HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-22-50 Official Date Stamp:

Received Received

JUN 16 2022

Planning Department Hernando County, Florida Planning Department Hernando County, Florida

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: _____ Whiting - Anderson Snow Subdivision

APPLICANT NAME: William Ryan Homes Florioda, Inc.
Address: 3925 Coconut Palm Drive, Suite 117
City: Tampa State: Florida Zip: 33619
Phone: (813)-627-9040 Email: jthorson@wmryan.com
Property owner's name: *(if not the applicant)* HDP Whiting Estates II, LLC

REPRESENTATIVE/CONTACT NAME:
Company Name: Landmark Engineering & Surveying Corp.
Address: 8515 Palm River Road
City: Tampa State: Florida Zip: 33619
Phone: (813)-621-7841 Email: tca@lesc.com & comments@lesc.com

HOME OWNERS ASSOCIATION: ☑ Yes ☐ No *(if applicable provide name)* Whiting Estates Homeowner's Association, Inc.
Contact Name: Jeffrey D. Thorson, President
Address: 3925 Coconut Palm Drive Suite 117 City: Tampa State: Florida Zip: 33619

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 379101 (R3442318000002500000)
2. SECTION 27, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: CPDP
4. Desired zoning classification: PDP
5. Size of area covered by application: 10.84-acres
6. Highway and street boundaries: Anderson Snow Road & Challice Drive
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 Please see attached Owner Affidavit

I, Todd C. Amaden, authorized agent, 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)*: Jeffrey D. Thorson
and *(representative, if applicable)*: Todd C. Amaden
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ CHARLOTTE
The foregoing instrument was acknowledged before me this 2nd day of June, 20 22, by Jeffrey D. Thorson who is personally known to me or produced FL Drivers License as identification.

Sheila D. Nicoloff
Signature of Notary Public
Sheila D. Nicoloff
Effective Date: 11/8/16 Last Revision: 11/8/16

SHEILA D. NICOLOFF MY COMMISSION EXPIRES OCTOBER 28, 2023 #GG 927525 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA
Notary Seal/Stamp

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

PROJECT NARRATIVE

Received
JUN 01 2022
Planning Department
Hernando County, Florida

Re: **WHITING ESTATES PHASE II**
Parcel: R34 423 18 0000 0250 0000
Key: 379101
Jn: 2210049

Narrative Description of the Request

The subject property (Key 379101) is in southern Hernando County (STR 34/23S/18E), northwest of the intersection of Challice and Anderson Snow Roads, and adjacent to Crown Point Subdivision. The property is currently zoned PDP (SF) and is within residential and commercial designations on the County Future Land Use Map. The surrounding properties are zoned as follows:

North PDP-SF
East AG, AR, & PDP-SF
South PDP-SF
West PDP-SF

The applicant wishes to retain the current PDP (SF) designation for 30 single family lots. The minimum lot size will remain at 10,500 square feet, with the minimum dimensions being 140 feet in depth by 75 feet in width for interior lots. Based on the current surrounding uses and easy access to the Suncoast Expressway, the proposed use is appropriate.

We wish to modify the current PDP to have the required perimeter buffer be a part of the lots and not located in a separate tract per previous staff request. Having the buffer in a separate tract could create a 10' wide dead space if lot owners choose to fence their rear yards. Instead, the applicant will place the required buffer in an easement and restrict the placement of any permanent improvements via HOA deed restrictions.

The existing site contains a single-family residence, barn, and improved pasture and is currently accessed from the public right-of-way of Anderson Snow on the eastern boundary of the property.

The included master plan shows proposed access to the site from Challice Drive, an existing public road on the southern project boundary, and Whiting Drive, a proposed public road currently under construction on the north side of the project.

The project design will generally follow the existing contours, draining from north to south, and include retention ponds to provide stormwater treatment and attenuation. The minimum landscape/screening buffer is proposed on the east and west project boundaries.

The existing soils are Masaryk and Candler which are moderately well drained and well drained respectively. Water and wastewater service are to be provided by Hernando County. The connection points and details will be finalized through the construction plans and coordinated with Hernando County Utilities. Access to the site will be from local public roads, reducing the impact to Anderson Snow.

1. Proposal

a. The proposed use is PDP SF (10.84 acres).
b. The proposed density is 2.77 units per acre
c. Proposed deviations are listed below:

Internal building setbacks
Front 20' (Deviation from 25')
Side 7.5' (Deviation from 10')
Rear 20'

2. Site Characteristics

a. Site size (10.84 acres)
b. Existing land use- Residential
c. Single family (vacant)

3. Environmental Considerations

a. Flood Zones A & X per FEMA FIRM Panel12053C0328D effective February 2, 2012
b. The site generally drains from north to south and contains a small depressional area central to the property.
c. No water features are located on site.
d. Current Habitat is improved pasture.

4. Site Plan Discussion in the Narrative

a. Description-30 SF lots with access from Challice Drive to the south and Whiting Drive to the north.
b. Proposed buffer sizes- 10' perimeter buffer
c. Proposed Setbacks and Minimum Sizes for Individual Lots:
Internal building setbacks
Front 20' (Deviation from 25')
Side 7.5' (Deviation from 10')
Rear 20'
Minimum Lot size 7,500 ft^2
d. Impacts and Improvements- Limited to access and utility connections
e. Proposed uses within pods- Single-Family Residential

5. Impacts to Public Facilities

a. Due to adequate public facilities and minimal impact of the proposed use, the impact on existing infrastructure is limited.
b. No improvements are proposed to the existing infrastructure outside of the access and utility connections.

6. Water and Sewer Services

Water and sewer service are available through Hernando County Utilities. The design and connection locations will be permitted through HCUD during the construction plan process.

7. Senior, Age-Restricted or Affordable Housing

The project is not currently intended to be age restricted.

GRAPHIC SCALE
100 0 100
1 INCH = 100 FEET

BOCC ACTION

ON DECEMBER 14, 2021, THE BOARD OF COUNTY COMMISSIONERS VOTED 5-0 TO ADOPT RESOLUTION 2021-226 APPROVING THE PETITIONERS REQUEST FOR A REZONING FROM PDP(MF) PLANNED DEVELOPMENT PROJECT (MULTI-FAMILY) TO PDP(SF) PLANNED DEVELOPMENT PROJECT (SINGLE-FAMILY) WITH DEVIATIONS WITH THE FOLLOWING UNMODIFIED PERFORMANCE CONDITIONS:

1. THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
2. A WILDLIFE SURVEY SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL TO IDENTIFY LISTED SPECIES PRESENT PRIOR TO DEVELOPMENT ACTIVITIES. THE PETITIONER IS REQUIRED TO COMPLY WITH ALL APPLICABLE FWC REGULATIONS.
3. THE PETITIONER MUST MEET THE MINIMUM REQUIREMENTS OF FLORIDA FRIENDLY LANDSCAPING™ PUBLICATIONS AND THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM FOR DESIGN TECHNIQUES, PRINCIPLES, MATERIALS AND PLANTINGS FOR REQUIRED LANDSCAPING, AS APPLICABLE.
4. GEOTECHNICAL SUBSURFACE TESTING AND REPORTING IN ACCORDANCE WITH HERNANDO COUNTY'S FACILITY DESIGN GUIDELINES SHALL BE CONDUCTED FOR ALL DRAINAGE RETENTION PONDS WITHIN THE PROJECT.
5. THE DEVELOPER SHALL CONNECT TO THE CENTRAL WATER AND SEWER SYSTEMS AT TIME OF VERTICAL CONSTRUCTION.
6. THE PETITIONER SHALL PRESERVE THE MINIMUM FIVE PERCENT (5%) NATURAL VEGETATION AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT REGULATIONS. THE REQUIRED NATURAL VEGETATION MAY BE INCLUDED AS PART OF THE REQUIRED OPEN SPACE.
7. THE PETITIONER MUST APPLY FOR AND RECEIVE A FINDING OF SCHOOL CAPACITY FROM THE SCHOOL DISTRICT PRIOR TO THE APPROVAL OF THE CONDITIONAL PLAT OR THE FUNCTIONAL EQUIVALENT. THE COUNTY WILL ONLY ISSUE A CERTIFICATE OF CONCURRENCY FOR SCHOOLS UPON THE SCHOOL DISTRICT'S WRITTEN DETERMINATION THAT ADEQUATE SCHOOL CAPACITY WILL BE IN PLACE OR UNDER ACTUAL CONSTRUCTION WITHIN THREE (3) YEARS AFTER THE ISSUANCE OF SUBDIVISION APPROVAL OR SITE PLAN APPROVAL (OR FUNCTIONAL EQUIVALENT) FOR EACH LEVEL OF SCHOOL WITHOUT MITIGATION, OR WITH THE EXECUTION OF A LEGALLY BINDING PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN THE APPLICANT, THE SCHOOL DISTRICT, AND THE COUNTY.
8. THE PETITIONER SHALL PROVIDE A 10' LANDSCAPE BUFFER AND 6' FENCE ALONG THE PERIMETER OF THE PROJECT. THE BUFFER SHALL BE DESIGNATED AS A SEPARATE TRACT SHOWN IN AN EASEMENT ON THE FINAL SUBDIVISION PLAT AND IN THE HOA DOCUMENTS, OWNED AND MAINTAINED BY DEED RESTRICTED HOA. A LANDSCAPE PLAN SHALL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN REVIEW.
9. THE BUILDER/DEVELOPER SHALL PROVIDE NEW PROPERTY OWNERS WITH FLORIDA-FRIENDLY LANDSCAPING™ (FFL) PROGRAM INFORMATION AND INCLUDE FFL LANGUAGE IN THE HOA'S COVENANTS AND RESTRICTIONS. INFORMATION ON THE COUNTY'S FERTILIZER ORDINANCE AND FERTILIZER USE IS TO BE INCLUDED. EDUCATIONAL INFORMATION IS AVAILABLE THROUGH HERNANDO COUNTY UTILITIES DEPARTMENT.
10. THE PETITIONER SHALL PROVIDE A FULL CONNECTION TO THE NORTH AT TIME OF DEVELOPMENT.
11. THE PETITIONER SHALL PROVIDE A REVISED PLAN IN COMPLIANCE WITH ALL THE PERFORMANCE CONDITIONS WITHIN 30 CALENDAR DAYS OF BOARD OF COUNTY COMMISSIONERS APPROVAL. FAILURE TO SUBMIT THE REVISED PLAN WILL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED.

LEGAL DESCRIPTION

THE SOUTH 150.27 FEET OF THE NORTH 210.27 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 40 FEET FOR ROAD RIGHT-OF-WAY.

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- AG — AGRICULTURE
- AR — AGRICULTURE RESIDENTIAL
- PDP(SF) — PLANNED DEVELOPMENT SINGLE-FAMILY
- PDP(MF) — PLANNED DEVELOPMENT MULTI-FAMILY

SITE DATA

HC RESOLUTION NUMBER:	2021-226
APPROVED ZONING:	PDP (SF) - 30 UNITS
HC PLANNING FILE #:	H-21-57
APPROVED LAND USE:	SINGLE-FAMILY RESIDENTIAL
SITE ADDRESSES:	1037 ANDERSON SNOW RD SPRING HILL, FL 34609
PARCEL KEY NO.	379101
PROPERTY AREA:	10.84 AC±
EXISTING ZONING:	PDP (MF) / AG
PROPOSED ZONING:	PDP (SF)
FUTURE LAND USE:	RESIDENTIAL
PROPOSED NO. OF LOTS:	29 SINGLE FAMILY UNITS
DENSITY:	29 UNITS / 10.84 AC = 2.68
BUILDING SETBACKS: FRONT	20' (DEVIATION FROM 25')
SIDE	7.5' (DEVIATION FROM 10')
REAR	20'
MINIMUM LOT WIDTH:	75'
MINIMUM LOT SIZE:	10,500 SF
MAXIMUM NUMBER OF UNITS:	30

WETLAND: NONE PRESENT

FLOOD ZONE:
THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" & "A" PER FLOOD INSURANCE RATE MAP NO. 12053C0328D, COMMUNITY NO. 120110, PANEL 0328 D EFFECTIVE DATE: 02/02/2012.

Location Map
NOT TO SCALE

ANDERSON SNOW ROAD
PUBLIC R/W

S00°16'19"W 210.49'

N89°37'27"W 299.86'

S89°42'57"E 852.48'

5' TRACT
140'
75'
85'

UNPLATTED

CROWN POINTE
PLAT BOOK 39, PAGES 14-15

N00°18'29"E 1034.27'

AG	AG	AR	AR	PDP(SF)	
378969	378825	1352789	656980	1675271	Lot 1
SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	

DRAINAGE RETENTION AREA

85' 75' 140'

50' ROW

FLOOD ZONE "A"

10' LANDSCAPE BUFFER/ 6' VINYL FENCE

75' 140'

DRAINAGE RETENTION AREA

5' TRACT

CHALLICE DRIVE
(50.00' PUBLIC R/W)

AVALON SUBDIVISION

Lot 19	Lot 18	Lot 17	Lot 16	Lot 15	Lot 14	Lot 13	Lot 12	Lot 11	Lot 10	Lot 9	Lot 8	Lot 7	Lot 6	Lot 5	Lot 4	
PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)	PDP(SF)
1675431	1675422	1675413	1675404	1675397	1675388	1675379	1675360	1675351	1675342	1675333	1675324	1675315	1675306	1675299	1675280	1593859
SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY
																PDP(SF) 1593868 SINGLE-FAMILY
																PDP(SF) 1593877 SINGLE-FAMILY
																PDP(SF) 1593886 SINGLE-FAMILY
																PDP(SF) 1593895 SINGLE-FAMILY
																PDP(SF) 1593902 SINGLE-FAMILY

CROWN POINTE
PLAT BOOK 39, PAGES 14-15

N00°14'30"E 1245.78'

TIERRA DRIVE
(50.00' PUBLIC R/W)

PDP(SF) 378980 SINGLE-FAMILY

Received
JUN 01 2022
Planning Department
Hernando County, Florida

WHITING ESTATES PHASE II
HERNANDO COUNTY, FLORIDA

SITE PLAN

WILLIAM RYAN HOMES
3925 COCONUT PALM DR., SUITE 117
TAMPA, FL 33619
PHONE (813) 627-9040

LANDMARK Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7864 | (813) 664-1832 (fax)
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