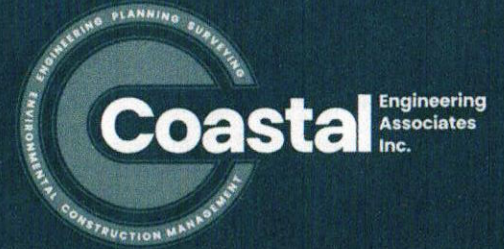


June 9, 2025



Hernando County Planning & Zoning Commission

Hernando County Case No.: H-25-07

Project Name: Sunny Pines Mobile Home/RV Park

Developer/Owner: Sunny Pines of Hernando, LLC

H2507- Presentation
Completed by petitioner
6/9 P&Z

Application Overview

Request: Reapprove Existing Master Plan (H-11-29) with proposed plan modifications from C/PDP (Combined Planned Development Project) to C/PDP

Site Area: 110.4 Acres M.O.L.

Existing FLU: Mainly Residential with Commercial Node @ ~~Southeast~~ ^{NW} Corner of SR 50/Mondon Hill

Uses Proposed: Maintain 548 Total Units with Conversion Matrix

Staff Conditions: Includes Resolution 2012-8 Conditions of Approval

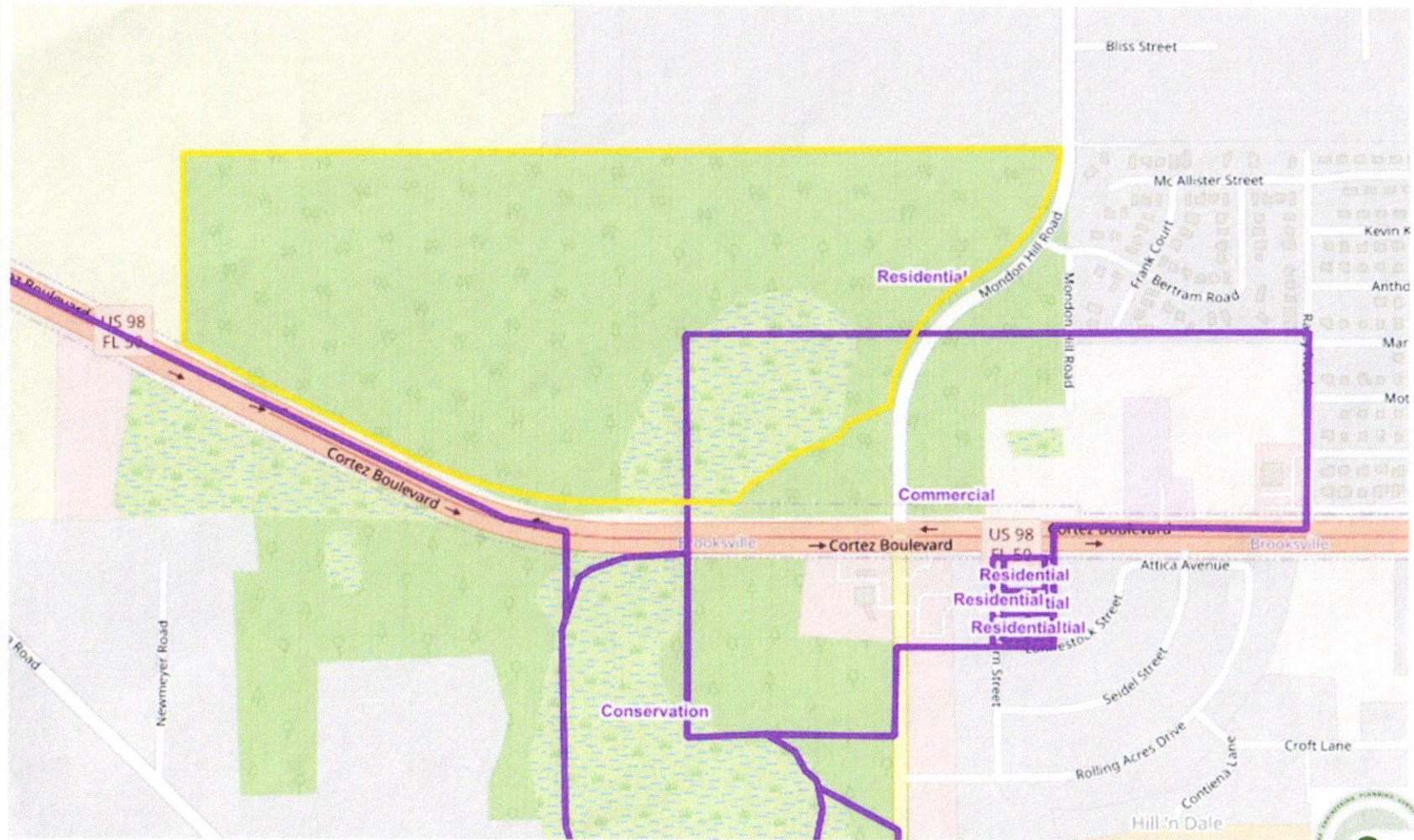
Staff Recommends Approval with Conditions



The map displays a portion of Brooksville, Florida, with various zoning districts and a proposed development area. The map includes Cortez Boulevard, US 98, and US 90. A large green area is labeled CPDP (Community Development District). Other zoning districts include AG (Agricultural), C1, C2, C3, PDP(RUR), PDP(GC), and R1A. The map also shows existing and proposed streets, including McAllister Street, Mendenhall Road, and Cortez Boulevard.



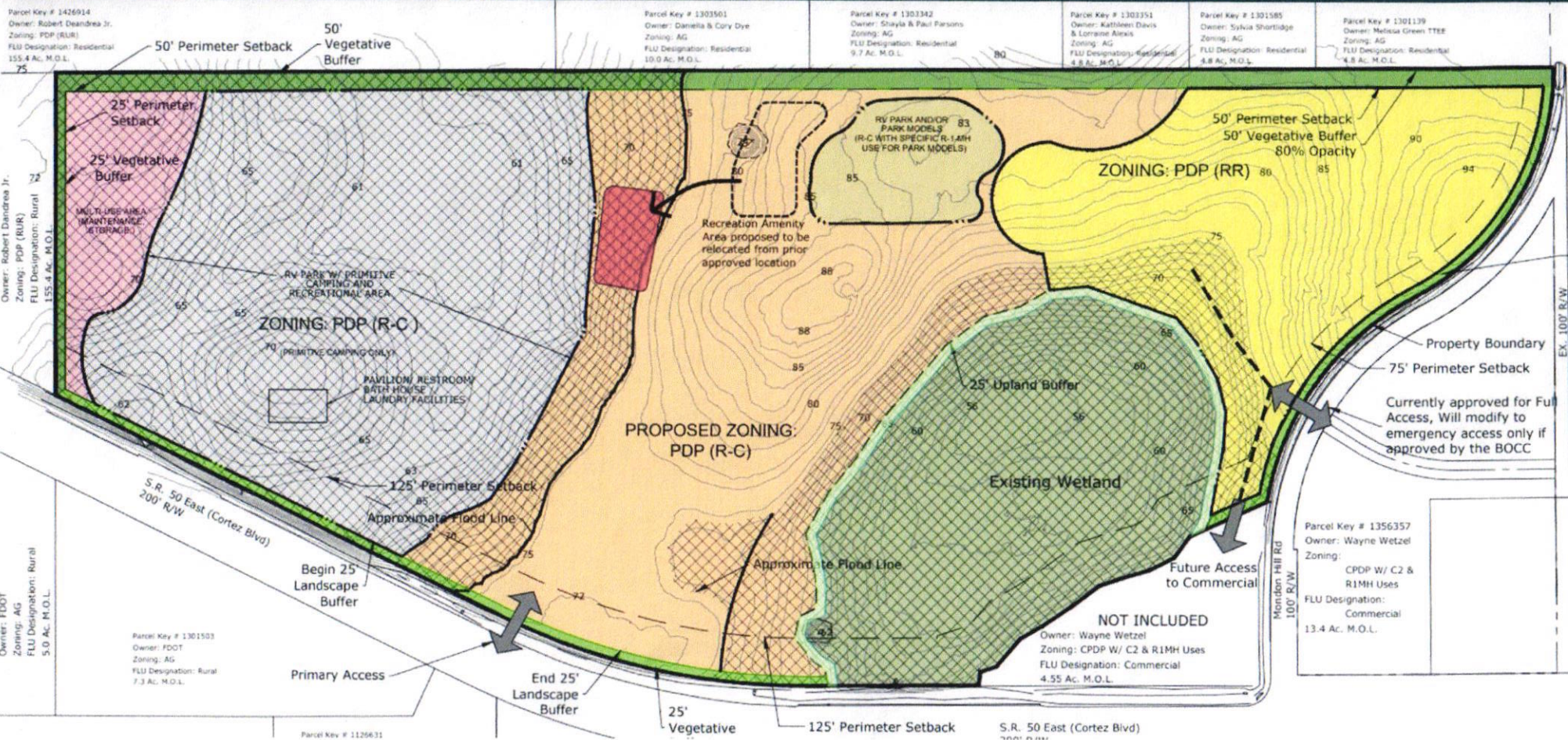
FUTURE LAND USE



- Approved in 2012
- C/PDP & C-2
Mini-Warehouse,
Recreational, Resort
Residential & SF with
R-1-MH for Park Models
- Reduction in Setbacks
- NTE 160K SF Comm
- 548 Maximum Units
- RV Spaces – 300
- Park Models – 50
- Primitive Camping 149
- Resort Residential – 49

-
- The map displays a large rectangular site with various zoning areas:
 - PROPOSED ZONING: PDP (R-G W/ SPECIFIC R-1-MH USE FOR PARK MODEL TRAILERS)** covers the northern portion of the site.
 - PROPOSED ZONING: PDP (R-G)** is located in the western portion, surrounding a rectangular building footprint.
 - PROPOSED ZONING: PDP (R-G)** covers the central portion of the site.
 - PROP. ZONING: PDP (RR)** is located in the eastern portion, near a road intersection.
 The map includes contour lines indicating elevation, with labels such as "100' NATURAL SLOPE WATER BUFFER (25% DENSITY)", "TERMINAL VEGETATION BUFFER (5% DENSITY)", and "10' BUFFER". A large "EXISTING LAKE" is situated in the central-eastern area. Infrastructure shown includes "CORTEZ BLVD." at the bottom, "ST. LOUIS BLVD." on the right, and "ST. LOUIS BLVD." on the left. A "PROPOSED 1/2\"/>

Revised Master Plan



Zoning Modifications

- Primary Site Access - SR 50 & Emergency Access Only @ Mondon Hill
- Community Gated & Recreation Area More Centralized
- Park Models & Resort Residential Single Family - Age Restricted
- Internal Lighting Consistent with Dark Sky Standards
- Minimum Lease Period - 6 Months for Non-RV spaces, enforced by CCR's
- Increase 50 Park Models to NTE 275 Park Models or 548 Total Units:
 - Two (2) Resort Residential Lots = 3 Park Models
 - ~~Two (2)~~ RV Spaces = 1 Park Model

1.0

17
and
by BCC.

Proposed Zoning - Conversion Matrix

APPROVED UNITS FROM H-11-29

PARK MODEL CONVERSION

LAND USE	AREA	APPROVED SITES EXISTING ZONING	PARK MODEL SITE CONVERSION	PROPOSED SITES WITH PARK MODEL CONVERSION
MULTI-USE AREA/MAINTENANCE STORAGE	3.94	N/A	N/A	N/A
PRIMITIVE CAMPING (PG)	28.00	149	N/A	149
RV SPACES (RV)	35.45	300	165	165
PARK MODELS (PM)		50	50	50
BUFFERS & OPEN SPACE	25.30	N/A	N/A	N/A
RESORT RESIDENTIAL	17.78	49	74	74
TOTAL DEVELOPMENT:	110.47	548	289	438

Conclusion

- Reapprove still valid Existing Master Plan (H-11-29) with Same Deviations
- Maintain Prior Approved 548 Total Units with Minor Changes
- Consistent with Previously Approved Plan, LDR's & Comprehensive Plan
- In Agreement with Staff Conditions and Staff Recommends Approval

Questions?

