

**HERNANDO COUNTY COMPREHENSIVE
PLAN AMENDMENT PETITION (CPAM)**



Application request (check one):

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

PRINT OR TYPE ALL INFORMATION

File No. CPAM2024 Official Date Stamp:

Date: 04/25/2022

APPLICANT NAME: New Strategy Holdings, LLC

Address: 8806 Eagle Watch Drive
 City: Riverview State: FL Zip: 33578
 Phone: (813) 625-2899 Email: lawrencemd51@aol.com
Property owner's name: (if not the applicant) HWY 98 N Project LLC

REPRESENTATIVE/CONTACT NAME: Coastal Engineering Associates, INC.

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

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

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY NUMBER(S):** 00394647
2. SECTION 10, TOWNSHIP 23 RANGE 21
3. Size of area covered by application: Agricultural (AG)
4. Future Land Use Map Classification (if applicable): ~~EDP(SF)~~ Rural
5. Desired Map Classification: Residential
6. Desired Text Amendment: _____
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Hwy 98 N. Project LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): New Strategy Holdings LLC
 and (representative, if applicable): Coastal Engineering Associates, INC.
 to submit an application for the described property.

 Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 26th day of April, 2022, by New Strategy Holdings LLC who is personally known to me or produced _____ as identification.

 Signature of Notary Public



FRANZ TOBIAS TEDROWE
 Commission # HH 200774
 Expires February 19, 2026

**MCKETHAN ROAD RESIDENTIAL
(PARCEL KEY # 394647)
SMALL SCALE COMPREHENSIVE PLAN NARRATIVE**

GENERAL

The subject property, consisting of 48.6 acres, is located east of McKethan Road and south of Cortez Boulevard Section 10, Township 23 South, Range 21 East, Hernando County, Florida. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key No. 394647. Refer to Figure 1 for the project Aerial Location Map.



Figure 1. HWY 98 Parcel (Key No. 00394647) Aerial Location Map

Current zoning on the property is Agricultural (AG). Refer to Figure 2 for the project area Current Zoning Map. The subject parcel currently contains an existing single-family residence.

The property is located in a Rural designation as found on the Hernando County Comprehensive Plan Future Land Use (FLU) Map, enclosed as Figure 3.

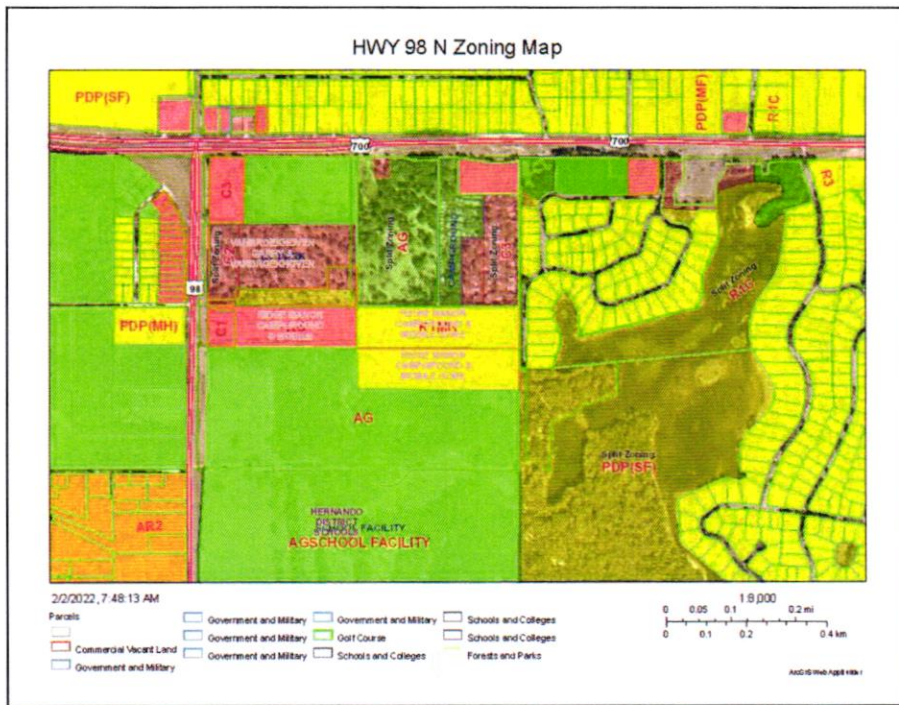


Figure 2. HWY 98 Parcel (Key No. 00394647) Current Zoning Map

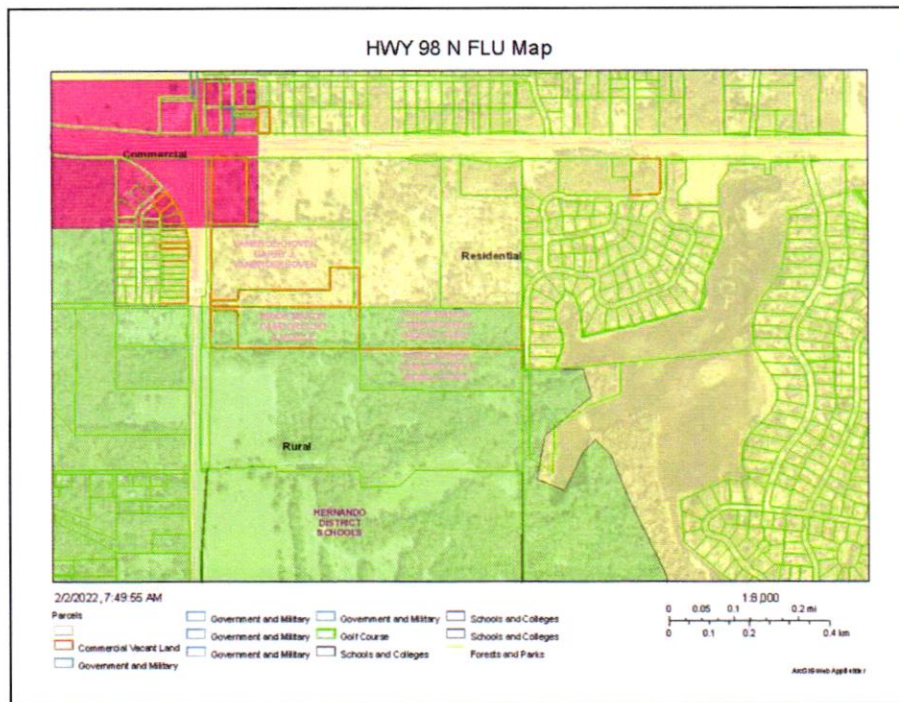


Figure 3. HWY 98 Parcel (Key No. 00394647) FLU Map

Current Zoning surround Key No. 00394647 includes:

North	7.80 Acres owned by Ridge Manor Campground & Mobile Home Park LLC	RC Residential Commercial District
	10.30 Acres owned by Ridge Manor Campground and Mobile Home Park	R1MH Residential Single-Family Manufactured Housing
South	73.80 Acres owned by Hernando District Schools	AG
East	107.00 acres owned by CA Properties Inc	PDP(SF)
West	McKethan Rd	-

APPLICANT’S REQUEST

Via an application for a Small Scale Comprehensive Plan Amendment, the applicant is requesting that the property be given a designation of Residential on the Comprehensive Plan’s Future Land Use Map. No text amendment is required. The present designation for the property is Rural, however, immediately to the north is a Residential designation and a Commercial node. More intensive uses are already occurring to the north (Ridge Manor Campground) and commercial and planned to the south (Hernando County public school site). The property is adjacent to US 98, in close proximity to major intersection with SR 50, and the Hernando County Utilities Department has both central water and sewer close by. Given the above, modifying the subject property’s FLUM designation to Residential is justifiable and logical. In addition, a companion zoning application has been submitted which provides for the great majority of the residential density being located to the west along US 98, with a generous amount of open space, drainage and buffer being provided to other properties to the east.

The subject property has approximately 1,000 feet of frontage along McKethan Road (US 98) and slopes gently downward from west to east. The western half of the property is cleared and that is where most development will take place. A second access is also planned to the property to the north if a frontage road connection is available. Further connection to the south is questionable if that property becomes a public school campus.

Soils in the western half of the property are conducive to development. Additional stormwater created by development of this parcel will be retained in this tract, along with any off-site drainage that been historically routed to this parcel. The property does contain three small wetlands along the eastern and southeastern boundaries, which will be protected in site design and development.

PRELIMINARY ENGINEERING REPORT

Topography & Drainage

The property slope generally downward from west to east, with an 85 msl elevation along US 98 and elevations around 56 msl in the southeastern portion of the property. Virtually all drainage will be routed to onsite drainage retention areas to be created in the eastern end of the property and in a natural depression in the center of the project.

Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel **12053C0239D**, effective date of February 02, 2012. According to the FIRM panel, much of the eastern half the property is within the 100 year floodplain. The western half of the parcel and a "hill" in the eastern half are in Zone X (areas outside the 0.2% annual chance floodplain). Refer to Figure 4 for the project FEMA Floodplain Map.

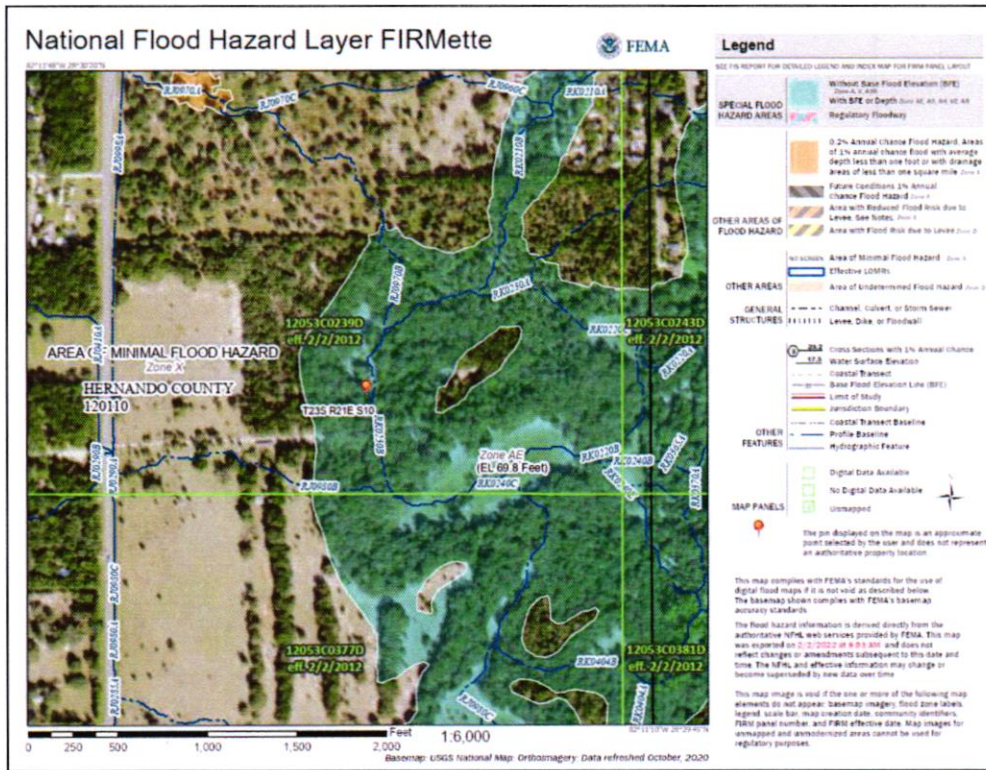


Figure 4. HWY 98 Parcel (Key No. 00394647) FEMA Floodplain Map

Soils

The soils type located on the subject property consists of Basinger Fine Sand, Candler Fine Sand,

Myakka-Myakka, and Tavares. Refer to Figure 5 for the project area soils map.



Figure 5. HWY 98 Parcel (Key No. 00394647) FEMA Soils Map

Environmental

A preliminary environmental site visit was conducted on January 28th, 2022 and the following are the results of the site visit:

- The western half of the property has been cleared and consists of pasture
- The eastern half of the property is moderate to heavily forested
- Three wetlands are present along the southern and eastern property boundaries
- Specimen trees were observed.
- Some gopher tortoise burrows are present and a tortoise relocation permit is required by the FWC, prior to land clearing operations.
- No other state or federally listed species were observed.

ADEQUATE ACCESS

The property has approximately 1,000 feet of frontage on US 98, providing ample space for the project's entrance boulevard. US 98 has an excellent level of service and the applicant has been working with the Florida Department of Transportation regarding access configuration. A second access is also planned to the property to the north if a frontage road connection is available.

WATER AND SEWER

The property is within the Hernando County Utility Department (HCUD) service area. Potable water and central sewer are in close proximity.

➤ Hernando County

The subject request is consistent with the following strategies from the Hernando County Comprehensive Plan:

Strategy 1.04A(1): The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.

The predominant future character of the immediate area is residential due to present development patterns, adjacent zonings, availability of public infrastructure (central sewer, potable water, collector roadways), and immediate proximity to the US 98/SR 50 intersection.

Strategy 1.04A(2): Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLUM requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLUM designation prior to development.

The applicant is simultaneously submitting an application for rezoning to Single Family Planned Development Project PDP(SF)

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

The subject property is adjacent to a developing area and will efficiently use infrastructure in the longrange facilities plans of the County, including the adjacent US 98, nearby SR 50 highway and HCUD sewer and water facilities. It is also adjacent to property owned by the Hernando County School System.

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

The proposed simultaneous rezoning of the property proposes single family detached housing with a gross density of approximately 2.7 units per acre.

➤ Tampa Bay Regional Planning Council

Strategy 1.12: Site and design residential development in a way that: enhances and protects life and property from natural and man-made hazards; is compatible with the type and scale of surrounding land uses; fosters a pedestrian friendly environment; enhances connectivity with adjacent development; and protects existing residential areas from the encroachment of incompatible activities. Likewise, other land use areas should be protected from the encroachment of incompatible residential activities. The

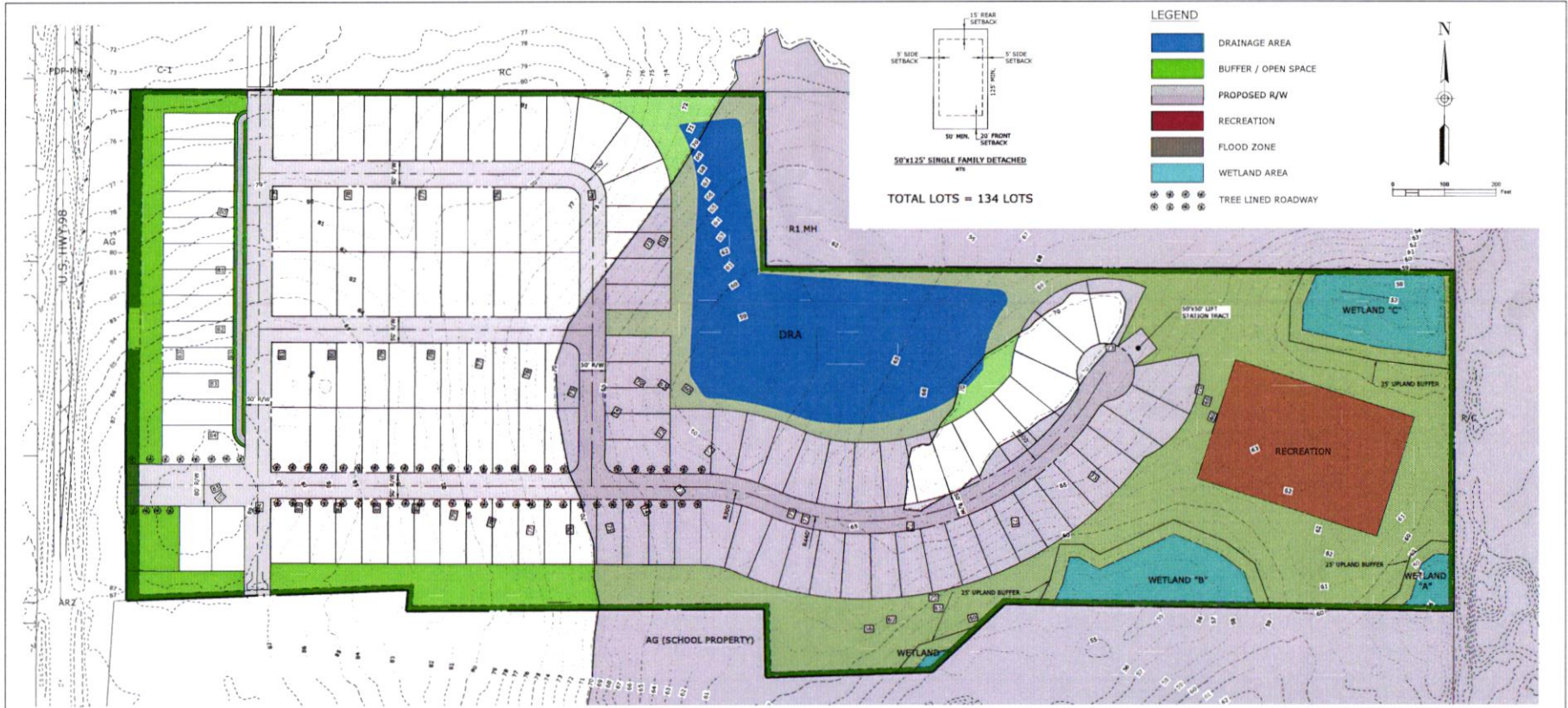
implementation or interpretation of these provisions, however, should not be seen as discouraging mixed-use development.

The proposed project fosters a pedestrian friendly environment, with ample open space for exercise and recreation. It is also compatible with existing and planned adjacent development to the north and south.

➤ State of Florida

Goal (4)(a) HOUSING—The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

The proposed project will consist of a community of single family detached homes at an affordable price for moderate income families.



ZONING MASTER PLAN
HIGHWAY 98 N RESIDENTIAL



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EIT-50000-02

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DATE	REV.	BY	DESCRIPTION

SHEET
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20132

SITE DATA

Owner/Applicant:
HWY 98 N PROJECT LLC
4912 TURNBURY WOOD DRIVE
TAMPA, FL 33647-2056

Parcel Key No. 394647
Area: Approx. 48.6 acres
Section/Township/Range: SECTION 10 23S, 21E
Current Zoning: AG
Requested Zoning: PDP - SF
Proposed No. of Lots: 134 maximum
Perimeter Building Setbacks:
Front - 80'
Side - 25'
Rear - 25'

Buffers: WEST 25' (LANDSCAPE TRACT), NORTH 10'

Internal Building Setbacks:

Front - 25'
Side - 5'
Rear - 15'

FEMA FIRB Community Panels: FEMA Panel 12053C 0158D, effective date of February 2, 2012. One very small area of Zone AE is located on the property. Zone AE is a special flood hazard area subject to inundation by the 1% annual chance flood with base flood elevations determined.

Wetlands: As Shown Above

Fire Protection: To be addressed during the Conditional Plat phase.

General Notes:

- This is a planning document and is not to be considered a final design or construction plan. Also, not intended for recordation in public records. Drainage and utility easement will be included in the final construction plans and shall meet the requirement of Hernando County and any agencies having jurisdiction related to this project.
- Drainage Retention Areas (DRA) are conceptually located. The actual size and location will be determined with final engineering design.

LAND USE TABLE

LAND USE	ACRES	LOTS	DENSITY
RESIDENTIAL LOTS AND ROW	30.4	134	
DRAINAGE RETENTION AREA/ OPEN SPACE	16.2		
RECREATION	2.0		
TOTAL	48.6	134	2.76



LOCATION MAP