HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-2540 Official Date Stamp:

RECEIVED
AUG 06 2025
HERNANDO COUNTY ZONING

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: 7/11/2025

APPLICANT NAME: Jack Melton Family, Inc.
Address: 24628 Lockhart Rd
City: Dade City State: FL Zip: 33523
Phone: 615-479-1355 Email: perry@heritagelandfl.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: 34601
Phone: 352-796-9423 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): 00840923, 00841138
2. SECTION 06, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: AG, PDP(GHC) & PDP(HC)
4. Desired zoning classification: C/PDP
5. Size of area covered by application: +/-203.89 acres
6. Highway and street boundaries: SR-50, Old Trilby, I-75
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

I, Rebecca Melton Worrell, 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)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Rebecca Melton Worrell
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 5th day of August, 2025, by Rebecca Melton Worrell who is personally known to me or produced FL Driv Lic as identification.

Signature of Notary Public

RAMOLA A. KIRBY
Notary Public, State of Florida
Commission# HH 462923
My comm. expires Jan. 21, 2028

Notary Seal/Stamp

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

REZONING NARRATIVE

H-25-xx

*****

BLACK JACK RIDGE
MIXED-USE DEVELOPMENT

Submitted by:

Coastal Engineering
966 Candlelight Blvd.
Brooksville, Florida 34601
(352) 796-9426

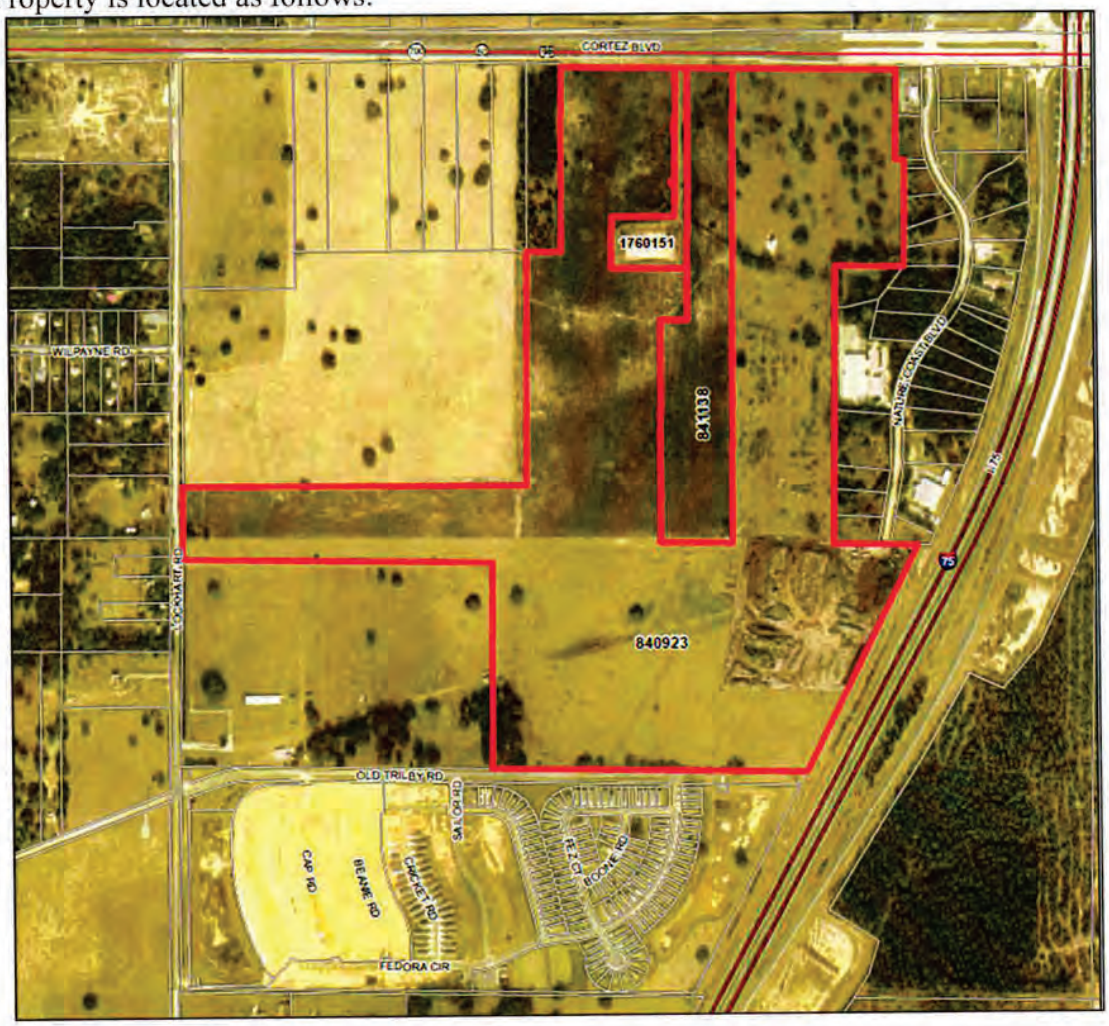
August 6, 2025

I. Introduction and Request

This is a request to rezone approximately 204 acres on Parcel Keys 840923, 841138, and 1760151 (the "**Property**") in unincorporated Hernando County (the "**County**") from Agricultural District (AG), Planned Development-Highway Commercial (PDP-HC), Planned Development – General Highway Commercial (PDP-GHC) and C-2 Highway Commercial District (C-2) to the Combined Planned Development (CPDP) District for a development to be known as Black Jack Ridge (the "**Project**").

In accordance with the County Zoning Code (the "**Code**") for the CPDP, also known as the PDP/(Combined) category, "[t]his category is for mapping purposes for PDPs that contain more than two (2) approved uses." Furthermore, the Code for PDPs requires a "narrative and a master plan providing a visual depiction and general layout of the project in conformance with PDP rules and any additional performance standards or specific deviations requested." Accordingly, the Master Plan (see **Exhibit "A"**) addresses the densities and intensities assigned to each area.

The Property is located as follows:



Parcel Keys 840923 and 841138 are owned by the Jack Melton Family, Inc. and Parcel Key 1760151 is owned by the Florida Department of Transportation (FDOT), collectively referred to as the "**Applicant**":

Parcel Key	Owner	Acreage
840923	Jack Melton Family, Inc	178.00
841138	Jack Melton Family, Inc	21.35
1760151	State of Florida DOT (FDOT)	4.52
	Total:	**203.87**

The Jack Melton Family, Inc. and the FDOT are in negotiations to potentially swap lands/vacate easements and/or co-mingle stormwater in conjunction with the development of the Property. Therefore, the FDOT parcel has been included as part of this rezoning application.

The Property is currently being used for agriculture and a mulching operation.

II. Proposal

a. Proposed Uses, Residential Density, and Commercial Intensity.

The current zoning district breakdown per Parcel Key is as follows:

Parcel Key	Owner	Acreage	FLU	Zoning	Acreage
840923	Jack Melton Family, Inc	178.00	PD	AG PDP(HC)	156.42 21.58
841138	Jack Melton Family, Inc	21.35	PD	PDP(GHC) PDP(HC) C2	12.45 6.61 2.29
1760151	State of Florida DOT (FDOT)	4.52	PD	AG PDP(HC)	2.66 1.86
	Total:	**203.87**		**Total:**	**203.87**

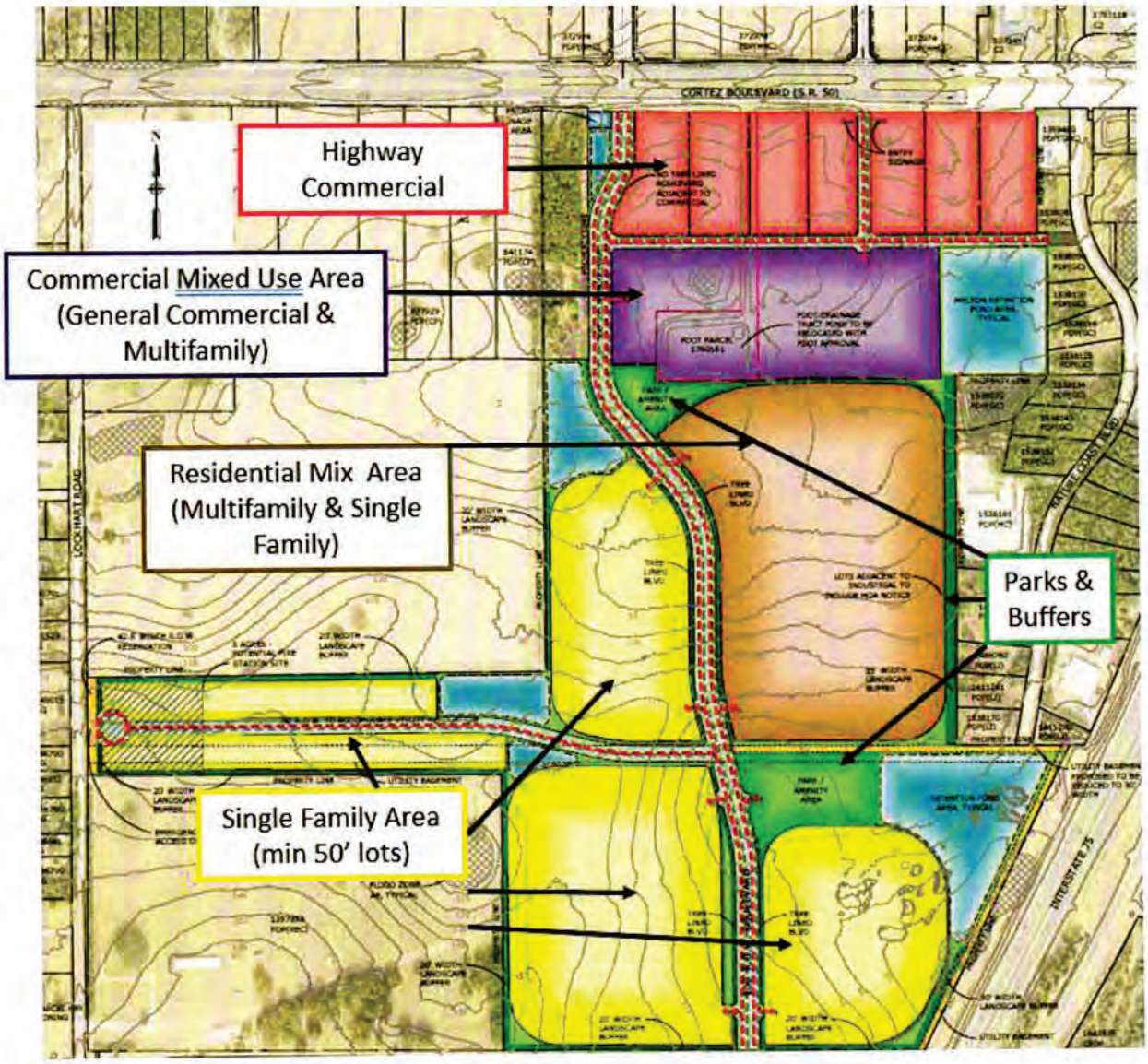
This application proposes to rezone the Property from AG, PDP-HC, PDP-GHC and C-2 to the CPDP District, with the following mix of uses:

LAND USE TABLE			
LAND USE	**ACRES**	**UNITS**	**DENSITY**
COMMERCIAL AREA PDP(HC)	20		200,000 SQ. FT.
COMMERCIAL MIXED USE PDP(GC), PDP(MF), PDP(SF)	19	320*	100,000 SQ. FT.
SINGLE FAMILY PDP(SF)	72	288*	
RESIDENTIAL MIXED USE PDP(MF) & PDP(SF)	37	370*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	37.81		
ROADS	18		
TOTAL:	+/- 203.89	978	

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

The Master Plan strategically places Highway Commercial uses along SR-50 followed by an intentional step down in density and intensity within the Project boundaries as the Project transitions north to south. Just south of the Highway Commercial uses along SR-50 is a Commercial Mixed-Use Area, which allows for commercial, multi-family, and single-family uses. Just south of this Commercial Mixed-Use Area is a Residential Mixed-Use Area, which allows for multifamily and single-family uses. The intent of these two areas is to allow for flexibility in uses and design to accommodate market shifts and end-user preferences, while creating a natural transition between the commercial area along SR-50 and the single-family areas further south. The Applicant has strategically placed buffers, open space, drainage and recreation areas to ensure compatibility between the developed areas and surrounding areas.



The **Highway Commercial Area (Red Area)** allows the following commercial uses, provided that the total commercial square footage, when combined with that of the Commercial Mixed-Use Area (Purple Area), does not exceed 300,000 square feet:

1) All C-2 Highway Commercial District Permitted Uses
2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
3) Educational Facilities
4) Light Wholesale and Storage
5) Microbreweries
6) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities

The **Commercial Mixed-Use Area (Purple Area)** allows the following commercial and residential uses, provided that the total commercial square footage, when combined with that of the Highway Commercial Area (Red Area), does not exceed 300,000 square feet, and the total

number of dwelling units, when combined with that of the Residential Mixed-Use Area (Brown Area) and the Single-Family Area (Yellow Area), does not exceed 978 dwelling units:

1) All C-1 Highway Commercial District Permitted Uses
2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
3) Educational Facilities
4) Light Wholesale and Storage
5) Microbreweries
6) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
7) All R-3 Residential District Permitted Uses, except that no single-family detached dwellings are permitted.
8) Recreational Amenities and Residential Ancillary Uses

The **Residential Mixed-Use Area (Brown Area)** allows the following commercial and residential uses, provided that the total commercial square footage, when combined with that of the Highway Commercial Area (Red Area), does not exceed 300,000 square feet, and the total number of dwelling units, when combined with that of the Commercial Mixed-Use Area (Purple Area) and the Single-Family Area (Yellow Area), does not exceed 978 dwelling units:

1) All R-3 Residential District Permitted Uses
2) Educational Facilities
3) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
4) All R-1A Residential District Permitted Uses (minimum lot width of 40 feet), except that no mobile homes are permitted.
5) Recreational Amenities and Residential Ancillary Uses

The **Single-Family Area (Yellow Area)** allows for the following residential uses:

1) All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), limited to single-family detached homes with a minimum lot width of 50 feet, except that no mobile homes are permitted.
2) Recreational Amenities and Residential Ancillary Uses

For clarity and ease of comparison, the information above is also organized in the table below.

Area	Permitted Uses	Commercial Sq. Ft. Limit	Residential Dwelling Unit Limit	Additional Notes
Highway Commercial Area (Red)	1. All **C-2** Highway Commercial District Permitted Uses 2. Hospital and/or Urgent Care /	**Part of combined 300,000 sq. ft.** with Commercial Mixed-Use Area (Purple) and Residential Mixed-Use Area (Brown)	Not applicable	Commercial only

Area	Permitted Uses	Commercial Sq. Ft. Limit	Residential Dwelling Unit Limit	Additional Notes
	Stand-Alone Emergency Room 3. Educational Facilities 4. Light Wholesale and Storage 5. Microbreweries 6. Public/Private Recreation incl. Virtual Golf and/or Pickleball			
Commercial Mixed-Use Area (Purple)	1. All **C-1** Highway Commercial District Permitted Uses 2. Hospital and/or Urgent Care / Stand-Alone Emergency Room 3. Educational Facilities 4. Light Wholesale and Storage 5. Microbreweries 6. Public/Private Recreation incl. Virtual Golf and/or Pickleball 7. All **R-3** Residential District Permitted Uses 8. Recreational Amenities and Residential Ancillary Uses	**Part of combined 300,000 sq. ft.** with Highway Commercial Area (Red) and Residential Mixed-Use Area (Brown)	**Part of combined 978 units** with Residential Mixed-Use Area (Brown) and Single-Family Area (Yellow)	Mixed-use (Commercial & Residential) Single-family detached dwellings not permitted
Residential Mixed-Use Area (Brown)	1. All **R-3** Residential District Permitted Uses 2. Educational Facilities 3. Public/Private Recreation incl.	**Part of combined 300,000 sq. ft.** with Highway Commercial Area (Red) and Commercial Mixed-	**Part of combined 978 units** with Commercial Mixed-Use Area (Purple) and Single-Family Area (Yellow)	Mixed-use (Primarily Residential) Single-family detached dwellings

Area	Permitted Uses	Commercial Sq. Ft. Limit	Residential Dwelling Unit Limit	Additional Notes
	Virtual Golf and/or Pickleball 4. Recreational Amenities and Residential Ancillary Uses	Use Area (Purple) Areas		minimum lot width 40' Mobile homes not permitted
Single-Family Area (Yellow)	1. All **R-1A** Residential District Permitted Uses 2. Recreational Amenities and Residential Ancillary Uses	Not applicable	**Part of combined 978 units** with Commercial Mixed-Use Area (Purple) and Residential Mixed-Use Area (Brown)	Residential only plus amenities Minimum 50' lot width Mobile homes not permitted

b. Consistency with Comprehensive Plan

Pursuant to the Hernando County Comprehensive Plan (the "**Comp Plan**"), the underlying Future Land Use ("**FLU**") category is I-75/SR-50 Planned Development District (I-75/SR-50 PDD). The I-75/SR 50 PDD was established by the County in 2007[1] "to ***maximize the potential economic value of the I-75 corridor*** through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail."[2]

The following Objectives, Goals and Policies from the Comp Plan apply to the I-75/SR-50 PDD:

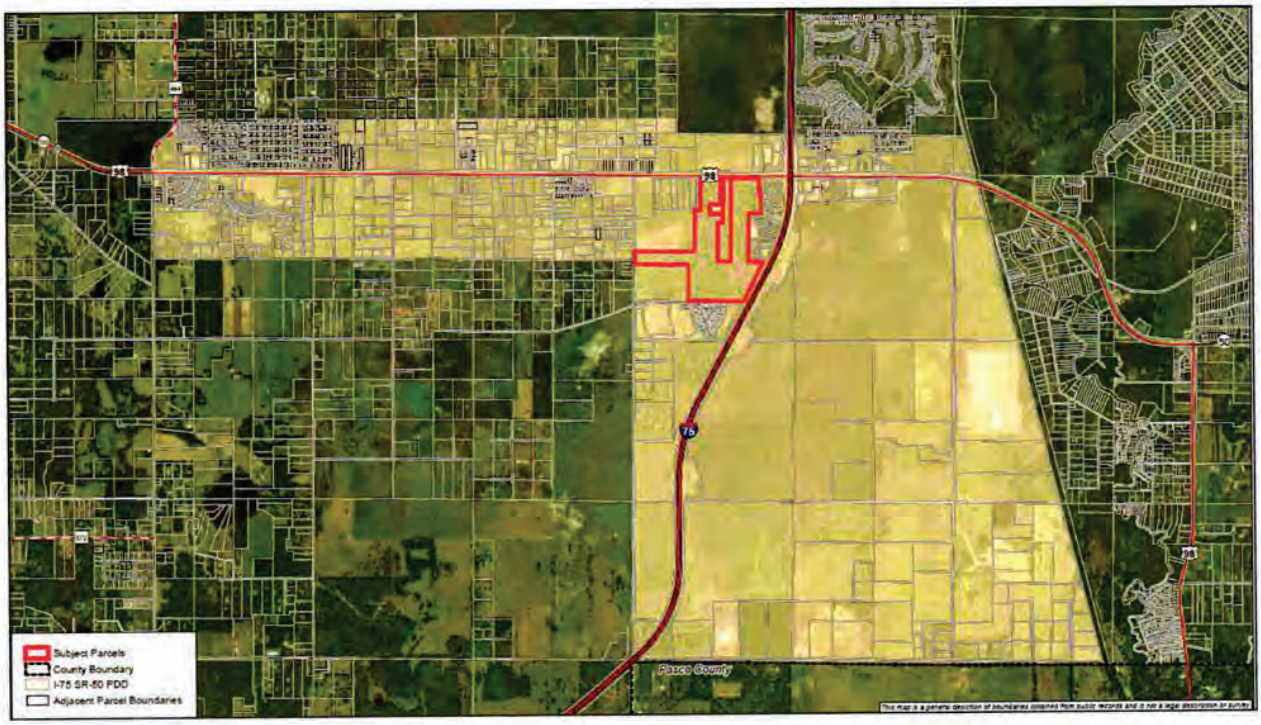
> ***GOAL 1.05 – Planned Development District***
> ***Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process.***
>
> ***Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development. The designated PDD Categories and associated objective/strategy cluster are identified as follows:***

[1] Hernando County PD-336, I-75/SR 50 PDD Area Plan Adoption, September 12, 2007.
[2] Hernando County Comprehensive Plan, I-75/SR-50 PDD, Objective 1.05A (emphasis added).

Discussion: This Project falls within an already designated PDD Category of I-75/SR-50 PDD as further described below. The Master Plan (see **Exhibit "A"**) addresses the densities and intensities assigned. Proposed uses include a maximum of 978 residential dwelling units and 300,000 square feet of commercial.

> ***Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.***

Discussion: The Property is located within the I-75/SR-50 PDD category:

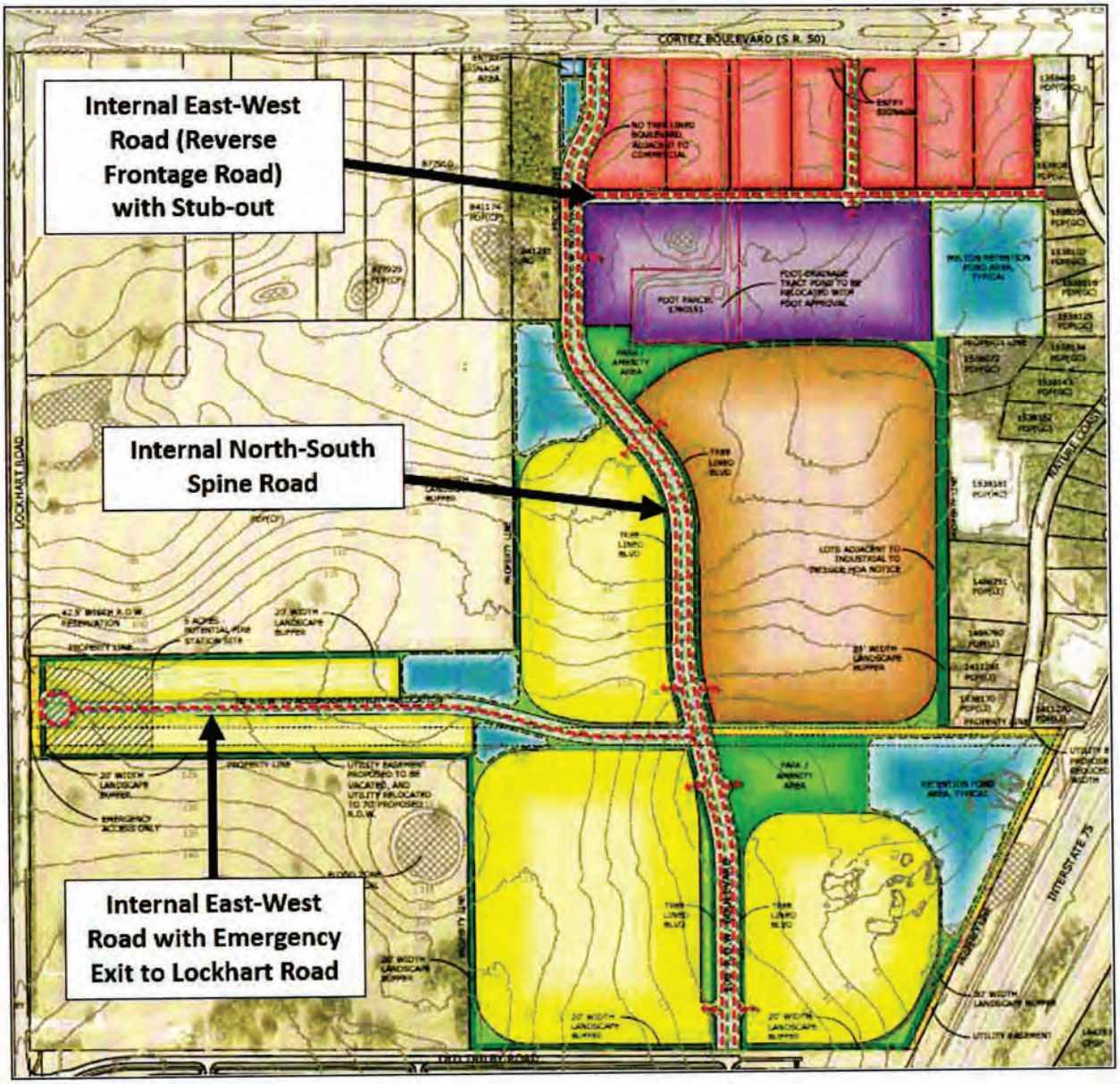


> ***Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.***

Discussion: The Property is located within the I-75/SR-50 PDD. The Project proposes a maximum of 978 residential dwelling units along with 300,000 square feet of commercial area. This Project serves this Comp Plan Strategy's purpose to seek and create a largely self-contained concentration and mix of uses supported by public infrastructure. A corresponding development agreement (as required by Code Section 23-158) shall accompany this rezoning to ensure the advance planning and programming of infrastructure that facilitates orderly development patterns.

> ***Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:***
>
> > ***a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;***

Discussion: The Master Plan demonstrates transportation circulation and connectivity with an internal north/south spine road and two internal east/west roadways, one with emergency access to Lockhart Road and the other with a potential stub-out to Nature Coast Boulevard. The north/south spine road will include a 10-foot wide strategically placed multi-modal trail. The north/south road will not include an additional sidewalk on the opposite side of the road from the multi-modal trail; however, sidewalks will be incorporated in each area as required by Code.



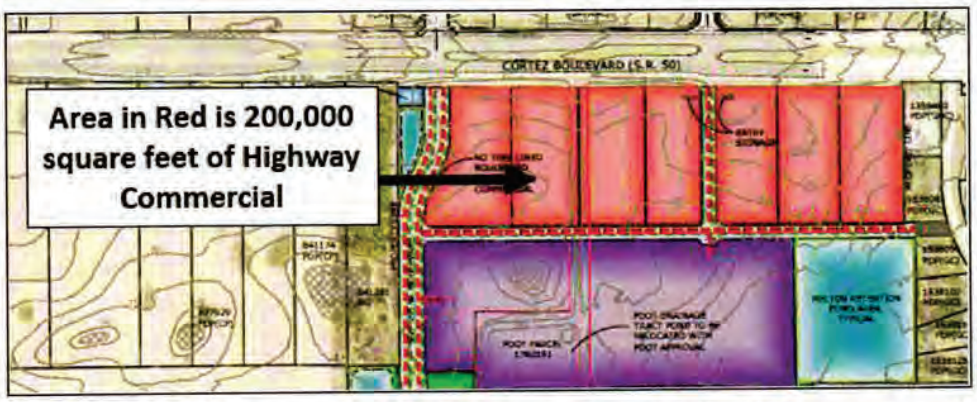
b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;

Discussion: As required by Code Section 23-158, all residential developments within the I-75/SR-50 PDD that have 100 or more dwelling units are required to enter into a development agreement (or development order) prior to the county issuing conditional plat approval. The Applicant is currently working on submittal of a proposed development agreement in compliance with this provision and to ensure adequate timing and phasing of infrastructure needs accommodating the proposed level of development. The Applicant intends for the development agreement to be considered by the County Commission at the same time as this rezoning application.

Additionally, the Master Plan shows areas where right-of-way along Lockhart Road will be dedicated for future widening of Lockhart Road.

c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;

Discussion: Consistent with these criteria, a concentration of commercial uses is proposed along SR-50. The development agreement will include opportunities for bus transit pull-outs and shelters within the commercial or multifamily areas.



d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;

Discussion: See response to "c." above, the placement of 200,000 square feet of commercial is proposed along SR-50.

e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;

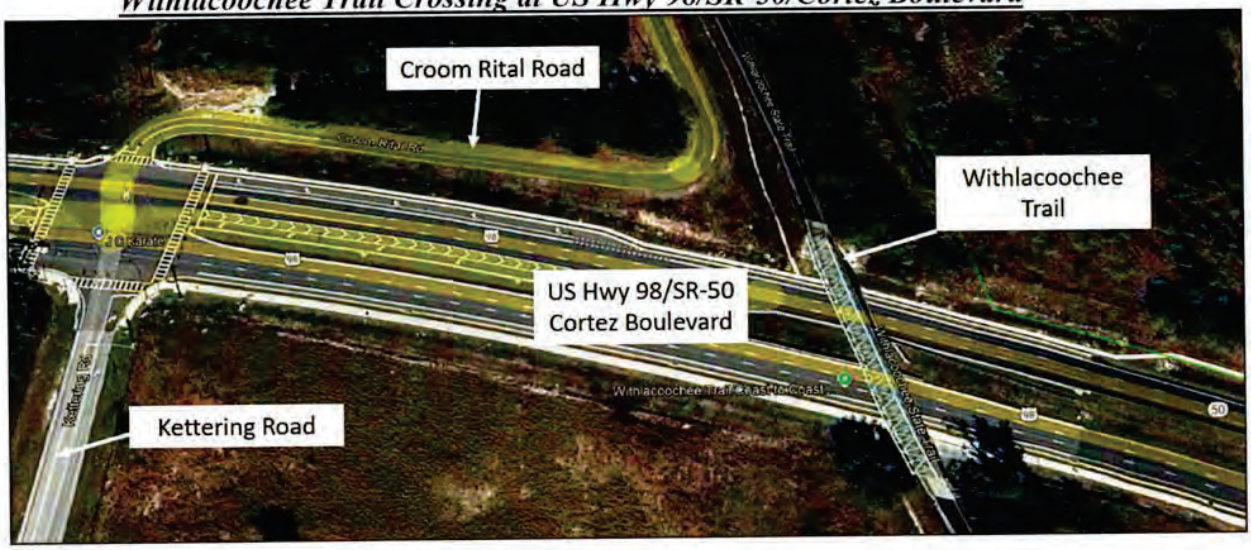
Discussion: The Master Plan shows an internal roadway system that minimizes impacts to surrounding areas while leveraging existing median cuts along SR-50. A 10-foot multi-use trail along the N/S Spine Road will facilitate safe multi-modal connections to surrounding uses consistent with this Policy.

f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;

Discussion: The Property is located approximately 1.4 miles from the Withlacoochee Trail. Sidewalks/multiuse trails will be provided throughout the Project and will connect residents with onsite recreational areas and to the existing sidewalk system on the south side of Cortez Boulevard/SR-50, which then connects to the Withlacoochee Trail System.

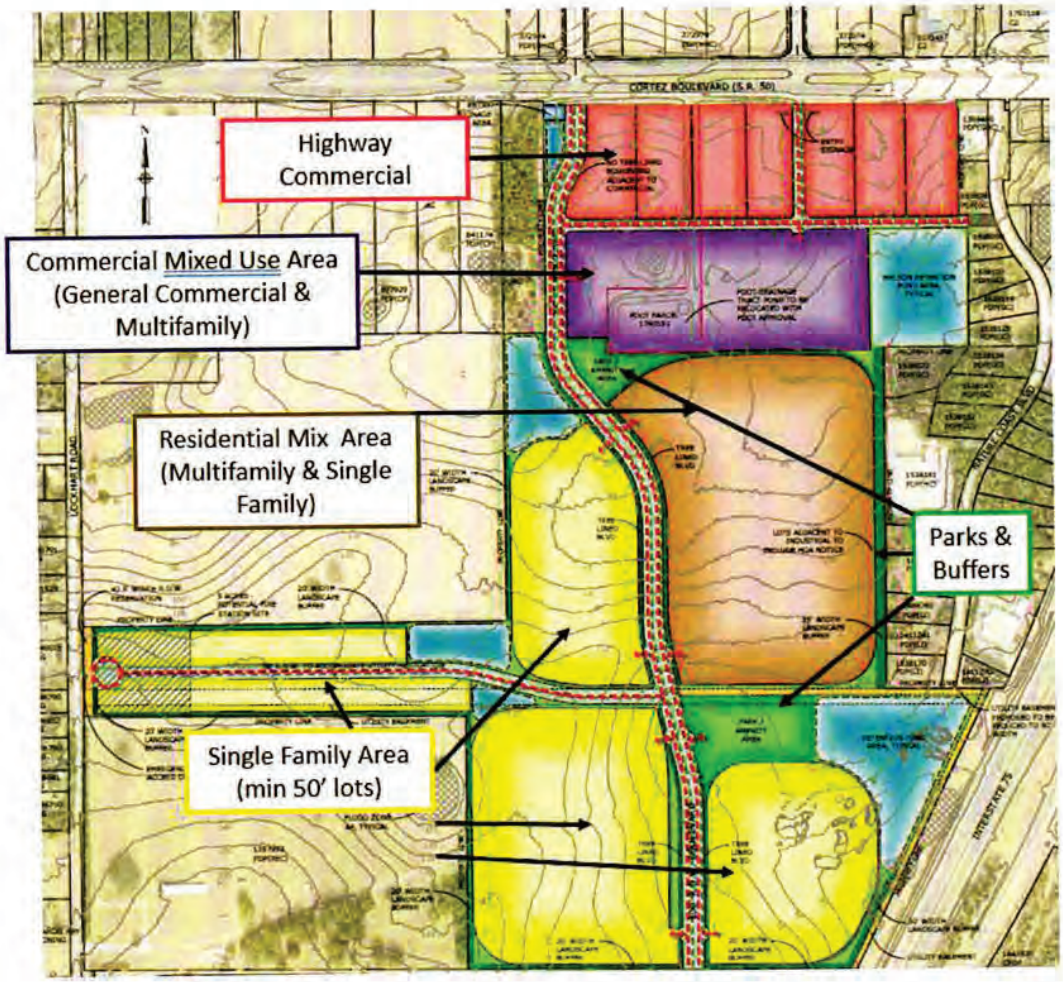
Property Distance from Withlacoochee Trail

Withlacoochee Trail Crossing at US Hwy 98/SR-50/Cortez Boulevard



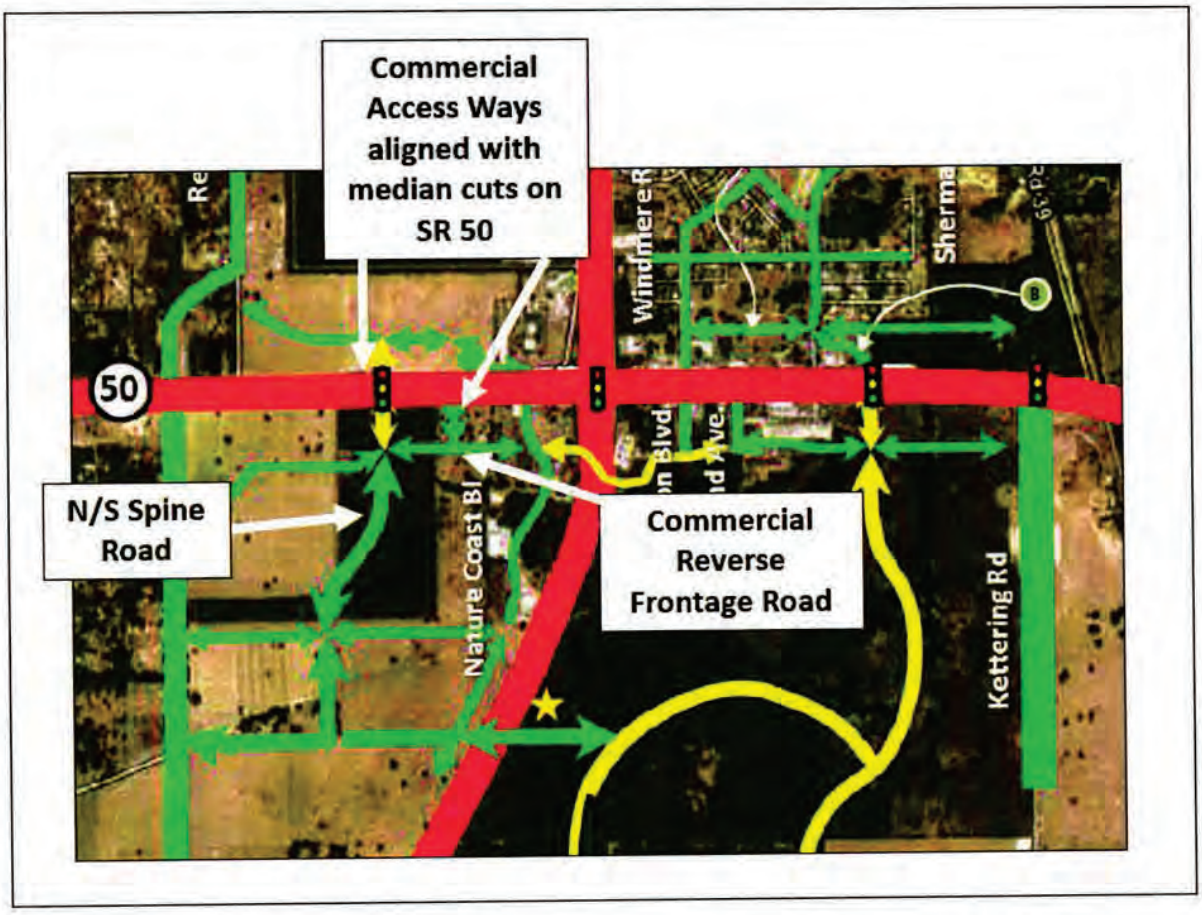
g. Standards to create a "sense of place."

Discussion: This rezoning to CPDP, aka PDP/(Combined), and related conditions of approval along with the Master Plan demonstrating a strategic transition of a mix of uses, internal transportation network and opportunities to connect to the Withlacoochee Trail, all contribute to creating a "sense of place". The Master Plan strategically places Highway Commercial uses along SR-50 followed by an intentional step down in density and intensity within the Project boundaries as the Project transitions north to south. Buffering has been strategically provided to ensure compatibility with the surrounding area. Neighborhood Parks have also been strategically located internal to the Project to maximize access by future residents.



Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Discussion: See response to "a." above that shows the parallel internal roadways through the proposed development including a critical reverse frontage road[3] and alternative access roads connecting the community. Notably, the network was created to ensure consistency with the I-75/SR-50 PDD Circulation Plan.[4] The below Recommended Circulation Plan was utilized in the development of the Master Plan:



Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Discussion: The Applicant has historically coordinated and will continue to work closely with the County and FDOT to ensure the Project transportation plans are consistent with agency requirements as detailed in the 75/SR-50 PDD Circulation Plan and related proposed Development Agreement. Consistent with these requirements, the Master Plan depicts access roads at both median cuts on SR-50 with the western access point to be signalized.

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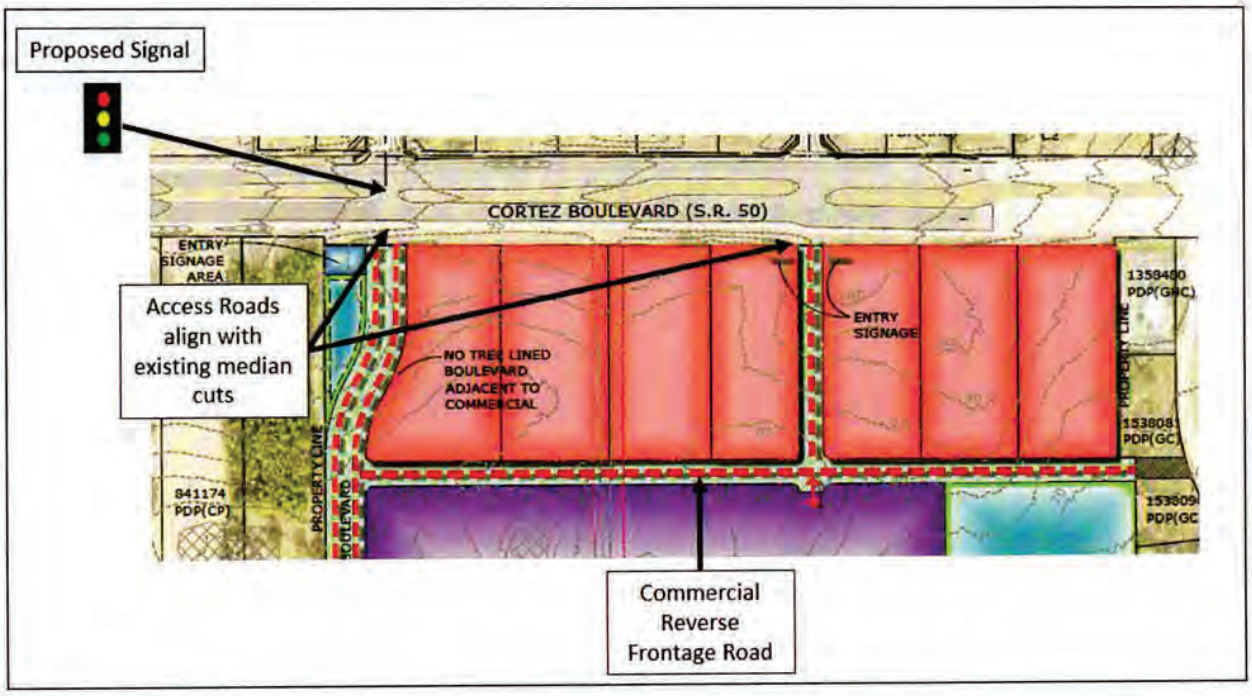
[3] Frontage/Backage Roads as defined by the US Department of Transportation, Federal Highway Administration, Safety Evaluation of Access Management Policies and Techniques.

[4] I-75/SR-50 Circulation Plan Study dated April 2013.



Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007 and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Discussion: As stated above, the Project is consistent with the I-75/SR-50 PDD Area Plan and Circulation Plan.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Discussion: Consistent with this Strategy, the County adopted additional funding mechanisms to address public infrastructure needs. As the Property is located in the I-75/SR-50 PDD, it will be subject to the County's "Impact Fee Surcharge and Planning Overlay For Greater I-75/SR-50 Planned Development District" as enumerated in Chapter 23, Article III, Division 6 of the Code. The corresponding Development Agreement will detail the infrastructure required to enable the proposed development objective and will address surcharge related conditions. The County adopted the surcharge "to assist in the implementation of the Comp Plan and provide a source of funding for anticipated public infrastructure and facilities needed to accommodate the density and intensity of new development that is planned to occur within the I-75/SR-50 PDD and along the SR-50 corridor as pertaining to the additional benefitted properties."[5] The surcharge varies by departmental impact fee and is summarized as follows:

[5] Code Section 23-148(d).

Description	Surcharge Amount	Code Comments
Schools	10%	Cash advance to HCSD prior to building permit unless otherwise stated in DA
Public Infrastructure	10%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA; Applies to Library, Buildings, and Law Enforcement
Parks	60%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA
Roads	50%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA

c. <u>Parks, Buffering and Infrastructure:</u>

Pursuant to the Code, the amount of parks acreage required for developments consisting of 501 units or more is minimum of five (5) acres up to a maximum of 20 acres or fraction thereof, based upon a calculation of $1/125^{th}$ of an acre for each dwelling unit over 501. As this rezoning seeks a maximum of 978 dwelling units, the calculation is as follows:

Dwelling Units	Acreage
500 units	5 acres
Units 501-978	3.824 acres
Minimum Park Acreage:	(5 + 3.824) **8.824 acres**

The two neighborhood parks have been conceptually located internal to the Property to ensure easy access by residents. The maximum park size required for the entirety of the Project is 8.824 acres; however, it may be less depending on actual development. To provide the County with the level of certainty at the time of rezoning as intended by the Code, the following condition of approval is proposed:

> **The neighborhood parks as depicted on the Master Plan have not been reviewed or approved for consistency with Code Section 26-75, Neighborhood Parks. Compliance with Code Section 26-75, Neighborhood Parks, shall be required at the time of conditional plat.**

The Project also proposes perimeter buffers. The following table identifies adjacent zoning and FLU categories:

	Zoning	FLU	Property Use
North	SR-50, PDP(HHC), C2, C1, AG, PDP(CP)	Commercial	Roadway, Agriculture, Single-Family and Commercial
South	PDP/SF	I-75/S.R. 50 PDD	Vacant, Old Trilby Road, Single-Family
East	I-75, C2, AG, Industrial	I-75/S.R. 50 PDD	Roadway, Vacant, Industrial, Commercial
West	PDP(CP), AG, R1C, Communication Tower	Commercial, Residential, Rural	Agriculture, Vacant

To ensure compatibility, perimeter buffering has been provided:

Location	Neighbor Use	Project Use	Landscape Buffer Width
North	SR-50	Commercial	35 Feet
East	Industrial	Commercial; Residential Mixed-Use; DRA	35 Feet
East	I-75	Residential; DRA	30 Feet
West	Recreation; Corporate Park	Residential; DRA	20 Feet
South	Residential	Residential	20 Feet

Perimeter building setbacks are inclusive of the buffer, and proposed as follows:

Location	Neighbor Use	Project Use	Perimeter Setback
North	SR-50	Commercial	75 Feet*
East	Industrial	Commercial; Residential Mixed-Use; DRA	35 Feet
East	I-75	Residential; DRA	45 Feet
West	Recreation; Corporate Park	Residential; DRA	35 Feet
South	Residential	Residential	35 Feet

* A deviation is requested from App. A., Art. VIII, Sec. 1, to reduce the required front setback from 125 feet to 75 feet.

The Project also proposes to include holiday/visitor parking within the single-family areas. To provide the County with the level of certainty at the time of rezoning, the following condition of approval is proposed:

> **At the time of conditional plat, single-family areas must demonstrate parking meeting the requirements of the Code plus an additional visitor parking spot for every 10 single-family detached homes.**

d. Statement of Dimensional Standards & Proposed Deviations from Code.

The following dimension and area standards and related deviations are hereby requested.

Commercial Uses: Dimension and Area Standards				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 3, D: Commercial	Minimum Front Yard along SR-50	125 feet	75 feet	(50) feet
LDC App. A, Art. IV, Sec. 3, D: Commercial	Minimum Front Yard not along SR-50	35 feet	35 feet	N/A
LDC App. A, Art. IV, Sec. 3, D: Commercial	Minimum Side Yard	20 feet	20 feet	N/A
LDC App. A, Art. IV, Sec. 3, D: Commercial	Minimum Rear Yard	35 feet	35 feet	N/A
LDC App. A, Art. IV, Sec. 3, D: Commercial	Maximum Building Height	60 feet	60 feet	N/A
N/A	Building Area Ratio	N/A	0.75	N/A

Multifamily: Dimension and Area Standards (corresponding code requirement is R-3)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Units Per Building	12 units per building	48 units per building	+36 units per building
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Building Area	45%	45%	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Height	45 feet and/or 3 stories	60 feet and/or 4 stories	15 feet and/or 1 story
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Front Yard	25 feet	25 feet	N/A

LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Side Yard	10 feet	10 feet	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Rear Yard	20 feet	20 feet	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Building Separation	15 feet	15 feet	N/A

Townhomes: Dimension and Area Standards (corresponding code requirement is R-3)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Building Area	45%	70%*	+25%
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Lot Width	75 feet	18 feet	(57) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Lot Area	12,000 square feet	1,800 square feet	(10,200) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Height	35 feet and/or 2 stories	45 feet and/or 3 stories	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Side Yard	10 feet	7.5 feet for end units (0 for internal)	(2.5) feet for end units
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Rear Yard	20 feet	15 feet	(5) feet

Villas: Dimension and Area Standards (corresponding code requirement is R-3)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Building Area	45%	70%	+25%

LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Lot Width	75 feet	35 feet	(40) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Lot Area	12,000 square feet	3,850 square feet	(8,150) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Height	35 feet and/or 2 stories	35 feet and/or 2 stories	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Side Yard	10 feet	5 feet for end units (0 for internal)	(5) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Rear Yard	20 feet	15 feet	(5) feet

Single-Family Detached (Minimum 40' Lots): Dimension and Area Standards (corresponding code requirement is R-1A)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Building Area	35%	65%	+30%
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Width	60 feet	40 feet	(20) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Area	6,000 square feet	4,400 square feet	(1,600) square feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Height	35 feet and/or 2.5 stories	35 feet and/or 2.5 stories	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Side Yard	10 feet	5 feet	(5) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Rear Yard	20 feet	15 feet	(5) feet

Single-Family Detached (Minimum 50' Lots): Dimension and Area Standards (corresponding code requirement is R-1A)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Building Area	35%	65%	+30%
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Width	60 feet	50 feet	(10) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Area	6,000 square feet	5,500 square feet	(500) square feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Height	35 feet and/or 2.5 stories	35 feet and/or 2.5 stories	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Side Yard	10 feet	5 feet	(5) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Rear Yard	20 feet	15 feet	(5) feet

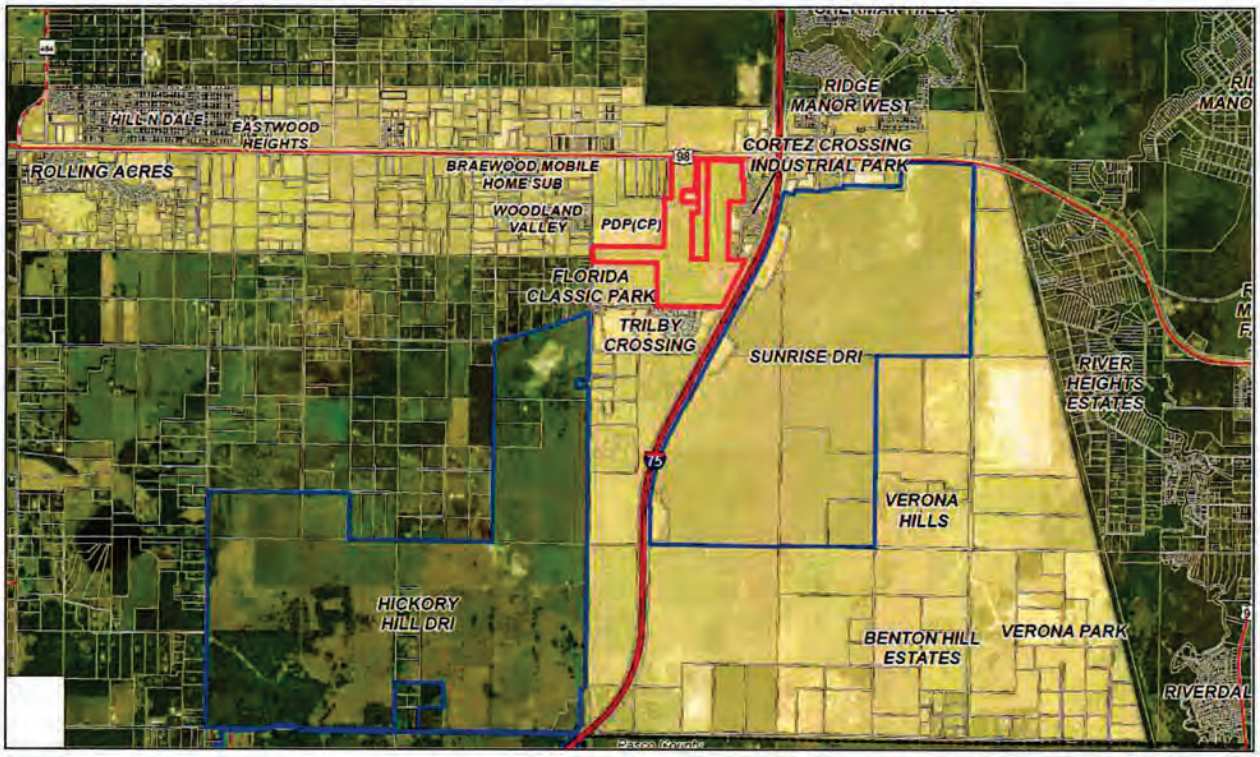
In addition to the above noted deviations, a blanket deviation is requested for all commercial, multifamily, townhome, villa, and single-family lots from LDC App. A, Art II, Sec. 3, *General Regulations for Lots and Yards*, which requires double frontage and corner lots to meet front yard regulations on all adjacent streets. A deviation is requested to clarify the designation of yards on double frontage lots. Specifically, for all uses, the yard abutting the primary street or principal site entrance shall be designated as the front yard. The secondary front yard shall be treated as a side yard for setback purposes, rather than a secondary front yard. This deviation is intended to promote consistent site design and functional development patterns, particularly for lots oriented toward interior streets or Project entrances.

e. Additional Considerations to ensure compatibility with surrounding area.

The Property is situated within the I-75/SR-50 PDD, a designated growth area identified in long-range County planning efforts. The proposed mix of uses, along with the associated density and intensity, aligns with the County's vision and planning objectives for this corridor.

III. Surrounding Area & Compatibility Considerations

The I-75/SR-50 PDD was established in anticipation of growth and to ensure that adequate infrastructure would be available to accommodate such growth. As outlined above and illustrated on the Master Plan, the Project meets the County's compatibility standards and supports the intended development pattern for the area.



IV. Environmental Considerations.

The Master Plan for development indicates existing environmental site influences, including flood zones, drainage areas, and open spaces. The Applicant will comply with all applicable County environmental permitting regulations, as follows:

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. The petitioner is required to comply with all applicable FWC regulations and permitting.

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. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs 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.

5. A jurisdictional wetland line and buffers shall be shown on the conditional plats.

6. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the Project.

7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.

Additionally, the Applicant will meet the requirements of Code Chapter 10, *Community Appearance*. However, because the Property lacks any significant areas of existing natural vegetation, the Applicant may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

V. Public Facilities Impact Analysis.

a. **Water & Wastewater Analysis**. The following charts outline the potential impacts on water and wastewater:

Water		**Water Flow Per Unit (GPD)**	**Average Water Flow**
Residential	978 ERU	350	342,300
Non-Residential (Commercial)	200,000 SF	.18	36,000
		TOTAL:	**378,300**

Wastewater/ Sewer		**Water Flow Per Unit (GPD)**	**Average Water Flow**
Residential	978 ERU	200	195,600
Non-Residential (Commercial)	200,000 SF	.12	24,000
		TOTAL:	**219,600**

Solid Waste		**Solid Waste per Unit (lbs)**	**Average Water Flow**
Residential	978 ERU	11.26	11,010
Non-Residential (Commercial)	200,000 SF	0.013	2,600

		TOTAL:	13,610
***Residential Waster = #Units *2.37 persons per household x 4.75 lbs** ***Commercial Retail = 0.013 lbs/SF/Day**			

b. **Schools.** School concurrency applies to residential development and thus shall apply to this Project. The Applicant will work with the school board to complete a school capacity application and shall comply with applicable school concurrency requirements in conjunction with development of the Project. The I-75/SR 50 PDD contemplates planned school facilities, and the Project shall comply with the school surcharge.

c. **Parks.** In accordance with Strategy 7.01B(4) of the Hernando County Comprehensive Plan, a project of more than 1,000 new residential units will require an analysis of the proximity and accessibility of a district or community park by the proposed development to determine whether additional facilities are needed. As this Project is a maximum of 978 dwelling units, an additional park analysis is not required. However, the following concurrency analysis is provided:

Parks & Recreation		Demand Rate (Per ERU)	Acres of Demand
Residential	978 ERU	.0047	4.64
Open Space	978 ERU	.0047	4.64
*This service applies to residential uses only *User-oriented Parks = ERU*2.37*(1/1000)*2 *Open Space Parks = ERU*2.37*(1/1000)*2			

VI. Water and Sewer Services.

The proposed Development Agreement will detail the Project-required infrastructure improvements for potable water and wastewater services as required by the code for development in the I-75/SR-50 PDD. As part of the zoning and permitting process, the Applicant will request potable water and wastewater service from the County and work with the County to enter into a utility service agreement. The utility service agreement will require the dedication of potable water and wastewater systems to the County and payment of connection fees for service.

VII. Senior, Age-Restricted or Affordable Housing.

While senior, age-restricted and affordable housing are not currently proposed, such may be incorporated into the Project. Should the Applicant decide to provide senior or age-restricted housing, the Applicant will request an exemption for school impact fees from the School District at the time of conditional plat (subdivision) or site plan (multifamily) review and demonstrate that there will be no impact to public schools (LDC, Sec. 23-73) to the satisfaction of the School District.

Exhibit List

Exhibit "A" – Black Jack Ridge Master Plan