



August 5, 2025

Hernando County Board of County Commissioners

Hernando County Case No.: H-25-07

Project Name: Sunny Pines

Developer/Owner: O'Malley Builders/Sunny Pines of Hernando, LLC

Introduction

Project Team

Cliff Manuel, P.E., President

Don Lacey, Planning Director

Betsey Jolley, AICP, Planning Manager

Coastal Engineering Associates, Inc.

966 Candlelight Drive

Brooksville, FL 34601

Applicant/Property Owner

Shawn O'Malley, Manager

Sunny Pines of Hernando, LLC



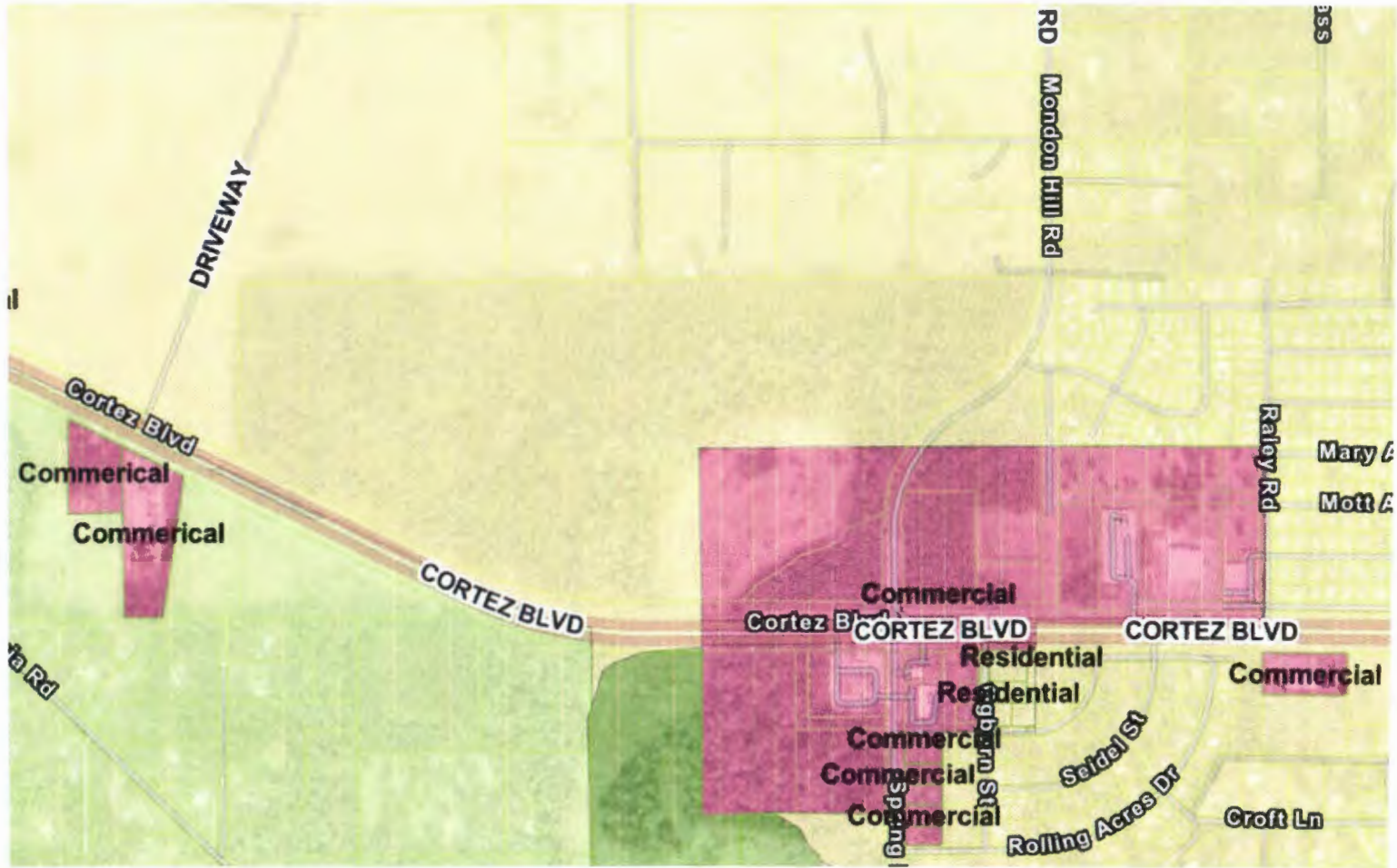
Application Overview

Request:	Reinstate 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 @ Northwest Corner of SR 50/Mondon Hill
Prior Approval:	Maintain 548 Total Units
Staff Conditions:	Includes Resolution 2012-8 Conditions of Approval

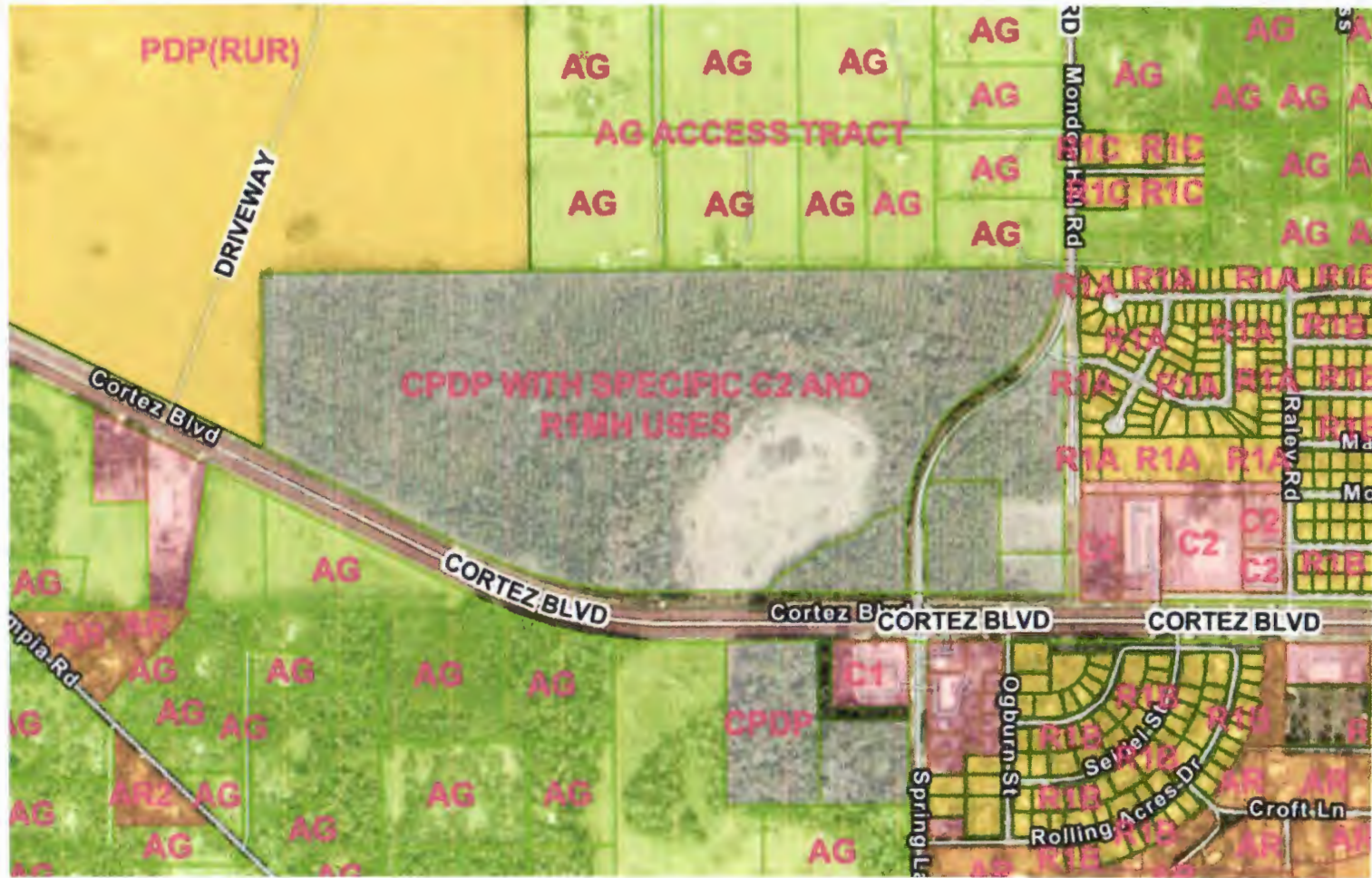
Staff Recommends Approval with Conditions



FUTURE LAND USE



ZONING MAP



Approved Zoning

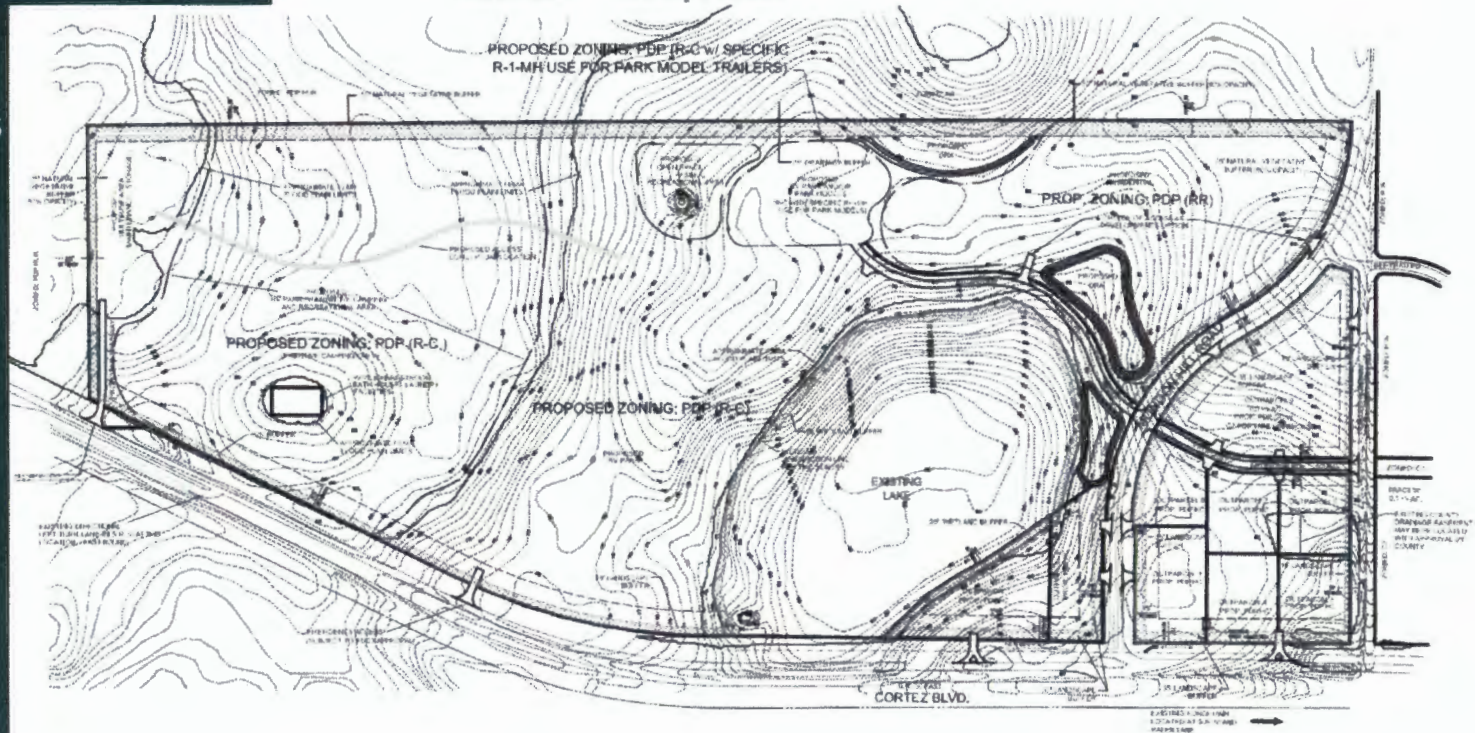
- Approved in 2012
- C/PDP & C-2
Mini-Warehouse,
Recreational, Resort
Residential & SF with
R-1-MH for Park Models
- Reduction in Setbacks
- NTE 160K SF Comm
- 548 Maximum Units
- RV Spaces – 300
- Park Models – 50
- Primitive Camping 149
- Resort Residential – 49

15. Minimum RV Setbacks:

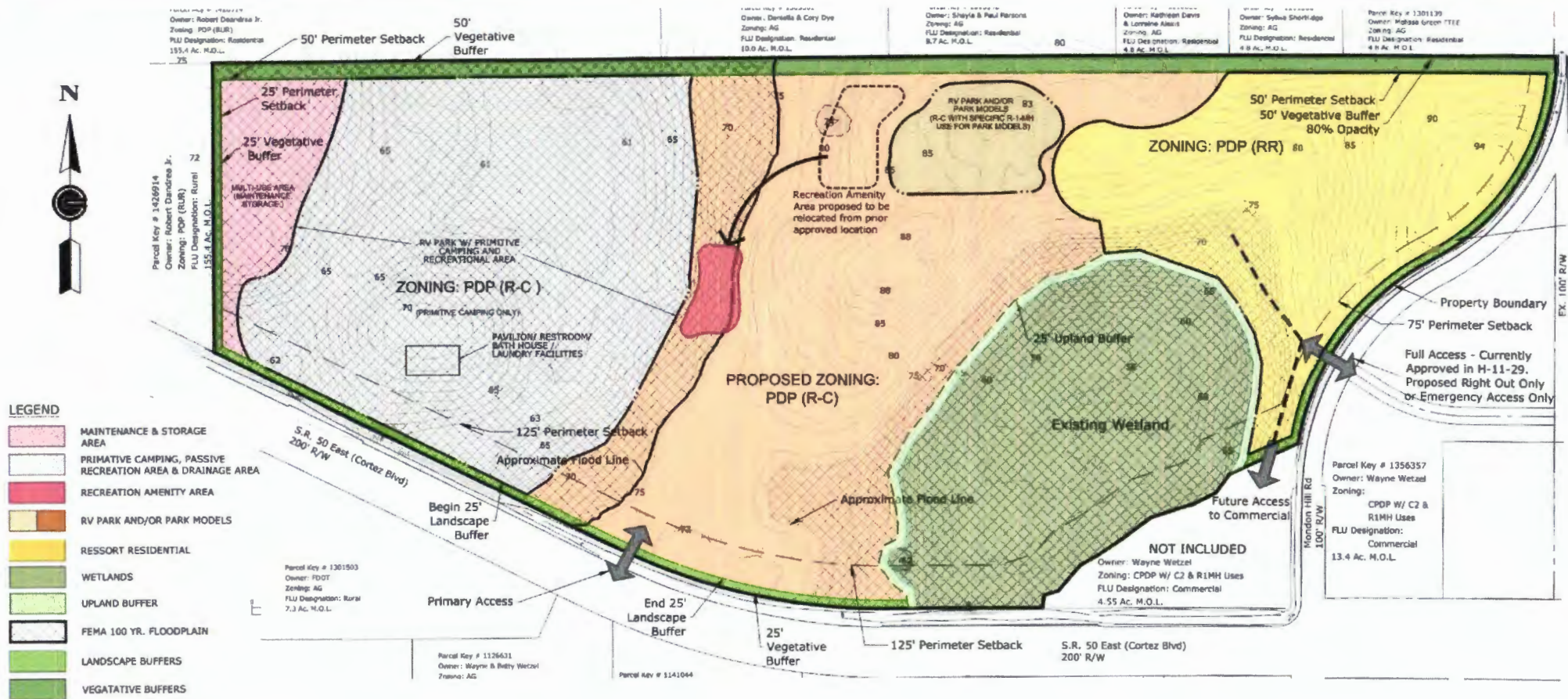
Front:	15'	(deviation from 20')
Side:	5'	(deviation from 8')
Rear:	10'	(deviation from 15')
Lot Size:	2,800 Sq. Ft	(no minimum for primitive camp sites)

16. Minimum Park Model Setbacks:

Front:	15'	(deviation from 25')
Side:	5'	(deviation from 15')
Rear:	10'	(deviation from 15')
Lot Size:	2,800 Sq Ft	(deviation from 5,000 sq ft)
Model Size:	500 Sq. Ft Max	



Master Plan Revision



Revised Unit Mix

Unit Type	Approved H-11-29	Proposed H-25-07
RV Spaces	300	211
Park Models	50	188
Primitive Camping	149	149
Resort Residential	49	0
Total Units	548	548

RV Park Spaces



- Minimum 2,800 SF Lot
- 300 RV's Previously Approved
- 211 RV's Proposed



RV SPACE / PARK MODEL



Park Models

- Min. 2,800 SF Lot Size
- Max. 500 SF Living Area
- NTE 188 Units
- 50 Approved

No Resort Residential

- 49 Approved
- 0 Proposed



Resort-Style Amenities



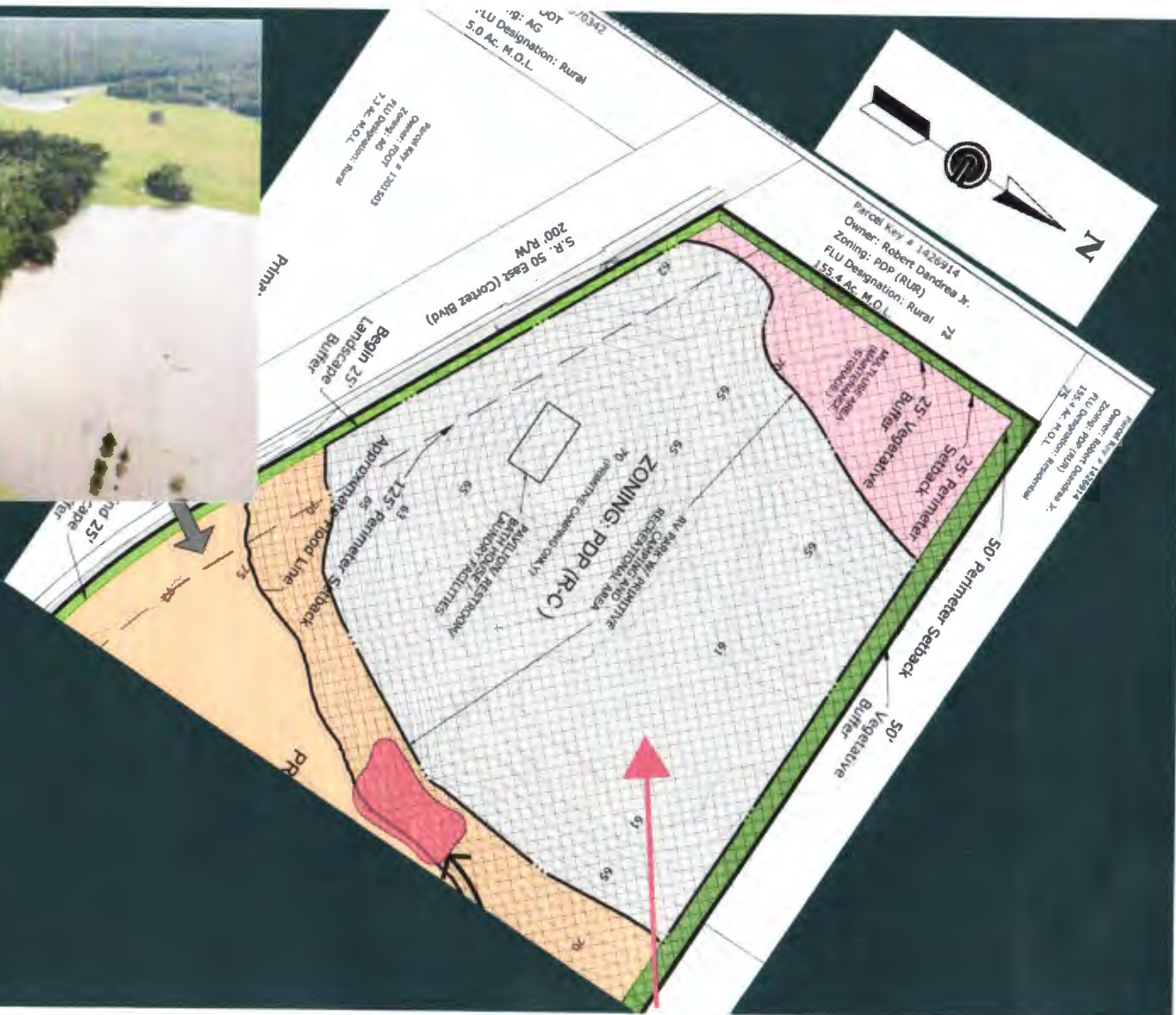
Conclusion

- Re-Approve still valid Existing Master Plan (H-11-29) with the **Same Deviations & Less Impacts**
- Maintains Prior Approved 548 Units with **Minor Changes & Improved Conditions**
 - RV's reduced from 300 to 211
 - No Resort Residential
 - Gated & Age Restricted Community
 - Dark Sky Lighting
 - Minimum lease period for Non-RV spaces will be a minimum of 6 months.



Questions?







INQUIRY #: 8063634.1
YEAR: 1995
= 625'  N




INQUIRY #: 8063634.1
YEAR: 1989
= 625'  N




INQUIRY #: 8063634.1
YEAR: 2023
= 625'  N
