

### **Hernando County**

### **Planning & Zoning Commission**

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

### **Regular Meeting**

### **Agenda**

Monday, September 8, 2025 - 9:00 A.M.

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

### A. CALL TO ORDER

- 1. Invocation
- 2. Pledge of Allegiance
- Poll Commission for Ex Parte Communications
- 4. County Attorney Statement
- 5. Administering of the Oath
- B. STAFF ANNOUNCEMENTS
- C. APPROVAL/MODIFICATION OF AGENDA
- D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

### **PUBLIC HEARINGS**

### E. UNIFIED AGENDA

- 1. 16382 Approval of Minutes for Regular Meeting of March 10, 2025
- 2. 16264 Approval of Minutes for Regular Meeting of July 14, 2025
- Approval of Minutes for Regular Meeting of August 11, 2025 3. 16381
- 4. CP 1498214 Rolling Rock 16371
- CP 1494521 Seville Phase 1 5. 16375
- 6. 16352 CP 1491789 Woodland Oaks
- 7. CP 1494792 Whispering Oaks 16303

### F. STANDARD AGENDA

- Special Exception Use Permit Petition Submitted by Robert Grange 1. 16373 (SE2502)
- 2. Conditional Use Permit Petition Submitted by Blaire Hottinger (CU2504) 16358
- 3. Master Plan Revision and Rezoning Petition Submitted by Granger 16370 Development LLC (H2509)
- Rezoning Petition Submitted by Jason Osborne and Erica Cuevas 4. 16356 (H2522)
- 5. Rezoning Petition Submitted by Thomas Merendino and Rebecca Powell 16372 (H2523)
- 16315 Rezoning Petition Submitted by Gulf Key Rentals LLC (H2524) 6.

### G. COMMISSIONERS AND STAFF ISSUES

### Н. ADJOURNMENT

### **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

## HEROSO ODEN

### **Planning & Zoning Commission**

### **AGENDA ITEM**

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

### 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 11:09 AM |
|----------------|----------|---------------------|
| Danielle Nigro | Approved | 08/28/2025 11:10 AM |
| Victoria Via   | Approved | 08/28/2025 12:37 PM |



### **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.

Attendee Name Title

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 | 10:04 AM |
|----------------|----------|------------|----------|
| Danielle Nigro | Approved | 08/27/2025 | 1:43 PM  |
| Victoria Via   | Approved | 08/27/2025 | 1:52 PM  |



### **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.

Attendee Name Title

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**

### **AGENDA ITEM**

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

### 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 11:24 AM |
|----------------|----------|---------------------|
| Danielle Nigro | Approved | 08/28/2025 11:37 AM |
| Victoria Via   | Approved | 08/28/2025 12:36 PM |



### **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.

Attendee Name <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 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.

### <u>Motion</u>

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.



### **Planning & Zoning Commission**

### **AGENDA ITEM**

Meeting: 09/08/2025
Department: P&Z Agenda Item
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16371
Legal Request Number:
Bid/Contract Number:

### 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 | 9:05 AM  |
|-------------------|-----------|------------|----------|
| KayMarie Griffith | Approved  | 08/28/2025 | 5:52 PM  |
| Michelle Miller   | Approved  | 08/29/2025 | 8:00 AM  |
| Michael Cowan     | Approved  | 09/01/2025 | 10:02 AM |
| Toni Brady        | Approved  | 09/02/2025 | 8:48 AM  |
| Danielle Nigro    | Approved  | 09/02/2025 | 9:22 AM  |
| Victoria Via      | Approved  | 09/02/2025 | 9:34 AM  |

### 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.

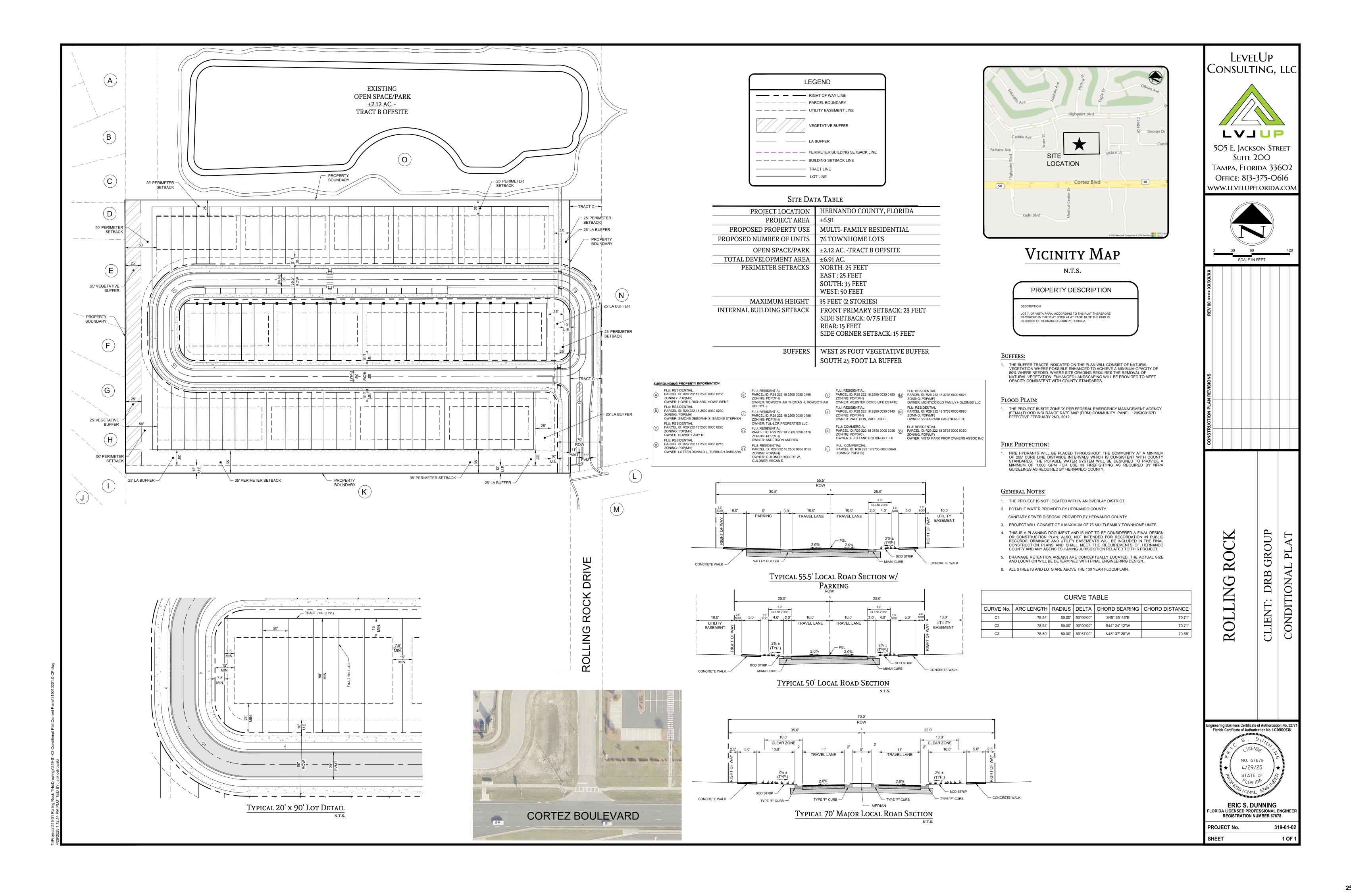
The conditional plat has been reviewed by various County agencies and found to be consistent with County standards.

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.



### 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.

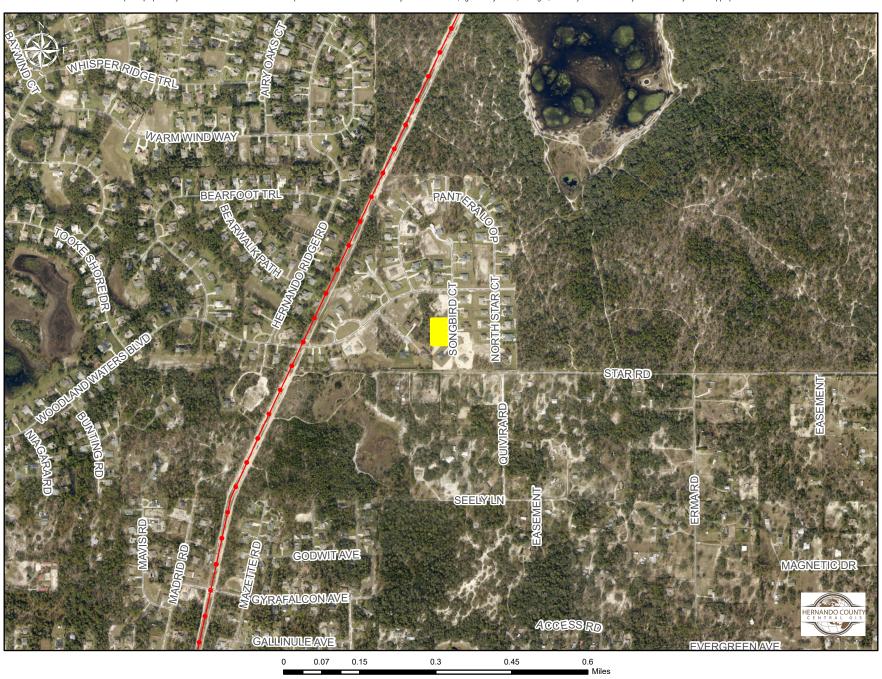
Project date: 07/31/2025



### 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'

Staff Report: H-24-63

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.

Staff Report: H-24-63

- 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 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.
- 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 leu 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**

### AGENDA ITEM

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:

### 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**

| Omar DePablo      | Escalated | 08/28/2025 | 9:03 AM  |
|-------------------|-----------|------------|----------|
| KayMarie Griffith | Approved  | 08/28/2025 | 5:52 PM  |
| Michelle Miller   | Approved  | 08/29/2025 | 8:10 AM  |
| Michael Cowan     | Approved  | 09/01/2025 | 10:01 AM |
| Toni Brady        | Approved  | 09/02/2025 | 9:27 AM  |
| Danielle Nigro    | Approved  | 09/02/2025 | 9:34 AM  |
| Victoria Via      | Approved  | 09/02/2025 | 9:35 AM  |

### 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 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 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).
  - o 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.

## CEDAR OCALA BROOKSWILLE OCALA DAYTONA BEACH THTUSVILLE ORLANDO ST. PETERSBURG SARAJOTA VENICE FORT MYERS CORAL MIAMI MIAMI

# PROJECT SITE THATES AVE

VICINITY MAP

HERNANDO COUNTY, FLORIDA

SECTION 5 & 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST

| 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 |  |  |  |  |
|                     |                            |  |  |  |  |

## CALL 48 HOURS BEFORE YOU DIG IT'S THE LAW! DIAL 811 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

## SEVILLE PHASE 1 CONDITIONAL PLAT

### 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:

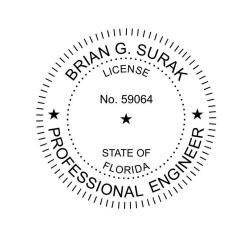
### SV TAMPA LAND. LP

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

PREPARED BY:



Registered Business Number: RY28858 3010 W Azeele 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.

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.

### UTILITY CONTACT INFORMATION

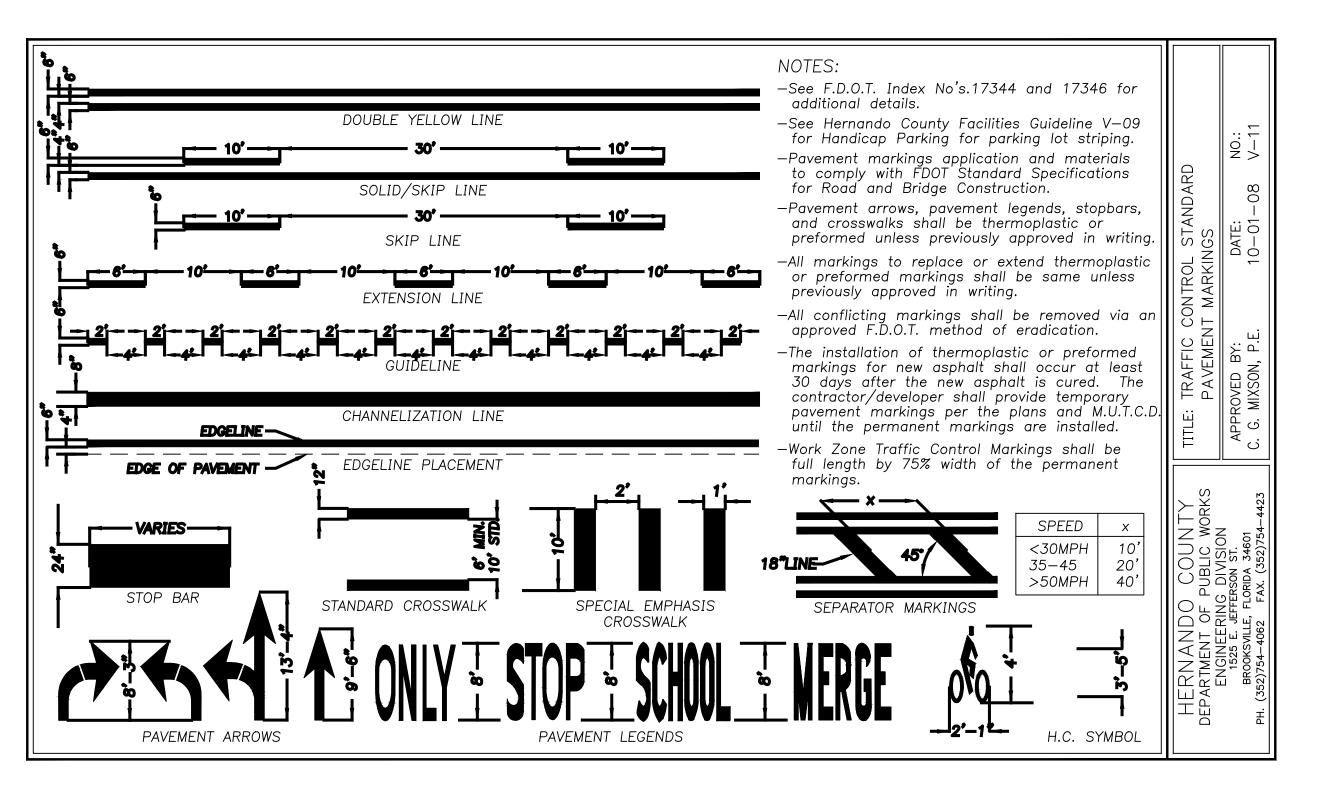
DUFFY MCCLELAND CHARTER COMMUNICATION 700 CARILLON PARKWAY SUITE 6 ST. PETERSBURG, FL 33716 352.527.2189

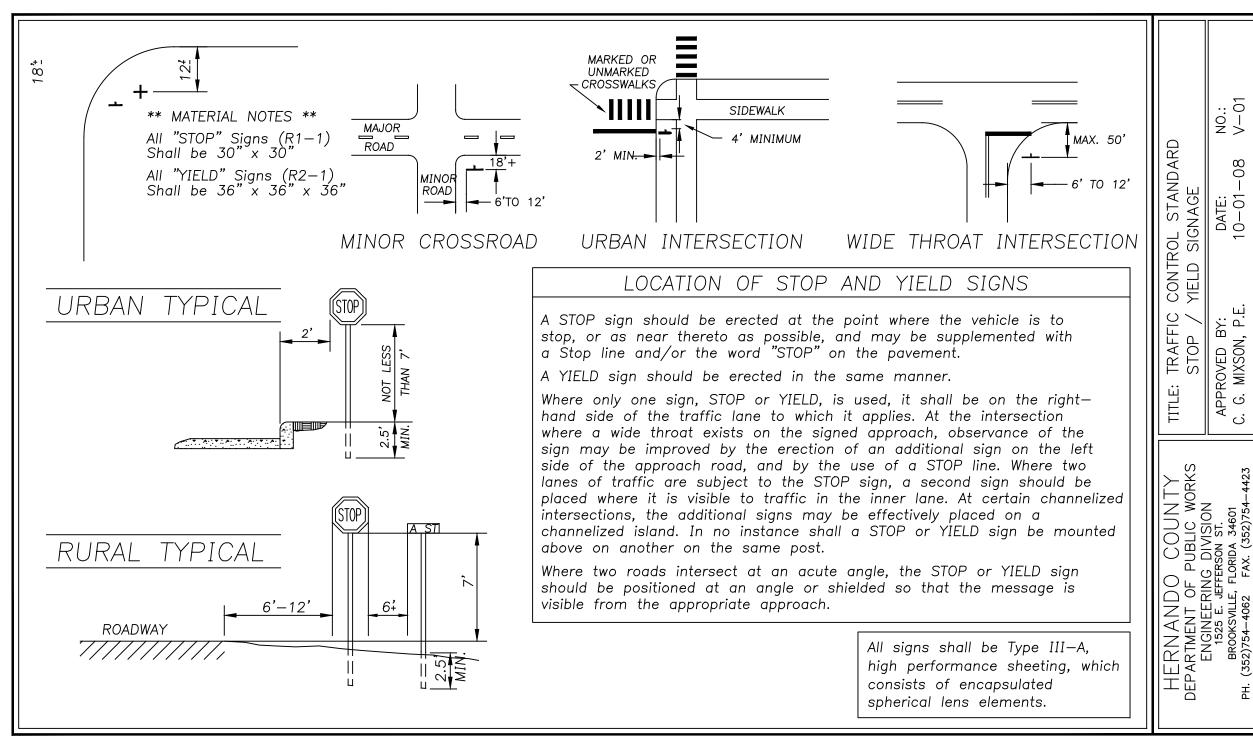
ALLEN TURNER HERNANDO COUNTY UTILITIES- SEWER 15365 CORTEZ BOULEVARD BROOKSVILLE, FL 34613 352.540.6219

ALLEN TURNER HERNANDO COUNTY UTILITIES 15365 CORTEZ BOULEVARD BROOKSVILLE, FL 34613 352.540.6219

DINO FARRUGGIO AT&T DISTRIBUTION 1 ATT WAY BEDMINSTER, NJ 07921 G27896@ATT.COM WEST HERNANDO OFFICE WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE 10005 CORTEZ BLVD WEEKI WACHEE, FL 34613 352.596.4000

|                          |                               |            |                  | PHASE                       | SEVI<br>1 COND    | ILLE<br>DITIONAL PLAT   |
|--------------------------|-------------------------------|------------|------------------|-----------------------------|-------------------|---|
|                          |                               |            | 1 ms itei        | Printed copies of this doc  | cument are not co | MAN G. SUKAK, P.E. on the date adjacent to the seal. onsidered signed and sealed and the signature 1 any electronic copies. |
|                          |                               |            | DATE: 07/2       | DIVITALI                    |                   | K, P.E. NO. 59064<br>SIONAL ENGINEER  |
|                          |                               |            | DATE:            | 6/26/2025                   |                   | JOB NO.<br>#STW-SV-014 - #STV-SV-017  |
|                          |                               |            | El               |                             |                   | n Vertical Datum 1988 (NAVD 88)<br>to NGVD 29 = +0.00 Feet  |
| 06-26-2025<br>04-02-2025 | 2,4, 5-11<br>REVIEW SUBMITTAL | EKS<br>BGS | STR DESIGNED BY: | EET & DRAINAC<br><i>BGS</i> | GE                | WATER & SANITARY SEWER  DESIGNED BY: BGS  |
| DATE                     | SHEET NO.                     | BY         | DRAWN BY:        | EKS                         |                   | DRAWN BY: EKS   |
|                          | REVISIONS                     |            | FILE:            | CV                          | S                 | HEET 1 OF 11  |





### LEGAL DESCRIPTION:

### "SEVILLE RESIDENTIAL PARCEL"

THOSE PORTIONS OF TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA DESCRIBED AS FOLLOWS: THAT PART OF SECTION 4 THAT LIES WEST OF THE EAST LINE OF FLORIDA POWER CORPORATION TOWERLINE ÀS 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 SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE N.00°10'20"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 THE NORTHWEST 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°19'38"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;

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;

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,

### 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 1664, 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 MOORHEAD ENG. CO. MARKING THE SOUTHEAST 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 534.46 FEET; THENCE N.40°48'35"W., A DISTANCE OF 360.68 FEET; THENCE N.52°21'22"E., A DISTANCE OF 480.59 FEET; THENCE N.48°03'06"W., A DISTANCE OF 1771.97 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 SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, AS SHOWN AS DRAINAGE RETENTION AREA ON THE PLAT OF SEVILLE PARKWAY, PHASE I, PLAT BOOK 27, PAGES 24 THROUGH 26, PUBLIC RECORDS OF HERNANDO

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 SOUTH 44\*14'53" EAST; THENCE SOUTH 00\*03'20" WEST FOR 202.72 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

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.

### 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 PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 24 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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.

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 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.

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.

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 SOUTHEAST 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 NO0°17'12"E ALONG THE WEST LINE 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 480.09 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°55'24"W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"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.

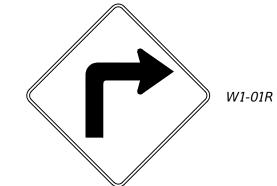
### LESS OUT NO. 8:

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.

### TYPICAL ADVANCED WARNING SIGNAGE (200' CURVE RADII)

W13-01P

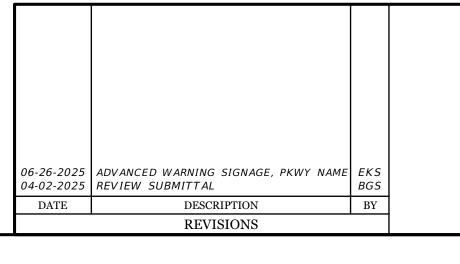
TYPICAL ADVANCED WARNING SIGNAGE (50' CURVE RADII)

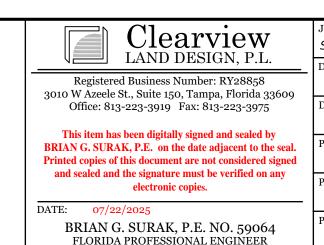


W13-01P

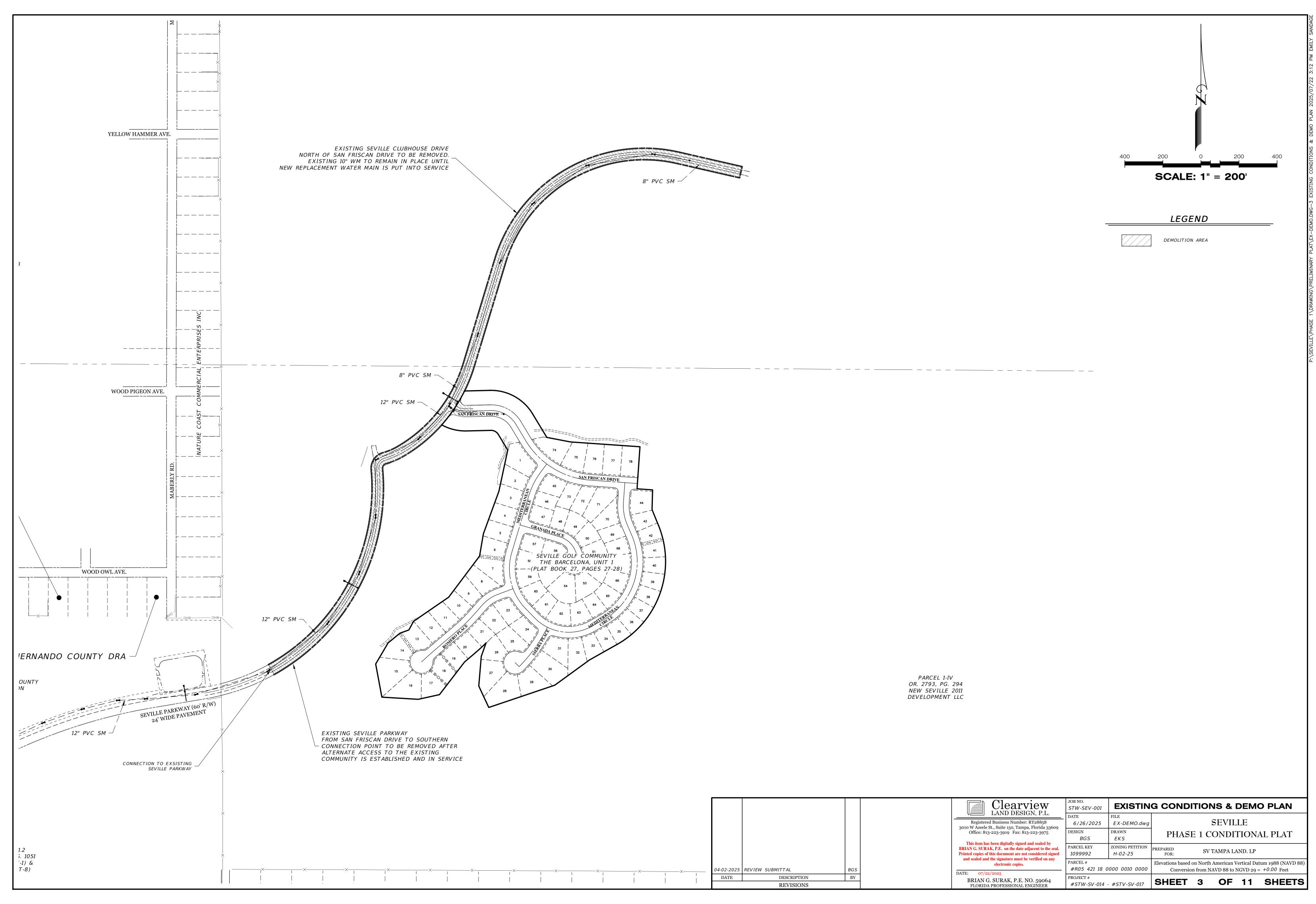
**GENERAL NOTES:** 

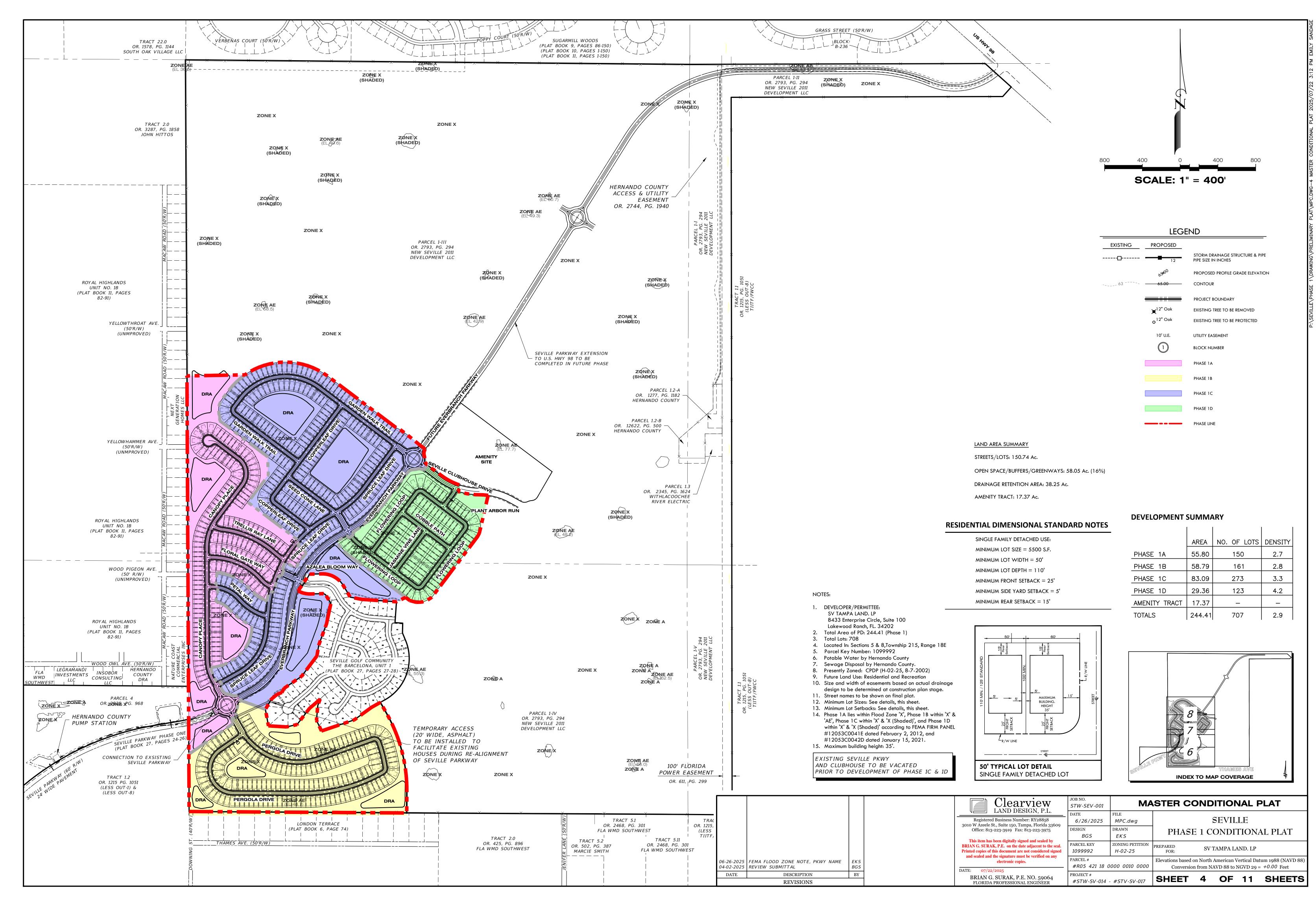
- 1.EVERBRANCH PARKWAY WILL BE DESIGNED WITH A 40 MPH DESIGN SPEED AND DESIGNED AT 35 MPH.
- 2.THE CONDITIONAL PLAT SHALL EXPIRE IN TWO (2) YEARS FROM APPROVAL DATE IF CONSTRUCTION PLANS FOR THE SUBDIVISION ARE NOT APPROVED WITHIN THAT TIMEFRAME.
- 3. EXISTING SEVILLE PARKWAY AND CLUBHOUSE DRIVE, INCLUDING 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.

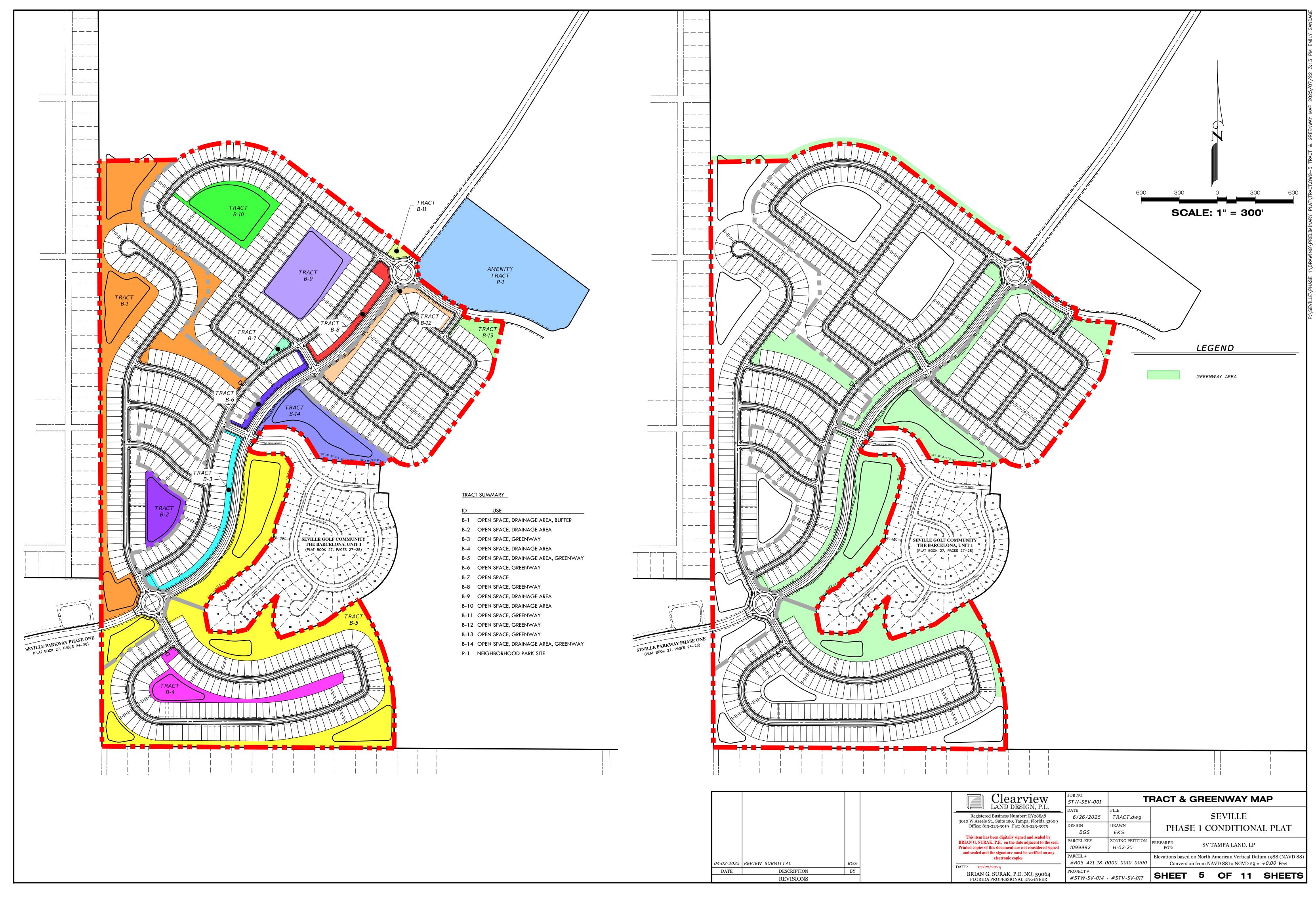


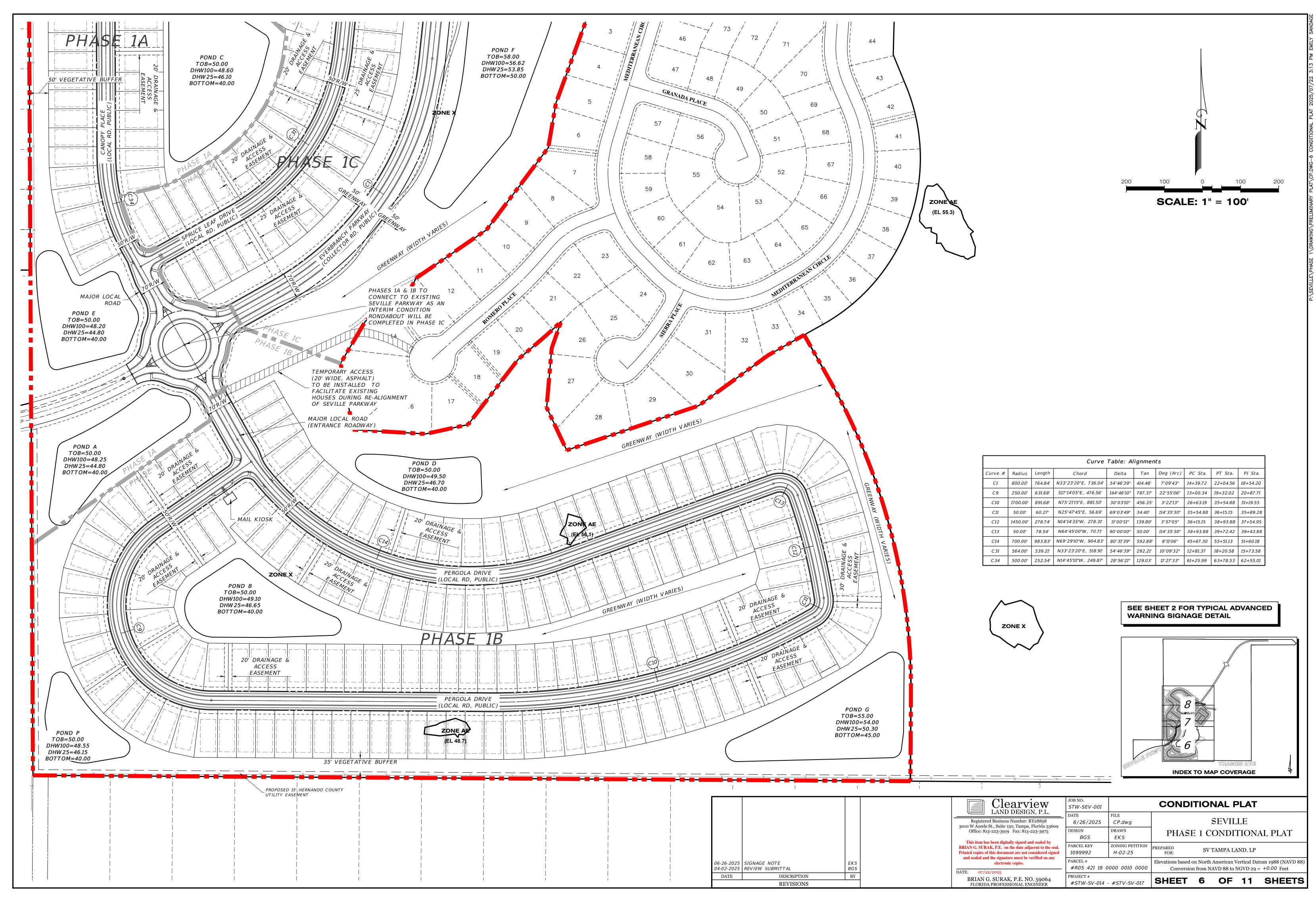


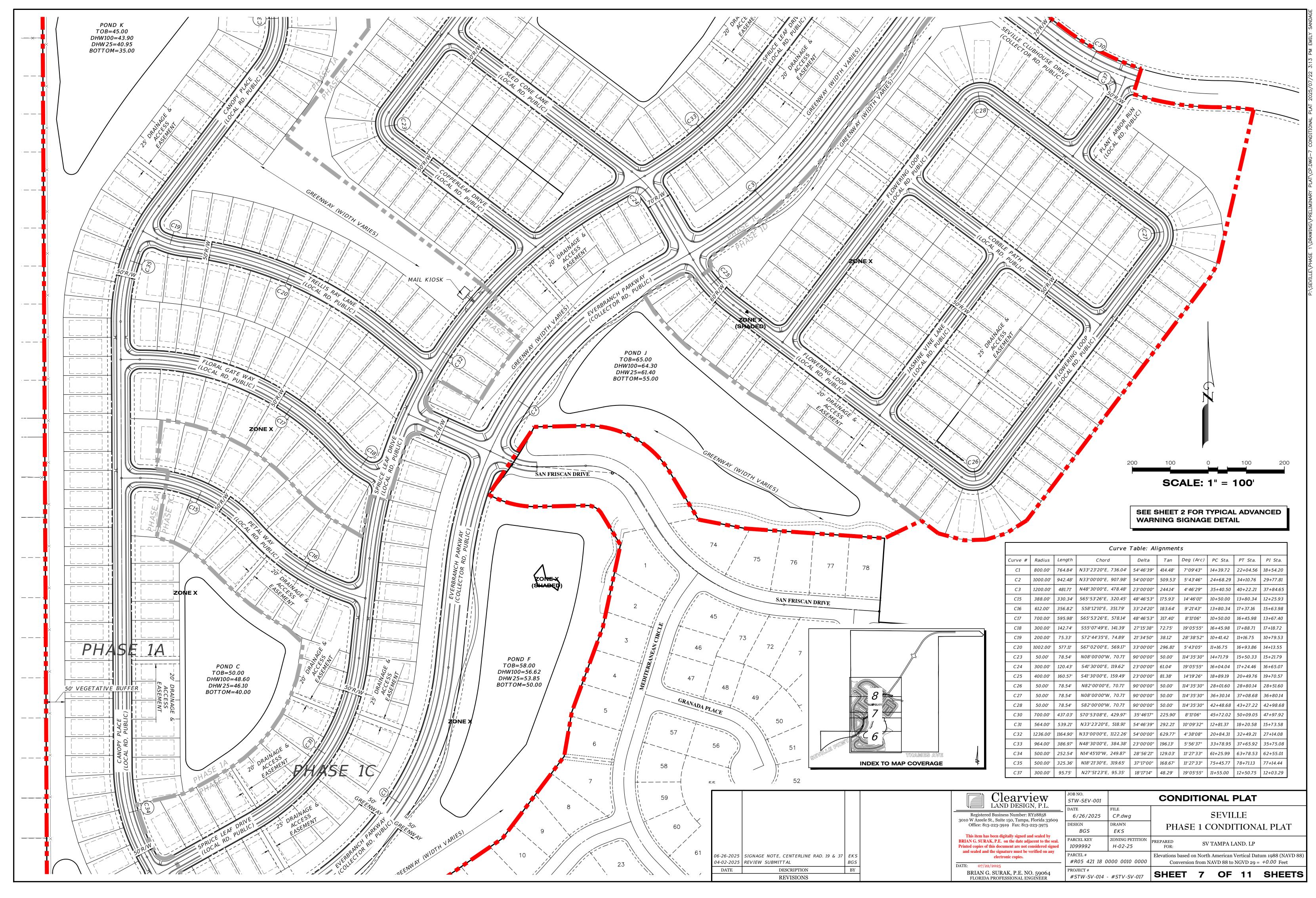
|             | JOB NO.<br>STW-SEV-001             |                         | GENERAL NOTES   |
|-------------|------------------------------------|-------------------------|---|
| <u>—</u>    | DATE 6/26/2025                     | FILE<br>GN.dwg          | SEVILLE   |
| 09          | DESIGN BGS                         | DRAWN<br>EKS            | PHASE 1 CONDITIONAL PLAT  |
| eal.<br>ned | PARCEL KEY<br>1099992              | ZONING PETITION H-02-25 | PREPARED SV TAMPA LAND. LP  |
| <i>,</i>    | PARCEL# #R05 421 18 0000 0010 0000 |                         | Elevations based on North American Vertical Datum 1988 (NAVD 88)<br>Conversion from NAVD 88 to NGVD 29 = +0.00 Feet |
|             | PROJECT # #STW-SV-014 -            | #STV-SV-017             | SHEET 2 OF 11 SHEETS  |

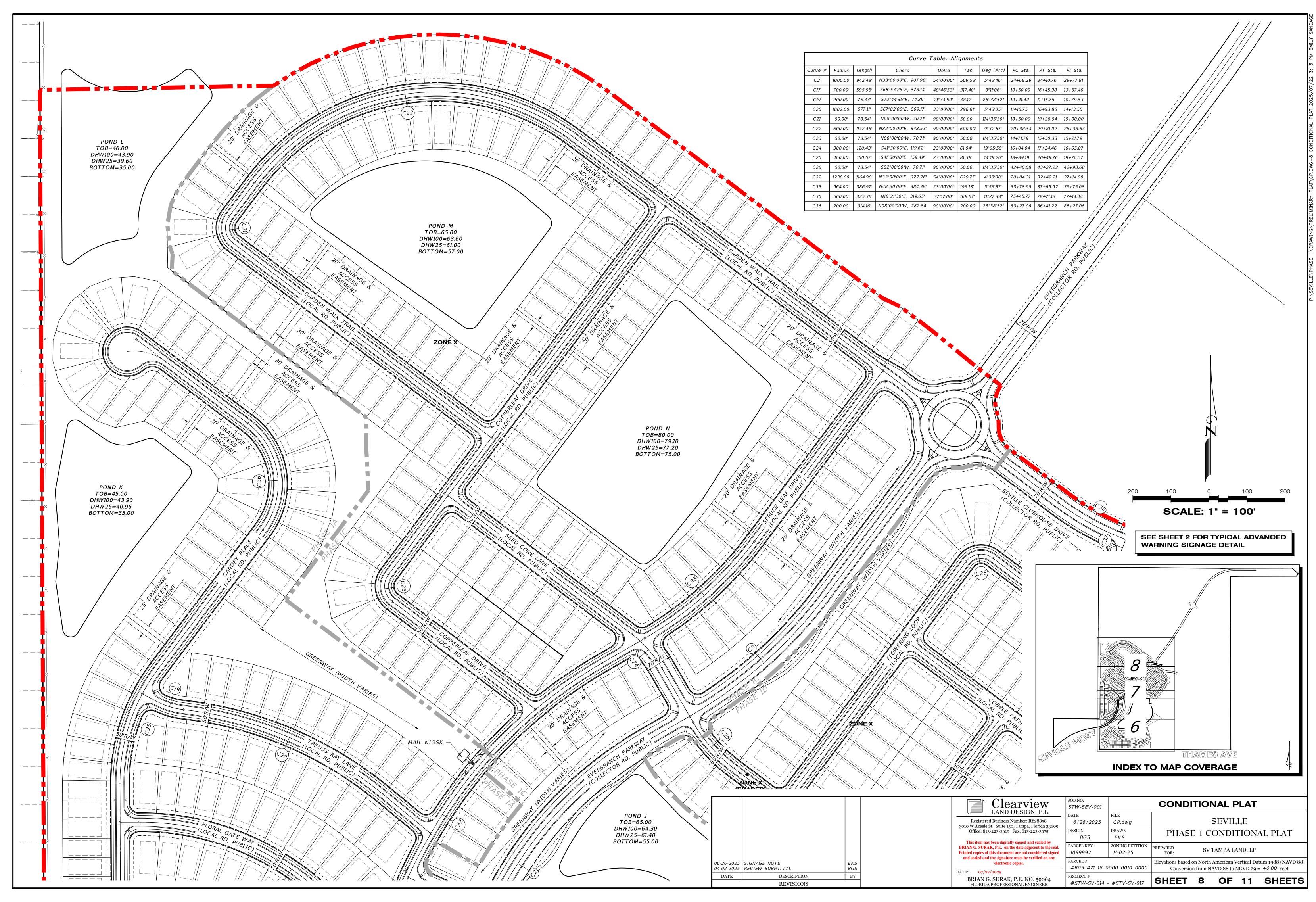


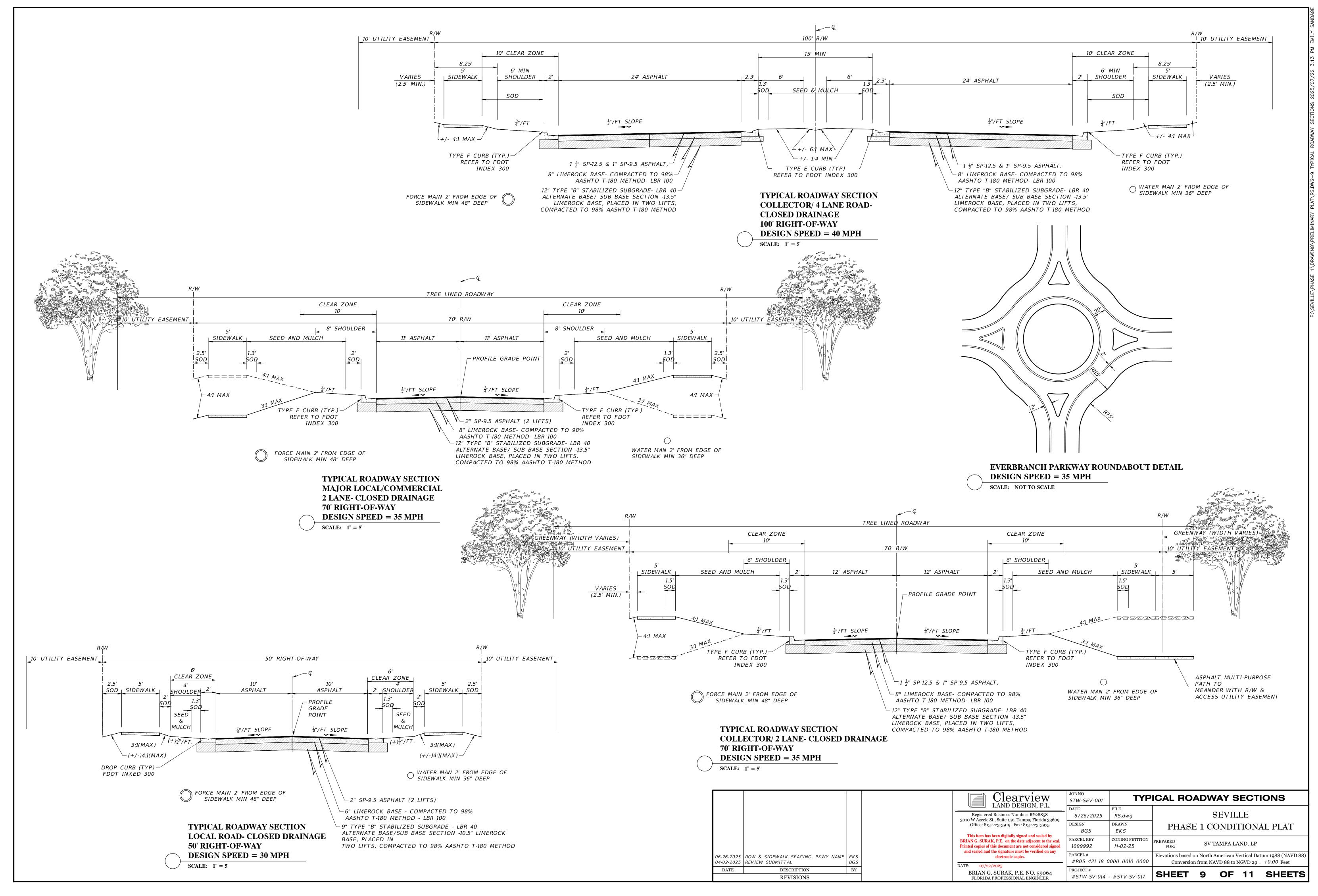


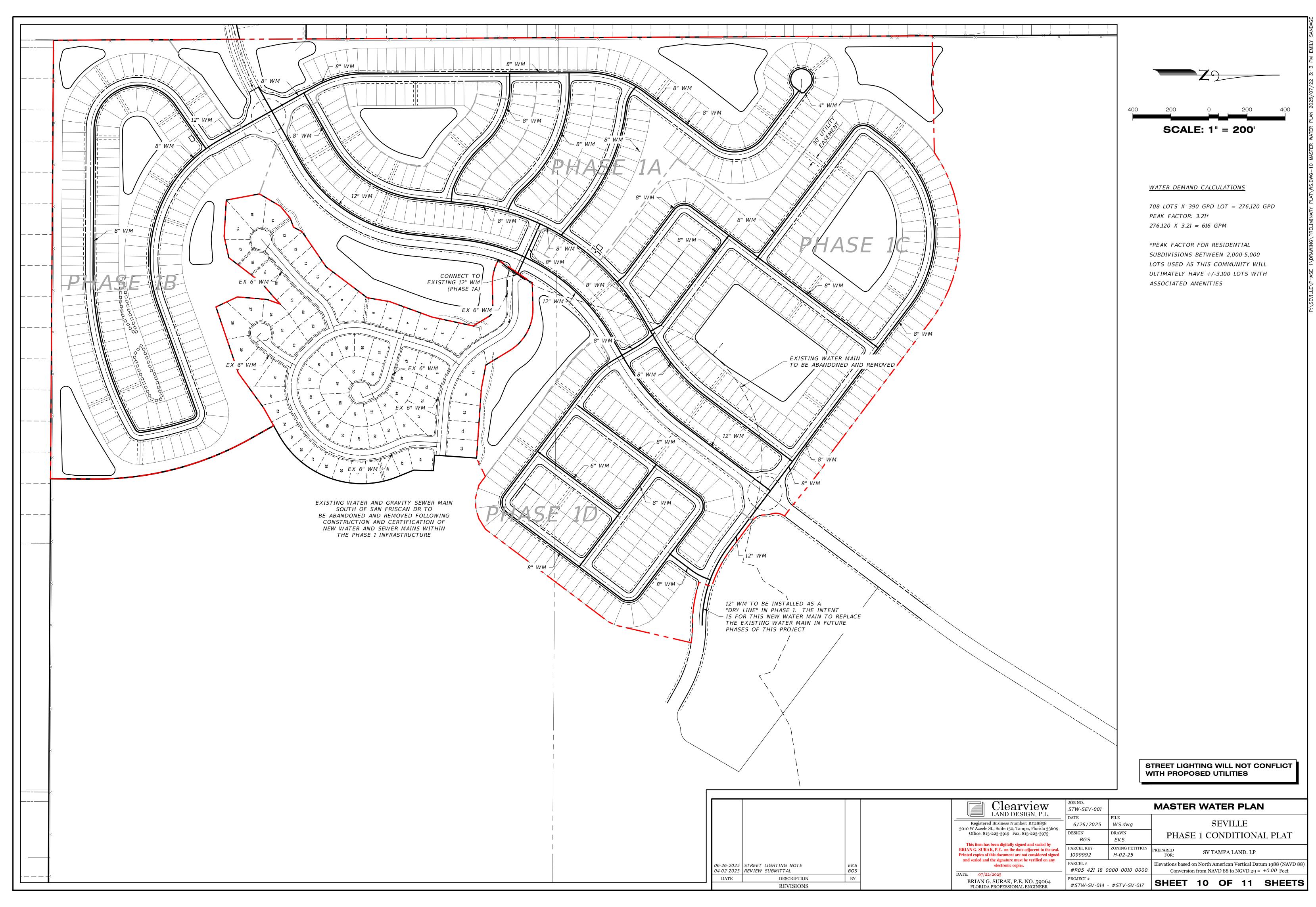


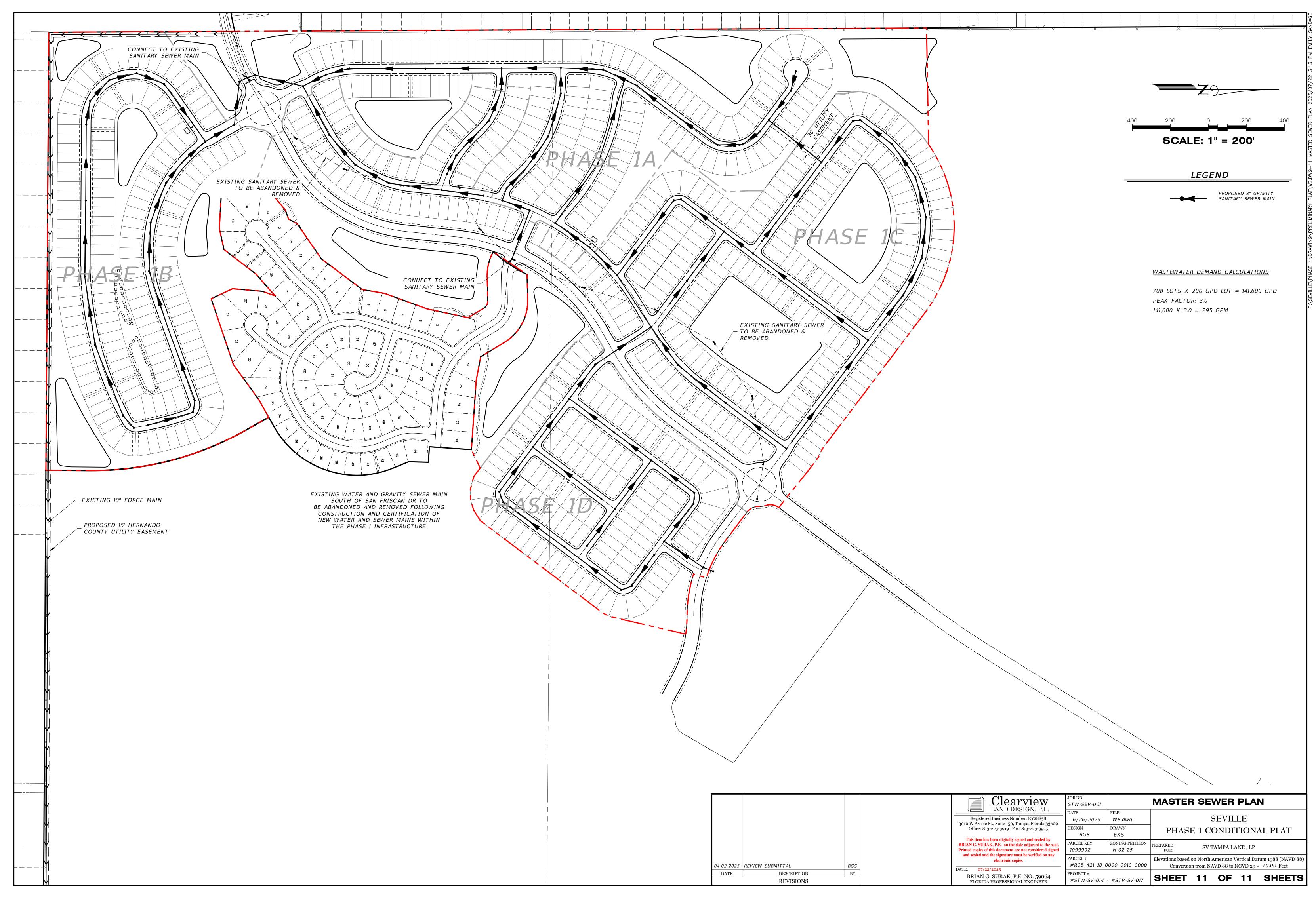




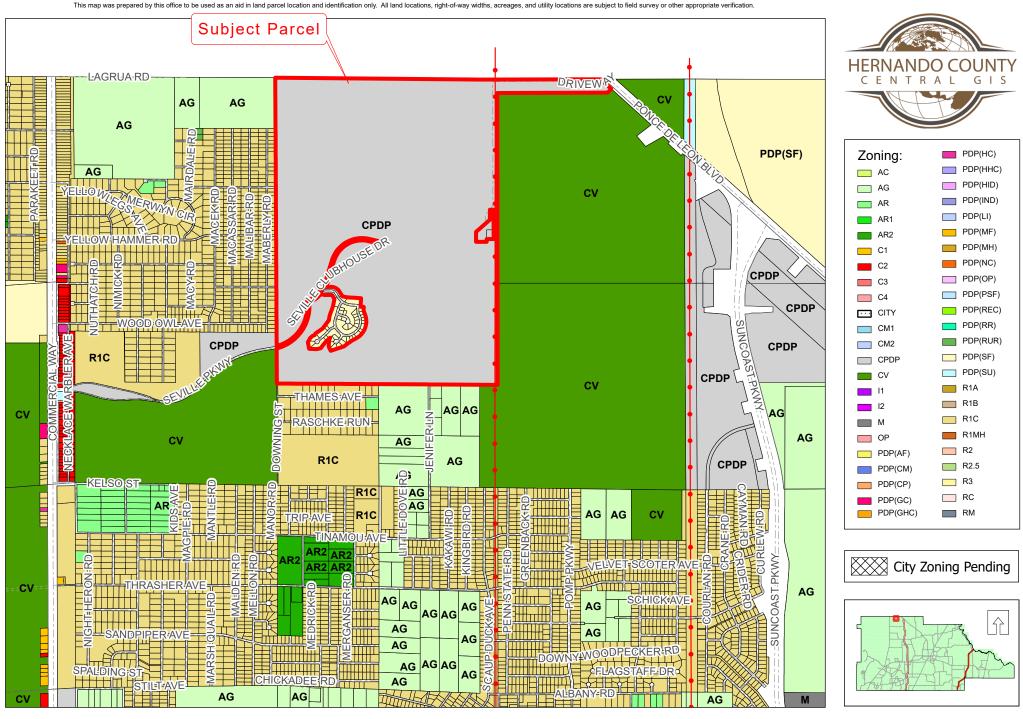








# 1494521

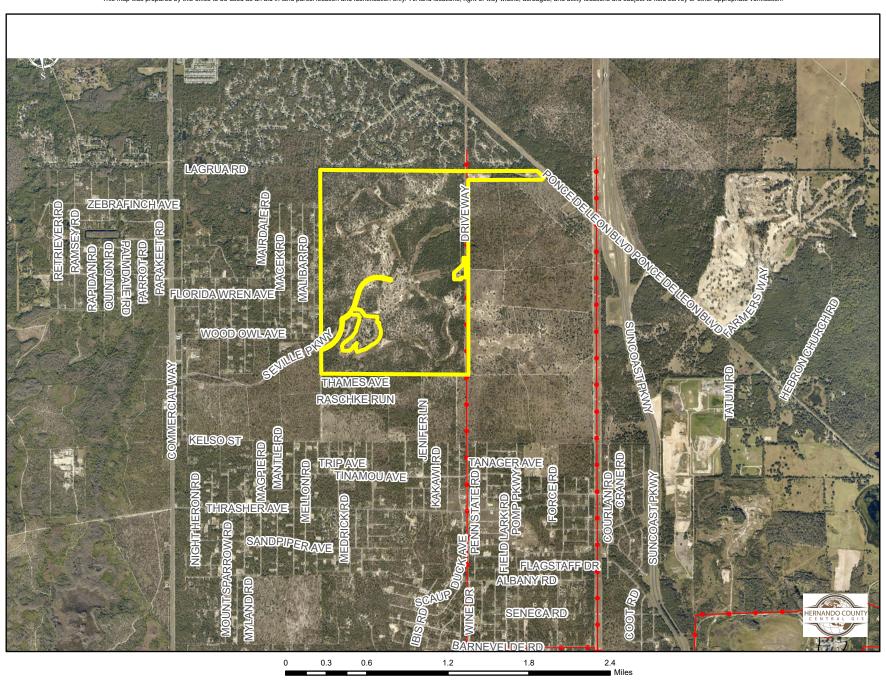


Hernando County Planning Department Project date: 08/01/2025

# 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.



#### The School District of Hernando County, Florida

Facilities & Construction Department 8016 Mobley Road

Brooksville, FL 34601 Phone: (352) 797-7050 Fax: (352) 797-7150



Superintendent: Ray Pinder Board Chairperson: Shannon Rodriguez Vice Chairperson: Mark Johnson Board Members: Michelle Bonczek Susan Duval Kayce Hawkins

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<br>UNIT TYPE | NUMBER OF<br>DWELLING<br>UNITS | STUDENT<br>GENERATION<br>RATE 1 | STUDENTS<br>PER UNIT TYPE |
|-----------------------|--------------------------------|---------------------------------|---------------------------|
| Single Family         | 708                            | 0.300                           | 213                       |
| Multi Family          | 0                              | 0.188                           | 0                         |
| Townhouse <b>0</b>    |                                | 0.159                           | 0                         |
| TOTAL NUMBER          | 213                            |                                 |                           |

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

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

| CONCURRENCY<br>SERVICE AREA <sup>2</sup><br>(SCHOOL NAME) | A<br>SCHOOL<br>CAPACITY | B<br>PLANNED<br>CAPACITY | C<br>STUDENTS<br>ENROLLED <sup>3</sup> | D<br>RESERVED<br>CAPACITY | E<br>PROPOSED<br>STUDENTS           | F<br>TOTAL<br>STUDENTS<br>(C+D+E) | G<br>RESULTING<br>LEVEL OF SVC.<br>(F ÷ (A+B)) |
|---|-------------------------|--------------------------|--|---------------------------|-------------------------------------|-----------------------------------|--|
| Winding Waters K-8  | 1628                    | 330                      | 1615                                   | 282                       | 12 <sup>ES</sup> + 49 <sup>MS</sup> | 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%   |

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

#### 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

<sup>&</sup>lt;sup>3</sup> As published on the district's website, 10-11-2024.]

# 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



#### **Board of County Commissioners**

#### **AGENDA ITEM**

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:

#### 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 | 5:18 PM |
|-------------------|-----------|------------|---------|
| KayMarie Griffith | Escalated | 08/27/2025 | 5:18 PM |
| Omar DePablo      | Escalated | 08/28/2025 | 9:07 AM |
| KayMarie Griffith | Approved  | 08/28/2025 | 5:53 PM |
| Michelle Miller   | Approved  | 08/29/2025 | 7:39 AM |
| Michael Cowan     | Approved  | 08/29/2025 | 2:45 PM |
| Toni Brady        | Approved  | 08/29/2025 | 5:01 PM |
| Danielle Nigro    | Approved  | 09/02/2025 | 9:17 AM |
| Victoria Via      | Approved  | 09/02/2025 | 9:34 AM |

#### 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

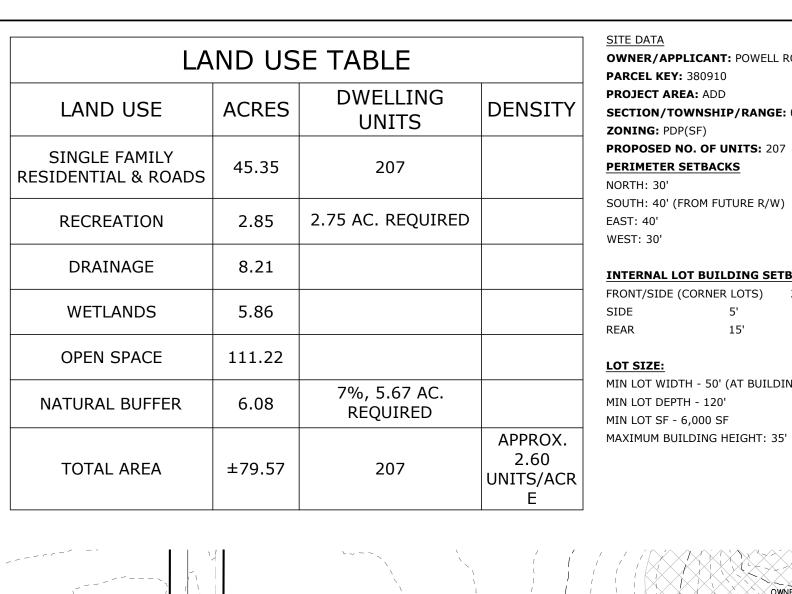
The conditional plat for Woodland Oaks is for 207 lots within a PDP(SF) / Planned Development Project (Single-family) subdivision. It is located on the north side of Powell Road, approximately 3,000' feet west of US Hwy 41

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.



OWNER/APPLICANT: POWELL ROAD PARTNERS LLC

**PARCEL KEY:** 380910 PROJECT AREA: ADD

SECTION/TOWNSHIP/RANGE: 07/23/19 **ZONING:** PDP(SF)

PERIMETER SETBACKS NORTH: 30' SOUTH: 40' (FROM FUTURE R/W) EAST: 40'

**INTERNAL LOT BUILDING SETBACKS:** 

FRONT/SIDE (CORNER LOTS) 25' SIDE REAR 15'

LOT SIZE: MIN LOT WIDTH - 50' (AT BUILDING SETBACK LINE) MIN LOT DEPTH - 120'

PERIMETER BUFFERS:

2.MECHANICAL EQUIPMENT IN LOTS WITH 5' SIDE SETBACKS TO BE LOCATED IN REAR OR

NORTH: 15' NATURAL VEGETATION

**ADDITIONAL LOT REQUIREMENTS:** 

SOUTH (POWELL ROAD): 20' LANDSCAPED EAST (HERNANDO OAKS): 25' (80% OPACITY WHERE ADJACENT TO PLANNED HERNANDO OAKS

WEST (ADJACENT TO RURAL RESIDENTIAL LOTS): 25' WITH 80% OPACITY WEST (ADJACENT TO VACANT PARCELS): 15' NATURAL VEGETATION

PARKING LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING.

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

FIRE PROTECTION:

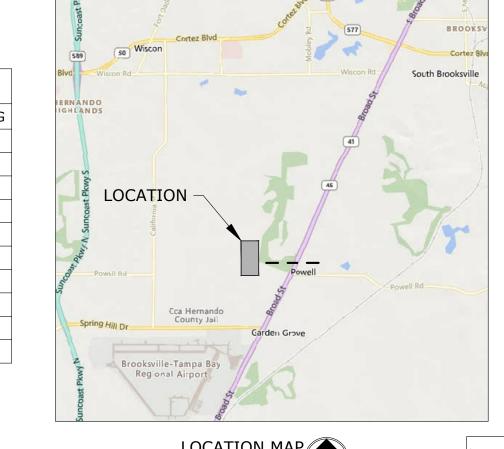
### FLOODZONE:

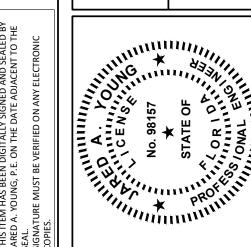
1. LOTS ON CUL-DE-SAC OR SHARP CURVE WILL BE REQUIRED TO HAVE DRIVEWAYS ON SAME THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 12053C0327D AND 12053C0331D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ACCORDING TO THE FIRM PANEL, THERE ARE 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:**

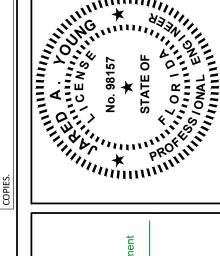
- 1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT TINTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITIY EASEMENETS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES 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 |  |  |  |
| С3        | 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 |  |  |  |

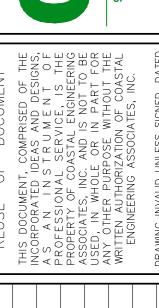




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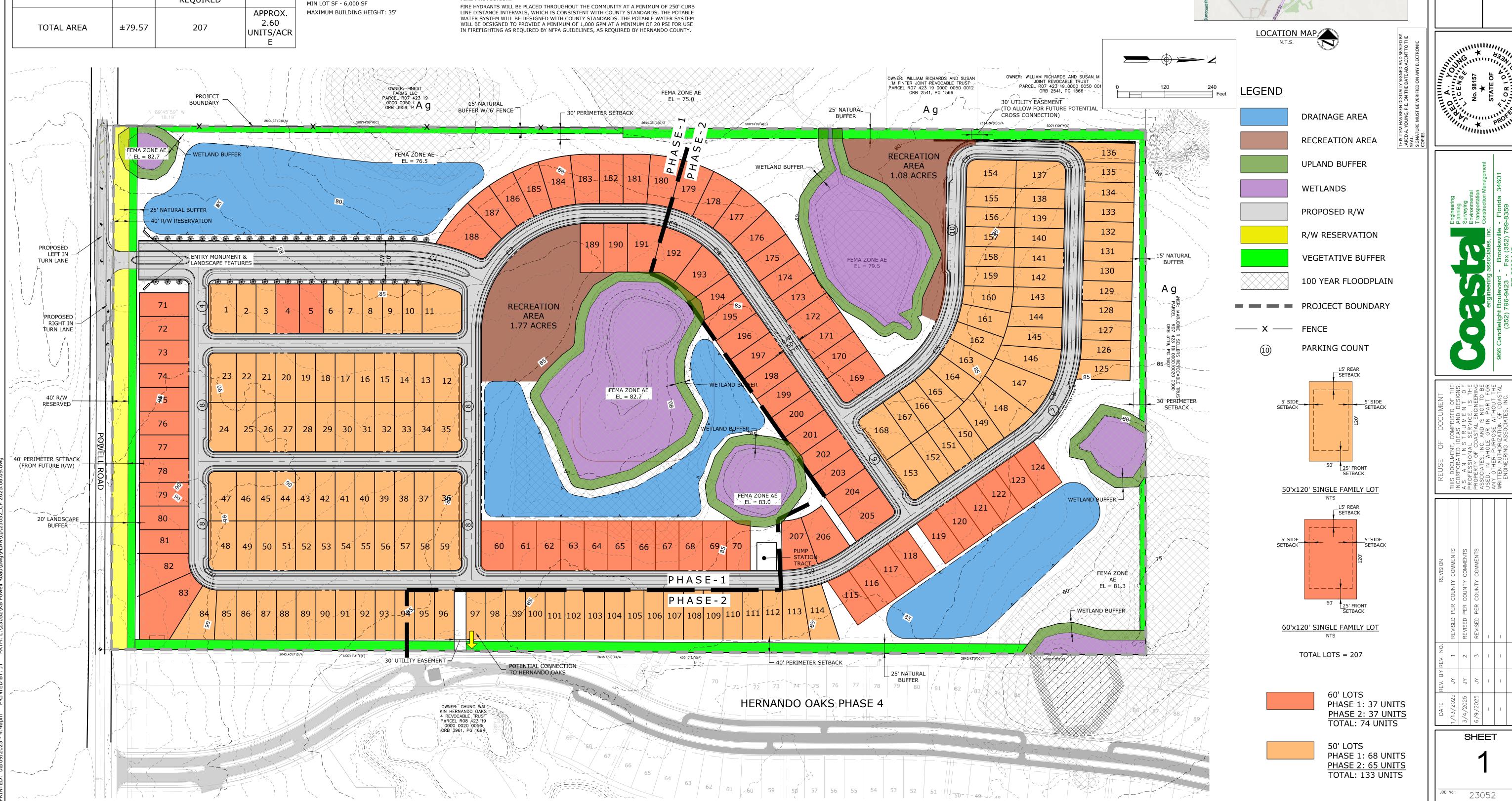


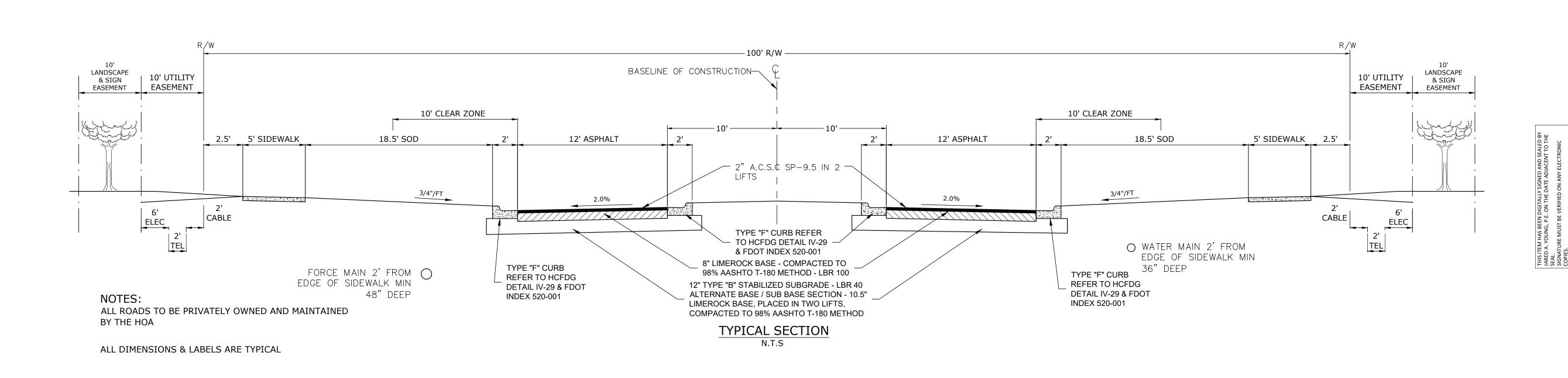


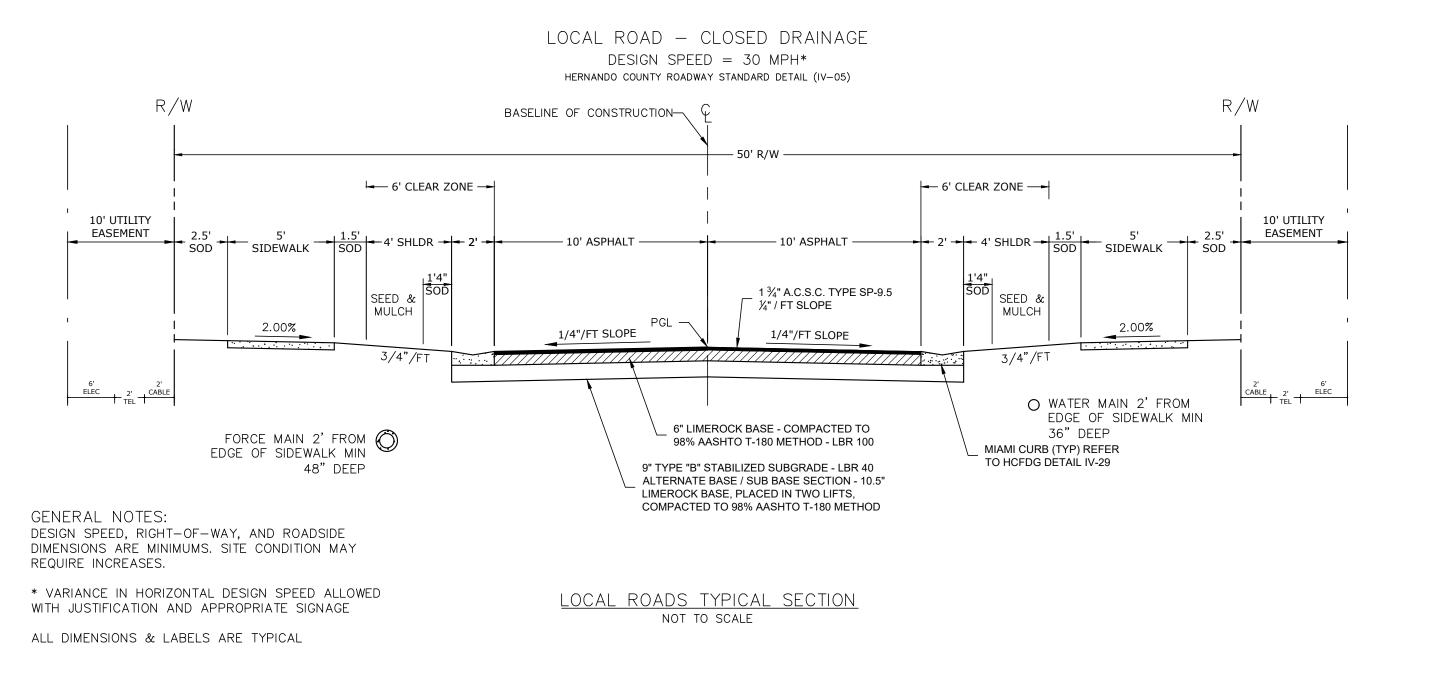


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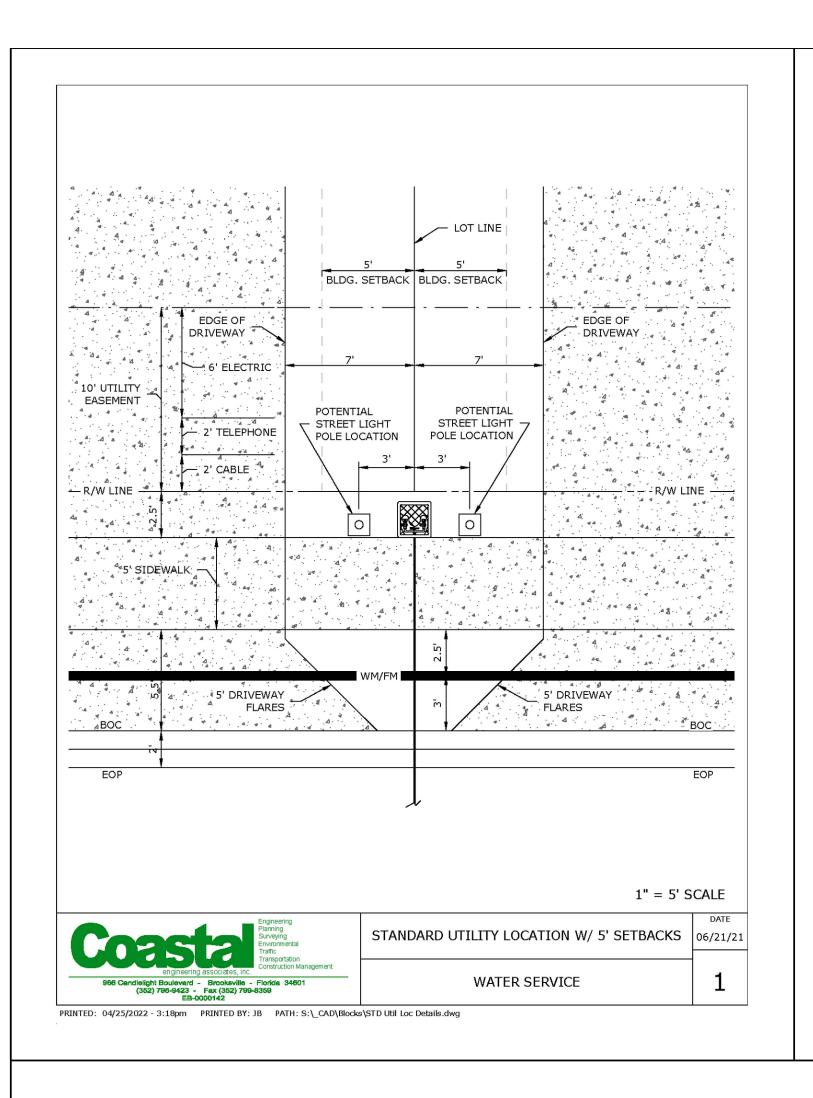


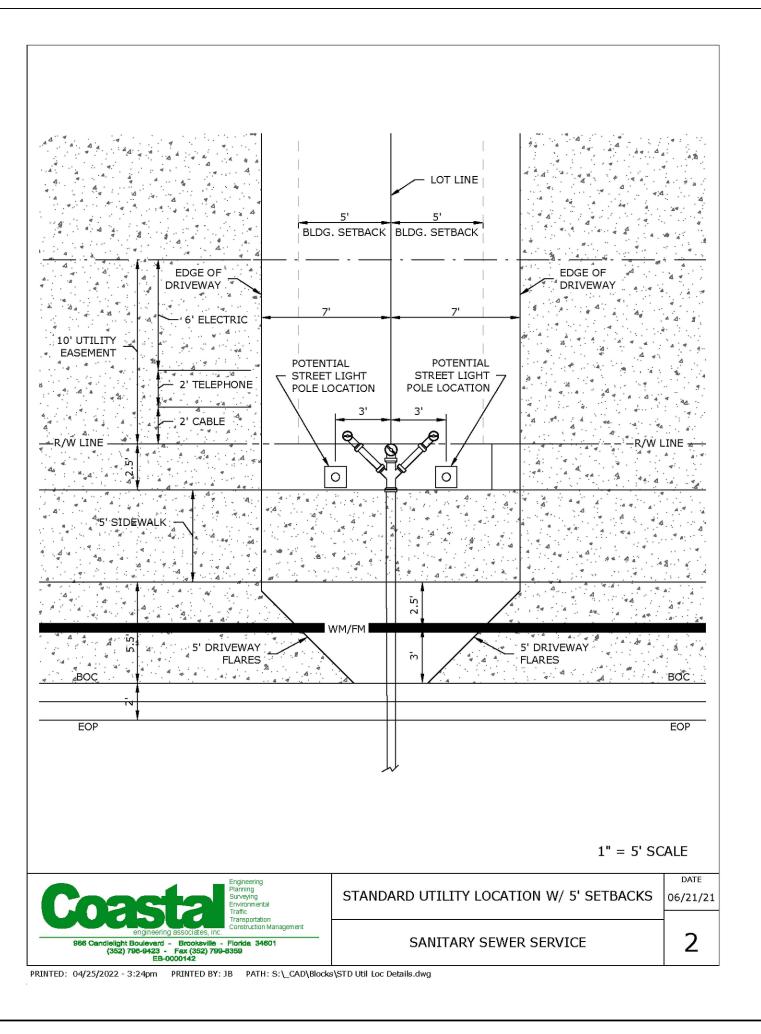
SECTIONS **TYPICAL** 

53

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23052





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LOCATION

UTILITY

SHEET

# CP1491789

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.

Project date: 08/22/2025



Miles

# CP1491789

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.



#### **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.

# HERALDO COUNTY ALKINOS OUT ALK

### **Planning & Zoning Commission**

#### **AGENDA ITEM**

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

#### 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**

| Omar DePablo      | Escalated | 08/14/2025 | 5:17 PM |
|-------------------|-----------|------------|---------|
| KayMarie Griffith | Approved  | 08/15/2025 | 4:24 PM |
| Michelle Miller   | Approved  | 08/18/2025 | 3:47 PM |
| Michael Cowan     | Approved  | 08/19/2025 | 8:31 AM |
| Toni Brady        | Approved  | 08/20/2025 | 9:23 AM |
| Danielle Nigro    | Approved  | 08/21/2025 | 7:38 AM |
| Victoria Via      | Approved  | 08/21/2025 | 2:19 PM |

#### 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 Concurrency has been issued for the conditional plat.

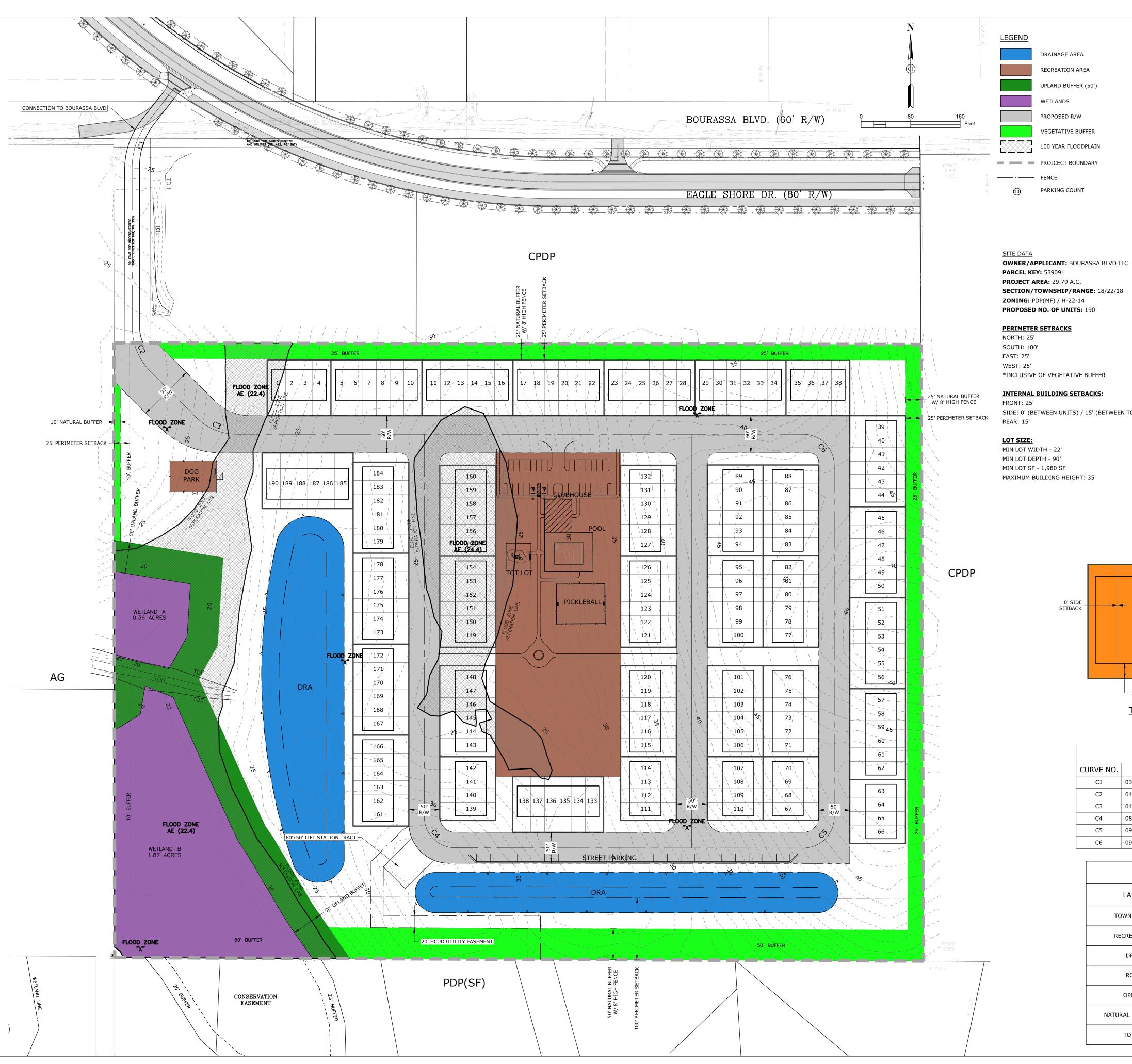
#### STAFF RECOMMENDATION:

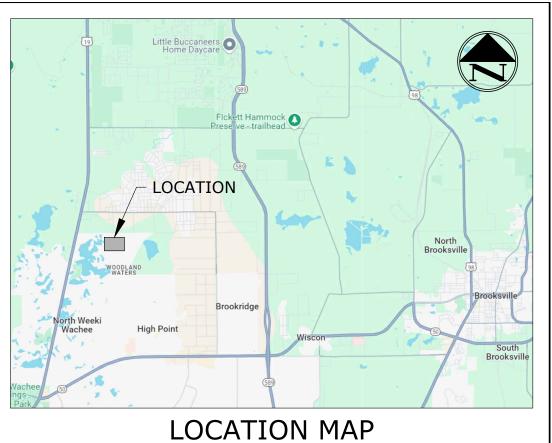
It is recommended that the Planning and Zoning Commission approve the conditional plat of the Whispering Oaks Subdivision with the following performance conditions:

- 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).
- 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.





**PERIMETER BUFFERS:** NORTH: 25' NATURAL VEGETATION

SOUTH: 50' NATURAL VEGETATION EAST: 25' NATURAL VEGETATION WEST: 10' NATURAL VEGETATION

- 1. 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.
- 2. 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 OPACITY
- 3. 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.

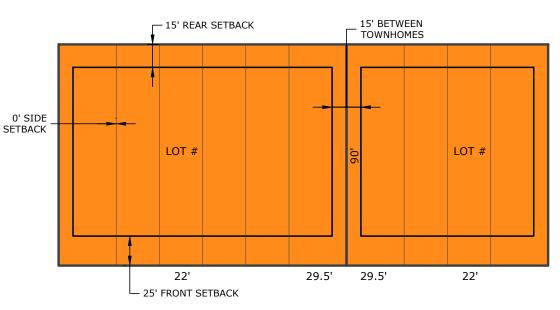
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0158D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ACCORDING TO THE FIRM PANEL, THERE ARE TWO AREAS THAT ARE DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATION BETWEEN 22.4 FT AND 24.4 FT. THE REMAINING AREAS ARE WITHIN ZONE X WITH MINIMAL FLOOD SIDE: 0' (BETWEEN UNITS) / 15' (BETWEEN TOWNHOMES)

ELEVATION DETWEEN 22.411 AND 24.411 AND 24.411

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:**

- 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.



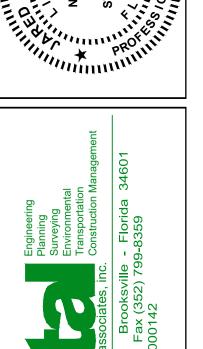
TYPICAL 6-UNIT TOWNHOME

TYPICAL 4-UNIT TOWNHOME

| 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<br>UNITS/ACRE |  |  |  |  |

ONDITION



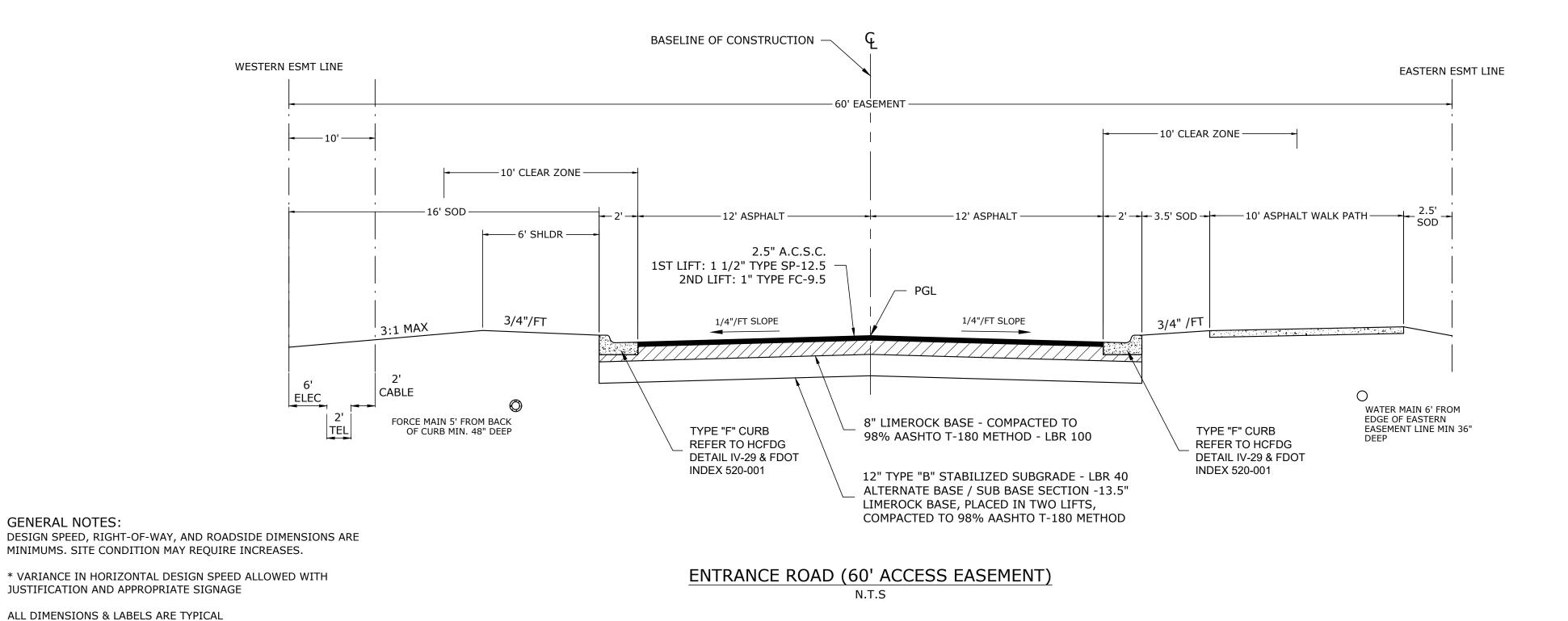
| REVISION              | REV 1 REVISED PER COUNTY COMMENTS |  |  | WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34" |  |
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| REV. BY               | Ϋ́                                |  |  | HEN PRIN   |  |
| DATE                  | 4/11/2025                         |  |  | ₩  |  |

JOB No.: 23113-1

# MODIFIED COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 40 MPH\*

HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)

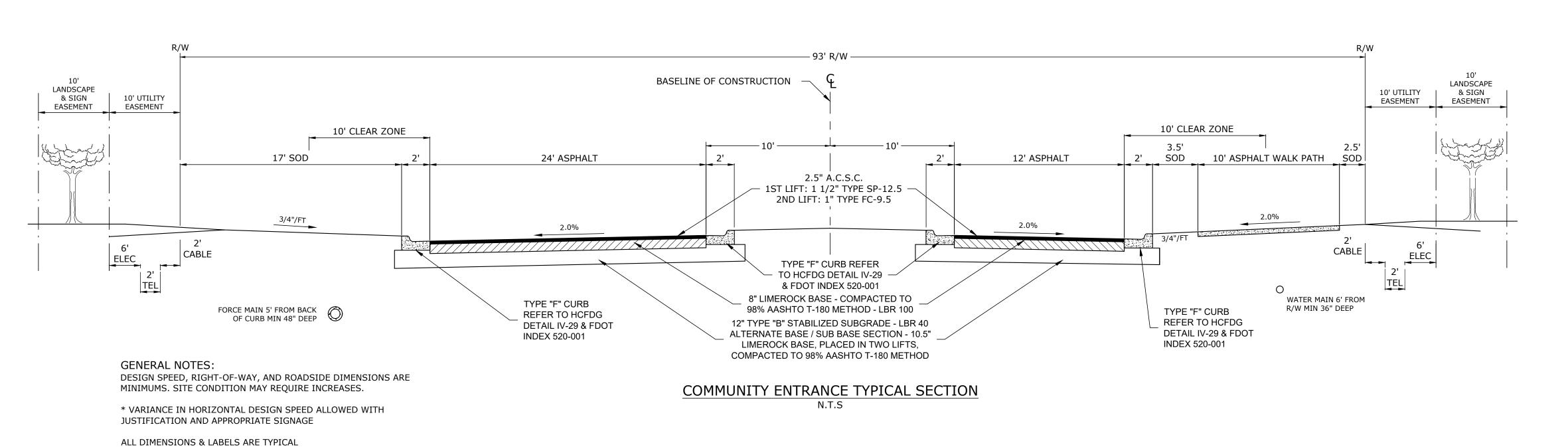


# MODIFIED COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 40 MPH\*

**GENERAL NOTES:** 

HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)



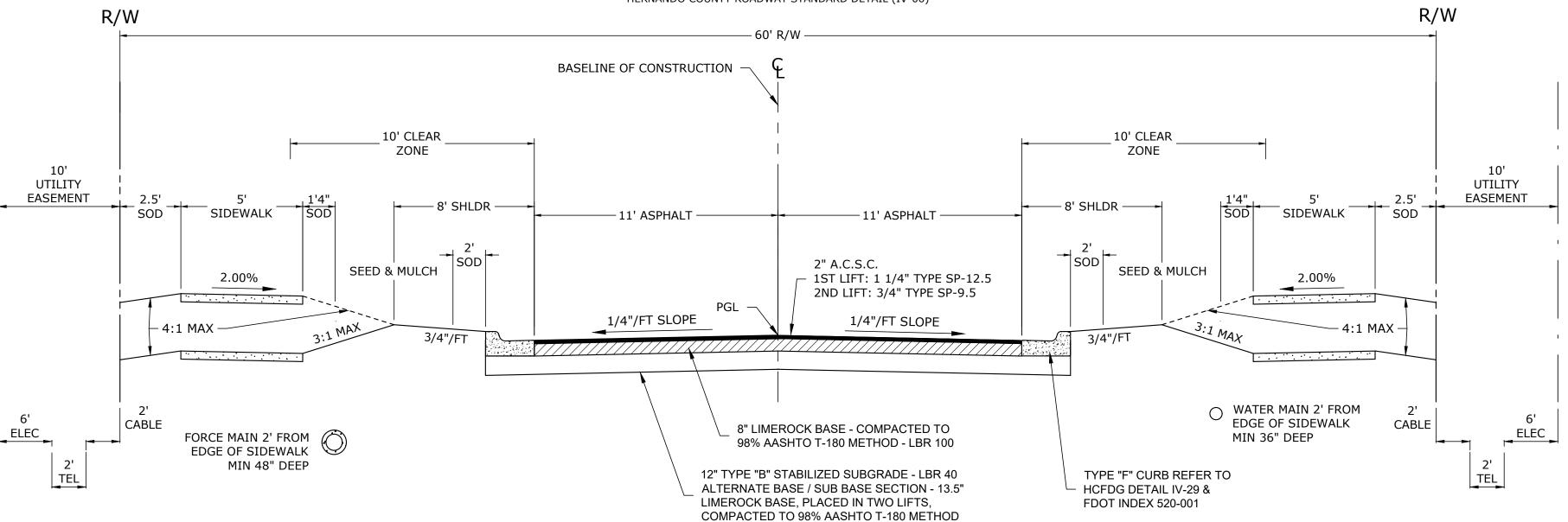
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JOB No.: 23113—1

# 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

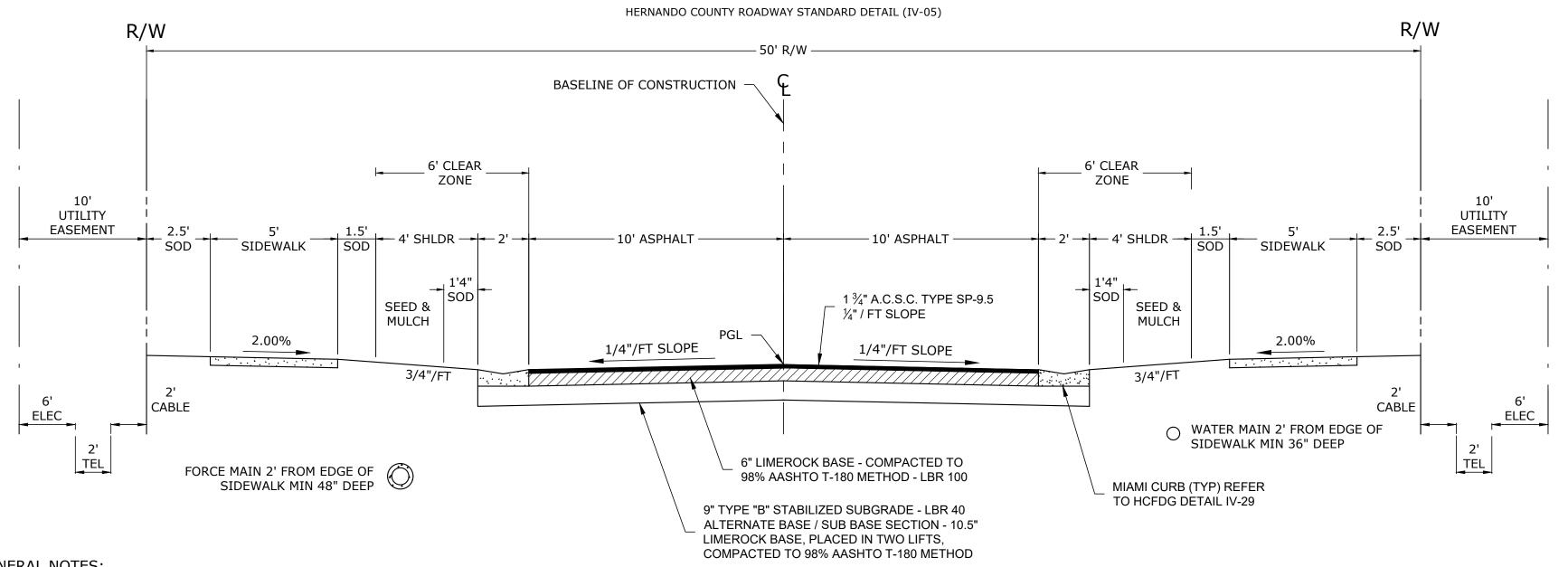
\*\* SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL

TYPICAL SECTION N.T.S.

## LOCAL ROAD - CLOSED DRAINAGE

DESIGN SPEED = 30 MPH\*
HERNANDO COUNTY ROADWAY STANDARD DETAIL (1



GENERAL NOTES:

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

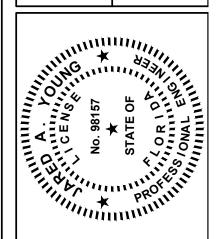
\* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

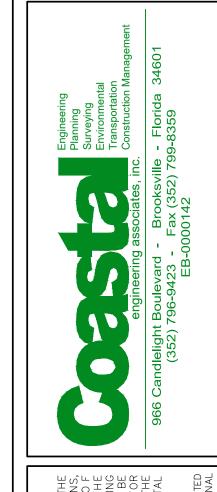
ALL DIMENSIONS & LABELS ARE TYPICAL

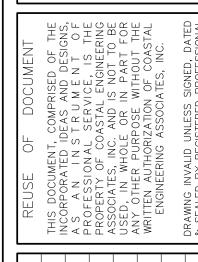
LOCAL INTERNAL ROADS TYPICAL SECTION

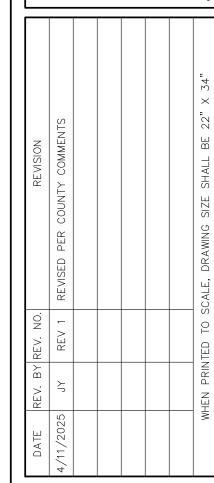
N.T.S.

TYPICAL SECTIONS (2





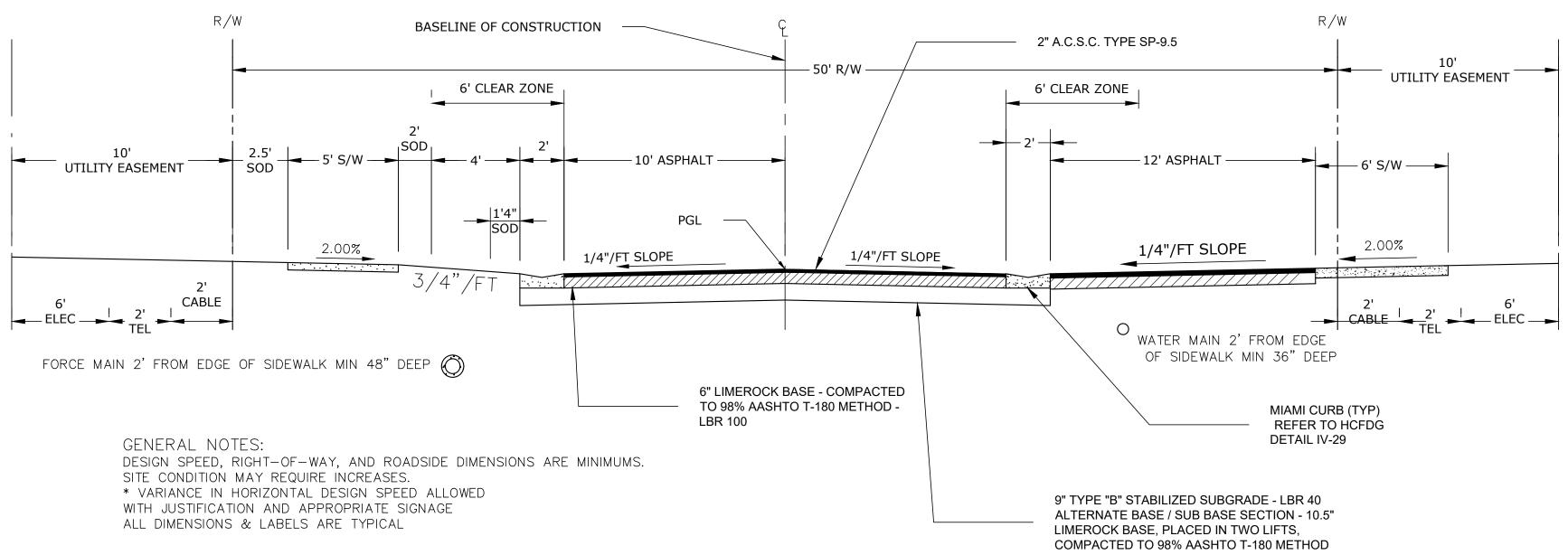




CP-3

308 No.: 23113-1

# LOCAL ROAD — CLOSED DRAINAGE DESIGN SPEED = 30 MPH\* HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-05)



LOCAL ROADS 50' R/W WITH PARKING

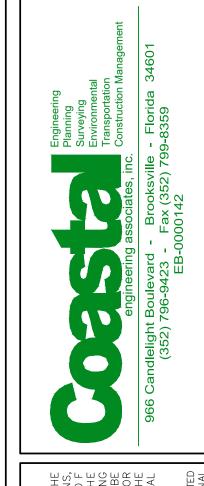
NOT TO SCALE

TYPICAL SECTIONS (3

No. 98157

STATE OF

STATE



REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE
INCORPORATED IDEAS AND DESIGNS,
A S A N IN S TR U ME N T OF
PROFESSIONAL SERVICE, IS THE
PROPERTY OF COASTAL ENGINEERING
ASSOCIATES, INC. AND IS NOT TO BE
USED, IN WHOLE OR IN PART FOR
ANY OTHER PURPOSE WITHOUT THE
WRITTEN AUTHORIZATION OF COASTAL
ENGINEERING ASSOCIATES, INC.

| REVISION         | REV 1 REVISED PER COUNTY COMMENTS |  |  |                  |
|------------------|-----------------------------------|--|--|------------------|
| REV. BY REV. NO. | REV 1                             |  |  | C<br>H<br>C<br>L |
| REV. BY          | Ϋ́                                |  |  |                  |
| DATE             | /11/2025                          |  |  | 4                |

SHEET

CP-4

#### **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:

Staff Report: H-22-14

- 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.
- 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

68

Staff Report: H-22-14

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.

- Staff Report: H-22-14
- 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.

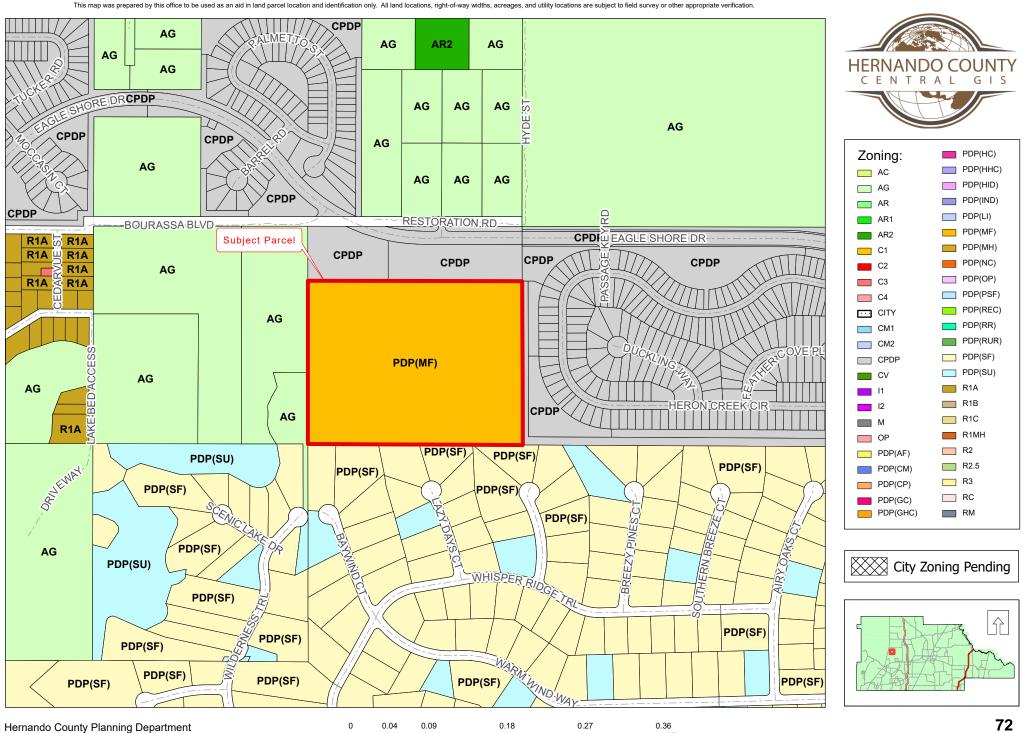
# 539091

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



Project date: 08/11/2025



#### **Planning & Zoning Commission**

#### AGENDA ITEM

Meeting: 09/08/2025 Department: Planning Prepared By: Victoria Via Initiator: Omar DePablo DOC ID: 16373 Legal Request Number: Bid/Contract Number:

#### 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 | 4:13 PM |
|-------------------|-----------|------------|---------|
| KayMarie Griffith | Approved  | 08/28/2025 | 4:51 PM |
| Michelle Miller   | Approved  | 08/29/2025 | 8:41 AM |
| Michael Cowan     | Approved  | 08/30/2025 | 8:42 AM |
| Toni Brady        | Approved  | 09/02/2025 | 8:53 AM |
| Danielle Nigro    | Approved  | 09/02/2025 | 9:23 AM |
| Victoria Via      | Approved  | 09/02/2025 | 9:42 AM |

| HERNANDO COUNTY CONDITIONAL USE PERMIT  OR SPECIAL EXCEPTION USE PERMIT PETITION  Application request (check one):   | ECEIVED 25 Official Date Stamp:  |
|--|--|
| ☐ Conditional Use Permit ☐ Special Exception Use Permit PRINT OR TYPE ALL INFORMATION  | Hernando County Zoning Division  SECTION O 3 RECTION O |
| Date: 11-25-3024   | SE-25-02   |
| APPLICANT NAME: Robert Grange  Address: 9227 Civary Ine rd  City: Spenie Hill  Phone: 352-584-0219 Email: PACTY & ADEA  Property owner's name: (if not the applicant)  | TURE CUAST FUN PARK COM  |
| REPRESENTATIVE/CONTACT NAME:   |  |
| Company Name: Adventure Coast Fin Price Address: 9227 County In the City: Spring will Phone: 352-340-7723 Email: Pring & Adventure   |  |
| HOME OWNERS ASSOCIATION:  Yes No (if applicable provide name   | )  |
| Contact Name:City  | State: 7in:  |
| PROPERTY INFORMATION:  | State Zip  |
| C C: C 11 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1:  | months? ☐ Yes ☐ No ☐ Yes ☐ No (If yes, identify on an attached list.)  |
| PROPERTY OWNER AFFIDIVAT   |  |
| application and state and affirm that all information submitted within this perbelief and are a matter of public record, and that (check one):  1 am the owner of the property and am making this application OR am the owner of the property and am authorizing (applicant):  1 am the owner of the property and am authorizing (applicant):  1 bear and (representative. if applicable):  1 to submit an application for the described property. | intoll are true and correct to the best of my knowledge and  |
| STATE OF FLORIDA COUNTY OF HERNANDO  | 2000   |
| The foregoing instrument was acknowledged before me by means of phys   | ical presence or online notarization, this // day of who is  |
| Signature of Notary Public   | THOMAS J. COUGHLIN MY COMMISSION # HH 425398 EXPIRES: September 24, 2027   |

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

# 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.
  - 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)

1

**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 queueing 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

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Staff Report: SE-25-02

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

Staff Report: SE-25-02

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 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 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:

 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.

80

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)

Staff Report: SE-25-02

- 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:

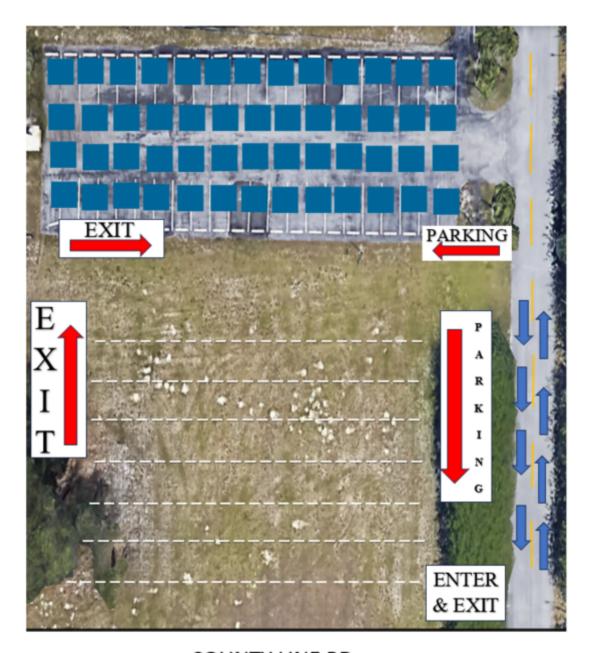
Front: 75'Side: 25'Rear: 25'

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.

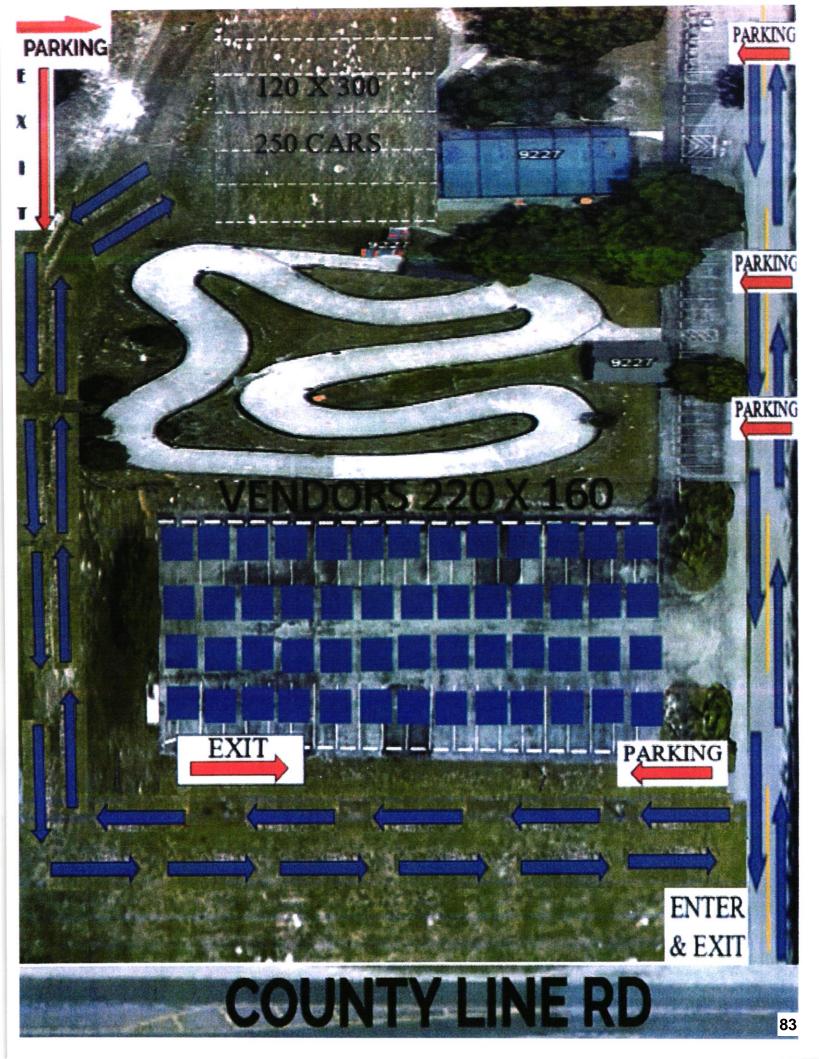
#### **P&Z RECOMMENDATION:**

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.



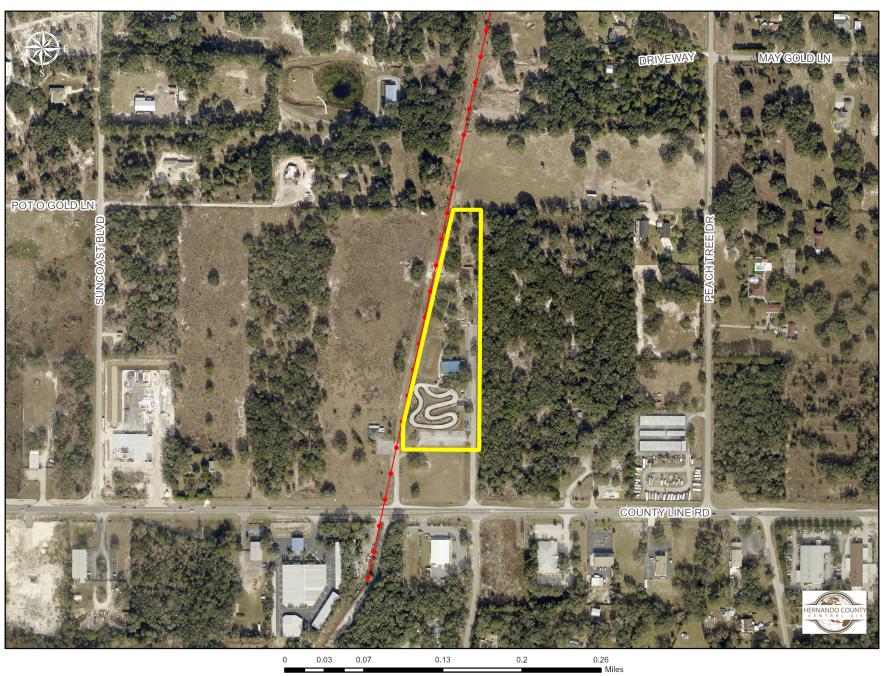
**COUNTY LINE RD** 



# **SE-25-02**

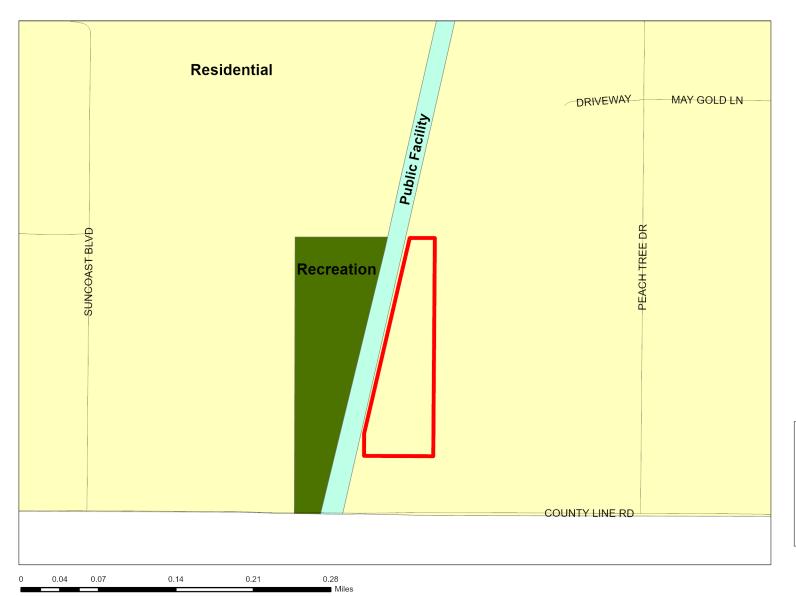
Photo date: 2023

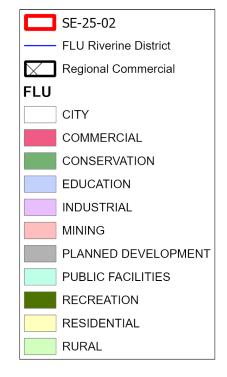
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# **Hernando County Comprehensive Plan Map**

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





### **Future Land Use Map**

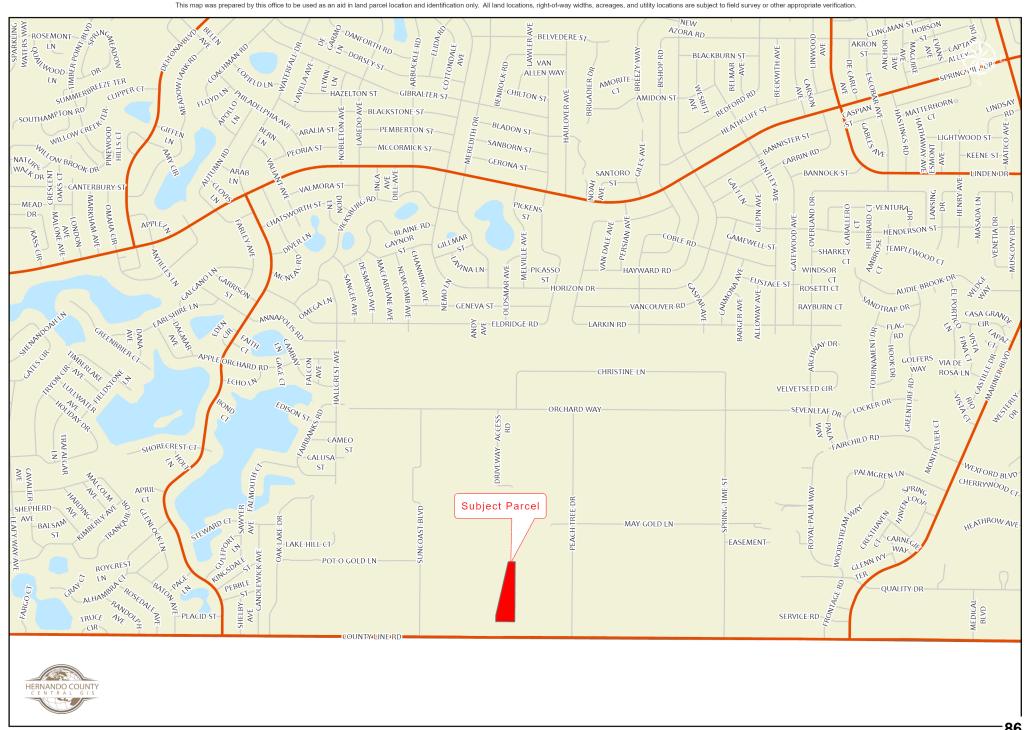
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

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





### SE-25-02 AREA MAP



0.13

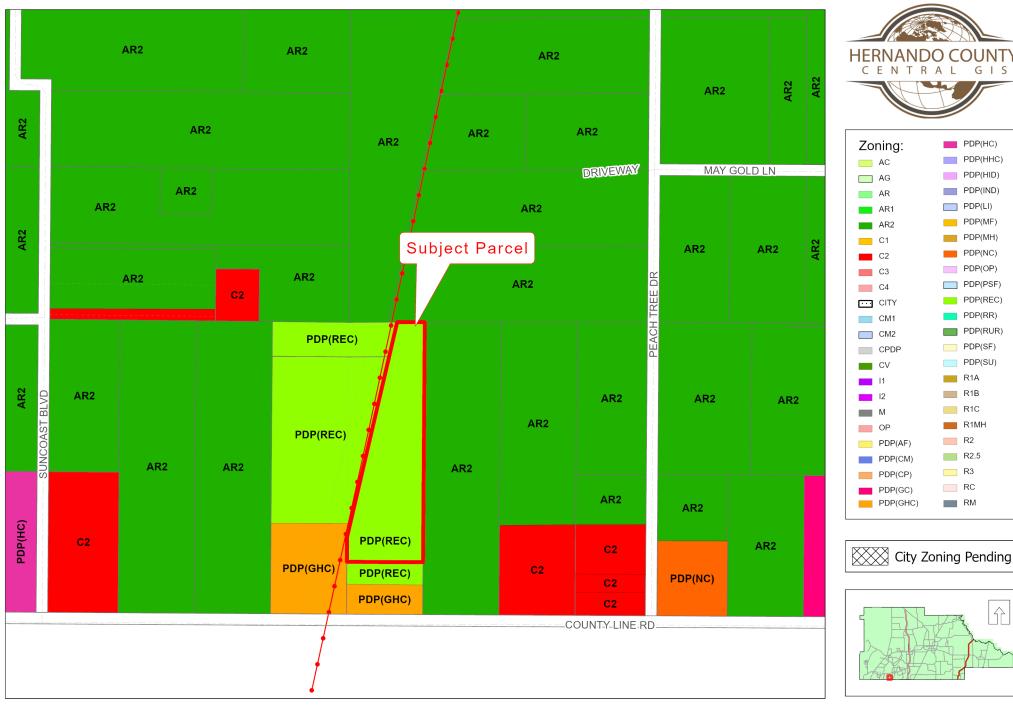
0.25

0.5

0.75

## 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.



0.03

0.07

0.13

0.2

0.26 Miles

Hernando County Planning Department

Project date: 02/14/25

 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 <a href="mailto:kmccorkel@co.hernando.fl.us">kmccorkel@co.hernando.fl.us</a>> 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: <a href="http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines">http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines</a>

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: <u>image001.jpg</u>

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: Lellison@hernandocounty.us

Website: <a href="http://www.hernandocounty.us/plan">http://www.hernandocounty.us/plan</a>

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 <a href="mailto:SubdivisionIntake@hernandocounty.us">SubdivisionIntake@hernandocounty.us</a> 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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<u>SubdivisionIntake@hernandocounty.us</u> email address. For resubmittals, please reference the permit number and subdivision name in the subject line.

From: Lashaundra Ellison < LEllison@hernandocounty.us >

**Sent:** Tuesday, August 12, 2025 3:40 PM

To: Michelle Miller < <a href="MLMiller@co.hernando.fl.us">MLMiller@co.hernando.fl.us</a>>

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 < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

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 < <a href="mailto:lellison@hernandocounty.us">lellison@hernandocounty.us</a>> 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: Lellison@hernandocounty.us

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

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From: TJ Lombardo < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>> 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,

#### Lashaundra Ellison | Concurrency Planner II

<image001.jpg>

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 < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

**Sent:** Monday, August 11, 2025 2:56 PM

**To:** Lashaundra Ellison < <u>LEllison@hernandocounty.us</u>> **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 < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

**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,

#### Lashaundra Ellison | Concurrency Planner II

<image001.jpg>

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

**Phone**: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

Website: <a href="http://www.hernandocounty.us/plan">http://www.hernandocounty.us/plan</a>

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 < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

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 < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>> 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

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,

Lashaundra Ellison | Concurrency Planner II

<image001.jpg>

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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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: <u>image001.jpg</u>

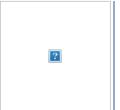
#### Hi TJ.

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  $\times$  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

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

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From: TJ Lombardo < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

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@hernandocountv.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

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From: TJ Lombardo < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

Sent: Monday, August 25, 2025 12:37 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 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 < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a> 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 <<u>LEllison@hernandocounty.us</u>> 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 8<sup>th</sup> 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:

- Location and acreage of all uses The parcel's acreage is listed on the Property Appraiser's Website: <a href="https://propsearch.hernandopa-fl.us/">https://propsearch.hernandopa-fl.us/</a>
- 2. External access roads and access points Please identify the proposed access points. These can be sketched directly on your site plan.
- 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: Lellison@hernandocounty.us

Website: <a href="http://www.hernandocounty.us/plan">http://www.hernandocounty.us/plan</a>

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\*\*

From: TJ LOMBARDO < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

Sent: Wednesday, August 20, 2025 6:27 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.

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 <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a> 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

Good Morning TJ, Here are the relevant links for your reference: Hernando County Property Appraiser's Website: https://propsearch.hernandocountypaflorida.us/Default.aspx GIS Map: https://experience.arcgis.com/experience/af5eddfc298e4 b2799a6c79b659e9de9/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, Lashaundra Ellison | Concurrency Planner II <image001.jpg> Planning and Zoning Division | **Development Services Department** 1653 Blaise Drive, Brooksville, FL 34601 **Phone**: (352) 754-4057 x 28019 Email: Lellison@hernandocounty.us Website:

<LEllison@hernandocounty.us> wrote:

http://www.hernandocounty.us/plan

Hernando County Development
Services Department business hours
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hours.

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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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You may utilize the GIS Map print

it out, and then write in the setbacks, dimension s, and other applicable informatio n directly on the site plan.

Please don't hesitate to reach out if you have any questions or need further clarificatio n.

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

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

TJ Lombardo

lombardoflooring@yaho o.com

727-418-1711

Say No To Rugs

Begin forwarded message:

From:
Lashaundr
a Ellison
<LEllison
@hernand
ocounty.us
>

**Date:** August 13, 2025 at 1:37:41 P M EDT
To: TJ
Lombardo
<lombardo
flooring@y
ahoo.com
>
Subject:
RE: SE25-02
Robert
Grange
Parcel
Key
01150765

Good afternoon TJ,

Planning staff has reviewed the submitted site plan and found it to be deficient. To move forward, please revise and resubmit the site plan to include all required elements outlined below.

Site
Plan or
Drawin
g(s) Minimu
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Requir
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Please provide 1 copy of the site plan on 8.5 x 11-inch paper with the following informatio n clearly shown:

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You may

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utilize the GIS Map print it out, and then write in the setbacks, dimension s, and other applicable information directly on the site plan.

Please don't hesitate to reach out if you have any questions or need further clarificatio n.

Thank you,

#### Lashaundra Ellison | Concurrency Planner II

<image001.jpg>

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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<sup>\*\*</sup>Please

#### Note:

For Subdivisi on Intake Submittal s, please use the new <u>Subdivisi</u> <u>onIntake</u> @hernan docounty .us email address. For resubmitt als, please reference the permit number and subdivisi on name in the subject

From: Lashaun dra Ellison Sent: Wednesd ay, August 13, 2025 12:03 PMTo: TJ

line. \*\*

Lombard 0 <<u>lombard</u>

oflooring

@yahoo.

com>

Subject:

RE: SE-25-02

Robert

Grange Parcel

Key

0115076

5

Good afternoo Yes, I received the documen t. I will touch base with you later today.

Thank you,

#### Lashaundra Ellison | Concurrency Planner II

<image001.jpg>

Planning and Zoning Division | Development Services Department

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new

\*\*Please

Subdivisi <u>onIntake</u> @hernan docounty <u>.us</u> email address. For resubmitt als, please reference the permit number and subdivisi on name in the subject line. \*\*

From: TJ Lombard 0 < lombard oflooring @yahoo. com> Sent: Wednesd ay, August 13, 2025 10:50 AMTo: Lashaun dra Ellison <<u>LEllison</u> @hernan docounty <u>.us</u>> Subject: Re: SE-25-02 Robert Grange

Parcel Key 0115076 5

# 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 sent you the new layout with all the arrows and all the info. Can you let me know you received everything I sent it yesterday before 4 PM

TJ Lombardo

lombardofl ooring@ya hoo.com

727-418-1711

Say No To Rugs

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Lashaundra Ellison | **Concurrency Planner II** 

<image001.jpg>

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F o r e s u b m i , pleasereferencethepermi n u m b e r a n d s u b d i v i o n n a m

e i n t h e s u b j e c t l i n e · \* \*

<55050004458.pdf>

From: Kandi McCorkel
To: Lashaundra Ellison

Cc:Michelle Miller; KayMarie GriffithSubject:RE: Site Plan - Robert Grange SE-25-02Date:Tuesday, August 12, 2025 2:48:49 PM

**Attachments:** RE SE-25-02.msq

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

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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.msq

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: 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 <a href="mailto:SubdivisionIntake@hernandocounty.us">SubdivisionIntake@hernandocounty.us</a> email address. For resubmittals, please reference the permit number and subdivision name in the subject line. \*\*

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

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

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**From:** TJ Lombardo < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

Sent: Wednesday, August 27, 2025 2:26 PM

**To:** Lashaundra Ellison < <u>LEllison@hernandocounty.us</u>>

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 < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a> 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 <a href="LEllison@hernandocounty.us">LEllison@hernandocounty.us</a>> wrote:

Yes, the signs must be posted by Friday August 29<sup>th</sup>, 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 13<sup>th</sup>.

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**: <a href="http://www.hernandocounty.us/plan">http://www.hernandocounty.us/plan</a>

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

**From:** TJ Lombardo < <a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>>

Sent: Wednesday, August 27, 2025 1:38 PM

**To:** Lashaundra Ellison < <u>LEllison@hernandocounty.us</u>>

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
<a href="mailto:lombardoflooring@yahoo.com">lombardoflooring@yahoo.com</a>
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: <u>Lellison@hernandocounty.us</u> 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.

Special exception runs with the land. A special exception applies to (5) 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**

# **AGENDA ITEM**

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

# 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 | 4:24 PM |
|-------------------|-----------|------------|---------|
| KayMarie Griffith | Escalated | 08/28/2025 | 5:18 PM |
| Omar DePablo      | Escalated | 08/29/2025 | 8:17 AM |
| KayMarie Griffith | Approved  | 08/29/2025 | 1:29 PM |
| Michelle Miller   | Approved  | 08/29/2025 | 2:40 PM |
| Michael Cowan     | Approved  | 08/29/2025 | 2:46 PM |
| Toni Brady        | Approved  | 08/29/2025 | 4:59 PM |
| Danielle Nigro    | Approved  | 09/02/2025 | 9:22 AM |
| Victoria Via      | Approved  | 09/02/2025 | 9:51 AM |

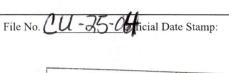
# HERNANDO COUNTY CONDITIONAL USE PERMIT OR SPECIAL EXCEPTION USE PERMIT PETITION



Application request (check one):

- **☑** Conditional Use Permit
- ☐ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION



RECEIVED

MAY 0 8 2025

HERNANDO COUNTY ZONING

| Date: 5/7/95  | -   |                                |
|---|---|--------------------------------|
| APPLICANT NAME: Blaice Hottinger  |   |                                |
|   |   |                                |
| City: Branks Ville  | State: [=]                                  | Zip: 341.13                    |
| City: Brooks ville Phone: 352-835-8483 Email: Shotti 210 gmail.  Property owner's name: (if not the applicant)  | (COO)                                       | - 1 <del>9   9   5  </del>     |
| Property owner's name: (if not the applicant)   |   |                                |
| REPRESENTATIVE/CONTACT NAME:  |   |                                |
| Company Name:   |   |                                |
| Address:  |   |                                |
| City: Email:  | State:                                      | Zip:                           |
| Phone: Email:   |   |                                |
| HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide name)  |   |                                |
| Contact Name:   |   |                                |
| Address:City:   | State                                       | e:Zip:                         |
| PROPERTY INFORMATION:   |   |                                |
| 1. PARCEL(S) KEY NUMBER(S): 00983984  |   |                                |
| 1. PARCEL(S) <u>KEY</u> NUMBER(S):  | , RANGE /                                   | 7                              |
| 3. Current zoning classification: 4. Desired use: Residents Mobile Home 5. Size of area covered by application: |   |                                |
| 4. Desired use: Residents Mobile Home   |   |                                |
| 5. Size of area covered by application:   | - A 1                                       | 77.1                           |
| 6. Highway and street boundaries: Ridge Rd to Night walk  |   | Blvd.                          |
| 7. Has a public hearing been held on this property within the past twelve mont                                  |   |                                |
| 8 Will expert witness(es) be utilized during the public hearings?   |   | identify on an attached list.) |
| 9. Will additional time be required during the public hearing(s) and how much                                   | ?   | eeded:)                        |
| PROPERTY OWNER AFFIDIVAT  |   |                                |
| Di. ilu   | -   |                                |
| I, Blane Hollings, have   | thoroughly examined the i                   | nstructions for filing this    |
| application and state and affirm that all information submitted within this petition                            | are true and correct to the b               | est 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 <b>OR</b>   |   |                                |
| ☐ I am the owner of the property and am authorizing (applicant):  |   |                                |
| and (representative, if applicable):  |   |                                |
| to submit an application for the described property.  | 1   |                                |
| $\Omega I$ .  | , / 11/                                     |                                |
| -19 Care  | XMIMEN                                      |                                |
| CT ATE OF ELOND A   | Signature of Property Owner                 |                                |
| STATE OF FLORIDA  | . ()  |                                |
| COUNTY OF HERNANDO  The foregoing instrument was colored by fore me this Pth day of V                           | Mail  | 20 25 1                        |
| The foregoing instrument was acknowledged before me this  | ma or produced E/ T                         | as identification.             |
| Blaire Hottinger who is personally known to   | me of produced PL 1)                        | as identification.             |
|   |   |                                |
|   |   |                                |
| I'maida & Junos   | WALLAND AND AND AND AND AND AND AND AND AND | 8                              |
| Signature of Notary Public  | CANDIDA R. TURNER                           | }                              |
| \$ . <b>.</b>   | MY COMMISSION # HH380204                    | }                              |
| Effective Date: 11/8/16 Last Revision: 11/8/16  | FROM EAPIRES. Water 20, 2027                | Notary Seal/Stamp              |

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 mont his 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 I ot 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 d rive. I have a crush 5th vertebra in my lower back, which part of the vertebra is wedged behind my sixt h vertebra against my spine and i deal with chronic pain and nerve damage.

All I need is time.



# 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

Staff Report: CU-25-04

## **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:

- 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.

Link to file 2

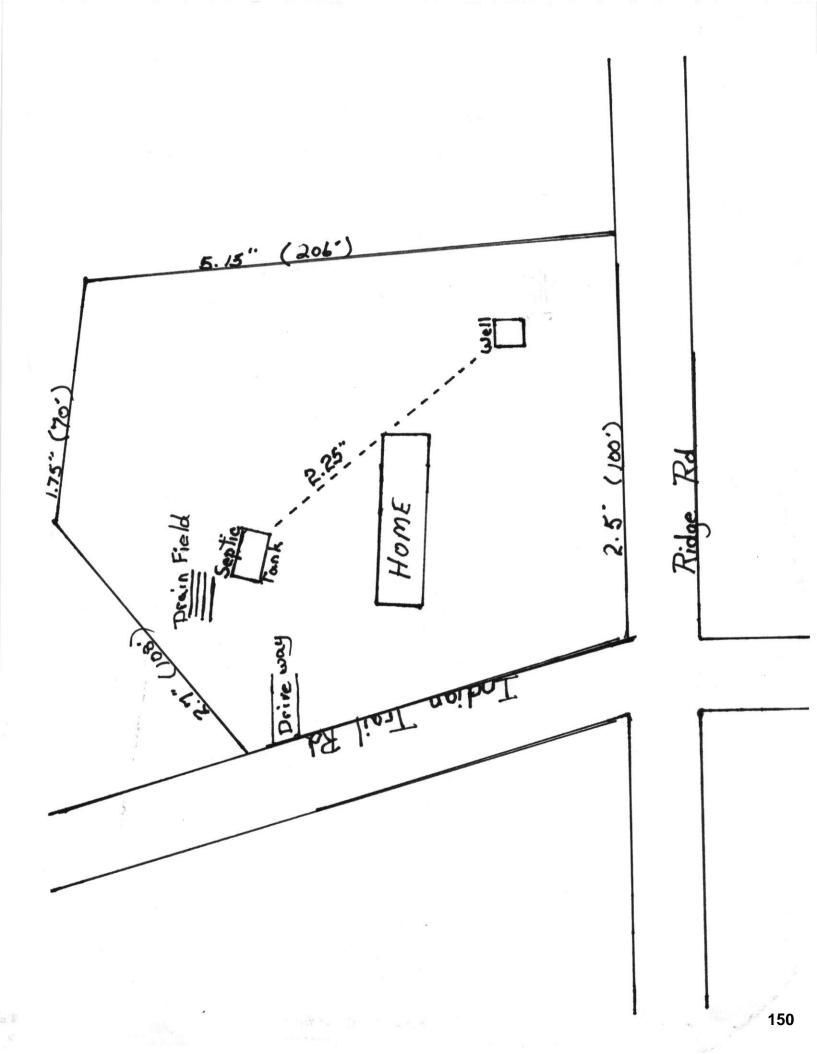
Front: 25'Side: 10'Rear: 20'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

Staff Report: CU-25-04

- 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.

Link to file 3

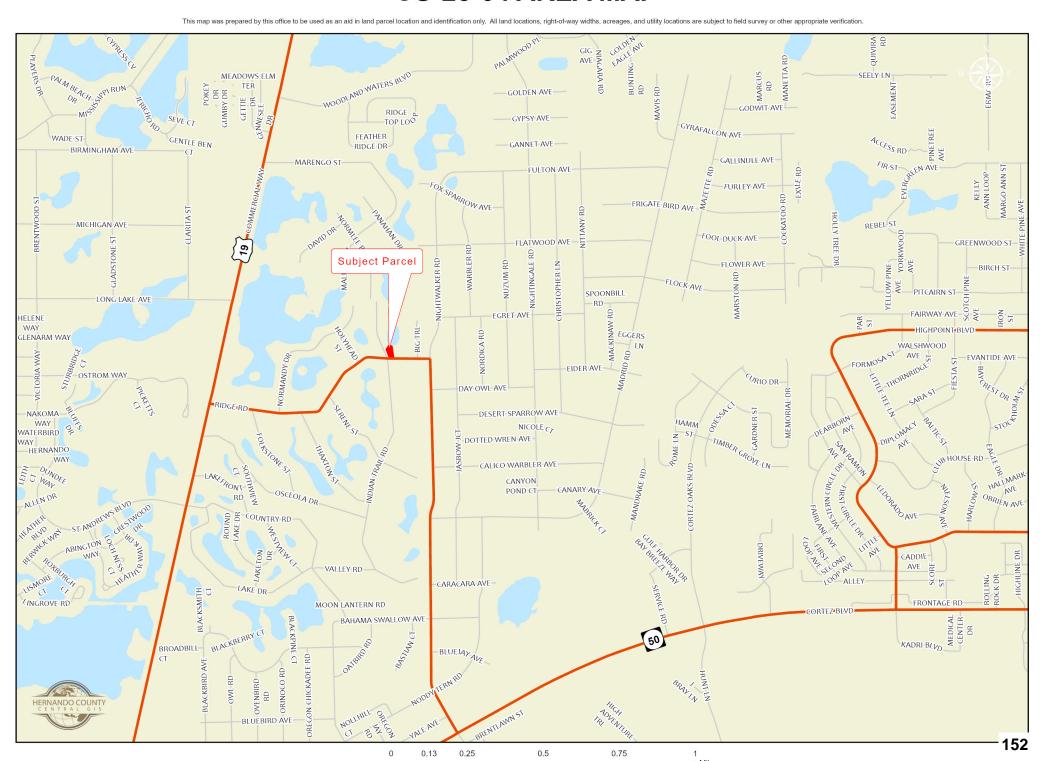


# CU-25-04

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.



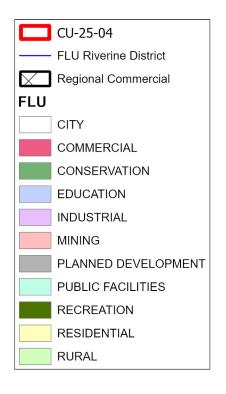
# **CU-25-04 AREA MAP**



# **Hernando County Comprehensive Plan Map**

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





# **Future Land Use Map**

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

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



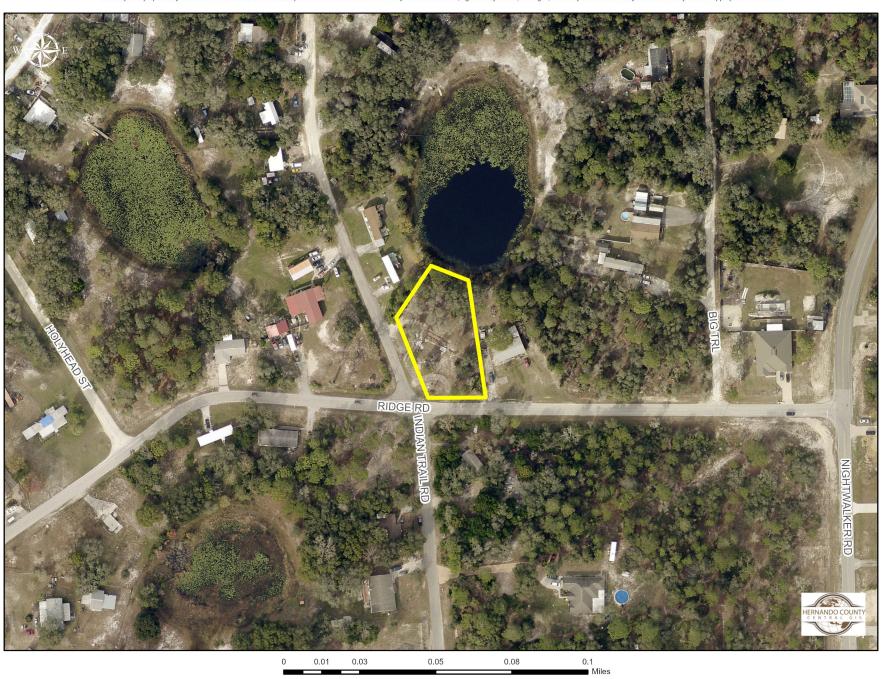
Date of mapping: 06/20/2025



# 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**

# **AGENDA ITEM**

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

# 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 | 4:17 PM  |
|-------------------|-----------|------------|----------|
| KayMarie Griffith | Escalated | 08/28/2025 | 5:18 PM  |
| Omar DePablo      | Escalated | 08/29/2025 | 8:18 AM  |
| KayMarie Griffith | Approved  | 08/29/2025 | 2:45 PM  |
| Michelle Miller   | Approved  | 08/29/2025 | 3:13 PM  |
| Michael Cowan     | Approved  | 08/30/2025 | 8:43 AM  |
| Toni Brady        | Approved  | 09/02/2025 | 8:50 AM  |
| Danielle Nigro    | Approved  | 09/02/2025 | 9:24 AM  |
| Victoria Via      | Approved  | 09/02/2025 | 10:09 AM |

# HERNANDO COUNTY ZONING AMENDMENT PETITION



Application request (check one): Rezoning 

Standard 

PDP

Master Plan □ New ☑ Revised

PSFOD ☐ Communication Tower ☐ Other PRINT OR TYPE ALL INFORMATION

Date: January 23, 2025

Application to Change a Zoning Classification

H-25-09

Received

File No. 00/25 Official Date Stamp:

FEB 07 2025

Planning Department

| Cranger Davidsonment I I C   | He                                   | mando County, Florida   |
|--|--------------------------------------|---|
| APPLICANT NAME: Granger Development LLC  |                                      | - Tonido  |
| Address: 401 East Chase Street, Suite 101  | 8) 4                                 |   |
| 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               | SLLC  |
| REPRESENTATIVE/CONTACT NAME:   |                                      |   |
|  |                                      |   |
| Company Name: Coastal Engineering Associates, Inc.   | -                                    |   |
| Address: 966 Candlelight Blvd City: Brooksville  |                                      | 7: 04004  |
|  | State: FL                            | Zip: 34601  |
| Phone: 352.796.9423 Email: permits@coastal-engin   | eering.com                           |   |
| HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide no  | ame)                                 |   |
| Contact Name:  |                                      |   |
| Address:   | City:Sta                             | te:Zip:   |
|  | nty Sta                              | Zip   |
| PROPERTY INFORMATION:  |                                      |   |
| 1. PARCEL(S) <u><b>KEY</b></u> NUMBER(S): <u>01317685</u>  |                                      |   |
| 2. SECTION <u>32</u> , TOWNSHIP <u>23</u>  | , RANGE 18                           | 3   |
| 3. Current zoning classification: H2417 / PDP(GC) with C-2 us  | , RANGE <u>18</u>                    |   |
| 4. Desired zoning classification: Master Plan Modification for e   | xisting 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   |                                      | even Hills Drive  |
| 7. Has a public hearing been held on this property within the past twe   | lve 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 he  | ow much?                             | needed:   |
| PROPERTY OWNER AFFIDIVAT   |                                      |   |
| TROI ERTT OWNER AFFIDIVAT  |                                      |   |
| 1, Shone Jackelon  | , have thoroughly examined the       |   |
| application and state and affirm that all information submitted within this  | , have thoroughly examined the       | e instructions for filing this  |
| belief and are a matter of public record, and that (check one):  | petition are true and correct to the | best of my knowledge and  |
| _  |                                      | ,   |
| ☐ I am the owner of the property and am making this application <b>OR</b>  |                                      |   |
| ✓ I am the owner of the property and am authorizing (applicant): Gran  |                                      | , is a  |
| and (representative, if applicable): Coastal Engineering Associates, Ir  | 1C.                                  |   |
| to submit an application for the described property.   |                                      |   |
|  |                                      |   |
| MONTANA  |                                      | CONTRACTOR OF THE PROPERTY OF |
| STATE OF FLORIDA   | Signature of Property Owner          |   |
| COLUMN OF THE PARTY OF THE PART |                                      |   |
| The foregoing instrument was acknowledged before me this 3 days who is personally keep to be a second with the control of the  | y of February                        | , 20 25 , by  |
| Share Jackola who is personally k  | nown to me or produced NT I          |   |
| wild is personally k   | nown to me of produced               | as identification.  |
|  |                                      |   |
| TIME   | DENA FULLO                           | TRENA FULLER  |
| ( MILLIAM )  | RESTARIA                             | NOTARY PUBLIC for the   |
| Signature of Natural Public  | (g(SEAL)s)                           | State of Montana  |
| Signature of Notary Public   | JACAL S                              | Residing at Kalispell, MT   |
|  |                                      |   |

**PRINT FORM** 

CLEAR FORM

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

July of ar 2 965al/Stamp

| HERNANDO CO   | UNTY ZC           | ONING AMENDMENT PETITI                       | ION          | File No.           | Official Date Stamp:              |
|---|-------------------|--|--------------|--------------------|-----------------------------------|
| ANDOCO  | Application       | on to Change a Zoning Classification         | n            |                    |                                   |
| HERA<br>ALKO  | Application       | on request (check one):                      |              |                    |                                   |
| H   |                   | □ Standard □ PDP                             |              |                    |                                   |
|   | _                 | n □ New <b>☑</b> Revised                     |              |                    |                                   |
| ORIDA   | PSFOD □           | Communication Tower □ Other                  |              |                    |                                   |
| ORI   | PRINT OF          | R TYPE ALL INFORMATION                       |              |                    |                                   |
| Date: January 2   | 3, 2025           |  |              |                    |                                   |
| APPLICANT NAME:   | Granger De        | evelopment LLC                               |              |                    |                                   |
| Address: 401 Ea   |                   |  |              |                    |                                   |
| City: Pensacola   |                   |  | Sta          | te: FL             | Zip: 32502                        |
|   |                   | Email: bryan@grangerdev.com                  | /EDODEE      | NDADTNED           | 0110                              |
|   |                   | the applicant) RAIN DANCER LLC and EV        | LNUKEE       | IN FARTINER        | S LLU                             |
| REPRESENTATIVE/   |                   |  |              |                    |                                   |
|   |                   | ineering Associates, Inc.                    |              |                    |                                   |
| Address: <u>966 Ca</u><br>City: <u>Brooksville</u>                  |                   | u  | Cto          | to. El             | Zip: 34601                        |
| Phone: 352.796  | 3.9423            | Email: permits@coastal-engineering.c         | Sta          | ite: <u>FL</u>     | Zip: <u>3460 i</u>                |
|   |                   |  |              |                    |                                   |
| HOME OWNERS AS  | SOCIATION:        | Yes 🗹 No (if applicable provide name)        |              |                    |                                   |
| Contact Name:   |                   | City:  |              | G.                 | 7'                                |
|   |                   | City:  |              | Sta                | ate:Zip:                          |
| PROPERTY INFORM   |                   |  |              |                    |                                   |
| 1. PARCEL(S) KEY  |                   |  |              |                    |                                   |
| <ol> <li>SECTION <u>32</u></li> <li>Current zoning class</li> </ol> | assification:     | TOWNSHIP 23 H2417 / PDP(GC) with C-2 uses    |              | _, RANGE <u>18</u> | 8                                 |
| 4. Desired zoning cl  |                   | Master Plan Modification for existing        | PDP(GC)      | with C-2 uses      | s and PDP(MF)                     |
| 5. Size of area cover   |                   | ion: 9.3                                     | 1 1 (00)     | Willi O Z doc      | o and i Di (ivii )                |
| 6. Highway and stre   | et boundaries:    | North Side of County Line Road, appro        | oximately 3  | 340' East of S     | Seven Hills Drive                 |
| <ol><li>Has a public hearing</li></ol>                              | ng been held o    | on this property within the past twelve mont | ths? 🛮 Ye    | es 🗆 No            |                                   |
| 8 Will expert witnes  | ss(es) be utilize | ed during the public hearings?               | □ Ye         | es 🗹 No (If yes    | s, identify on an attached list.) |
| 9. Will additional tir  | ne be required    | during the public hearing(s) and how much    | n? □ Ye      | es 🗹 No (Time      | e needed:)                        |
| PROPERTY OWNER  | AFFIDIVAT         |  |              |                    |                                   |
| I, MATT   | affirm that all   | , have                                       | thoroughly   | y examined the     | e instructions for filing this    |
| belief and are a matter of  | public record     | , and that (check one):                      | are true and | a correct to the   | e dest of my knowledge and        |
|   |                   | and am making this application <b>OR</b>     |              |                    |                                   |
|   |                   | and am authorizing (applicant). Granger Dev  | velopment    | LLC /              |                                   |
| and (representative, i  | f applicable): CO | pastal Engineering Associates, Inc.          |              | 1                  |                                   |
|   |                   | described property.                          | _/           | N/AA               | 100                               |

The foregoing instrument was acknowledged before me this who is

\_day of \_

who is personally known to me or produced

JENNA GILLILAND
NOTARY PUBLIC for the State of Montana
Residing at Kalispell, Montana
My Commission Expires

August 15, 2026

Signature of Notary

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).

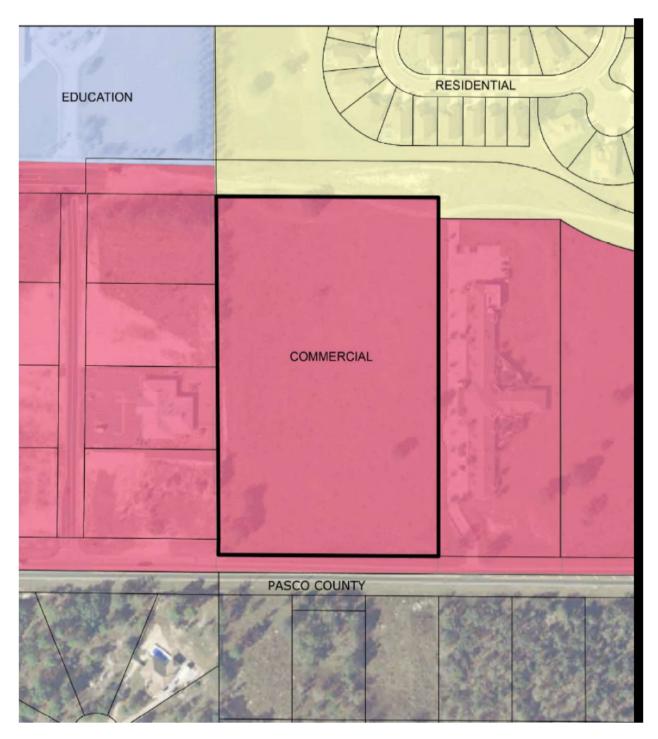


Figure 2 - Current Land Use Designation Parcel Key 01317685

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.

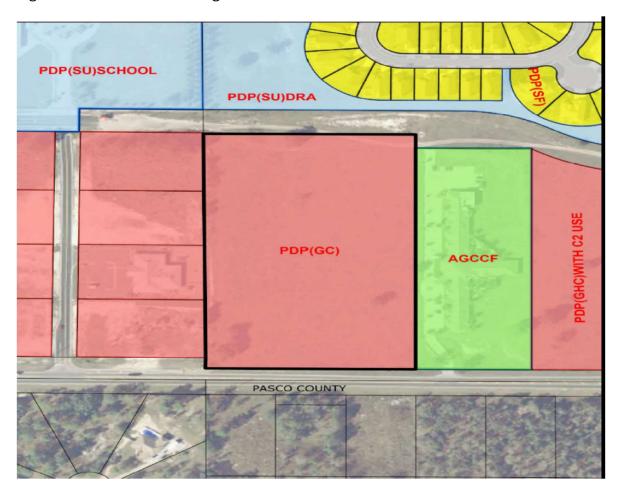


Figure 3-Current Zoning Map Parcel Key 01317685

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   | Residential      |
|       |                   | Public Facilities | (Wellington at 7 |
|       |                   |                   | Hills), school   |
|       |                   |                   | (Suncoast        |
|       |                   |                   | Elementary)      |
| South | NA                | NA                | Pasco County     |
| East  | Congregate Care   | Commercial        | Congregate Care  |
|       | Facility          |                   | 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.

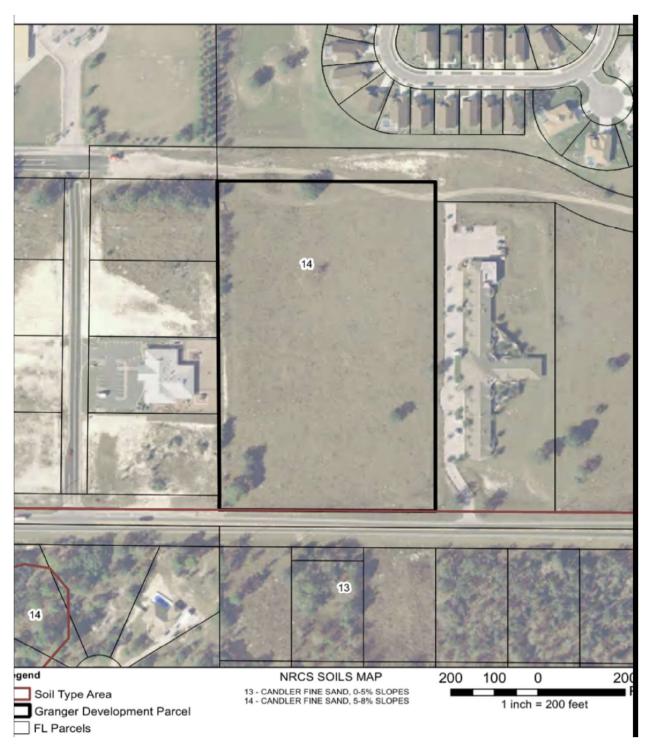


Figure 6-Soils Information (Source : Hernando County GIS)

#### 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- \57

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 Miniwarehouses 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 <a href="APPROVAL">APPROVAL</a> 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:

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

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# 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:

 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 <u>APPROVES</u> 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

John Allocco

Chairman

Douglas A. Chorvat, Jr.

Clerk of Circuit Court & Comptroller

Approved as to Form and Legal Sufficiency

By: Mannon Elle

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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.

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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:

- 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.
- 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.
- The petitioner must meet the minimum requirements of Florida Friendly Landscaping<sup>TM</sup> publications for design techniques, principles, materials, and plantings for required landscaping.
- 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.
- 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.
- 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.
- A sidewalk shall be constructed along the entire width of property along County Line Road.
- Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.
- The developer shall connect to the central water and sewer systems at time of vertical construction.

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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.
- 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.
- 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.

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# 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).

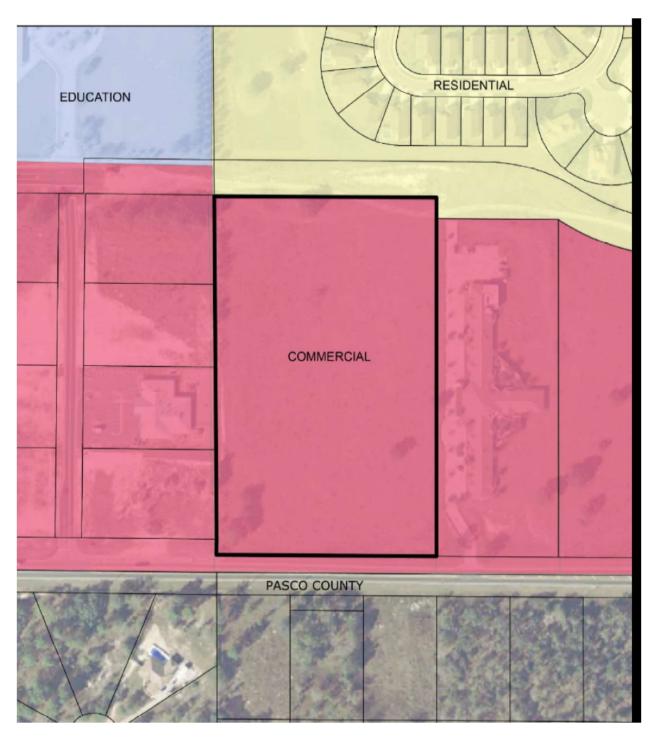


Figure 2 - Current Land Use Designation Parcel Key 01317685

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.

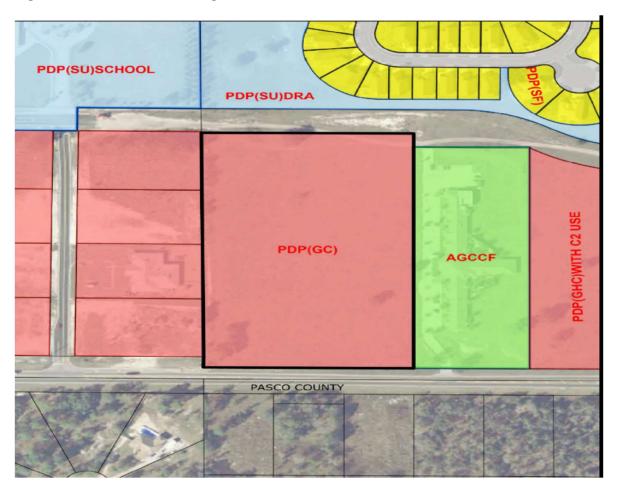


Figure 3-Current Zoning Map Parcel Key 01317685

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   | Residential      |
|       |                   | Public Facilities | (Wellington at 7 |
|       |                   |                   | Hills), school   |
|       |                   |                   | (Suncoast        |
|       |                   |                   | Elementary)      |
| South | NA                | NA                | Pasco County     |
| East  | Congregate Care   | Commercial        | Congregate Care  |
|       | Facility          |                   | Facility         |
| West  | PDP/GHC           | Commercial        | Commercial       |
|       |                   |                   | Development      |

Page 3 of 19

# 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.

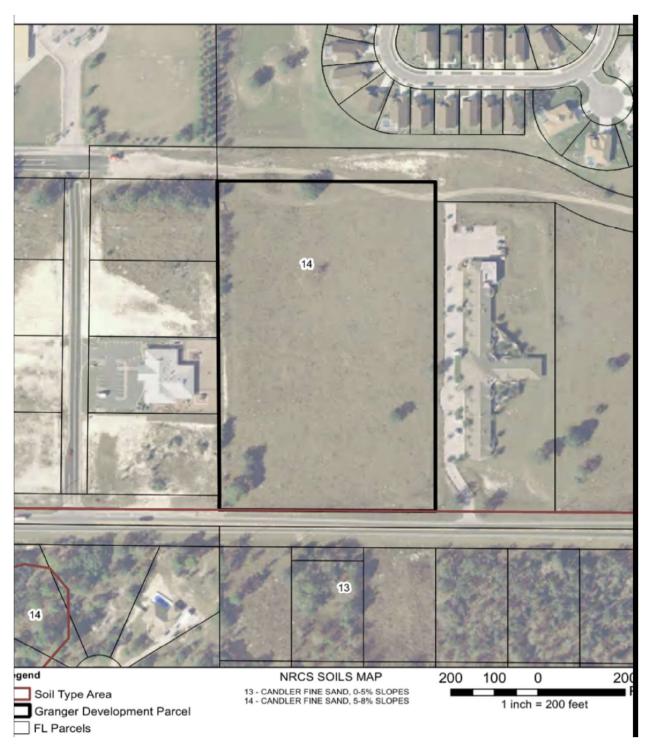


Figure 6-Soils Information (Source : Hernando County GIS)

#### 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- \57

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 Miniwarehouses 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 <a href="APPROVAL">APPROVAL</a> 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:

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

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# 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:

 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 <u>APPROVES</u> 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

Douglas A. Chorvat, Jr.

Clerk of Circuit Court & Comptroller

Approved as to Form and Legal Sufficiency

John Allocco

Chairman

By: Shannon Eller

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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.

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:

- 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.
- 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.
- The petitioner must meet the minimum requirements of Florida Friendly Landscaping<sup>TM</sup> publications for design techniques, principles, materials, and plantings for required landscaping.
- 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.
- 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.
- 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.
- A sidewalk shall be constructed along the entire width of property along County Line Road.
- Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.
- The developer shall connect to the central water and sewer systems at time of vertical construction.

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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.
- 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

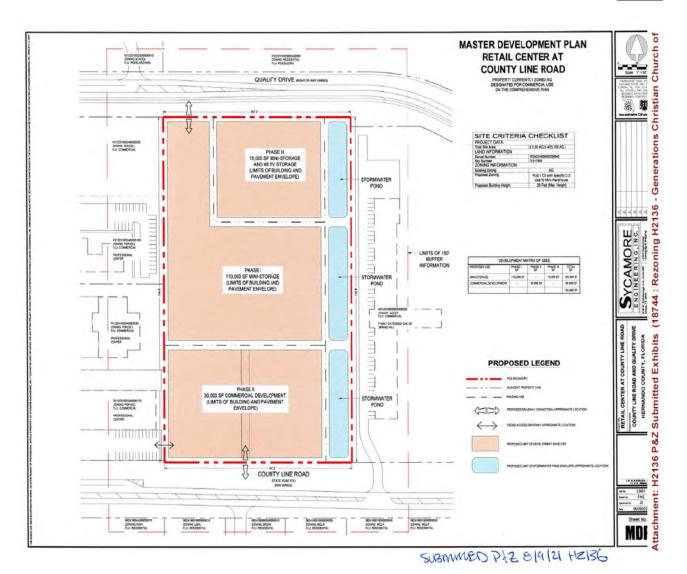
14. Perimeter Setbacks:

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.
- 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.

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#### **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 8<sup>th</sup> hearing to formally request and answer any questions.

In the meantime, if you need anything further, please feel free to contact me.

Sincerely,

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.

#### <u>Proposed Commercial Building Setbacks (Internal):</u>

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:

| <b>Buffer Location</b> | 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.
- <u>Buffering</u>. A thirty-five (35) ft. wide buffer screened at 80% opacity at a height of six (6) feet above finished made 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:

#### **Strategy 1.04G(4):**

e. may be located in Centers or Corridors pursuant to the related strategies. 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.
- 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'

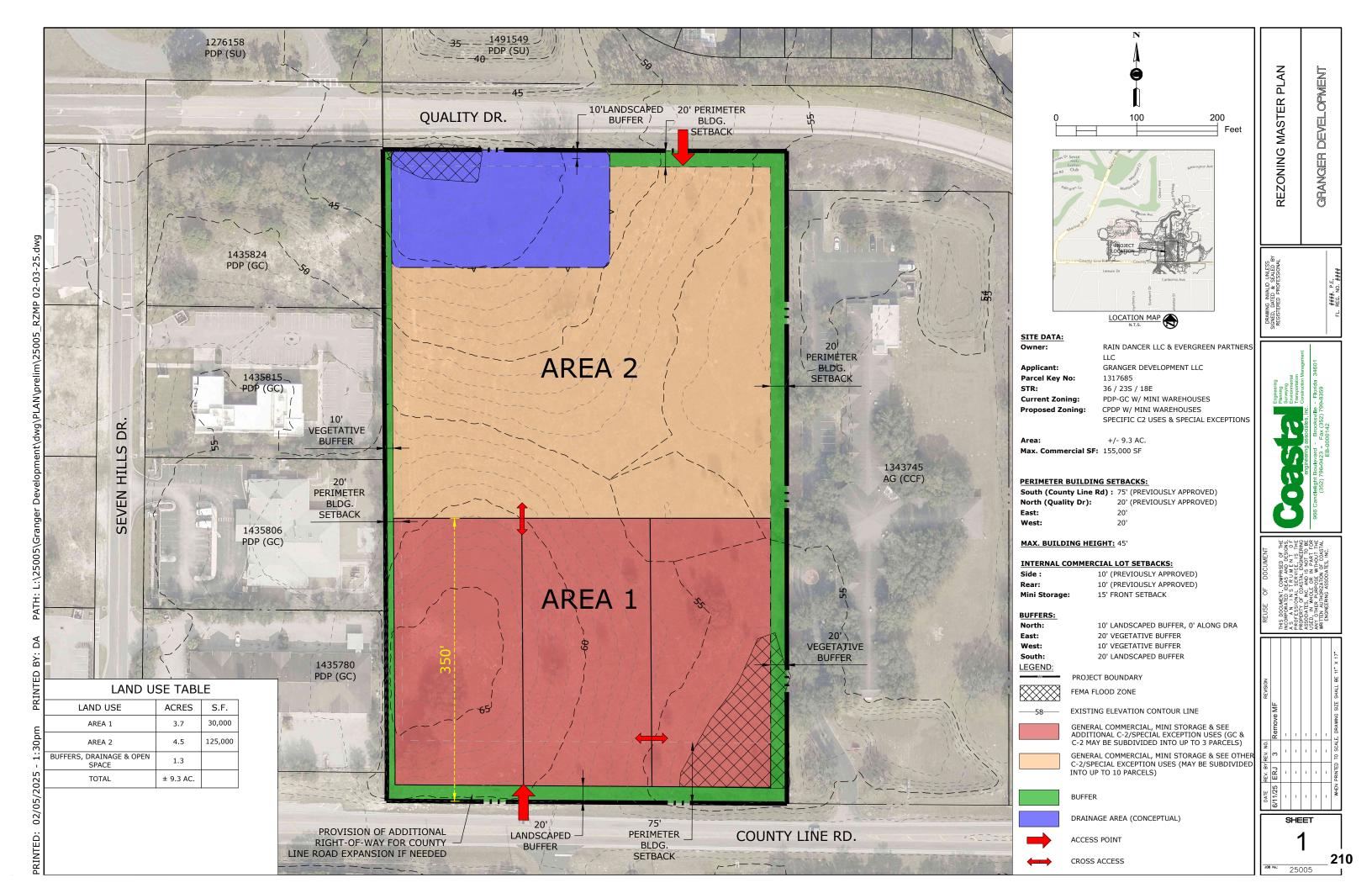
All buffers must meet 80% opacity within 18 months of planting.

- 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.



H-25-09

Photo date: 2023

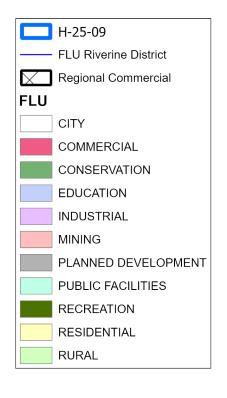
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# **Hernando County Comprehensive Plan Map**

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





## **Future Land Use Map**

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

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



Date of mapping: 04/15/2025



# **H-25-09 AREA MAP**

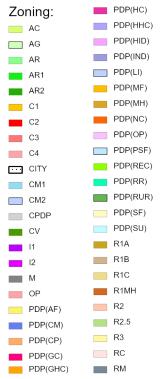


# H-25-09

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.











Hernando County Planning Department Project date: 04/15/25

0 0.03 0.07 0.13 0.2 0.26

# HERADO COUNTY ALKINGS

## **Planning & Zoning Commission**

#### AGENDA ITEM

Meeting: 09/08/2025 Department: Planning Prepared By: Victoria Via Initiator: Omar DePablo DOC ID: 16356 Legal Request Number: Bid/Contract Number:

#### 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 | 4:27 PM |
|-------------------|-----------|------------|---------|
| KayMarie Griffith | Escalated | 08/28/2025 | 5:18 PM |
| Omar DePablo      | Escalated | 08/29/2025 | 8:18 AM |

| KayMarie Griffith | Approved | 08/29/2025 2:47 PM  |
|-------------------|----------|---------------------|
| Michelle Miller   | Approved | 08/29/2025 2:54 PM  |
| Michael Cowan     | Approved | 08/30/2025 8:41 AM  |
| Toni Brady        | Approved | 09/02/2025 8:43 AM  |
| Danielle Nigro    | Approved | 09/02/2025 9:22 AM  |
| Victoria Via      | Approved | 09/02/2025 10:15 AM |

# HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one): Rezoning Standard PDP Master Plan ☐ New ☐ Revised

PSFOD ☐ Communication Tower ☐ Other

PRINT OR TYPE ALL INFORMATION

File No. H - 25 - 22 Official Date Stamp:

# RECEIVED

MAY 0 9 2025

HERNANDO COUNTY ZONING

| Date:   |                                     |                                |
|---|-------------------------------------|--------------------------------|
| APPLICANT NAME: JOSON DSborne + Erica Curvas  |                                     |                                |
| Address: 12491 Jacqueline Rd  |                                     |                                |
| City. 10.00 EXPITE  | State: FL                           | 7in: 34613                     |
| Phone: 352-428-2803 Email: ecuevas 0407 @gm   | ail, com                            |                                |
| Property owner's name: (if not the applicant)   |                                     |                                |
| REPRESENTATIVE/CONTACT NAME:  |                                     |                                |
| Company Name:   |                                     |                                |
| Address:  |                                     |                                |
| City:          Phone:          Email:   | State:                              | Zip:                           |
| Phone:Email:  |                                     |                                |
| HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide name)                                    | ne)                                 |                                |
| Contact Name:   |                                     |                                |
| Address: Cit  | y:Stat                              | te:Zip:                        |
| PROPERTY INFORMATION:   |                                     |                                |
| 1. PARCEL(S) KEY NUMBER(S): 999771 1248  2. SECTION, TOWNSHIP                                       | 359, 9997uz                         |                                |
| 2. SECTION, TOWNSHIP  | , RANGE                             |                                |
|   |                                     |                                |
| 4. Desired zonnig classification:   |                                     |                                |
| <ul><li>5. Size of area covered by application:</li><li>6. Highway and street boundaries:</li></ul> |                                     |                                |
|   | 10 71 74                            |                                |
| and the past twelve   |                                     |                                |
|   | ☐ Yes ☑ No (If yes,                 | identify on an attached list.) |
| and move and administration of the patient meaning(s) and now                                       | v much? ☐ Yes ☑ No (Time)           | needed: none                   |
| PROPERTY OWNER AFFIDIVAT  |                                     |                                |
| ~ 01 .5. 0  |                                     |                                |
| I. Jason Osborne & Erica Chevas   | , have thoroughly examined the      | instructions for filing this   |
| application and state and affirm that all information submitted within this pe                      | etition 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 <b>OR</b>                             |                                     |                                |
| I am the owner of the property and am authorizing (applicant):                                      |                                     |                                |
| and (representative, if applicable):to submit an application for the described property.            | A                                   |                                |
| to submit an application for the described property.  | _ //                                | 2                              |
| Ex (  | in a land                           | News                           |
|   | Signature of Property Owner         |                                |
| STATE OF FLORIDA  |                                     |                                |
| COUNTY OF HERNANDO  | 12                                  |                                |
| The foregoing instrument was acknowledged before me by means of Aphys                               | sical presence or online notarized  | zation, this 2 day of          |
|   | neves, Jason                        | Osborne who is                 |
| personally known to me or produced FLD as identification.   |                                     |                                |
|   |                                     |                                |
| ···handed   |                                     | 1                              |
| Signature of Notary Public  | ROSEANNE SANCHEZ                    | •                              |
| organical of Fronti y Future  | MY COMMISSION # HH 447497           |                                |
| Effective Date: 05/15/20 Last Revision: 05/15/20  | EXPIRES: September 25, 2027         | 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, composing, 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**

<u>To be added:</u> Barn/detach garage Size Description: 25x40 structures with walls 9 feet high with a peak of 13 feet.

<u>Currently:</u> 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.

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#### **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).

#### 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 THEREPF 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:

#### **BOUNDARY SURVEY** LOT 15 BLOCK "D' BLOCK "D" FOUND 4" X 4" CONC. MON. N89°57'21"E | FOUND 1/2" 1RON ROD 1LB # 3704 0.3% (165.00) 04 CONC LOCATION MAP NOT TO SCAL FCONC. PARCEL 1 PORTION OF LOT 18 BLOCK "D" (INCLUDED) FOUND 1/2° IRON ROD LB # 3704 S89°56'57'W 165.00' FOUND 1/2 IRON ROD LB # 3704 0.4' N PARCEL 2 PORTION OF LOT 18 BLOCK "D" (INCLUDED) DRIVE LOT 19 LOT 17 BLOCK TO GRAPHIC SCALE (In Feet) 1 inch = 30 ft. PARCEL 3 PORTION OF LOT 18 BLOCK "D" (INCLUDED) PAVER COVERED COVERED SCREENED CONC MOBILE BUILDING S89°56'57"W 323.01' -WOOD STEPS IRON ROD LB # 3704 CONC WALK (BEARING BASIS) LESS THE S 15' FOR RW 323.01' (P) BUILDING DETAIL SCALE: 1"=20" JACQUELINE ROAD 60' R/W (IMPROVED) SURVEYORS CERTIFICATE INERCENT CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALD WITHOUT AN AUTHENTICATED ECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC STALOR A PARSED SYMBOL DESCRIPTIONS: CATCH BASIN CONTRILIE ROAD COVERED AREA XXX = EXISTING ELEVATION COLP UTILITY POLE NO. 1583 EMBOSSED SEAL AND SIGNATURE CUTLER MAN TO = HYDRANT BM = WATER METER SURVEY NOTES THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY. ● \* MEIT DAVID G CUTLER PROFESSIONAL SURVEYOR AND MAPPER #5593 - - - = METAL FENCE

PAGE 1 OF 1

#### ABBREVIATION DESCRIPTION:

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ARI CONDITIONER
BENCH MARK
BEARING REFERENCE
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CENTRAL JOELTA ANGLE
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MASSIRED FRELD VERFEL
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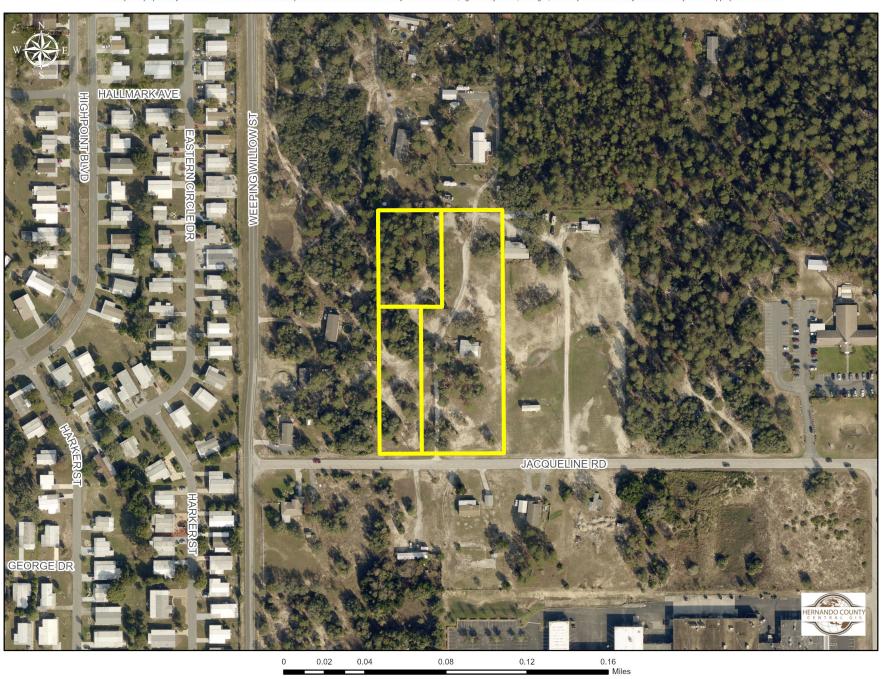
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H-25-22

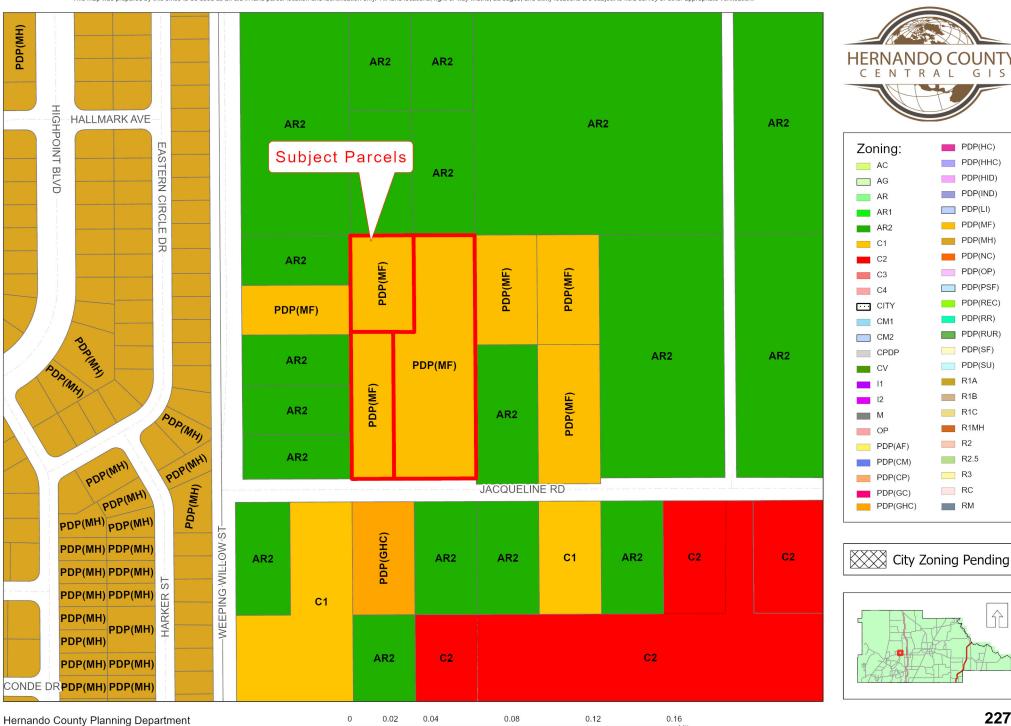
Photo date: 2023

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.



# 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.



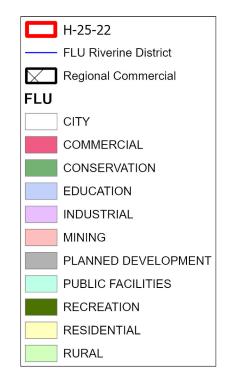
Project date: 06/19/2025

Miles

# **Hernando County Comprehensive Plan Map**

Existing Future Land Use: H-25-22 Version Date: 12/09/2022





## **Future Land Use Map**

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

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



Date of mapping: 06/19/2025



# **H-25-22 AREA MAP**



# HEROLO OD OD ALK ALK TOO TO THE REAL ALK TO TH

#### **Planning & Zoning Commission**

#### **AGENDA ITEM**

Meeting: 09/08/2025 Department: Planning Prepared By: Victoria Via Initiator: Omar DePablo DOC ID: 16372 Legal Request Number: Bid/Contract Number:

#### 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 4:14 PM KayMarie Griffith Escalated 08/28/2025 5:18 PM

| Omar DePablo      | Escalated | 08/29/2025 | 8:18 AM  |
|-------------------|-----------|------------|----------|
| KayMarie Griffith | Approved  | 08/29/2025 | 2:52 PM  |
| Michelle Miller   | Approved  | 08/29/2025 | 2:56 PM  |
| Michael Cowan     | Approved  | 08/30/2025 | 8:41 AM  |
| Toni Brady        | Approved  | 09/02/2025 | 8:52 AM  |
| Danielle Nigro    | Approved  | 09/02/2025 | 9:23 AM  |
| Victoria Via      | Approved  | 09/02/2025 | 10:56 AM |

#### HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning ☑ Standard □ PDP
Master Plan □ New □ Revised
PSFOD □ Communication Tower □ Other
PRINT OR TYPE ALL INFORMATION

| File No | o. H-35-330fficial Date Stamp:     |
|---------|------------------------------------|
|         | RECEIVED                           |
|         | MAY 13 2025 HERNANDO COUNTY ZONING |

Date: **5/8/2025** 

| APPLICANT NAME: Thomas Merendino / Rebeco  | ca Powell                       |  |
|--|---------------------------------|--|
|  |                                 |  |
| City: Lale elli 140 Ch ee  | State: /L                       | Zip: <b>346/4</b>                      |
| Phone: (352) 942-0937 Email: rebecca . powell 1516   | Coutlook. com                   |  |
| Property owner's name: (if not the applicant)  |                                 |  |
| REPRESENTATIVE/CONTACT NAME:   |                                 |  |
| Company Name:  |                                 |  |
| Address:   |                                 |  |
| City: Email:   | State:                          | Zip:                                   |
| Phone:Email:   |                                 |  |
| HOME OWNERS ASSOCIATION: ☐ Yes M No (if applicable provide name) _   |                                 |  |
| Contact Name:  |                                 |  |
| Address: City:   | Stat                            | e:Zip:                                 |
| PROPERTY INFORMATION:  |                                 |  |
| 1. PARCEL(S) <u>KEY NUMBER(S)</u> : 00882539, 0001374  | ol                              |  |
| 2. SECTION, TOWNSHIP   | , RANGE                         | 18                                     |
| 3. Current zoning classification: Resident al  |                                 |  |
| <ul> <li>Desired zoning classification: Agriculture - Residenti</li> <li>Size of area covered by application: 4. U3 acres</li> </ul> | ial                             |  |
| 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 m  | nonths? 🛘 Yes 🏿 No              |  |
| 8 Will expert witness(es) be utilized during the public hearings?  | ☐ Yes 🏿 No (If ves.             | identify on an attached list.)         |
| 9. Will additional time be required during the public hearing(s) and how m   |                                 | -                                      |
| PROPERTY OWNER AFFIDIVAT   |                                 |  |
|  |                                 |  |
| I, Rebecca Powell ,h   | nave thoroughly examined the    | instructions for filing this           |
| application and state and affirm that all information submitted within this petiti   | ion are true and correct to the | best of my knowledge and               |
| belief and are a matter of public record, and that (check one):  |                                 |  |
| <b>I</b> I am the owner of the property and am making this application <b>OR</b>   |                                 |  |
| ☐ I am the owner of the property and am authorizing (applicant):   |                                 |  |
| and (representative, if applicable):   |                                 |  |
| to submit an application for the described property.   |                                 |  |
|  | $\Omega$                        |  |
| Kell   | uca Pavell                      |  |
| CTATE OF FLORIDA   | Signature of Property Owner     |  |
| STATE OF FLORIDA<br>COUNTY OF HERNANDO   |                                 |  |
| The foregoing instrument was acknowledged before me by means of □physica   | al pracance or Capline notori   | zation, this 13th day of               |
|  | Power II                        | who is                                 |
| personally known to me or Produced FLDL as identification.   | - 1000011                       | who is                                 |
|  | <b>\$</b>                       | ممممممم                                |
|  | E MAY PURE CANT                 | DIDA R. TURNER \$                      |
| I andeda A Surna   | MY COT                          | MMISSION # HH380204                    |
| Signature of Notary Public   | EXPIR                           | RES: March 28, 2027                    |
|  |                                 | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ |

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, agriindustrial, 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 Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

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

#### STAFF RECOMMENDATION

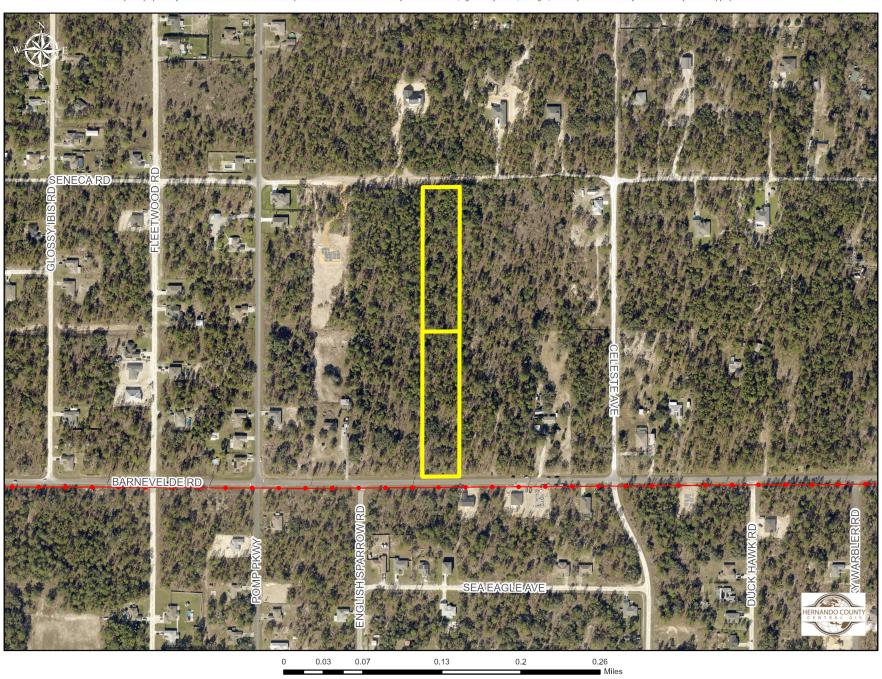
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

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| English Sparrow  | 73814<br>87-otherstate   |          | 00 - Residential    |  |         | 73547<br>00-<br>Residential |
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H-25-23

Photo date: 2023

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|                        |          | 546        | 546        |      |         |     |                  |     | -        |                |          |     |     |     |     |          |                  |          |         |             |     |                                      |     |         |     |     |
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| ပ                      |          | R1C        | R1C        |      | R1C     | R1C | <b>POMP PKWY</b> | R1C |          |                |          | ı   |     |     |     |          |                  |          |         |             |     |                                      |     |         |     |     |
| R1C                    |          | R1C        | R1C        |      | R1C     | R1C | Д.               | R1C |          |                |          | ı   |     |     |     |          |                  |          |         |             |     |                                      |     |         |     |     |
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| R10                    |          | R1C        | R1C        |      | R1C     | R1C |                  | R1C |          |                | -        | ı   |     |     |     |          |                  |          |         | CE          |     |                                      |     |         |     |     |
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| R1C                    |          | R1C        | R1C        |      | R1C     | R1C |                  | R1C | R1C      | R1C            |          |     | R1C | R1C |     | R1C      | (                | אוכ<br>כ | R1C     | E A         | AR  | R1C                                  | R1  | С       | R1C | R1C |
| R1C                    |          | RIC        | R1C        |      | R1C     | R1C |                  | R1C | <b>~</b> | ~              |          |     | œ   | ~   |     | ~        |                  | Y        | œ       | lu)         |     | Œ                                    |     |         |     | L . |
| R1C                    |          | R1C        | R1C        |      | R1C     | R1C |                  | R1C |          |                | R1C      |     |     |     |     |          |                  |          |         |             |     |                                      |     |         |     |     |
| R1C                    |          | RIC        | R1C        |      | R1C     | R1C |                  | R1C |          |                |          |     |     |     |     |          |                  |          |         |             |     |                                      |     |         |     |     |
| •                      | _        |            | BAR        | NE   | VELDE R | D   | •                |     |          |                |          |     |     |     | •   |          | •                |          |         |             |     | •                                    | •   |         |     | •   |
| R1C                    | R1C      | R1C        | R1C        | i    | R1C     | R1C |                  | R1C | R1C      | R1C            | R1C      | R1C | R1C | R1C | R1C | R1C      | R1C              | D.       | 1C      | 11          | Ric | R1C<br>R1C                           | R10 |         | R1C | R1C |
| <b>E</b>               | œ        | œ          | R1C        |      | R1C     | R1C |                  | R1C | R1C      |                | <u>~</u> | ٣   | Σ   | ά   | Ř   | Ř        | ķ                | K        |         | RIC         | 0   | ```````````````````````````````````` | R1C |         | R1C | R1C |
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| 2                      | /        | A7C        | R1C        |      | R1C     | R1C |                  | R1C | R1C      | SPARROW R1C    | R1C      | R1C | R1C | R1C | R1C | R1C      | R1C              | R1C      | R1C     | R1          | c   | R1C                                  | R1C | HAWK-RD | R1C | R1C |
|                        |          | R1C        | R1C        |      | D40     | R1C |                  | R1C | R1C      | H.S.H.         |          |     |     | SEA | ΥĒΑ | GLE A    | \VE <sup>⊥</sup> |          |         |             |     | R1C                                  | R10 | 10.14   | R1C | R1C |
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|                        |          |            | R1C        |      | R1C     |     |                  | R1C | R1C      | R1C            | R1C      | R1C | R1C | R1C | R1C | R1C      | R1C              | R1C      | R1C     | R1C         | R1C | R1C                                  | R10 |         | R1C | R1C |
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0.03

0.07

0.13

0.2

0.26 Miles

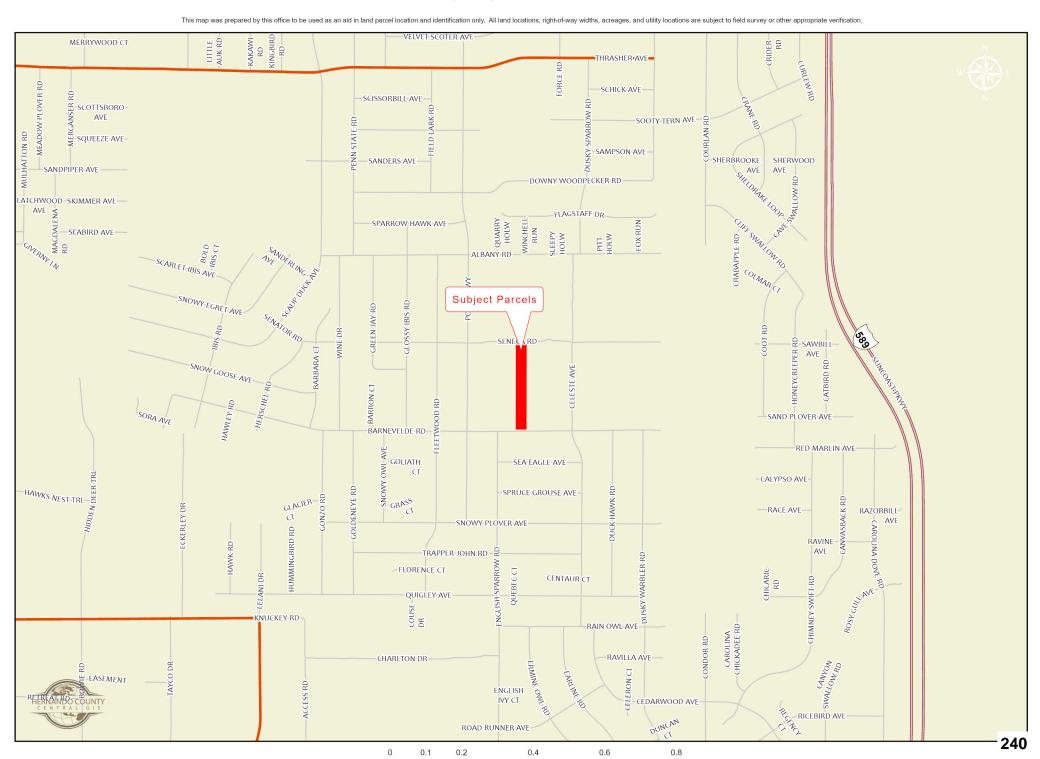






239

# **H-25-23 AREA MAP**



# **Hernando County Comprehensive Plan Map**

Existing Future Land Use: H-25-23 Version Date: 12/09/2022





## **Future Land Use Map**

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

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



Date of mapping: 06/19/2025



# HEROLO ON ALKINGO

#### **Planning & Zoning Commission**

#### AGENDA ITEM

Meeting: 09/08/2025 Department: Planning Prepared By: Victoria Via Initiator: Omar DePablo DOC ID: 16315 Legal Request Number: Bid/Contract Number:

#### 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 | 4:29 PM |
|-------------------|-----------|------------|---------|
| KayMarie Griffith | Approved  | 08/28/2025 | 5:05 PM |

| Michelle Miller | Approved | 08/29/2025 | 8:28 AM  |
|-----------------|----------|------------|----------|
| Michael Cowan   | Approved | 08/30/2025 | 8:40 AM  |
| Toni Brady      | Approved | 09/02/2025 | 8:41 AM  |
| Danielle Nigro  | Approved | 09/02/2025 | 9:20 AM  |
| Victoria Via    | Approved | 09/02/2025 | 10:53 AM |

### HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one): Rezoning 

Standard 

PDP Master Plan ♥New □ Revised PSFOD ☐ Communication Tower ☐ Other PRINT OR TYPE ALL INFORMATION

|          | /                    |
|----------|----------------------|
| File No. | Official Date Stamp: |
|          |                      |
|          |                      |
| 2,       |                      |
|          |                      |
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|                            | I REITH OIL II I   |                                  |                    |                            |                              |                                       |
|----------------------------|---|----------------------------------|--------------------|----------------------------|------------------------------|---------------------------------------|
|                            | Date:   |                                  |                    |                            |                              |                                       |
| APP                        | LICANT NAME: GULF KEY RENTALS LLC   |                                  |                    |                            |                              |                                       |
|                            | Address: City: 5346 MARINER BLVD, SPRING HIL Phone: 352-585-8326 Email: THEPERMITTE( Property owner's name: (if not the applicant)  | · L-                             | State: _           | FL                         | Zip:                         | 34609                                 |
| REP                        | RESENTATIVE/CONTACT NAME:   |                                  |                    |                            |                              |                                       |
| ICCI                       | Company Name: The Permit Tech Inc- Lisa Wilson  |                                  |                    |                            |                              |                                       |
|                            | Address: City: P O BOX 15133 BROOKSVILLE  |                                  | State: _           | FL<br>MAIL CO              |                              | 34604                                 |
|                            | 002 000 0020  |                                  |                    | 71117                      |                              |                                       |
| HON                        | ME OWNERS ASSOCIATION: ☐ Yes No (if applicable provide  | name)                            |                    |                            |                              | . '                                   |
|                            | Contact Name:<br>Address:   | City:                            |                    | State                      | : Zip                        | <u>:</u>                              |
| 1.<br>2.<br>3.<br>4.<br>5. | PARCEL(S) KEY NUMBER(S):  SECTION 05 Current zoning classification: Desired zoning classification: Size of area covered by application:  PARCEL(S) KEY NUMBER(S):  SECTION 05  TOWNSHIP 23  PDP (SF)  PDP-OP  0.24 acre |                                  | , R                | ANGE 1                     | 43 0240<br>8                 |                                       |
| 6.<br>7.                   | Highway and street boundaries: SPRINGWOOD F<br>Has a public hearing been held on this property within the past t  | welve months? 📙 Y                | es M               | N0                         | : 1t:£r.om                   | on ottoched list )                    |
| 8<br>9.                    | Will expert witness(es) be utilized during the public hearings?<br>Will additional time be required during the public hearing(s) and  |                                  |                    | No (II yes,<br>No (Time ne |                              | an attached list.)                    |
| PRO                        | PERTY OWNER AFFIDIVAT   |                                  |                    |                            |                              |                                       |
| belief                     | LISA A. MEJIA cation and state and affirm that all information submitted within the and are a matter of public record, and that (check one):  I am the owner of the property and am making this application O           |                                  | ghly ex<br>and cor | amined the i               | instructions<br>est of my kn | for filing this<br>lowledge and       |
| Ø                          | I am the owner of the property and am authorizing (applicant): and (representative, if applicable): THE PERMIT TECH - to submit an application for the described property.  |                                  | Many or more       |                            |                              |                                       |
| 1                          |   | Signatur Signatur                | 100                | erty Owner                 |                              | someon and to charge the Manufacture. |
| COU.                       | THE OF FLORIDA  ENTY OF HERNANDO  Foregoing instrument was acknowledged before me this 23rd who is personal who is personal   | day of July<br>ly known to me or | produc             | ed X                       | as                           | 20 25 , by identification.            |

Signature of Notary Public

leffany L Mancini Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Public State of Florida Tiffany L Mancini My Commission HH 503533 Expires 3/13/2028

Seal/Stamp



#### **NARRATIVE**

**Thursday, May 15, 2025** 

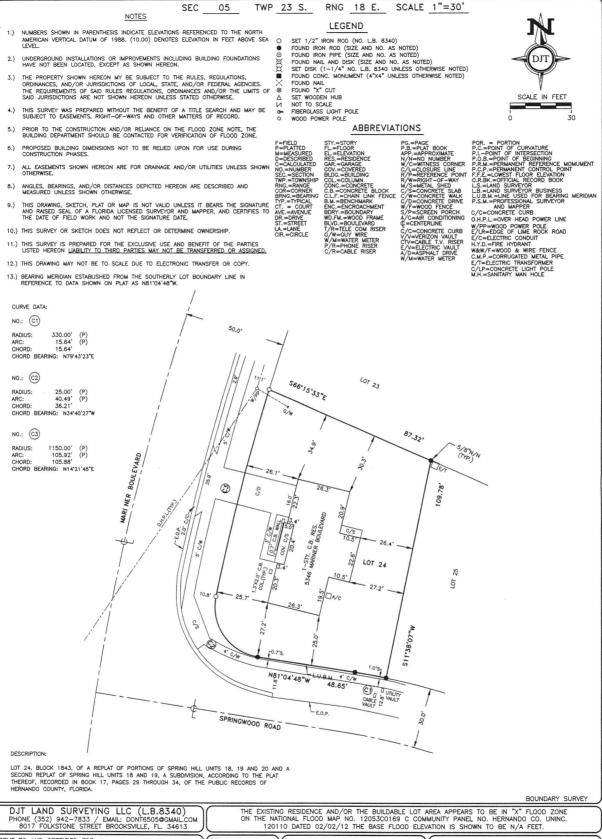
To: Hernando County Planning and Zoning Dept

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 <a href="mailto:thepermittech@gmail.com">thepermittech@gmail.com</a> if there are any questions or concerns. Thank you.



SENT TO AND CERTIFIED FOR: DRAWN BY: CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE K.W.B GULF KEY RENTALS LLC UPDATES AND/OR REVISIONS CHECKED BY: DATE D.J.T. DATE: 04/17/25 ORDER NO. 25-127 MAP NO. NOTES FILED: SUB-FILE B-25336

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
  Rlvd
- 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 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(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<sup>™</sup> 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

05 TWP 23 S. RNG 18 E. SCALE 1"=30" SEC NOTES LEGEND NUMBERS SHOWN IN PARENTHESIS INDICATE ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL. C 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

IN NOT TO SCALE

FIBERGLASS LIGHT POLE

WOOD POWER POLE 2.) UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED. EXCEPT AS SHOWN HEREON. 3.) THE PROPERTY SHOWN HEREON MY 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. 4.) 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. 5.) PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE **ABBREVIATIONS** 6.) PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES. 7.) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE. 8.) ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE. 9.) 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. AND MAPPER

C/C=CONCRETE CURB

O.H.P.L.=OVER HEAD POWER LINE OUNDARY OOD FRAME ULEVARD COM RISER WIRE O.H.P.L.=OVER HEAD POWER LINE W/PP=WOOD POWER POLE E/LR=EDGE OF LIME ROCK ROAD E/C=ELECTRIC CONDUIT H.Y.D.=PIRE HYDRANT HY.D.=PIRE HYDRANT WAW/F=WOOD & WIRE FENCE C.M.P.=CORRUGATED METAL PIPE E/T=ELECTRIC TRANSFORMER TOLLE M.H.=SANTARY MAN HOLE 10.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP. 11.) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES USTED HEREON LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. 12.) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY. 13.) BEARING MERIDIAN ESTABLISHED FROM THE SOUTHERLY LOT BOUNDARY LINE IN REFERENCE TO DATA SHOWN ON PLAT AS N81'04'48"W. CURVE DATA: NO.: (C1) 50.0 330.00' (P) 15.64' (P) 15.64' RADIUS: CHORD: CHORD BEARING: N79"43"23"E LOT 23 NO.: (C2) S66\*15'33"E 25.00' (P) 40.49' (P) 36.21' RADIUS: CHORD. CHORD BEARING: N34°40'27"W 87.32, NO.: (3 34.9. 1150.00' (P) 105.92' (P) 105.88' RADIUS: BOULEVARD CHORD-JES CHORD REARING: N14"21"45"F (3) MARI NER LOT 24 107 48.65 0 CABLE 2 SPRINGWOOD ROAD 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 SUBDIMISION, 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. 12053/00169 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

NOTES FILED: SUB-FILE

#### 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

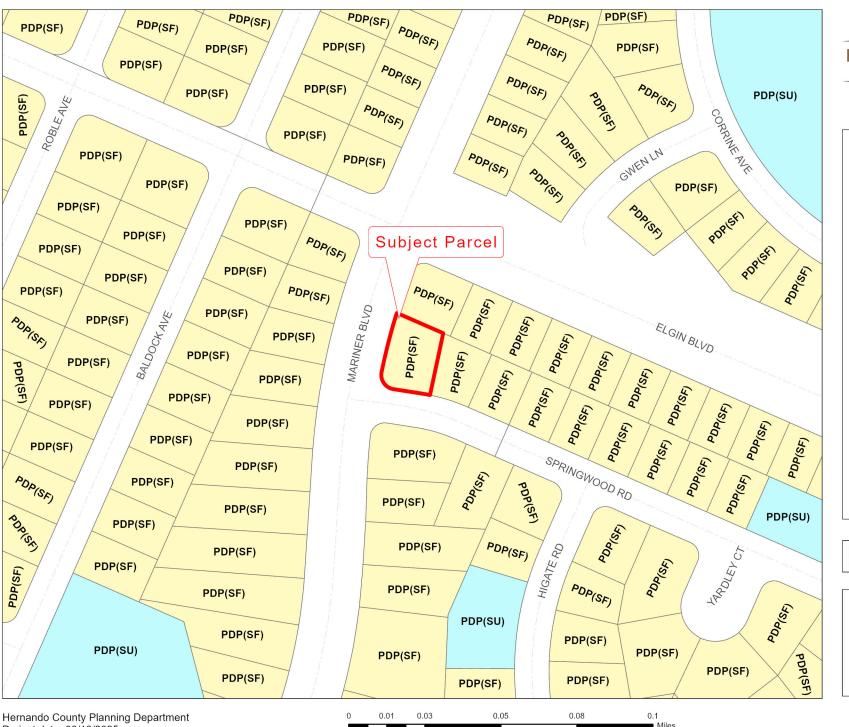
Photo date: 2023

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.



# H-25-24

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.





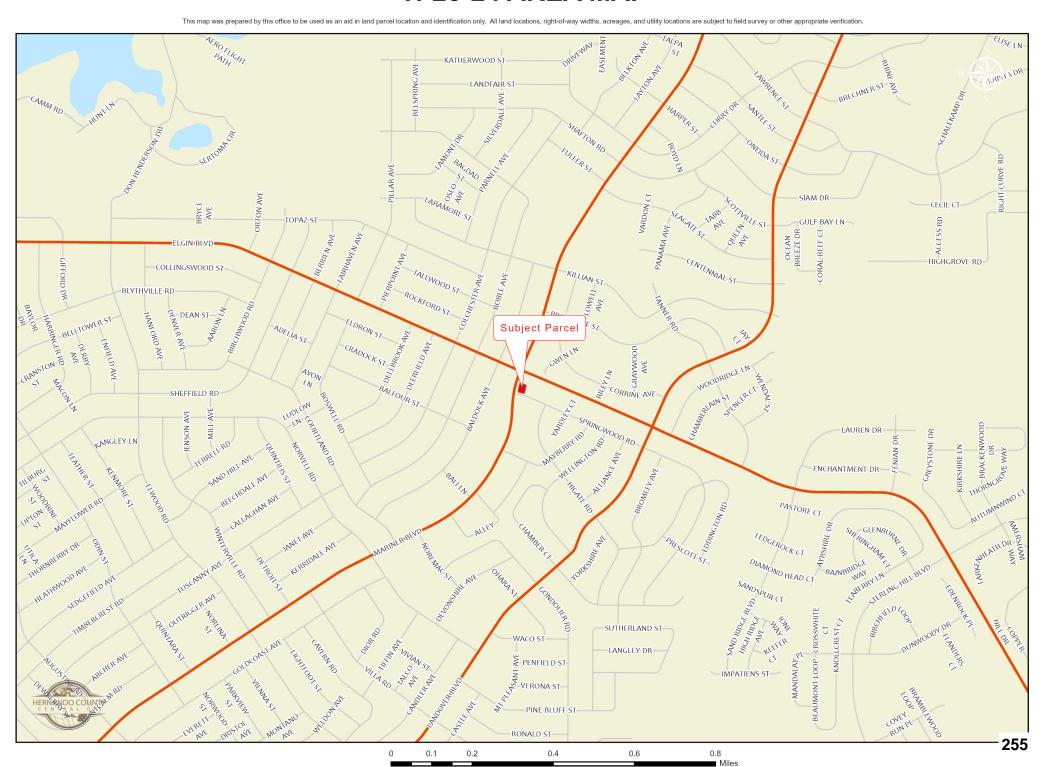


PDP(GHC)

RM

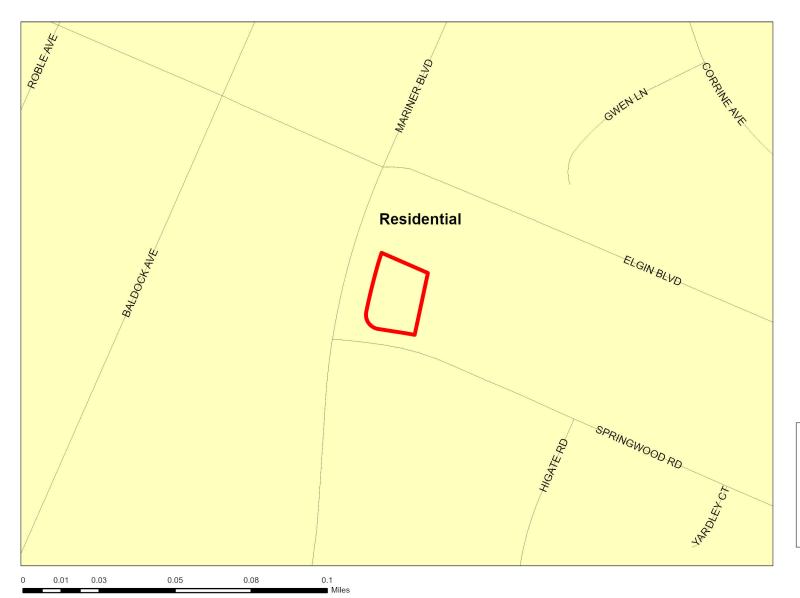


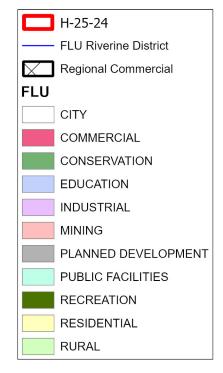
## **H-25-24 AREA MAP**



# **Hernando County Comprehensive Plan Map**

Existing Future Land Use: H-25-24 Version Date: 12/09/2022





## **Future Land Use Map**

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

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



Date of mapping: 06/19/2025

