



September 5, 2025

Michelle Miller, Senior Planner  
Hernando County Planning Department  
1653 Blaise Dr.  
Brooksville, FL 34601

**RE: Response to Request for Additional Information**

Project Name: Riopelle-Ariana Farms - Rezoning

Application No.: H-25-26

Michelle,

This letter is in response to County comments relating to the project referenced above. Enclosed for Staff review are the following items:

- Revised Master Plan including Buffer Cross Section
- Revised Narrative

Please note that County comments have been restated below and an explanation of our response has been provided in italics.

### **Utilities Department**

HCUD does not currently supply water or wastewater service to these parcels. Water service is available, there is a 12" force main that runs along Kettering Rd adjacent to these parcels.

***Response: Confirmed. The Proposed Development will connect to the Water Main and Force Main on Kettering Rd.***

HCUD has no objection to the zoning change from (AG & C/PDP) to (C/PDP) to develop a mixed residential project consisting of single-family lots, townhomes, and villas.

***Response: Acknowledged.***

Please note: HCUD is unable to immediately provide the necessary sewer service to the site from existing infrastructure and the necessary Ridge Manor Wastewater Treatment Plant expansion may not be in place when the impacts of the site development occur. However, options to facilitate service can be explored.

If a water and sewer (W&S) agreement is accepted, the utility would be able to extend services to your development. This agreement would outline the specific terms and conditions under which water and sewer services would be provided. Parcel Key's# 396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, 1376219.

***Response: If sewer capacity is available at the time of conditional plat a W&S should not be necessary; however, if sewer capacity is not available at the time of Conditional Plat review, we would request that consistent with Hernando County LDC Section 23-263.(b)(1)b., concurrency would be satisfied subject to the condition that the Ridge Manor Wastewater Treatment Plant expansion will be in place at the time when the project connects to the County Wastewater system for operation. Accordingly, consistent with Sec 23-263.(b).(1).b-d the developer requests that the Concurrency evaluation be deferred to Construction Plan Approval consistent with the provision that "A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur".***

**Department of Public Works:**

Key Nos.: 396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, 1376219: (Riopelle Properties, LLC):

A Traffic Access Analysis with a traffic signal warrant analysis for Kettering Road at Benton Hills Development will be required. Any improvements identified by the Traffic Access Analysis will be the developer's responsibility to install.

***Response: Acknowledged.***

All typical sections and driveway connections will need to meet Hernando County standards.

***Response: Acknowledged.***

Pedestrian connectivity is needed to connect the various pods.

***Response: Confirmed. Pedestrian Connectivity will be met through internal sidewalks. All internal Sidewalks will connect to the Park/Amenity Areas. An optional pedestrian connection to the***

***Withlacoochee State Trail to the east has also been added to the Master Plan within the Park/Amenity Area that connects to the eastern boundary.***

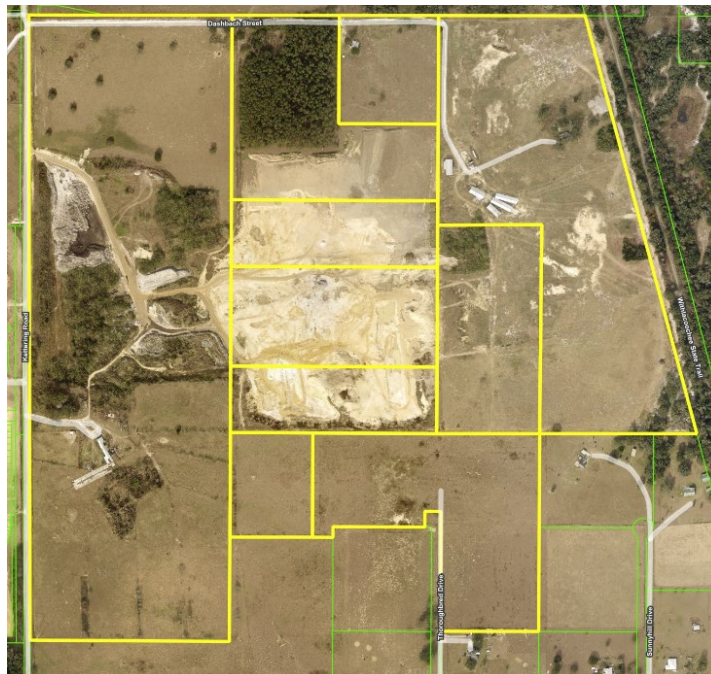
Right of Way along Kettering Road will be required, developer to work with the County Engineer at the time of development to determine amount.

***Response: Confirmed. The Proposed R/W reservation is depicted on the Master Plan. The reservation depicted is consistent with the I-75/SR-50 PDD Area Plan and will be submitted to the County Engineer at the time of Conditional Plat for final approval.***

**Planning:**

- Landscape buffers: I think we need to get away from using both "landscape buffer" and "Vegetated buffer". Buffers need to all be consistently installed up to 80% opacity with a planting plan provided at the time of construction drawing. The BOCC has provided direction on what they are seeking for buffers, and consistency is key. Staff recommendation for buffers will be this language.

***Response: See Aerial Image below. The property lacks existing vegetation; a natural vegetative buffer will not be possible in this location. All Buffers will be landscaped with the exception of the East Property line adjacent to the Withlacoochee State Trail. See Buffer Type 3 for proposed cross section. A Fence is not required but can be installed at the Developers' discretion.***



- I love the recreation area approach and will be asking for bike/ped connectivity as much as possible to provide greater recreational opportunities for residents.  
***Response: Acknowledged. Sidewalks are being provided internally with connectivity to park/amenity areas. There are additional recreational opportunities available along Withlacoochee State Trail that is directly to the east. The proposed pedestrian connection to the State Trail to the east has been added with the intent of providing direct access for residents and guests within the community to the trail.***

Confirm the percentage of 45' Lots.

***Response: 45' lots will not exceed 25% of the total single-family lots. The balance of the SF lots will be a mix of 55's, 65's, and 75's to be located at the time of Conditional Plat.***

We trust that the information provided will adequately address County comments and allow approval of the associated permit. Please contact me at your convenience if there are any additional questions concerning this project.

Sincerely,

**Concetta Cook**

Permit Coordinator

**Coastal Engineering Associates, Inc.**