

HERNANDO COUNTY ZONING AMENDMENT PETITION



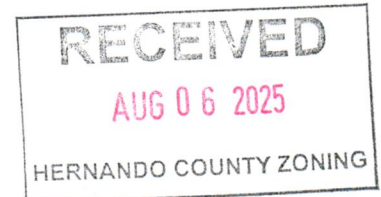
Application to Change a Zoning Classification

Application request (check one):

Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☒ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 07/31/2025

File No. H-25-42 Official Date Stamp:



APPLICANT NAME: Sand Ridge Hernando 47, LLC

Address: 2550 Lake Ellen Drive

City: Tampa

State: FL

Zip: 33618

Phone: 813-335-8587

Email: jessicadana28@gmail.com, gdgd0000@hotmail.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34609

Phone: 352-976-9423

Email: permits@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): 00377158, 00377229, 00377247, 00377265
2. SECTION 09, TOWNSHIP 23, RANGE 18E
3. Current zoning classification: PDP/SF - Planned Development Project Single Family
4. Desired zoning classification: PDP/SF - Planned Development Project Single Family Residential
5. Size of area covered by application: 47.7 acres
6. Highway and street boundaries: South of Elgin Blvd and East of the Duke Energy Powerline
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 AFFIDAVIT

I, Gregory Dana as Manager of Sand Ridge Hernando 47, 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): Coastal Engineering Associates, Inc.

and (representative, if applicable): _____

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 31st day of July, 2025, by GREGORY DANA who is personally known to me or produced _____ as identification.

Signature of Notary Public



FRANZ TOBIAS TEDROWE

Commission # HH 200774

Expires February 19, 2026

Notary Seal/Stamp

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

www.ck12.org

Sand Ridge Phase 3

Rezoning Application

Parcel Keys 377229, 377247, 377158, 377265

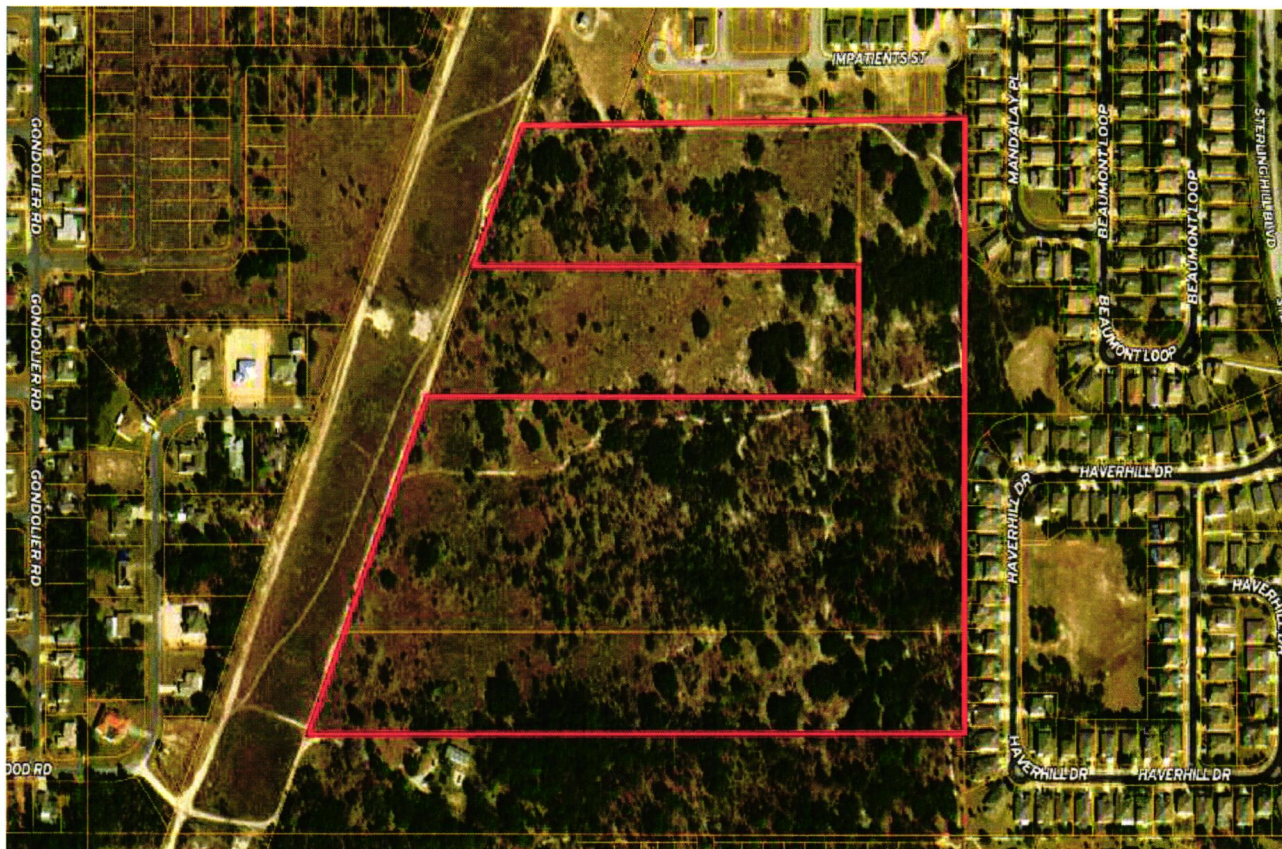


Figure 1. Sand Ridge Phase 3 Aerial and Location Map

General:

The site consists of approximately 47.7 acres, lying within section/township/range 09/23/18, is located east of the Duke Energy power line, south of Sand Ridge Subdivision, west of Sterling Hills Subdivision and north of Caldera Subdivision. Refer to Figure 1 for the general location and aerial view.

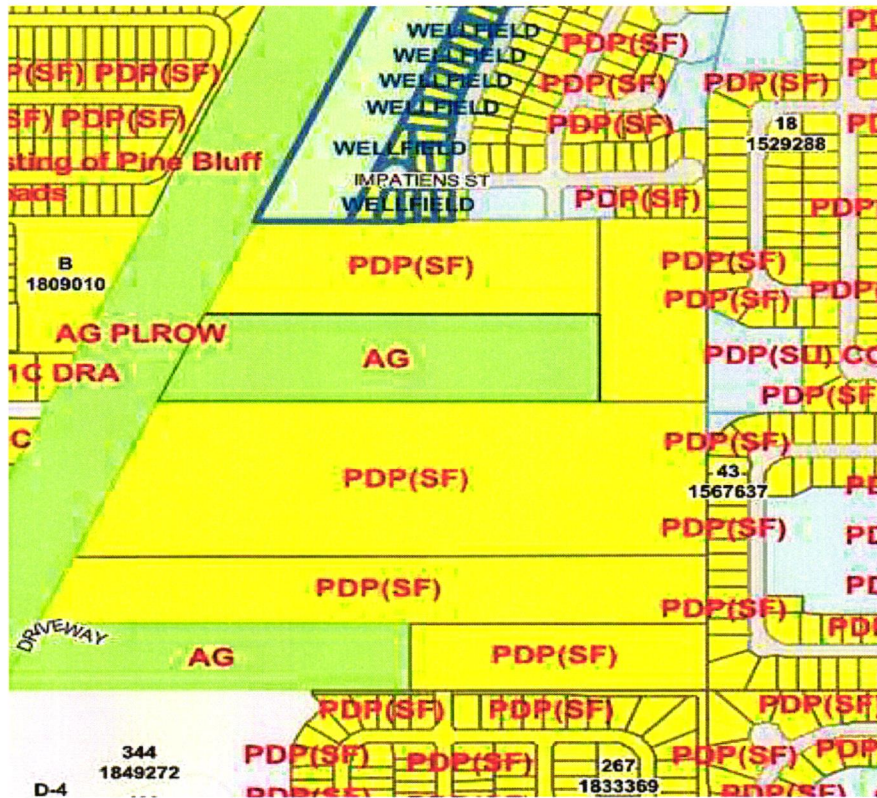


Figure 2. Sand Ridge Phase 3 Zoning Map

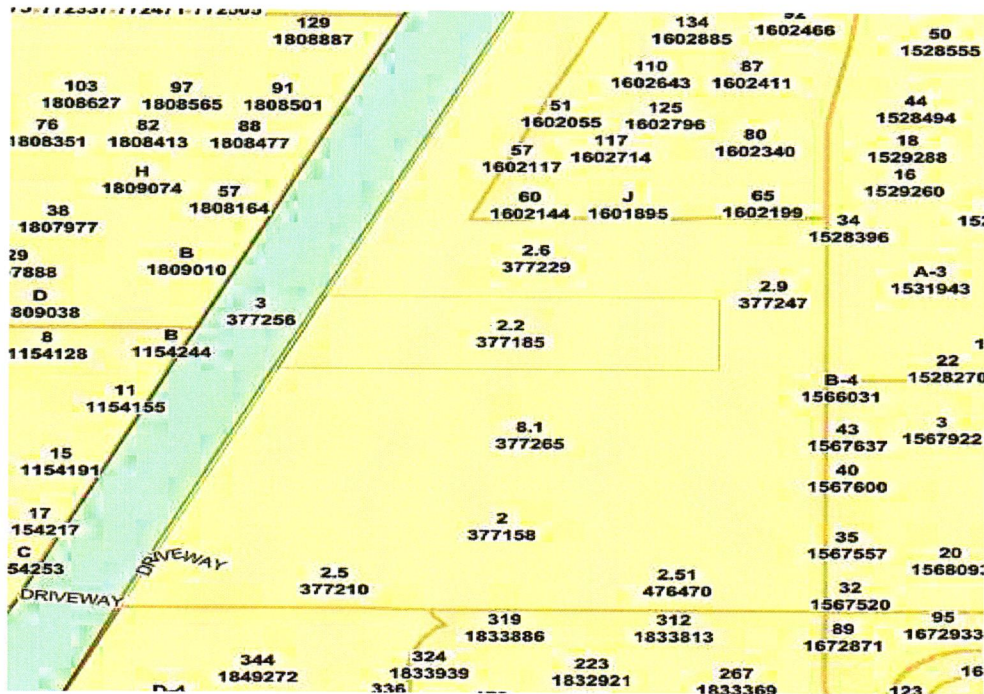


Figure 3. Sand Ridge Phase 3 Future Land Use Map

As shown on Figures 2 & 3 above, the present land use designations on the property are as follows:

Zoning-The property is presently zoned PDP (SF), Planned Development Project Single Family.

Comprehensive Plan Future Land Use Map-The property is designated Residential on the Future Land Use Map.

The following table identifies adjacent zoning classification and their designation in the comprehensive plan's future land use map.

	Zoning	FLU	Property Use
North	PDP/SF, PDP/SU (DRA), AG	Residential	Single Family and Wellfield
South	PDP/SF, AG	Residential	Single Family
East	PDP/SF, PDP/SU (DRA)	Residential	Single Family
West	AG	Public Service Facility	Duke Energy Powerline

Request:

The applicant is requesting a master plan revision to the currently approved PDP/SF zoning in order to develop a single family subdivision.

Project Description:

A master plan was previously approved on the property currently zoned PDP/SF on February 8, 2006. The master plan was approved for 138 single family lots with a minimum lot size of 7,500 square feet with the exception of the south property line where 10,000 square foot lots were required. Please see the Attachment 1 to this narrative for details.

The project will be developed as a single family subdivision and will generally be consistent with the previously approved plan, except for increasing the number of single family lots from 138 to 145 (minimal increase of 0.4 du/ac) and changing the lot size from 7,500 SF to 7,200 SF, which is consistent and compatible with existing residential lots adjacent to the project. Finally, Parcel Key 476470 is being omitted from the master plan as it is currently being developed with one single family lot. However, the western portion of this property is being utilized for an additional access point along the southern boundary of the project.

Dimensional Standards:

Number of Lots: 145

Minimum Lot Size: 7,200 sq. ft.

Setbacks

Front - 25 feet (previously approved as 20')

Sides- 5 feet (previously approved as 7.5')

Rear- 15 feet (previously approved as 15')

Perimeter Setbacks - 35' to North & South (Increase from previously approved 20')

30' to East and West, except along Powerline easement is 5'

Perimeter Buffers:

West: 0' along Duke Power Line Easement, 14' Vegetative Buffer adjacent to property line

North: 20' Vegetative Buffer

East: 15' Vegetative Buffer

South: 20' Vegetative Buffer (No Buffer Adjacent to DRA)

Maximum Building Height - 35 feet

Maximum Lot Coverage - 65% (deviation from 35%)

Proposed Density: 3.00 Units per Acre (2.6 du/ac currently approved)

Consistency with the Comprehensive Plan

The Master Plan and proposed zoning site is consistent with the following Goals, Objectives and Strategies of the Hernando County 2040 Comprehensive Plan.

Future Land Use Element

Residential Category Mapping Criteria: The Residential Category is designed to accommodate a variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

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.

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(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

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.

Analysis: The site is located in the Residential Category on the Future Land Use Map which is designed to accommodate residential growth. The site is located in the urbanized area where public facilities are generally available, and where growth is expected to occur. The site will be developed as a single family subdivision consistent with the proposed zoning and Strategy 1.04B(3).

Site Conditions

Topography

As shown in Figure 4, site topography ranges from 50 to 60 feet above MSL.

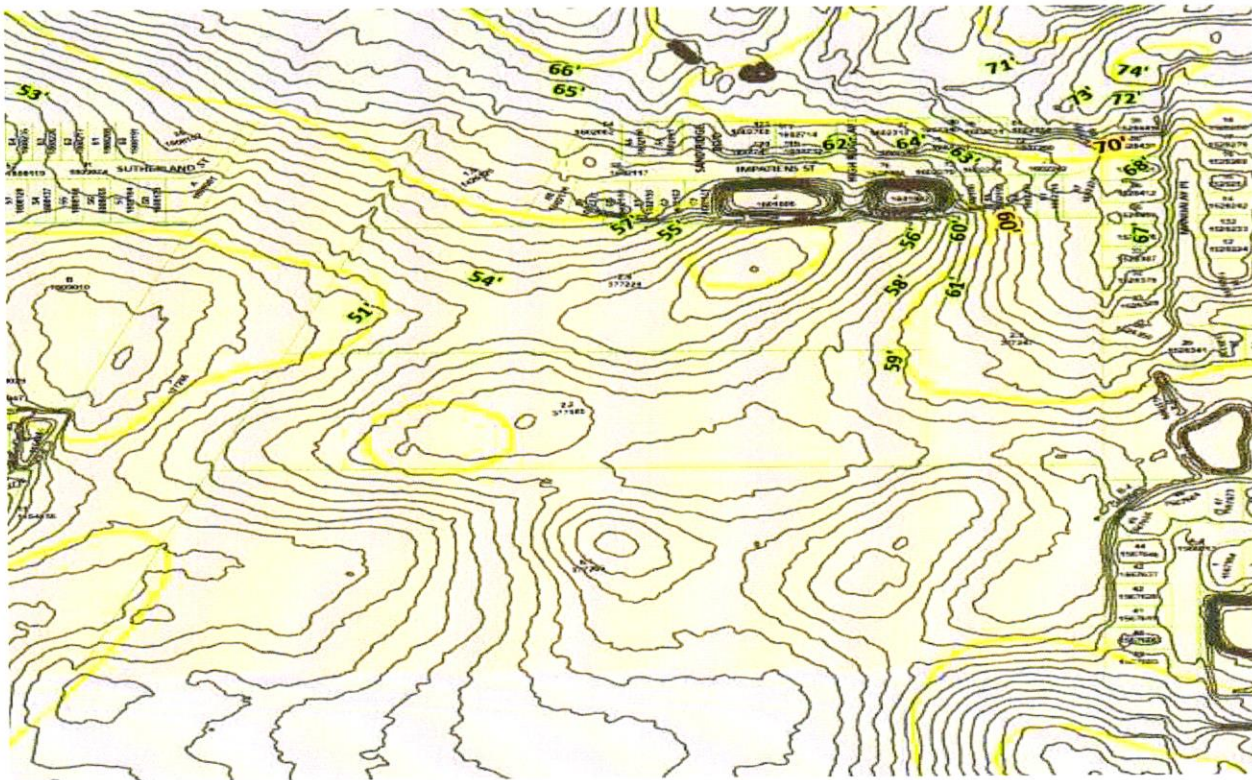


Figure 4. Sand Ridge Phase 3 Topography Map

Floodplain

The site is not located in a floodplain.

Soils

The site consists entirely of Candler Fine Sands. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands

Site Environmental

All required site surveys, reports and associated permits will be provided at the time of site development.

Infrastructure

Adequate Access/Transportation

The previously approved master plan proposed two (2) points of access to the west across the Duke Energy power line parcel aligning with Elwood Road and Southerland Street, a single point of access to the south aligning with an extension of Obsidian Drive and an additional access point to the north, for a total of four (4) access points. The proposed master plan calls for a single point of access to the west connecting to Elwood Road, a single point of access to the south connecting to Obsidian Drive at Goldfoil Road and an additional access point to the north connecting to High Ridge Avenue consistent with the prior approved master plan. Three (3) access points are more than adequate for the proposed number of units. The connection points are via residential roadways consistent with the proposed site use and zoning.

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. If required, the applicant will enter into a utilities service agreement with HCUD to ensure the timing of connection to, and capacity of, those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Recreation

The project will comply with the neighborhood park requirements of Chapter 26 (Subdivisions,) Section 26-75 of the Henando County Code of Ordinances (Subdivision Improvement Requirements).

Schools

A certification of concurrency will still be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of development. The subject site is within the school boundaries of Pine Grove Elementary School, West Hernando Middle School and Central High School.

Deviation

Maximum Lot Coverage-65% (deviation from 35%)

The one deviation requested is generally standard for single family subdivisions in the current market and are not excessive.

ATTACHMENT 1

Received

MAR 17 2006

Hernando County
Planning Department

RESOLUTION NUMBER 2006-41

WHEREAS, Hernando County has adopted zoning regulations pursuant to Chapter 163 and Section 125.01(1), *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 February 8, 2006, to consider the requested changes in zoning on the specified parcel(s) 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: Alan Garman and John McRae **FILE NUMBER:** H-06-10

PURPOSE: Rezoning from AG to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Approximately 1,000' east of Elwood Road, approximately 3,500' south of Elgin Boulevard.

LEGAL DESCRIPTION: A portion of Section 9, Township 23 South, Range 18 East, Hernando County, FL (legal description is lengthy; on file in the Planning Department).

REQUEST: Rezoning from AG to PDP(SF)/Planned Development Project (Single Family); and subject to performance condition(s) as enumerated in the BOCC Meeting Results Memorandum (which is incorporated herein by reference and made a part hereof). The representations contained in the Applicant's 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 requisite 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 approval 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:

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

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subject to compliance with all performance conditions set forth in the BOCC Meeting Results Memorandum.

**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:

1. The proposed rezoning is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions set forth in the BOCC Meeting Results Memorandum.

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 **APPROVES** the rezoning of the property from AG to PDP(SF)/Planned Development Project (Single Family); subject to all conditions set forth in the BOCC Meeting Results Memorandum which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions not specifically approved herein are hereby deemed **DENIED**.

ADOPTED IN REGULAR SESSION THE 8th DAY OF FEBRUARY, 2006

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest:

Karen Nicolai
KAREN NICOLAI, CLERK

By:

Diane B. Rowden
DIANE B. ROWDEN, CHAIRPERSON

(SEAL)



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY

[Signature]
County Attorney's Office

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February 8, 2006

MEMORANDUM

PD-47

TO: See Distribution List Below

VIA: Lawrence Jennings, Director of Growth & Development 

FROM:  Jerry Greif, Chief Planner
Department of Planning

SUBJECT: Results from the February 8, 2006 Board of County Commissioners Meeting

On February 8, 2006, the Hernando County Board of County Commissioners held a duly advertised public hearing to consider advertised request(s) for changes in zoning. The following attachment(s) reflect the action(s) of the Board of County Commissioners at that scheduled public hearing:

DISTRIBUTION: Alice Gura, County Administrator's Office
Applicant
Applicant's File #0610
Cindy Doxey, Property Appraiser's Office
Donna Singer, Commercial Development
Gary Fisher, Development Dept.
Planning Dept. Library
Planning & Zoning Commission Members

E-MAIL Charles Mixson, County Engineer
Don Silvernell, Airport Director
Judy Gerhart, Development Department
Ken Pritz, School Board, pritz_k@hcsb.k12.fl.us
Leah Fussell, Development Department
Mark Caskie, Code Enforcement
Mike McHugh, Economic Development
Planning Dept. E-Mail
Sue Rupe, Tourist Development Coordinator
Tina Martinson, Clerk's Office

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BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, FEBRUARY 8, 2006, PAGE 26

APPLICANT: Alan Garman and John McRae **FILE NUMBER:** H-06-10

PURPOSE: Rezoning from AG to PDP(SF)/Planned Development Project (Single Family)

GENERAL

LOCATION: Approximately 1,000' east of Elwood Road, approximately 3,500' south of Elgin Boulevard

LEGAL

DESCRIPTION: A portion of Section 9, Township 23 South, Range 18 East, Hernando County, FL

STAFF RECOMMENDATION:

Approval of the petitioner's request to rezone from AG to PDP(SF) with performance conditions.

P&Z RECOMMENDATION:

At the January 9, 2006 meeting, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request to rezone from AG to PDP(SF), with the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The minimum lot size is 7,500 square feet.
3. The maximum number of lots is ~~433~~ 138. [staff does not object, as 138 is consistent with the petitioner's proposal of 2.6 du/ac]
4. Minimum internal lot setbacks approved as follows:
Front: 20' Side: 7.5' Rear: 15'
5. Lots with a minimum 10,000 square foot size shall be located along the south property line.
6. Minimum perimeter building setbacks shall be 20'.
7. The petitioner shall provide the minimum amount of open space indicated on the plan.
8. The developer shall provide documentation demonstrating use of the Sand Ridge roadways.
9. Interconnection to Sand Ridge and Elwood Acres is to be completed in the first phase of development.
10. The access points shall be provided as indicated on the plan.

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BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, FEBRUARY 8, 2006, PAGE 27

11. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. A \$250.00 late submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.

BCC ACTION:

The Board of County Commissioners voted 5-0 to adopt Resolution # 2006-41 approving the petitioner's request to rezone from AG to PDP(SF), with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The minimum lot size is 7,500 square feet.
3. The maximum number of lots is 138.
4. Minimum internal lot setbacks approved as follows:
Front: 20' Side: 7.5' Rear: 15'
5. Lots with a minimum 10,000 square foot size shall be located along the south property line.
6. Minimum perimeter building setbacks shall be 20'.
7. The petitioner shall provide the minimum amount of open space indicated on the plan.
8. The developer shall provide documentation demonstrating use of the Sand Ridge roadways.
9. Interconnection to Sand Ridge and Elwood Acres is to be completed in the first phase of development.
10. The access points shall be provided as indicated on the plan.
11. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. A \$250.00 late submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.
12. The petitioners shall enter into a developer's agreement which will require them to pay their proportionate fair share of offsite transportation improvements to mitigate impacts associated with development of the project

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