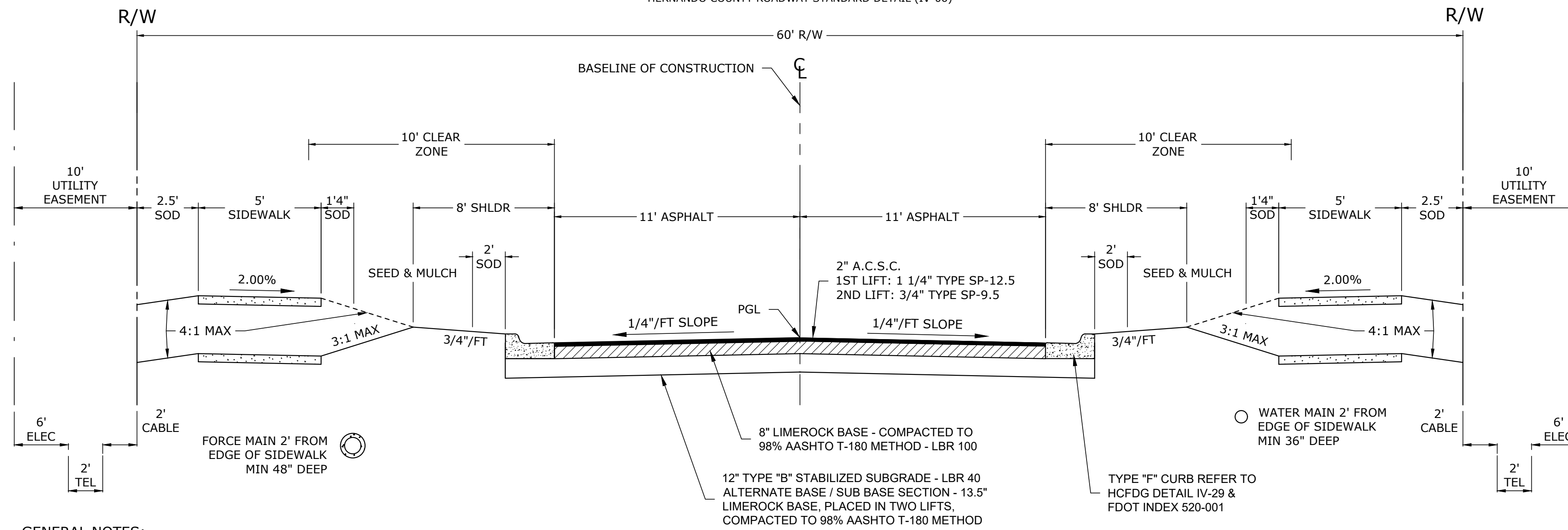
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MAJOR LOCAL/COMMERCIAL 2 LANE
ROAD - CLOSED DRAINAGE

DESIGN SPEED = 35 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-06)



GENERAL NOTES:
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL

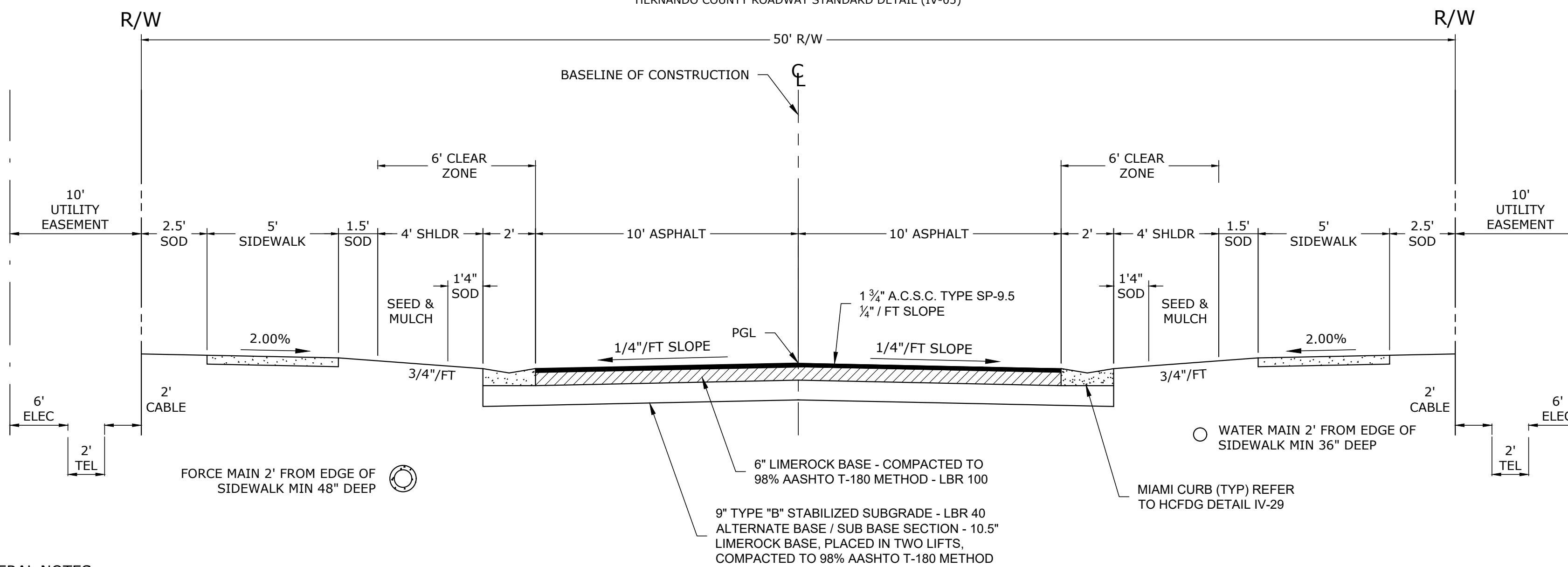
TYPICAL SECTION

N.T.S.

LOCAL ROAD - CLOSED DRAINAGE

DESIGN SPEED = 30 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-05)



GENERAL NOTES:
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

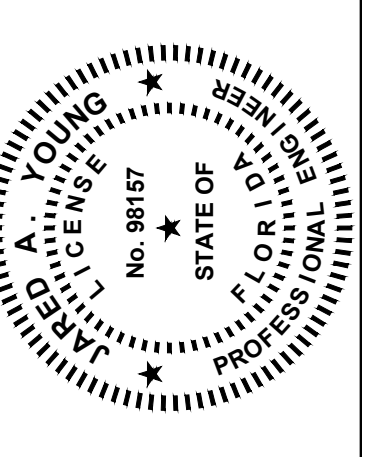
ALL DIMENSIONS & LABELS ARE TYPICAL

LOCAL INTERNAL ROADS TYPICAL SECTION

N.T.S.

TYPICAL SECTIONS (2)

WHISPERING OAKS



Engineering
Planning
Surveying
Environmental
Transportation
Construction Management

Coastal
engineering associates, inc.

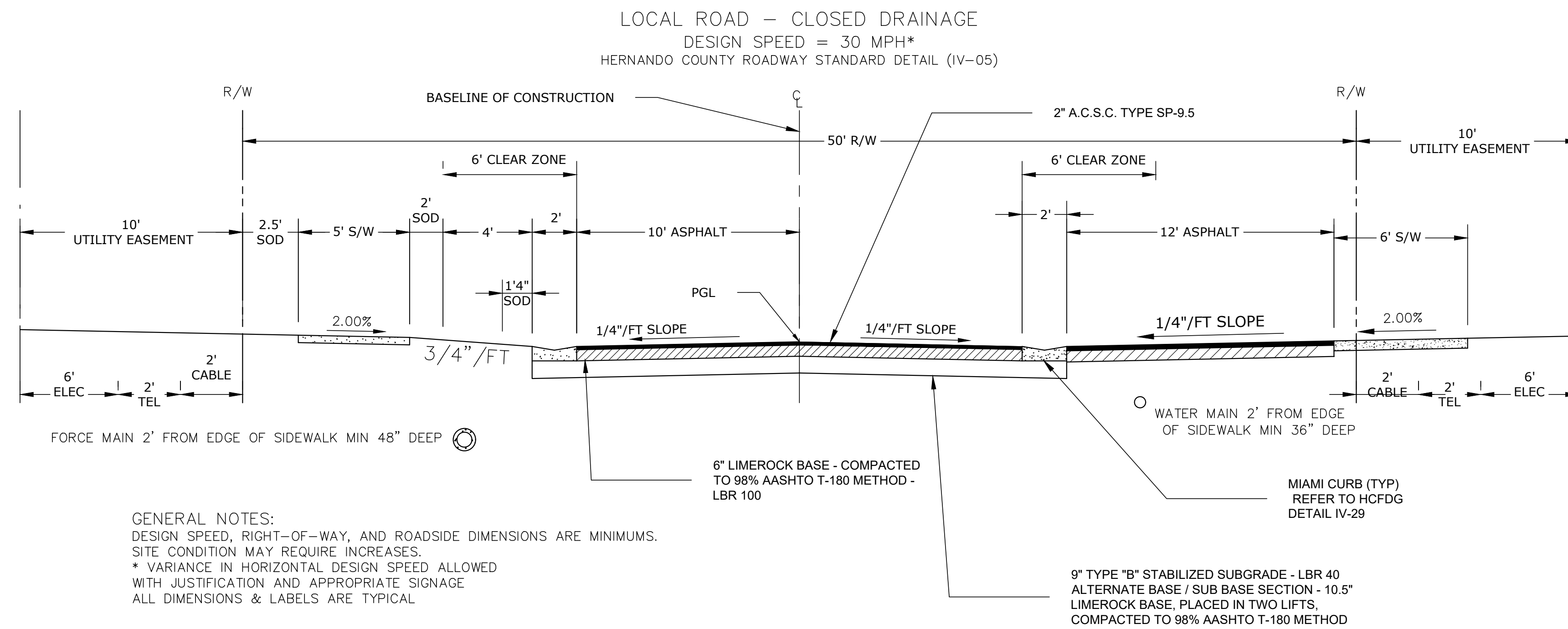
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EE-0000142

REUSE OF DOCUMENT
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DATE	REV. BY	REV. NO.	REVISION
4/11/2025	JY	REV 1	REVISED PER COUNTY COMMENTS

SHEET
CP-3

JOB No.: 23113-1

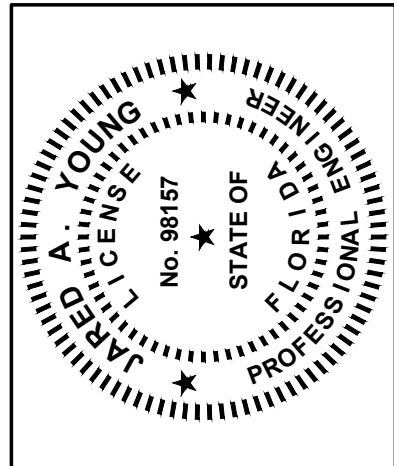


GENERAL NOTES:
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SITE CONDITION MAY REQUIRE INCREASES.
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
ALL DIMENSIONS & LABELS ARE TYPICAL

LOCAL ROADS 50' R/W WITH PARKING
NOT TO SCALE

TYPICAL SECTIONS (3)

WHISPERING OAKS



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DATE	REV. BY	REV. NO.	REVISION
4/17/2025	JY	REV 1	REVISED PER COUNTY COMMENTS

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
CP-4

JOB No.: 23113-1

BOCC ACTION:

On October 11, 2022, the Board of County Commissioners adopted Resolution 2022-198, approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and the following modified 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 floral and faunal survey including invasive species, prepared by a qualified environmental professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. 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.
4. 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.
5. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.
6. The geotechnical evaluation and report is required by a Florida Registered Geotechnical Professional Engineer prior to construction drawing approval. The geotechnical evaluation shall indicate whether a Special Protection Area (SPA) is present or propose alternative testing due to high water levels. Based on the outcome of the geotechnical evaluation all Land Development Regulation requirements shall be met and report recommendations, including remediation, shall be met.
7. The petitioner shall provide a 50-foot wetland buffer from the jurisdictional wetland line to the Class 1 wetland on the master plan, plats, and construction plans, unless the wetland is determined not to contain a direct aquifer

connection. Additionally, the petitioner shall provide a conservation easement over wetland and the wetland buffer.

8. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
9. 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.
10. A Traffic Access Analysis is required. This Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer. Additionally, if the petitioner chooses to proceed with development prior to completion of Lake Hideaway, the petitioner shall be required to bring Bourassa Boulevard to County Standards.
11. ~~The developer shall be required to develop an emergency access connection to Lazy Days Court meeting the Hernando County Facility Design Guidelines and gated in accordance with the requirements of Hernando County Fire and Emergency Services.~~
12. This project must also meet the storm drainage design requirements of South West Florida Water Management District and Hernando County Facility Design Guidelines.
13. The developer shall coordinate with the Lake Hideaway development (H2110) on a more appropriate access easement to Bourassa Boulevard. This access easement must be approved by the County Engineer prior to site development.
14. Minimum Perimeter Setbacks:
 - North: 25'
 - South: 100'
 - West: 25'
 - East: 25'

All perimeter setbacks are inclusive of the required vegetative buffers.

Minimum Lot Setbacks

Front: 25'
Side: 0'(between units)/15' (between townhome clusters)
Rear: 15'

15. Minimum Lot Width: 22' (Deviation from 50')

16. Minimum Lot Size: 1,980 square feet (Deviation from 6,000 square feet)

17. Minimum Buffers:

North: 25'
South: 50'
West: 10'
East: 25'

All buffers shall be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to 80% opacity within 3 years of planting. All required buffers shall remain undisturbed during site development except for dead trees and exotic invasive species which shall be removed. Existing vegetation shall be retained and, if necessary, supplemented with vegetation meeting the requirements of the Florida Yards and Neighborhoods program. Opaque fencing shall not be used to meet opacity requirements.

In addition to the vegetative buffer, an 8' black chain link fence supplemented with vinyl slats to increase opacity shall be placed on the Land Builder side of the property to increase security and privacy for existing Woodland Waters residents.

18. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations and relocate the neighborhood park to create one consolidated space easily accessible to all residents via vehicular, pedestrian and bicycle means and not split by the roadway network serving the development.

19. The petitioner shall set aside the minimum natural vegetation in accordance with the Hernando County Land Development Regulations.

20. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.

21. Townhomes shall be limited to one-story buildings, with a maximum of four units per building, along the southern ~~and eastern~~ borders of the property, with green space between buildings to create visual separation between buildings.

22. The petitioner shall be limited to 190 units.

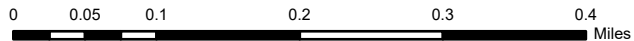
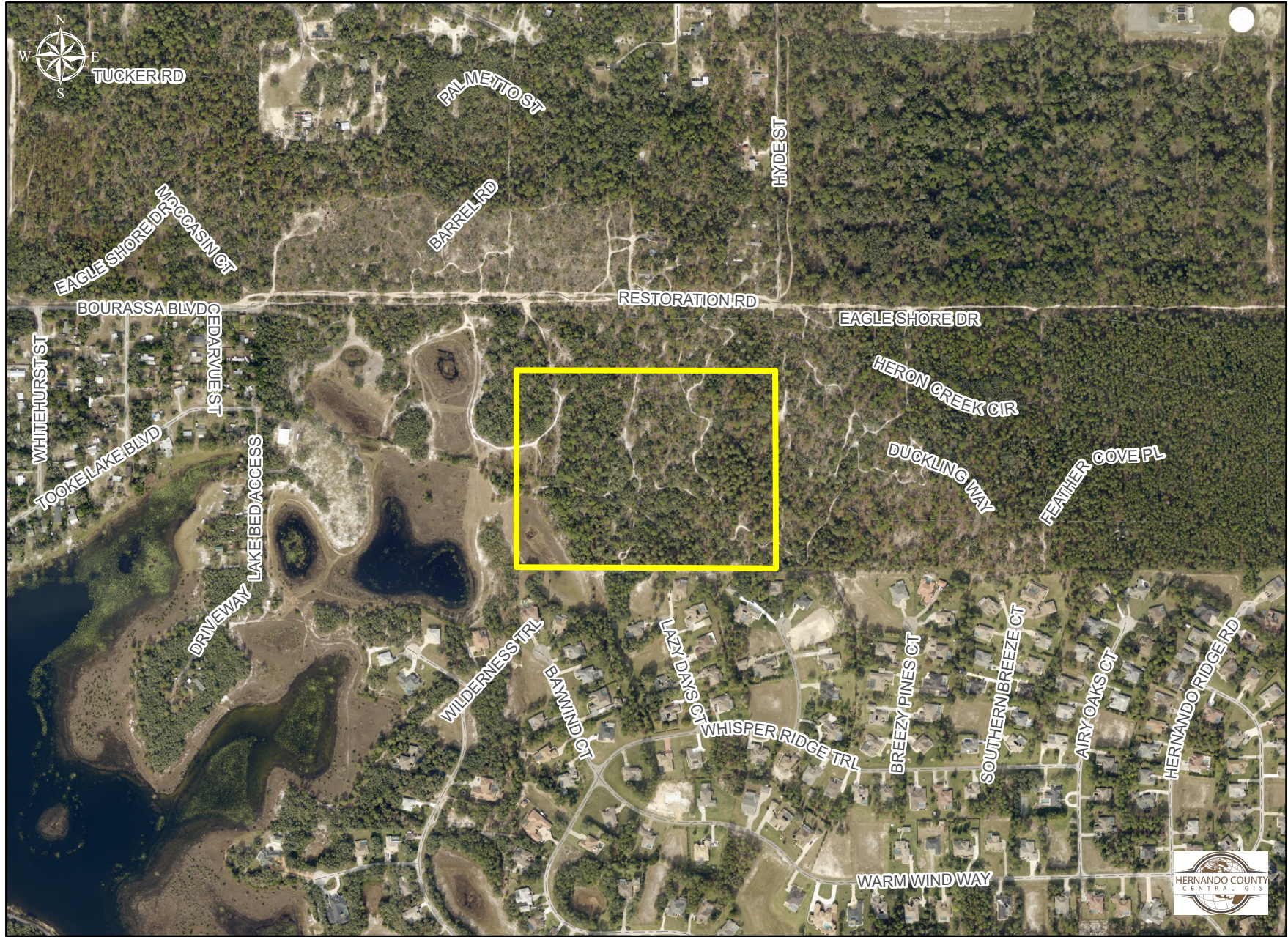
23. Rentals of any individual units shall be prohibited within 2 years of each individual home purchase. These restrictions shall be memorialized in the Homeowners' Association documents for the development.

~~22-24.~~ 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.

539091

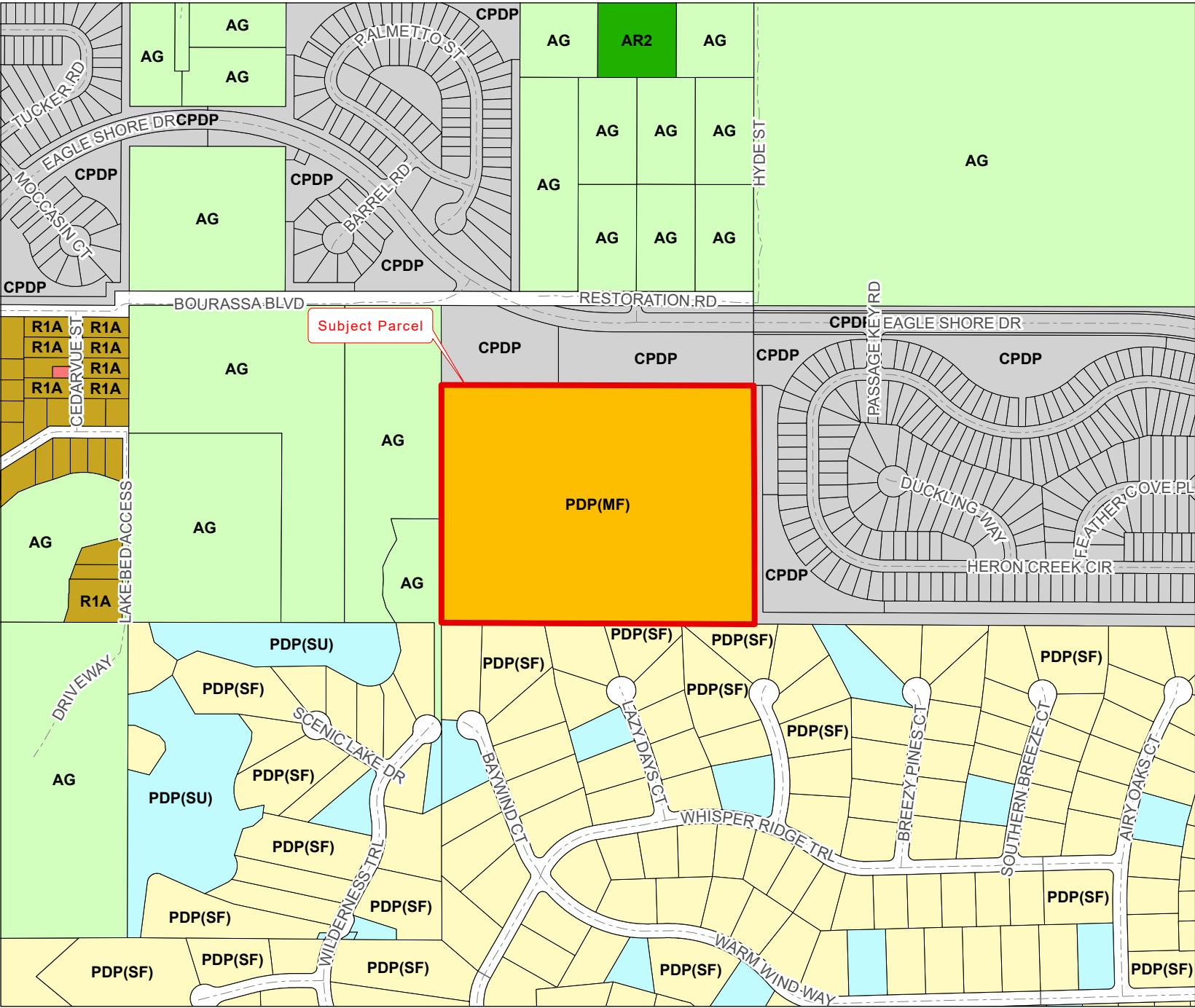
Photo date: 2023

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.



539091

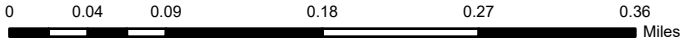
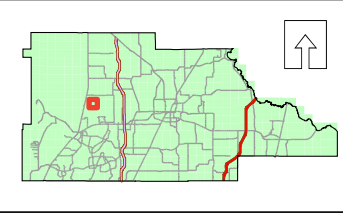
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Zoning:

- | | | | |
|--|----------|--|----------|
| | 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





AGENDA ITEM

TITLE

Special Exception Use Permit Petition Submitted by Robert Grange (SE2502)

BRIEF OVERVIEW

Special Exception Request:

Special Exception Use Permit for a Farmers Market

General Location:

North of County Line Road, west of Peach Tree Drive, approximately 360' from the intersection of Peach Tree Drive and County Line Road.

Parcel Key Number:

01150765

Summary of Applicant's Request:

The petitioner is requesting a Special Exception Use Permit approval to establish a weekend only farmers' market. The proposed will feature a diverse selection of products and serve as a platform for local farmers, artisans, and small businesses to showcase their goods. The market will feature a variety of family friendly vendors offering a broad range of items including but not limited to, pet items, crafts, plants, prepared food, and swap meet goods. The site will include designated vendor stalls, shaded seating areas, and clearly marked signage to ensure easy navigation for all visitors.

In addition to the farmers market, the site will host a variety of complementary activities, including live music, car meets, and family-friendly attractions within the on-site fun park. Planned amenities include miniature golf, a video game room, batting cages, and go-kart facilities. During market hours, Saturday and Sunday from 9:00 a.m. to 3:00 p.m., a market manager will be on site to oversee operations, including vendor selection, space allocation, and compliance with health and safety regulations.

Based on the potential traffic concerns and lack of historical data for this type of use, staff is recommending converting the application to a Conditional Use Permit with an expiration date of one year after approval.

Planning and Zoning Commission Action:

On **July 14, 2025**, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Special Exception Use Permit for a Farmers Market to the August 11, 2025, Planning and Zoning Commission meeting due to the petitioner not being present.

On **August 11, 2025**, the Planning and Zoning Commission voted 4-0 to postpone the petitioner's request for a Special Exception Use Permit for a Farmers Market to the September 8, 2025, Planning and Zoning Commission meeting to allow staff the opportunity to review the

petitioner’s revised master plan and for the petitioner to coordinate with staff on any revisions they are seeking to propose.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission convert the Special Exception request to a Conditional Use Permit request based upon the need for future evaluation by the County Engineer to determine traffic impacts with conditions.

REVIEW PROCESS

Omar DePablo	Escalated	08/27/2025	3:13 PM
KayMarie Griffith	Approved	08/28/2025	3:51 PM
Michelle Miller	Approved	08/29/2025	7:41 AM
Michael Cowan	Approved	08/30/2025	7:42 AM
Toni Brady	Approved	09/02/2025	7:53 AM
Danielle Nigro	Approved	09/02/2025	8:23 AM
Victoria Via	Approved	09/02/2025	8:42 AM

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**

RECEIVED

04/25 Official Date Stamp:
Hernando County Zoning Division
JAN 03 RECD
RECEIVED
SE-25-02



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Date: 11-25-2024

APPLICANT NAME: Robert Grange
 Address: 9227 County line rd
 City: Spring Hill State: FL Zip: 34608
 Phone: 352-584-0219 Email: PARTY @ ADVENTURE COAST FUN PARK . COM
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:
 Company Name: Adventure Coast Fun Parks
 Address: 9227 County line rd
 City: Spring Hill State: FL Zip: 34608
 Phone: 352-340-7723 Email: PARTY @ ADVENTURE COAST FUN PARKS . COM

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
 Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
 1. PARCEL(S) KEY NUMBER(S): 01150765
 2. SECTION 36 TOWNSHIP 23 RANGE 17
 3. Current zoning classification: PDP (REG) CONCAT
 4. Desired use: FARMERS MARKET
 5. Size of area covered by application: 5.6 ACRES
 6. Highway and street boundaries: County line 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, Robert Grange, 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): Thomas J. Lombardo Jr
 and (representative, if applicable): _____
 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 18TH day of DECEMBER, 20 24, by ROBERT GRANGE who is personally known to me or produced _____ as identification.

[Signature]
 Signature of Notary Public



Project Narrative for Weekend Farmers Market at the Adventure Coast Fun Park

9227 County Line Rd

Spring Hill FL, 34608

Introduction

This project proposes the establishment of a vibrant and inclusive farmers market that will operate on weekends, offering a diverse range of products and fostering community engagement. The market aims to provide a platform for local farmers, artisans, and small businesses to showcase their goods while promoting sustainable practices, supporting the local economy, and creating a welcoming space for residents and visitors alike.

Project Goals

The primary objectives of the farmers market are:

1. **Community Building:** Create a gathering place that fosters connections among local residents, vendors, and visitors.
2. **Economic Opportunity:** Support small-scale businesses providing them with a cost-effective venue to sell and market their products directly to consumers.
3. **Sustainability:** Encourage environmentally responsible practices by promoting locally sourced, seasonal, and eco-friendly products.
4. **Diversity of Offerings:** Cater to a wide audience by featuring a broad spectrum of goods.

Market Features

1. **Location:** The market will be centrally located in an accessible outdoor venue, Adventure Coast Fun Park 9227 County Line Rd Spring Hill FL 34608 ensuring convenience for vendors and visitors.
2. **Vendor Variety:** The market will feature a mix of family friendly vendors selling such as but not limited to:
 - Fresh fruits, vegetables, and herbs
 - Artisanal bread, cheeses, and baked goods.
 - Garage sale items.
 - Swap meet items
 - Pet Items
 - Handmade crafts, jewelry, and home decor.
 - Plants, flowers, and gardening supplies.
 - Prepared foods and beverages, including coffee, smoothies, and local delicacies.

And more...

3. **Community Activities:** Beyond shopping, the market will host activities such as live music, Car Meets, and children's activities in the fun park like miniature golf, video game room, batting cages and Go-Carts to enhance the overall experience.
4. **Infrastructure:** The site will include vendor stalls, shaded seating areas and signage for easy navigation.
5. **Signage Promoting Weekend Farmer Market** which also includes signs for designated parking from entrance to the exit.

Operational Plan

The market will operate on Saturdays and Sundays, from 9 AM to 3 PM, aligning with peak times for community engagement. A market manager will oversee operations, including vendor selection, space allocation, and compliance with health and safety regulations. Vendors will pay a nominal fee for stall rental, which will help cover operational costs.

Benefits

1. **For the Community:** Access to fresh, high-quality products, a stronger sense of belonging, and opportunities for education about sustainability and local agriculture.
2. **For Vendors:** Increased visibility, direct sales opportunities, and networking with other small businesses.
3. **For the Local Economy:** Increased circulation of money within the community and attraction of visitors to the area.

Conclusion

The weekend farmers market is more than just a place to shop; it is a dynamic community hub that celebrates local culture, nurtures small businesses, and promotes sustainable living. By establishing this market, we aim to create a long-lasting positive impact on the community and its economy while offering an enjoyable and enriching experience for all participants.

Thank you for your time,
TJ Lombardo
727-418-1711

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025 Planning & Zoning Commission: August 11, 2025 Planning & Zoning Commission: September 8, 2025 Board of County Commissioners: November 4, 2025
APPLICANT:	Robert Grange
FILE NUMBER:	SE-25-02
REQUEST:	Special Exception Use Permit for a Farmers Market
GENERAL LOCATION:	North of County Line Road, west of Peach Tree Drive, approximately 360' from the intersection of Peach Tree Drive and County Line Road.
PARCEL KEY NUMBER:	01150765

APPLICANT'S REQUEST

The petitioner is requesting a Special Exception Use Permit approval to establish a weekend only farmers' market. The proposed will feature a diverse selection of products and serve as a platform for local farmers, artisans, and small businesses to showcase their goods. The market will feature a variety of family friendly vendors offering a broad range of items including but not limited to, pet items, crafts, plants, prepared food, and swap meet goods. The site will include designated vendor stalls, shaded seating areas, and clearly marked signage to ensure easy navigation for all visitors. The proposed market will be centrally located at an accessible outdoor venue at 9227 County Line Road. In addition to the farmers market, the site will host a variety of complementary activities, including live music, car meets, and family-friendly attractions within the on-site fun park. Planned amenities include miniature golf, a video game room, batting cages, and go-kart facilities.

During market hours, Saturday and Sunday from 9:00 a.m. to 3:00 p.m., a market manager will be on site to oversee operations, including vendor selection, space allocation, and compliance with health and safety regulations.

Based on the potential traffic concerns and lack of historical data for this type of use, staff is recommending converting the application to a Conditional Use Permit with an expiration date of one year after approval.

SITE CHARACTERISTICS

Site Size: 2.4 acres

Surrounding Zoning & Land Uses:

North: AR-2; Developed
South: PDP(REC), PDP(GHC); Undeveloped
East: AR-2; Undeveloped
West: PDP(REC), PDP (GC); Developed

Current Zoning: PDP(REC)/Planned Development Project (Recreational)

Future Land Use**Map Designation:** Residential**UTILITIES REVIEW**

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. There is a sewer force main that runs along County Line Road. HCUD has no objection to the requested Special Exception use permit to allow a farmers' market on the property, subject to Health Department approval of any upgrades to the onsite sewage treatment and disposal system that may be necessary.

Comments: The parcel shall be subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The site is located north of County Line Road, west of Peach Tree Drive, approximately 360' from the intersection of Peach Tree Drive and County Line Road. The Engineering Department has conducted a preliminary review of the request and indicated the following:

- This project lies within the Spring Hill Lakes watershed, lying within basin G0790. The base flood elevation is 33.5'.
- The stacking of vehicles on County Line Road is not permitted. An alternative queuing analysis and plan will need to be completed to prevent backup onto County Line Road.
- The 120' x 300' area to the North of the vendor area proposed for the parking of 250 Cars may be a designated drainage detention/retention area.
- The petitioner shall meet the Hernando County Facility Design Guideline requirements for drainage retention.
- The petitioner may be required to obtain a Southwest Florida Water Management District Environmental Resource Permit.

Comments: The petitioner addressed the queuing and stacking concerns with the Department of Public Works and submitted a revised site plan. The County Engineer is conceptually in agreement with the proposed traffic movement and recommends a one-year approval. The one-year approval will provide the project with an opportunity to demonstrate that it does not have any adverse impact on the surrounding traffic network, particularly in terms of stacking on County Line Road. The project will be reevaluated at the end of a one-year period. If all requirements are met and the project presents no concerns, approval of a Special Exception may be granted.

LAND USE REVIEW**Perimeter Setbacks**

- Front: 75'
- Side: 25'
- Rear: 25'

Comments: All additional structures erected on the site shall comply with existing setback requirements.

Landscaping:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

Buffers:

The petitioner has indicated that they will be adding a 10' vegetive buffer around the

perimeter of the parcel. Existing vegetation will be utilized as much as possible.

Lighting:

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.

COMPREHENSIVE PLAN REVIEW

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

FINDINGS OF FACT

The proposed use is allowable and consistent with the Comprehensive Plan. A Special Exception request is inappropriate due to insufficient historical data for the specified use and potential traffic concerns. Staff recommends that the request be converted to a Conditional Use Permit, with an expiration date set one year from the date of approval.

NOTICE OF APPLICANT RESPONSIBILITY

The special exception 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 convert the Special Exception request to a Conditional Use Permit request based upon the need for future evaluation by the County Engineer to determine traffic impacts with the following conditions:

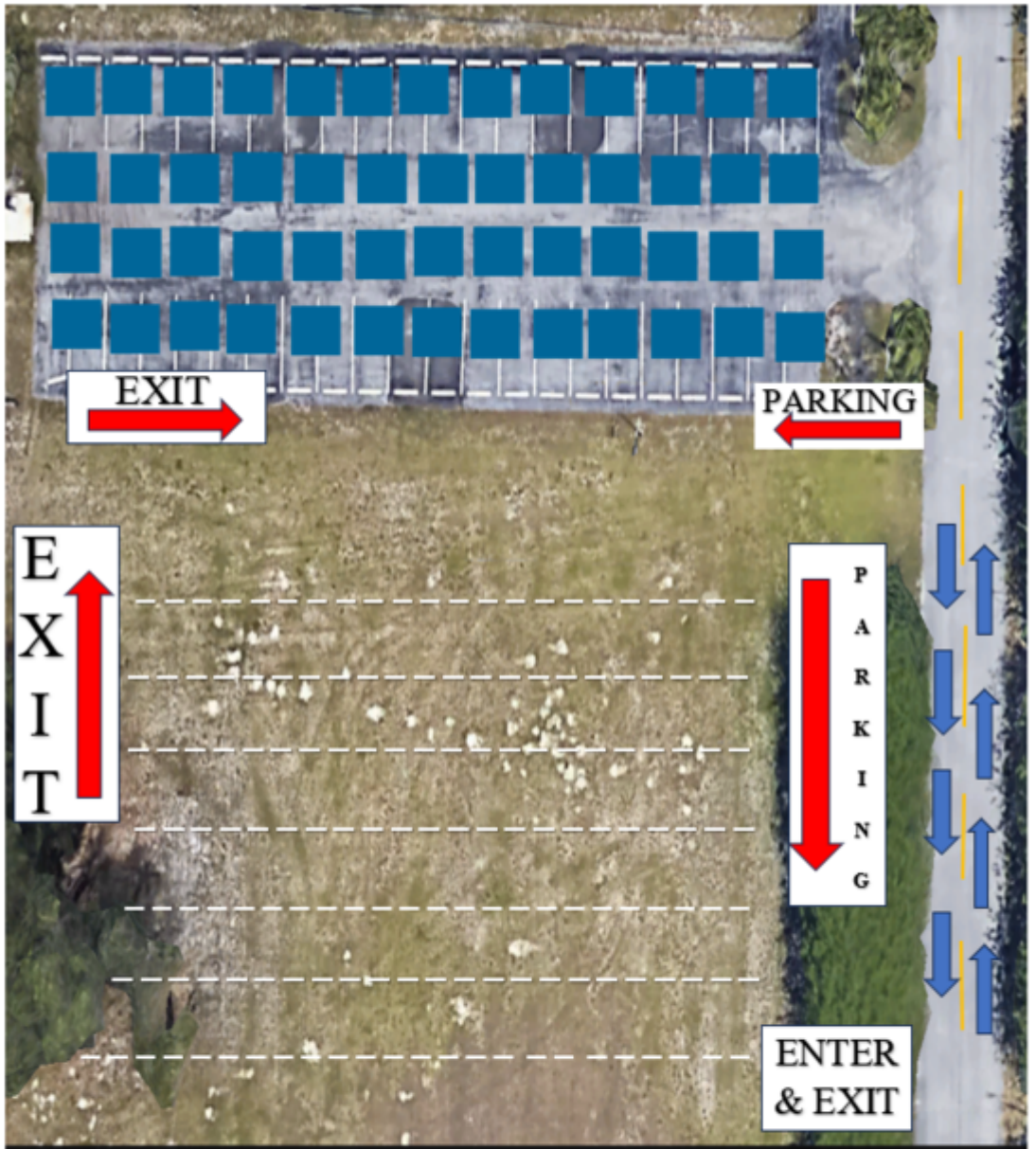
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The 120' x 300' area to the north of the vendor area proposed for the parking of 250 Cars may be a designated drainage detention/retention area. Parking requirements and design shall meet current County Land Development Regulations (LDRs)
3. The petitioner shall meet the Hernando County Facility Design Guideline requirements for drainage retention.
4. The petitioner may be required to obtain a Southwest Florida Water Management District Environmental Resource Permit.
5. The petitioner shall be required to submit a commercial development permit prior to any activity on the site.
6. The parcel shall be subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.
7. Minimum Building Setbacks:
 - Front: 75'
 - Side: 25'
 - Rear: 25'
8. The Conditional Use Permit shall be valid until July 14, 2026. At such time, the petitioner shall coordinate with the Department of Public Works to determine the impact of the uses on site. Based on Department of Public Works analysts the petitioner may be permitted to apply for a Special Exception.

P&Z RECOMMENDATION:

On July 14, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Special Exception Use Permit for a Farmers Market to the August 11, 2025, Planning and Zoning Commission meeting due to the petitioner not being present.

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to postpone the petitioner's request for a Special Exception Use Permit for a Farmers Market to the September 8, 2025, Planning and Zoning Commission meeting to allow staff the opportunity to review the petitioner's revised master plan and for the petitioner to coordinate with staff on any revisions they are seeking to propose.



COUNTY LINE RD

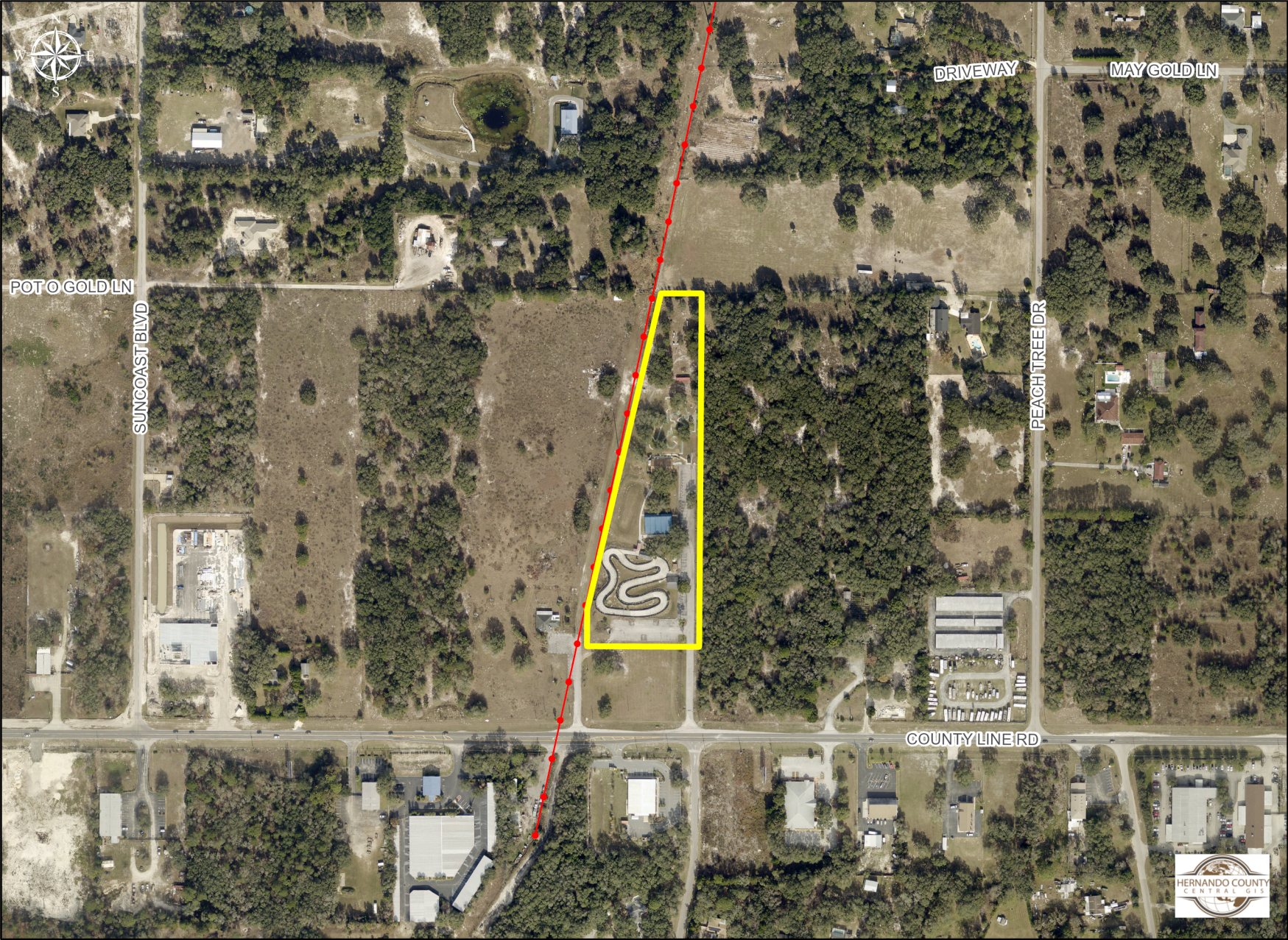


COUNTY LINE RD

SE-25-02

Photo date: 2023

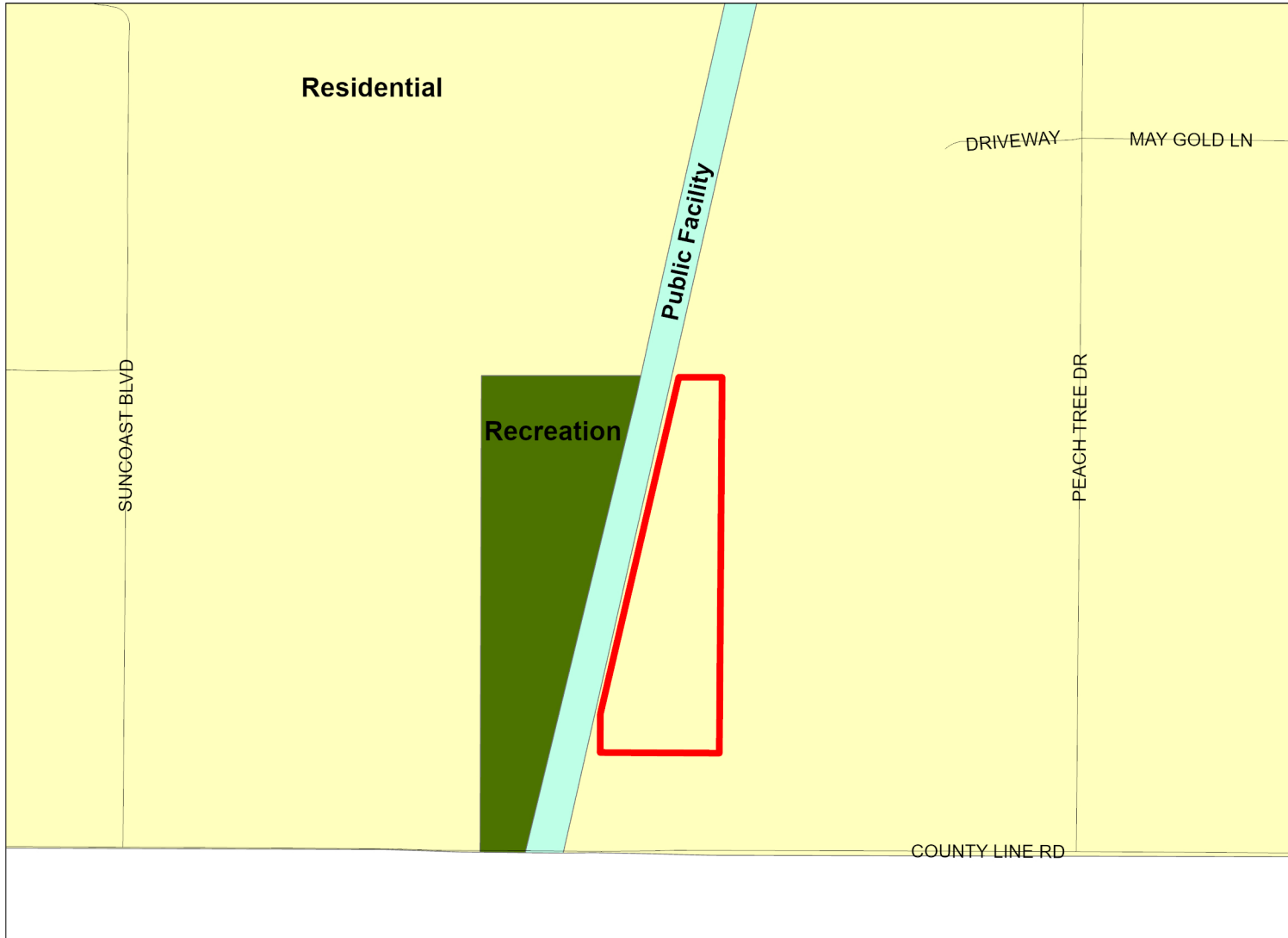
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0 0.03 0.07 0.13 0.2 0.26 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-25-02
Version Date: 12/09/2022

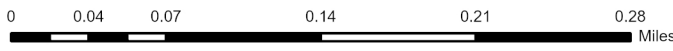


	SE-25-02
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

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.

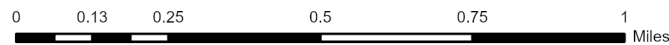
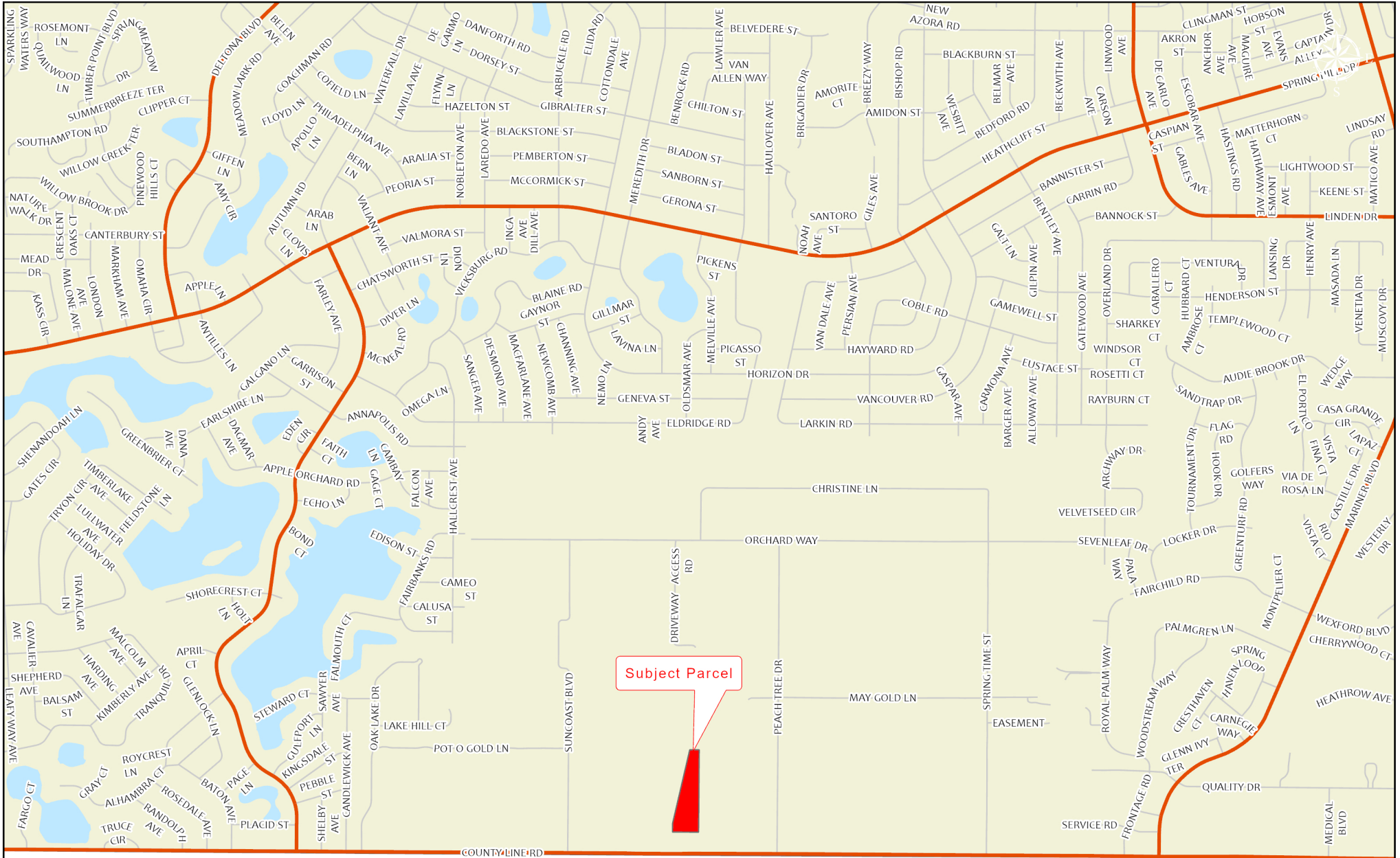


Date of mapping: 02/14/2025



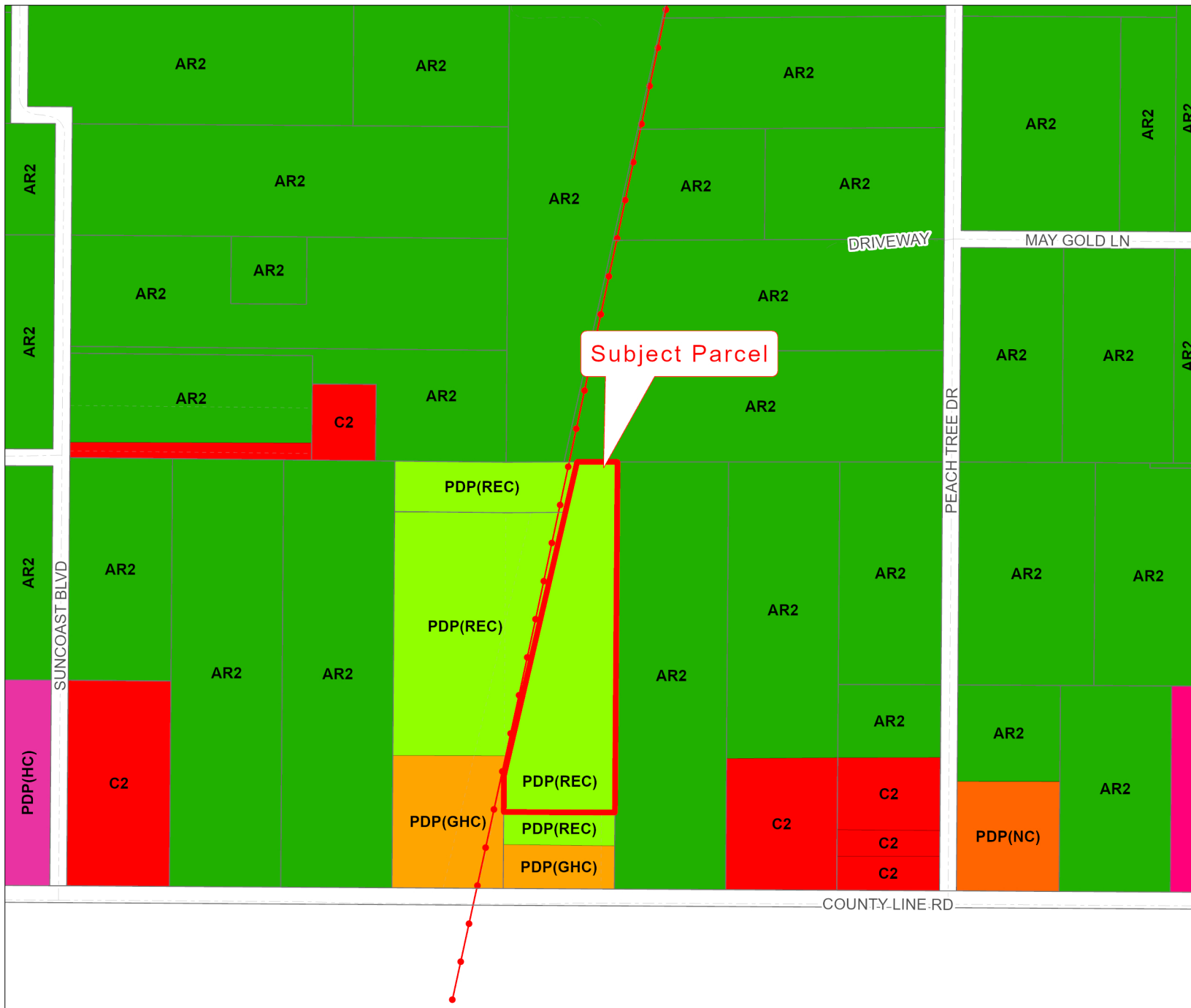
SE-25-02 AREA MAP

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.



SE-25-02

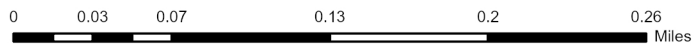
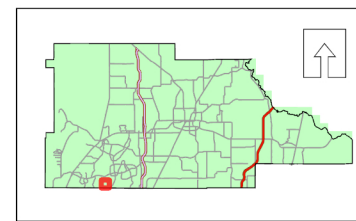
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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: [Kandi McCorkel](#)
To: [TJ LOMBARDO](#)
Cc: [Michelle Miller](#)
Subject: RE: SE-25-02
Date: Thursday, May 15, 2025 3:35:31 PM
Attachments: [Screenshot 2024-12-19 181304.png](#)

Hi TJ,

Reviewed the attached revised site plan with the Director of Public Works, County Engineer- Scott Herring today and are conceptually OK with this traffic movement, would like to approve for a 1-year basis -so that project can demonstrate there are no adverse impacts to the surrounding traffic network (especially stacking on County Line Rd.) then reevaluate and if no issues have come about approve the Special Exception.

A Special Exception runs with the Land. A Conditional Use Permit is for a specific use with conditions. Please reach out to Michelle Miller, Planning Dept.(copied on this email) to convert to a Conditional Use Permit, she can also assist with any questions on the process you may have.

If you have any traffic operational questions please reach out to Dept. of Public Works Engineering. Thank you.

Kandi McCorkel
Engineering Development Coordinator
Hernando County Department of Public Works
1525 East Jefferson St. Brooksville, FL 34601
Office: 352-754-4062 ext 17030
Direct: 352-754-4826
Email: KMcCorkel@co.hernando.fl.us
Website: [Public Works | Hernando County, FL](#)



Hernando County Facility Design Guidelines can be found online at:
<http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines>

From: TJ LOMBARDO <lombardoflooring@yahoo.com>
Sent: Wednesday, May 14, 2025 9:05 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Subject: Re: SE-25-02

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.

Yes
the Blue squares are the vendors
the white lines are the cars

TJ Lombardo
President
Lombardo Flooring Inc.
727-418-1711
lombardoflooring@yahoo.com
SAY NO TO RUGS

On Wednesday, May 14, 2025 at 04:33:04 PM EDT, Kandi McCorkel <kmccorkel@co.hernando.fl.us> wrote:

Hi TJ,

I have received a few voicemails from you about the special exception SE-25-02.

Do you have a revised site plan to send?

If so, please send to me by email.

I have meetings all morning tomorrow, will try to give you a call if any end early, otherwise around 2pm will be able to call & discuss with you.

Thank you.

Kandi McCorkel

Engineering Development Coordinator

Hernando County Department of Public Works

1525 East Jefferson St. Brooksville, FL 34601

Office: 352-754-4062 ext 17030

Direct: 352-754-4826

Email: KMcCorkel@co.hernando.fl.us

Website: [Public Works | Hernando County, FL](#)



Hernando County Facility Design Guidelines can be found online at:

<http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines>

From: [Lashaundra Ellison](#)
To: [Michelle Miller](#)
Subject: RE: Funpark What do you think about this layout
Date: Wednesday, August 13, 2025 1:14:00 PM
Attachments: [image001.jpg](#)

Got it!

Thanks



Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: L Ellison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

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

From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Wednesday, August 13, 2025 1:14 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: RE: Funpark What do you think about this layout

Respond back to him that the site plan is deficient, and reference the following minimum requirements:

Site Plan or Drawing(s) Minimum Requirements

1 copy of Site Plan – must be 8.5 x 11 in size. Must include the following:

1. Location and acreage of all uses;
2. External access roads and access points;
3. Parcel dimensions;
4. Drainage retention areas;
5. Building size(s) and location(s);
6. Setbacks of all existing/proposed structures from the property line;

7. Parking area - layout, location, size and number of spaces;
8. If applicable, existing/proposed buffers and open space.



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>
Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

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

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From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Tuesday, August 12, 2025 3:40 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: FW: Funpark What do you think about this layout



Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: TJ LOMBARDO <lombardoflooring@yahoo.com>
Sent: Tuesday, August 12, 2025 3:33 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: Funpark What do you think about this layout

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.

TJ Lombardo
President
Lombardo Flooring Inc.
727-418-1711
lombardoflooring@yahoo.com
SAY NO TO RUGS

On Tuesday, August 12, 2025 at 02:52:24 PM EDT, Lashaundra Ellison <lellison@hernandocounty.us> wrote:

<https://hernandocountypa-florida.us/>



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: L Ellison@hernandocounty.us

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

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Tuesday, August 12, 2025 2:40 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: Funpark What do you think about this layout

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.

Please call me

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 11, 2025, at 4:03 PM, Lashaundra Ellison <LEllison@hernandocounty.us> wrote:

Good afternoon Tj,

Yes, I received the picture. I will follow up with you tomorrow.

Thanks,

|

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services
Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: L Ellison@hernandocounty.us

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

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center and all Development Services Division Employees'
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business hours.*

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SubdivisionIntake@hernandocounty.us email address. For resubmittals, please
reference the permit number and subdivision name in the subject line. **

From: TJ LOMBARDO <lombardoflooring@yahoo.com>
Sent: Monday, August 11, 2025 2:56 PM
To: Lashaundra Ellison <L Ellison@hernandocounty.us>
Subject: Fw: Funpark What do you think about this layout

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.

TJ Lombardo
President
Lombardo Flooring Inc.
727-418-1711
lombardoflooring@yahoo.com
SAY NO TO RUGS

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

From: Lashaundra Ellison <lellison@hernandocounty.us>

To: TJ Lombardo <lombardoflooring@yahoo.com>

Sent: Monday, August 11, 2025 at 02:50:20 PM EDT

Subject: RE: Funpark What do you think about this layout

Good afternoon,

I did not receive an attachment.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services
Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: [Lellison@hernandocounty.us](mailto:lellison@hernandocounty.us)

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

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business hours.*

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Monday, August 11, 2025 2:49 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>

Subject: Re: Funpark What do you think about this layout

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.

So basically, all the vendors would be scattered inside the Funpark, which leaves us all the parking for visitors

Please call me

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 11, 2025, at 12:08 PM, TJ Lombardo <lombardoflooring@yahoo.com> wrote:

OK, we just got out of the meeting and they said they don't have the information I sent you on the new site plan. So now they want to push it till September 8 and I let them know I sent in the new site plan. That's how it got approved to have the meeting.

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 11, 2025, at 11:13 AM, Lashaundra Ellison
<LEllison@hernandocounty.us> wrote:

Good Morning,

Please disregard the invoice, as it is not a legitimate invoice from Hernando County Planning and Zoning.

Scammers are attempting to collect funds from rezoning applicants, likely obtaining the information from the public agenda that is posted prior to the meeting.

Should you have any questions please feel free to reach out at any time.

Thanks for sharing,

<image001.jpg>

**Lashaundra Ellison | Concurrency
Planner II**

Planning and Zoning Division |
Development Services Department

1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

Website:

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

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Monday, August 11, 2025 11:07 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Funpark What is this about?

NEW LAYOUT

TJ Lombardo
lombardoflooring@yahoo.com
727-418-1711
Say No To Rugs

<Screenshot 2025-08-11 143428.png>

From: [Lashaundra Ellison](#)
To: [TJ Lombardo](#)
Subject: RE: SE-25-02 Robert Grange Parcel Key 01150765
Date: Wednesday, August 27, 2025 2:31:00 PM
Attachments: [image001.jpg](#)

Hi TJ,

The parcel designated for parking is 1.68 acres. This acreage must be added to the total acreage reflected on the application. Currently, the application reflects 5.6 acres for your parcel alone. With the addition of the 1.7 acres (Parcel Key 173792), the total acreage will need to be updated accordingly.

Please note, an additional fee of \$17.00 (1.7 acres × \$10.00) will be required for including Parcel Key 173792 in the application.

Let me know if this clarification helps.

Thank you,



Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: L Ellison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 27, 2025 1:40 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: SE-25-02 Robert Grange Parcel Key 01150765

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.

I was told if we would use the grass you would just have to sign a letter stating we're allowed to use her property not have to pay another \$400

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 27, 2025, at 1:24 PM, Lashaundra Ellison <LEllison@hernandocounty.us> wrote:

Good afternoon,

Yes, the email with details regarding the site plan requirements with the information about setbacks etc.

See the link below and scroll down to Special Exception. The application, instructions and fee sheet can be obtained.

<https://www.hernandocounty.us/departments/departments-n-z/planning/applications-and-fees>

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: [LEllison@hernandocounty.us](mailto:L Ellison@hernandocounty.us)
Website: <http://www.hernandocounty.us/plan>

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 27, 2025 1:19 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: SE-25-02 Robert Grange Parcel Key 01150765

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.

Can you send me that application? And do you mean the email that talked all about setbacks etc. etc.

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 27, 2025, at 10:45 AM, Lashaundra Ellison <LEllison@hernandocounty.us> wrote:

Hi Tj,

I just called and left you a message.

I have consulted with the Senior Planner and was advised that if you intend to use the parcel south of your parcel for parking, the owner will be required to complete an application with the lot specific information to be added to your current file. The owner would complete the application, while adding you as the representative or contact on the Special Exception application.

Also please note, the side plan would require all the previously mentioned component in the below email.

Should you have any questions, please feel free to reach out.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: L Ellison@hernandocounty.us

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

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From: TJ Lombardo <lombardoflooring@yahoo.com>

Sent: Monday, August 25, 2025 12:37 PM

To: Lashaundra Ellison <L Ellison@hernandocounty.us>

Subject: Re: SE-25-02 Robert Grange Parcel Key 01150765

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.

I want to talk to you because if we go back to the original plan, then all we have to do is get the owner of the grass to sign a letter stating we can use her property. Also, is that correct?

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 25, 2025, at 12:35 PM, TJ Lombardo <lombardoflooring@yahoo.com> wrote:

Can you please call me?

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 21, 2025, at 3:42 PM, Lashaundra Ellison
<LEllison@hernandocounty.us> wrote:

Good afternoon TJ,

I wanted to follow up with some important information. At the last meeting, it was mentioned that your postponement date would be set for September 8th. Please note that you will still need to attend the September 8th meeting to formally request a postponement to a date uncertain. Once your revised documents are submitted and reviewed by all necessary departments, you will be scheduled for the next available meeting.

In the meantime, it may be helpful to indicate at the September meeting that you're still working through logistical details such as parking, etc which is why you will need the postponement.

Please see the response below addressing the required information:

1. **Location and acreage of all uses** – The parcel's acreage is listed on the Property Appraiser's Website:
<https://propsearch.hernandopa-fl.us/>
2. **External access roads and access points** – Please identify the proposed access points. These can be sketched directly on your site plan.
3. **Parcel dimensions** – Parcel dimensions are available through the Property Appraiser's GIS site:
[Hernando GIS Map](#)
4. **Drainage retention areas (DRA)** – Since no structures are proposed with the rezoning, the DRA can be omitted from your site plan.
5. **Building size(s) and location(s)** – This information can be found on the property card via the Property Appraiser's site:
[Property Card PDF](#)
6. **Setbacks of existing/proposed structures** – A survey will provide this information. I've attached a document that may help you obtain the needed details.
7. **Parking area layout** – Please identify the layout, location, size, and number of parking spaces on your site plan.
8. **Buffers and open space** – Please indicate any existing or proposed buffers and open space, if applicable.

Let me know if this helps or if you need any additional clarification.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development
Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: L Ellison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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please reference the permit number and subdivision name in the subject line.
**

From: TJ LOMBARDO <lombardoflooring@yahoo.com>
Sent: Wednesday, August 20, 2025 6:27 PM
To: Lashaundra Ellison <L Ellison@hernandocounty.us>
Subject: Re: SE-25-02 Robert Grange Parcel Key 01150765

CAUTION: This email originated from outside the organization.
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sender and know the content is safe.

OK where do i find all the answers to your questions
All that gives me is a map
where do i get the answers

TJ Lombardo
President
Lombardo Flooring Inc.
727-418-1711
lombardoflooring@yahoo.com
SAY NO TO RUGS

On Wednesday, August 20, 2025 at 02:04:03 PM EDT, TJ Lombardo
<lombardoflooring@yahoo.com> wrote:

OK and what is that date?
I will go to those web links and continue to ask questions if I need them to get all
the right answers.
So you're saying I don't need the drainage info and why is that so I have an
answer if they ask me at the meeting
TJ Lombardo
lombardoflooring@yahoo.com
727-418-1711
Say No To Rugs

On Aug 20, 2025, at 1:13 PM, Lashaundra Ellison

<LEllison@hernandocounty.us> wrote:

Good Morning TJ,

Here are the relevant links for your reference:

Hernando County Property Appraiser's Website:

<https://propsearch.hernandocountyflorida.us/Default.aspx>

GIS Map:

<https://experience.arcgis.com/experience/af5eddfc298e4b2799a6c79b659e9de9/page/Page>

Please note that the drainage retention area can be excluded from the site plan.

At this point, we are aiming for the October meeting, as the deadline for submitting documents for the September Planning and Zoning has passed. The sooner the documents are received the faster they can be routed through the appropriate channels.

Let me know if this helps.

Thank you,

<image001.jpg>

**Lashaundra Ellison | Concurrency
Planner II**

Planning and Zoning Division |
Development Services Department

1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

Email: LEllison@hernandocounty.us

Website:

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

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

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

From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 20, 2025 9:14 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Fwd: SE-25-02 Robert Grange Parcel Key 01150765

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.

Can you give me website info to get all needed.

I need your help to get all this information ready. I wanna go over one more time where to find out how to find everything that's needed. Is there a way that you can email me a scope for each individual question you asked.

Where can I find the answer to each Number.

I wanna have this finished by this weekend so I can have it to you by Monday

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TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 14, 2025, at
10:11 AM, TJ Lombardo
<lombardoflooring@yahoo.com> wrote:

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

Begin forwarded
message:

From:
Lashaundr
a Ellison
<L.Ellison@hernandocounty.us>
>
Date:
August 13,
2025 at
1:37:41 P

M EDT
To: TJ
Lombardo
<lombardo@flooring@yahoo.com>

Subject:
RE: SE-
25-02
Robert
Grange
Parcel
Key
01150765

Good
afternoon
TJ,

Planning
staff has
reviewed
the
submitted
site plan
and found
it to be
deficient.
To move
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please
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required
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below.

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Please
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reach out
if you have
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Thank
you,

<image001.jpg>

**Lashaundra Ellison |
Concurrency Planner II**

Planning and Zoning Division |
Development Services Department

1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

Email:
Lellison@hernandocounty.us

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

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Services Department business
hours are **Monday – Friday
7:30am - 4:00pm**. The lobby
closes at **3:30pm** to walk-in
customers. The call center and all
Development Services Division
Employees' will be open and
assisting customers during normal
business hours.*

****Please**

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Sent:

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August
13, 2025
12:03
PM

To: TJ

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<[lombard
oflooring
@yahoo.
com](mailto:lombard
oflooring
@yahoo.
com)>

Subject:

RE: SE-
25-02
Robert
Grange
Parcel
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0115076
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Good
afternoo

n,

Yes, I received the document. I will touch base with you later today.

Thank you,

<image001.jpg>

**Lashaundra Ellison |
Concurrency Planner II**

Planning and Zoning Division |
Development Services Department

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From: TJ
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<[lombard
offlooring
@yahoo.
com](mailto:lombardofflooring@yahoo.com)>

Sent:
Wednesd
ay,
August
13, 2025
10:50
AM

To:
Lashaun
dra
Ellison
<[LEllison
@hernan
docounty
.us](mailto:LEllison@hernandocounty.us)>

Subject:
Re: SE-
25-02
Robert
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0115076
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CAUTION:
This email
originated
from outside
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organization.

Do not click
links or open
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unless you
recognize
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is safe.

I sent you
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and all the
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TJ
Lombardo

lombardoflooring@yahoo.com

727-418-
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Say No To
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**Lashaundra Ellison |
Concurrency Planner II**

Planning and Zoning Division |
Development Services Department

1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

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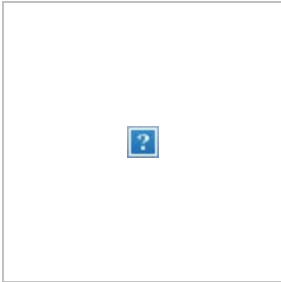
From: [Kandi McCorkel](#)
To: [Lashaundra Ellison](#)
Cc: [Michelle Miller](#); [KayMarie Griffith](#)
Subject: RE: Site Plan - Robert Grange SE-25-02
Date: Tuesday, August 12, 2025 2:48:49 PM
Attachments: [RE SE-25-02.msg](#)
[image001.jpg](#)

Good afternoon Lashaundra,

Please see the attached correspondence with Mr. Lombardo that has site plan attached.

Thank you.

Kandi McCorkel
Engineering Development Coordinator
Hernando County Department of Public Works
1525 East Jefferson St. Brooksville, FL 34601
Office: 352-754-4062 ext 17030
Direct: 352-754-4826
Email: KMcCorkel@co.hernando.fl.us
Website: [Public Works | Hernando County, FL](#)



Hernando County Facility Design Guidelines can be found online at:

<http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines>

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Tuesday, August 12, 2025 2:41 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; KayMarie Griffith <KGriffith@co.hernando.fl.us>
Subject: Site Plan - Robert Grange SE-25-02

Good afternoon Kandi,

Would you be so kind as to provide me with the site plan that Mr. Lombardo submitted for his parking traffic flow approval with DPW?

Thank you so much



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

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

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From: [Lashaundra Ellison](#)
To: [TJ Lombardo](#)
Subject: RE: Special Exception 25-02-Grange REQUIRED SIGN PICK UP
Date: Wednesday, August 27, 2025 2:49:00 PM
Attachments: [FW SE-25-02 Sign Pick Up.msg](#)
[image001.jpg](#)
[FW SE-25-02 Sign Pick Up.pdf](#)

TJ,

See the attached email. The Agenda Coordinator emailed the initial notification on 08/25/2025.

Please confirm if you are receiving the emails from Victoria.

Thank you,



Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: L Ellison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Lashaundra Ellison
Sent: Wednesday, August 27, 2025 2:45 PM
To: TJ Lombardo <lombardoflooring@yahoo.com>
Subject: RE: Special Exception 25-02-Grange REQUIRED SIGN PICK UP

Hi TJ,

My apologies for not making this clear earlier.

Although there is not sufficient time for staff to draft a report, your case was previously postponed at the last board meeting to a **date certain**, the September 8th meeting. At the September meeting, my recommendation will be to request a postponement to a **date uncertain**.

Once all required documents are submitted, we can then place your case back on the schedule for the next available meeting.

Thank you,



Lashaundra Ellison | Concurrency Planner II

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Email: L Ellison@hernandocounty.us

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 27, 2025 2:26 PM
To: Lashaundra Ellison <L Ellison@hernandocounty.us>
Subject: Re: Special Exception 25-02-Grange REQUIRED SIGN PICK UP

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.

The last we spoke, you said I didn't make September deadline so it will be in October
TJ Lombardo
lombardoflooring@yahoo.com
727-418-1711
Say No To Rugs

On Aug 27, 2025, at 2:25 PM, TJ Lombardo <lombardoflooring@yahoo.com> wrote:

OK

Why do they only give us two days notice to pick up signs? We all have day jobs.

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 27, 2025, at 2:13 PM, Lashaundra Ellison

<LEllison@hernandocounty.us> wrote:

Yes, the signs must be posted by Friday August 29th, 2025.

The meeting date is September 8, 2025. Your attendance is required at the September meeting to request an extension.

The October meeting date is October 13th.

Let me know if that helps.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: LEllison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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please reference the permit number and subdivision name in the subject line. **

From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 27, 2025 1:38 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: Special Exception 25-02-Grange REQUIRED SIGN PICK UP

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.

This Friday???

What is the October date for meeting.

TJ Lombardo
lombardoflooring@yahoo.com
727-418-1711
Say No To Rugs

On Aug 27, 2025, at 1:31 PM, Lashaundra Ellison
<LEllison@hernandocounty.us> wrote:

Good afternoon,

Please be advised that signs for the above reference Special Exception application are required to be picked up posted with the affidavit and pictures returned by the end of day Friday.

Also please keep in mind that your attendance is required at the meeting to request an extension until all details of the case are finalized. The lobby hours are 7:30 am -3:30 pm.

Thank you,

| **Lashaundra Ellison | Concurrency**

<image001.jpg>

Planner II

Planning and Zoning Division |
Development Services Department
1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

Website:

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APPENDIX A - ZONING

ARTICLE V. - ADMINISTRATION

Section 8. - **Special exception use regulations.**

Special exception uses may be permitted in those zoning districts where designated by this ordinance but only when specifically approved by the planning and zoning commission in accordance with the provisions hereunder. All special exception uses shall be subject to the following regulations unless otherwise stated in this article.

- A. **Powers and duties.** In considering the granting of a special exception permit, the planning and zoning commission shall have the following powers and duties:
- (1) The Commission shall hear and decide on applications for special exception use permits; to decide such questions as are involved in the determination of when special exceptions should be granted; to grant special exceptions with appropriate conditions and safeguards; to deny special exceptions when not in harmony with the purpose and intent of the Land Development Regulations.
 - (2) In granting any special exception, the Commission shall find that such grant will not adversely affect the public interest.
 - (3) In granting any special exception, the Commission may prescribe appropriate conditions and safeguards in conformity with the Land Development Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this ordinance.
 - (4) If a developer fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.
 - (5) Where deemed appropriate by the Commission, an application for a special exception may be approved as a conditional use subject to the limitations and requirements thereof, including reasonable time limits on such use.
- B. **Special exception general standards.** All special exception uses shall be subject to the following regulations:
- (1) *Uses.* A special exception use shall be used for only those buildings, uses and accessory buildings specifically indicated, and shall not exceed the maximum size, density, intensity, number of units or other measurement or limiting factors so indicated, in the approval of the special exception use.

(2) *Compatibility.* The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.

(3) **Standards.** Required standards and regulations for special exception uses and buildings are as follows:

(a) All special exception uses shall be subject to the general regulations for structures and uses, lots and yards and vehicles contained in this ordinance for principal building and single lot development as well as the specific dimension and area regulations for lots and structures in the specific zoning district in which the special exception use is proposed.

(b) Minimum lot frontage on a street shall be sufficient to permit properly spaced and located access points designed to serve the type of special exception use proposed. The proposed use shall not attract inappropriate traffic volumes, noise or congestion. Wider spacing between access points and intersection street right-of-way lines should be required when the lot has more than the minimum required frontage on a street. All access points shall be specifically approved by the administrative official.

(c) All buildings should be located an adequate distance from all property lines and street right-of-way lines. Greater building setback lines should be required when the lot has more than the minimum lot area required or when deemed necessary to protect surrounding properties.

(d) Landscaped separation shall be provided along all property lines and along all streets serving the premises in conformance with the Hernando County Community Appearance Ordinance and as required by the planning and zoning commission. The premises shall be permanently screened from adjoining and contiguous properties by a wall, fence, evergreen hedge and/or other approved enclosure when deemed necessary to buffer the special exception use from surrounding areas.

(e) The use shall be of a similar architectural scale to existing neighborhood development or take advantage of an existing building for its purposes.

(f) Visual and functional conflict between the proposed use and nearby neighborhood uses, if existent, shall be minimal.

(g) For special exception uses on local streets, traffic generation rates and traffic distribution rates associated with the proposed use will be reviewed to determine whether they exceed those typically associated with local street traffic.

(5) **Special exception runs with the land.** A special exception applies to the property for which it is granted and not to the individual who applies for it. A special exception which has not been discontinued as provided for herein, voluntarily relinquished by the property owner or has become void by operation of law is transferable to any future owner of the land, but it cannot: (i) be transferred by the applicant/property owner to a different site; (ii) be expanded as to size, density, intensity, number of units or other measurement or limiting factor(s) imposed in connection with its original approval; (iii) be changed as to approved use, or (iv) have new uses added, Further, the special exception shall become null and void if the parcel of land granted the special exception is reduced in size from the original approval size, the use for which the special exception is granted is discontinued for a period of two (2) consecutive years or the property owner voluntarily relinquishes the special exception use by notifying the county in writing. Nothing herein shall prevent a property owner that has lost, discontinued or relinquished any special exception use from reapplying by filing a new application and paying all required fees.



Planning & Zoning Commission

Meeting: 09/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar Depablo
DOC ID: 16358
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Conditional Use Permit Petition Submitted by Blaire Hottinger (CU2504)

BRIEF OVERVIEW

Conditional Use Permit Request:

Conditional Use Permit for a Temporary Structure

General Location:

North side of Ridge Road approximately 382 feet from Nightwalker Road

Parcel Key Number:

983984

Summary of Applicant's Request:

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary residence. This request arises from unforeseen complications with the delivery and installation of a mobile home. Initially, the petitioner contracted with a mobile home company to place a home on the vacant lot. Despite multiple communications and assurances, the company dismantled the mobile home but failed to deliver it to the intended site. The mobile home remained on the contractor's lot and was never transported as agreed.

To resolve the situation, the petitioner hired a second mobile home company to retrieve the home; however, upon arrival, the mobile home was no longer present on the contractor's lot. The petitioner had already paid a deposit to the original company and was unable to obtain a refund. As a result, financial constraints prevented the immediate purchase of another mobile home. In the interim, the petitioner secured an RV to serve as temporary housing while a long-term solution was pursued. The RV was initially intended for short-term use until a new mobile home was delivered, but due to the ongoing circumstances, it is now needed as a residence until a new unit can be acquired and installed.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a temporary Recreational Vehicle (RV) Residence for a period of up to two (2) year with performance conditions.

REVIEW PROCESS

Omar DePablo	Escalated	08/27/2025	3:24 PM
KayMarie Griffith	Escalated	08/28/2025	4:18 PM
Omar DePablo	Escalated	08/29/2025	7:17 AM
KayMarie Griffith	Approved	08/29/2025	12:29 PM
Michelle Miller	Approved	08/29/2025	1:40 PM
Michael Cowan	Approved	08/29/2025	1:46 PM
Toni Brady	Approved	08/29/2025	3:59 PM
Danielle Nigro	Approved	09/02/2025	8:22 AM
Victoria Via	Approved	09/02/2025	8:51 AM

<p>RESULT: ADOPTED</p> <p>MOVER: Mike Fulford</p> <p>SECONDER: Justin Noe</p> <p>AYES: David, Fulford, Holmes and Noe</p> <p>ABSENT: Birren and McDonald</p>

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. CU-25-04 Official Date Stamp:
RECEIVED
MAY 08 2025
HERNANDO COUNTY ZONING

Date: 5/8/25

APPLICANT NAME: Blaira Hottinger
Address: 8150 Indian Trail Rd
City: Brooksville State: FL Zip: 34613
Phone: 352-835-8483 Email: bhotti21@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): 00983984
2. SECTION 25, TOWNSHIP 22, RANGE 17
3. Current zoning classification: RIA
4. Desired use: Residents / Mobile Home
5. Size of area covered by application: 0.60
6. Highway and street boundaries: Ridge Rd to Nightwalker to Cortez 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: _____)

PROPERTY OWNER AFFIDAVIT

I, Blaira Hottinger, 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):

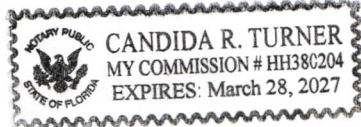
I am the owner of the property and am making this application OR
 I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): _____
to submit an application for the described property.

Blaira Hottinger
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8th day of May, 2025, by
Blaira Hottinger who is personally known to me or produced FL DL as identification.

Candida R Turner
Signature of Notary Public



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

Notary Seal/Stamp

My wishes my dreams and my pursuit of happiness was purchasing this property and being able to buy a mobile home, and make my residency here at 8150 Indian Trail Road. I bought a mobile home in July, 2023 in Winter Garden Florida. I then required the services of NHL Transport and Storage company in September 2023. Before signing the contract with MHL Transport & Storage company I was told it would take four to five weeks to be able to move my mobile home to my property. After waiting 2 months nothing was being done I informed NHL Transport and storage company that the mobile home needed to be moved before October 30th 2023. I was informed that MHL Transport and storage company would go up on the 27th of October and move my mobile home. After 3 weeks of getting a runaround from NHL Transport and storage company they admitted they did not move the mobile home just broke it down so they can take my \$7200 deposit, which they did. I ended up having to hire another company to move the mobile home. When they went up to Winter Garden to remove the mobile home the lot was vacant. While the mobile home was broken down somebody decided to hook up and take off with it. I obtained the RV because at the time I figured I would be living in it for a short period of time, boy was I mistaken. I do not want to live in the RV. Because I have lost so much cash money, I have to sell my boat to get the money to enable me to buy a mobile home, or put my property up as collateral

I've been out looking at mobile homes which is not easy for me because of my disability and I don't drive. I have a crush 5th vertebra in my lower back, which part of the vertebra is wedged behind my sixth vertebra against my spine and i deal with chronic pain and nerve damage.

All I need is time.

Blair Hottinger



STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025

APPLICANT: Blaire Hottinger

FILE NUMBER: CU-25-04

REQUEST: Conditional Use Permit for a Temporary Structure

GENERAL LOCATION: North side of Ridge Road approximately 382 feet from Nightwalker Road

PARCEL KEY NUMBER: 983984

APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary residence. This request arises from unforeseen complications with the delivery and installation of a mobile home. Initially, the petitioner contracted with a mobile home company to place a home on the vacant lot. Despite multiple communications and assurances, the company dismantled the mobile home but failed to deliver it to the intended site. The mobile home remained on the contractor's lot and was never transported as agreed. To resolve the situation, the petitioner hired a second mobile home company to retrieve the home; however, upon arrival, the mobile home was no longer present on the contractor's lot. The petitioner had already paid a deposit to the original company and was unable to obtain a refund. As a result, financial constraints prevented the immediate purchase of another mobile home. In the interim, the petitioner secured an RV to serve as temporary housing while a long-term solution was pursued. The RV was initially intended for short-term use until a new mobile home was delivered, but due to the ongoing circumstances, it is now needed as a residence until a new unit can be acquired and installed.

SITE CHARACTERISTICS

Site Size: 0.56 acres

**Surrounding Zoning;
Land Uses:** North: R1A (Residential) / Lake
South: R1A (Residential)
East: R1A (Residential)
West: R1A (Residential)

Current Zoning: R1A (Residential)

**Future Land Use
Map Designation:** Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD). does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to allow resident to reside in RV on parcel until a mobile home is placed on the parcel.

Comment: The parcel has onsite well and septic, which is permitted through the Hernando County Health Department

ENGINEERING REVIEW

The site is located on the North side of Ridge Road approximately 382 feet from Nightwalker Road. The Engineering Department has reviewed the request and indicated that a driveway apron is required to be installed at Indian Trail Road. Driveway apron must meet the requirements of Hernando County Facility Design Guideline IV-26. The petitioner must obtain a Right of Way Use permit to install driveway apron.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1A (Residential) District:

- Front: 25'
- Side: 10'
- Rear: 20'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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.

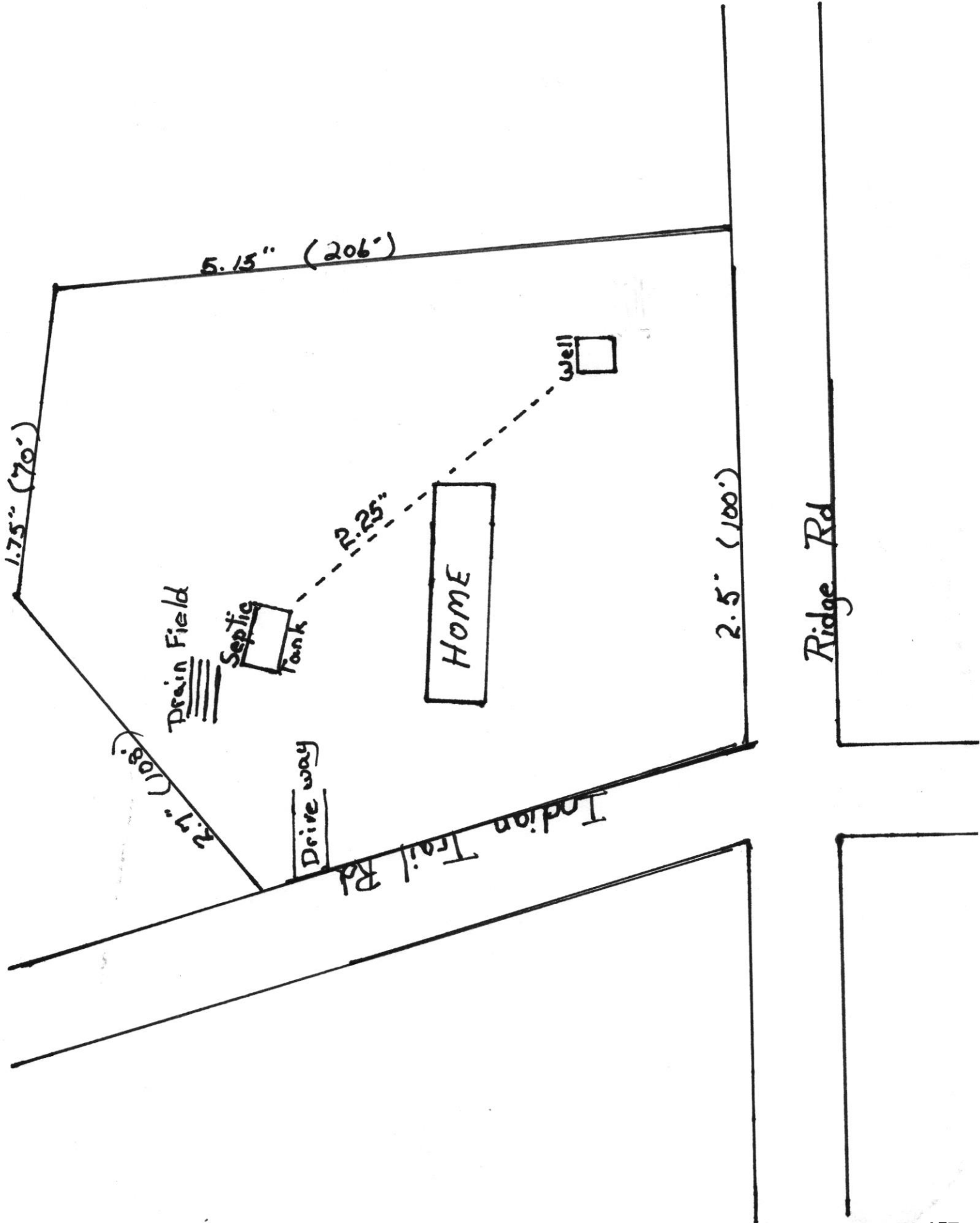
STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a temporary Recreational Vehicle (RV) Residence for a period of up to two (2) year 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. No attachments or other structures shall be erected on the property or attached to the RV.
3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.

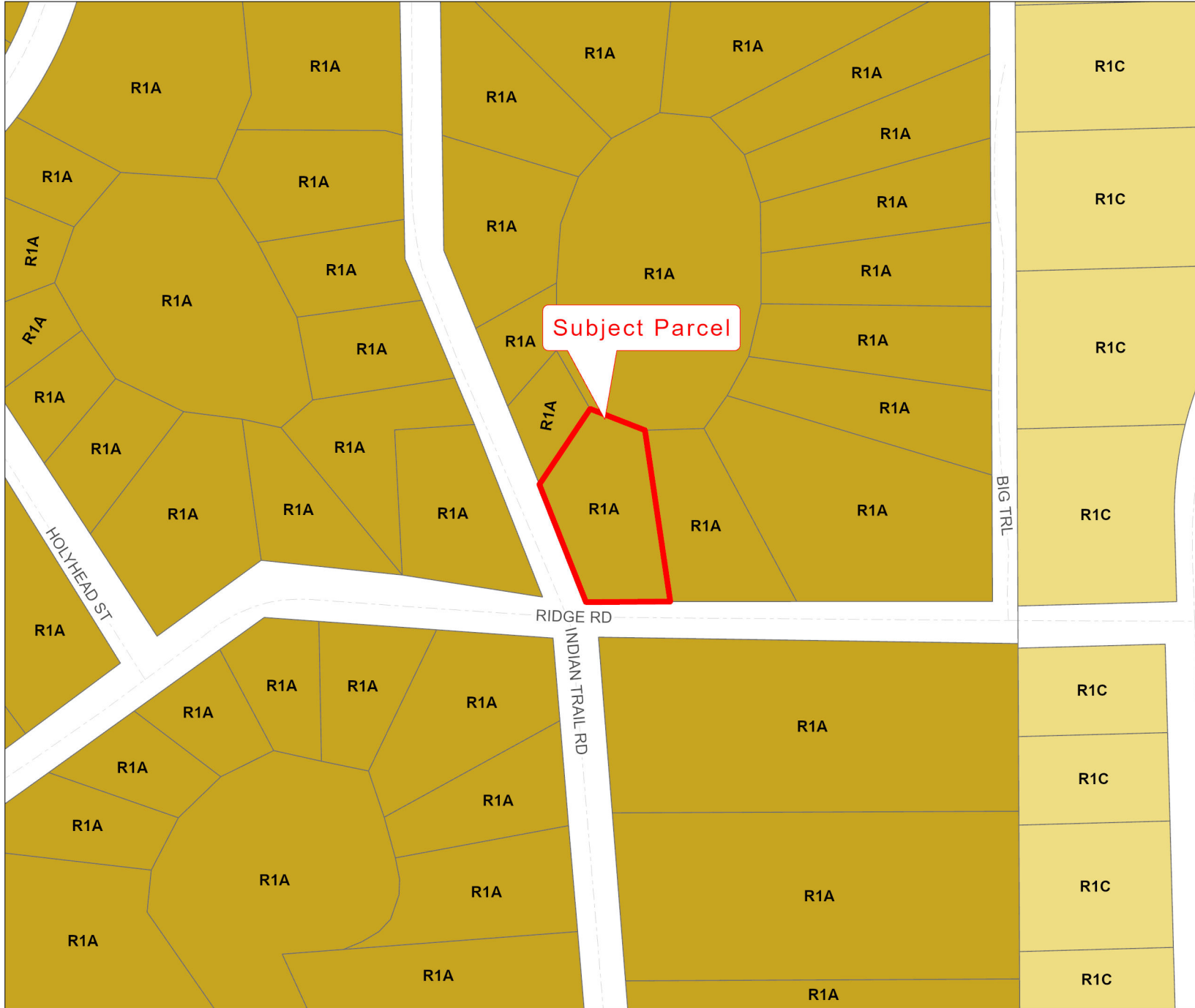
- Front: 25'
- Side: 10'
- Rear: 20'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.
6. The Conditional Use Permit shall expire on September 8, 2027.



CU-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.

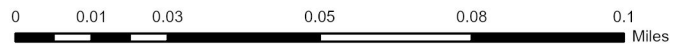
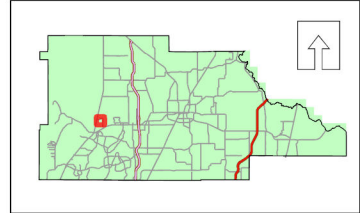


Subject Parcel

Zoning:

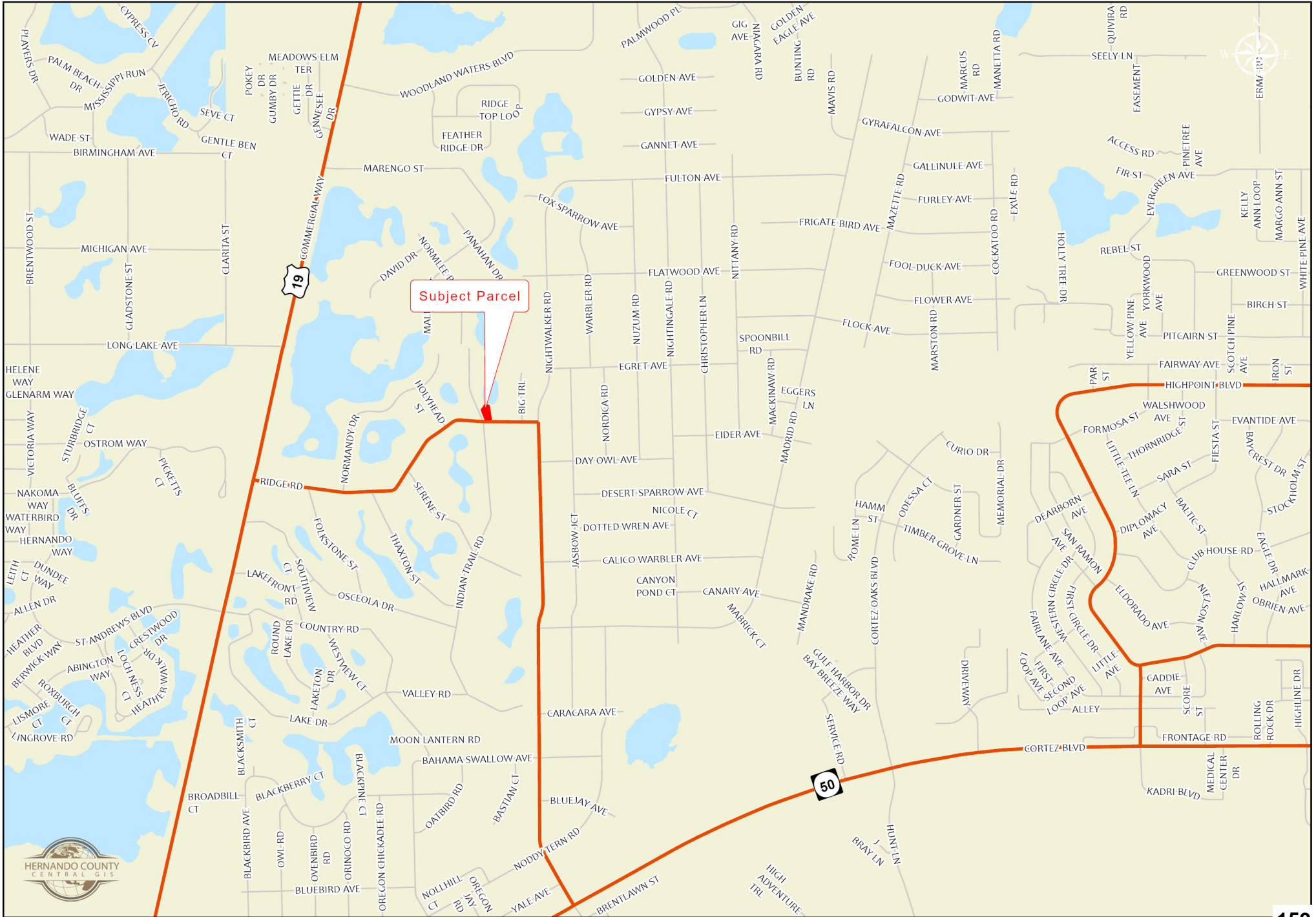
AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



CU-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.



Hernando County Comprehensive Plan Map

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

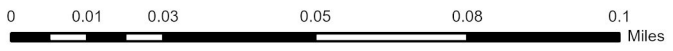


	CU-25-04
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

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.



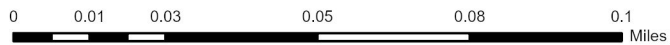
Date of mapping: 06/20/2025



CU-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.





Planning & Zoning Commission

Meeting: 09/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16370
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

BRIEF OVERVIEW

Rezoning Request:

Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations

General Location:

North side of County Line Road, approximately 340' east of Seven Hills Drive.

Parcel Key Number:

01317685

Summary of Applicant's Request:

The petitioner is requesting a revision to the approved master plan to maintain the existing PDP(GC) Planned Development (General Commercial) zoning designation, which includes the previously approved C-2 uses of mini warehouse and outdoor storage, while seeking to incorporate additional C-2 uses.

Planning and Zoning Commission Action:

On **July 14, 2025**, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement to September 8, 2025, to allow the petitioner time to review staff recommendation.

Subsequent to the Planning and Zoning Commission meeting, the petitioner submitted a request for an additional postponement as attached.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan. 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 Planning and Zoning Commission recommend the Board of

County Commissioners adopt a resolution approving the petitioner’s request for a Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Escalated	08/27/2025	3:17 PM
KayMarie Griffith	Escalated	08/28/2025	4:18 PM
Omar DePablo	Escalated	08/29/2025	7:18 AM
KayMarie Griffith	Approved	08/29/2025	1:45 PM
Michelle Miller	Approved	08/29/2025	2:13 PM
Michael Cowan	Approved	08/30/2025	7:43 AM
Toni Brady	Approved	09/02/2025	7:50 AM
Danielle Nigro	Approved	09/02/2025	8:24 AM
Victoria Via	Approved	09/02/2025	9:09 AM

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. 02/25 Official Date Stamp:

H-25-09

Received

FEB 07 2025

Planning Department
Hernando County, Florida



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: January 23, 2025

APPLICANT NAME: Granger Development LLC

Address: 401 East Chase Street, Suite 101

City: Pensacola

State: FL

Zip: 32502

Phone: 561.339.9327 Email: bryan@grangerdev.com

Property owner's name: (if not the applicant) RAIN DANCER LLC and EVERGREEN PARTNERS LLC

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): 01317685
2. SECTION 32, TOWNSHIP 23, RANGE 18
3. Current zoning classification: H2417 / PDP(GC) with C-2 uses
4. Desired zoning classification: Master Plan Modification for existing PDP(GC) with C-2 uses and PDP(MF)
5. Size of area covered by application: 9.3
6. Highway and street boundaries: North Side of County Line Road, approximately 340' East of Seven Hills Drive
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, Shane Jackola, 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): Granger Development LLC and (representative, if applicable): Coastal Engineering Associates, Inc. to submit an application for the described property.

Signature of Property Owner

~~FLORIDA~~ **MONTANA**

STATE OF ~~FLORIDA~~ **MONTANA**
COUNTY OF ~~HERNANDO~~ **FLATHEAD**

The foregoing instrument was acknowledged before me this 3rd day of February, 20 25, by Shane Jackola who is personally known to me or produced MT ID as identification.

Signature of Notary Public



TRENA FULLER
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
July 28, 2025

Notary Seal/Stamp

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

PRINT FORM

CLEAR FORM

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [] PDP
Master Plan [] New [x] Revised
PSFOD [] Communication Tower [] Other

PRINT OR TYPE ALL INFORMATION

Date: January 23, 2025

File No. _____ Official Date Stamp: _____

APPLICANT NAME: Granger Development LLC

Address: 401 East Chase Street, Suite 101
City: Pensacola State: FL Zip: 32502
Phone: 561.339.9327 Email: bryan@grangerdev.com
Property owner's name: (if not the applicant) RAIN DANCER LLC and EVERGREEN PARTNERS LLC

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 [x] No (if applicable provide name)

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 01317685
2. SECTION 32, TOWNSHIP 23, RANGE 18
3. Current zoning classification: H2417 / PDP(GC) with C-2 uses
4. Desired zoning classification: Master Plan Modification for existing PDP(GC) with C-2 uses and PDP(MF)
5. Size of area covered by application: 9.3
6. Highway and street boundaries: North Side of County Line Road, approximately 340' East of Seven Hills Drive
7. Has a public hearing been held on this property within the past twelve months? [x] Yes [] 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 AFFIDAVIT

I, Matthew J Waatti, 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):

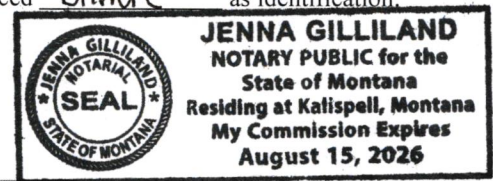
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Granger Development LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA Montana
COUNTY OF HERNANDO Flathead

The foregoing instrument was acknowledged before me this 3rd day of February, 2025, by Matthew J. Waatti who is personally known to me or produced [] as identification.

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM Notary Seal/Stamp

APPLICATION NARRATIVE
RAIN DANCER, LLC & EVERGREEN PARTNERS, LLC
PARCEL KEY 01317685

General

The subject site, consisting of approximately 9.3 acres, lies within section/township/range 32/23/18 and is located on the north side of County Line Road, the south side of Quality Drive, approximately one mile east of Seven Hills Drive. The property is identified by the Hernando County Property Appraiser as Parcel Key 01317685. See Figure 1 for the aerial view and location of the site.



Figure 1. Aerial and location map

Zoning and Land Use

The property has a Commercial land use designation on Hernando County's Future Land Use Map (See Figure 2).

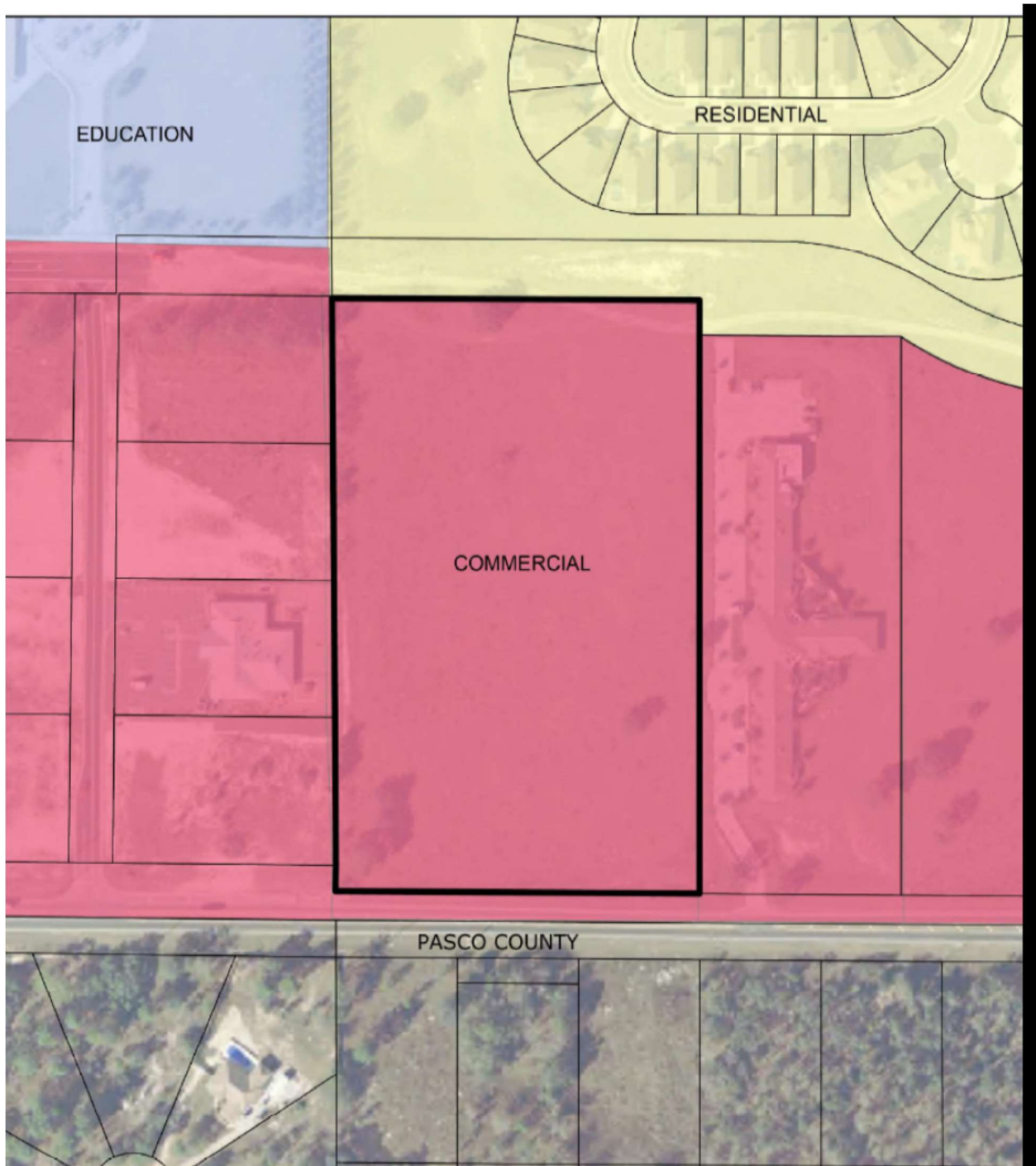


Figure 2 - Current Land Use Designation Parcel Key 01317685

The property is presently zoned Planned Development Project/General Commercial (PDP/GC) and approved for C-2 uses with Mini warehouses and outdoor storage. See Figure 3 for the current zoning on the site.

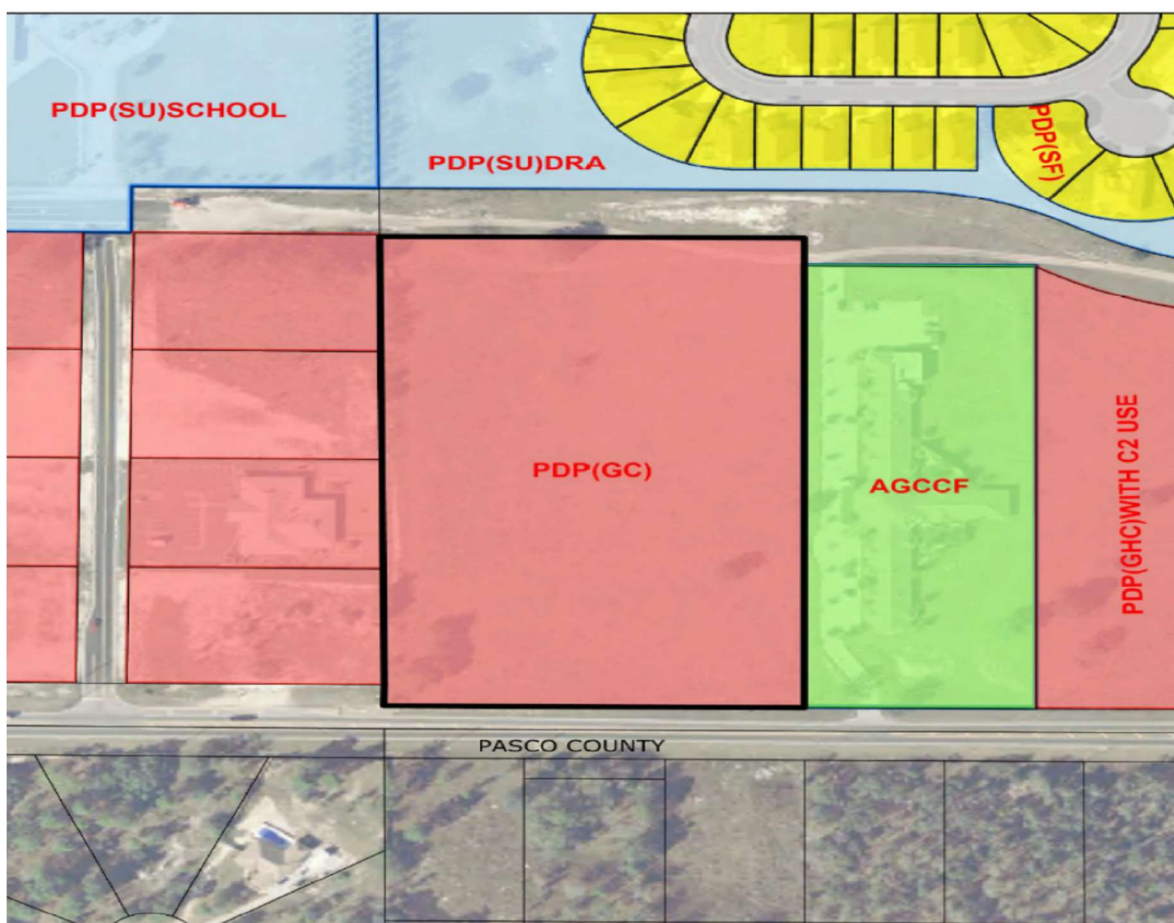


Figure 3-Current Zoning Map Parcel Key 01317685

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

	Zoning	Land Use/FLUM	Property Use
North	PDP/SF and PDP/SU	Residential and Public Facilities	Residential (Wellington at 7 Hills), school (Suncoast Elementary)
South	NA	NA	Pasco County
East	Congregate Care Facility	Commercial	Congregate Care Facility
West	PDP/GHC	Commercial	Commercial Development

Request

The request is for a master plan modification to retain the already approved PDP/GC (General Commercial) zoning with specific C-2 Uses and add additional C-2 and special exception uses and change the zoning category to Combined Planned Development (CPDP).

Project Description

The property is retaining its previously approved PDP/GC (General Commercial) C-1 uses and specific C-2 uses across the site. The size of the property and location along County Line Road make it attractive for a variety of different uses, ranging from highway commercial to medical facilities. Additionally, a reverse frontage road (Quality Drive) already exists along the property's northern boundary. The size and location of the property will allow up to three commercial sites along County Line Road (Area 1) and a 5-acre parcel to the north (Area 2) that would be attractive for a number of uses, including already approved self-storage or outdoor storage uses, medical offices, congregate care or a commercial flex building complex. An internal access drive or cross access agreements would provide all uses on site to have access to/from Quality Drive. Additional right of way will be provided along County Line Road as determined by the County Engineer and all access points will be designed to meet County Standards. The total project nonresidential square footage will not exceed 155,000 square feet.

The project site is cleared and vacant. The sand soils are conducive for development and stormwater retention. There are no wetlands on the property and only a small corner of the site is within the 100 year floodplain. Hernando County utilities are available. The property has direct access to both County Line Road and Quality Drive, which serves as a reverse frontage road leading to a signal at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in Area 1 along County Line Road are requested:

- Mini warehouses (previously approved and requested in Area 1 & Area 2)
- Outdoor RV/boat storage (previously approved and requested in Area 1 & Area 2)
- Drive-in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excludes body shops)
- Veterinary clinics and hospital establishments
- Alcoholic beverage dispensation

In Area 2 along Quality Drive the following Special Exception Uses are requested:

- Congregate Care facilities
- Hospitals (requested in Area 1 & Area 2 due to the number of acres required)

Project History

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as Planned Development Project/General Commercial (PDP/GC) with specific C-2 uses for Mini warehouses and outdoor storage with deviations (H 21-36) . The associated master plan included the following uses and intensity:

- 3 phases
- Phase 1 approved for 110,00 square feet of Mini warehouse
- Phase 2 approved for 15,000 square feet of Mini warehouse and outdoor storage of 48 RV/boat spaces
- Phase 3 approved for 3 commercial outparcels at 30,000 square feet with all allowable uses under the C-1 District
- A 75 foot setback along County Line Road (deviation from 125 feet)
- A rear setback of 25 feet (deviation from 35 feet)

The approved Resolution 2021-157 for H21-36, the minutes, associated performance conditions and approved master plan are provided in Attachment 1 to this narrative.

The applicant requested the Board of County Commissioners approve a master plan modification on August 27, 2024 (H24-17). The modifications were not approved; however, the Board of County Commissioners re-approved the original request and master plan. Therefore, the original master plan remains effective.

Proposed Setbacks and Buffers

Perimeter Building Setbacks

- South (County Line Road) - 75 feet (deviation from 125 feet previously approved)
- North (Quality Drive) - 20 feet (deviation from 35 feet previously approved)
- East-20 feet
- West-20 feet

Internal Commercial Lot Setbacks (previously approved)

- Side-10 feet (deviation from 20 feet)
- Rear-10 feet (deviation from 35 feet)
- Mini warehouses-Front 15 feet

Maximum Height

- 45 feet

Buffers-all buffers will meet commercial standards per the LDR's

- North-10 feet landscape buffer, 0 feet along DRA
- South-20 feet landscape buffer
- East-20 feet vegetative buffer
- West-10 feet vegetative buffer

Consistency with the Comprehensive Plan

The site is consistent with the following Goals, Objectives and Strategies of the Hernando County 2040 Comprehensive Plan.

Future Land Use Element

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The

Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Commercial Category

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.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes: a. are located at the intersections of roads having collector status or greater; b. recognize concentrations of existing commercial development; c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County; d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County; e. may be located in Centers or Corridors pursuant to the related strategies

Analysis: The site is designated Commercial by the Hernando County 2040 Future Land Use Map and is located in a commercial node.

Site Conditions

Topography

The property slopes from County Line Road to Quality Drive with a high point of 65 feet above MSL to a low of 42 feet above MSL. See Figure 4.



Figure 4-Topographic Information

Floodplain

The property is not located in a designated FEMA flood zone. See Figure 5.

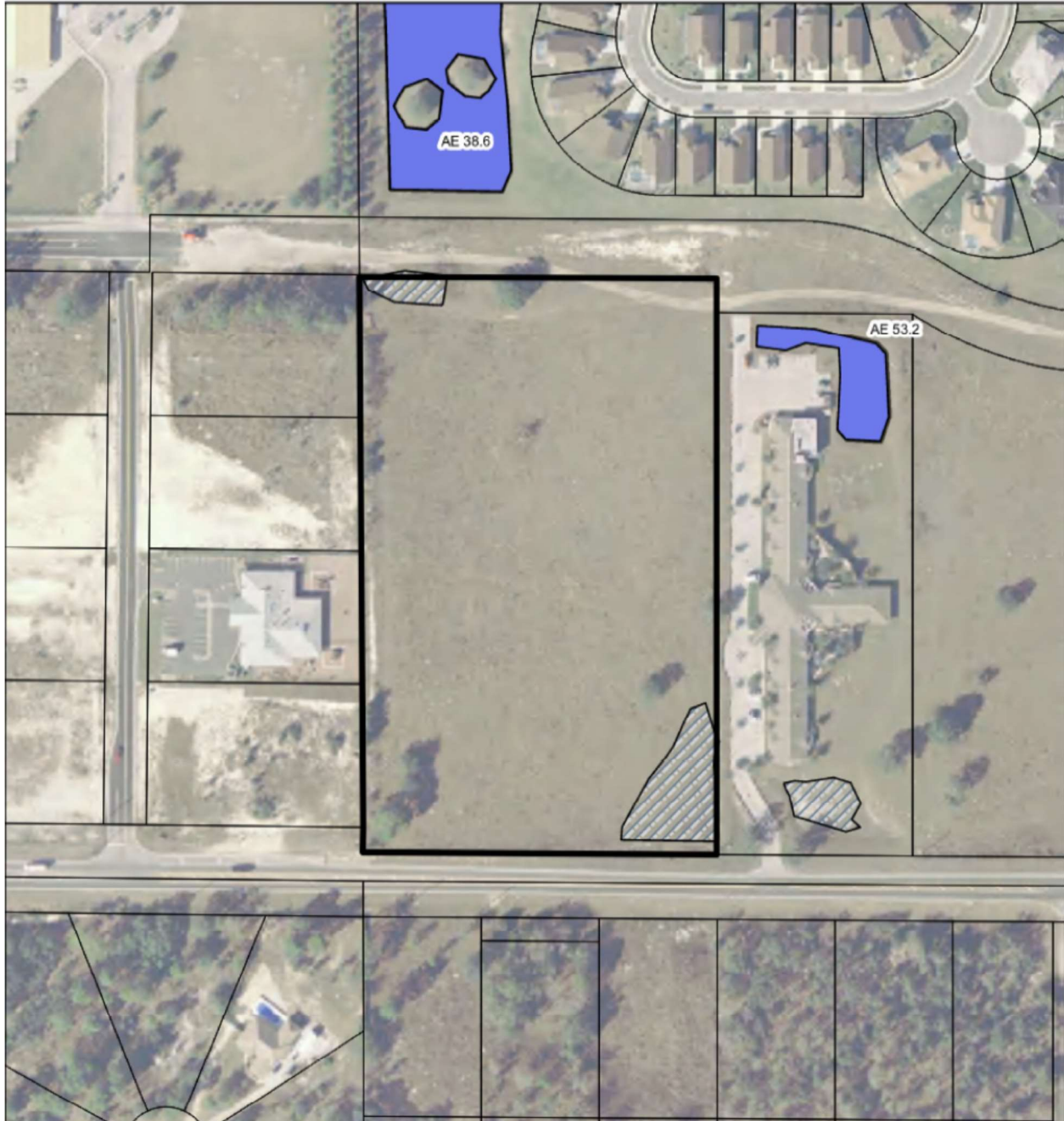


Figure 5-Flood Zone Information

Soils

The soil is classified as Candler Fine Sand which is well drained. See Figure 6.

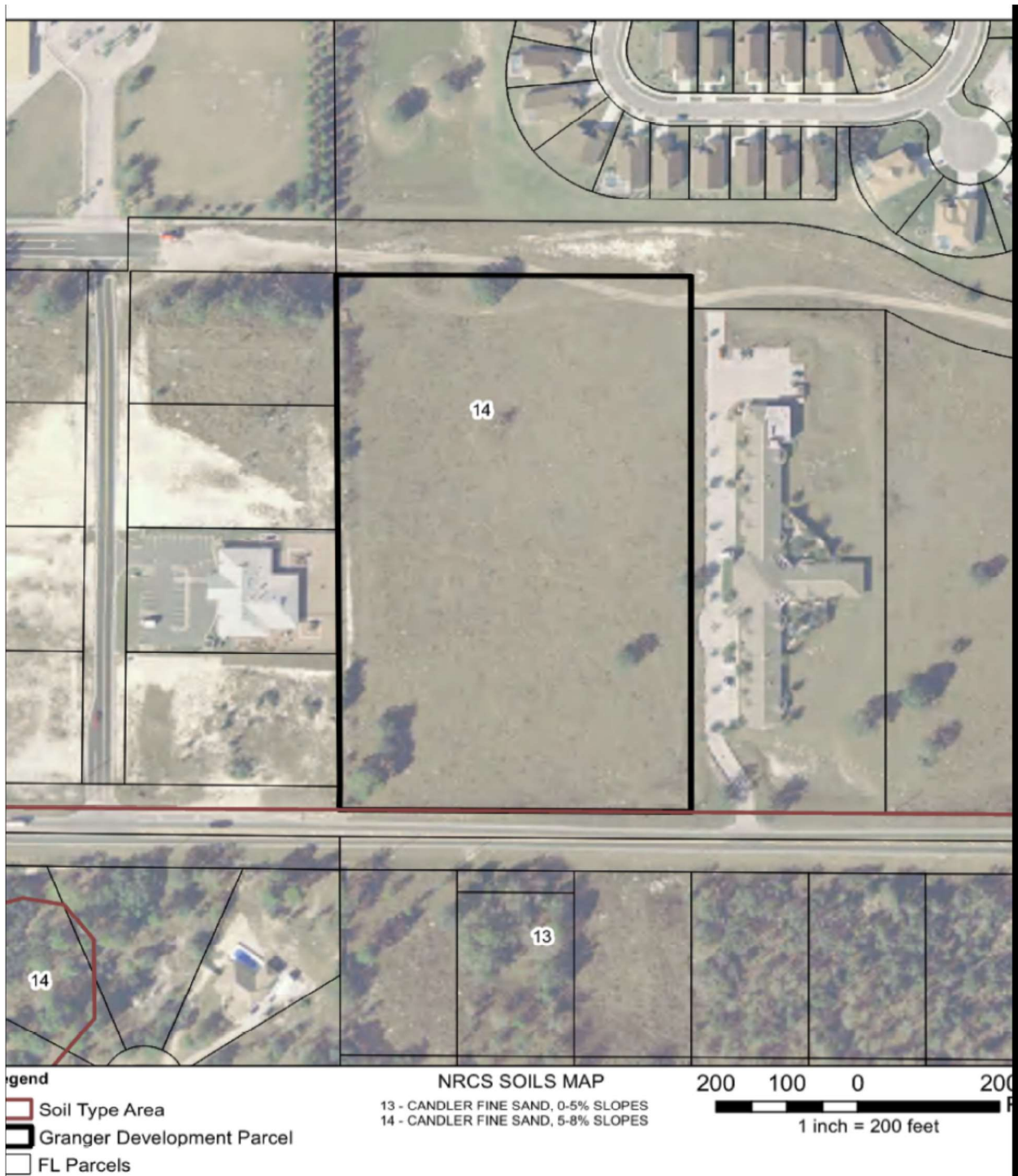


Figure 6-Soils Information (Source : Hernando County GIS)

Site Environmental

The following site characteristics are noted:

- The subject site is primarily vacant grassland.
- Gopher tortoise were observed on or within the vicinity of the subject property.
- There are no other federal or state listed species present on the property.
- No wetlands are located on this property.
- No significant trees or tree cover is present on the property.
- The soil is classified as Candler Fine Sand which is well drained

All required site surveys, reports and associated permits will be provided at the time of site development.

Infrastructure

Adequate Access/Transportation

The site has access to County Line Road, a major collector roadway, and Quality Drive, a local street. The applicant proposes a single connection to each roadway.

In addition, the applicant proposes the following relative to access and transportation:

- All access points shall meet county commercial driveway requirements
- The applicant will provide additional right of way along County Line Road as determined by the County Engineer
- The applicant will construct a sidewalk along Quality Drive in conjunction with that phase of development
- A traffic analysis will be provided at the time of development, and the developer will construct all improvements recommended by the approved study
- All outparcels will be interconnected by cross access easements; identified, provided and recorded at the time of subdivision plat approval
- Cross access to adjoining parcels on the east and west will not be provided as those sites are currently developed. The parcel also has access to Quality Drive, which is the designated frontage road for this area.

Utilities

The subject site is within the service boundaries of the Hernando County Utilities Department. HCUD has both sewer and potable water in the vicinity of the project and the project will connect to County Water and Sewer. If required, the applicant will enter into a

utilities service agreement with HCUD to ensure the timing of connection to those facilities and/or conduct any required engineering study to identify any infrastructure capacity needs.

Drainage

The stormwater management system will be permitted with the South Florida Water Management District.

A certificate of adequate public facilities (concurrency) will be obtained at the time of site development.

Deviations

The following deviations are approved with the current valid and unexpired master plan:

Perimeter Setbacks

- County Line Road-75 feet (deviation from 125 feet previously approved)
- Quality Drive-20 feet (deviation from 35 feet previously approved)

Additional deviation requests:

Internal Commercial Lot Setbacks

- Side-10 feet (deviation from 20 feet)
- Rear-15 feet (deviation from 35 feet)

Attachment 1

RESOLUTION NUMBER 2021- 157

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Fla. Stat.*, 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 on September 14, 2021, 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:** Generations Christian Church of Trinity, Inc.
- FILE NUMBER:** H-21-36
- REQUEST:** Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations
- GENERAL LOCATION:** North side of County Line Road, approximately 340' east of Seven Hills Drive
- PARCEL KEY NUMBERS:** 1317685
- REQUEST:** Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, 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.

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Fla. Stat. 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 request for a Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, 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 14th DAY OF SEPTEMBER 2021.

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

Attest: Heidi Krueger, D.C.
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: [Signature]
John Allocco
Chairman



Approved as to Form and
Legal Sufficiency
By: [Signature]

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

Comm. Champion returned to the meeting.

Motion

To postpone this to meeting of October 12, 2021.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Holcomb, Second Vice Chairman
SECONDER:	Steve Champion, Vice Chairman
AYES:	Allocco, Champion, Holcomb, Dukes, Narverud

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Rezoning Petition Submitted by Generations Christian Church of Trinity, Inc.

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2021-157).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wayne Dukes, Commissioner
SECONDER:	Elizabeth Narverud, Commissioner
AYES:	Allocco, Champion, Holcomb, Dukes, Narverud

Master Plan Revision Petition Submitted by 5000 Calienta Street, LLC

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2021-158).

(Note: The Motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

RESULT:	ADOPTED [4 TO 1]
MOVER:	Jeff Holcomb, Second Vice Chairman
SECONDER:	Steve Champion, Vice Chairman
AYES:	Allocco, Champion, Holcomb, Narverud
NAYS:	Dukes

Comm. Champion temporarily left the meeting.

BCC ACTION:

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-157 approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage, with deviations, 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 provide a wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. All driveways to the subject development shall meet County Commercial Driveway Standards.
7. County Line Road is an Arterial Roadway; the petitioner shall be limited to one access point along County Line Road, and all outparcels shall be interconnected by cross-access easements, recorded at the time of subdivision plat approval. Additionally, the petitioner shall be allowed one access point along Quality Drive.
8. A sidewalk shall be constructed along the entire width of property along County Line Road.
9. Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.
10. The developer shall connect to the central water and sewer systems at time of vertical construction.

11. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.
12. The only C-2 uses permitted shall be mini-warehouses and outdoor storage for boats/recreational vehicles.
13. Minimum Setbacks and Maximum Height:
 Front: 75' (Deviation from 125')
 Side: 20'
 Rear: 20' (Deviation from 35')
 Maximum Height: 35 feet
14. Perimeter Setbacks:
 Side: 20'
 Rear: 35'
15. The petitioner shall be required to screen the mini-warehouse and outdoor storage in accordance with the minimum requirements of the Land Development Regulations.
16. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
17. The petitioner shall be required to meet the requirements for large retail development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.
18. The petitioner shall be required provide a 10-foot wide landscape buffer along the entire perimeter of the property. Existing vegetation shall be retained and/or enhanced to achieve a minimum of 80% opacity.
19. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.
20. 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.

APPLICATION NARRATIVE
RAIN DANCER, LLC & EVERGREEN PARTNERS, LLC
PARCEL KEY 01317685

General

The subject site, consisting of approximately 9.3 acres, lies within section/township/range 32/23/18 and is located on the north side of County Line Road, the south side of Quality Drive, approximately one mile east of Seven Hills Drive. The property is identified by the Hernando County Property Appraiser as Parcel Key 01317685. See Figure 1 for the aerial view and location of the site.



Figure 1. Aerial and location map

Zoning and Land Use

The property has a Commercial land use designation on Hernando County's Future Land Use Map (See Figure 2).

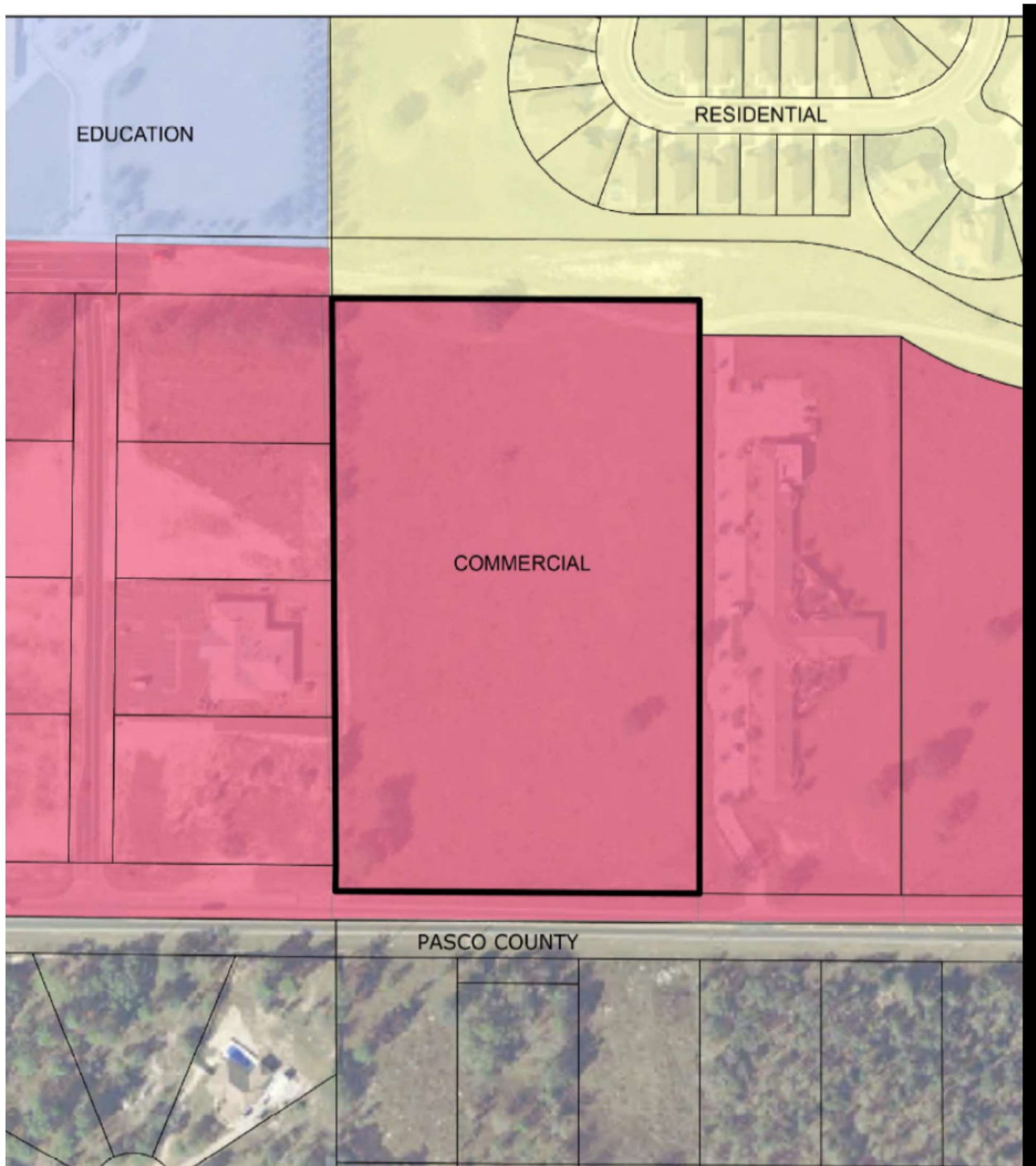


Figure 2 - Current Land Use Designation Parcel Key 01317685

The property is presently zoned Planned Development Project/General Commercial (PDP/GC) and approved for C-2 uses with Mini warehouses and outdoor storage. See Figure 3 for the current zoning on the site.

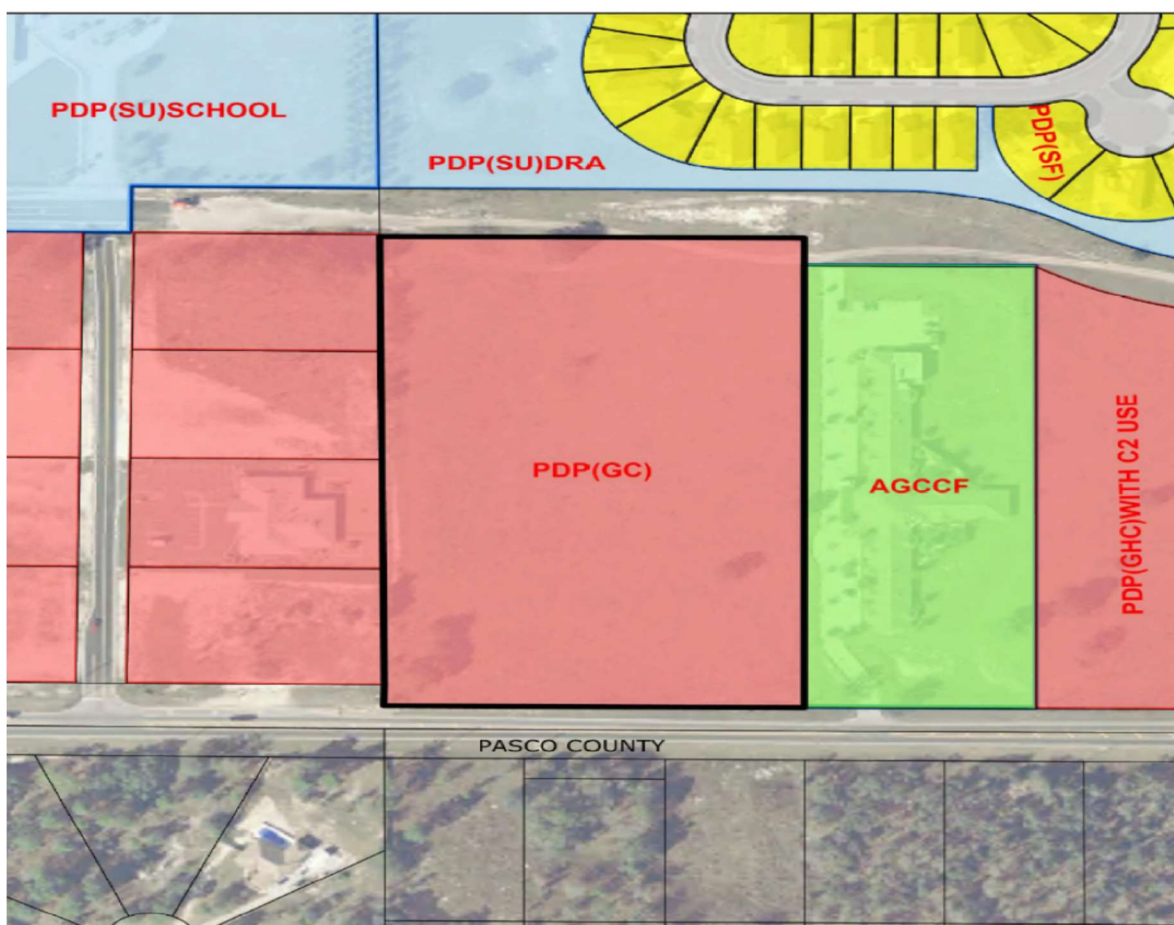


Figure 3-Current Zoning Map Parcel Key 01317685

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

	Zoning	Land Use/FLUM	Property Use
North	PDP/SF and PDP/SU	Residential and Public Facilities	Residential (Wellington at 7 Hills), school (Suncoast Elementary)
South	NA	NA	Pasco County
East	Congregate Care Facility	Commercial	Congregate Care Facility
West	PDP/GHC	Commercial	Commercial Development

Request

The request is for a master plan modification to retain the already approved PDP/GC (General Commercial) zoning with specific C-2 Uses and add additional C-2 and special exception uses and change the zoning category to Combined Planned Development (CPDP).

Project Description

The property is retaining its previously approved PDP/GC (General Commercial) C-1 uses and specific C-2 uses across the site. The size of the property and location along County Line Road make it attractive for a variety of different uses, ranging from highway commercial to medical facilities. Additionally, a reverse frontage road (Quality Drive) already exists along the property's northern boundary. The size and location of the property will allow up to three commercial sites along County Line Road (Area 1) and a 5-acre parcel to the north (Area 2) that would be attractive for a number of uses, including already approved self-storage or outdoor storage uses, medical offices, congregate care or a commercial flex building complex. An internal access drive or cross access agreements would provide all uses on site to have access to/from Quality Drive. Additional right of way will be provided along County Line Road as determined by the County Engineer and all access points will be designed to meet County Standards. The total project nonresidential square footage will not exceed 155,000 square feet.

The project site is cleared and vacant. The sand soils are conducive for development and stormwater retention. There are no wetlands on the property and only a small corner of the site is within the 100 year floodplain. Hernando County utilities are available. The property has direct access to both County Line Road and Quality Drive, which serves as a reverse frontage road leading to a signal at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in Area 1 along County Line Road are requested:

- Mini warehouses (previously approved and requested in Area 1 & Area 2)
- Outdoor RV/boat storage (previously approved and requested in Area 1 & Area 2)
- Drive-in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excludes body shops)
- Veterinary clinics and hospital establishments
- Alcoholic beverage dispensation

In Area 2 along Quality Drive the following Special Exception Uses are requested:

- Congregate Care facilities
- Hospitals (requested in Area 1 & Area 2 due to the number of acres required)

Project History

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as Planned Development Project/General Commercial (PDP/GC) with specific C-2 uses for Mini warehouses and outdoor storage with deviations (H 21-36) . The associated master plan included the following uses and intensity:

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Proposed Setbacks and Buffers

Perimeter Building Setbacks

- South (County Line Road) - 75 feet (deviation from 125 feet previously approved)
- North (Quality Drive) - 20 feet (deviation from 35 feet previously approved)
- East-20 feet
- West-20 feet

Internal Commercial Lot Setbacks (previously approved)

- Side-10 feet (deviation from 20 feet)
- Rear-10 feet (deviation from 35 feet)
- Mini warehouses-Front 15 feet

Maximum Height

- 45 feet

Buffers-all buffers will meet commercial standards per the LDR's

- North-10 feet landscape buffer, 0 feet along DRA
- South-20 feet landscape buffer
- East-20 feet vegetative buffer
- West-10 feet vegetative buffer

Consistency with the Comprehensive Plan

The site is consistent with the following Goals, Objectives and Strategies of the Hernando County 2040 Comprehensive Plan.

Future Land Use Element

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The

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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.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes: a. are located at the intersections of roads having collector status or greater; b. recognize concentrations of existing commercial development; c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County; d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County; e. may be located in Centers or Corridors pursuant to the related strategies

Analysis: The site is designated Commercial by the Hernando County 2040 Future Land Use Map and is located in a commercial node.

Site Conditions

Topography

The property slopes from County Line Road to Quality Drive with a high point of 65 feet above MSL to a low of 42 feet above MSL. See Figure 4.



Figure 4-Topographic Information

Floodplain

The property is not located in a designated FEMA flood zone. See Figure 5.

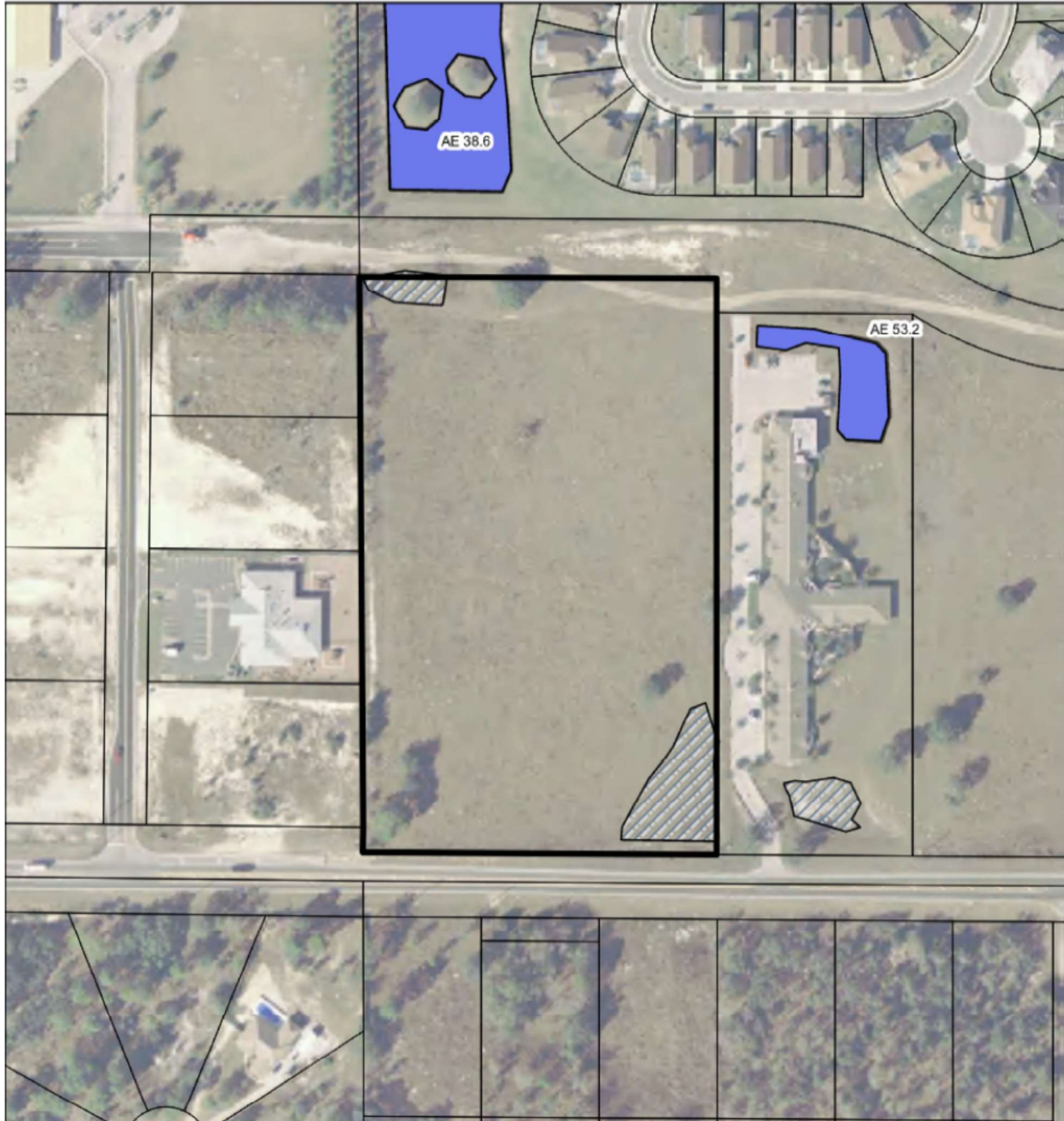


Figure 5-Flood Zone Information

Soils

The soil is classified as Candler Fine Sand which is well drained. See Figure 6.



Figure 6-Soils Information (Source : Hernando County GIS)

Site Environmental

The following site characteristics are noted:

- The subject site is primarily vacant grassland.
- Gopher tortoise were observed on or within the vicinity of the subject property.
- There are no other federal or state listed species present on the property.
- No wetlands are located on this property.
- No significant trees or tree cover is present on the property.
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All required site surveys, reports and associated permits will be provided at the time of site development.

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Utilities

The subject site is within the service boundaries of the Hernando County Utilities Department. HCUD has both sewer and potable water in the vicinity of the project and the project will connect to County Water and Sewer. If required, the applicant will enter into a

utilities service agreement with HCUD to ensure the timing of connection to those facilities and/or conduct any required engineering study to identify any infrastructure capacity needs.

Drainage

The stormwater management system will be permitted with the South Florida Water Management District.

A certificate of adequate public facilities (concurrency) will be obtained at the time of site development.

Deviations

The following deviations are approved with the current valid and unexpired master plan:

Perimeter Setbacks

- County Line Road-75 feet (deviation from 125 feet previously approved)
- Quality Drive-20 feet (deviation from 35 feet previously approved)

Additional deviation requests:

Internal Commercial Lot Setbacks

- Side-10 feet (deviation from 20 feet)
- Rear-15 feet (deviation from 35 feet)

Attachment 1

RESOLUTION NUMBER 2021- 157

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WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing on September 14, 2021, to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below.

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- FILE NUMBER:** H-21-36
- REQUEST:** Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations
- GENERAL LOCATION:** North side of County Line Road, approximately 340' east of Seven Hills Drive
- PARCEL KEY NUMBERS:** 1317685
- REQUEST:** Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, 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.

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Fla. Stat. 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 request for a Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, 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 14th DAY OF SEPTEMBER 2021.

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

Attest: Heidi Krueger, D.C.
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: [Signature]
John Allocco
Chairman



Approved as to Form and
Legal Sufficiency
By: [Signature]

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

Comm. Champion returned to the meeting.

Motion

To postpone this to meeting of October 12, 2021.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Holcomb, Second Vice Chairman
SECONDER:	Steve Champion, Vice Chairman
AYES:	Allocco, Champion, Holcomb, Dukes, Narverud

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Rezoning Petition Submitted by Generations Christian Church of Trinity, Inc.

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2021-157).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wayne Dukes, Commissioner
SECONDER:	Elizabeth Narverud, Commissioner
AYES:	Allocco, Champion, Holcomb, Dukes, Narverud

Master Plan Revision Petition Submitted by 5000 Calienta Street, LLC

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2021-158).

(Note: The Motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

RESULT:	ADOPTED [4 TO 1]
MOVER:	Jeff Holcomb, Second Vice Chairman
SECONDER:	Steve Champion, Vice Chairman
AYES:	Allocco, Champion, Holcomb, Narverud
NAYS:	Dukes

Comm. Champion temporarily left the meeting.

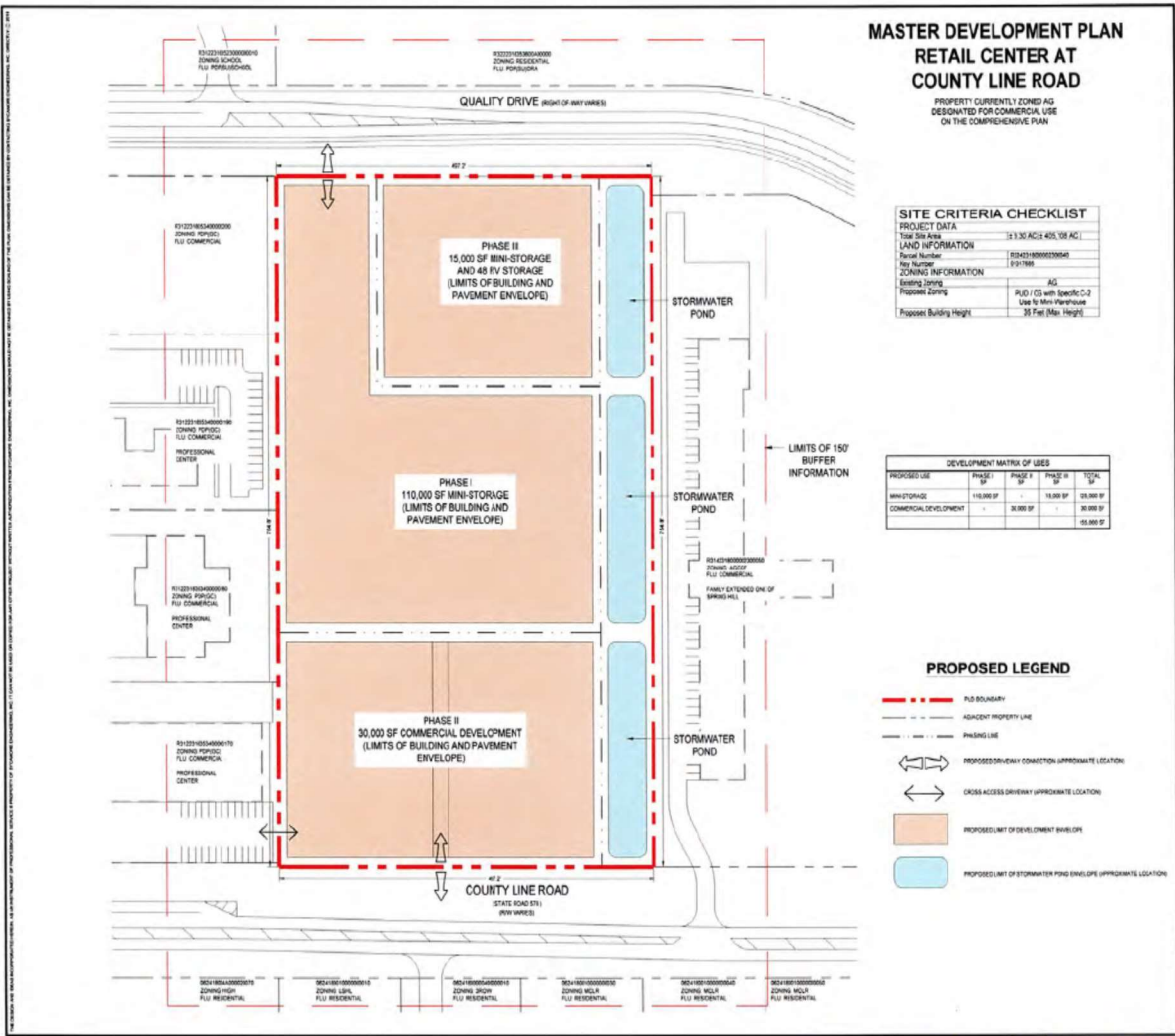
BCC ACTION:

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-157 approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage, with deviations, 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 provide a wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. All driveways to the subject development shall meet County Commercial Driveway Standards.
7. County Line Road is an Arterial Roadway; the petitioner shall be limited to one access point along County Line Road, and all outparcels shall be interconnected by cross-access easements, recorded at the time of subdivision plat approval. Additionally, the petitioner shall be allowed one access point along Quality Drive.
8. A sidewalk shall be constructed along the entire width of property along County Line Road.
9. Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.
10. The developer shall connect to the central water and sewer systems at time of vertical construction.

Attachment: Summary of BOCC Action (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

11. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.
12. The only C-2 uses permitted shall be mini-warehouses and outdoor storage for boats/recreational vehicles.
13. Minimum Setbacks and Maximum Height:
 Front: 75' (Deviation from 125')
 Side: 20'
 Rear: 20' (Deviation from 35')
 Maximum Height: 35 feet
14. Perimeter Setbacks:
 Side: 20'
 Rear: 35'
15. The petitioner shall be required to screen the mini-warehouse and outdoor storage in accordance with the minimum requirements of the Land Development Regulations.
16. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
17. The petitioner shall be required to meet the requirements for large retail development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.
18. The petitioner shall be required provide a 10-foot wide landscape buffer along the entire perimeter of the property. Existing vegetation shall be retained and/or enhanced to achieve a minimum of 80% opacity.
19. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.
20. 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.



Sycamore
ENGINEERING, INC.
State of Florida License No. 12122

RETAIL CENTER AT COUNTY LINE ROAD
COUNTY LINE ROAD AND QUALITY DRIVE
HERNANDO COUNTY, FLORIDA

PROJECT NO. 19-0000001
JOB NO. LD01
DRAWN BY: PKG
CHECKED BY: JS
DATE: 06/09/2019

Sheet No.
MDI

Attachment: H2136 P&Z Submitted Exhibits (18744: Rezoning H2136 - Generations Christian Church of

SUBMITTED P&Z 8/19/21 H2136



VIA EMAIL

August 26, 2025

Michelle L. Miller, M.S., Senior Planner
Hernando County Planning and Zoning Division
1653 Blaise Dr.
Brooksville, FL 34601
Email: MLMiller@co.hernando.fl.us

RE: Rezoning Application Continuance
Project Name: Granger Development LLC
File No: H-25-09

Dear Michelle,

The Applicant is requesting an additional continuance of the Planning & Zoning Commission Hearing from September 8, 2025, to November 10, 2025. We will be present at the September 8th hearing to formally request and answer any questions.

In the meantime, if you need anything further, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Betsy Jelley'.

Planning Manager
Coastal Engineering Associates, Inc.

cc: Granger Development, LLC

Coastal Project No: 25005

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 14, 2025
Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Granger Development LLC

FILE NUMBER: H-25-09

REQUEST: Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations

GENERAL

LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive.

PARCEL KEY

NUMBER(S): 01317685

BACKGROUND

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as PDP (GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouse and outdoor storage with deviations (H-21-36). The associated master plan included the following uses and intensity:

Development Phase	Uses/ Intensity
Phase 1	110,000 square feet of mini warehouses
Phase 2	5,000 square feet of mini warehouses and outdoor storage of 48 RV/boat spaces
Phase 3	3 commercial outparcels at 30,000 square feet with all allowable uses under the C-1 District

Deviations Approved (H-21-36):

- A 75' setback along County Line Road (deviation from 125')
- A rear setback of 25' (deviation from 35')

The Board of County Commissioners approved a Master Plan Revision for the site on August 27, 2024 (H-24-17) re-establishing the uses and modifying perimeter setbacks.

APPLICANT'S REQUEST

The petitioner is requesting a revision to the approved master plan to maintain the existing PDP(GC) Planned Development (General Commercial) zoning designation, which includes the previously approved C-2 uses of mini warehouse and outdoor storage, while seeking to incorporate additional C-2 uses.

The proposed development consists of three 3 commercial sites along County Line Road (designated as Area 1) and a 5-acre parcel to the north (designated as Area 2), both of which are anticipated to accommodate a variety of commercial uses.

An internal access drive or cross access agreement will allow all components of the development to access Quality Drive. In addition, a right of way dedication along County Line Road will be provided as required by the County Engineer.

The total non-residential square footage for the project will not exceed 155,000 square feet. The subject property is currently cleared and vacant, with direct access to both County Line Road and Quality Drive. Quality Drive functions as a reverse frontage road and connects to a signalized intersection at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in Area 1 along County Line Road are requested:

- Drive-in Restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excluding body shops)
- Veterinary clinics
- Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)
- Alcoholic beverage dispensation
- Mini warehouses (previously approved in Area 1 & 2)
- Outdoor storage for boats/recreational vehicles (previously approved in Area 1 & 2)

The following Special Uses are requested in Area 2 along Quality Drive:

- Congregate Care facilities
- Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)

Additionally, the petitioner is requesting the capability to construct only uses requested in either Area 1 or 2 and spread across the entirety of the site without any increase to approved development intensity, if an appropriate use reflects the need for the additional acreage.

Deviations Requested

- Internal Commercial Lot setback, side 10' (deviation from 20')
- Internal Commercial Lot setback, rear 10' (deviation from 35')
- Maximum Building Height 45' (deviation from 35')

The petitioner is also seeking to retain the deviations previously approved via H-24-17.

SITE CHARACTERISTICS

Site Size: 9.3 acres

Surrounding Zoning;

Land Uses: North: PDP(SU); PDP(SF); PDP(MF); Suncoast Elementary; Wellington subdivision
 South: Pasco County
 East: AG; Congregate Care Facility
 West: PDP(GC); Medical/Office Facilities

Current Zoning: PDP(GC) Planned Development Project (General Commercial) with Specific C-2 uses for Mini-warehouse and Outdoor Storage, with deviations.

Future Land Use

Map Designation: Commercial

ENVIRONMENTAL REVIEW

The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

Flood Zone: X

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to the parcel. Water and sewer services are available to the subject parcel. HCUD has no objection to the master plan revisions and additional uses on the property. The site is subject to a utility capacity analysis and connection to the central water and wastewater systems at time of site development.

ENGINEERING REVIEW

The subject parcel is located north of County Line Road, approximately 340' east of Seven Hills Drive. The County Engineer has reviewed the petitioner's request and provided the following comments:

- This project lies within the Weeki Wachee watershed, in basins C5410, -440, and -503. The base flood elevation is 53.2 in basin -410, 42.5 in basin -440, and 42.2 in basin -503 in NAVD 88. The parcel elevation ranges from 66 to 42.
- The driveway connection to County Line Road may be limited to right-in/right-out only, upon the expansion of County Line Road to 4 (four) lanes.
- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- Dedication of 40' of right of way along County Line Road is required.

Comments: The final access configuration to and from County Line Road will be determined through coordination between the petitioner and the County Engineer and memorialized on the Conditional Plat. Revisions to the access management strategy for this access point may occur without requiring a revision to the master plan.

LAND USE REVIEW

The project is proposed to consist of 2 phases of commercial development, with a maximum of 155,000 square feet of all C-1 and specific C-2 uses. The project has been proposed to allocate specific uses to each phase, with the flexibility to extend a use across both phases if the need arises through a specific user utilizing the site.

General Project Requirements

Proposed Perimeter Setbacks:

The petitioner has proposed the following perimeter setbacks for the subject site:

Perimeter Setback	Setback Width
South (County Line Road)	75' (Previously Approved Deviation from 125')
North (Quality Drive)	20' (Previously Approved)
West & East Sides	20'

Comments: The County Engineer has approved the setback deviation request submitted by the petitioner. The petitioner shall dedicate 40' of right of way as required by the Department of Public Works. The perimeter setbacks shall be measured from the property line, excluding any future right-of-way dedication.

Proposed Commercial Building Setbacks (Internal):

The petitioner has proposed the following setbacks for the commercial buildings:

Internal Lot Setback	Setback Width
Side	10' (deviation from 20')
Rear	10' (deviation from 35')
Front Mini Storage	15'

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

Buffer Location	Buffer Width
South	20' Landscaped Buffer
North	10' Landscaped Buffer, 0' Along DRA
East	20' Vegetative Buffer
West	10' Vegetative Buffer

Comments: All buffers shall meet the minimum County Land Development Regulations requirements. The petitioner shall be required to meet the buffer requirements for Large Retail Development Standards along the northern perimeter of the property due to its adjacency to residential neighborhoods. The northern buffer shall be buffered with a 35' landscape buffer supplemented to 80% opacity and enhanced with a 6' landscape fence or wall as determined by the applicant. No buffer has been proposed along the drainage retention area. A buffer and landscape plan shall be provided at the time of site development. The northern property buffer is defined under the Large Retail Standards below.

Large Retail Development Standards:

The petitioner has indicated that the proposed project will consist of 155,000 square feet of office and/or commercial square footage. Due to the complexity and size of the project, it will be required to meet large retail development standards as specified below in addition to the general commercial standards:

- 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 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.
- Buffering. A thirty-five (35) ft. 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.

Comments: The petitioner shall be required to meet the buffer requirements for Large Retail Development Standards along the northern perimeter of the property due to its adjacency to residential neighborhoods. This perimeter shall be buffered with a 35' landscape buffer supplemented to 80% opacity and enhanced with a 6' landscape fence or wall as determined by the applicant.

Screening:

Hernando County Land Development Regulations require screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

Comments: If mini storage is constructed on the site, it shall be screened in accordance with the minimum requirements of the Land Development Regulations.

Parking:

County Land Development Regulations require minimum off-street parking ratios based on the type of use. If the master plan is approved, the petitioner shall be required to meet the minimum parking requirements of the Land Development Regulations.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Landscape

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.

Residential Protection Standards

In addition to the Large Retail Development Standards, the subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6. If there is a conflict between the Residential Protection Standards and the Large Retail Development Standards, the Large Retail Development Standards shall govern.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

COMPREHENSIVE PLAN REVIEW**Future Land Use Map, Commercial Category**

The area is characterized by commercial and residential uses. The subject property is located within the Commercial land use classification on the adopted Future Land Use Map. The subject site is located on the north side of County Line Road, approximately 340' east of Seven Hills Drive.

Commercial Category

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.

- Strategy 1.04G(1):** Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.
- Strategy 1.04G(4):** Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.
- Strategy 1.04G(5):** Commercial development in nodes may be required to utilize unified plans in accordance with adopted land development regulations for services and amenities including, but not limited to, drainage, landscaping, access management, multi-modal site circulation, and signage.
- Strategy 1.04G(2):** Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:
- a. are located at the intersections of roads having collector status or greater;
 - b. recognize concentrations of existing commercial development;
 - c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
 - d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
 - e. may be located in Centers or Corridors pursuant to the related strategies.
- Strategy 1.04G(4):** Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.

Comments: The subject site is located within the Commercial land use classification. The uses requested through this application are consistent with the Comprehensive Plan, Future Land Use Element strategies for the commercial classification.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Strategy 1.10D(3): Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

- a. relationships to community focal points such as schools, shopping centers, government offices, parks, and public gathering areas;
- b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe, and convenient access to business fronts and transitions between residential and business areas.

Strategy 1.10D(5): Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

- a. architectural styles, building materials, design elements, roof shapes and architectural details;
- b. building mass step-down scale;
- c. street-visible and hidden facades;
- d. accessory buildings;

- e. doors, windows and storefronts;
- f. awnings, canopies, and arcades
- g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

Comments: At the time of development, the petitioner shall be required to provide a comprehensive site development plan that will incorporate consistent architectural styles, building materials, and design elements to ensure continuity of the development style within the proposed project. Additionally, the petitioner shall provide a multi-modal transportation plan that incorporates not only vehicular transportation, but incorporates bicycle and pedestrian access to the development, including those residents living in Wellington.

Transportation Element

Road Network – Frontage Roads

Objective 5.01B: Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.

Strategy 5.01B(3): The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

Strategy 5.01B(4): The County should encourage land use patterns that optimize the function of frontage roads and similar access management strategies through:

- a. clustering of development to enhance the establishment of viable frontage road links;
- b. application of site-specific standards and techniques at Centers and Corridors outlined in the Future Land Use Element of this Plan.

Comments: As the subject site is located off County Line Road, a frontage road is not required; however, the development shall be constructed to utilize Quality Drive as a reverse frontage road, providing for adequate cross-access and shared parking throughout the development. Regardless of the final users, the project shall be developed as one unified project with continuity in access, architectural design and layout.

FINDINGS OF FACT

Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas, subject to appropriate performance conditions.

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 Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations 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 provide a wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic Analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. All driveways to the subject development shall meet County Commercial Driveway Standards.
7. The petitioner shall dedicate 40' of right of way along County Line Road for its future expansion.
8. Additional permitted C-2 uses shall be restricted to the following:
 - Drive-in Restaurants
 - Tire and automotive accessory establishments
 - Automotive specialty establishments
 - Automobile service establishments exceeding 4 bays (excluding body shops)
 - Veterinary clinics
 - Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)
 - Alcoholic beverage dispensation
 - Mini warehouses (previously approved in Area 1 & 2)
 - Outdoor storage for boats/recreational vehicles (previously approved in Area 1 & 2)

- Hospital (Special Exception Use)
- Congregate Care Facility (Special Exception Use)

9. Minimum Perimeter Setbacks and Maximum Height:

- South/County Line Road: 75' (deviation from 125')
- North/Quality Drive: 20' (previously approved)
- East: 20'
- West: 20'
- Maximum Height: 45' (deviation from 35')

Perimeter setbacks shall be measured from the property line, excluding any future right of way.

10. Internal Lot Setbacks:

- Side: 10'
- Rear: 10'
- Front (mini storage): 15'

11. Buffers

- South: 20'
- North: 35'
- East: 35'
- West: 10'

All buffers must meet 80% opacity within 18 months of planting.

12. The petitioner shall be required to meet the requirements of the Large Retail Development Standards, Residential Protection Standards and General Commercial Standards, in accordance with the Land Development Regulations. If there is a conflict between these provisions, the Large Retail Development Standards shall govern.

13. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.

14. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.

15. The petitioner shall be required to meet the minimum parking requirements in accordance with the Land Development Regulations.

16. The petitioner shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

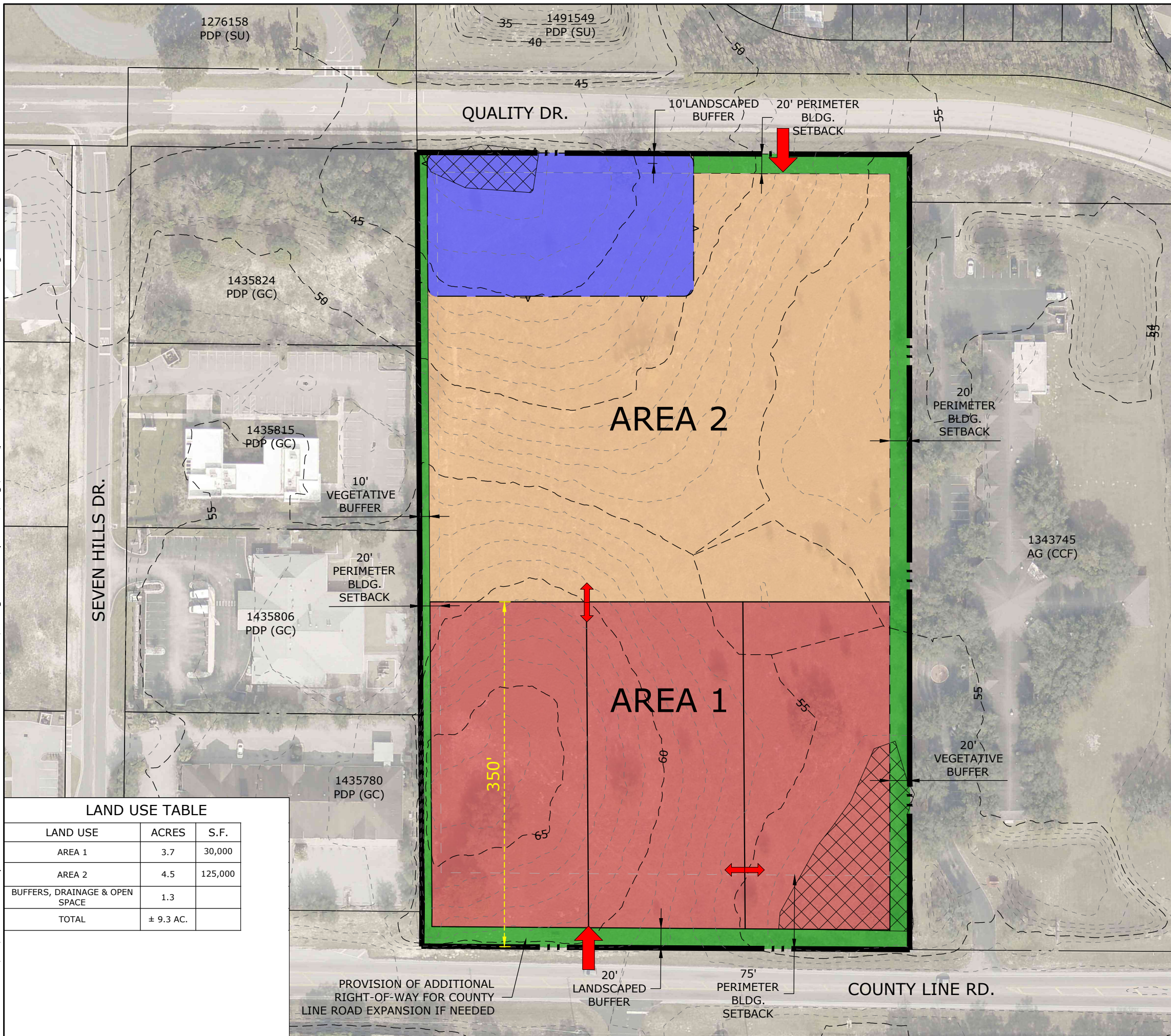
17. The developer shall provide a utility capacity analysis and connection to the central water and wastewater systems at the time of site development.

18. The final access configuration to and from County Line Road will be determined through coordination between the petitioner and the County Engineer and memorialized on the conditional plat. Any revisions to the access management strategy for this access point may occur without requiring a revision to the master plan.
19. The petitioner shall be required to meet the screening requirements for outdoor storage of Hernando County Land Development Regulations. Screening shall meet an 80% opacity standard. Such screening shall be located behind the building line and shall have a minimum of five (5) feet and maximum of eight (8) feet.
20. The petitioner shall be required to provide a comprehensive site development plan that will incorporate consistent architectural styles, building materials, and design elements to ensure continuity of the development style within the proposed project.
21. The petitioner shall provide a multi-modal transportation plan that incorporates not only vehicular transportation, but incorporates bicycle and pedestrian access to the development, including those residents living in Wellington.
22. The development shall be constructed to utilize Quality Drive as a reverse frontage road, providing for adequate cross-access and shared parking throughout the development.
23. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of Board of County Commission approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z RECOMMENDATION:

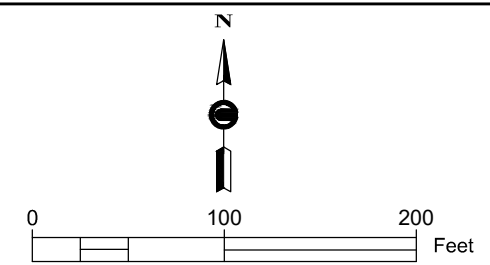
On July 14, 2025, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement to September 8, 2025, to allow the petitioner time to review staff recommendation.

PRINTED: 02/05/2025 - 1:30pm PRINTED BY: DA PATH: L:\25005\Granger Development\dwg\PLAN\prelim\25005_RZMP 02-03-25.dwg



LAND USE TABLE

LAND USE	ACRES	S.F.
AREA 1	3.7	30,000
AREA 2	4.5	125,000
BUFFERS, DRAINAGE & OPEN SPACE	1.3	
TOTAL	± 9.3 AC.	



SITE DATA:
Owner: RAIN DANCER LLC & EVERGREEN PARTNERS LLC
Applicant: GRANGER DEVELOPMENT LLC
Parcel Key No: 1317685
STR: 36 / 23S / 18E
Current Zoning: PDP-GC W/ MINI WAREHOUSES
Proposed Zoning: CPDP W/ MINI WAREHOUSES SPECIFIC C2 USES & SPECIAL EXCEPTIONS

Area: +/- 9.3 AC.
Max. Commercial SF: 155,000 SF

PERIMETER BUILDING SETBACKS:
South (County Line Rd): 75' (PREVIOUSLY APPROVED)
North (Quality Dr): 20' (PREVIOUSLY APPROVED)
East: 20'
West: 20'

MAX. BUILDING HEIGHT: 45'
INTERNAL COMMERCIAL LOT SETBACKS:
Side: 10' (PREVIOUSLY APPROVED)
Rear: 10' (PREVIOUSLY APPROVED)
Mini Storage: 15' FRONT SETBACK

BUFFERS:
North: 10' LANDSCAPED BUFFER, 0' ALONG DRA
East: 20' VEGETATIVE BUFFER
West: 10' VEGETATIVE BUFFER
South: 20' LANDSCAPED BUFFER

- LEGEND:**
- PROJECT BOUNDARY
 - FEMA FLOOD ZONE
 - EXISTING ELEVATION CONTOUR LINE
 - GENERAL COMMERCIAL, MINI STORAGE & SEE ADDITIONAL C-2/SPECIAL EXCEPTION USES (GC & C-2 MAY BE SUBDIVIDED INTO UP TO 3 PARCELS)
 - GENERAL COMMERCIAL, MINI STORAGE & SEE OTHER C-2/SPECIAL EXCEPTION USES (MAY BE SUBDIVIDED INTO UP TO 10 PARCELS)
 - BUFFER
 - DRAINAGE AREA (CONCEPTUAL)
 - ACCESS POINT
 - CROSS ACCESS

REZONING MASTER PLAN
 GRANGER DEVELOPMENT

DRAWING INVALID UNLESS SIGNED AND SEALED BY REGISTERED PROFESSIONAL ENGINEER
 ####, P.E.
 FL. REG. NO. ###

Engineering
 Surveying
 Environmental
 Transportation
 Construction Management

Coastal
 engineering associates, inc.
 986 Candlelight Boulevard - Brooksville, Florida 34601
 (352) 798-9423 - Fax (352) 798-8358
 EB-0000142

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6/11/25	ERJ 3	Remove MIF

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

H-25-09

Photo date: 2023

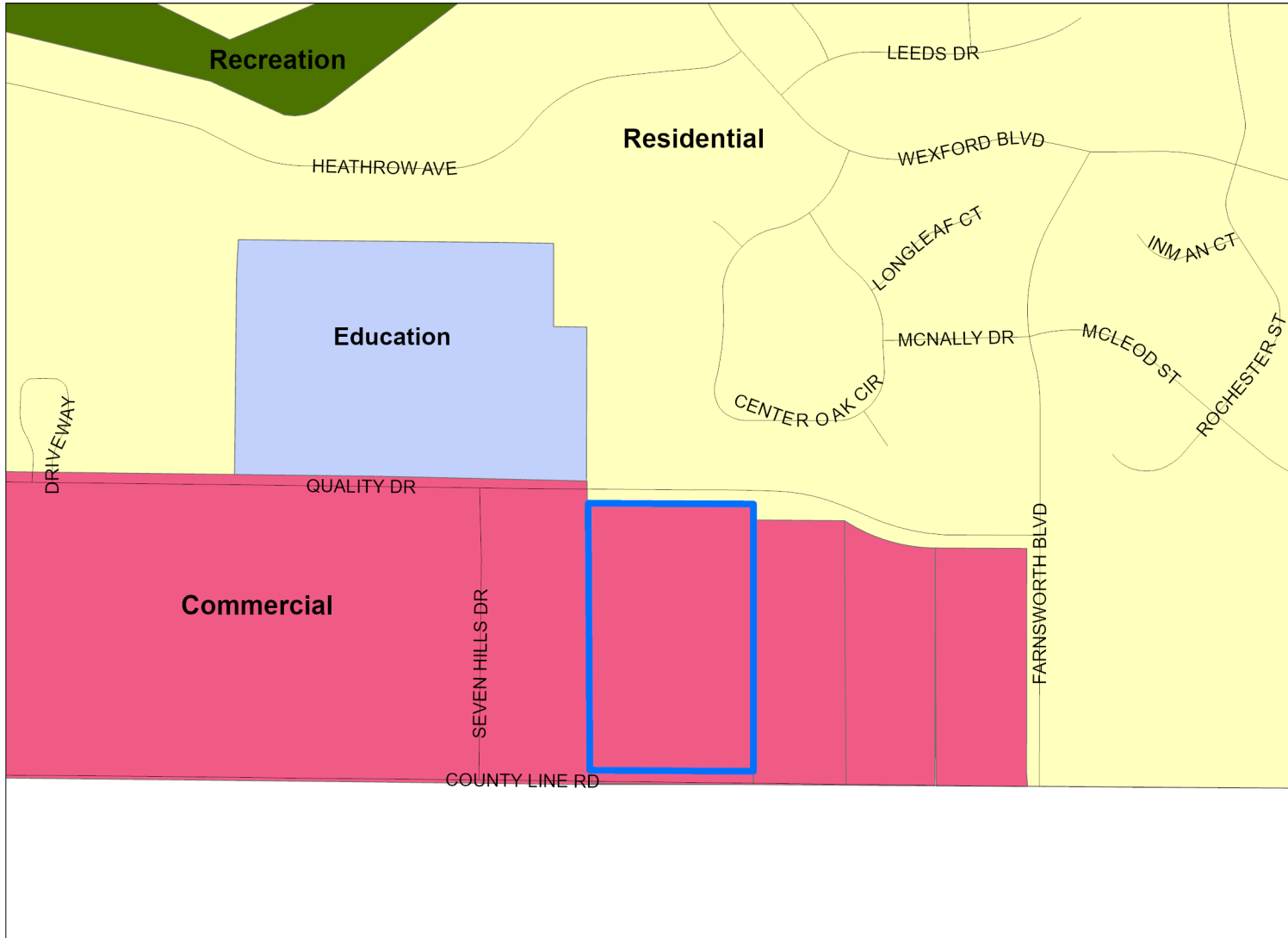
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.04 0.08 0.16 0.24 0.32 Miles

Hernando County Comprehensive Plan Map

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



H-25-09

FLU Riverine District

Regional Commercial

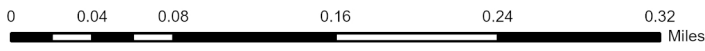
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

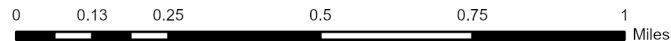
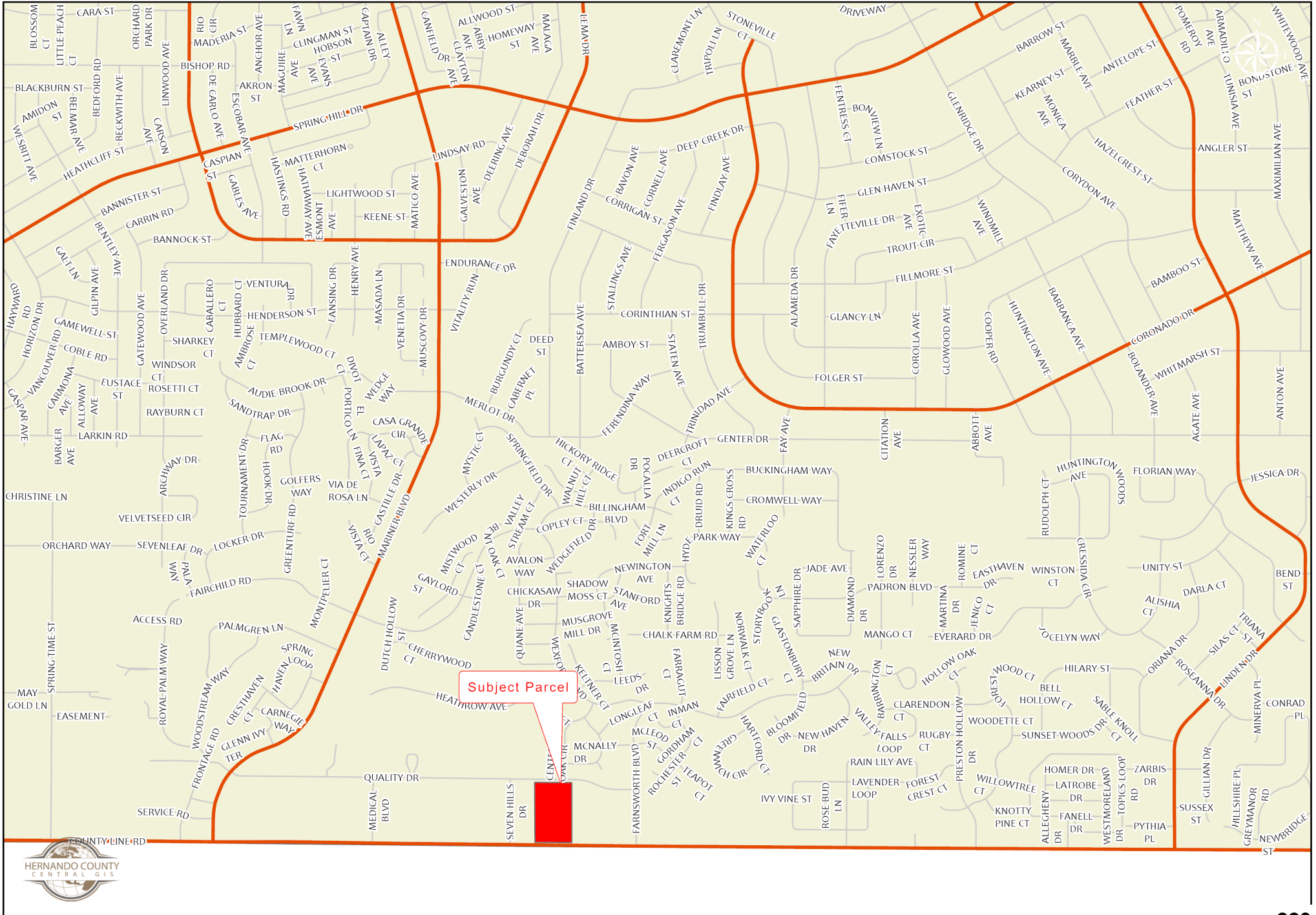


Date of mapping: 04/15/2025



H-25-09 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-25-09

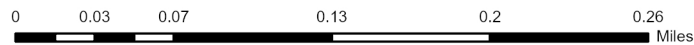
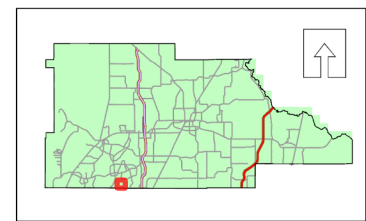
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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)
CM2	PDP(RUR)
CPDP	PDP(SF)
CV	PDP(SU)
I1	R1A
I2	R1B
M	R1C
OP	R1MH
PDP(AF)	R2
PDP(CM)	R2.5
PDP(CP)	R3
PDP(GC)	RC
PDP(GHC)	RM

City Zoning Pending





Planning & Zoning Commission

Meeting: 09/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16356
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Jason Osborne and Erica Cuevas (H2522)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)

General Location:

North side of Jacqueline Road, approximately 624' east of Weeping Willow Street

Parcel Key:

999771, 1248539, 999762

Summary Applicant's Request:

The petitioner's request is to rezone the subject property to AG, (Agricultural) from PDP(MF) Planned Development Project (Multifamily) to bring the mobile home on the site into conformance and to have a hobby farm.

The property is surrounded by AR-2 (Agricultural Residential - 2) and the remaining Multi Family lots. Staff believes AR2 (Agricultural Residential-2) is the proper zoning and will allow for the mobile home and the hobby farm.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. 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 Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

REVIEW PROCESS

Omar DePablo	Escalated	08/27/2025	3:27 PM
KayMarie Griffith	Escalated	08/28/2025	4:18 PM
Omar DePablo	Escalated	08/29/2025	7:18 AM

KayMarie Griffith	Approved	08/29/2025	1:47 PM
Michelle Miller	Approved	08/29/2025	1:54 PM
Michael Cowan	Approved	08/30/2025	7:41 AM
Toni Brady	Approved	09/02/2025	7:43 AM
Danielle Nigro	Approved	09/02/2025	8:22 AM
Victoria Via	Approved	09/02/2025	9:15 AM

RESULT: **ADOPTED**
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: David, Fulford, Holmes and Noe
ABSENT: Birren and McDonald

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-25-22 Official Date Stamp:



Date: 5/9/25

APPLICANT NAME: Jason Osborne + Erica Cuevas

Address: 12491 Jacqueline Rd

City: Brooksville State: FL Zip: 34613

Phone: 352-428-2803 Email: ecuevas0407@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): 999771, 1248359, 999762
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: multi-family
4. Desired zoning classification: agricultural
5. Size of area covered by application: _____
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 AFFIDIVAT

I, Jason Osborne + Erica Cuevas, 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.

Erica Cuevas Jason Osborne
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 2nd day of May, 2025, by Erica Cuevas, Jason Osborne who is personally known to me or produced FLDL as identification.

[Signature]
Signature of Notary Public

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



Notary Seal/Stamp

Hobby Farm Narrative:

I. Proposal

1.1.

We are looking to add two sheds/barns to our property to start our Hobby Farm.

1.2.

One would be for our goats/donkey that we plan on having on the property and another would be for chickens and rabbits. The space would also be used to start a vegetable/herb/fruit garden.

1.3.

We are looking to be used for personal satisfaction, self-sufficiency, and enjoying a rural lifestyle rather than generating a primary source of income. They offer opportunities for recreation, therapeutic benefits, growing food, and potentially earning extra income.

II. Farm Description

2.1.

Our property size is 4.8 acres and located at 12491 Jacqueline Road Brooksville, FL 34613

2.2.

Current Land Use: We have one Mobile home structure on the property being used as a dwelling.

2.3.

Proposed Hobby Farm Activities would including raising livestock, growing food, learning skills and development.

2.3.1.

Livestock Description: We plan to have about 12 meat chickens, a couple goats, and about 12 rabbits.

2.3.2.

Vegetable/Flower Gardens: We are looking to structure an area about 50 feet from the back lot to host, but not limited to, consider growing easy-to-manage vegetables like tomatoes, green beans, lettuce, carrots, bell peppers, jalapenos, and potatoes. For flowers, zinnias, lavender, hydrangeas, wildflowers, and sunflowers. For Herbs, mint, rosemary, parsley, cilantro, and basil.

2.3.3.

Other Activities: composting and/or raising small animals.

2.4.

Proposed Structures: We want a couple shed/barns to build a chicken coop in, but also contain other animals like rabbits, goats, small cattle, vegetables, and agricultural equipment.

III. Addressing Potential Concerns

3.1.

Noise: We will help to reduce noise levels with the use of screening such as earthen berms, fences, vegetation and structures. We will also maintain the property using low-noise equipment.

3.2.

Odor: We will minimize odor by proper composting, using biofilters, and strategically placing buildings and manure storage areas to minimize odor dispersal.

3.3.

Traffic: As most of these will be far in the back of the property, with fencing and homing structures there will be no traffic concerns.

3.4.

Water Management: Proper water management for this plan will be through efficient irrigation systems, rainwater harvesting, and adapting to seasonal changes. Prioritizing practices like drip irrigation and soaker hoses, which deliver water directly to the roots, can significantly reduce water waste.

IV. Environmental Considerations

4.1.

Impact on Neighbors: We understand that in doing this we could have a large neighbor impact. To control this, we will be informing neighbors about activities like construction, machinery use, or events that can help them understand the farm's operations and address potential concerns early on. We will also be maintaining a clean and well-maintained property, planting buffer strips, and being mindful of noise, outlined above.

4.2.

Soil and Water Conservation: We will be No-Till farming, cover cropping, mulching, composting, and crop rotation.

V. Legal and Regulatory Compliance

5.1.

Zoning Regulations: We confirm our understanding of local zoning regulations will ensure that this complies with any/all.

VI. Conclusion

6.1.

We are committed to a responsible and sustainable hobby farm operation that benefits the community and the environment.

6.2.

We are willing to collaborate with the relevant authorities to ensure compliance with regulations.

6.3.

We thank you for your time and consideration.

VII. Supporting Documents

7.1.

Please see attached for any supporting documents, such as site plans, photographs of the property, or relevant permits.

Structure information

To be added: Barn/detach garage Size Description: 25x40 structures with walls 9 feet high with a peak of 13 feet.

Currently: There is only one current residential use on the property. There is also a 12/20 shed on the property being used for storage of household and mechanical items.



STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Jason Osborne and Erica Cuevas

FILE NUMBER: H-25-22

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)

GENERAL LOCATION: North side of Jacqueline Road, approximately 624' east of Weeping Willow Street

PARCEL KEY NUMBER(S): 999771, 1248539, 999762

APPLICANT'S REQUEST

The petitioner's request is to rezone the subject property to AG, (Agricultural) from PDP(MF) Planned Development Project (Multifamily) to bring the mobile home on the site into conformance and to have a hobby farm. The property is surrounded by AR-2 (Agricultural Residential – 2) and the remaining Multi Family lots. Staff believes AR2 (Agricultural Residential-2) is the proper zoning and will allow for the mobile home and the hobby farm.

SITE CHARACTERISTICS

Site Size: 4.8 acres

Surrounding Zoning;
Land Uses: North: AR2, single family residential uses
South: AR2, C1 residential and commercial uses
East: AR2, PDP(MF); single-family residential uses
West AR2, PDP(MF); single-family residential uses

Current Zoning: PDP(MF) Planned Development Project (Multifamily)

Future Land Use
Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater are not available to these parcels. HCUD has no objection to the requested zoning change from residential to agriculture to allow a hobby farm.

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and indicated no comments or concerns as long as the Hobby Farm remains private and is not going to be commercial in nature. If the farm were to become open to the public, commercial improvements would be required.

Comments: The petitioner has indicated the Hobby Farm will not be open to the public.

LAND USE REVIEW

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

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.

(b) Agricultural/residential:

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

COMPREHENSIVE PLAN REVIEW

Property Rights Element

Objective 12.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.

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.

FINDINGS OF FACT

The rezoning from PDP(MF) Planned Development Project (Multifamily) to AR2 (Agricultural Residential-2) is appropriate based on the following findings of fact:

- The subject site has existing property rights as evidenced by the approved mobile home permit on the site.
- The request is consistent with the Comprehensive Plan and is compatible with the development patterns along Jacqueline Road.

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(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL 1:
THE WEST 165 FEET OF THE NORTH 264 FEET OF LOT 18, BLOCK D, POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 20, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; LESS THE SOUTH 12 FEET THEREOF TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS/EGRESS OVER AND ACROSS OF THE SOUTH 396 FEET OF THE EAST 213 FEET OF SAID LOT 18.

PARCEL 2:
LOT 18, BLOCK D, POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 20, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; LESS THE WEST 110 FEET OF THE SOUTH 396 FEET THEREOF AND LESS THE WEST 165 FEET OF THE NORTH 254 FEET THEREOF.

PARCEL 3:
THE WEST 110 FEET OF THE SOUTH 396 FEET OF LOT 18, BLOCK D, POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 20, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; LESS RIGHT-OF-WAY AS SHOWN IN O.R. BOOK 854, PAGE 814, OF SAID PUBLIC RECORDS.

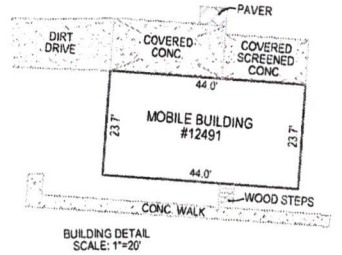
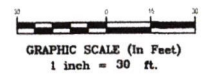
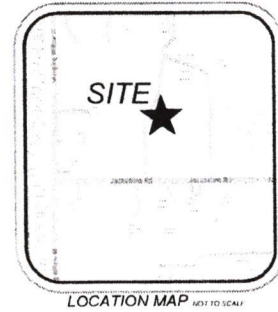
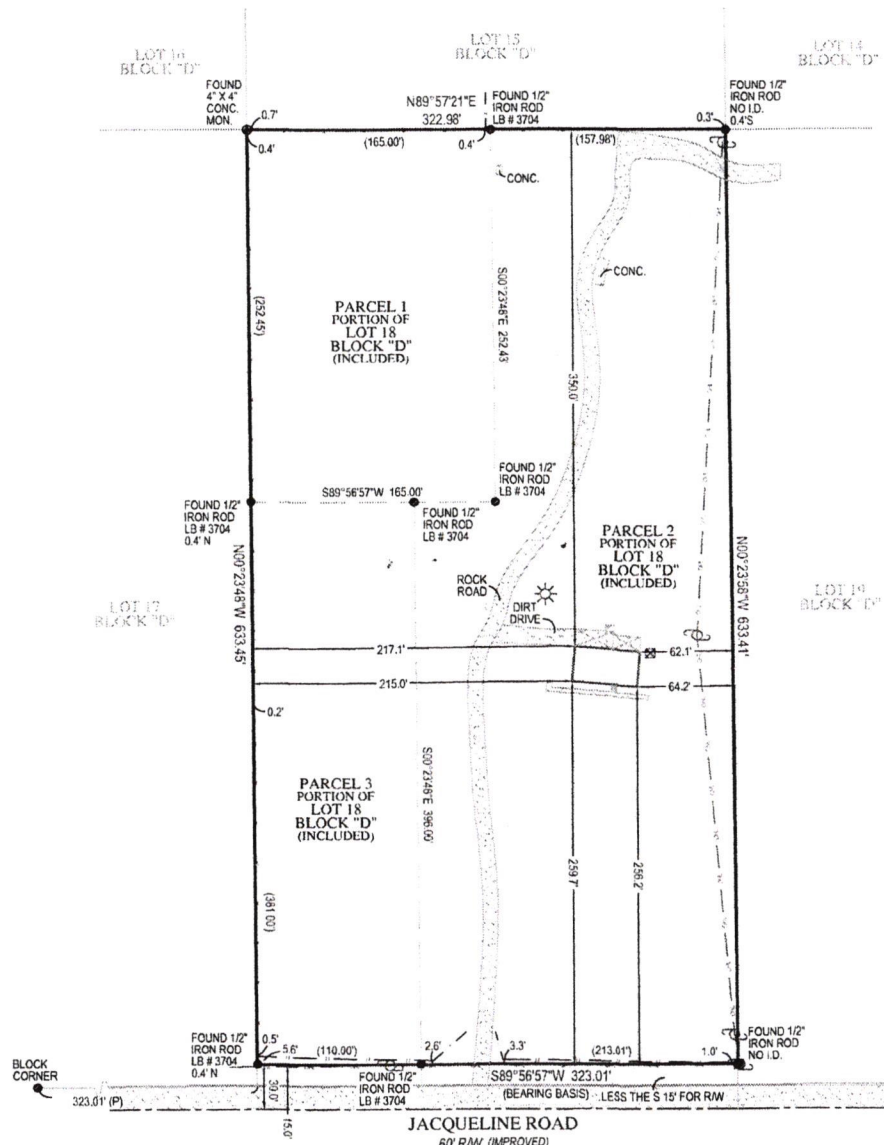
CERTIFIED TO:
CAPSTONE TITLE LLC;

COMMUNITY NUMBER: 120110
PANEL: 0167 **SUFFIX:** D
F.I.R.M. DATE:
FLOOD ZONE: X

FIELD WORK: 01/14/2025

PROPERTY ADDRESS:
12491 JACQUELINE ROAD,
BROOKSVILLE, FL 34613

SURVEY NUMBER: 669750
CLIENT FILE NUMBER:



ABBREVIATION DESCRIPTION:

AE ANCHOR EASEMENT	FF.FL. FINISH FLOOR ELEVATION	O.R.B. OFFICIAL RECORDS BOOK
AC AIR CONDITIONER	F.P. FOUND IRON PIPE	PL. PLAT
BM BENCHMARK	F.R. FOUND IRON ROD	P.B. PLAT BOOK
B.R. BEARING REFERENCE	F.P.K. FOUND PARKER KALONIAL	P.C. POINT OF CURVATURE
CA CALCULATED	L. LENGTH	P.C. POINT OF COMMENCEMENT
CA. CENTRAL ANGLE	L.A.E. LIMITED ACCESS EASEMENT	P.O.B. POINT OF BEGINNING
CH CHORD	L.M. LIMITED ACCESS EASEMENT	P.O.C. POINT OF COMMENCEMENT
CHD CHORD	M. MEASURED FIELD VERTICALS	P.O.P. POINT OF BEGINNING
DE. DESCRIPTION	M.H. MANHOLE	P.T. POINT OF TANGENCY
DE. DESCRIPTION	M.S. MARK & CROSS	R.W. RIGHT-OF-WAY
DI. DRAINAGE EASEMENT	N.B. NOT BOUNDARY	R. RADIAL / RADII
DI. DRAINAGE EASEMENT	N.D. NOT DRAINAGE	S.I.R. SET IRON ROD
DI. DRAINAGE EASEMENT	N.S. NOT TO SCALE	T.O.B. TOP OF BANK
D.W. DRAINWAY	O.H.L. OVERHEAD UTILITY LINES	U.L. UTILITY EASEMENT
E.O.W. EDGE OF WATER		
F.C.M. FOUND CONCRETE MONUMENT		

SYMBOL DESCRIPTIONS:

= CATCH BASIN	= M.S.C. FENCE
= CENTERLINE ROAD	= PROPERTY CORNER
= COVERED AREA	= UTILITY BOX
= EXISTING ELEVATION	= UTILITY POLE
= HYDRANT	= WATER METER
= MANHOLE	= WELL
= METAL FENCE	= WOOD FENCE

SURVEY NOTES:
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *David G. Cutler*
DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593



GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS WERE NOTED.
- NO ADJACENT PARCELS WERE PLANNED AND RECORDED UNLESS OTHERWISE SHOWN.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS WERE NOTED.
- NO ADJACENT PARCELS WERE PLANNED AND RECORDED UNLESS OTHERWISE SHOWN.

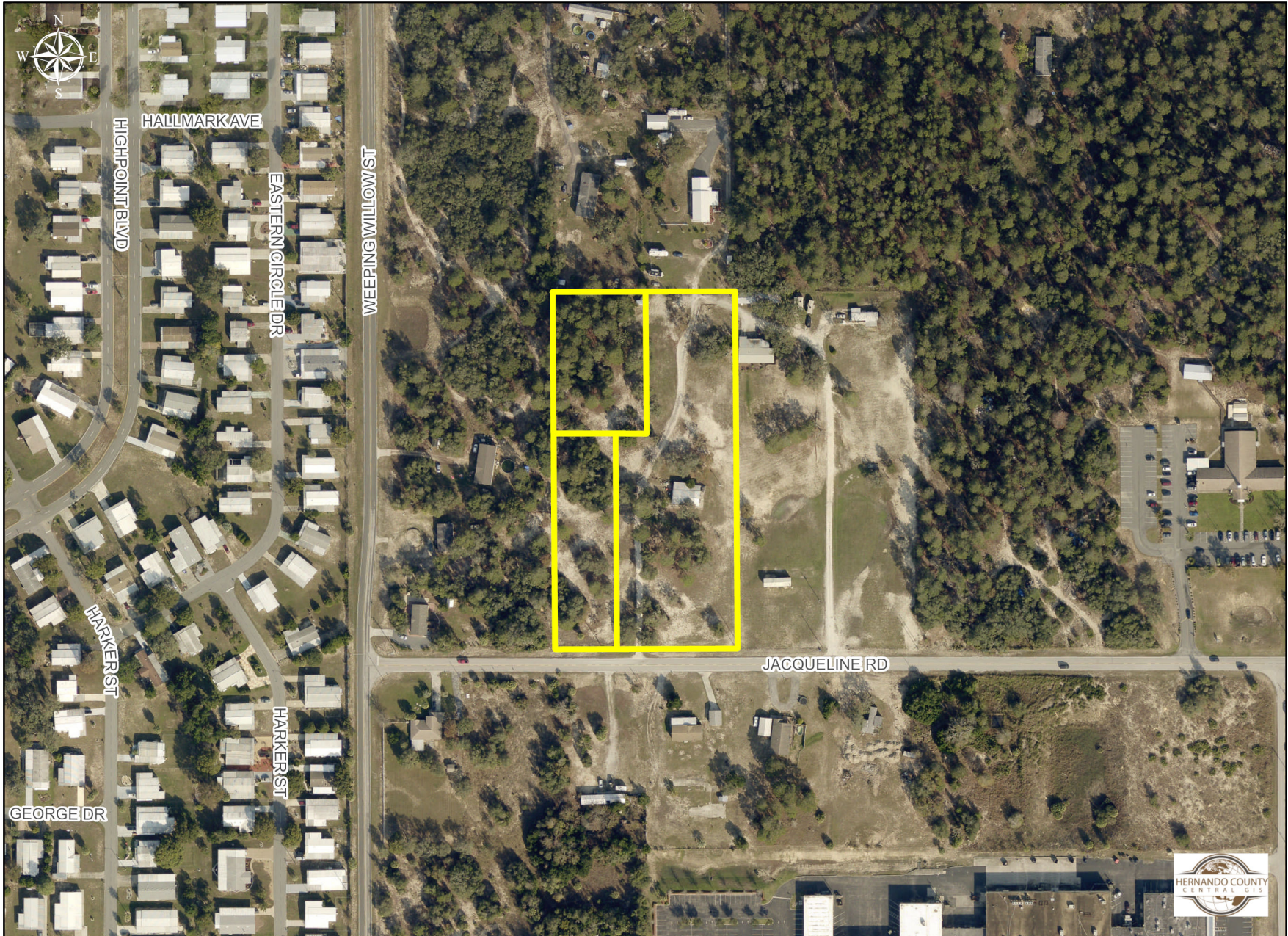
LB #1933
SERVING FLORIDA
6550 N. MILITARY TRAIL, SUITE 102
WINTER HAVEN, FL 33907
PHONE: (888) 614-8800
STATEWIDE PHONE: (800) 266-8807
STATEWIDE FACSIMILE: (800) 741-0576
WEBSITE: <http://targetssurveying.net>

TARGET SURVEYING, LLC

H-25-22

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.



0 0.02 0.04 0.08 0.12 0.16 Miles



H-25-22

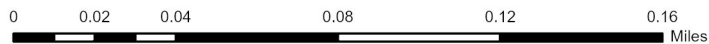
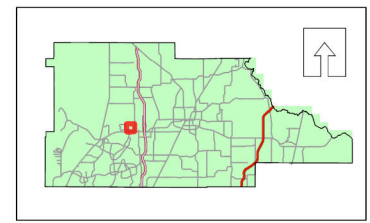
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

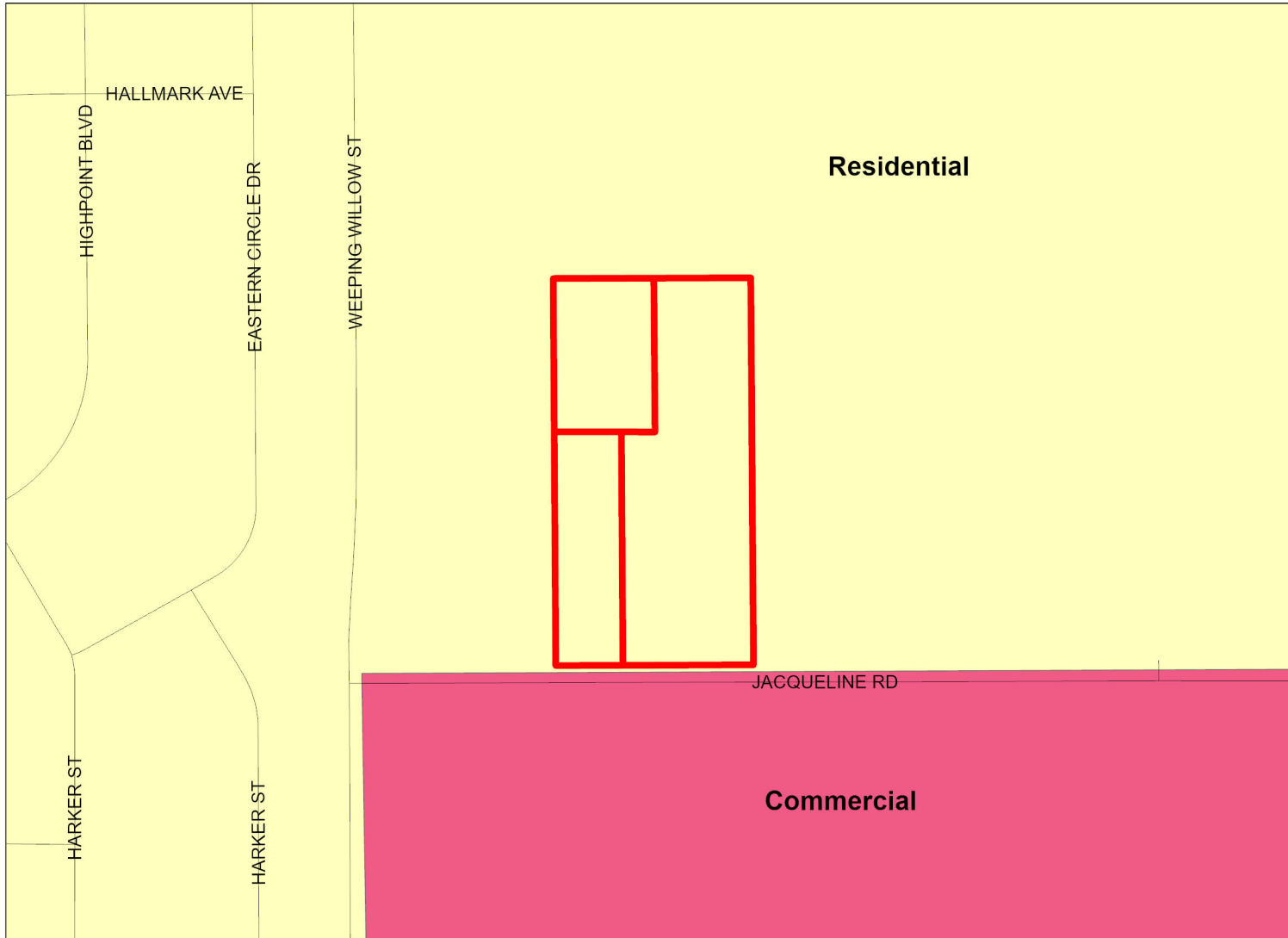
AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-22
Version Date: 12/09/2022



H-25-22

FLU Riverine District

Regional Commercial

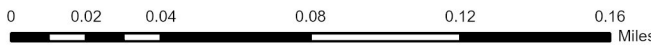
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

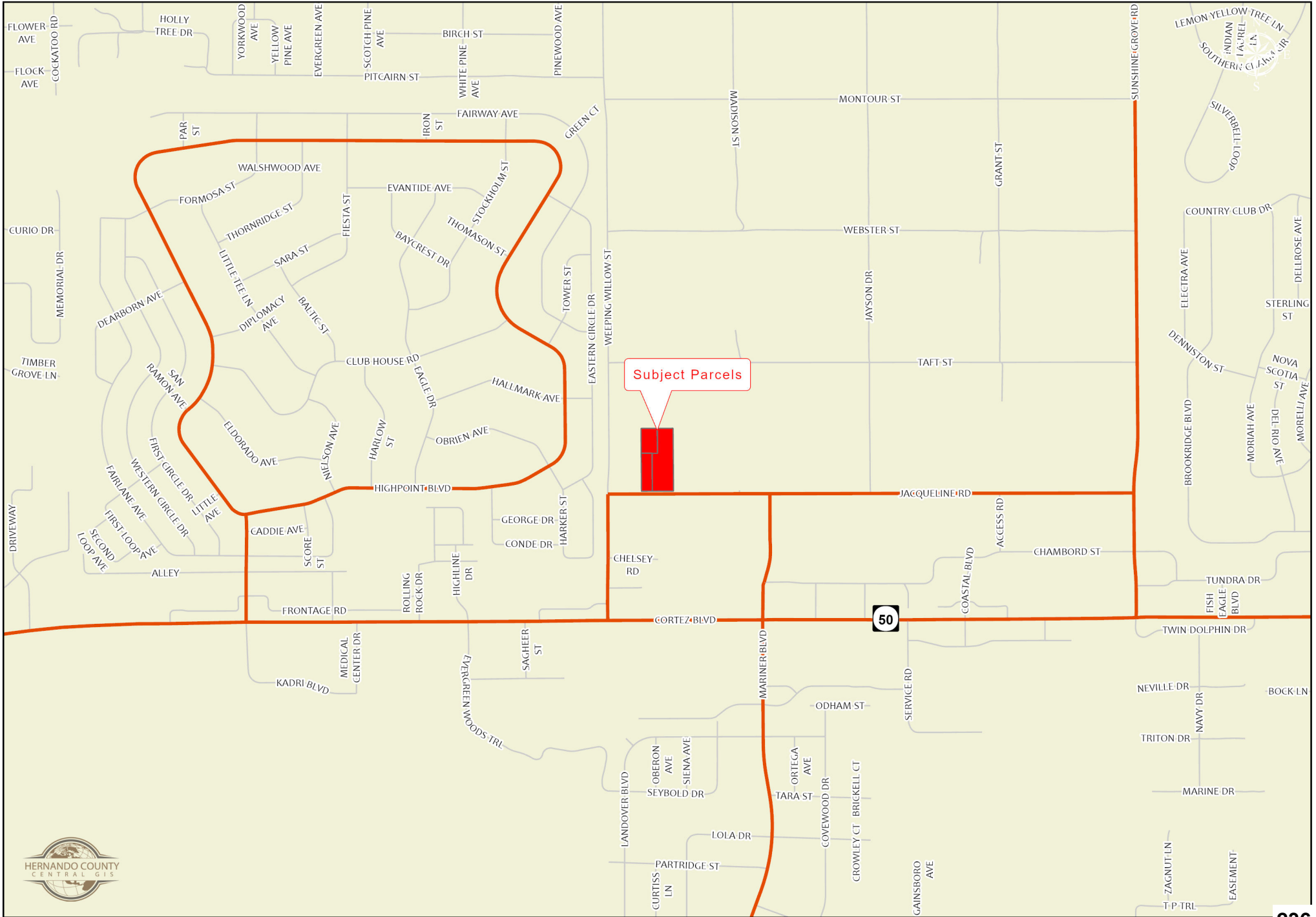


Date of mapping: 06/19/2025



H-25-22 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.



PLANNING AND ZONING COMMISSION ACTION

On September 8, 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(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Gulf Key Rentals LLC (H2524)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional)

General Location:

Northeast corner of Mariner Boulevard and Springwood Road

Parcel Key Number:

843822

Summary of Applicant's Request:

The petitioner is requesting to rezone the subject property from PDP(SF) - Planned Development Project (Single Family) to PDP(OP) - Planned Development Project (Office Professional) to allow for the establishment of a dietitian office. The proposed business will operate within the existing 1,003-square-foot structure located on the parcel. The office will employ approximately two (2) staff members and is expected to serve between four (4) and six (6) patients per week, by appointment only.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained 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 Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) with performance conditions

REVIEW PROCESS

Omar DePablo	Escalated	08/27/2025	3:29 PM
KayMarie Griffith	Approved	08/28/2025	4:05 PM

Michelle Miller	Approved	08/29/2025	7:28 AM
Michael Cowan	Approved	08/30/2025	7:40 AM
Toni Brady	Approved	09/02/2025	7:41 AM
Danielle Nigro	Approved	09/02/2025	8:20 AM
Victoria Via	Approved	09/02/2025	9:53 AM

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: David, Fulford, Holmes and Noe
ABSENT: Birren and McDonald

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: _____

Date: _____

APPLICANT NAME: GULF KEY RENTALS LLC

Address: _____
 City: 5346 MARINER BLVD, SPRING HILL State: FL Zip: 34609
 Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: The Permit Tech Inc- Lisa Wilson
 Address: _____
 City: P O BOX 15133 BROOKSVILLE State: FL Zip: 34604
 Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM

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

Contact Name: _____ City: _____ State: _____ Zip: _____
 Address: _____

PROPERTY INFORMATION: _____

1. PARCEL(S) KEY NUMBER(S): KEY # 00843822 / PARCEL #R32 323 17 5182 1843 0240
2. SECTION 05 TOWNSHIP 23 RANGE 18
3. Current zoning classification: PDP (SF)
4. Desired zoning classification: PDP-OP
5. Size of area covered by application: 0.24 acre
6. Highway and street boundaries: SPRINGWOOD RD AND MARINER 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: _____)

PROPERTY OWNER AFFIDIVAT

I, LISA A. MEJIA, 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):

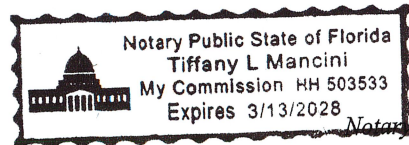
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant):
 and (representative, if applicable): THE PERMIT TECH - LISA WILSON
 to submit an application for the described property.

Lisa A. Mejia
 Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 23rd day of July, 2025, by
Lisa A. Mejia who is personally known to me or produced X as identification.

Signature of Notary Public Tiffany L Mancini



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



PO Box 15133
Brooksville, FL 34604
(352) 585-8326
thepermittech@gmail.com

NARRATIVE

Thursday, May 15, 2025

To: Hernando County Planning and Zoning Dept

Re: Lisa Mejia- Gulf Key Rentals, LLC- Re-Zone Request

5346 Mariner Blvd

The property (key # 843822) is currently zoned PDP (SF). The property owner would like to operate as a Dietitian Office. We are respectfully requesting a change of zoning to PDP-OP per the County's suggestion to allow for the property owner to use this property as she intended. In looking at the area surrounding this property, there are several commercial properties in the vicinity, including a Care Home Facility located 5311 Mariner Blvd just across the street from this property. The property owner predicts approx. (2) Employees with 4-6 Patients weekly by appointment only.

Please contact me at 352-585-8326 or at thepermittech@gmail.com if there are any questions or concerns. Thank you.

NOTES

- NUMBERS SHOWN IN PARENTHESIS INDICATE 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 SOUTHERLY LOT BOUNDARY LINE IN REFERENCE TO DATA SHOWN ON PLAT AS N81°04'48"W.

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
- FIBERGLASS LIGHT POLE
- WOOD POWER POLE



SCALE IN FEET

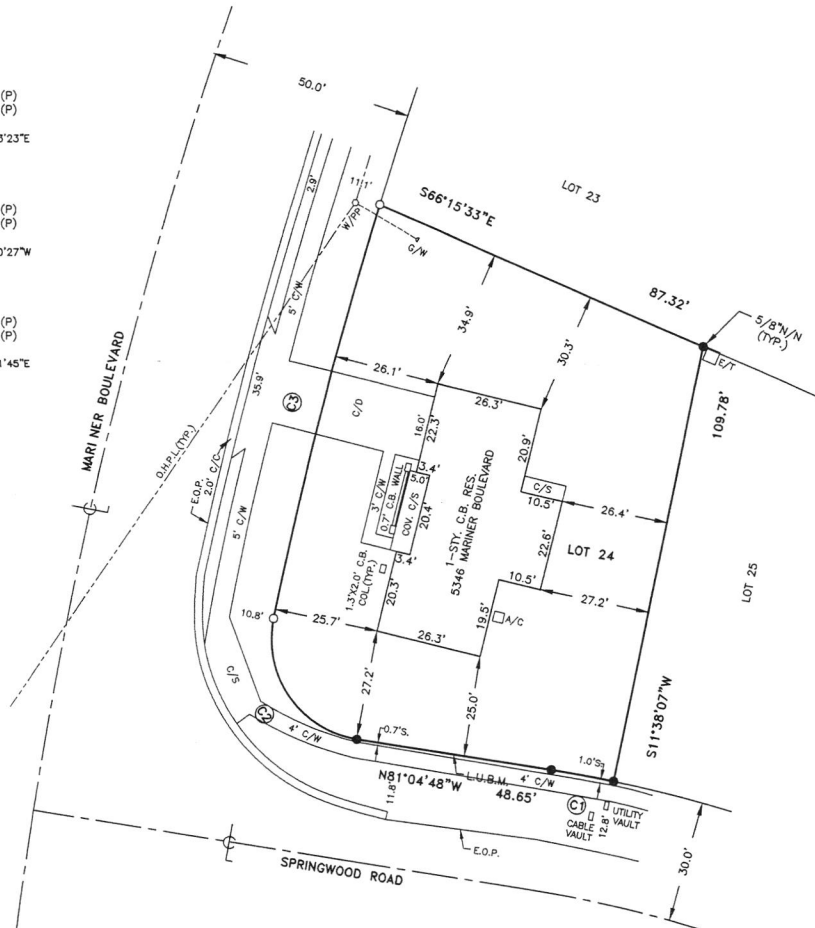


ABBREVIATIONS

- | | | | |
|---------------|-------------------------|----------------------|-------------------------------------|
| 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 BEGINNING |
| D=DESCRIBED | RES.=RESIDENCE | N/N=NO NUMBER | P.O.B.=POINT OF BEGINNING |
| C=CALCULATED | CAR.=CARAGE | 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 | BLDG.=BUILDING | R/P=REFERENCE POINT | F.F.E.=LOWEST FLOOR ELEVATION |
| TWP.=TOWNSHIP | COL.=COLUMN | R/W=RIGHT-OF-WAY | O.R.BK.=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.M.=LINE USED FOR BEARING |
| TYP.=TYPICAL | B.M.=BENCHMARK | C/D=CONCRETE DRIVE | P.S.M.=PROFESSIONAL SURVEYOR |
| CT.=COURT | ENC.=ENCROACHMENT | W/F=WOOD FENCE | AND MAPPER |
| AVG.=AVENUE | BDRY.=BOUNDARY | S/P=SCREEN PORCH | C/C=CONCRETE CURB |
| ST.=STREET | WD.FM.=WOOD FRAME | A/C=AIR CONDITIONING | O.H.P.L.=OVER HEAD POWER LINE |
| LA.=LANE | BLVD.=BOULEVARD | C.=CENTERLINE | W/PP=WOOD POWER POLE |
| CIR.=CIRCLE | T/R=TELE COM RISER | C/C=CONCRETE CURB | E/LR=EDGE OF LIME ROCK ROAD |
| | G/W=GUY WIRE | V/V=VERTICAN VAULT | E/C=ELECTRIC CONDUIT |
| | W/M=WATER METER | CTV=CABLE T.V. RISER | H.Y.D.=FIRE HYDRANT |
| | P/R=PHONE RISER | E/V=ELECTRIC VAULT | W&W/F=WOOD & WIRE FENCE |
| | C/R=CABLE RISER | A/D=ASPHALT DRIVE | C.M.P.=CORRUGATED METAL PIPE |
| | | W/M=WATER METER | E/T=ELECTRIC TRANSFORMER |
| | | | C/LP=CONCRETE LIGHT POLE |
| | | | M.H.=SANITARY MAN HOLE |

CURVE DATA:

- NO.: (C1)
 RADIUS: 330.00' (P)
 ARC: 15.64' (P)
 CHORD: 15.64'
 CHORD BEARING: N79°43'23"E
- NO.: (C2)
 RADIUS: 25.00' (P)
 ARC: 40.49' (P)
 CHORD: 36.21'
 CHORD BEARING: N34°40'27"W
- NO.: (C3)
 RADIUS: 1150.00' (P)
 ARC: 105.92' (P)
 CHORD: 105.88'
 CHORD BEARING: N14°21'45"E



DESCRIPTION:

LOT 24, BLOCK 1843, OF A REPLAT OF PORTIONS OF SPRING HILL UNITS 18, 19 AND 20 AND A SECOND REPLAT OF SPRING HILL UNITS 18 AND 19, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 17, PAGES 29 THROUGH 34, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

BOUNDARY SURVEY

DJT LAND SURVEYING LLC (L.B.8340)
 PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM
 8017 FOLKSTONE STREET BROOKSVILLE, FL. 34613

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0169 C COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

SENT TO AND CERTIFIED FOR:
 GULF KEY RENTALS LLC

CREW CHIEF: D.J.T. NOTES FILED: SUB-FILE

DRAWN BY: K.W.B.
 CHECKED BY: D.J.T.
 DATE: 04/17/25
 ORDER NO. 25-127
 MAP NO. B-25336

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE	
DATE	UPDATES AND/OR REVISIONS

CERTIFICATION
 Digitally signed by DONALD J TRUCKENBROD
 Date: 2025.04.23 07:31:45 -04'00'

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



STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Gulf Key Rentals LLC

FILE NUMBER: H-25-24

REQUEST: Rezoning from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional)

GENERAL LOCATION: Northeast corner of Mariner Boulevard and Springwood Road

PARCEL KEY NUMBER(S): 843822

APPLICANT'S REQUEST

The petitioner is requesting to rezone the subject property from PDP(SF) Planned Development Project (Single Family) to PDP(OP) Planned Development Project (Office Professional) to allow for the establishment of a dietitian office. The proposed business will operate within the existing 1,003-square-foot structure located on the parcel. The office will employ approximately two (2) staff members and is expected to serve between four (4) and six (6) patients per week, by appointment only.

SITE CHARACTERISTICS

Site Size: 0.2 acres

Surrounding Zoning;

Land Uses: North: PDP(SF)/ Planned Development Project (Single Family)
South: PDP(SF)/ Planned Development Project (Single Family)
East: PDP(SF)/ Planned Development Project (Single Family)
West: PDP(SF)/ Planned Development Project (Single Family)

Current Zoning: PDP(SF) Planned Development Project (Single Family)

Future Land Use

Map Designation: Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

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

- HCUD currently supplies water and wastewater service to this parcel.
- HCUD has no objection to the zoning change from PDP (Single Family) to C-2 (Commercial) to operate a dietitian office on this parcel.
- HCUD will convert this existing residential account to a commercial account after Board of County Commissioners approval of the zoning change.
- Installation of a backflow prevention assembly will be required once the account is zoned commercial.

ENGINEERING REVIEW

The subject site is on Northeast corner of Mariner Boulevard and Springwood Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.
- Provide commercial parking to include Handicap parking space with appropriate signs and markings.
- Provide sidewalk connectivity from building to sidewalk(s) along Mariner Blvd.

LAND USE REVIEW

The subject property is in the Spring Hill – 2nd Replat Subdivision and is currently designated PDP(SF)/ Planned Development Project (Single Family). The surrounding properties have been developed as PDP(SF)/ Planned Development Project (Single Family) homes.

Setbacks:

- Mariner Boulevard: 25'
- Springwood Road: 25'
- Side: 10'
- Rear: 20'

Buffers:

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Parking:

County Land Development Regulations require a minimum of 3.5 parking spaces per 1,000 square feet of gross floor area. The petitioner is using an existing building with a total of 1,003 square feet. This would require a minimum of 4 parking spaces.

Landscaping:

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.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Future Land Use Element, 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.

Strategy 1.04B(1) Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential use may also be allowed.

Comments: The subject site is located within the Residential Land Use category. The uses requested through this application are consistent with the Comprehensive Plan, Future Land Use Element strategies for the commercial classification.

FINDINGS OF FACT

The rezoning request from PDP(SF) to PDP(OP) is appropriate due to the following findings of fact:

1. The subject parcel is currently zoned as PDP(SF)/ Planned Development Project (Single Family)
2. The proposed PDP(OP)/ Planned Development Project (Office Professional) zone is compatible with surrounding zoning districts.
3. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

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 PDP(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) 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 be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. Installation of a backflow prevention assembly shall be required once the account is zoned commercial.
4. The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.
5. Provide commercial parking to include Handicap parking space with appropriate signs and markings.
6. Provide sidewalk connectivity from building to sidewalk(s) along Mariner Blvd.
7. Existing Building Setbacks
 - Mariner Boulevard: 25'
 - Springwood Road: 25'
 - Side: 10'
 - Rear: 20'

8. The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.
9. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
10. Parking requirements are calculated for a Dietitian Office at a rate of 3.5 spaces per 1,000 Square feet of gross floor area. This will require 4 parking spaces.
11. 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.
12. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued

NOTES

- NUMBERS SHOWN IN PARENTHESIS INDICATE 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 SOUTHERLY LOT BOUNDARY LINE IN REFERENCE TO DATA SHOWN ON PLAT AS N81°04'48"W.

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
- ⊕ FIBERGLASS LIGHT POLE
- WOOD POWER POLE



SCALE IN FEET



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 | RES.=RESIDENCE | N/N=NO NUMBER | P.O.B.=POINT OF BEGINNING |
| C=CALCULATED | CR.=CORNER | 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 | BLDG.=BUILDING | R/P=REFERENCE POINT | F.F.E.=LOWEST FLOOR ELEVATION |
| TWP.=TOWNSHIP | COL.=COLUMN | R/W=RIGHT-OF-WAY | O.R.BK.=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.M.=LINE USED FOR BEARING |
| TYP.=TYPICAL | B.M.=BENCHMARK | C/D=CONCRETE DRIVE | P.S.M.=PROFESSIONAL SURVEYOR |
| CT.=COURT | ENC.=ENCROACHMENT | W/F=WOOD FENCE | AND MAPPER |
| AVG.=AVENUE | BDRY.=BOUNDARY | S/P=SCREEN PORCH | C/C=CONCRETE CURB |
| ST.=STREET | WD.FM.=WOOD FRAME | A/C=AIR CONDITIONING | O.H.P.L.=OVER HEAD POWER LINE |
| LA.=LANE | BLVD.=BOULEVARD | CL=CENTERLINE | W/PP=WOOD POWER POLE |
| CIR.=CIRCLE | T/R=TELE COM RISER | C/C=CONCRETE CURB | E/LR=EDGE OF LIME ROCK ROAD |
| | G/W=GUY WIRE | V/V=VERTICAN VAULT | E/C=ELECTRIC CONDUIT |
| | W/M=WATER METER | CTV=CABLE T.V. RISER | H.Y.D.=FIRE HYDRANT |
| | P/R=PHONE RISER | E/V=ELECTRIC VAULT | W&W/F=WOOD & WIRE FENCE |
| | C/R=CABLE RISER | A/D=ASPHALT DRIVE | C.M.P.=CORRUGATED METAL PIPE |
| | | W/M=WATER METER | E/T=ELECTRIC TRANSFORMER |
| | | | C/LP=CONCRETE LIGHT POLE |
| | | | M.H.=SANITARY MAN HOLE |

CURVE DATA:

NO.: (C1)
 RADIUS: 330.00' (P)
 ARC: 15.64' (P)
 CHORD: 15.64'
 CHORD BEARING: N79°43'23"E

NO.: (C2)
 RADIUS: 25.00' (P)
 ARC: 40.49' (P)
 CHORD: 36.21'
 CHORD BEARING: N34°40'27"W

NO.: (C3)
 RADIUS: 1150.00' (P)
 ARC: 105.92' (P)
 CHORD: 105.88'
 CHORD BEARING: N14°21'45"E



DESCRIPTION:

LOT 24, BLOCK 1843, OF A REPLAT OF PORTIONS OF SPRING HILL UNITS 18, 19 AND 20 AND A SECOND REPLAT OF SPRING HILL UNITS 18 AND 19, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 17, PAGES 29 THROUGH 34, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

BOUNDARY SURVEY

DJT LAND SURVEYING LLC (L.B.8340)
 PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM
 8017 FOLKSTONE STREET BROOKSVILLE, FL. 34613

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0169 C COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

SENT TO AND CERTIFIED FOR:
 GULF KEY RENTALS LLC

CREW CHIEF: D.J.T. NOTES FILED: SUB-FILE

DRAWN BY: K.W.B.
 CHECKED BY: D.J.T.
 DATE: 04/17/25
 ORDER NO. 25-127
 MAP NO. B-25336

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE	
DATE	UPDATES AND/OR REVISIONS

CERTIFICATION
 Digitally signed by DONALD J TRUCKENBROD
 Date: 2025.04.23 07:31:45 -04'00'

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

H-25-24

Photo date: 2023

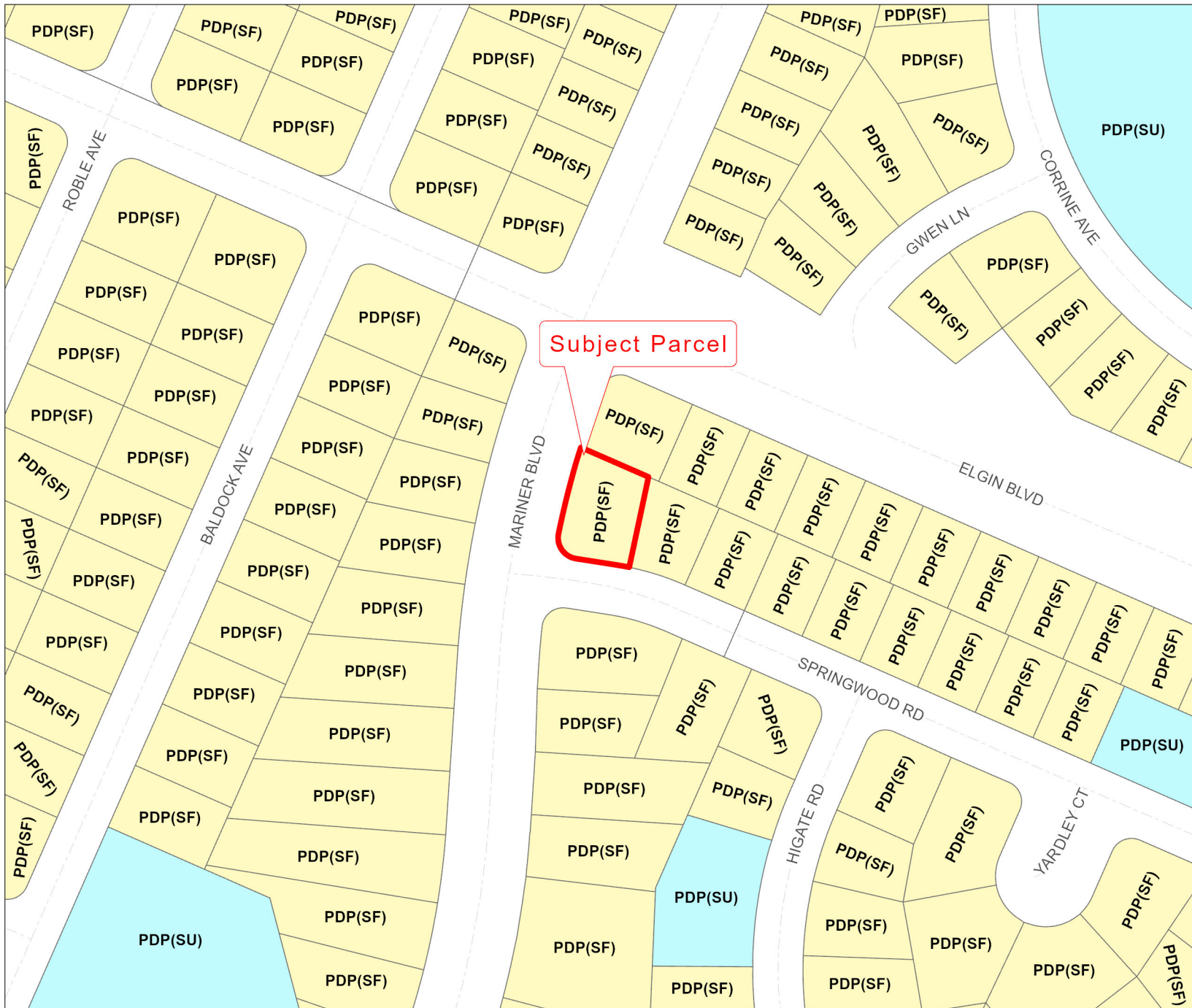
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.01 0.03 0.05 0.08 0.1 Miles

H-25-24

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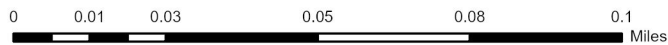
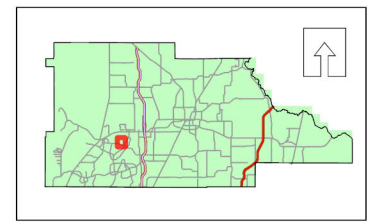


Subject Parcel

Zoning:

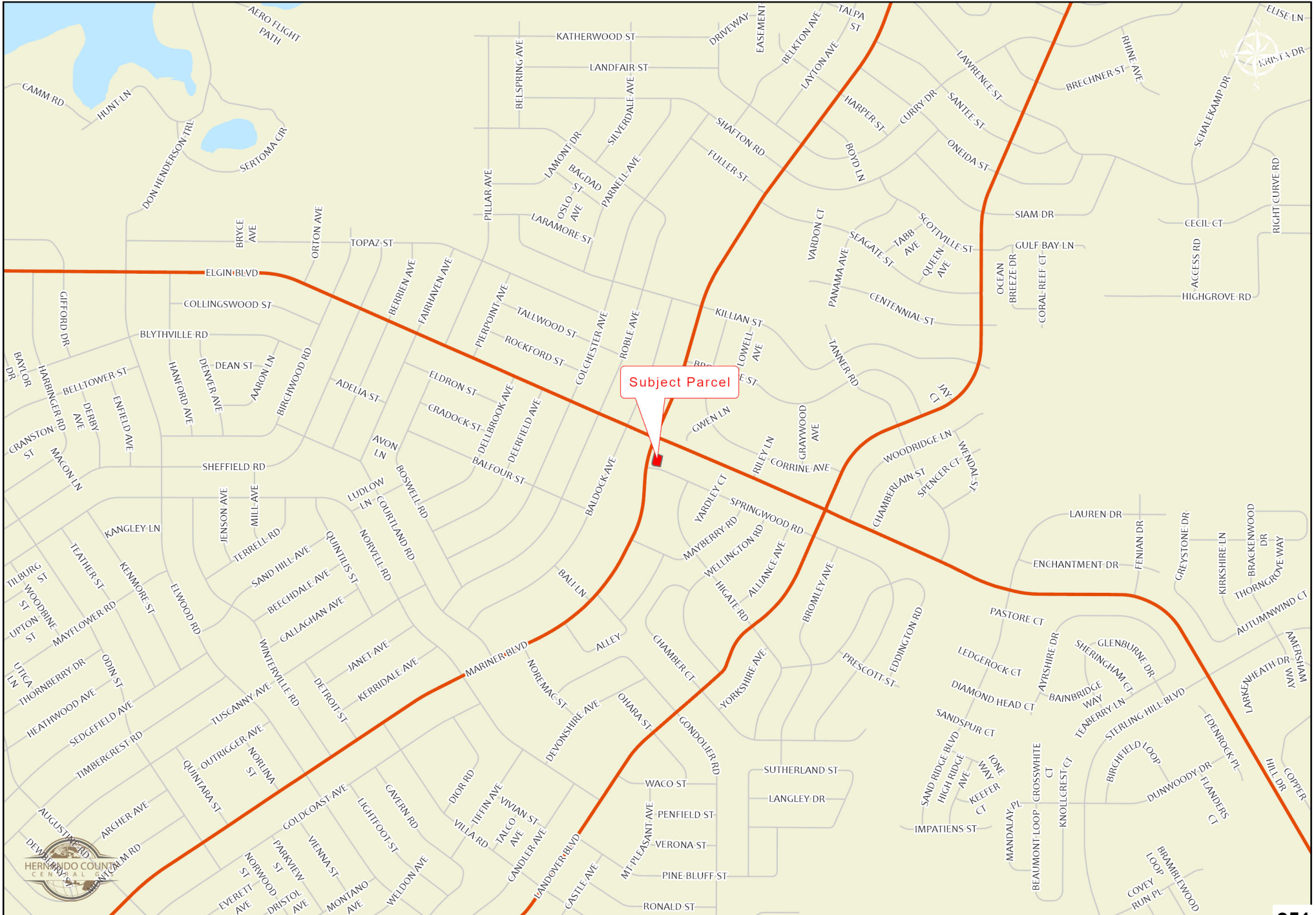
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AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC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

City Zoning Pending



H-25-24 AREA MAP

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Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-24
Version Date: 12/09/2022

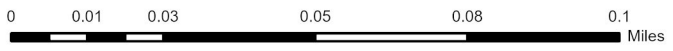


	H-25-24
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

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: 06/19/2025



PLANNING AND ZONING COMMISSION RECOMMENDATION

On September 8, 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(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) 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 be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. Installation of a backflow prevention assembly shall be required once the account is zoned commercial.
4. The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.
5. Provide commercial parking to include Handicap parking space with appropriate signs and markings.
13. Provide sidewalk connectivity from building to sidewalk(s) along Mariner Blvd.
14. Existing Building Setbacks
 - Mariner Boulevard: 25'
 - Springwood Road: 25'
 - Side: 10'
 - Rear: 20'
15. The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.
16. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
17. Parking requirements are calculated for a Dietitian Office at a rate of 3.5 spaces per 1,000 Square feet of gross floor area. This will require 4 parking spaces.
18. 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.

19. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued



Planning & Zoning Commission

Meeting: 09/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16372
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Thomas Merendino and Rebecca Powell (H2523)

BRIEF OVERVIEW

Rezoning Request:

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

General Location:

Two (2) parcels, north and south side of Barnevelde Road between its eastern terminus of Pomp Parkway

Parcel Key Numbers:

00882539, 00073761

Summary of Applicant Request:

The petitioner is requesting the rezoning of two (2) adjacent lots from R-1C (Residential) to AR (Agricultural/Residential). This rezoning would allow for gardening and composting, promoting environmental sustainability by reducing waste and supporting a healthier planet.

Additionally, the petitioner plans to raise chickens and livestock, enabling the production of homegrown organic food that fosters a healthier diet, free from the additives and pesticides commonly found in commercially produced products. Each lot is 2.30 acres, totaling 4.6 acres combined.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. 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 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) in accordance with the staff report.

REVIEW PROCESS

Omar DePablo	Escalated	08/27/2025	3:14 PM
KayMarie Griffith	Escalated	08/28/2025	4:18 PM

Omar DePablo	Escalated	08/29/2025	7:18 AM
KayMarie Griffith	Approved	08/29/2025	1:52 PM
Michelle Miller	Approved	08/29/2025	1:56 PM
Michael Cowan	Approved	08/30/2025	7:41 AM
Toni Brady	Approved	09/02/2025	7:52 AM
Danielle Nigro	Approved	09/02/2025	8:23 AM
Victoria Via	Approved	09/02/2025	9:56 AM

AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-23 Official Date Stamp:
RECEIVED
MAY 13 2025
HERNANDO COUNTY ZONING



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 5/8/2025

APPLICANT NAME: Thomas Merendino / Rebecca Powell
Address: 13207 Bamevelde Rd
City: Weeki Wachee State: FL Zip: 34614
Phone: (352) 942-0937 Email: rebecca.powell1515@outlook.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 00882539, 00073761
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agriculture - Residential
5. Size of area covered by application: 4.63 acres
6. Highway and street boundaries:
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 [] No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

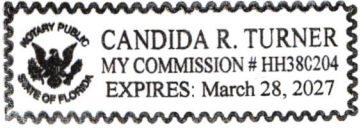
I, Rebecca Powell, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):
[X] I am the owner of 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: Rebecca Powell

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 13th day of May, 2025, by Rebecca Powell who is
[] personally known to me or [X] produced FL-DL as identification.

Signature of Notary Public: Candida R Turner



Effective Date: 05/15/20 Last Revision: 05/15/20 Notary Seal/Stamp

As homeowners our goal is to have a simpler, more meaningful life with less reliance on external systems and a greater appreciation for the natural world. We plan to use our land to provide for our family and live a healthier lifestyle which is why we are requesting zoning for our property to be changed from residential to residential agriculture. We have a total of 4.6 acres where we plan to raise chickens, livestock, grow vegetable gardens and live off the land. Consuming home-grown, organic food can provide a healthier diet, free from the additives and pesticides found in commercially produced products. Sustainable practices like gardening and composting contribute to a healthier planet and reduces waste. We have tractors and farm equipment to maintain the land.



STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Thomas Merendino and Rebecca Powell

FILE NUMBER: H-25-23

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

GENERAL LOCATION: Two (2) parcels, north and south side of Barnevelde Road between its eastern terminus of Pomp Parkway

PARCEL KEY NUMBER(S): 00882539, 00073761

APPLICANT'S REQUEST

The petitioner is requesting the rezoning of two (2) adjacent lots from R-1C (Residential) to AR (Agricultural/Residential). This rezoning would allow for gardening and composting, promoting environmental sustainability by reducing waste and supporting a healthier planet. Additionally, the petitioner plans to raise chickens and livestock, enabling the production of homegrown organic food that fosters a healthier diet, free from the additives and pesticides commonly found in commercially produced products. Each lot is 2.30 acres, totaling 4.6 acres combined.

SITE CHARACTERISTICS

Site Size: 4.6 acres

Surrounding Zoning;

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

Current Zoning: R-1C(Residential)

Future Land Use

Map Designation: Rural

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

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

- Hernando County Utilities does not currently supply water or sewer service to these parcels.
- Water and sewer service are not available to these parcels.
- Hernando County Utilities has no objection to the zoning change from R-1C (Residential) to A/R (Agricultural Residential)

ENGINEERING REVIEW

The subject parcels are on the north and south side of Barnevelde Road between its eastern terminus of Pomp Parkway. The County Engineer has reviewed the petitioner's request and has no comments or objections.

LAND USE REVIEW

The permitted uses in the AR (Agricultural/Residential) district are:

(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.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Future Land Use Element, 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.

Strategy 1.04C(2) The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

Strategy 1.04C(3) Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy

Comments: The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

FINDINGS OF FACT

The request for AR (Agricultural/Residential) zoning is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

NOTICE OF APPLICANT RESPONSIBILITY

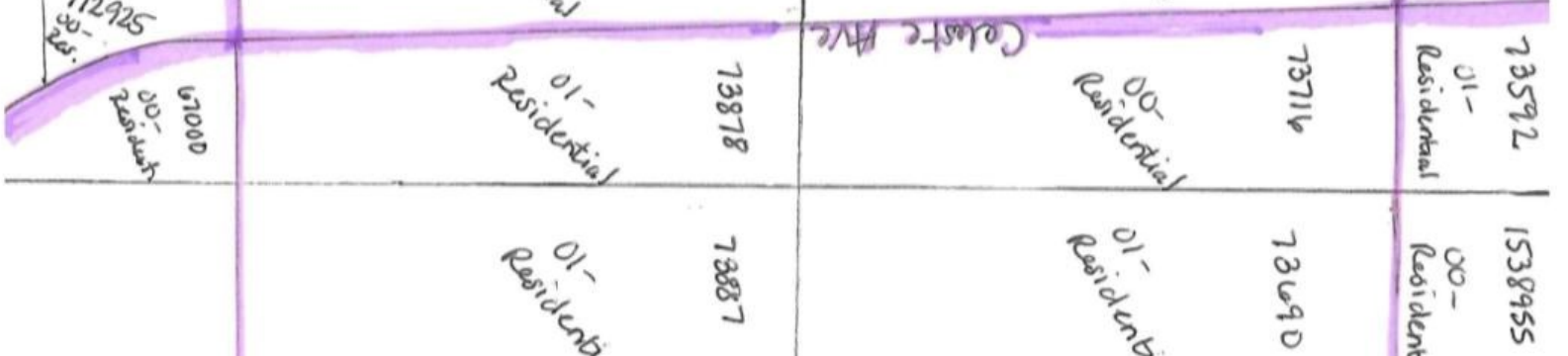
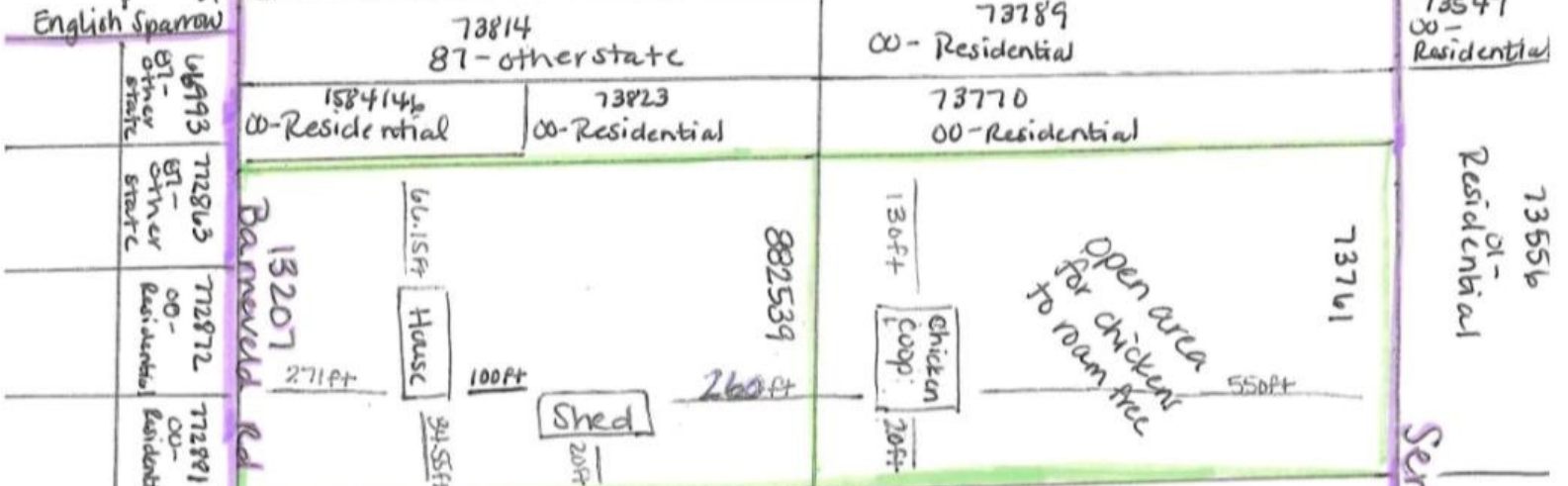
The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for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

717245	BT - other streets	73805	01-Residential	73798	00-Residential	940325	00-Residential
717245	English Sparrow	73814	87-other state	73789	00-Residential	73547	00-Residential
712863	BT - other streets	73823	00-Residential	73770	00-Residential		
712863	BT - other streets	73832	00-Residential	73752	00-Residential		
712872	00-Residential	73841	00-Residential	73743	87-other state		
712891	00-Residential	73850	01-Residential	73734	87-other state		
712892	00-Residential	73864	00-Residential	73725	01-Residential		
712892	00-Residential	73878	01-Residential	73716	00-Residential		
712892	00-Residential	73887	01-Residential	73690	01-Residential		



H-25-23

Photo date: 2023

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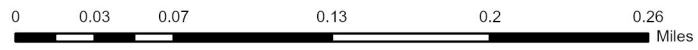
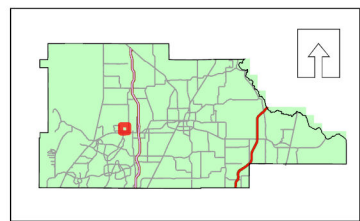


Subject Parcels

Zoning:

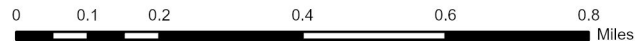
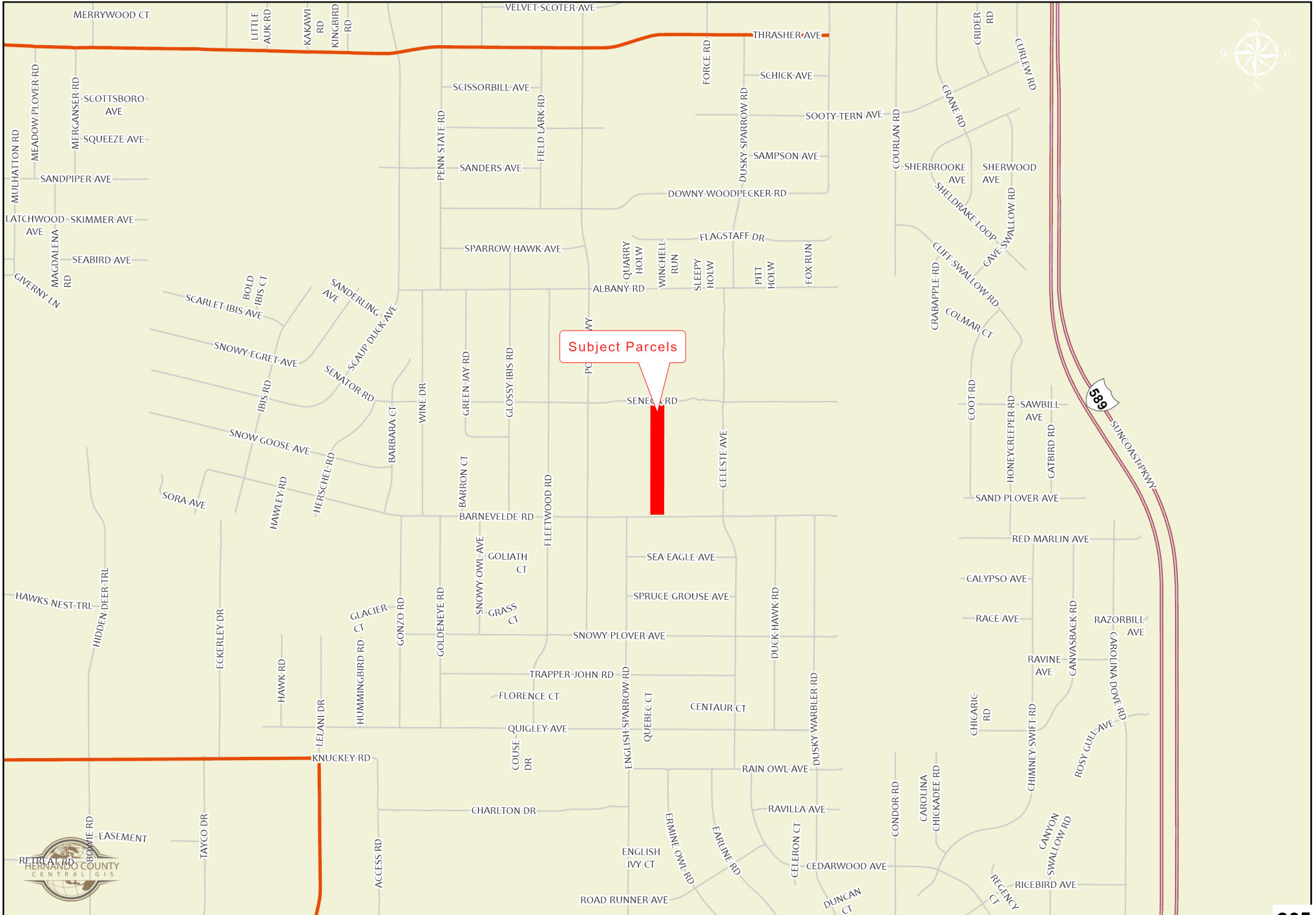
AC	PDP(HC)
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C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



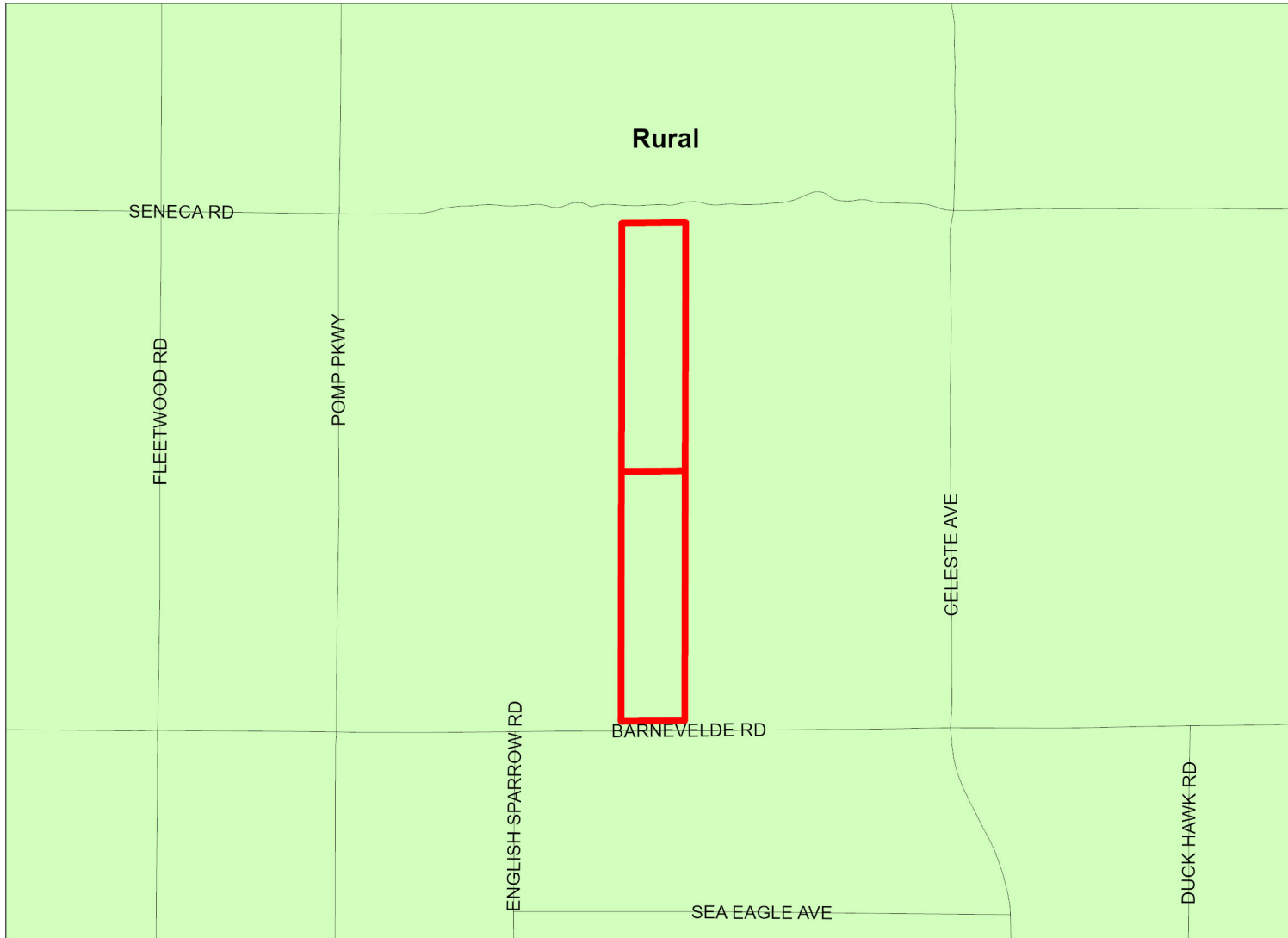
H-25-23 AREA MAP

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.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-23
Version Date: 12/09/2022



H-25-23

FLU Riverine District

Regional Commercial

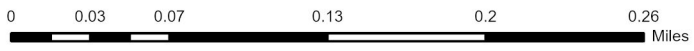
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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: 06/19/2025



PLANNING AND ZONING COMMISSION RECOMMENDATION

On September 8, 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 (Agricultural/Residential) in accordance with the staff report.