



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

January 12, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, January 12, 2026, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Scott Herring	Public Works Director
Michelle Miller	Senior Planner
Natasha Lopez Perez	Assistant County Attorney
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Regular Members Holmes, McDonald, and Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Senior Planner Michelle Miller announced that we received Citizen Correspondence after the Agenda was posted for Agenda Item Nos. 16909 [Conditional Use Permit Petition Submitted by Lee Pedone (CU2514)] and 16910 [Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)].

Senior Planner Michelle Miller announced we received a Petitioner's Request for Agenda Item No. 16911 [Master Plan Revision Petition Submitted by SV Tampa Land LP (H2549)].

Senior Planner Michelle Miller announced that our new Planning and Zoning Commission Member will be selected and starting on February 9, 2026.

Election of Chair of the Planning and Zoning Commission for 2026

Election of Vice Chair of the Planning and Zoning Commission for 2026

Motion

To postpone to a date certain of February 9, 2026.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Fulford, Holmes, McDonald and Noe

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Birren, Fulford, Holmes, McDonald and Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt information packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of June 12, 2023

Approval of Minutes for Regular Meeting of July 10, 2023

Approval of Minutes for Regular Meeting of October 7, 2024

Approval of Minutes for Regular Meeting of December 8, 2025

Motion

To approve the Unified Agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Bryan A. Pell and Nancy L. Pell (CU2511)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Birren, Fulford, Holmes, McDonald and Noe

Conditional Use Permit Petition Submitted by Brian Colon and Suzanne Colon (CU2512)

Member Holmes recused himself from voting due to a conflict of interest resulting from his business with the property.

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Mike Fulford
AYES:	Birren, Fulford, McDonald and Noe
RECUSED:	Holmes

Conditional Use Permit Petition Submitted by Lee Pedone (CU2514)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 14 and 15 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe

RECESS/RECONVENE

The Board recessed at 10:20 a.m. and reconvened at 10:35 a.m.

Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)

The Board accepted public input on this matter.

RECESS/RECONVENE

The Board recessed at 11:10 a.m. and reconvened at 11:15 a.m.

Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)

Regular Member Justin Noe left the meeting.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Birren, Fulford, Holmes and McDonald
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Master Plan Revision Petition Submitted by SV Tampa Land LP (H2549)

The Board accepted public input on this matter.

Regular Member Jonathan McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 5 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Birren, Fulford, Holmes and McDonald
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 1:55 p.m. and reconvened at 2:00 p.m.

Rezoning Petition Submitted by Dirt Doctor 11011, LLC (H2552)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Birren, Fulford, Holmes and McDonald
ABSENT:	Noe

Master Plan Revision Petition Submitted by Solid Rock Property Group (H2555)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Birren, Fulford, Holmes and McDonald
ABSENT:	Noe

Master Plan Revision Petition Submitted by Joseph Pastore (H2554)

There was no public input.

RECESS/RECONVENE

The Board recessed at 2:10 p.m. and reconvened at 2:15 p.m.

Master Plan Revision Petition Submitted by Joseph Pastore (H2554)

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Birren, Fulford, Holmes and McDonald
ABSENT:	Noe

COMMISSIONERS AND STAFF ISSUES

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 2:30 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 9, 2026, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16870
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Election of Chair of the Planning and Zoning Commission for 2026

BRIEF OVERVIEW

The Board will nominate and vote on the Chair of the Planning and Zoning Commission for 2026.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

N/A

RECOMMENDATION

To nominate and vote on the Chair of the Planning and Zoning Commission for 2026.

REVIEW PROCESS

Omar DePablo	Approved	12/16/2025 10:39 AM
Michelle Miller	Approved	12/16/2025 10:56 AM
Victoria Via	Approved	12/18/2025 10:34 AM
Natasha Lopez Perez	Approved	12/18/2025 10:34 AM
Toni Brady	Approved	12/18/2025 5:36 PM
Danielle Nigro	Approved	12/19/2025 12:32 PM

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Fulford, Holmes, McDonald and Noe



Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16871
Legal Request Number:
Bid/Contract Number:

TITLE

Election of Vice Chair of the Planning and Zoning Commission for 2026

BRIEF OVERVIEW

The Board will nominate and vote on the Vice Chair of the Planning and Zoning Commission for 2026.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

N/A

RECOMMENDATION

To nominate and vote on the Vice Chair of the Planning and Zoning Commission for 2026.

REVIEW PROCESS

Table with 3 columns: Name, Status, Date/Time. Rows include Omar DePablo, Michelle Miller, Victoria Via, Natasha Lopez Perez, Toni Brady, and Danielle Nigro.

RESULT: ADOPTED
MOVER: Justin Noe
SECONDER: Jonathan McDonald
AYES: Birren, Fulford, Holmes, McDonald and Noe



Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16858
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of June 12, 2023

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on June 12, 2023, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on June 12, 2023, are submitted for review and approval.

REVIEW PROCESS

Heidi Prouse	Delegated	12/30/2025	10:39 AM
Danielle Nigro	Approved	12/30/2025	11:44 AM
Victoria Via	Approved	12/30/2025	4:44 PM

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

June 12, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, June 12, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Mike Fulford	Alternate Member
Gregory Arflack	Alternate Member
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Donald Whiting	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Kyle Benda	Assistant County Attorney
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Todd Crosby	Interim Public Works Director
Cayce Dagenhart	Planner III
Robin Reinhart	Agenda Coordinator

Note: Consensus for Alternate Member Fulford to serve as Chairman.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

The Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Kyle Benda provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

There were no staff announcements.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve with changes.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Donald Whiting
AYES:	Birren, Fulford, Holmes, Arflack and Whiting

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the packets into evidence.

RESULT:	ADOPTED
MOVER:	Gregory Arflack
SECONDER:	Kathryn Birren
AYES:	Birren, Fulford, Holmes, Arflack and Whiting

PUBLIC HEARINGS

UNIFIED AGENDA

Chairman's Statement

Introduction of Unified Agenda

Approval of Minutes for the Planning and Zoning Commission Meeting of March 13, 2023

This item was pulled and voted on separately.

Conditional Use Permit Petition Submitted by Anthony Joseph Prall, Jr (CU 2305)

This item was pulled and voted on separately.

Approval of Minutes for the Planning and Zoning Commission Meeting of April 10, 2023

Motion

To approve the Unified Agenda with modifications.

(Note: Item Nos. 12285 [Approval of Minutes for the Planning and Zoning Commission Meeting of March 13, 2023], 12260 [Conditional Use Permit Petition Submitted by Anthony Joseph Prall, Jr (CU 2305)] and 12268 [CP 1451037 Hammock Ridge Estates Conditional Plat], were pulled for Board Discussion.)

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Donald Whiting
AYES:	Fulford, Arflack, Birren, Holmes and Whiting
ABSENT:	Hickey and McDonald

CP 1451037 Hammock Ridge Estates Conditional Plat

This item was pulled and voted on separately.

RECESS/RECONVENE

The Board recessed at 9:55 am and reconvened at 10:00 a.m.

STANDARD AGENDA

Approval of Minutes for the Planning and Zoning Commission Meeting of March 13, 2023

Motion

To approve with modifications.

(Note: The motion pertained to adjusting the Mover and Secunder for H2287 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Donald Whiting
AYES:	Fulford, Arflack, Birren, Holmes and Whiting
ABSENT:	Hickey and McDonald

Conditional Use Permit Petition Submitted by Anthony Joseph Prall, Jr (CU 2305)

The board accepted public input on this matter.

Motion

To approve in accordance with staff conditions for a period of one (1) year expiring May 8, 2024.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Nicholas Holmes
AYES:	Birren, Fulford, Holmes and Arflack
NAYES:	Whiting

CP 1451037 Hammock Ridge Estates Conditional Plat

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Gregory Arflack
SECONDER:	Nicholas Holmes
AYES:	Fulford, Arflack, Birren, Holmes and Whiting
ABSENT:	Hickey and McDonald

Rezoning Petition Submitted by Jarrod Saulnier & Cindy Masse (H2304)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to covert the application to PDP as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Donald Whiting
SECONDER:	Kathryn Birren
AYES:	Arflack, Birren and Whiting
NAYES:	Fulford and Holmes
ABSENT:	Hickey and McDonald

Rezoning Petition Submitted by Joseph Perry (H2312)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Donald Whiting
SECONDER:	Gregory Arflack
AYES:	Fulford, Arflack, Birren, Holmes and Whiting
ABSENT:	Hickey and McDonald

Master Plan Revision Petition Submitted by Elevation Development Corporation (H2309)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 17 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Gregory Arflack
AYES:	Fulford, Arflack, Birren, Holmes and Whiting
ABSENT:	Hickey and McDonald

RECESS/RECONVENE

The Board recessed at 11:10 a.m. and reconvened at 11:20 a.m.

Master Plan Revision Petition by Ocean Bleu Group (H2311)

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 6 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Donald Whiting
AYES:	Fulford, Arflack, Birren, Holmes and Whiting
ABSENT:	Hickey and McDonald

Rezoning Petition Submitted by Oak Development Group, LLC (H2276)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 11, 13, and 18 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Gregory Arflack
AYES:	Fulford, Arflack, Birren, Holmes and Whiting
ABSENT:	Hickey and McDonald

Rezoning Petition Submitted by Aaron and Nicole Gibson (H2314)

There was no public input.

Motion

To postpone to July 10, 2023.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Gregory Arflack
AYES:	Fulford, Arflack, Birren, Holmes and Whiting
ABSENT:	Hickey and McDonald

Summary of Revisions to Landscape Buffers

There was Board consensus to present this item to the Board of County Commissioners.

COMMISSIONERS AND STAFF ISSUES

There were no staff issues to discuss.

ADJOURNMENT

The meeting was adjourned at 1:10 P.M.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 10, 2023, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16948
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of July 10, 2023

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on July 10, 2023, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on July 10, 2023, are submitted for review and approval.

REVIEW PROCESS

Danielle Nigro	Approved	12/31/2025 11:34 AM
Victoria Via	Approved	12/31/2025 1:38 PM

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

July 10, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, July 10, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
W. Steve Hickey	Vice Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Alternate Member
Donald Whiting	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Kyle Benda	Assistant County Attorney
Michelle Miller	Planning Administrator
Omar Depablo	Senior Planner
Robin Reinhart	Agenda Coordinator

Members Gregory Arflack and Mike Fulford were not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald, Vice Chairman Hickey, and Members Birren, Holmes, and Whiting announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Kyle Benda provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Planning Administrator Michelle Miller announced that representatives of the School Board and Department of Public Works would not be in attendance at the meeting.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the packets into evidence.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Kathryn Birren
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

PUBLIC HEARINGS

UNIFIED AGENDA

Conditional Use Permit Petition Submitted by Normand Masse (CU2306)

This item was pulled and moved to the Standard Agenda.

CP 1448356 Leyland Preserve Conditional Plat

CP 1436723 Pine Cone Street

Motion

To approve the Unified Agenda and move Item No. 12438 [Conditional Use Permit Petition Submitted by Normand Masse (CU2306)] to the Standard Agenda.

RESULT:	ADOPTED
MOVER:	Donald Whiting
SECONDER:	W. Steven Hickey
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Normand Masse (CU2306)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Donald Whiting
SECONDER:	W. Steven Hickey
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

Rezoning Petition Submitted by Aaron and Nicole Gibson (H2314)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	Hickey, McDonald, Birren, Holmes and Whiting

Rezoning Petition Submitted by Home Builders (H2301)

The Board accepted public input on this matter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	W. Steven Hickey
AYES:	Hickey, McDonald, Birren, Holmes and Whiting

RECESS/RECONVENE

The Board recessed at 10:05 a.m. and reconvened at 10:15 a.m.

Rezoning Petition Submitted by Josphe Cotroneo (H2316)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Donald Whiting
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

Rezoning Petition Submitted by Carlo Zarcone (H2315)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation, with including the addition of a public inquiry workshop.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Donald Whiting
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

RECESS/RECONVENE

The Board recessed at 11:05 a.m. and reconvened at 11:10 a.m.

Presentation on Proposed Tiny Home Community Regulations

Chairman McDonald passed the gavel to Vice Chairman Hickey and temporarily left the meeting, and upon returning shortly thereafter, he resumed the Chairmanship.

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 11:50 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 14, 2023, beginning at 9:00 AM, in the Commission Chambers.



Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16831
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of October 7, 2024

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on October 7, 2024, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on October 7, 2024, are submitted for review and approval.

REVIEW PROCESS

Heidi Prouse	Delegated	12/30/2025	10:26 AM
Danielle Nigro	Approved	12/30/2025	11:48 AM
Victoria Via	Approved	12/30/2025	4:43 PM

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

October 7, 2024

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, October 7, 2024, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Nicholas Holmes	Chairman
W. Steve Hickey	Vice Chairman
Robert Morgan	Regular Member
Justin Noe	Alternate Member
Melissa Tartaglia	Assistant County Attorney
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Danielle Nigro	Agenda Coordinator

Regular Members Kathryn Birren and Jonathan McDonald were not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman Holmes, Member Morgan, and Alternate Member Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

Member Hickey announced that he had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Tartaglia provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

There were no staff announcements.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

RECESS/RECONVENE

The Board recessed at 9:10am and reconvened at 9:30am

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1464819 US 98 Residential

CP 1483668 Cardinal Point Cortez

Motion

To approve the Unified Agenda.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

Poll Commission for Ex Parte Communications

The Board re-pollled the Commission Members for ex parte communications due to a microphone error.

Chairman Holmes and Members Noe and Morgan announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

Member Hickey announced that he had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Melissa Tartaglia provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

STANDARD AGENDA

Rezoning Petition Submitted by Jeffrey Roble (H-24-35)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by M&R Holdings LLC (H-24-39)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Sharon Warthen (H-24-40)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey and Noe
NAYES:	Morgan
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Thomas Gaulin and Zamira Romero (H-24-41)

The Board accepted public input on this matter.

The petitioner has withdrawn his application.

Rezoning Petition Submitted by Timothy and Amber Fiori (H-24-43)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	DEFEATED
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	Holmes and Hickey
NAYES:	Morgan and Noe
ABSENT:	Birren and McDonald

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to converting the application to rezoning to AR [Agricultural/Residential] as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey and Noe
NAYES:	Morgan
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Francine, Charissa and Terri Brooks (H-24-42)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

COMMISSIONERS AND STAFF COMMENTS

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 11:00 A.M.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 4, 2024, beginning at 9:00 AM, in the Commission Chambers.



Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16852
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of December 8, 2025

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on December 8, 2025, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on December 8, 2025, are submitted for review and approval.

REVIEW PROCESS

Heidi Prouse	Delegated	12/30/2025	10:32 AM
Danielle Nigro	Approved	12/30/2025	11:46 AM
Victoria Via	Approved	12/30/2025	4:43 PM

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

December 8, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, December 8, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Senior Planner
Nichole Street	Planner II
William Hunt	Planner I
Erin Kluis - Briggs	Grant Manager
Casey Stepp	Grant Writer
Christopher Linsbeck	Community Services Director
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Regular Member Justin Noe was not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members David, Holmes, McDonald, and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairwoman Birren announced the ex parte communications that she had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Senior Planner Michelle Miller announced Planner II Nichole Street and Planner I William Hunt were in attendance today.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1490384 Parkway Townhomes

CP 1502177 Suncoast Pines

Approval of Minutes for Regular Meeting of November 10, 2025

Motion

To approve the Unified Agenda.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by David L Merritt and Lynette M. Merritt (SE2512)

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Axl David
AYES:	David, Fulford and McDonald
NAYES:	Holmes and Birren
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:40 a.m.

Member McDonald was not present when the meeting reconvened.

Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David and Fulford
ABSENT:	McDonald and Noe

Conditional Use Permit Petition Submitted by Christy Halbert and Troy Sweat (CU2513)

Member McDonald returned to the meeting.

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

Rezoning Petition Submitted by Medhat Kodsi (H2477)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 11 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Jonathan McDonald
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

Rezoning Petition Submitted by Lisa Tabbert (H2546)

The Board accepted public input on this matter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Axl David
AYES:	Holmes, David, Fulford and McDonald
NAYES:	Birren
ABSENT:	Noe

Rezoning Petition Submitted by Lydia M Cruz (H2548)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren and David
NAYES:	Fulford and McDonald
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 11:45 a.m. and reconvened at 11:55 a.m.

Rezoning Petition Submitted by Soffron Holdings, LLC (H2551)

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition No. 16 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

Rezoning Petition Submitted by APD Advanced Stabilization LLC (d/b/a APD Foundation Repair) (H2553)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Axl David
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

COMMISSIONERS AND STAFF ISSUES

Presentation of Weeki Wachee Preserve Phase 1 Project

There was Board consensus to allow public input.

The Board accept public input on this matter, with four comments in favor and none dissenting regarding the project.

Presentation on Draft Ordinance Regulations Governing Vacation Rentals and Transient Lodging Establishments

The Board commented on the presentation.

The Board accepted public input on this matter.

There was Board consensus to present this item to the Board of County Commissioners.

The Board and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 1:10 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 12, 2026, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16907
Legal Request Number:
Bid/Contract Number:

TITLE

Conditional Use Permit Petition Submitted by Bryan A. Pell and Nancy L. Pell (CU2511)

BRIEF OVERVIEW

Request:

Conditional Use Permit for a Second Residence Due to Medical Hardship

General Location:

West Side of Barclay Road between Smithfield Avenue and approximately 650 feet North of Irving Street

Parcel Key Number:

130799

Summary of Applicant's Request:

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to a medical hardship. The family's physician has recommended that the petitioners' son move into the second residence to provide for an on-site caregiver.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	12/22/2025	3:25 PM
Natasha Lopez Perez	Approved	12/23/2025	3:47 PM
Toni Brady	Approved	12/29/2025	11:53 AM
Victoria Via	Approved	12/30/2025	10:17 AM

RESULT: ADOPTED

<p>MOVER: Mike Fulford SECONDER: Nicholas Holmes AYES: Birren, Fulford, Holmes, McDonald and Noe</p>



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026

APPLICANT: Bryan A. and Nancy L. Pell

FILE NUMBER: CU-25-11

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship

GENERAL LOCATION: West Side of Barclay Road between Smithfield Ave and approximately 650 feet North of Irving St.

PARCEL KEY NUMBER: 130799

APPLICANT'S REQUEST

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to a medical hardship. The family's physician has recommended that the petitioners' son move into the second residence to provide for an on-site caregiver.

SITE CHARACTERISTICS

Site Size	4.5 Acres
Surrounding Zoning; Land Uses	North: AR2; Agricultural Residential 2 South: AR2; Agricultural Residential 2 East: ROW & AR2; Agricultural Residential 2 West: ROW & AR2; Agricultural Residential 2
Current Zoning:	AR2 (Agricultural Residential 2)
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) currently supplies water service to this parcel. Wastewater service is currently not available. HCUD has no objection to allow a mobile home on the parcel, subject to connection to existing water meter when mobile home is installed.

Comment: The petitioner must obtain a septic permit through the Hernando County Health Department and a well permit through the Southwest Florida Water Management District.

ENGINEERING REVIEW

The site is located on the West Side of Barclay Road between Smithfield Ave and approximately 650 feet North of Irving St. The Hernando County Department of Public Works Engineering has no objections to the conditional use for a 2nd residence.

The applicants need to be advised that there is a road widening project for Barclay Ave., which will require up to 55-feet of right of way along Barclay Ave. This project is currently in design and will be some time before the exact amount of right of way needed will be determined.

LAND USE REVIEW

Minimum Building Setbacks Required in the Agricultural Residential 2 District:

- Barclay Road: 50'
- Smithfield Ave: 50'
- Side: 10'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

1. The petitioner shall 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 shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
3. The applicants should be aware that Barclay Ave. is scheduled for a road-widening project that may require up to 55 feet of right-of-way. The project is still in design, so the exact amount needed has not yet been determined.
4. The conditional use permit shall expire on January 12, 2028.

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**

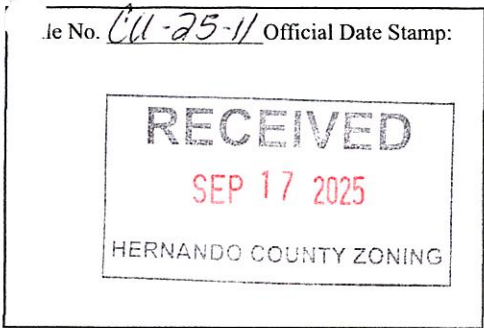


Application request (check one):

- Conditional Use Permit
- Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. CU-25-11 Official Date Stamp:



Date: September 16, 2025

APPLICANT NAME: Bryan A. & Nancy L. Pell

Address: 6471 Barclay Ave.
 City: Spring Hill State: FL Zip: 34609
 Phone: 304-545-1914 Email: bryanpell3@yahoo.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Bryan A. & Nancy L. Pell

Company Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00130799
2. SECTION 30, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AR2
4. Desired use: Add an additional 1264 sq. ft. double wide mobile home
5. Size of area covered by application: 4 1/2 acre parcel
6. Highway and street boundaries: 6486 Smithfield Ave. Spring Hill FL 34609
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, Bryan A. Pell, 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):

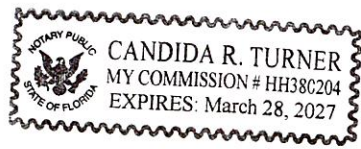
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): _____ to submit an application for the described property.

Nancy L. Pell
Bryan A. Pell
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 17th day of Sept., 2025, by Bryan A. Pell who is personally known to me or produced FL DL as identification.

Candida R. Turner
 Signature of Notary Public



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

Notary Seal/Stamp

Hernando County Planning and Zoning

September 15, 2025

This is a brief history of the property known as 6471 Barclay Avenue. My Father and Mother (Harlan & Margaret Pell) purchased the property September 1966. At that time it had just been divided into twelve 4 ½ acre parcels. Howard Barclay was instrumental in my parents buying the property and he purchased two parcels to the south. The access road leading off Florida Route 50 was sand at the time with no utilities. A water well was drilled on the property and WREC extended electricity to the property from Florida Rout 50.

In February 1967 my father with a helper built a 12 ft. by 28 ft. building with T111 siding and rolled roofing. My wife and my first trip to Hernando County was in June 1967. I helped in the electric wiring and water plumbing. Needless to say this was a rural area at the time. My father went on to add an additional 12 ft. by 16 ft. addition in 1971. My father was planning for retirement in 1973 and was looking forward to spending winters in the warmer climate. Unfortunately he died in September 1972.

The property was deed to my brother Shirley Edward Pell and me by our Mother in the late 1970s. This has always been a vacation destination for me, my wife and two children along with our nine grandchildren and two great grand-daughters. In 2016 we bought my brothers interest out and later deeded the property to our children Melinda Boggess and Rodney Pell. Nancy and I have a life estate in the property.

Nancy and I became Florida residents in November 2021 and I retired and we moved from West Virginia to make Florida our home. With recent medical issues, Nancy's heart attack and stents along with a Implanted Cardiovascular Defibrillator and Pace Maker, she also is a Diabetic and has sever Arthritis. I had total left knee replacement last year and needed to have the other replaced in the near future. Our son Rodney has been gracious in moving from West Virginia to Florida to assist us. We would like to install a double wide mobile on the back or the property for his residence.

We have not done anything to our 528 square foot home do to the uncertainty of the Barclay Avenue widening project. This has been going on for over 20 years and may be completed by 2030. At one time early in the proposed project I had plans that would take 70 feet back of the front of the property. I understand that new plans are currently being revised.

With the current uncertainty of the road project along with the recent purchase of the 4 1/2 acre to the North by Withlacoochee River Electric and there plans we are asking for a Conditional Use Permit. This will give our son his home and allow us to determine the appropriate steps to take by either dividing the property or removing the existing home and moving in with him.

X Bryna A Pell Nancy L. Pell

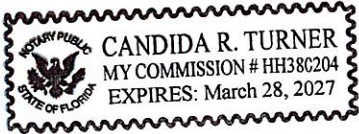
State of Florida

County of Hernando

The foregoing instrument was acknowledged before me 17th day of Sept.

Candida R Turner
Your Name Here, Notary Public

My Commission Expires 3/28/27



Bryan A. + Nancy L. Pell

1" = 60ft

00/30799

Smithfield Ave

North →

← 582 ft →

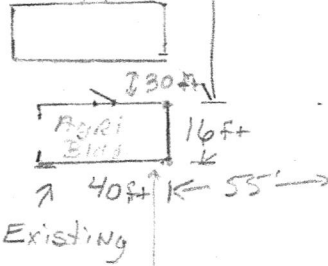
← 333 ft → 118 ft mailbox →

↑ Address 6486
Driveway Smithfield Ave

74 ft

122 ft

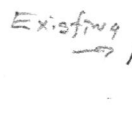
Proposed New
1264 Sq ft Claydon
Double Wide
Mobile Home



230'

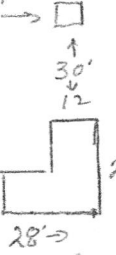
WREC
Property

← 582 ft →



Existing
metal Bldg

528 Sq ft
Existing
Home 12



Electric Pole

172'

135 ft

6471 Barclay Ave

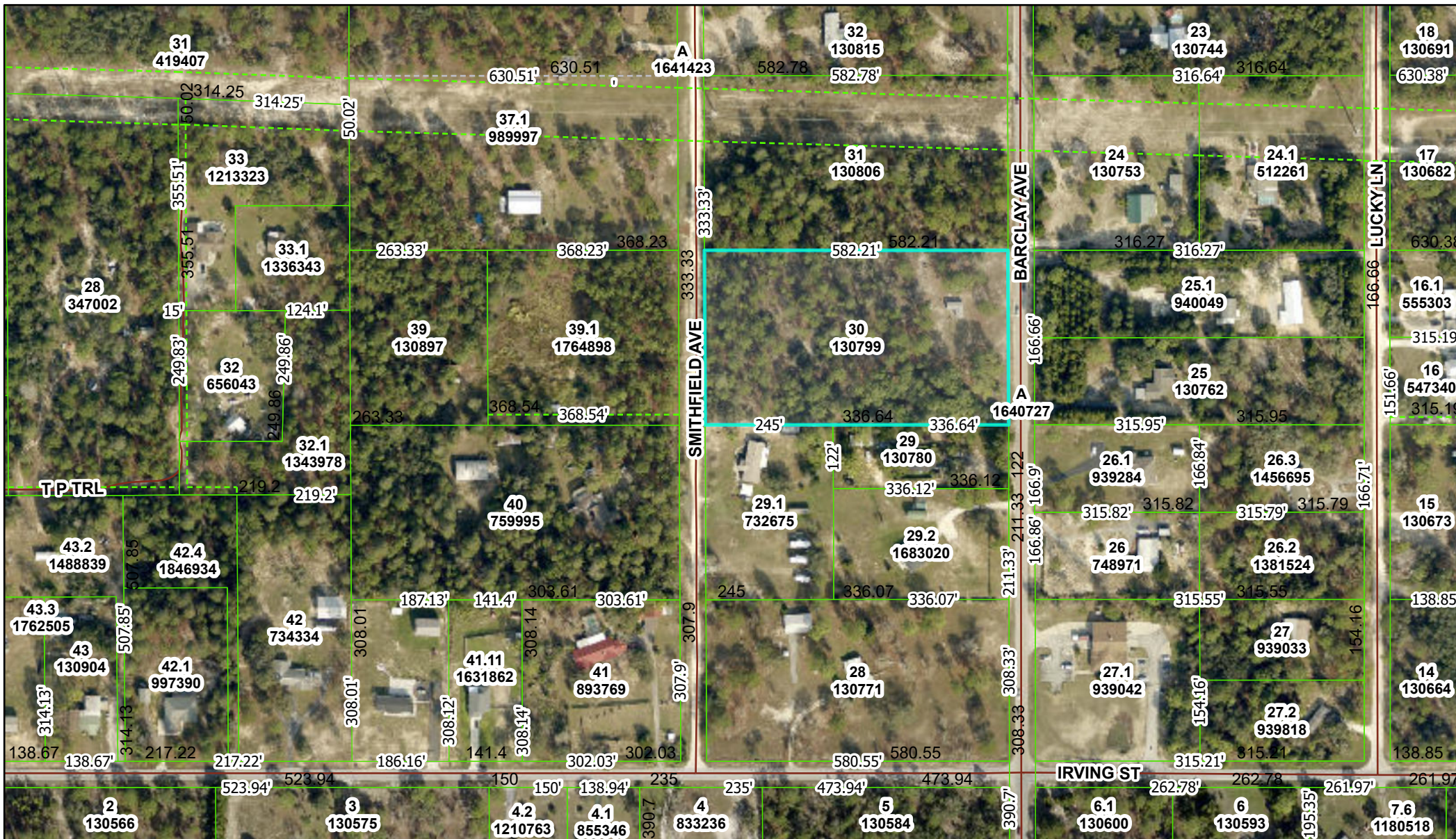
Driveway

← 333 ft → 30 ft 90 ft →

Barclay Ave

To Cortez Blvd

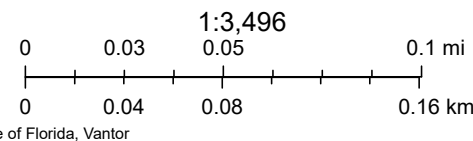
CU2511 Aerial Map



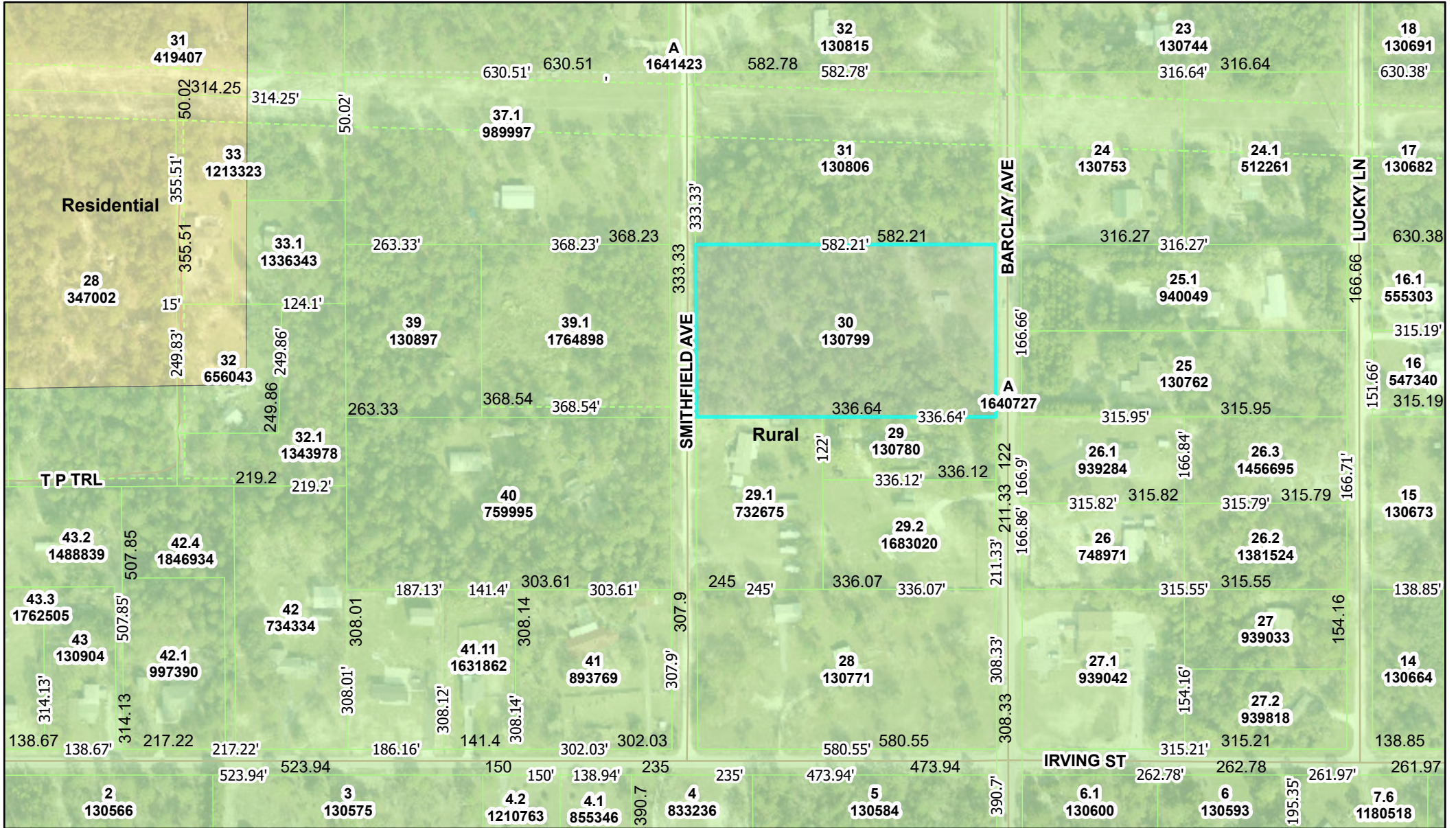
12/22/2025, 12:48:34 PM

- Parcels
- Parcel Lines (Easement Historic)
- Easement
- Historic
- Streets
- World Imagery
- Low Resolution 15m Imagery
- Cross Streets

High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations



CU2511 Future Land Use Map



12/22/2025, 12:50:31 PM

All Future Landuse Categories

- RESIDENTIAL
- RURAL
- Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Easement

----- Historic

----- Cross Streets

----- Streets

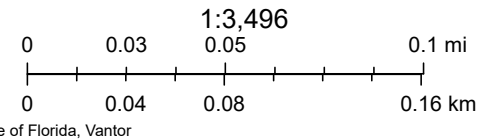
----- World Imagery

Low Resolution 15m Imagery

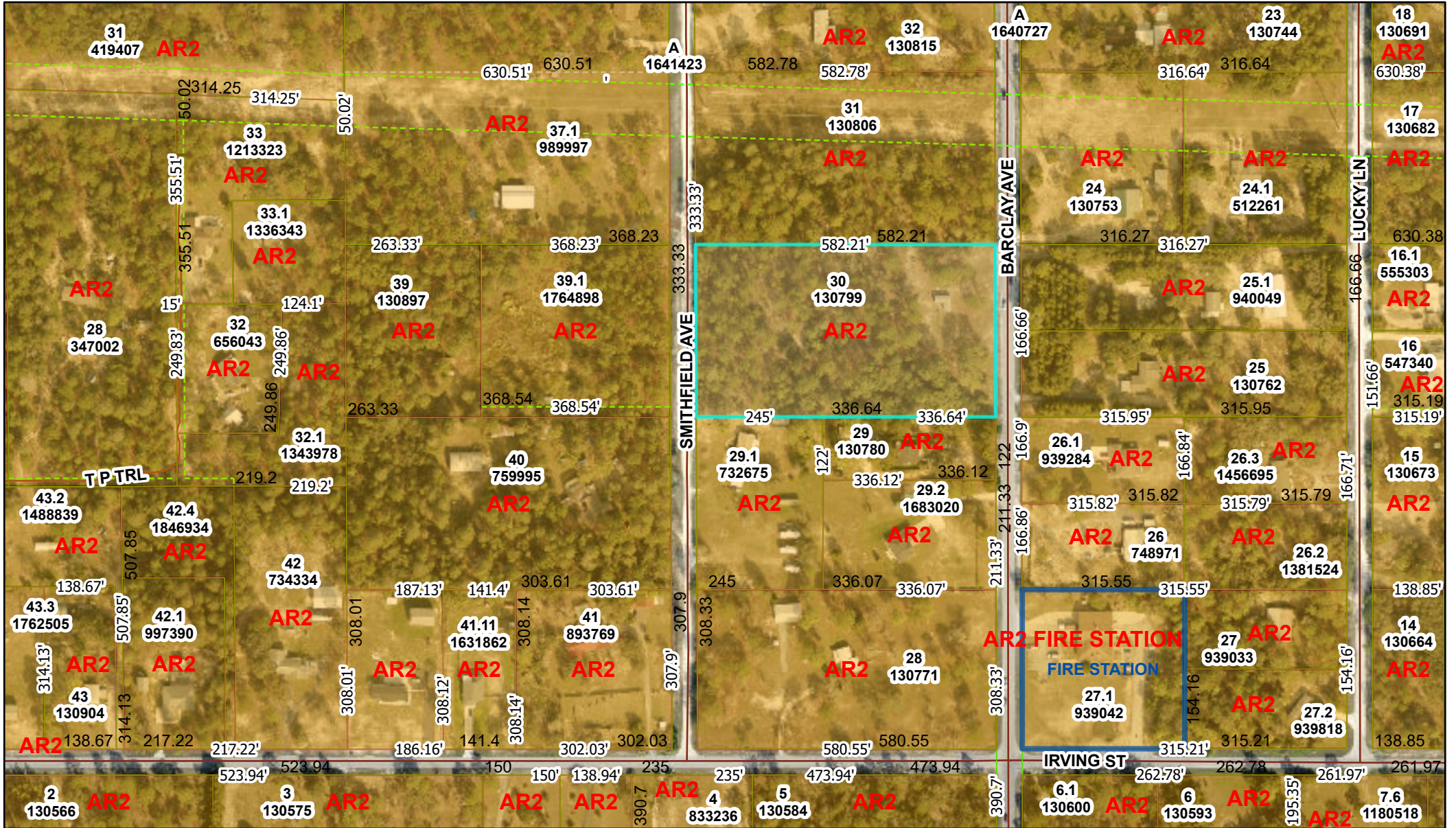
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

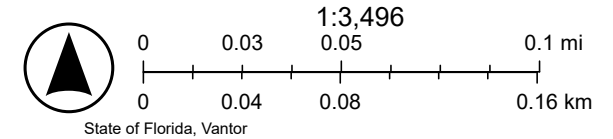


CU2511 Zoning Map



12/22/2025, 12:51:51 PM

- Special Use Zoning
- Zoning (Hernando Builders)
- Agricultural Residential Parcel Lines (Easement Historic)
- Parcels
- Parcels (Labels)
- Parcel Dimensions
- Historic
- Easement
- Cross Streets
- Streets
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations





Planning & Zoning Commission

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16908
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Conditional Use Permit Petition Submitted by Brian Colon and Suzanne Colon (CU2512)

BRIEF OVERVIEW

Request:

Conditional Use Permit for a Temporary Security Residence Due to Personal Hardship

General Location:

East Side of Rapidan Road approximately 350 feet North of Yellowbird Street

Parcel Key Number:

620251

Summary of Applicant's Request:

The petitioners are requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary security residence. The Petitioner is requesting to stay on site while they build their family home as they do not currently have a residence and are seeking to stay on the site for one year while they build their family home.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary security residence due to personal hardship with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	12/22/2025	3:27 PM
Natasha Lopez Perez	Approved	12/23/2025	3:43 PM
Toni Brady	Approved	12/29/2025	11:41 AM
Victoria Via	Approved	12/30/2025	10:17 AM

RESULT: ADOPTED

MOVER: Justin Noe
SECONDER: Mike Fulford
AYES: Birren, Fulford, McDonald and Noe
RECUSED: Holmes



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026

APPLICANT: Brian Colon and Suzanne Colon

FILE NUMBER: CU-25-12

REQUEST: Conditional Use Permit for a Temporary Security Residence

GENERAL LOCATION: East Side of Rapidan Road approximately 350 feet North of Yellowbird St.

PARCEL KEY NUMBER: 620251

APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary security residence. The Petitioner is requesting to stay on site while they build their family home.

SITE CHARACTERISTICS

Site Size	1.2 Acres
Surrounding Zoning; Land Uses	North: R1C; Residential South: R1C; Residential East: Right-of-Way (ROW)/R1C; Residential West: Right-of-Way (ROW)/R1C; Residential
Current Zoning:	Residential
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the conditional use to allow a RV on property while home is being built on parcel.

Comment: The petitioner must obtain a septic permit through the Hernando County Health Department and a well permit through the Southwest Florida Water Management District.

ENGINEERING REVIEW

The site is located on the East Side of Rapidan Road approximately 350 feet from Yellowbird Ave. The Engineering Department has reviewed the request and indicated they have no concerns with the request.

LAND USE REVIEW

Minimum Building Setbacks Required in the Agricultural Residential 2 District:

- Rapidan Road: 25'
- Rear: 20'
- Side: 10'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary security residence with the following performance conditions:

1. The petitioner shall 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. No attachments or other structures shall be erected on the property or attached to the RV.
3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
Front: 25'
Side: 10'
Rear: 20'
4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

6. The Conditional Use Permit shall expire on January 12, 2028.

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. CU-25-12 Official Date Stamp:
RECEIVED
 SEP 29 2025
 Hernando County Development Services
 Zoning Division

Date: 1/13/25

APPLICANT NAME: BRIAN COLON
 Address: 18182 Rapidan Road
 City: Weeki Wachee State: FL Zip: 34614
 Phone: 813-391-7421 Email: Brian.L.Colon@yahoo.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____
 Company Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
 Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
 1. PARCEL(S) KEY NUMBER(S): 00620251 R012217328000220040
 2. SECTION 01, TOWNSHIP 21, RANGE 17
 3. Current zoning classification: Residential
 4. Desired use: temporary security residence
 5. Size of area covered by application: 1.2 acres
 6. Highway and street boundaries: _____
 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, Brian and Suzanne Colon, 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):

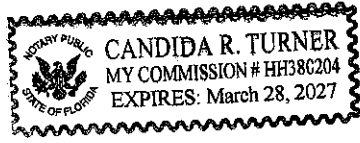
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): _____ to submit an application for the described property.

Brian Colon
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of Sept., 2025, by Suzanne & Brian Colon who is personally known to me or produced FL DL as identification.

Candida R. Turner
 Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp

Narrative for conditional permit request.

Date: 9/29/25

Applicant: Brian and Suzanne Colón
Property Address: 18182 Rapidan Road
Weeki Wachee, FL 34614

Parcel: RD122117328000220040

Zoning Designation: Residential

We are requesting a conditional use permit to temporarily place our recreational vehicle (RV) on our privately owned property located @ 18182 Rapidan Road in Weeki Wachee.


The RV will be our temporary dwelling during our home construction.

The RV will be used as temporary residence starting on November 1st 2025 until the completion of our home or 24 months, whichever comes first, with possible extension.

The RV will be placed on a flat cleared portion of the property lines and meets setbacks requirements specified in the zoning ordinance.

The RV will be connected to water, Electricity and sewage.


Brian Colón

 9/29/25
Suzanne M. Colón

**CARDINAL SURVEYING
SERVICES OF FLORIDA INC**



GRAPHIC SCALE IN FEET

MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"
Section 01, Township 21 South, Range 17 East
Date of Survey (field measurements): 04/15/2025

NOTE: BASIS OF BEARINGS ESTABLISHED BETWEEN POINT "A" AND POINT "B", BEARING = S 00°15'22" E

ABBREVIATIONS

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB
(C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE
E = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED
COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
FOP = FOUND OPEN PIPE (SIZE & # AS NOTED)
FND = FOUND NAIL & DISK (# AS NOTED), FN = FOUND NAIL
SIR = SET 5/8" IRON ROD LB #8400, SN&D = SET NAIL & DISC #8400

SYMBOL LEGEND

● - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
▲ - INDICATES NAIL & DISK (NUMBER AS NOTED)
■ - INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- - - INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

- THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
- ENVIRONMENTAL, JURISDICTIONAL AREAS, MEAN HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
- UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE AE/IX COMMUNITY PANEL #12053C00411 EFFECTIVE DATE 01/15/2021 FLOOD ELEVATION = 9.7 FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

BRIAN COLON
SUZANNE COLON

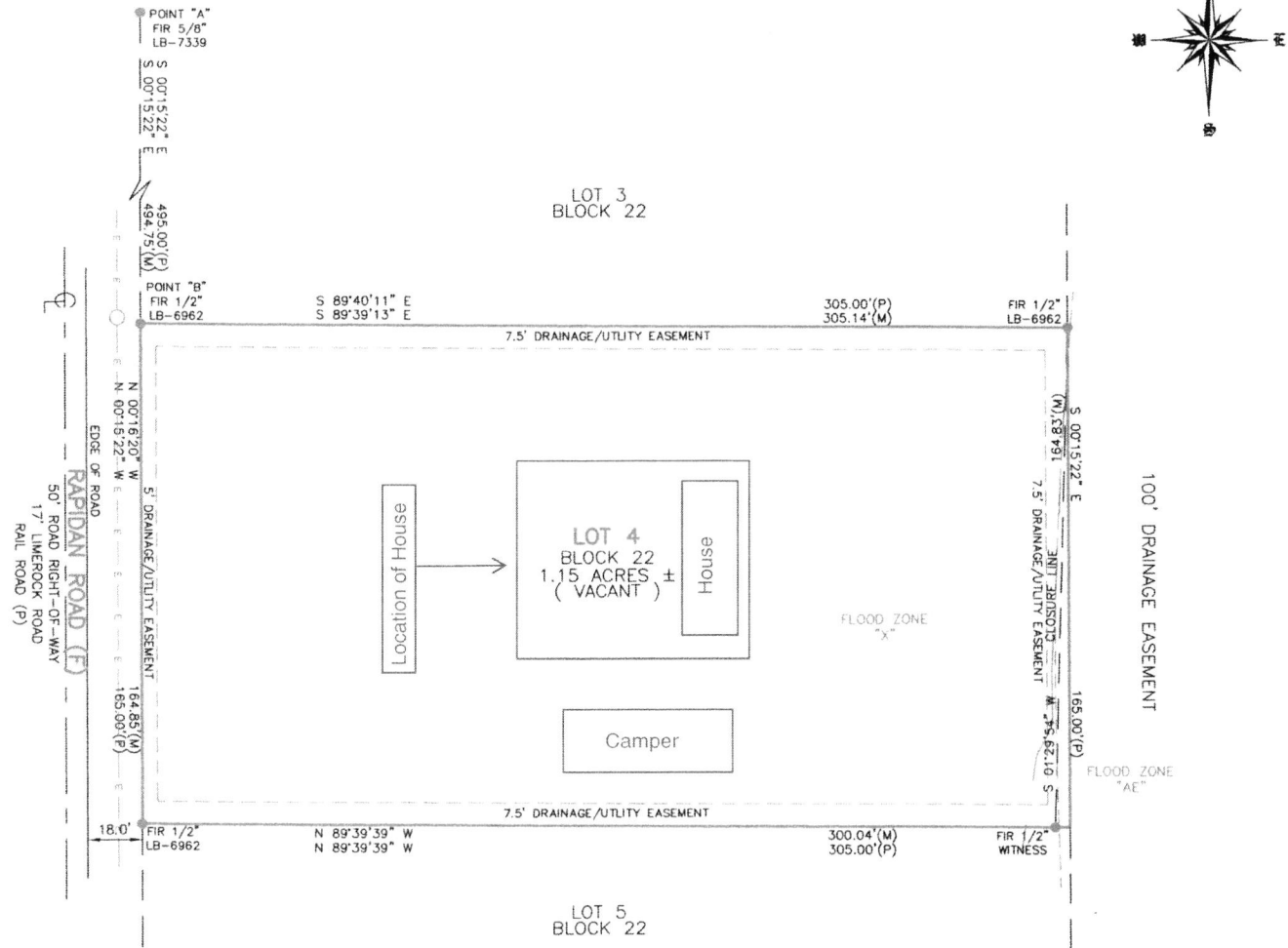
David T. York 4-17-25

DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 5875.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690
PHONE #: (727) 859-9313, (813) 995-9850

WORK ORDER NUMBER: 25168

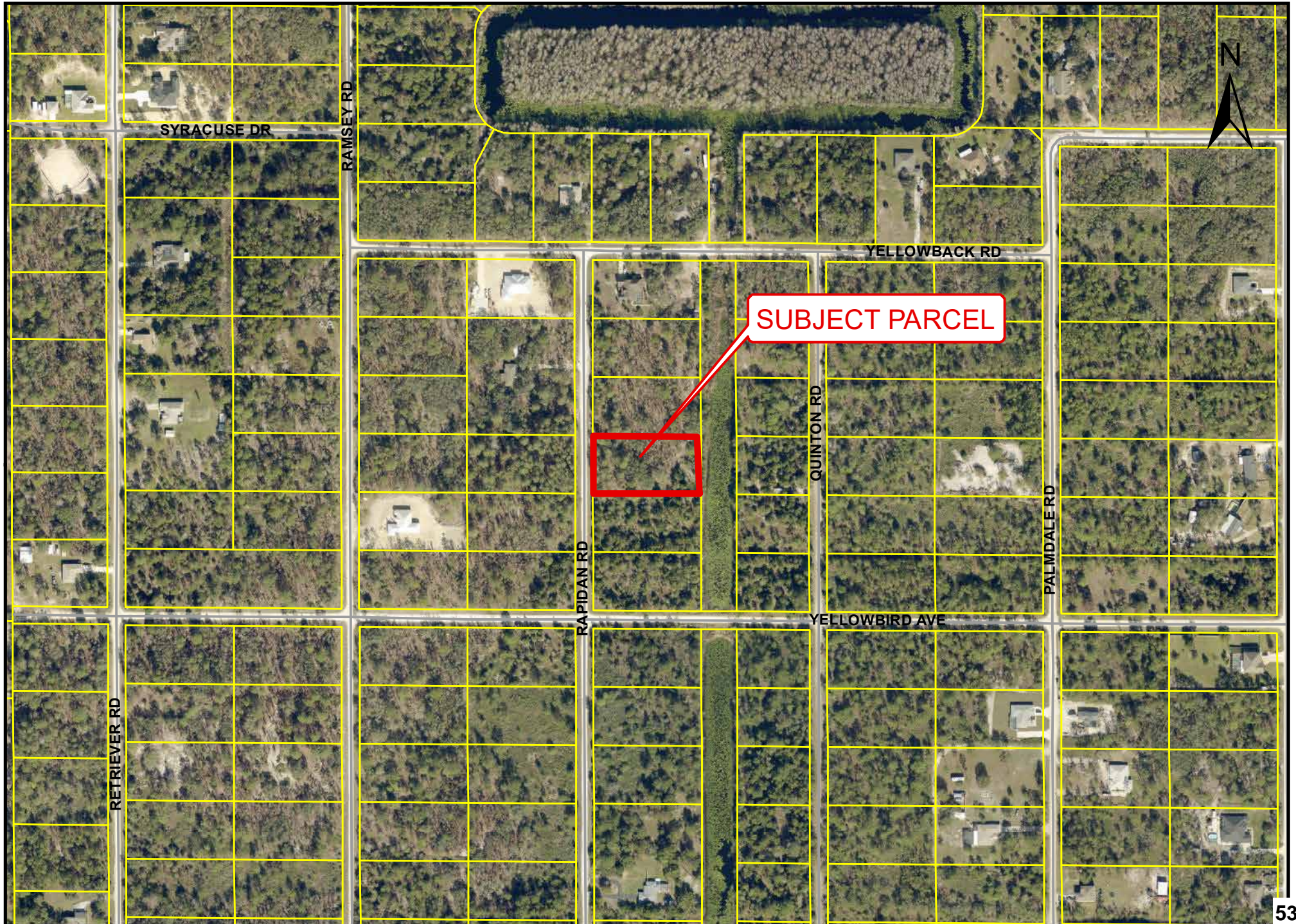
LEGAL DESCRIPTION:
LOT 4, BLOCK 22, ROYAL HIGHLANDS UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 43 THROUGH 59, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

ASSUMED



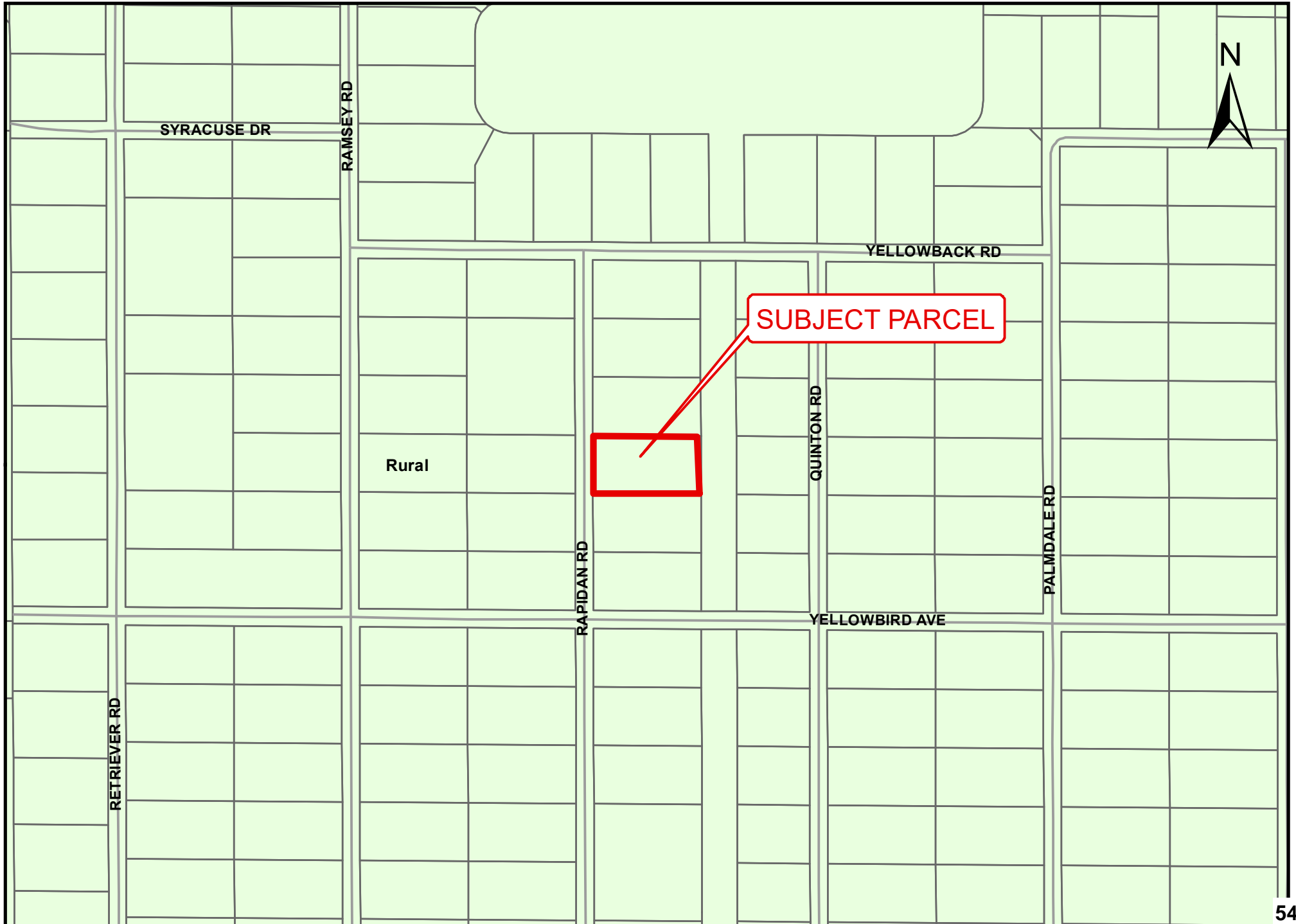
CU-25-12

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



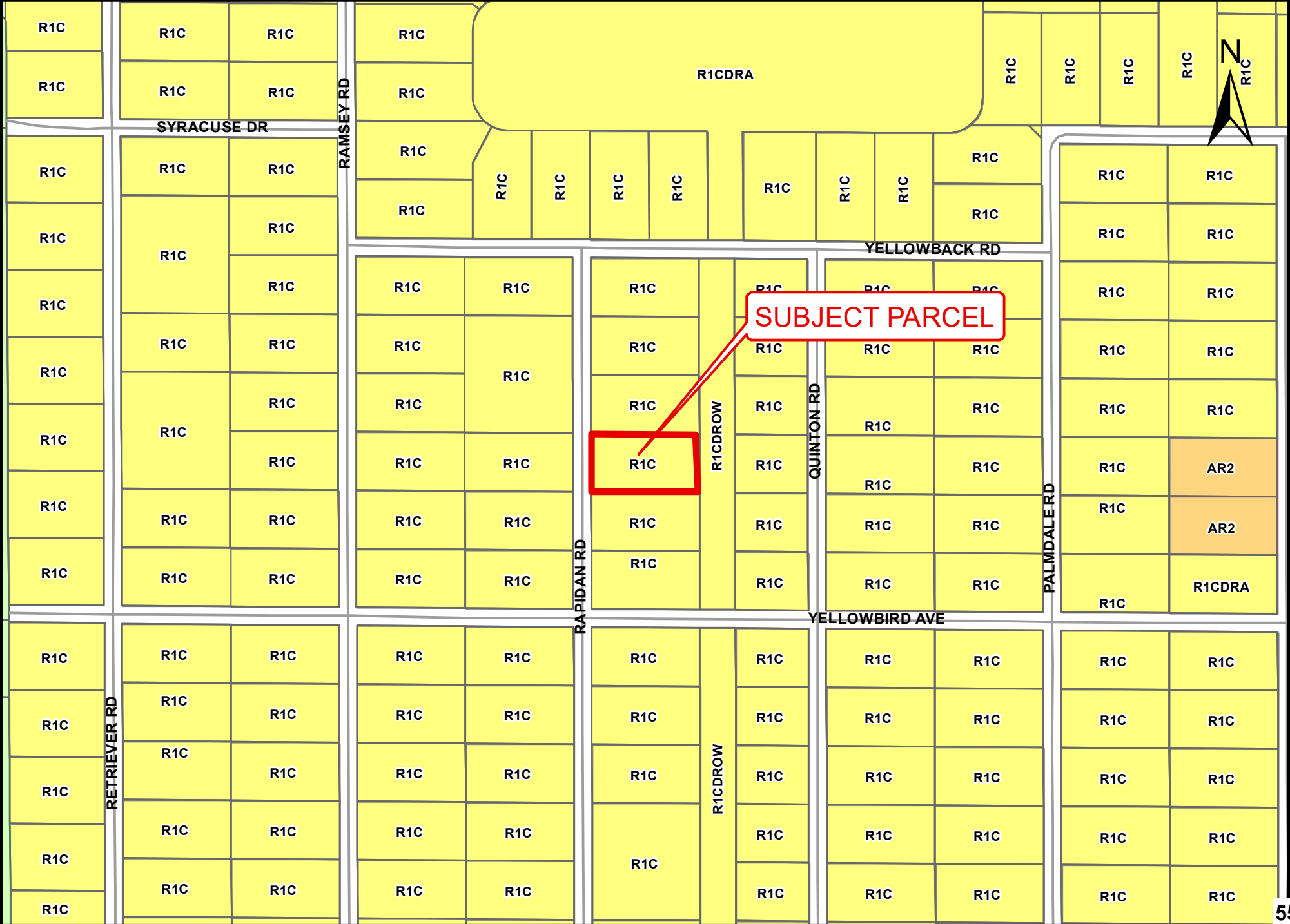
CU-25-12

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



CU-25-12

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>HOMER NICHOLAS RYAN</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>PLANNING + ZONING COMMISSION</i>
MAILING ADDRESS <i>1392 Commercial Way 194</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Spring Hill Hernando</i>	NAME OF POLITICAL SUBDIVISION: <i>BOARD OF COUNTY COMMISSION</i>
DATE ON WHICH VOTE OCCURRED <i>January 12 2016</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, NICHOLAS HOLMES, hereby disclose that on JANUARY 12, 2026 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

CONDITIONAL USE APPLICATION (CU2512) SUBMITTED BY BRIAN COLON AND SUZANNE COLON IS REQUESTING A TEMPORARY SECURITY RESIDENCE FOR THE DURATION OF CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE. HOLMES DRAFTING SERVICES, LLC, AN ORGANIZATION I OWN MORE THAN 50% OF, WAS HIRED AND PAID TO CREATE THE BLUEPRINTS FOR THE NEW RESIDENCE. WE HAVE NO INVOLVEMENT IN THE CONDITIONAL USE APPLICATION

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

1/12/2026
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Planning & Zoning Commission

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16909
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Conditional Use Permit Petition Submitted by Lee Pedone (CU2514)

BRIEF OVERVIEW

Request:

Conditional Use Permit for Excavation

General Location:

South of Dashback Street and east side of Kettering Road

Parcel Key Number:

396716

Summary of Applicant's Request:

On September 11, 2023, the Planning and Zoning Commission approved a Conditional Use Permit (CUP) for excavation on six parcels totaling 152.3 acres, with lot sizes ranging from 59 to 118.5 acres.

The petitioner is now requesting to renew and expand the Conditional Use Permit to include excavation on the remaining parcel, which contains 116.90 acres. Excavation activities will be limited to 40 acres per phase.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use permit excavation are contained in Appendix A (Zoning Code), Article III, Section 3(I). The Conditional Use Approval must be consistent with the Comprehensive Plan.

According to Appendix A (Zoning Code), Article III, Section 3(I)(13), a conditional use permit for excavation will be valid for a maximum period of five (5) years and may be renewed upon reapplication.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the Conditional Use Permit for Excavation for a period of five (5) years with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	12/22/2025	3:27 PM
Victoria Via	Approved	12/22/2025	4:20 PM

Natasha Lopez Perez	Approved	12/23/2025 12:50 PM
Toni Brady	Approved	12/29/2025 11:42 AM

RESULT: **ADOPTED**
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: Birren, Fulford, Holmes, McDonald and Noe



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026

APPLICANT: Pedone Sand Mine

FILE NUMBER: CU-25-14

REQUEST: Conditional Use Permit for Excavation

GENERAL LOCATION: South of Dashback Street and east side of Kettering Road

PARCEL KEY NUMBER: 396716

APPLICANT'S REQUEST

On September 11, 2023, the Planning and Zoning Commission approved a Conditional Use Permit (CUP) for excavation on six parcels totaling 152.3 acres, with lot sizes ranging from 59 to 118.5 acres. The petitioner is now requesting to renew and expand the Conditional Use Permit to include excavation on the remaining parcel.

Excavations are allowed under the County Land Development Regulations through a Conditional Use Permit for up to five years, with a maximum of 40 acres at a time. The petitioner has stated that excavation will be limited to 40 acres per phase. Before starting each phase, all required buffers and silt fencing must be installed. Before completing a phase, the buffers and fencing for the next phase must also be in place. After each phase, the disturbed area must be stabilized—typically by seeding, mulching, and watering—to prevent erosion, before moving to the next phase.

Excavation will be done using front-end loaders and track-mounted excavators, extending vertically down to approximately 60 feet, without disturbing clay, limestone, or groundwater. Excavated sand will be temporarily stockpiled onsite for sale and transport. No washing, screening, or processing of materials will occur onsite.

The excavation is planned to operate seven days per week. At the current rate, the site could operate for 5 more years, depending on demand. Approximately 75% of the middle 40-acre site has already been excavated. The 23.93-acre northern parcel and 13.96-acre southern parcel remain undisturbed pasture.

SITE CHARACTERISTICS

Site Size	116.85 Acres
Surrounding Zoning;	North: PDP(IND); Undeveloped
Land Uses	South: AG; Undeveloped

East: CPDP(SF and MF);
 Undeveloped
 West: CPDP; Undeveloped

Current Zoning: PDP(IND)

**Future Land Use
 Map Designation:** I-75 Planned Development Project

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available. There is also a 12” force main that runs along the west side of Kettering Rd. HCUD has no objection to the conditional use to renewing and extending the existing sand mine/pit.

ENGINEERING REVIEW

The property is located east of Kettering Road and south of Dashback Street. Access to the site will be from Kettering Road, south of Dashback Street, via Ariana Dairy Farm, which is also owned by the petitioner.

The County Engineer has reviewed the request and indicated the following:

1. The Road Maintenance Agreement shall be revised with Department of Public Works. Rate reduction is not supported.
2. Staff has been receiving complaints along the route that the trucks are taking to get to Pasco County.
3. Applicant must explain how parcels to the east of parcel key # 396716 will access Kettering Road.

Comments: Prior to initiating the conditional use permit, the petitioner shall coordinate with the Department of Public Works to revise the maintenance agreement, address resident complaints and concerns and address access to Kettering Road.

LAND USE REVIEW

Minimum Building Setbacks Required in the District:

In accordance with the County Land Development Regulations Appendix A Article III Section 3,I, Subsection 6. Setbacks The following minimum distances from the permittee property line shall be maintained for the identified adjacent property uses

- West: 300’
- East: 300’
- North: 100’
- Rear: 100’

Comments: At no time shall any single parcel exceed the maximum requirement of 40.0 acres. Additionally, no parcel shall be paired or phased with a larger parcel in order to achieve 40.0 acres

Buffer

The buffer requirement shall be a minimum of one hundred (100) feet measured perpendicular from the property line. Where required, the buffer shall shield adjoining properties when viewed from the property line. The buffer must shield the operation at the time excavation begins. Shielding shall meet an eighty percent (80%) opacity standard. Berms, towers, stockpiles and other similar items which extend above the buffer need not be shielded. The clearing and stripping of vegetation from the land shall not require the pre-establishment of a buffer. If approved, the petitioner must meet the minimum buffering requirements of the County's LDRs. The excavation of the site will have to comply with the County's LDRs relating to excavation. The standards address the provision of screening (vegetative or berm), hours of operation, fugitive dust control, reclamation, etc.

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission has the ability to grant a conditional use permit for a period up to five (5) years.

FINDINGS OF FACT:

The requested Conditional Use Permit for excavation, is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding land uses.

1. Excavation activities will be limited to a maximum of 40 acres at any given time.
2. The petitioner is requesting approval to conduct excavation in phased sections.
3. All required buffers and silt fencing will be installed prior to moving into each subsequent phase.
4. Upon completion of each phase, the disturbed area will be promptly stabilized to prevent erosion.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the Conditional Use Permit for Excavation for a period of five (5) years with the following 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. At no time shall excavation exceed the maximum limit of 40.0 acres. Additionally, the parcel shall be paired or phased as necessary to ensure that excavation activities remain within the 40.0-acre maximum

3. If a clay lens is encountered during the excavation operation, the petitioner must modify the Excavation Permit to review the new elevation of the excavation bottom.
4. The petitioner must maintain a valid SWFWMD permit prior to the issuance of the Excavation Permit.
5. A minimum 100' buffer shall be provided along the perimeter of the excavation site. Any buffer that has been encroached upon by the mining operation shall be restored in accordance with County regulations. Where required, the buffer shall shield adjoining properties when viewed from the property line. The buffer shall shield the operation at the time excavation begins.
6. A minimum 300-foot Setback along the east and west sides, and a 100-foot setback along the north and south sides, shall be maintained around the perimeter of the excavation site. Any portion of the buffer disturbed by mining activities must be restored in accordance with County regulations.
7. The petitioner is requesting approval to conduct excavation in phased sections, with excavation activities limited to a maximum of 40 acres at any given time.
8. All required buffers and silt fencing shall be installed prior to initiating each subsequent phase. Upon completion of a phase, all disturbed areas shall be promptly stabilized to prevent erosion.
9. The petitioner shall coordinate with the Hernando County Planning Division to ensure no gopher tortoises have re-entered the excavation site
10. The Road Maintenance Agreement shall be revised in coordination with the Department of Public Works. A rate reduction is not supported.
11. The petitioner shall coordinate with the Department of Public Works to revise the maintenance agreement, address resident complaints and concerns, and ensure proper access to Kettering Road.
12. The Department of Public Works has received complaints regarding the truck route used to access Pasco County. The petitioner shall provide a plan identifying the designated routes that trucks will use to travel to Pasco County.
13. The Petitioner shall clarify the proposed access route to Kettering Road for the parcels situated east of Parcel Key #396716.
14. The Conditional Use permit for excavation will expire on January 12, 2031.

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**

File No CU-2514 Official Date Stamp:

Received

SEP 29 2025

Planning Department
Hernando County, Florida



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Date: 9/29/25

APPLICANT NAME: Lee Pedone

Address: 4335 Kettering Road
 City: Brooksville State: FL Zip: 34602
 Phone: (903)219-0886 Email: lp@pedoneinvestmentproperties.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Procivil360, LLC
 Address: 12 South Main Street
 City: Brooksville State: FL Zip: 34601
 Phone: (352)593-4255 Email: fdicaro@procivil360.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00396716
2. SECTION 16, TOWNSHIP 23, RANGE 21
3. Current zoning classification: CPDP
4. Desired use: Borrow pit
5. Size of area covered by application: 89 acres
6. Highway and street boundaries: Kettering Road and Dashback Street
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, Lee Pedone Pedone, 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): Procivil360, LLC
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 29 day of September, 2025, by Lee Pedone who is personally known to me or produced _____ as identification.

[Signature]
 Signature of Notary Public



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

PRINT FORM CLEAR FORM

Notary Seal/Stamp



12 S. MAIN STREET, BROOKSVILLE, FL 34601
352-593-4255
www.procivil360.com

September 24th, 2025

Hernando County
Department of Planning & Zoning
20 North Main Street
Brooksville FL 34601

RE Permit Narrative – Lee Pedone Conditional Use Permit Renewal

Lee Pedone, Owner and Permittee, has retained ProCivil360, LLC, to prepare and submit the application for renewing and extending the Special Exception Conditional Use Permit for the existing sand mine/pit located at Kettering Road and Dashbach Street in Ridge Manor.

The business has been operating for the past five years under a Conditional Use Permit for Excavation approved by the Hernando County Planning and Zoning on January 13, 2020. The Permittee wishes to renew the Conditional Use Permit for Excavation under the same approved plan and conditions, and continue operations for another five years and possibly beyond.

Pedone Sand Mine's Environmental Resource Permit from the Southwest Florida Water Management District was renewed for another five year in November 2024. The Road Maintenance Agreement with Hernando County remains in effect however the owner is requesting changes to the agreement outlined below. Available aerials included herein provide a status update on the progression of excavations. Millions of cubic feet of material are still available from the site.

Intended Use

Continuing sand mine operation.

Site Location and Description

The 2015 documents identified the location of the mine as 32060 Dashbach Street, Brooksville, Florida. The current address for the mining operation is hereby updated to 4335 Kettering Road, Brooksville FL 34602. The sand mine site remains the same. The current project area is comprised of one remaining property; Parcel Key: 396716, .

Per the Florida Land Use Cover and Forms Classifications System (FLUCFCS), the site is composed of unimproved pasture (Code 2120). There is an identified wetland on the site per US Fish and Wildlife. The wetland is being inspected by SWFWMD to prove its real the scheduled date is 9-30-25 for inspection. If it is a wetland, it will be removed since it is isolated on the property and under a half acre.



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Site Access

Access the the site is accomplished from Kettering Road, south of Dashbach Street, via Ariana Dairy Farm, also owned by the Permittee.

Structural Features

Structural features (listed on the prior permit):

- Key 396716 – manufactured home
- Key 396716 – barn

The mobile home will be removed if it hasn't already. The barn will be demolished and the well properly abandoned when operations move to the parcel. No future structures are planned.

Adjacent Property Ownership

Properties within a 250 foot radius of the project site to the north and east are owned by the Permittee [Parcel Keys Northern portion of 396716, 536254, 541444, 1376219, 473794, 1299115]. Properties within a 250 foot radius of the project site to the East and south are owned by Richard Ashmead [Parcel Key 396725 & 1850955] and to the west Meritage Homes of Florida, Inc . [Parcel Key 1823478].

Soils

Native soils within the project boundary are composed as follows:

- Candler fine sand, 0-5% slopes
- Candler fine sand, 5-8% slopes
- Arredondo fine sand, 0-5% slopes

These units are all classified as sandy soils with trace amounts clay and organic matter. Arredondo and Candler series soils are considered to be excessively drained.

Operational Conditions

Sand excavation is accomplished by front end loader and track mounted excavator. Excavation will extend vertically downward to an approximate elevation of 60' NAVD88. In no case will excavations extend into clay, limestone or groundwater. Excavated sand material is temporarily stockpiled onsite awaiting sale and transport. There is no washing, screening, classifying or other processing of the excavated materials onsite.

Production rates are market driven and cannot be predicted. The mine operates 7 days per week during daylight hours and provides an average of 6 jobs. The updated plan exhibit provided herein indicates the extent and pace of excavation. Prior permit drawings are included for reference.

At the current rate of production, the mine could possibly operate for 5 more years, dependent on demand. All other areas have been excavated to approximately 80% of what was available on the remaining property.



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Excavation conditions

The entire site encompasses several acres; however, excavation is restricted to a maximum of 40 acres at any given time. Prior to commencing excavation on the current 40-acre section, all required buffers and silt fencing must be properly installed. Before completing excavation of the existing phase, buffers and silt fencing for the subsequent 40-acre area must also be established prior to transitioning operations. Upon completion of excavation within the current phase, ground cover must be applied promptly to prevent erosion—typically achieved by seeding, mulching, and ensuring adequate watering as practiced previously. Only after these measures are in place may excavation proceed to the next phase.

Drainage

Surface water runoff over the majority of the site is generally to the NE. No impervious surface exists onsite and none is proposed. Onsite stormwater runoff from the excavated area is contained within the excavation area. Offsite stormwater along the north boundary is channeled to the east via an E-W drainage swale maintaining existing drainage patterns.

Utilities

No public water or wastewater services are utilized onsite. Bottled water is provided for employee consumption. Sanitary facilities consist of port-o-lets.

Flora and Fauna

A survey was conducted in 2014 by Creative Environmental Solutions, Inc. (CES). The report found one listed species. All gopher tortoises were removed prior to beginning mining operations. Characteristics of the project's unexcavated pasture remains unchanged from those presented in the 2014 CES report.

Reclamation

The project will be reclaimed to FLUCFCS 2110 Improved Pasture, as follows:

- Land surface shall be stabilized and graded smooth to promote sheetflow of runoff.
- Pre-application of granular fertilizer (15-10-15) at a rate of 300 lb/acre.
- Hydroseeding of grass seed, species to be determined specific to time of year.
 - November to March – cool season seed mix of: 27% annual rye grass (*lolium multiflorum*); 23% Pensacola bahia (*paspalum notatum*); 40% unhulled Sahara bermuda (*cynodon dactylon*); and 10% Durana clover (*trifolium repens*) sown at a rate of 150 lbs/acre.
 - April to October – warm season mix of: 27% browntop millet (*panicum ramosum*); 23% Pensacola bahia (*paspalum notatum*); 40% unhulled Sahara bermuda (*cynodon dactylon*); and 10% Durana clover (*trifolium repens*) sown at a rate of 150 lbs/acre.
 - Liquid fertilizer (10-44-6) at a rate of 7.5 lbs/acre.
 - Hydrogen B polymer (for moisture and nutrient retention) as specified by the manufacturer.

Road Maintenance Agreement with Hernando County request:



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There are two requests to revise the the current Road Maintenance Agreement with the County.

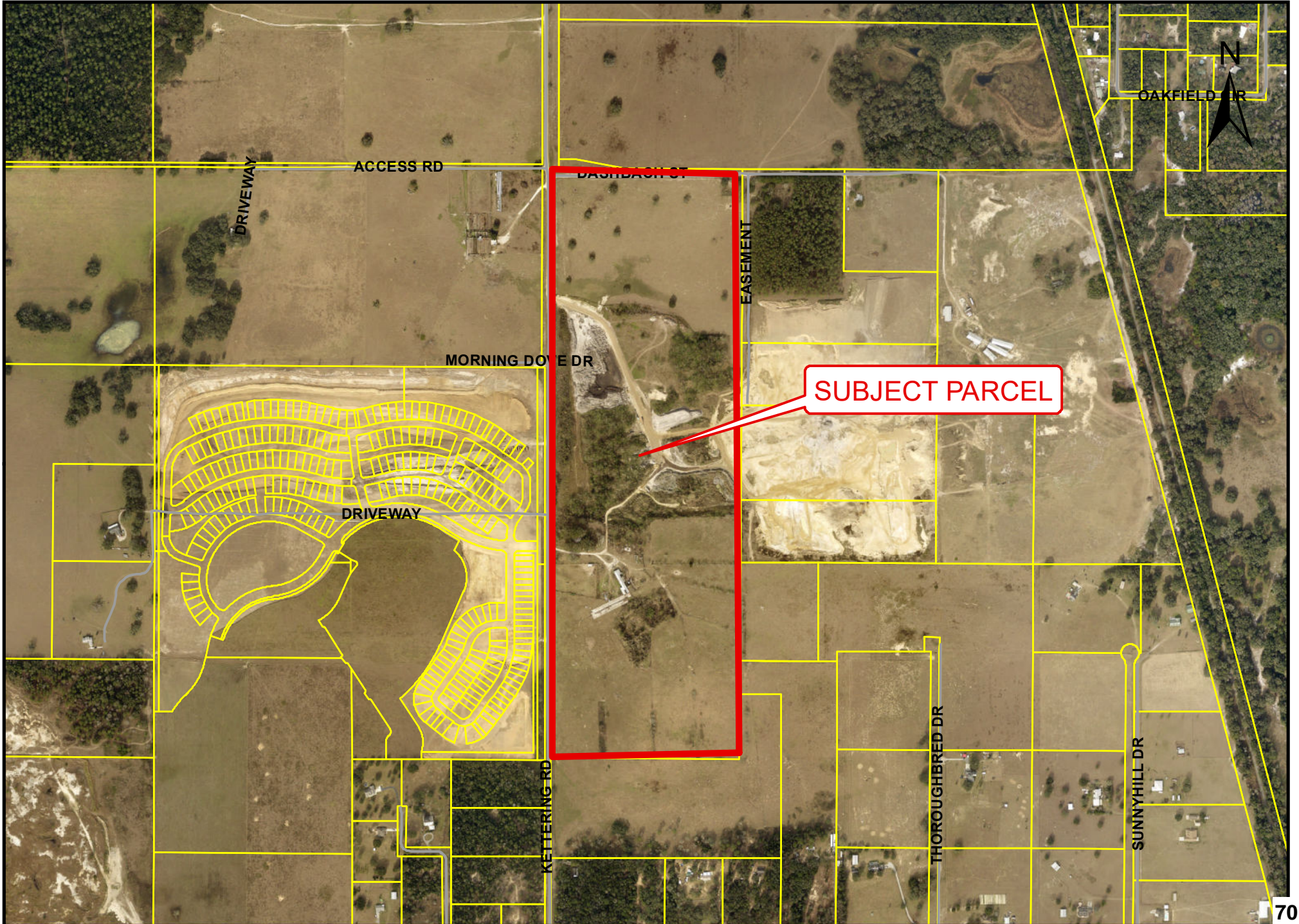
1. Payments are currently made monthly, but the owner requests quarterly payments because there is no online payment option and frequent travel makes monthly payments inefficient.
1. Upon finalization of the agreement, the owner was granted access to travel either north or south for entry and exit from the property at a rate of \$0.75 per trip. Subsequently, the County removed all southern access (date unknown), thereby eliminating approximately 5.91 miles of roadway travel to Powerline and onward to Lockhart. The sole remaining access now consists of approximately 2.21 miles to Kittering and State Road 50. This reduction in travel distance should be reflected proportionally in the maintenance costs. Please refer to the formula below for details.
 - The previous agreement allowed 8.21 miles of travel to and from the property.
 - After reduction, 2.21 miles from the site to State Road 50 are permitted.
 - This distance is roughly 27.21% of the original travel allowance.
 - Therefore, maintenance compensation requested is \$0.20 per trip ($\0.75×0.2721).

Other

An Environmental Resource Permit (ERP) 5-year renewal for the Pedone Sand Mine operation was approved on November 04, 2024. All other required permits are current.

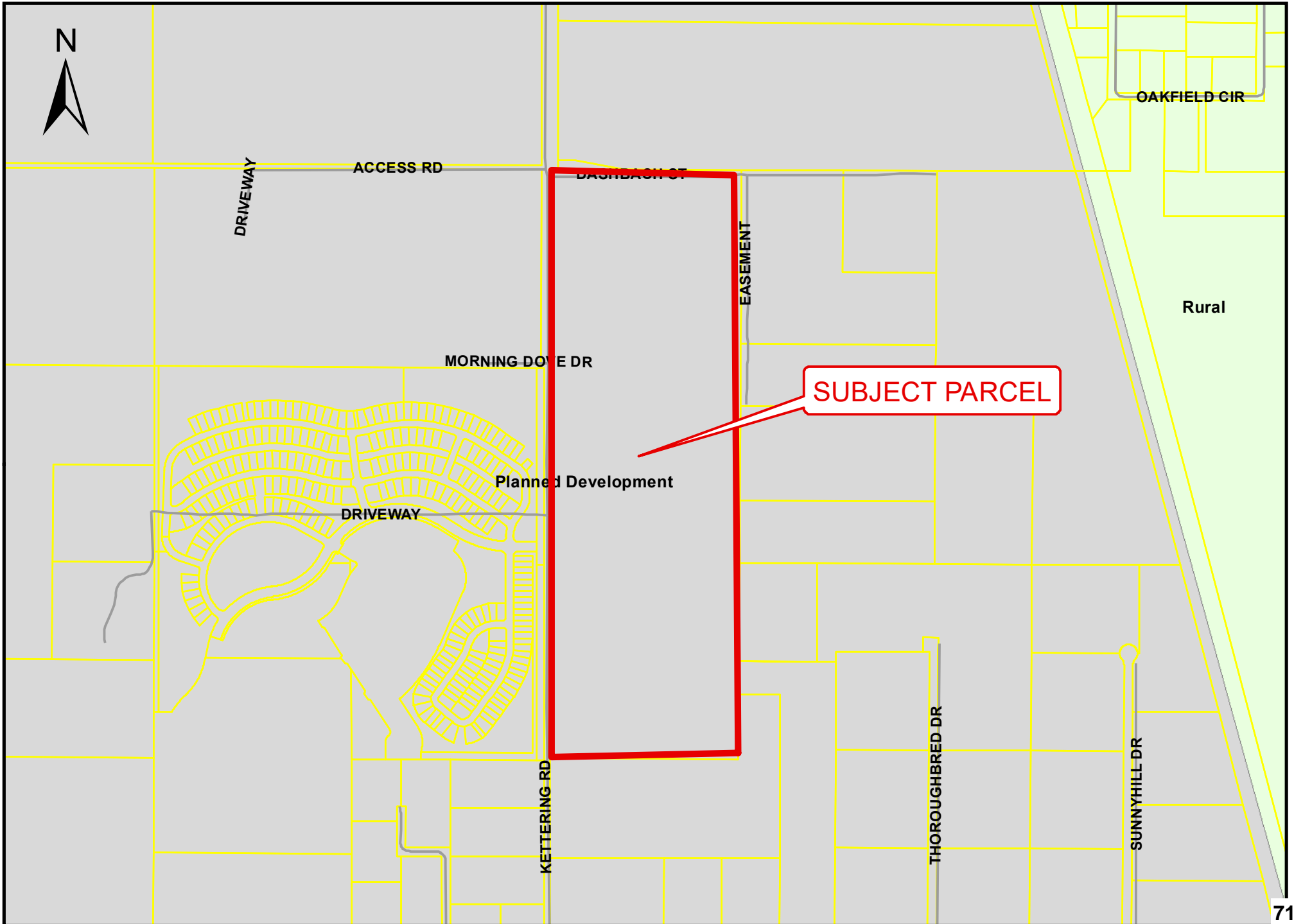
CU-25-14

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



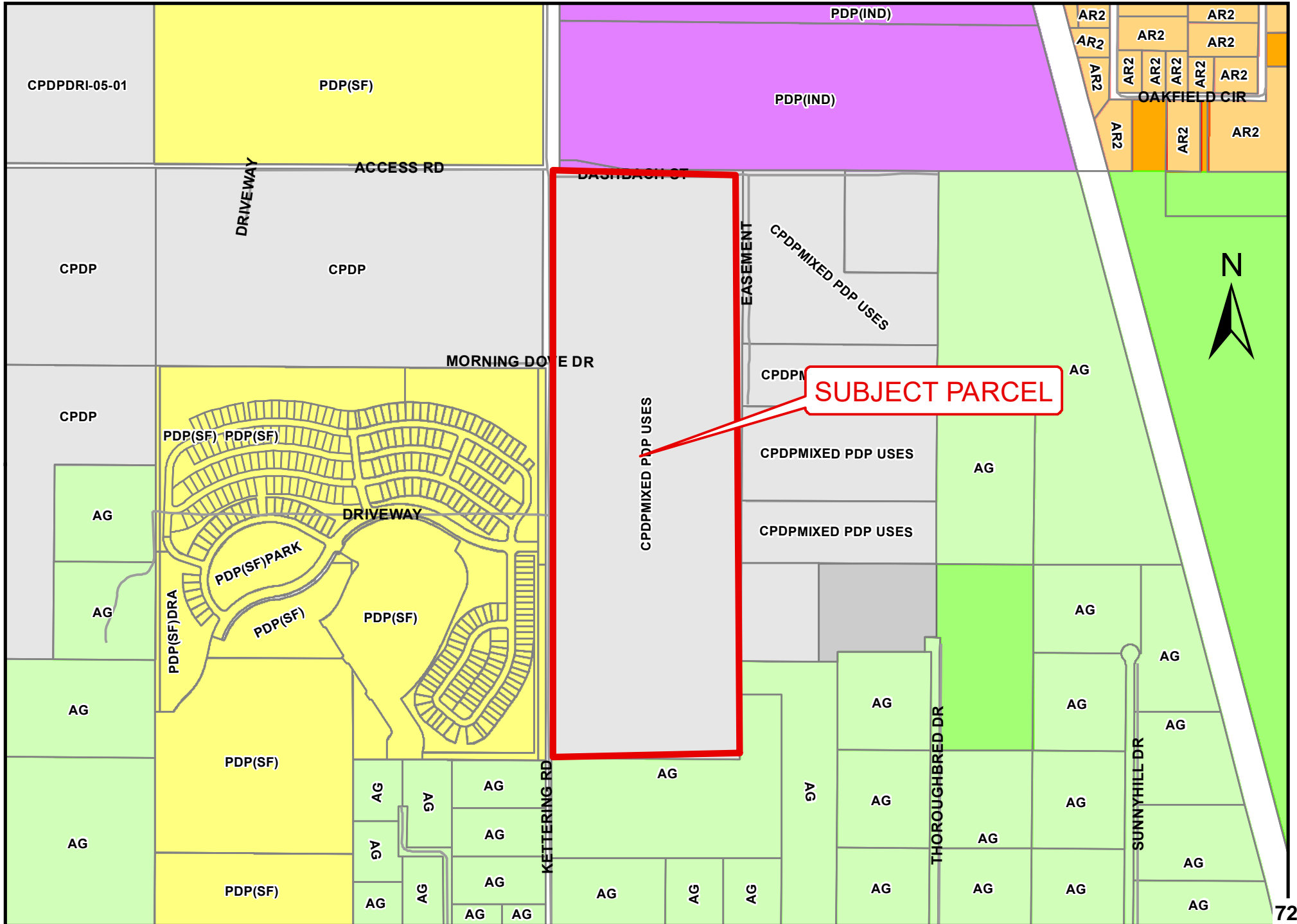
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CU-25-14

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From: [Planning Resource Object](#)
To: [Michelle Miller](#); [Victoria Via](#)
Subject: FW: File CU-25-14
Date: Wednesday, January 7, 2026 3:59:29 PM

For Monday, I already Added this to the file.

Robin Reinhart | Commercial Planner I
Planning and Zoning Division | Development Services Department
1653 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28011
Fax: (352)754-4420
Email: rreinhart@hernandocounty.us
Website: <https://www.hernandocounty.us/zoning>

o Office Hours: Monday-Friday, 7:30 AM – 3:30 PM

-----Original Message-----

From: Debra Sweger <dsweger@msn.com>
Sent: Wednesday, January 7, 2026 8:36 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: File CU-25-14

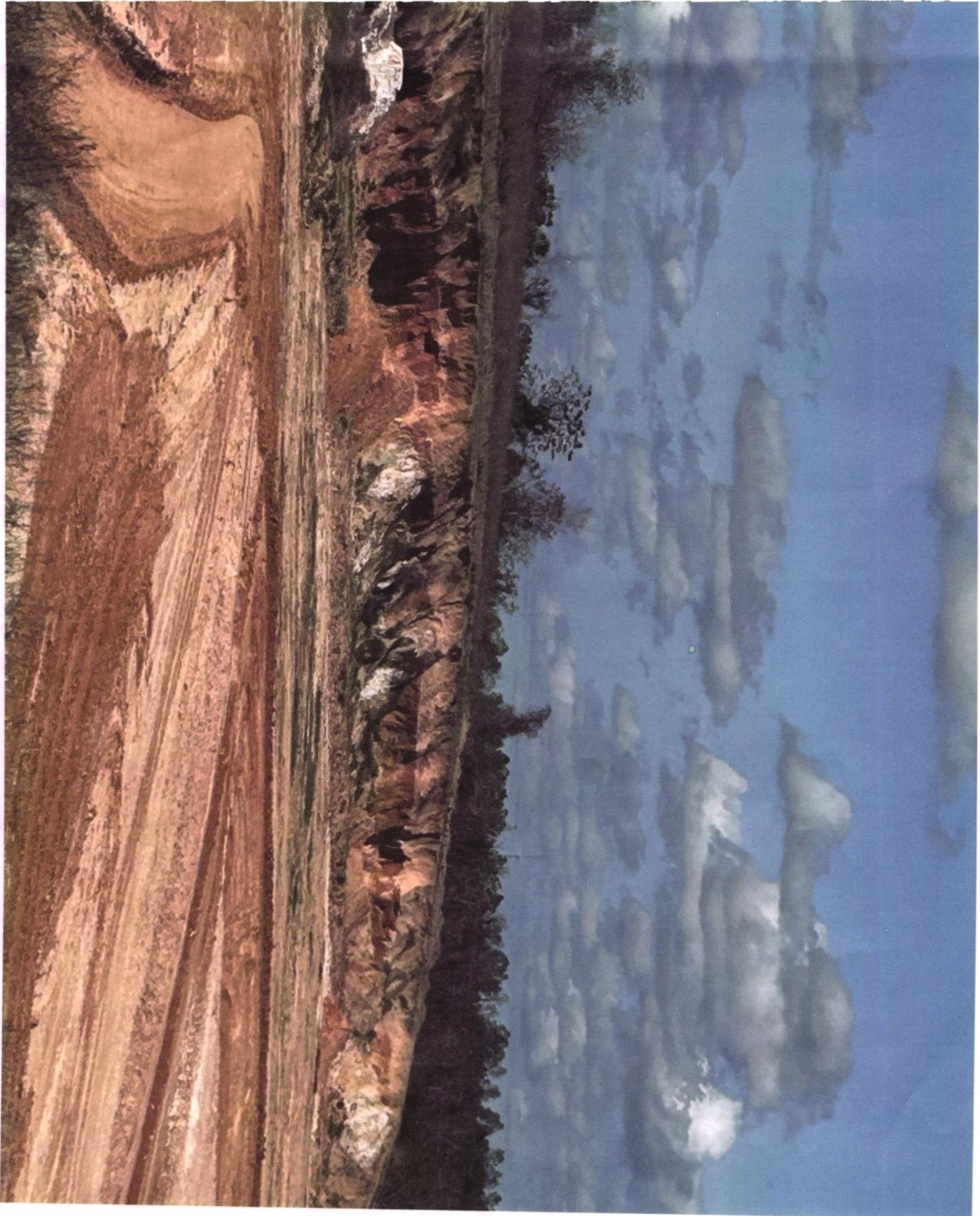
CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
This is Debra Sweger and I would like a copy of the Pedone Sand Mine file CU-25-14.

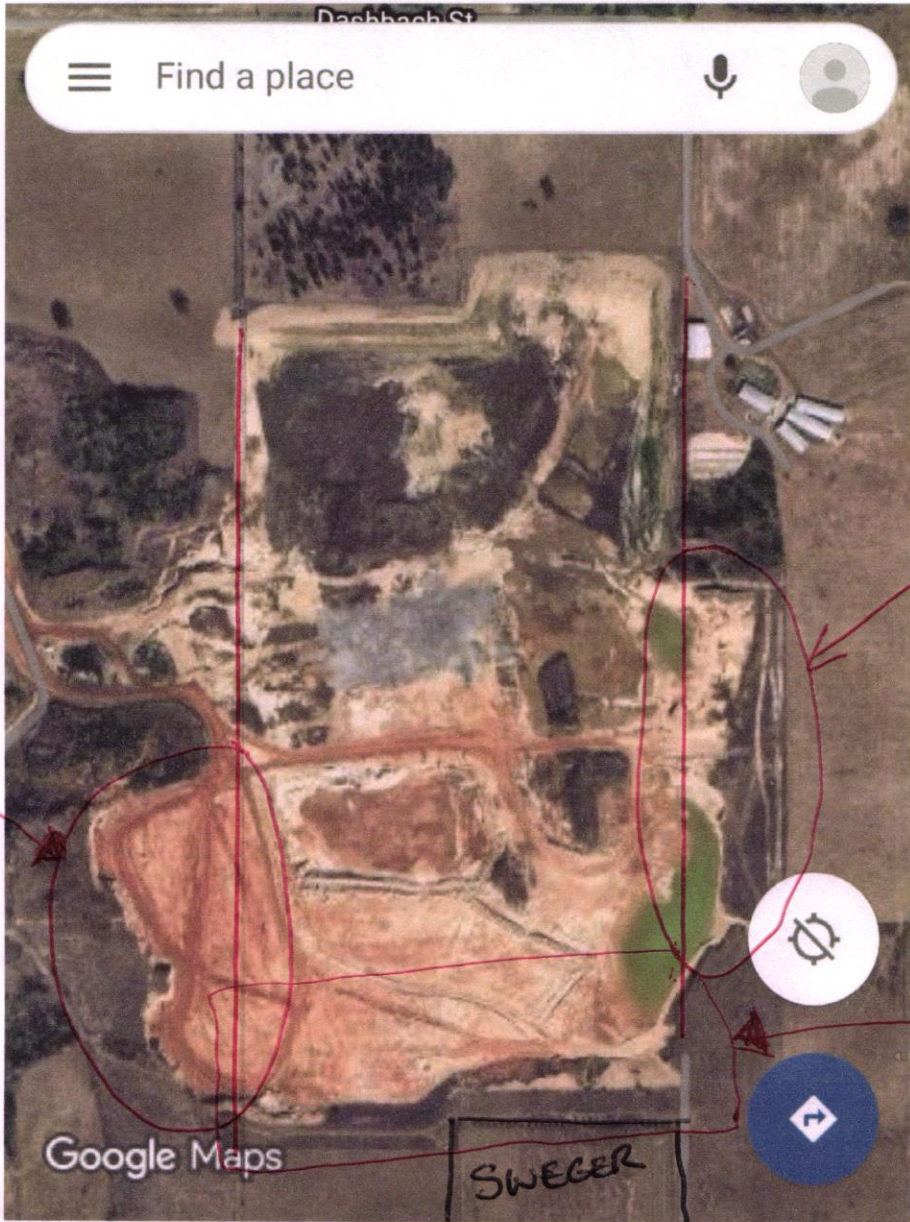
I received a letter from you because I'm within 500 feet of the land considered and don't understand why this is being requested when the land has been recently zoned and approved to build houses on.

In addition, the land behind our property is a big hole from the all the digging already.

Thank you,
Debra
Sent from my iPhone

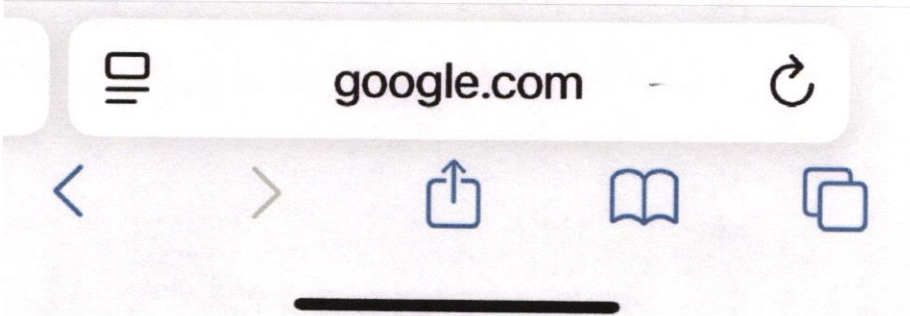


0150814- Public Exhibit SLIDE 1



Tap to see quick actions

SLIDE #3 ACTUAL



Google Maps



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 500 ft

0150514 Public Exhibit



Planning & Zoning Commission

AGENDA ITEM

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16910
Legal Request Number:
Bid/Contract Number:

TITLE

Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)

BRIEF OVERVIEW

Rezoning Request:

Modification of Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations

General Location:

Northwest corner of Grand Entrada Boulevard and Broad Street (US Hwy 41)

Parcel Key Number:

00381072, 00472517, 01456837, 00381027

Summary of Applicant's Request:

The petitioner is requesting to modify and reestablish the Master Plan for the Dire Wolf development. The existing zoning of CPDP (Combined Planned Development Project), consisting of PDP(SF)Planned Development Project (Single Family), PDP(GC) Planned Development Project (General Commercial), and PDP(SU) Planned Development Project (Special Use) with deviations, will be retained. The maximum residential density of 155 single-family detached dwelling units will also remain unchanged.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend approval of the petitioner's request for modification and of a Master Plan Revision for a site zoned CPDP/ (Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations, and performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	12/22/2025	4:22 PM
Natasha Lopez Perez	Approved	12/23/2025	3:41 PM
Toni Brady	Approved	12/29/2025	11:43 AM
Victoria Via	Approved	12/30/2025	10:18 AM

AYES:	Birren, Fulford, Holmes and McDonald
ABSENT:	Noe



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026
Board of County Commissioners: March 3, 2026

APPLICANT: Dire Wolf Holdings, LLC

FILE NUMBER: H-25-45

REQUEST: Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations

GENERAL LOCATION: Northwest corner of Grand Entrada Boulevard and Broad Street (US Hwy 41)

PARCEL KEY NUMBER(S): 00381072, 00472517, 01456837, 00381027

APPLICANT'S REQUEST

The petitioner is requesting to modify and reestablish the Master Plan for the Dire Wolf development. The existing zoning of CPDP (Combined Planned Development Project), consisting of PDP(SF)Planned Development Project (Single Family), PDP(GC) Planned Development Project (General Commercial), and PDP(SU) Planned Development Project (Special Use) with deviations, will be retained. The maximum residential density of 155 single-family detached dwelling units will also remain unchanged.

The petitioner is proposing an increase in the commercial acreage from 8 acres (60,000 square feet) to 10 acres (80,000 square feet). The original Master Plan was approved in 2022 under Rezoning File H-25-45; however, no development activity has occurred on the site to date.

While the applicant has indicated that no additional modifications are being proposed, staff has identified changes to the building setbacks and buffer areas that differ from those approved under Rezoning File H-21-75. These differences will be addressed in the Land Use Review section of this report.

SITE CHARACTERISTICS

Site Size	64.9 acres
Surrounding Zoning; Land Uses	North: Agricultural; Undeveloped South: PDP(SF)m PDP(SU); Hernando Oaks East: PDP(HHC), AG; Undeveloped, Trucking Company West: PDP(SF) PDP(SU); Hernando Oaks
Current Zoning:	CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with deviations
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

Hernando County Utilities (HCUD) does not currently provide water or wastewater service to the subject properties. Wastewater service is available; however, water capacity may be limited. HCUD has no objection to the proposed Master Plan revision increasing the commercial area from eight (8) acres to ten (10) acres, subject to a utility capacity analysis and required connection to the central water and sewer systems at the time of vertical construction.

ENGINEERING REVIEW

The subject property is located at the northwest corner of Grand Entrada Boulevard and Broad Street (US Highway 41). The County Engineer has reviewed the petitioner’s request and provides the following comments:

- A Traffic Access Analysis is required, along with a Signal Analysis for the project’s driveway on Broad Street and for Grand Entrada Boulevard at Broad Street.
- The primary access roadway functions as a frontage road and shall be constructed to frontage road standards, including a sidewalk.
- The driveway and roadway design shall comply with Hernando County standards.

LAND USE REVIEW

Residential Land Use Review. The petitioner is proposing the following setbacks, lot sizes and lot widths for each residential lot:

Residential Building Setbacks, Lot Width and Lot Sizes:

- Front: 25'
- Side: 5' (Previously approved deviation from 10')
- Rear: 15' (Previously approved deviation from 20')
- Minimum lot size interior: 4,800 square feet (Previously approved deviation from 6,000 square feet)
- Minimum lot width: 40' (Previously approved deviation from 60')

Comments: The petitioner has indicated specific locations for individual lots based on proposed lot size. The subdivision shall be designed with the following lot locational criteria:

- Minimum lot size (interior): 4,800 square feet
- Minimum lot size (exterior): 6,000 square feet

Buffers:

The petitioner must provide buffers for the residential area as indicated on the master plan and enhance natural buffers where necessary to 80% opacity where the proposed project is adjacent to Hernando Oaks. A 30' wide buffer at 80% opacity shall be provided along the west property line along that portion where proposed lots are adjacent to the property line.

Comments: If approved, the petitioner must provide buffers for the residential area as indicated on the master plan and enhance natural buffers where necessary to 80% opacity where the proposed project is adjacent to Hernando Oaks. Additionally, a 10' wide buffer at 80% opacity must be provided along the north property line along that portion where proposed lots are adjacent to the property line.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has proposed two points of access into the development from the planned frontage road; one located along the southern boundary and another along the northern boundary of the site.

Treed Boulevard Entrance

County LDRs require that new single-family developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has not indicated the use of a treed roadway/access way for the proposed development. If approved, a treed roadway/access way shall be provided starting on the northern must entrance of the development.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has not identified acreage set aside as natural vegetation for the subject development. If the master plan is approved, the petitioner shall be required to set aside 2.1 acres as natural vegetation; the proposed perimeter buffers can count toward this requirement.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Commercial Land Use Review

Perimeter Building Setbacks:

- East (US Hwy 41): 75' (Previously approved deviation from 125')
- North: 20'
- South: 35'
- West: 35'

Comments: The petitioner is requesting deviations to reduce the required building setbacks from thirty-five (35) feet to twenty (20) feet along both the side (south) and rear (west) property boundaries. However, pursuant to the Board of County Commissioners' approval of Rezoning File H-21-75, Planning staff recommends maintaining the originally approved thirty-five (35) foot setbacks along the south and west perimeters of the site.

It should be noted that the existing northernmost commercial tract, formerly occupied by Gateway Furniture, contains an existing building with an approximate setback of thirty (30) feet, which will remain unchanged.

Internal Setbacks:

- East/Front: 75' (Previously approved deviation from 125')
- Side: 20'
- South: 35'

Comments: The petitioner is requesting commercial setback deviations for the side and rear of the proposed commercial lots. The proposed master plan as shown, does not warrant building setback deviations. If approved, the petitioner must meet the minimum commercial requirements for the side (20') and rear (35') building setbacks.

Buffers

If approved the commercial outparcels must meet the minimum commercial buffering standards as required by the County LDR's.

Lighting

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential use to the north.

Parking

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use and 0.5 parking spaces per seat for fast-food restaurants.

Comment: The petitioner shall meet the minimum parking requirements of the County Land Development Regulations.

Residential Protection Standards:

According to Hernando County LDRs, the following residential protection standards apply:

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.

- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

Comment: There are proposed homes near the proposed commercial outparcels. Potential loading/unloading areas, drive-up windows and ordering boxes must be directed away from the residentially zoned parcels and meet the minimum Residential Protection Standard distances.

Landscape

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.

COMPREHENSIVE PLAN REVIEW

The subject site is in the Residential land use designation and is characterized predominately by residential uses to the west (Hernando Oaks) and large agricultural tracts to the north.

Future Land Use Map

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(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

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.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Comments: The subject property is within the Residential Future Land Use Classification. Compatible lot sizes within the Hernando Oaks Subdivision and closest to the proposed project are 50' lots. The petitioner has indicated that the predominate product type for the proposed development is 50' lots. The proposed 40' lots will be located interior to the project and only border the proposed frontage road.

FINDINGS OF FACT

The request for a Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations is appropriate based on the following conclusions:

- The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend approval of the petitioner's request for a Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations, and the following 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 comprehensive floral and wildlife (faunal) survey shall be prepared by a qualified professional. 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. The developer shall provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if subsurface karst features are present.
6. A substantial portion of the site is located within the buffer area of known archaeological sites. Due to the potential presence of archaeological sites, an archaeological survey shall be completed prior to submittal of construction drawings.
7. The petitioner shall provide the Southwest Florida Water Management District (SWFWMD) jurisdictional delineation lines for the on-site wetland areas to be retained. These areas shall be incorporated into all future site designs and plats.
8. The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of vertical construction.

9. A Traffic Access Analysis is required. The Traffic Access Analysis shall be required to include a queuing analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
10. A frontage road across the entire frontage of US Highway 41 shall be required per Hernando County Ordinance.
11. Interconnectivity shall be provided for all commercial parcels.
12. The petitioner shall provide a treed boulevard for the residential subdivision along the reverse frontage road, with trees located outside the right-of-way.
13. The project shall comply with all applicable County and FDOT access management and design criteria for the existing full median opening at Pine Cabin Road and U.S. Highway 41 (Broad Street)
14. The petitioner shall preserve and/or replant the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required buffers, open space and drainage areas.
15. The single-family area is approved with the following land uses and minimum development standards:
 - Front: 25'
 - Side: 5' (Previously approved deviation from 10')
 - Rear: 15' (Previously approved deviation from 20')
 - Minimum lot size: 4,800 sf (Previously approved deviation from 6,000 square feet)
 - Minimum lot width: 40' (Previously approved deviation from 60')
 - Minimum lot size (interior): 4,800 square feet (Previously approved deviation from 6,000 square feet)
 - Minimum lot size (exterior): 6,000 square feet
 - Maximum Height: 35'
 - The maximum permitted development intensity shall not exceed 155 single-family detached dwelling units.
16. The petitioner shall provide and maintain the required buffers adjacent to residential areas as depicted on the approved Master Plan. Where existing vegetation does not achieve 80% opacity, the petitioner shall enhance and/or supplement the buffer to meet the required opacity, including along areas adjacent to Hernando Oaks.
 - A 15-foot vegetative buffer achieving 80% opacity shall be installed along Grand Entrada Boulevard in front of the single-family portion of the development, where shown on the Master Plan.

- A 20-foot landscaped buffer shall be installed along Grand Entrada Boulevard adjacent to the commercial parcel, where shown on the Master Plan.

17. Commercial - Minimum Perimeter Setbacks:

- US Hwy 41: 75' (Previously approved deviation from 125')
- North: 20'
- South: 35'
- West: 35'

18. Commercial - Internal Setbacks

- Front: 75' (Previously approved deviation from 125')
- Side: 20'
- South: 35'

The building setbacks for the existing commercial building formerly known as Gateway Furniture will remain at approximately 30'.

19. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
20. 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.
21. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
22. The project has large areas of floodplain. Floodplain mitigation will be required to preserve the volume of the floodplain. A certificate of "no net rise" will be required.
23. The petitioner has identified 2.5 acres as neighborhood park for the subject development. The proposed size exceeds the minimum requirements. If the master plan is approved, the petitioner shall provide the neighborhood park as indicated on the master plan.
24. The subdivision entrance improvements currently on the site will be preserved by the developer.
25. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt from County staff of the BOCC approval action report. Failure to submit the revised plan will result in no further development permits being issued.

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: 07/24/2025

File No. H-25-45 Official Date Stamp:



APPLICANT NAME: Dire Wolf Holdings, LLC

Address: 16479 Runway Drive
 City: Brooksville State: FL Zip: 34604
 Phone: (954) 778-1898 Email: jeff@paragondvco.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Coastal Engineering Associates, Inc.
 Address: 9106 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): 00381027, 00381072, 00472517, 01456837
2. SECTION 08, TOWNSHIP 23S, RANGE 19E
3. Current zoning classification: CPDP with PDP(SF), PDP(GC) and PDP(SU)
4. Desired zoning classification: CPDP with PDP(SF), PDP(GC) and PDP(SU)
5. Size of area covered by application: 64.9 acres
6. Highway and street boundaries: Grand Entrada Blvd and Broad Street
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, Virgil D. Pizer as Manager of Dire Wolf Holdings 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.

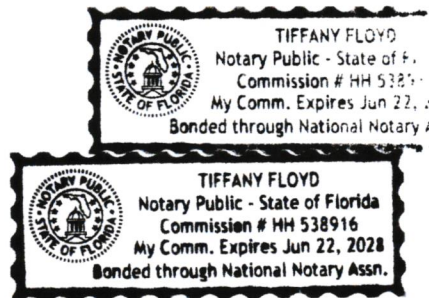
 Signature of Property Owner

**STATE OF FLORIDA
 COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 4 day of AUGUST, 2025, by Virgil D. Pizer who is personally known to me or produced _____ as identification.

 Signature of Notary Public

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



Notary Seal/Stamp

DIRE WOLF HOLDINGS, LLC
KEY NOS. 381027, 381072, 472517 and 1456837
MASTER PLAN REVISION & REZONING NARRATIVE
AUGUST 2025

General

The subject property, consisting of approximately 64 acres, is located west of US 41/Broad Street and north of Grand Entrada Boulevard in Section 8, Township 23 South, Range 19 East, Hernando County, Florida. The Hernando County Property Appraiser (HCPA) identifies the property as Key Nos. 381027, 371072, 472517 and 1456837. Refer to Figure 1 for the project location.



Figure 1. Dire Wolf Holdings, LLC Location Map

The property’s Zoning designation is C-PDP (Combined Planned Development Project). Refer to Figure 2 for the project area Zoning Map.

The property’s Future Land Use (FLU) Map indicates that the subject property is in a Residential designation. Refer to Figure 3 for the project area FLU Map.



Figure 2. Dire Wolf Holdings, LLC Current Zoning Map



Figure 3. Dire Wolf Holdings, LLC FLU Map

Zoning surrounding the subject property consists of:

North: AG

South: CPDP and Planned Development Project (Special Use) Drainage (PDP (SU) DRA)

East: US 41/Broad Street Right-of-Way

West: CPDP,

Project Request

The applicant is requesting to modify and update the master plan for Dire Wolf (Parcel Key Nos. 381027, 371072, 472517 and 1456837). Their current zoning (CPDP) Combined Planned Development Project with PDP Single-family (SF) and PDP (GHC) will be retained along with the maximum residential density of 155 SF detached homes. The only change in entitlements being requested is an increase in the commercial from 8 acres to 10 acres. The application is consistent with the Hernando County Comprehensive Plan.

Existing Approved Project Description

The assembled property is located immediately east of the Hernando Oaks community and includes a parcel previously identified as a "village center" within the original Hernando Oaks master plan. Since portions of that parcel contain the lowest elevations and are designated within the 100 year floodplain, it will be utilized primarily for drainage retention, floodplain mitigation and commercial parcels along US 41. As presently approved, the great majority of homes will be clustered on the northern parcels and buffered from the existing homes in Hernando Oaks. Two residential points of access were approved. The northern full access will be from US 41 at an existing full median cut (with left turn lanes) across from Pine Cabin Road. This access will be configured in a manner that will also allow future access for an undeveloped property to the north not owned by the applicant. The second full access will come from Grand Entrada Boulevard at the existing paved access road on the north side of the round-a-bout located approximately 400 feet east of the Hernando Oaks gated entrance. These two access points will be connected by an approved reverse frontage road, consistent with the zoning approval and County regulations. Commercial lot access points were approved at northeastern end of Grand Entrada (1) and US 41 (2). Both access points to Grand Entrada were approved in the Hernando Oaks zoning master plan and the presently approved Dire Wolf master plan and the access aprons from Grand Entrada were constructed with the original road.

The single family residences (40' & 50' wide lots) wind around existing natural features on the property. The retention of wetlands and incorporation of floodplain mitigation areas will place a significant portion of the property in open space. A centrally-located recreational center, which incorporates one of those features is provided for. While no existing Hernando Oaks residential lots abut the boundaries of this proposed project, a 20 foot wide natural buffer was established where there is close proximity. The Hernando County Utilities Department (HCUD) has potable water mains and wastewater transmission lines in the area, with wastewater being treated at the Airport WWTP.

Proposed Modification to the Zoning Master Plan

The only modification being proposed to the zoning master plan is for a reconfiguration of the commercial parcels along US 41 and a slight increase in the commercial from 8 acres (60,000 building sf) to 10 acres (80,000 building sf.) The reconfiguration allows for the southern commercial to be aligned with US 41 and stretched to the north to accommodate a proposed direct access to that roadway. A direct U 41 access

would reduce the impact of the commercial parcels on the Grand Entrada. All other aspects of the approved zoning master plan will remain as presently approved.

Building Setbacks & Buffers

Perimeter

East – (from US 41) 75' – (deviation from 125' previously approved)

Side - 20'

Rear - 20'

Residential

Front - 25'

Side - 5' (deviation from 10' previously approved)

Rear - 15' (deviation from 20' previously approved)

Minimum lot size would be 4,800 s.f. (deviation from 6,000 s.f.) - previously approved

Commercial

Front (from US 41): 75' (deviation from 125' previously approved)

Side: 10'

Rear 15'

Rear From Frontage Road: 35'

Buffers: The buffer tracts indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and opacity consistent with county standard

Master Plan

Refer to the attached rezoning master plan included with this submittal.

Draft of Protective Covenants

A homeowners' association will be formed to maintain common areas.

Preliminary Engineering Report

Topography

Topography on the property slopes north to south with the highest elevation of 97' on the north and a lowest elevation of 74' on the south. Accordingly, the majority of the drainage retention areas are placed along the southern portion of the project. Topographic mapping is provided on the zoning master plan.

FEMA Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 0193D, effective date February 2, 2012. According to the FEMA FIRM, the property contains both Flood Zone Areas A and AE with base elevations of 77.6' on the south and 93.5' on the north. Both Zone A and AE are special flood hazard areas subject to inundation by the 1% annual chance flood. Refer to Figure 4 for the project FEMA floodplain map.

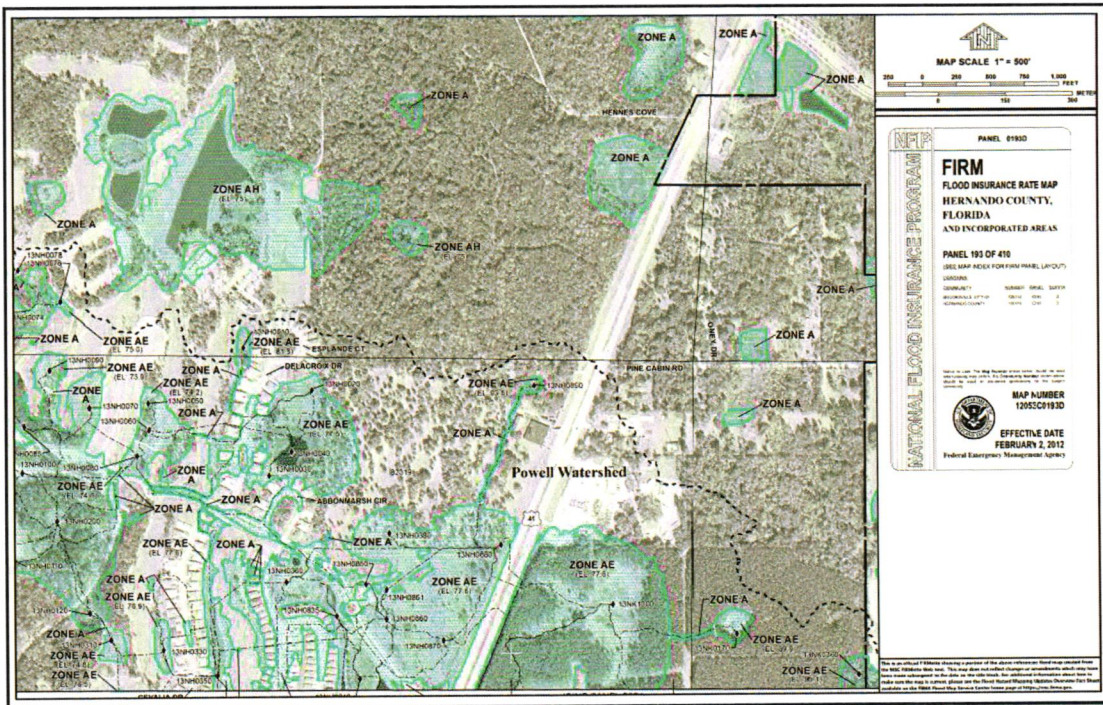


Figure 4 FEMA Floodplain Map

Environmental

A preliminary environmental site visit was conducted. The results of the site visit are listed below:

- The subject property consists of a mixture of open land with an assemblage of large specimen and majestic trees (northern portion of project area); and an area which is heavily forested (southern portion of project area).
- The project area contains a few jurisdictional isolated freshwater marshes and some other surface water features, including water conveyance swales/ditches.
- During the preliminary site visit no state or federally listed species were detected; however, wetland dependent listed avian species may periodically visit the freshwater wetlands for foraging.

Soils

The subject property consists of five soil types including Nobleton fine sand, 0 to 5 percent slopes (53.4%); Micanopy loamy fine sand, 2 to 5 percent slopes (27.2%), Blythe loamy fine sand, 2 to 5 percent slopes (13.6%), and Flemington fine sandy loam, 2 to 5 percent slopes (5.8%). Refer to Figure 5 for the project soils map.

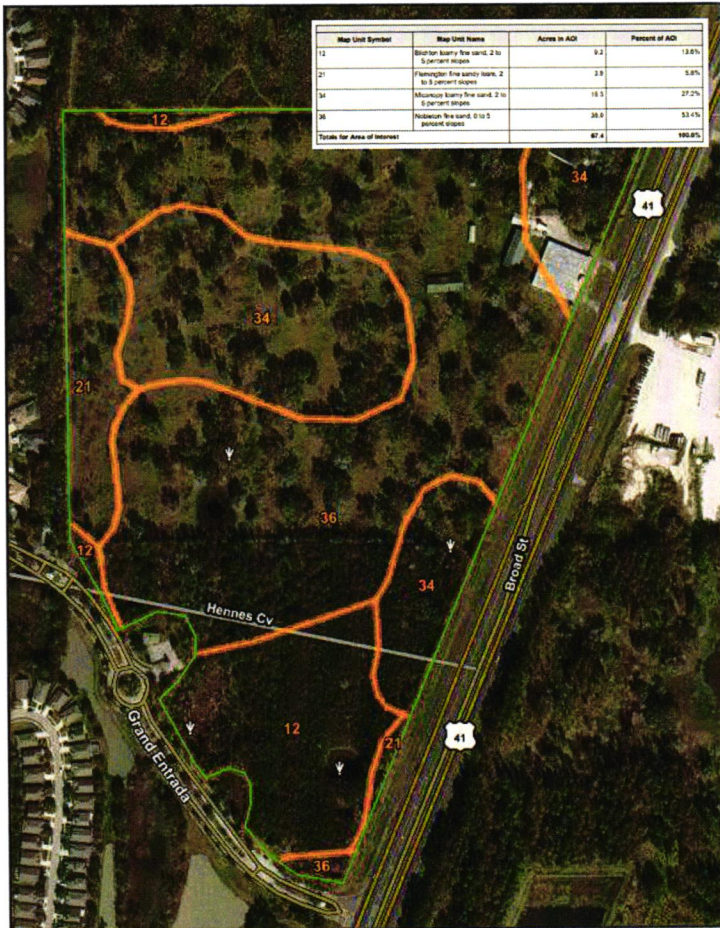


Figure 4. Dire Wolf Holdings, LLC Soils Map

Adequate Access Analysis

Two primary points of access are approved. The northern access will be from US 41 at an existing full median cut (with left turn lanes) across from Pine Cabin Road. This access will be configured in a manner that will also allow future access for an undeveloped property to the north not owned by the applicant. The second entrance/exit will come from Grand Entrada Boulevard at the existing paved access road on the north side of the round-a-bout located 400 feet east of the Hernando Oaks gated entrance. The 6-laned US 41 has an excellent level of service.

Utilities

The proposed project lies within the Hernando County Utilities service area, with available potable water and sanitary sewer in close proximity. The existing water system can provide adequate flow to the site for domestic and fire demands. A Utility System Analysis Report will be provided in subsequent development phases.

Previous Development Approval

Parcel Key Number 01456837 was part of the original Hernando Oaks PDP and subsequent modification.



August 6, 2025

Greg Watkins
Hernando County Utility Department
15365 Cortez Blvd.
Brooksville, FL 34613

RE: Response to Request for Additional Information

Project Name: Winding Oaks Subdivision phase 1&2
Application No.: W22-06

Greg,

This letter is in response to County comments relating to the project referenced above. Enclosed for Staff review are the following items:

- **Corrected Application**
- **Phase 1&2 Record Drawings**
- **Authorization Letter**
- **Phase 1&2 BacT's**
- **Phase 1&2 pressure test**

Please note that County comments have been restated below and an explanation of our response has been provided in italics.

HCUD has reviewed the submitted FDEP water clearance packet submitted on 6/18/25 for the project above and have the following comments:

A. Bacteriological Sample Reports:

1. The bacteriological sample point plans and bacteriological sample point report does not meet HCUD specification 3.13 and FDEP requirements. Since a sample point and bacteriological sampling report for the end of the water mains at station marker 9+80 on Cherry Bark Road, stub out to the north of the intersection of Cherry Bark Road & Shumard Lane, and the stub out to the north of intersection of Cheery Bark Road & Grace Road were not submitted for phase 1 clearance, all the bacteriological sample points shown with 3 additional sample points shown at the phase line between phase 1 and phase 2, would need to be taken on 2 consecutive days per the FDEP rules. If phase 1 and phase 2 will request clearance at the same time as 1 packet, the entire water system and every bacteriological sample point shown on the original sampling plan would need to be resampled per AWWA C651-14.5.1. and FAC 62-555.340.

Response: BacT's for 2 consecutive day for phase 1 & 2

B. Revise the Water Construction Clearance Application FDEP Form 62-555.900(9) as follows:

1. Part III.A.: Provide an "original" wetted signature with date.

Response: Application has wetted original signature with date

C. Revise the Request for Letter of Release to Place Water Supply System into Service Exhibit W6 as follows:

1. The PWS Clearance application reference a partial water clearance for phase 1 however, the W6 form checked the system completed to the fullest extent of the approved plans. Revise as necessary.

Response: Corrected

HCUD has reviewed the submitted FDEP water clearance packet submittals for the project above and have the following comments:

A. Bacteriological Sample Reports:

1. The bacteriological sampling report cannot be used since it shows samples taken on 4 different days. All the bacteriological sample points shown would need to be taken on 2 consecutive days per the FDEP rules, the entire system and every bacteriological sample point would need to be resampled per AWWA C651-14.5.1. and FAC 62-555.340. HCUD will require the entire system to be resampled on 2 consecutive days before clearance can be requested.

Response: Submitting phase 1 only

B. Revise the Water Construction Clearance Application FDEP Form 62-555.900(9) as follows:

1. Part I.E.: Contact Person's E-Mail Address: Replace rpatel@co.hernando.us with rpatel@co.hernando.fl.us.

Response: corrected

2. Part I.F.: Contact Person's E-Mail Address: Replace rpatel@co.hernando.us with rpatel@co.hernando.fl.us

Response: Complete

1. Part II.: Complete this section by listing all deviations from the original plan set or label N/A.

Response: Complete

2. Part III.A.: Provide an "original" wetted signature with the date signed. The project permittee on the first page is Gerald Cyr, however the permittee on the third page is Michael Patrick Green. Provide a letter of authorization stating Mr. Green can sign as an authorized person.

Response: Complete see letter of authorization with submittal

C. As-Built Record Drawings:

1. The following comment will not hold up the FDEP potable water system clearance. Show the connection of the 8-inch water main to the 16-inch x 8-inch tapping saddle and gate valve. Show the survey point data for this connection.

Response: complete

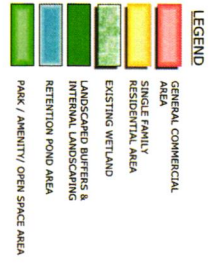
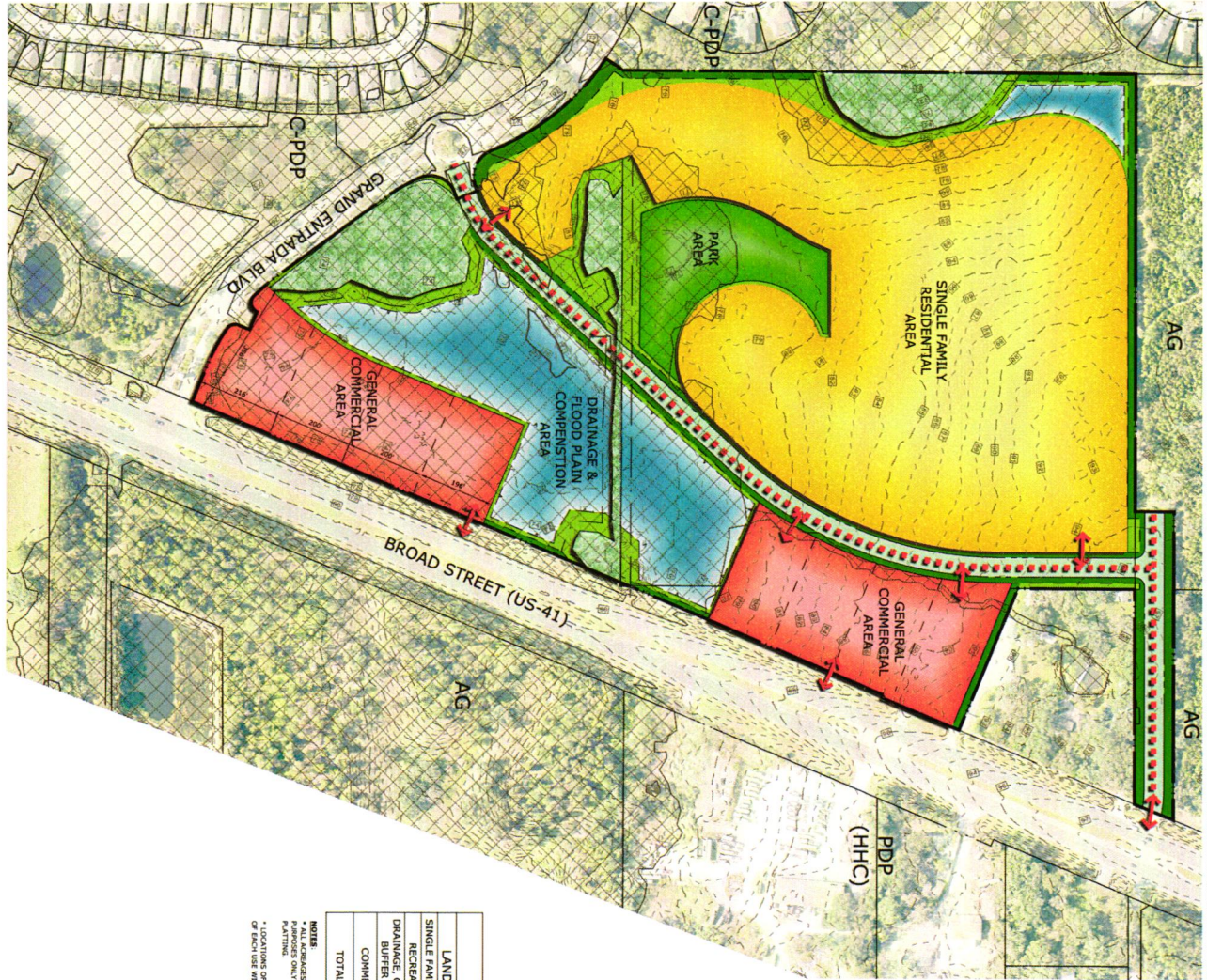
We trust that the information provided will adequately address County comments and allow approval of the associated permit. Please contact me at your convenience if there are any additional questions concerning this project.

Sincerely,

Deanne Leto

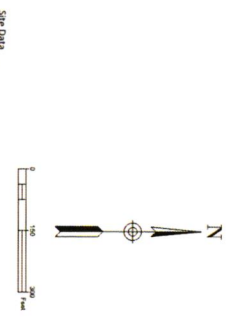
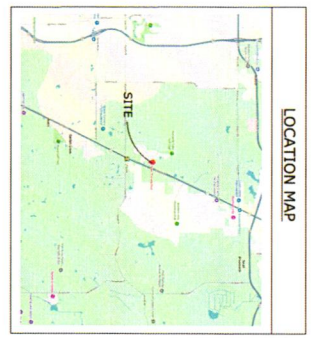
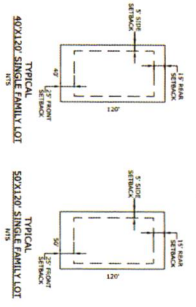
Permit Coordinator

Coastal Engineering Associates, Inc.



LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	SQFT
SINGLE FAMILY & ROADS	28	135	
RECREATIONAL	2.5		
DRAINAGE / OPEN SPACE / BUFFER TRACTS	24.4		
COMMERCIAL	10.0		80,000 SF
TOTAL AREA	64.9	135	

NOTE:
 * ALL ACRES AND UNIT PROVISIONS IN LAND USE TABLE ARE CONCEPTUAL. FINAL PLANNING PATTERNS WILL BE DETERMINED AT THE TIME OF FINAL DESIGN.
 * LOCATION OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF ROADS SHALL BE DETERMINED AT THE TIME OF DESIGN.



SITE DATA
 Owner/Applicant:
 Holdings LLC
 3655 Fantasy Way
 Brooksville, FL 34604
 Parcel key Nos.: 00381027, 00381027, 00472317, and 01456837
 Section/Township/Range: 8/23S/17E
 Current zoning: CDP with Single Family and General Commercial
 Proposed zoning: CDP with single family and general commercial
 Area = 1/4 of 64.9 acres

Proposed No. of lots: 135
 Premier Building Setbacks:
 East (from US 41): 75'
 Side: 20'
 Rear: 20'
 Residential Building Setbacks:
 Front: 25'
 Side: 5'
 Rear: 15'
 Commercial Building Setbacks:
 Front: 75'
 Side: 10'
 Rear: 15'
 Near from Frontage Rd: 35'

Buffers:
 The buffer tracts indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the buffer tract consisting of vegetation and quality consistent with county standards.

Flood Plain:
 Located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 22035C 093D effective date February 2, 2012. The property contains both Flood Zone Areas A and AE with base elevation of 77.6' on the south and 51.5' on the north.

Fire protection:
 Fire hydrants will be placed throughout the community at a minimum of 250' curb line distance intervals which is consistent with county standards. The potable water required by NFPA guidelines as required by Hernando County.

Homeowner's association documents: will be in place to restrict the construction of the mid-point of the side yard of the home if constructed with a minimum 5-foot gate in which to access the rear yard.

General notes:
 1. This is a planning document and is not to be considered a final design or construction plan, also, not intended for recordation in public records. Drainage and utility easements will be included in the final construction plans and shall meet to this project.
 2. Drainage retention area(s) are conceptually located, the actual size and location will be determined with final engineering design.

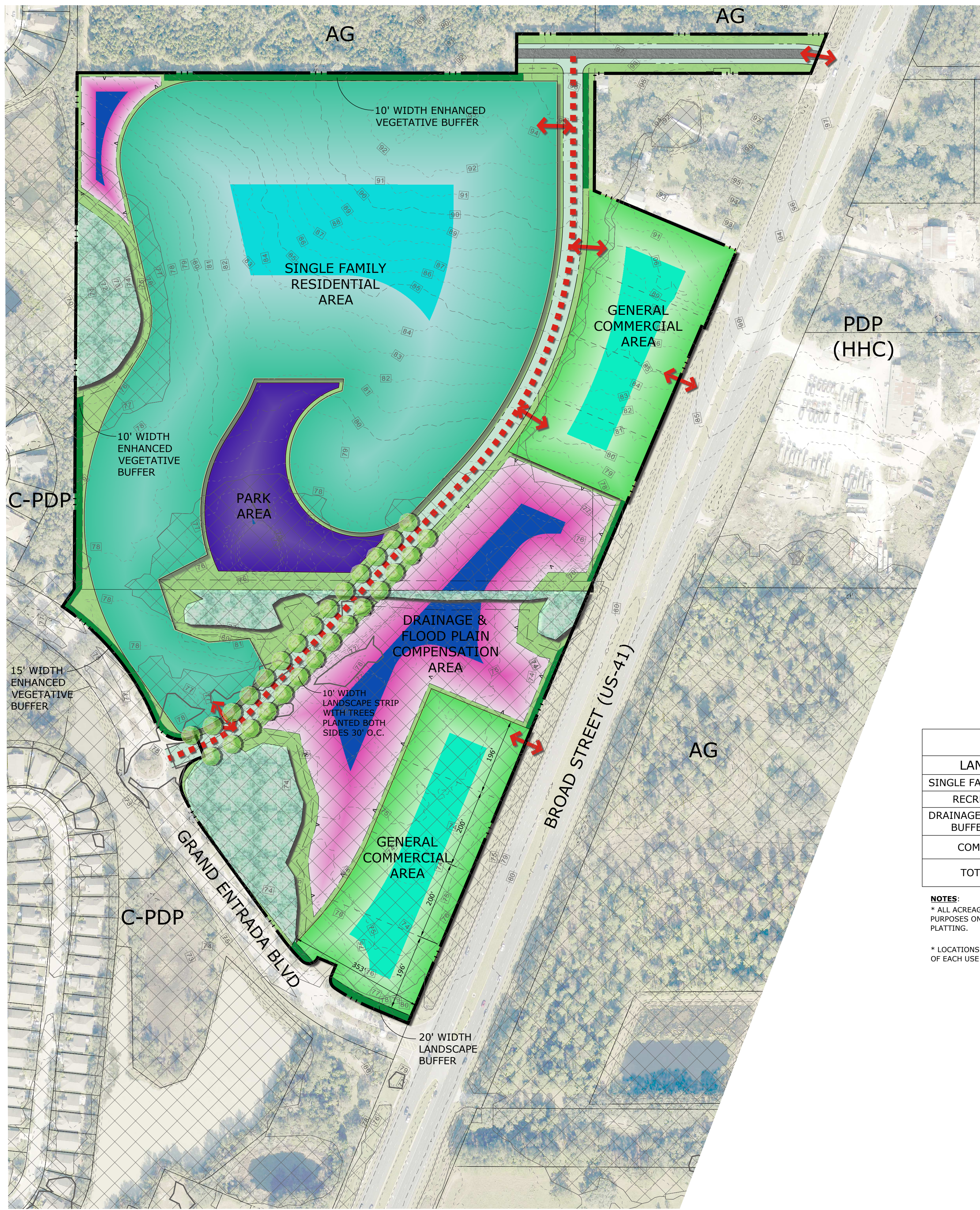
DATE	REV.	REV. NO.	REVISION
	1		

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Coastal Engineering Planning Surveying Environmental Transportation Construction Management
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

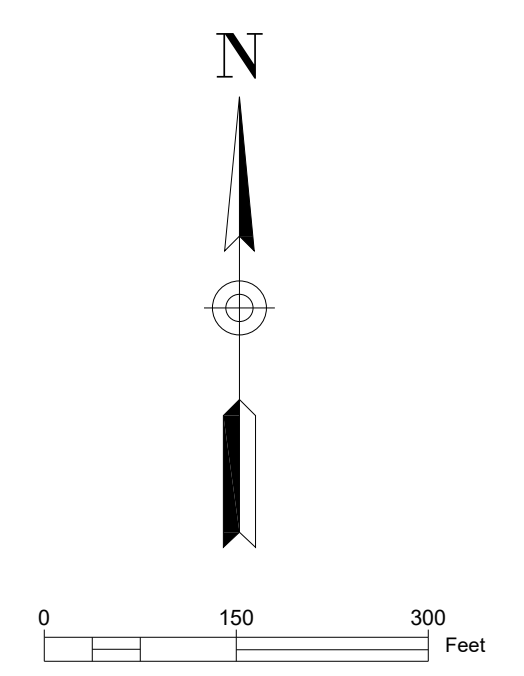
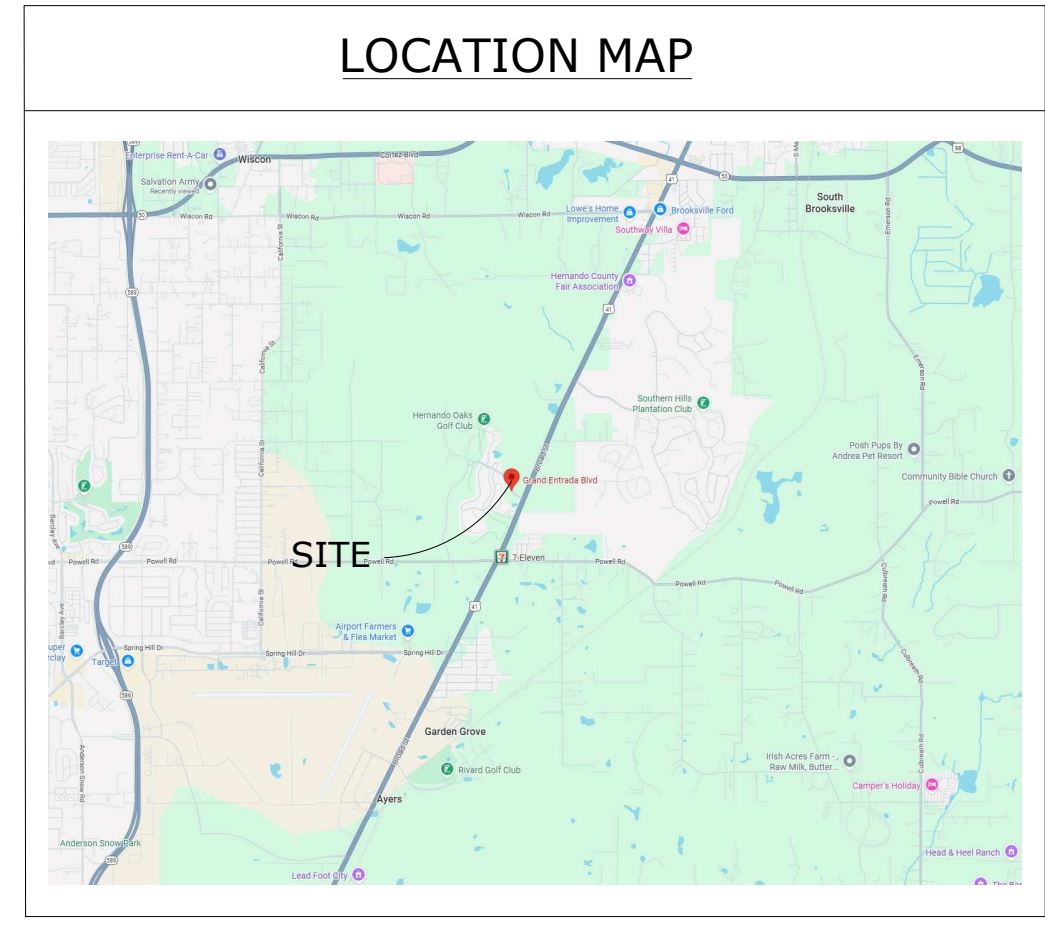
REZONING MASTER PLAN
DIRE WOLFE

PRINTED: 12/31/2025 - 10:49am PRINTED BY: RO PATH: L:\121031\Direwolf Holdings, LLC\dwg\PLAN\121031_RZMP_2025-07-25.dwg



LEGEND

- GENERAL COMMERCIAL AREA
- SINGLE FAMILY RESIDENTIAL AREA
- EXISTING WETLAND
- LANDSCAPE OR VEGETATIVE BUFFERS
- RETENTION POND AREA
- PARK / AMENITY/ OPEN SPACE AREA
- REVERSE FRONTAGE ROAD



Site Data
 Owner/Applicant:
 Dire Wolf Holdings, LLC
 3655 Fantasy Way
 Brooksville, FL 34604

Parcel Key Nos.: 00381027, 00381072, 00472517, and 01456837

Section/Township/Range: 8/235/19E

Current Zoning: CPDP with single-family and General Commercial
 Proposed Zoning: CPDP with single-family and General Commercial.

Area = +/- 64.9 acres

Proposed No. of Lots: 155

Perimeter Building Setbacks: (INCLUSIVE OF BUFFERS)
 East (from US 41): 75'
 Side: 20'
 Rear: 20'

Residential Building Setbacks: Front: 25', Side: 5', Rear: 15'
Commercial Building Setbacks: Front: 75', Side: 10', Rear: 15', Rear from Frontage Rd: 35'

Buffers:
 The buffer tracts for the residential area as indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and opacity consistent with county standards. Width and types of buffers are as shown on the plan.

Flood Plain:
 The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 093D effective date February 2, 2012. The property contains both Flood Zone Areas A and AE with base elevations of 77.6' on the south and 93.5' on the north.

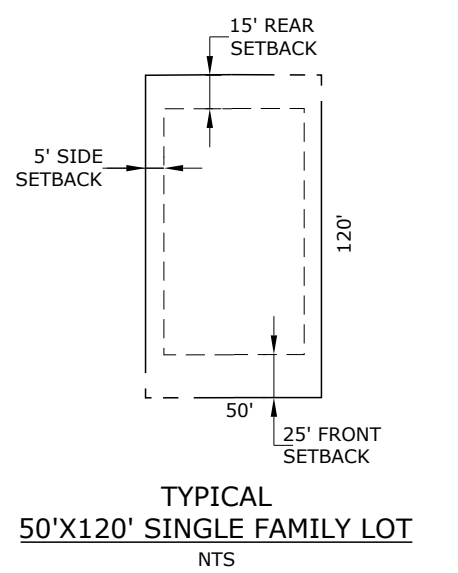
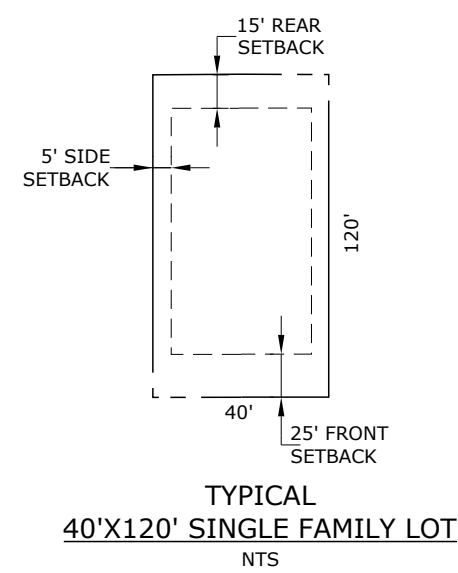
Fire protection:
 Fire hydrants will be placed throughout the community at a minimum of 250' curb line distance intervals which is consistent with county standards. The potable water system will be designed to provide a minimum of 1,000 GPM for use in firefighting as required by NFPA guidelines as required by Hernando County.

Homeowner's association documents will be in place to restrict the construction of permanent walls that preclude access to the side yards. Fencing will be allowed to the mid-point of the side yard of the home if constructed with a minimum 36-inch gate in which to access the rear yard.

- General notes**
- This is a planning document and is not to be considered a final design or construction plan; also, not intended for recordation in public records. Drainage and utility easements will be included in the final construction plans and shall meet the requirements of Hernando County and any agencies having jurisdiction related to this project.
 - Drainage retention area(s) are conceptually located, the actual size and location will be determined with final engineering design.

LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	SQFT
SINGLE FAMILY & ROADS	28	155	
RECREATIONAL	2.5		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	24.4		
COMMERCIAL	10.0		80,000 SF
TOTAL AREA	±64.9	155	

NOTES:
 * ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.
 * LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.



Engineering
 Surveying
 Environmental
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Coastal
 engineering associates, inc.
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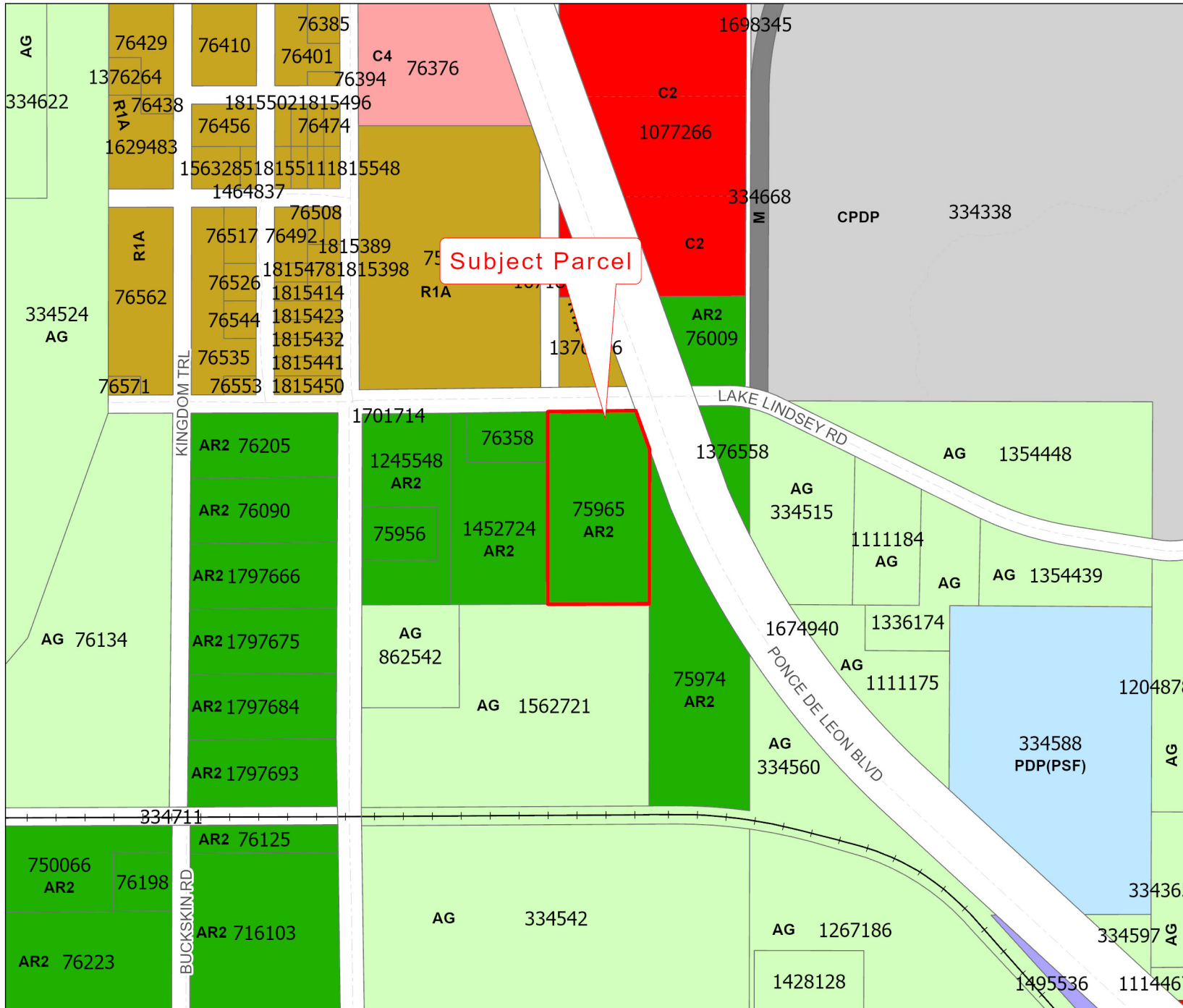
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-44

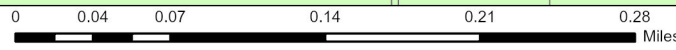
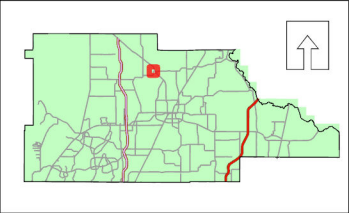
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Zoning:

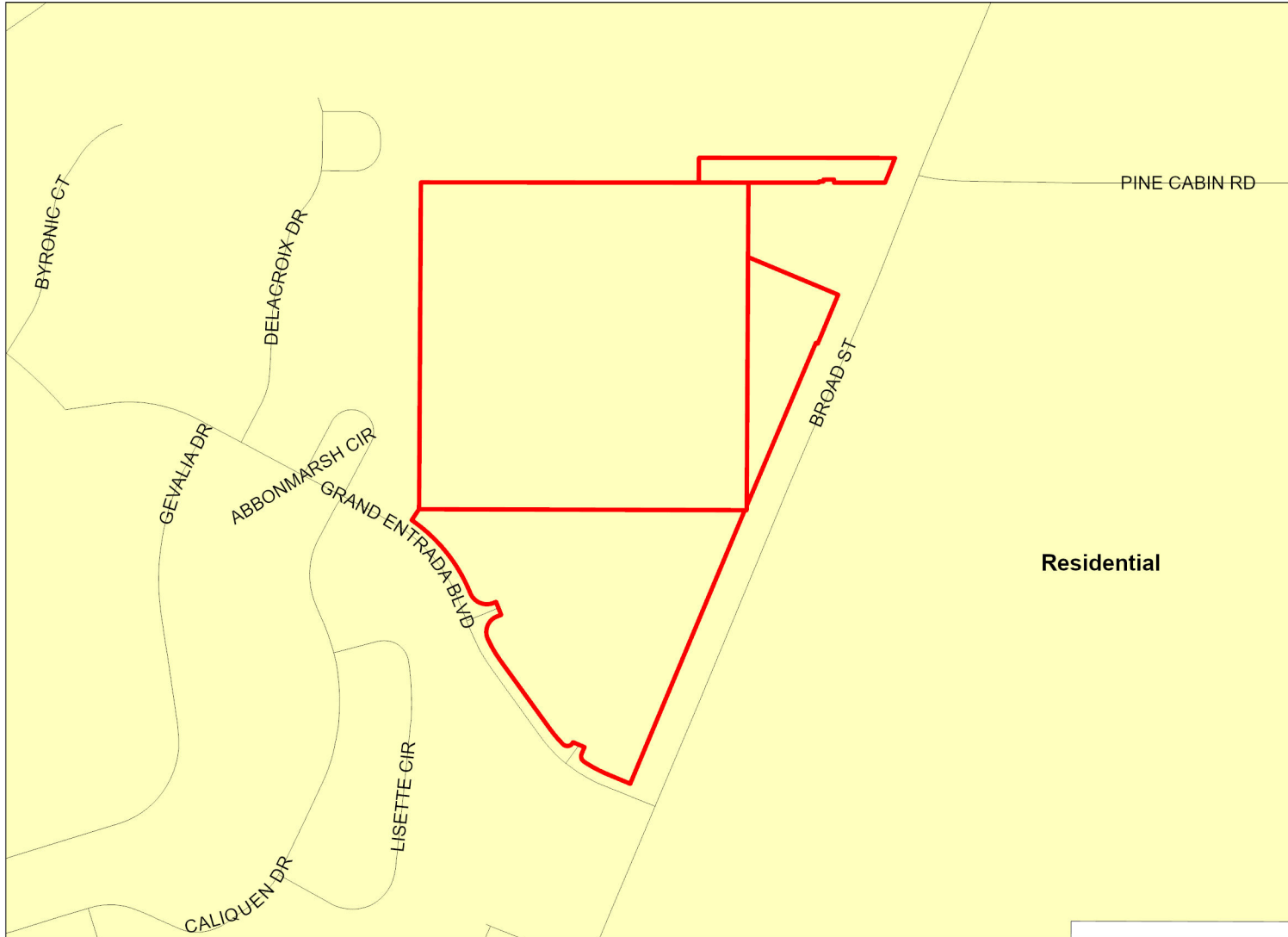
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AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-45
Version Date: 12/09/2022

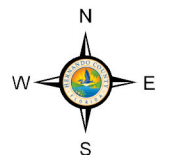
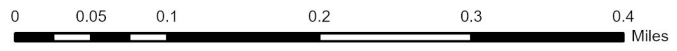


	H-25-45
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

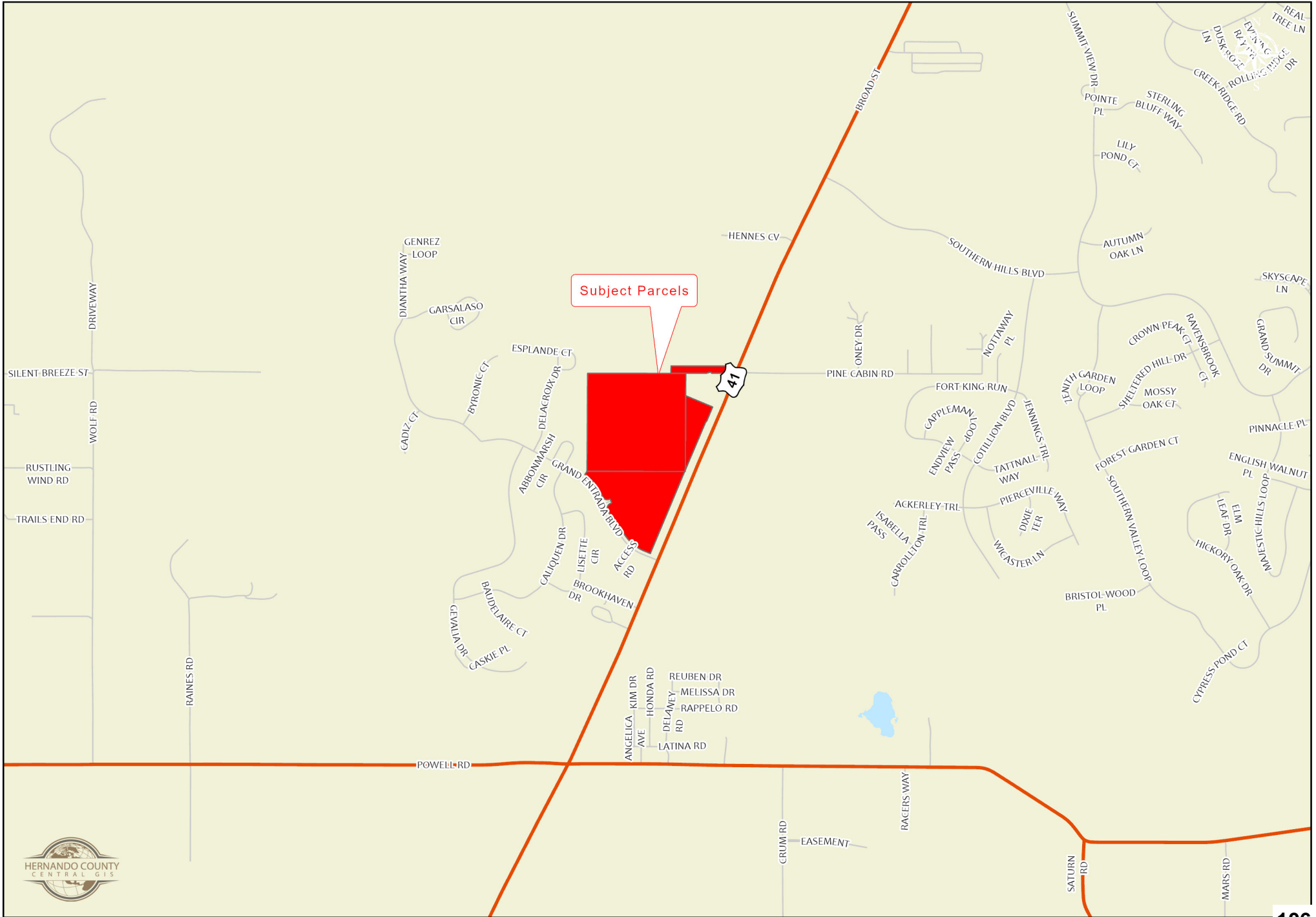


Date of mapping: 08/18/2025



H-25-45 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



From: [Planning Resource Object](#)
To: [Michelle Miller](#); [Victoria Via](#)
Subject: FW: H2545 - Dire Wolf
Date: Tuesday, January 6, 2026 3:57:03 PM

From: hohoajimnevens@gmail.com <hohoajimnevens@gmail.com>
Sent: Tuesday, January 6, 2026 2:57 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: H2545 - Dire Wolf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm Jim Nevens, a director and treasurer of Hernando Oaks Master Association, Inc., the homeowners' association of the Hernando Oaks development and the owner of all the common areas and roads within Hernando Oaks, including Grand Entrada Boulevard.

Please be advised that the HOA will seek party status and equal footing in H2545 (Dire Wolf) at the P&Z hearing scheduled for 1/12/26 as an aggrieved party under the principles of Renard v Dade County. We will also be represented by counsel.

I would appreciate being informed directly of any issues you foresee in this regard at the earliest opportunity.

I'm also requesting an advance meeting with an appropriate representative of the Planning / Zoning Department to discuss, in detail, some of the aspects of the H2525 proposal. This week Thursday or Friday is preferred. Please confirm the arrangements directly with me.

I also want to ensure that you are aware of the HOA's management company and registered agent for any official communications involving Hernando Oaks or it's HOA. Not having been directly advised of this zoning proposal is troubling. The contact information is:

Hernando Oaks Master Association, Inc
C/O Qualified Property Management, Inc.
5901 US Hwy 19, Suite 7Q
New Port Richey, FL 34652
727-869-9700

Please call if there are any questions or issues.

Thank you.

Jim Nevens
813-395-4854
hohoajimnevens@gmail.com

HOA NOT A PARTY TO PRIOR HERNANDO OAKS ZONINGS

1. The HOA became the owner of all the roads and common areas in Hernando Oaks with each Dedication:

Phase 1 - 5/2/02, Plat Book 33, Page 9

Phase 1A - 4/13/05, Plat Book 35, Page 60

Phase 2 - 7/19/05, Plat Book 36, Page 10

Phase 3 - 11/21/06, Plat Book 38, Page 24

2. Hernando Oaks had subsequent zoning revisions in which the HOA was not a party:

H 02-37 - 10/2/02 [NOT AVAILABLE]

H 06-30 - 9/13/06 [Exhibit 25]

H 11-32 - 4/9/13 [Exhibit 26]

3. Article VIII, Section 7 of the Code of Ordinances provides: [Exhibit 27]

“In the event that the ownership of the parcels included in a planned development project consists of two (2) individuals, both individuals must agree to any revisions. If the ownership consists of three (3) or more owners, fifty-one (51) percent of all the owners must agree to all revisions to the project.”

4. This topic was discussed at length at the 4/11/22 P&Z hearing on H 21-75 (video at the 3:14 mark). The gist of the comments by Planning and the P&Z’s attorney was that this ordinance was intended to ensure all owners of the properties in the PDP agree to the application.

- a. At minimum, the HOA, as an owner, should have been a required party to the noted applications

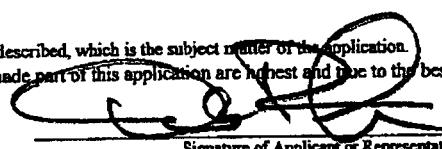
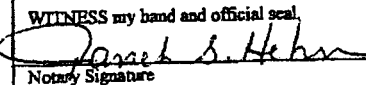
- b. It also appears that the majority of all the then owners of a parcel within Hernando Oaks would also have to have approved the noted applications

5. We ask that any and all aspects of those applications that could be construed as consenting to use of any of the roads in Hernando Oaks by other than the HOA’s membership (and any others granted specific easements or righted of use) be vacated

HERNANDO COUNTY ZONING AMENDMENT 1 APPLICATION
Application to Change a PDP Zoning Classification

Date: Jan 30, 2006

Print or Type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

APPLICANT: Hernando Oaks II, LLP	
Mailing Address:	1 N. Dale Mabry Hwy., Ste. 1070 Tampa, FL 33609-2754
Daytime Phone:	(813) 414-001 FAX No: (813) 414-0002
REPRESENTATIVE: Coastal Engineering Associates, Inc.	
Mailing Address:	966 Candlelight Blvd. Brooksville, FL 34601
Daytime Phone:	(352) 796-9423 FAX No: (352) 799-8359
PUBLIC CONTACT PERSON: Donald R. Lacey, A.I.C.P., Sr. Vice Pres., Coastal Engineering Associates, Inc.	
Daytime Phone:	(352) 796-9423 FAX No: (352) 799-8359
CONDUCT AT PUBLIC HEARINGS: Donald R. Lacey, A.I.C.P., Sr. Vice Pres., Coastal Engineering Associates, Inc.	
Will Expert Witness be utilized during the public hearings?	no
Please indicate how much additional time will be required during the public hearing (see instruction sheet):	
Legal Description: Write below the complete legal description of the property. Include Section, Township and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.	
See attached	
	SEC <u>5 and 8</u> TWP <u>23(S)</u> RANGE <u>19(E)</u>
Size of Area Covered by Application: Approx. 630+ acres	
Highway & Street Boundaries: US 41 on the east and Powell Ave on the south	
Current Zoning Classification: C/PDP	
Zoning Classification Desired: NA Approval of revised master plan is being sought.	
Has a public hearing been held on this property within the past twelve months? yes	
ACKNOWLEDGEMENT	
This acknowledgement must be signed in the presence of a Notary Public.	
I, <u>Donald R. Lacey, A.I.C.P., Sr. V.P., Coastal Engineering Associates, Inc.</u> , hereby state and affirm that I have read the instructions for filing this application and that:	
<input type="checkbox"/> I am the owner of the property covered under this application. <input checked="" type="checkbox"/> I am authorized representative of the owner or lessee of the property described, which is the subject matter of the application.	
All answers to the questions in said application, all sketches and data attached to and made part of this application are highest and true to the best of my knowledge and belief.	
	 Signature of Applicant or Representative
STATE OF <u>FLORIDA</u>	COUNTY OF <u>HERNANDO</u>
On this the <u>31</u> day of <u>January</u> , 2006, before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Donald R. Lacey</u> , and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.	
WITNESS my hand and official seal.	NOTARY SEAL & COMMISSION EXPIRATION:
 Notary Signature	
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, <input type="checkbox"/> presented the following identification: _____	



HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

File No. H 1132 Official Date Stamp:

Date: May 24, 2012

Print or type all information.

- Application request (check one):
- Standard Rezoning
 - PDP/Planned Development Project Rezoning
 - Public Service Facility Overlay District (except communication tower)
 - Public Service Facility Overlay District for Communication Tower

1. **APPLICANT'S NAME:** Hernando Oaks, LLC and Hernando Oaks II, LLP
Address: P.O. Box 940 City Gulf Breeze State FL Zip 32562
Phone: (850) 438-9647 Fax: _____ Email: _____
2. **PROPERTY OWNER'S NAME:** *(if not the applicant)* See attached
3. **REPRESENTATIVE/CONTACT PERSON'S NAME:** Donald R. Lacey, AICP, Sr. Vice Pres.
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd. City Brooksville State FL Zip 34601
Phone: (352) 796-9423 Fax: (352) 799-8359 Email: dlacey@coastal-engineering.com
4. **PARCEL(S) KEY NUMBER(S)** portion of 01572550, 380812 (clubhouse area), and portion of 1572532
SECTION 08, **TOWNSHIP** 23 south, **RANGE** 19 east
5. Current zoning classification: C/PDP with (SF) (REC) (RR) (HC)
6. Desired zoning classification: C/PDP with (SF) (GC) (RR) (HC) (REC)
7. Size of area covered by application: approx. 626.9 acres
8. Highway and street boundaries: Powell Road
9. Has a public hearing been held on this property within the past twelve months? no
10. Will expert witness(es) be utilized during the public hearings? _____ (Identify on an attached list.)
11. Will additional time be required during the public hearing(s) and how much? _____

If the property is under contract for sale, a copy of the recorded deed of the present owner must be supplied. If the applicant is a corporation or public entity, additional documentation listing all authorized corporate officer's must be submitted.

Staff will conduct at least one site visit to the parcel that is the subject of the application. Submittal of a completed application represents express permission to the Department staff to enter onto the property.

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of a land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

Continued on Next Page

JN 26

Packet Pg. 71

F.5.a

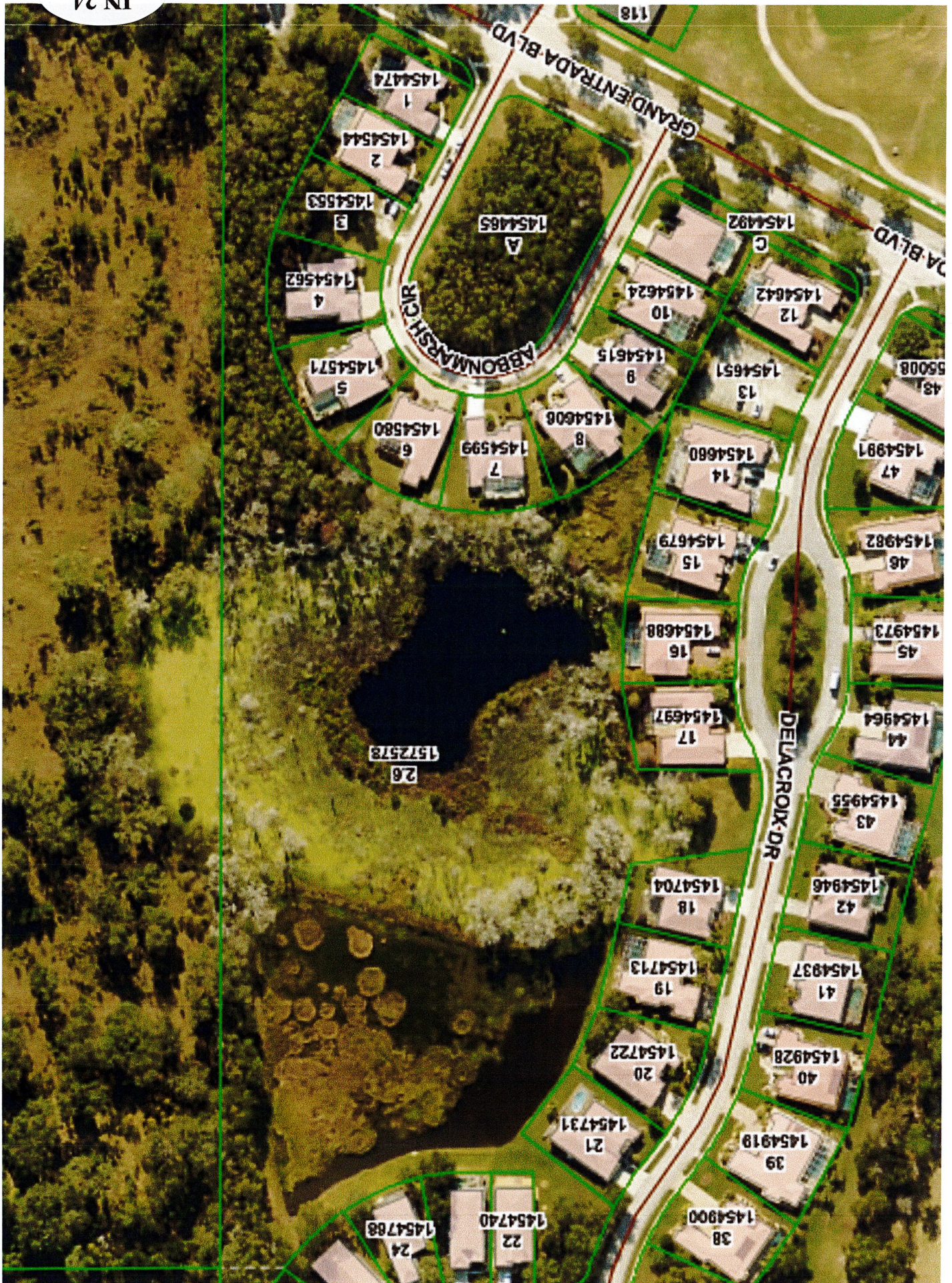
ARTICLE VIII, SECTION 7 OF THE CODE

Section 7. – Ownership Standards

“In the event that the ownership of the parcels included in a planned development project consists of two (2) individuals, both individuals must agree to any revisions. If the ownership consists of three (3) or more owners, fifty-one (51) percent of all the owners must agree to all revisions to the project.”

MISLEADING LOT SIZE STATEMENTS

1. Comments and statements made by Coastal (Mr. Lacy) in both H 21-75 and H 25-45 would lead you to believe that the existing lots sizes in Hernando Oaks are similar to the 40' and 50' lots proposed for Dire Wolf
2. The existing lots in Hernando Oaks are 50', 70' and 90'. Curved roads may reduce the frontage but typically result in the square footage exceeding that of a rectangular lot. The average frontage of the exiting lots is 64.5'
3. There are no 40' or 45' lots in Hernando Oaks
4. The exiting zoning and deeds for the undeveloped portions of Hernando Oaks call for a maximum of 433 new single-family residences with a minimum 65' width; the average will go up
5. Had the 'triangle parcel' remained part of Hernando Oaks, there is no reason to believe that the zoned villas and town homes would have been built – perhaps nothing would have been built; we would likely buy it back now
6. The 5 closest Hernando Oaks lots (on Abbonmarsh) to Dire Wolf are 70' lots; the square footage averages out to a 76' rectangular lot **[Exhibit 24]**
7. The next closest Hernando Oaks lots (on Delacroix) to Dire Wolf are 90' lots; the rear view will be open to 50' lots in Dire Wolf
8. No deed restrictions, archetectual controls, or controlled access in Dire Wolf
9. Dire Wolf needs to be walled and buffered for aesthetic reasons and to provide necessary security
10. Commitments made by Coastal (Mr. Lacy) to discuss walling and buffering with the community in H 21-75 have not occurred close to 4 years after the fact



FALSE 3-ACRE PARCEL STATEMENTS

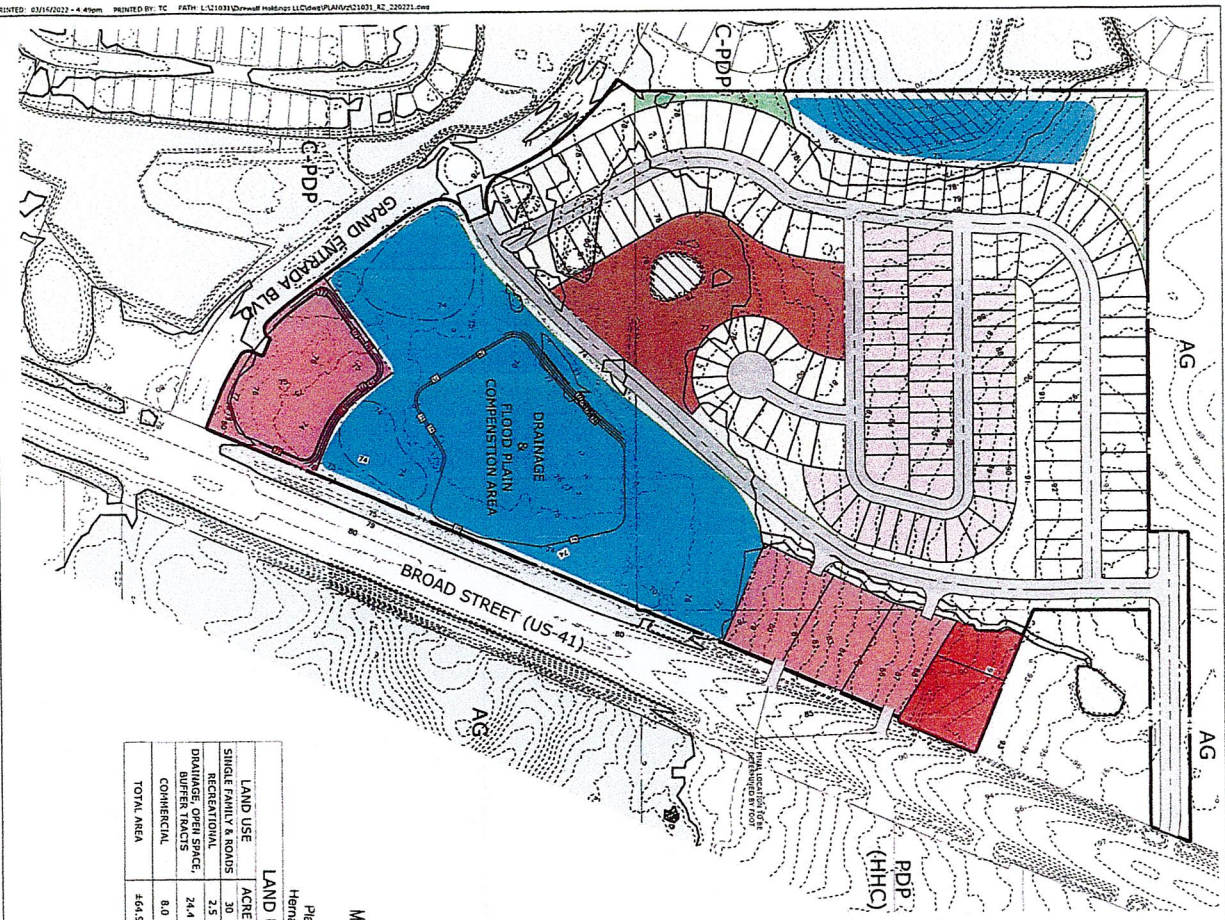
1. The prior statements made that there was a previously approved 3-acre commercial parcel at GEB and US 41 (in the old village center) are false: [show parcel on **Exhibit 9**]
 - a. The 4/11/22 P&Z hearing on H 21-75 included:
 - i. Staff Report (Packet, Page 186): **[Exhibit 10]**

“The 18.9-acre Hernando Oaks “village center” was approved with 3.0 acres as a dedicated commercial outparcel. The petitioner seeks to increase the 3.0 acres to 4.0 acres ...”
 - ii. Coastal Engineering (Mr. Lacy) comments in the video recording at approximately the 2:06 mark that this 3-acre parcel was previously approved
 - b. The 5/10/22 BOCC hearing on H 21-75 included:
 - i. Staff Report (Packet, Page 1414): **[Exhibit 11]**

“The 28.9-acre Hernando Oaks “village center” was approved with 3.0 acres as a dedicated commercial outparcel. The petitioner seeks to increase the 3.0 acres to 4.0 acres ...”
2. The previous zoning hearing for Hernando Oaks, H 11-32 heard by BOCC on 4/9/13, does not support this 3-acre parcel having been approved
 - a. The Minutes Package (Planning Department Staff Report) contains:
 - i. Page 593: “6. The northernmost General Highway Commercial area along US 41 is approved for a maximum of 20,000 square feet.” **[Exhibit 12]**
 - ii. Page 595: “5. The allocation of 20,000 square feet on three (3) acres of General Highway Commercial located at the future northernmost entrance along US Hwy 41. Square footage was not previously identified on this parcel.” **[Exhibit 13]**
 - iii. Page 600: “6. The northernmost General Highway Commercial area along US Hwy 41 is approved for a maximum of 20,000 square feet.” **[Exhibit 14]**
 - iv. Page 603: The application does not list the HOA as an applicant in spite of being the owner of record of all the roads and other common areas within Hernando Oaks. This is an apparent violation of the County ordinances. (More on this later if we have time.) **[Exhibit 15]**
 - v. Page 606: Last bullet of narrative listing desired changes: “Identification of the commercial square footage (20,000 square feet) anticipated on the

3 acre Highway Commercial parcel at the future northern entrance from US 41. Square footage was not previously identified on parcels in Hernando Oaks." **[Exhibit 16]**

- b. The approved master plan from the 4/19/13 BOCC hearing of H 11-32 shows: **[Exhibit 17]**
 - i. The land use table shows the 3-acre, 20,000 square foot parcel
 - ii. The plat shows the 3-acre parcel at the far north future access to US 41
 - iii. Item 6 of the notes states: "The northernmost General Highway Commercial is along US 41 is approved for a maximum of 20,000 square feet" *[sic]*
 - iv. Also call your attention to the Minimum Lot Sizes section at the top that states single family lots are a minimum of 65' (may be brought up elsewhere)
 - v. Also call your attention to the triangle. Not included. But does show a segment running to the southwest not connected to Grand Entrada. Also believed to be a geographical feature (may be brought up elsewhere)
- c. The records from the 3/11/13 P&Z hearing on H 11-32 contain the same content
- d. The existence of H 11-32 was never mentioned in the hearings for H 21-75
3. The next oldest rezoning for Hernando Oaks is H 06-30 approved by the BOCC on 9/13/06
 - a. Nothing older than 2008 available on the County's web site but have a copy of the Master Plan **[Exhibit 18]**
 - i. Has no reference to a commercial parcel at the corner of GEB and US 41 in the village center
 - ii. Square footage not listed for the 3-acre commercial package at the northernmost entrance
 - iii. Comments clarify that the village center is conceptual; does not indicate that the future frontage road connects to GEB
4. There are no master plans reflecting any content of the village center parcel, much less a 3-acre commercial outparcel
5. The references to a previously approved 3-acre commercial parcel were to the pre-existing General Highway Commercial parcel located at the future northernmost entrance from US 41 which had its maximum square footage defined in H 11-32
6. Not alleging this was intentional as all have taken an oath to tell the truth. But Hernando Oaks, P&Z, BOCC and possibly even Dire Wolf have been misled. The entire matter should be voided and reheard
7. Questions



LAND USE	ACRES	DWELLING UNITS	SOFT
SINGLE FAMILY & ROWS	30	155	
RECREATIONAL	2.5		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	24.4		
COMMERCIAL	8.0		60,000 SF
TOTAL AREA	64.3	155	

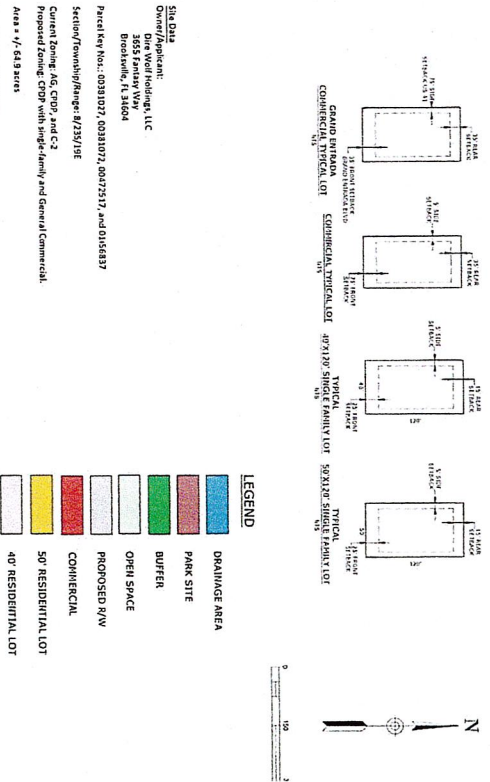
Received
MAR 17 2022

Planning Department
Hernando County, Florida

Site Data
 Owner/Applicant:
 Dire Wolf Holdings, LLC
 Brooksville, FL 34604
 Parcel Key Nos.: 02830272, 02830273, 02830274, and 01666837
 Section/Parish/Range: 8/23X/19E
 Current Zoning: AG, CDP, and C-2
 Proposed Zoning: CDP with single-family and General Commercial.
 Area = +/- 64.3 acres
 Proposed No. of lots: 155
 Building setbacks:
 Street 5' (Deviation from lot)
 Rear 15' (Deviation from 20')

Legend
 DRAINAGE AREA
 PARK SITE
 BUFFER
 OPEN SPACE
 PROPOSED R/W
 COMMERCIAL
 50' RESIDENTIAL LOT
 40' RESIDENTIAL LOT

General notes
 1. This is a planning document and is not to be construed as a final design or construction plan, and intended for use in public review.
 2. Drainage (see sheet) is conceptually located. The actual site and location will be determined with final engineering design.



Attachment: H-21-75 Site Plan (19589 : H-21-75 - Dire Wolf Holdings, LLC)

1

SCALE: 1" = 200'

366 Candlerport Boulevard - Brooksville - Florida 34601
 (813) 796-9623 FAX: (813) 796-9559
 E: COASTAL@COASTAL-ENG.COM
 WWW.COASTAL-ENG.COM

REZONING MASTER PLAN

DIRE WOLF HOLDINGS, LLC

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 11, 2022
Board of County Commissioners: May 10, 2022

APPLICANT: Dire Wolf Holdings, LLC

FILE NUMBER: H-21-75

REQUEST: Master Plan Revision and a rezoning from CPDP/(Combined Planned Development Project), AG/(Agricultural) and C-2/(Highway Commercial) to PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations

GENERAL LOCATION: Northwest corner of Grand Entrada Boulevard and Broad Street (US Hwy 41)

PARCEL KEY NUMBERS: 00381027, 00381072, 00472517, 01456837

PUBLIC INQUIRY WORKSHOP: November 22, 2021

APPLICANT'S REQUEST:

The petitioner is requesting a Master Plan revision and a rezoning from CPDP/(Combined Planned Development Project), AG/(Agricultural) and C-2/(Highway Commercial) to PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with deviations to develop 64.9 acres with a 155-lot subdivision and commercial outparcels. The SU (Special Use) designation is for an area of floodplain. The proposed project is comprised of four (4) parcels (see table), one of which is part of the original Hernando Oaks master plan and previously identified as a "village center." The 18.9-acre Hernando Oaks "village center" was approved with 3.0 acres as a dedicated commercial outparcel. The petitioner seeks to increase the 3.0 acres to 4.0 acres and add additional commercial outparcels along the north portion of the project (key #381027) for a total of 8.0 acres of commercial.

Attachment: H-21-75 Staff Report (19589 : H-21-75 - Dire Wolf Holdings, LLC)

JN 10

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 11, 2022
Board of County Commissioners: May 10, 2022

APPLICANT: Dire Wolf Holdings, LLC

FILE NUMBER: H-21-75

REQUEST: Master Plan Revision and a rezoning from CPDP/(Combined Planned Development Project), AG/(Agricultural) and C-2/(Highway Commercial) to PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations

GENERAL LOCATION: Northwest corner of Grand Entrada Boulevard and Broad Street (US Hwy 41)

PARCEL KEY NUMBERS: 00381027, 00381072, 00472517, 01456837

PUBLIC INQUIRY WORKSHOP: November 22, 2021

APPLICANT'S REQUEST:

The petitioner is requesting a Master Plan revision and a rezoning from CPDP/(Combined Planned Development Project), AG/(Agricultural) and C-2/(Highway Commercial) to PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with deviations to develop 64.9 acres with a 155-lot subdivision and commercial outparcels. The SU (Special Use) designation is for an area of floodplain. The proposed project is comprised of four (4) parcels (see table), one of which is part of the original Hernando Oaks master plan and previously identified as a "village center." The 18.9-acre Hernando Oaks "village center" was approved with 3.0 acres as a dedicated commercial outparcel. The petitioner seeks to increase the 3.0 acres to 4.0 acres and add additional commercial outparcels along the north portion of the project (key #381027) for a total of 8.0 acres of commercial.

Attachment: H-21-75 Staff Report (19669 : Master Plan Revision H-21-75 - Dire Wolf Holdings, LLC)

JN 11

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision on property zoned CPDP/ Combined Planned Development Project, with the following modified 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. The applicable conditions approved in results memo P.D. #553 (1999), P.D. #164 (2000), P.D. #417 (2002) and P.D. #351 (2006) are in full force and effect.
3. The project shall be limited to 999 total units.
4. The Village Center along Powell Road is approved for 40,000 square feet of retail and 22,500 square feet of office professional with a maximum of ~~74~~ 80 dwelling units.
5. The Village Center along Powell Road and the northernmost commercial along US Hwy 41 will be required to establish a detailed master plan prior to any construction.
6. The northernmost General Highway Commercial area along US Hwy 41 is approved for a maximum of 20,000 square feet.
7. The project is approved for a maximum of 999 units. A maximum of 80 dwelling units shall be permitted at the Village Center along Powell Road and a maximum of 50 dwelling units are allocated for Village Center residential.
8. The petitioner shall provide 80' of ROW from the centerline of Powell Road.
9. The relocation of the tennis courts to the clubhouse house area are approved.
10. All access to Powell Road shall be coordinated with the County Engineer.
11. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Staff concurs **Staff does not concur**

Attachment: H1132 PZ Recommendation (RES-2013-65 : Rezoning - H1132 - Hernando Oaks, LLC and Hernando Oaks, II, LLP)

The applicant is currently seeking a master plan revision to the development as follows:

1. The relocation of the tennis center from the project's southwestern corner (Powell Road) to the clubhouse area. The parcel presently designated for tennis will be merged with the adjacent Village Center to the east, with a slight modification of the Powell Road entrance. A separate master plan will be submitted for the Village Center (Powell Road) prior to its development.
2. An allocation of 40,000 square feet of retail and 22,500 square feet of office professional for the Village Center along Powell Road.
3. The elimination of an access point west to the adjacent property in the southwest portion of the project.
4. The elimination of an access point west to an adjacent property in the northwest most portion of the project. The roadway along this area will be returned to its original residential lot configuration with a cul-de-sac.
5. The allocation of 20,000 square feet on three (3) acres of General Highway Commercial located at the future northernmost entrance along US Hwy 41. Square footage was not previously identified on this parcel.
6. A request to increase the total dwelling units to 999 for the entire original Hernando Oaks project which includes the two (2) parcels labeled "not included" on the master plan.

Dwelling unit allocations:

Phase 1 (existing):	210 DU
Phase 2 (existing):	103 DU
Phase 3 (future):	141 DU
Phase 4 (future):	268 DU
Phase 5 (future):	92 DU
Phase 6 (future):	61 DU
Village Center :	50 DU
Additional Request	24 DU
<u>Village Center Residential:</u>	<u>50 DU</u>
TOTAL:	999 DU

The petitioner is requesting an additional 24 DU for the project. The Village Center along Powell Road would have a maximum dwelling unit count of 80 DU.

The petitioner seeks no other changes. All previous entitlements are in full force and effect.

6. The northernmost General Highway Commercial area along US Hwy 41 is approved for a maximum of 20,000 square feet.
7. The project is approved for a maximum of 999 units. A maximum of 80 dwelling units shall be permitted at the Village Center along Powell Road and a maximum of 50 dwelling units are allocated for Village Center residential.
8. The petitioner shall provide 80' of ROW from the centerline of Powell Road.
9. The relocation of the tennis courts to the clubhouse house area are approved.
10. All access to Powell Road shall be coordinated with the County Engineer.
11. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

JN 14

HERNANDO COUNTY ZONING - AMENDMENT PETITION
Application to Change a Zoning Classification

File No. H1132 Official e

Date: November 28, 2011

Print or type all information.

- Application request (check one):
- Standard Rezoning
 - PDP/Planned Development Project Rezoning
 - Public Service Facility Overlay District (except communication tower)
 - Public Service Facility Overlay District for Communication Tower

1. **APPLICANT'S NAME:** Hernando Oaks, LLC and Hernando Oaks II, LLP
Address: P.O. Box 940 City Gulf Breeze State FL Zip 32562
Phone: (850) 438-9647 Fax: _____ Email: _____

2. **PROPERTY OWNER'S NAME:** *(if not the applicant)* See attached

3. **REPRESENTATIVE/CONTACT PERSON'S NAME:** Donald R. Lacey, AICP, Sr. Vice Pres.
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd. City Brooksville State FL Zip 34601
Phone: (352) 796-9423 Fax: (352) 799-8359 Email: dlacey@coastal-engineering.com

4. **PARCEL(S) KEY NUMBER(S)** portion of 01572550, 380812 (clubhouse area), and portion of 1572532
SECTION 08, **TOWNSHIP** 23 south, **RANGE** 19 east

5. Current zoning classification: C/PDP with (SF) (REC) (RR) (HC)

6. Desired zoning classification: C/PDP with (SF) (REC) (RR) (HC) (GC) (R-C)

7. Size of area covered by application: approx. 65 acres

8. Highway and street boundaries: Powell Road

9. Has a public hearing been held on this property within the past twelve months? no

10. Will expert witness(es) be utilized during the public hearings? _____ (Identify on an attached list.)

11. Will additional time be required during the public hearing(s) and how much? _____

If the property is under contract for sale, a copy of the recorded deed of the present owner must be supplied. If the applicant is a corporation or public entity, additional documentation listing all authorized corporate officer's must be submitted.

Staff will conduct at least one site visit to the parcel that is the subject of the application. Submittal of a completed application represents express permission to the Department staff to enter onto the property.

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of a land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

Continued on Next Page

JN 15

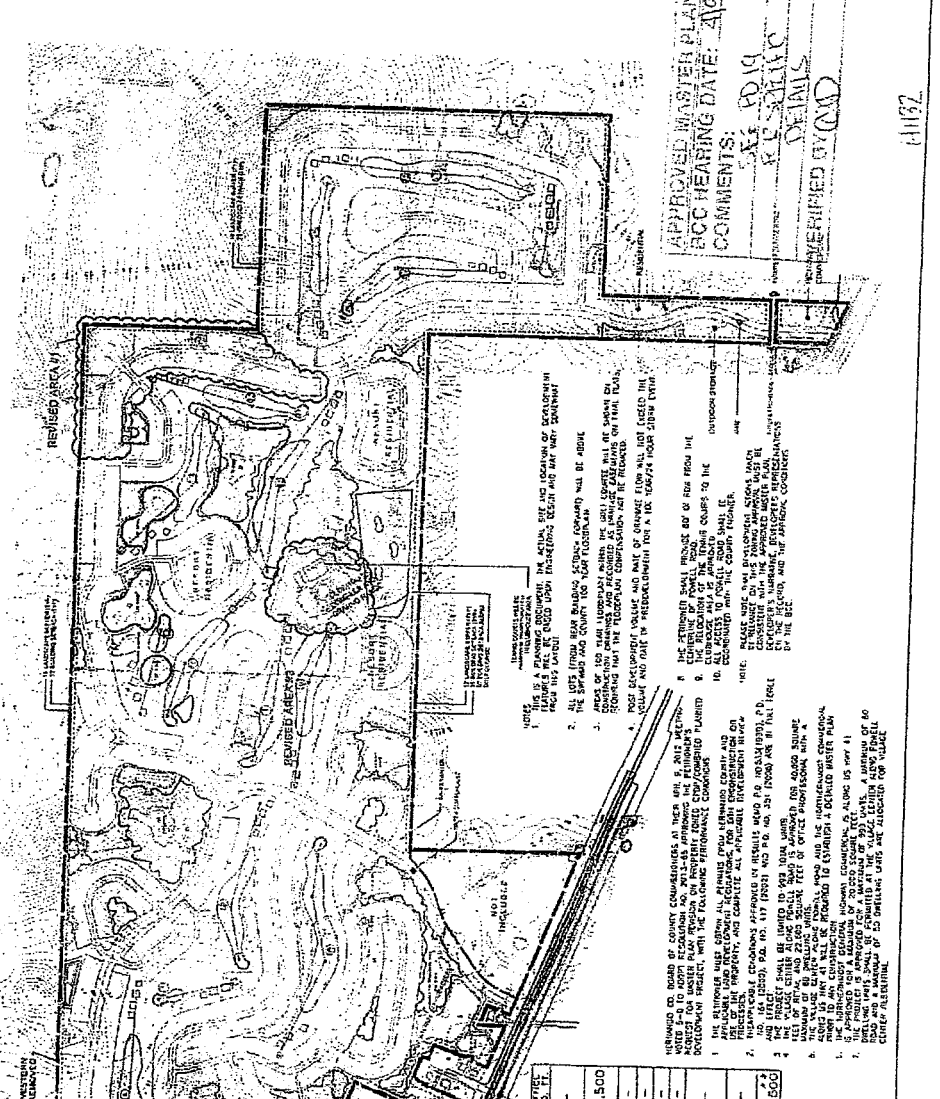
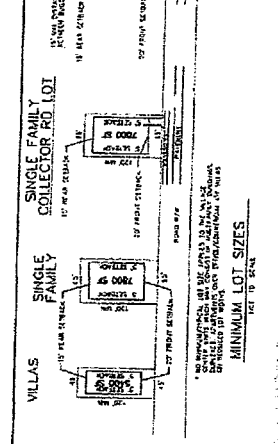
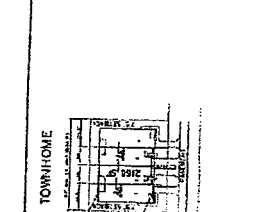
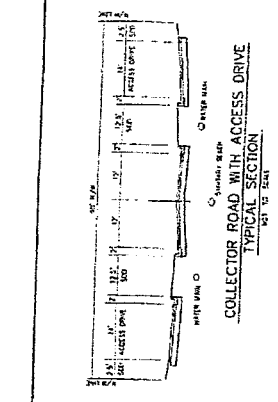
Attachment: H1132 Application Information (RES-2013-65 : Rezoning - H1132 - Hernando Oaks, LLC and Hernando Oaks, II, LLP)

HERNANDO OAKS
REZONING/MASTER PLAN REVISION
NARRATIVE

Hernando Oaks, located in Hernando County (Sections 5 and 8, Township 23 South, Range 19 East), received CPDP zoning approval on Nov. 23, 1999 from the Board of County Commissioners (BOCC). At that time the project contained approximately 595 acres. The Master Plan was amended to include an additional 34 ± acres of Village Center by the Board of County Commissioners April 4, 2000. On October 2, 2002, the BOCC approved a master plan revision that included the addition of resort residential; standards for double frontage lots; modification of land use areas; change in external access points; and the addition of a sales center and outdoor storage. On September 13, 2006, the BOCC approved revisions to portions of the master plan to provide access to the west (to accommodate a possible DRI expansion) and further define the village center and commercial along Powell Road.

The subsequent decline in the economy and housing market has had a significant impact on the development of Hernando Oaks. Housing sales dropped extensively, DRI expansion plans were abandoned, an agreement with a national home builder evaporated, Phase 3 and clubhouse construction was frozen and the developer lost two parcels of the property (commercial corner at US 41/Powell Rd. and the North Village Center). Accordingly, the applicant is seeking approval for a master plan revision to reflect the dropping of expansion plans to the west, acknowledge the loss of two parcels along US 41 and provide some flexibility in development of the remaining Village Center along Powell Rd. The changes being proposed include the following:

- Designation on the master plan of the two parcels of property lost through legal proceedings (shown as “not included” on the attached master plan).
- Relocation of the tennis center from the project’s southwestern corner adjacent to Powell Road to the clubhouse area. The parcel presently designated for tennis will be merged in to the adjacent Village Center to the east, with a slight modification of the Powell entrance road. A separate master plan will be submitted for the Village Center prior to its development, although a maximum amount of residential units (80) and non-residential square footage (retail - 40,000 square feet; and office - 22,500 square feet office) has been established with this master plan.
- Elimination of access points to the adjacent property in the southwest portion of the project. This property was recently zoned and master planned without connection to Hernando Oaks.
- Elimination of the collector road access to the Hunnicutt parcel to the west, which was part of the DRI expansion plans, now abandoned. The roadway in that area has been returned to its original configuration.
- Identification of the commercial square footage (20,000 square feet) anticipated on the 3 acre Highway Commercial parcel at the future northern entrance from US 41. Square footage was not previously identified on parcels in Hernando Oaks.



LAND USES

LAND USES	Ac.	RESIDENTIAL COMPLEX	SO. FT.	SO. FT.
RESIDENTIAL (PRIVATE COMMUNITY)	285	0.49	---	---
RESORT RESIDENTIAL (25 Ac.)	24	---	40,000	27,500
VILLAGE CENTER	4	---	---	---
RES / RR / CC / OP	3	---	20,000	---
OUTDOOR STORAGE	3	---	---	---
HIGHWAY COMMERCIAL	3	---	---	---
CLUBHOUSE	3	---	---	---
MAINTENANCE FACILITY	3	---	---	---
GOLF COURSE, PARK, OPEN SPACE AND LAKES	262	---	---	---
WETLANDS	35	---	---	---
TOTAL	593	0.49	60,000	27,500

1. WORK TO BE COMPLETED WITHIN THE VILLAGE CENTER AREA. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

2. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

3. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

4. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

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6. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

7. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

8. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

9. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

10. WORKERS SHALL NOT BE ALLOWED TO ENTER THE VILLAGE CENTER AREA UNLESS THEY ARE PROPERLY TRAINED AND EQUIPPED TO HANDLE THE HAZARDOUS WASTE. THE VILLAGE CENTER AREA SHALL BE PROTECTED BY A PERMANENT FENCE AND A SIGNAGE PROGRAM.

APPROVED MASTER PLAN
 BCC HEARING DATE: 11/19/14
 COMMENTS: K. S. ALI
 APPROVED BY: [Signature]

H-06-30

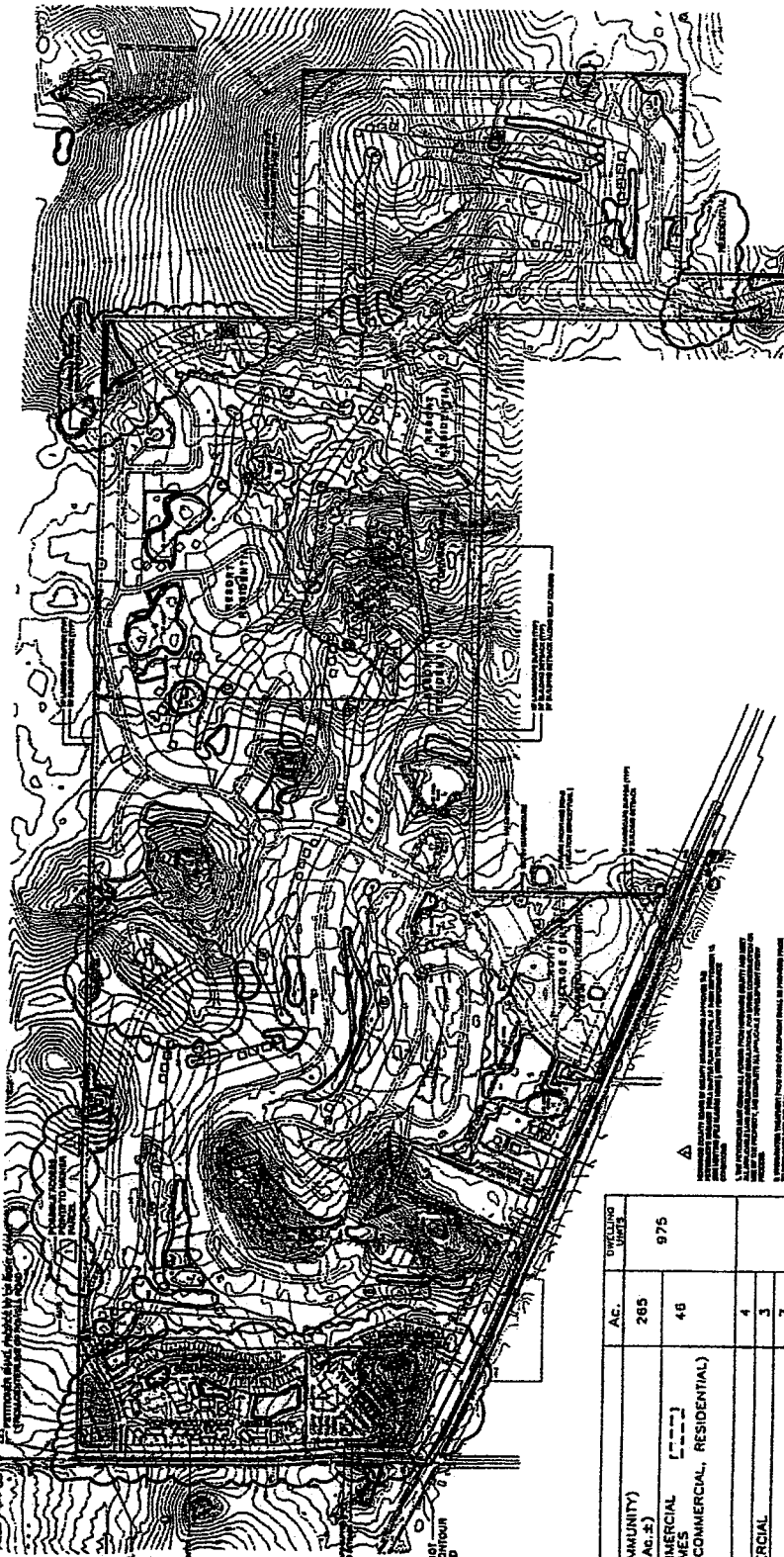
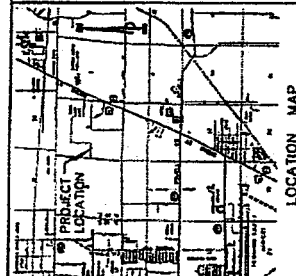
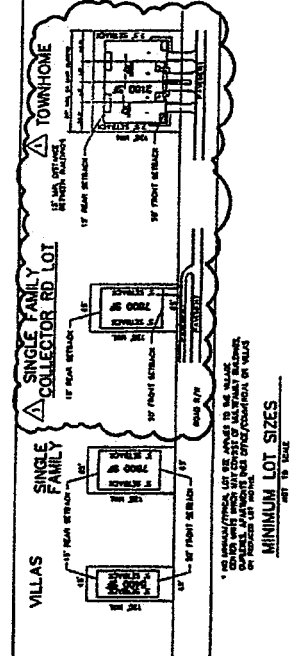


USE OF DOCUMENT
 THIS DOCUMENT IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.

NO. 1	DATE	DESCRIPTION
1	10/24/06	REVISION
2	11/13/06	REVISION
3	11/13/06	REVISION
4	11/13/06	REVISION
5	11/13/06	REVISION
6	11/13/06	REVISION
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18	11/13/06	REVISION
19	11/13/06	REVISION
20	11/13/06	REVISION

1 OF 1 SHEET
 99401

APPROVED MASTER PLAN
BCC HEARING DATE: 11/13/06
COMMENTS: New street RD 35
 VERIFIED BY: [Signature]
 TYPICAL SECTION



- NOTES:**
- THIS IS A PLANNING DOCUMENT. THE ACTUAL SIZE AND LOCATION OF INDIVIDUAL FEATURES WILL BE BASED UPON ENGINEERING DESIGN AND SURVEY DATA FROM THIS LAND.
 - THE PLANNING AND LOTS (FROM NEAR BUILDING STRACK FORWARD) WILL BE ABOVE THE NEAR FLOODPLAIN WITHIN THE GOLF COURSE WILL BE BOUND ON THE NEAR FLOODPLAIN AND COUNTY 100 YEAR FLOODPLAIN.
 - CONSTRUCTING THE FLOODPLAIN CONTOUR WILL BE REDUCED.
 - POST DEVELOPMENT VOLUME AND RATE OF DRAINAGE FLOW WILL NOT EXCEED THE VOLUME AND RATE OF DRAINAGE FLOW FOR A 100 YEAR/24 HOUR DRAIN EVENT.
 - VALUATION ARE CONCEPTUALLY INDICATED. LAND USES ALLOWED IN VALUATION DISTRICTS INCLUDE COMMERCIAL, OFFICE, RESIDENTIAL (APARTMENTS, MULTIFAMILY, CONDOS), INDUSTRIAL, MANUFACTURING, COMMERCIAL, OFFICE, RESIDENTIAL (SINGLE-FAMILY), AND OTHER CIVIL USES.

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION.

USE	AC.	DRAINAGE UNITS
RESIDENTIAL (PRIVATE COMMUNITY)	285	975
MAIN STREET OFFICE/COMMERCIAL	48	
NORTH VILLAGE CENTER (COMMERCIAL, RESIDENTIAL)		
OUTDOOR STORAGE	4	
GENERAL HIGHWAY COMMERCIAL CLUBHOUSE	3	
MAINTENANCE FACILITY	7	
GOLF COURSE AND LAKES	277	
WETLANDS	25	
TOTAL	630	975

--- SIGNAGE

Received
 OCT 24 2006
 Hernando County
 Planning Department



JOSEPH C. STAYANOFF, Esq.

855 E. State Road 434, Suite 2209
Winter Springs, FL 32708

Telephone: (321) 430-7565
Toll Free: (800) 974-0680
www.KBRLegal.com

JStyanoff@KBRLegal.com

Additional Offices:
Palm Beach Gardens
Pompano Beach, Tampa, Miami

H2545

Zoning surrounding the subject property consists of:

North: AG

South: CPDP and Planned Development Project (Special Use) Drainage (PDP (SU) DRA)

East: US 41/Broad Street Right-of-Way

West: CPDP,

Project Request

The applicant is requesting to modify and update the master plan for Dire Wolf (Parcel Key Nos. 381027, 371072, 472517 and 1456837). Their current zoning (CPDP) Combined Planned Development Project with PDP Single-family (SF) and PDP (GHC) will be retained along with the maximum residential density of 155 SF detached homes. The only change in entitlements being requested is an increase in the commercial from 8 acres to 10 acres. The application is consistent with the Hernando County Comprehensive Plan.

Existing Approved Project Description

The assembled property is located immediately east of the Hernando Oaks community and includes a parcel previously identified as a "village center" within the original Hernando Oaks master plan. Since portions of that parcel contain the lowest elevations and are designated within the 100 year floodplain, it will be utilized primarily for drainage retention, floodplain mitigation and commercial parcels along US 41. As presently approved, the great majority of homes will be clustered on the northern parcels and buffered from the existing homes in Hernando Oaks. Two residential points of access were approved. The northern full access will be from US 41 at an existing full median cut (with left turn lanes) across from Pine Cabin Road. This access will be configured in a manner that will also allow future access for an undeveloped property to the north not owned by the applicant. The second full access will come from Grand Entrata Boulevard at the existing paved access road on the north side of the round-a-bout located approximately 400 feet east of the Hernando Oaks gated entrance. These two access points will be connected by an approved reverse frontage road, consistent with the zoning approval and County regulations. Commercial lot access points were approved at northeastern end of Grand Entrata (1) and US 41 (2). Both access points to Grand Entrata were approved in the Hernando Oaks zoning master plan and the presently approved Dire Wolf master plan and the access aprons from Grand Entrata were constructed with the original road.

The single family residences (40' & 50' wide lots) wind around existing natural features on the property. The retention of wetlands and incorporation of floodplain mitigation areas will place a significant portion of the property in open space. A centrally-located recreational center, which incorporates one of those features is provided for. While no existing Hernando Oaks residential lots abut the boundaries of this proposed project, a 20 foot wide natural buffer was established where there is close proximity. The Hernando County Utilities Department (HCUD) has potable water mains and wastewater transmission lines in the area, with wastewater being treated at the Airport WWTP.

Proposed Modification to the Zoning Master Plan

The only modification being proposed to the zoning master plan is for a reconfiguration of the commercial parcels along US 41 and a slight increase in the commercial from 8 acres (60,000 building sf) to 10 acres (80,000 building sf.) The reconfiguration allows for the southern commercial to be aligned with US 41 and stretched to the north to accommodate a proposed direct access to that roadway. A direct U 41 access

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

File No. H-25-45 Official Date Stamp:
RECEIVED
 AUG 06 2025
 Hernando County Development Services
 Zoning Division

Date: 07/24/2025

APPLICANT NAME: Dire Wolf Holdings, LLC
 Address: 16479 Runway Drive
 City: Brooksville State: FL Zip: 34604
 Phone: (954) 778-1898 Email: jeff@paragondevco.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: 952-796-4423 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): 00381027, 00381072, 00472517, 01456837
 2. SECTION 08, TOWNSHIP 23S, RANGE 19E
 3. Current zoning classification: CPDP with PDP(SF), PDP(GC) and PDP(SU)
 4. Desired zoning classification: CPDP with PDP(SF), PDP(GC) and PDP(SU)
 5. Size of area covered by application: 64.9 acres
 6. Highway and street boundaries: Grand Entrada Blvd and Broad Street
 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, Virgil D. Pizer as Manager of Dire Wolf Holdings 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.

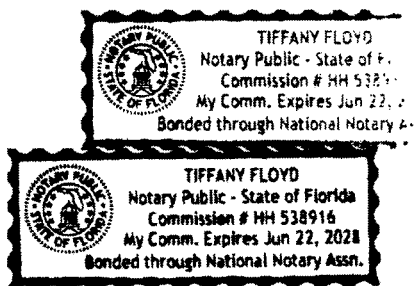
 Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
 The foregoing instrument was acknowledged before me this 4 day of AUGUST, 2025, by Virgil D. Pizer who is personally known to me or produced _____ as identification.

 Signature of Notary Public

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

Rezoning Application Form_11-08-16.Docx



Notary Seal/Stamp

H-25-45

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, easements, and utility locations are subject to field survey or other appropriate verification.





Michael Powers



**FROM
HERNANDO OAKS PHASE ONE**

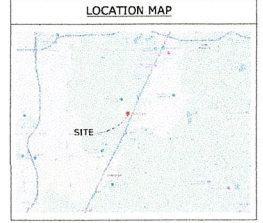
PLAT BOOK 33, PAGE 9

“The roadways and road rights of way designated on this plat as Grand Entrada Boulevard, ... are hereby dedicated to the perpetual use and maintenance by the Hernando Oaks Homeowners Association, Inc. The roadways and road rights of way are further subject to non-exclusive ingress and egress easements thereon to the county of Hernando and public utility services for the purpose of ingress and egress in connection with their furnishing emergency and other required governmental or public utility service including law enforcement, fire protection, waste removal, inspection, utility installation and maintenance and such other governmental and utility usages and purposes necessary and incidental to the foregoing.”



LEGEND

- GENERAL COMMERCIAL AREA
- SINGLE FAMILY RESIDENTIAL AREA
- EXISTING WETLAND
- LANDSCAPE OR VEGETATIVE BUFFERS
- RETENTION POND AREA
- PARK / AMENITY / OPEN SPACE AREA
- REVERSE FRONTAGE ROAD



Site Data
 Owner/Applicant:
 Dire Wolf Holdings, LLC
 3055 Roxbury Way
 Brooksville, FL 34604

Parcel Key Nos.: 00381077, 00381077, 00472517, and 01456837

Section/Township/Range: 8/25/19E

Current Zoning: CPDP with single-family and General Commercial
 Proposed Zoning: CPDP with single-family and General Commercial.

Area = +/- 64.9 acres

LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	SQFT
SINGLE FAMILY & ROADS	28	155	
RECREATIONAL	2.5		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	24.4		
COMMERCIAL	10.0		80,000 SF
TOTAL AREA	64.9	155	

Proposed No. of Lots: 155

Perimeter Building Setbacks (EXCLUSIVE OF BUFFERS)

East (from US 41): 20'
 Side: 20'
 Rear: 20'

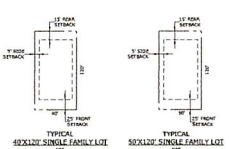
Residential Building Setbacks:
 Front: 20'
 Side: 5'
 Rear: 15'

Commercial Building Setbacks:
 Front: 20'
 Side: 10'
 Rear: 15'
 Rear from Frontage Rd: 35'

NOTES

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

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.



Buffers:
 The buffer tracts for the residential area as indicated on this plan will consist of natural vegetation where possible, enhanced to 80% quality where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and quality consistent with county standards. Width and types of buffers are as shown on the plan.

Flood Rule:
 The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 093D effective date February 2, 2015. The property contains both Flood Zone Area A and AE with base elevations of 77.8' on the south and 93.5' on the north.

Fire protection:
 Fire hydrants will be placed throughout the community at a minimum of 350' curb line distance intervals which is consistent with county standards. The potable water system will be designed to provide a minimum of 1,000 GPM for use in firefighting as required by NFPA guidelines as required by Hernando County.

Homeowner's association documents will be in place to restrict the construction of permanent walls that preclude access to the side yards. Fencing will be allowed to the mid-point of the side yard of the home if constructed with a minimum 36-inch gate in which to access the rear yard.

- GENERAL NOTES**
- This is a planning document and is not to be considered a final design or construction plan, also not intended for recitation in public records. Drainage and utility easements will be included in the final construction plans and shall meet the requirements of Hernando County and any agencies having jurisdiction related to this project.
 - Drainage retention area(s) are conceptually located, the actual size and location will be determined with final engineering design.

REZONING MASTER PLAN

DIRE WOLF

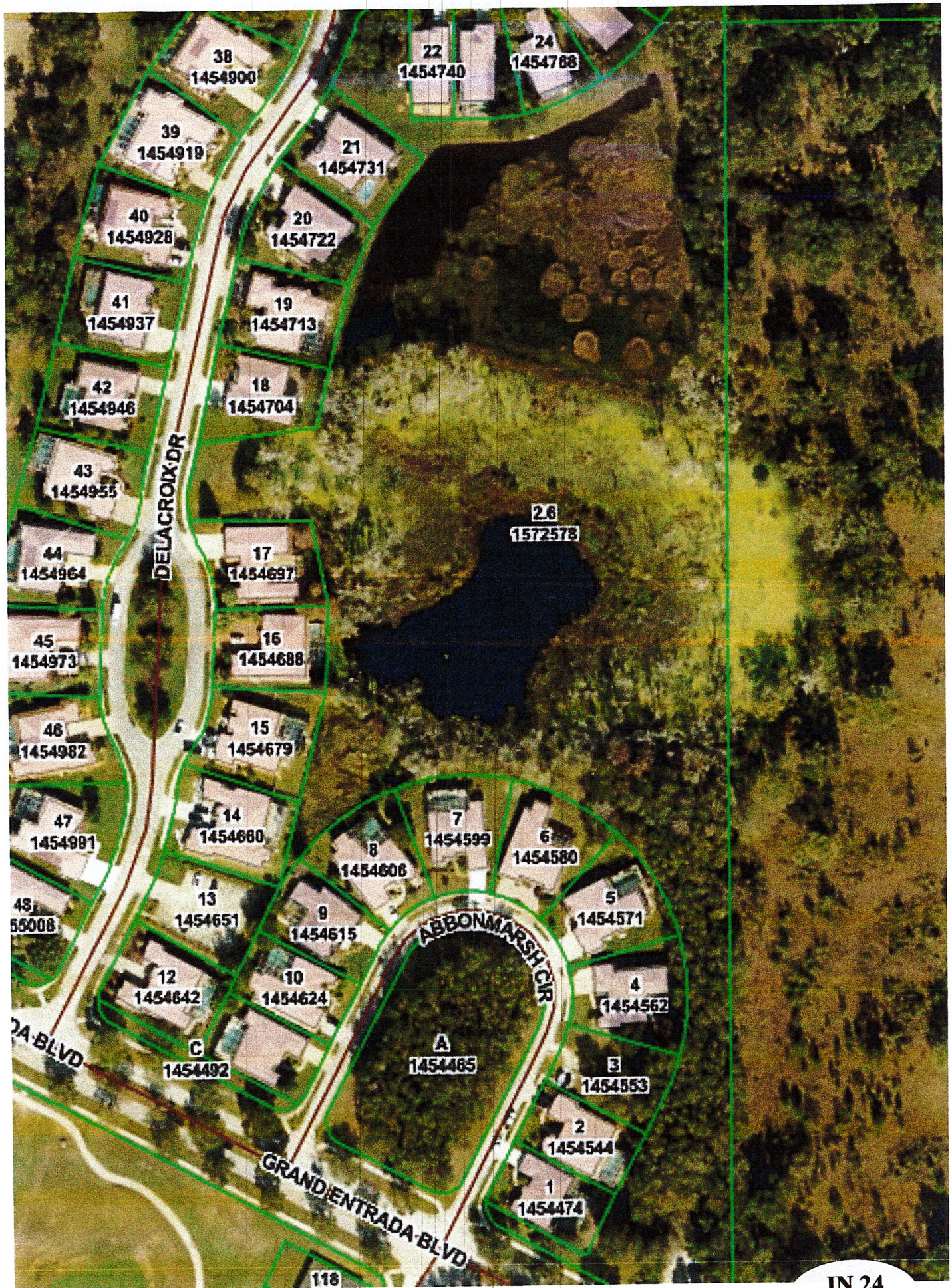
Coastal
 Planning & Engineering
 1400 W. Highway 19, Suite 100
 Palm Bay, FL 32909
 Phone: 888-888-8888
 Fax: 888-888-8888
 Email: info@coastalpe.com
 Website: www.coastalpe.com

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21031

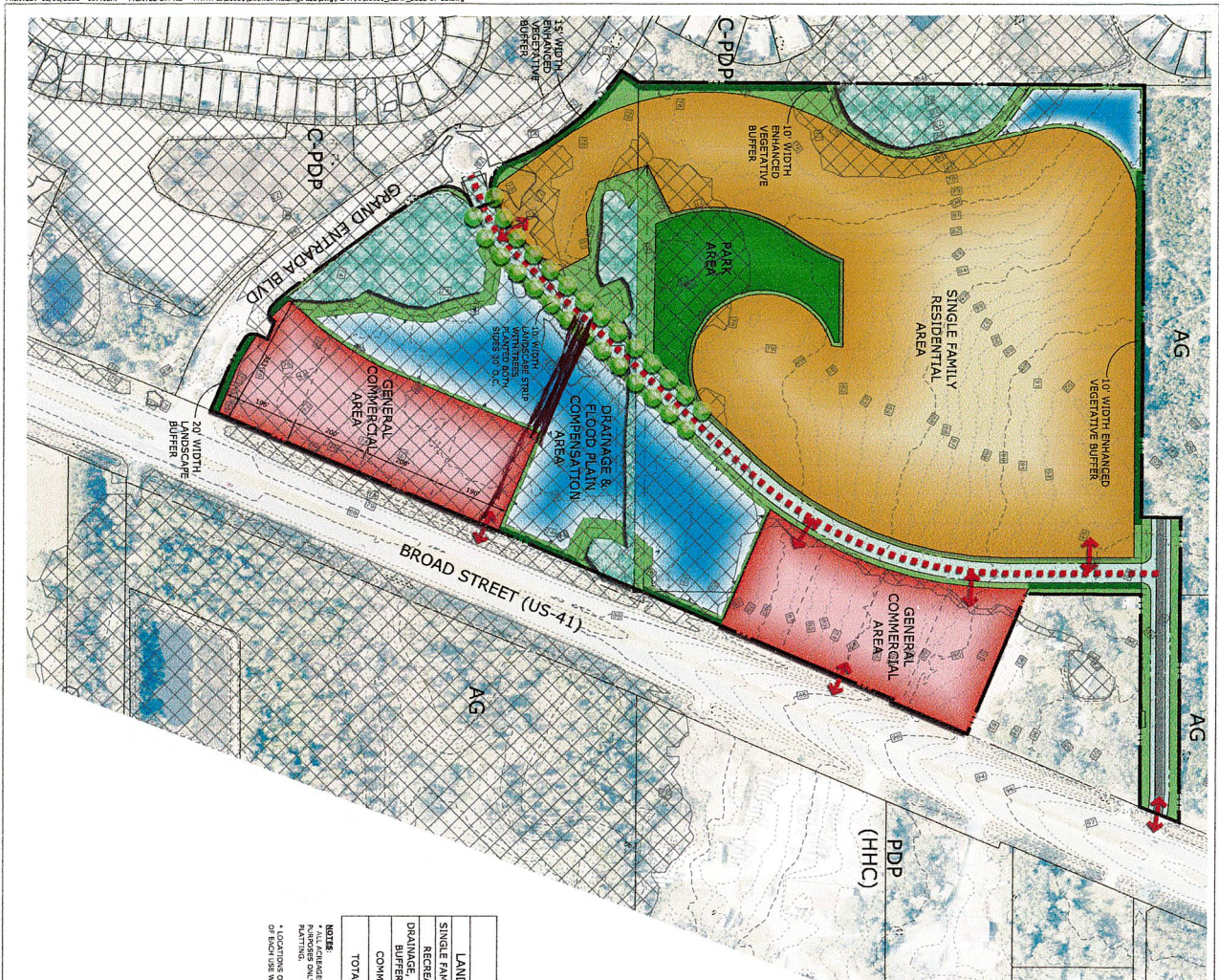
MISLEADING LOT SIZE STATEMENTS

1. Comments and statements made by Coastal (Mr. Lacy) in both H 21-75 and H 25-45 would lead you to believe that the existing lots sizes in Hernando Oaks are similar to the 40' and 50' lots proposed for Dire Wolf
2. The existing lots in Hernando Oaks are 50', 70' and 90'. Curved roads may reduce the frontage but typically result in the square footage exceeding that of a rectangular lot. The average frontage of the exiting lots is 64.5'
3. There are no 40' or 45' lots in Hernando Oaks
4. The exiting zoning and deeds for the undeveloped portions of Hernando Oaks call for a maximum of 433 new single-family residences with a minimum 65' width; the average will go up
5. Had the 'triangle parcel' remained part of Hernando Oaks, there is no reason to believe that the zoned villas and town homes would have been built – perhaps nothing would have been built; we would likely buy it back now
6. The 5 closest Hernando Oaks lots (on Abbonmarsh) to Dire Wolf are 70' lots; the square footage averages out to a 76' rectangular lot **[Exhibit 24]**
7. The next closest Hernando Oaks lots (on Delacroix) to Dire Wolf are 90' lots; the rear view will be open to 50' lots in Dire Wolf
8. No deed restrictions, archetectual controls, or controlled access in Dire Wolf
9. Dire Wolf needs to be walled and buffered for aesthetic reasons and to provide necessary security
10. Commitments made by Coastal (Mr. Lacy) to discuss walling and buffering with the community in H 21-75 have not occurred close to 4 years after the fact





JN 5



LEGEND

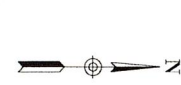
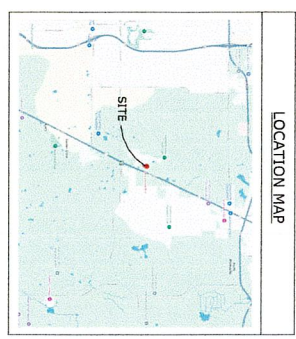
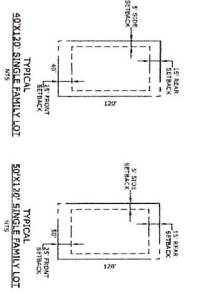
- GENERAL COMMERCIAL
- SINGLE FAMILY RESIDENTIAL AREA
- EXISTING WETLAND
- LANDSCAPE OR VEGETATIVE BUFFERS
- RETENTION POND AREA
- PARK / AVENUE/ OPEN SPACE AREA
- REVERSE FRONTAGE ROAD

LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	SQFT
SINGLE FAMILY & ROADS	28	155	
RECREATIONAL	2.3		
DRAINAGE OPEN SPACE BUFFER TRACTS	24.4		
COMMERCIAL	10.0		80,000 SF
TOTAL AREA	64.9		155

NOTE: LOCATIONS AND HEIGHTS PROPOSED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND HEIGHTS WILL BE DETERMINED AT THE TIME OF PLANNING.

*** LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLANNING.**



SUB DATA
 Owner/Applicant:
 Gorewell Holdings, LLC
 3555 Parkway
 Brooksville, FL 34604

Parcel Key Nos.: 00381027, 00381072, 00472517, and 00458837
 Section/Township/Range: 8/23S/19E

Current Zoning: CDP with single-family and General Commercial
 Proposed Zoning: CDP with single-family and General Commercial
 Area = +/- 64.9 acres

Proposed No. of lots: 155

Permitted Building Setbacks: (INCLUDES/IF OF BUFFERS)
 East (from US 41): 75'
 Side: 20'
 Rear: 20'

Residential Building Setbacks:
 Front: 25'
 Side: 15'
 Rear: 15'

Commercial Building Setbacks:
 Front: 75'
 Side: 15'
 Rear from Frontage Rd: 35'

Buffers: Buffers for the residential area are indicated on this plan and consist of natural vegetation where possible, enhanced to 80% quality where needed. Where this grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer area consisting of vegetation and canopy consistent with county standards. Width and types of buffers are shown on the plan.

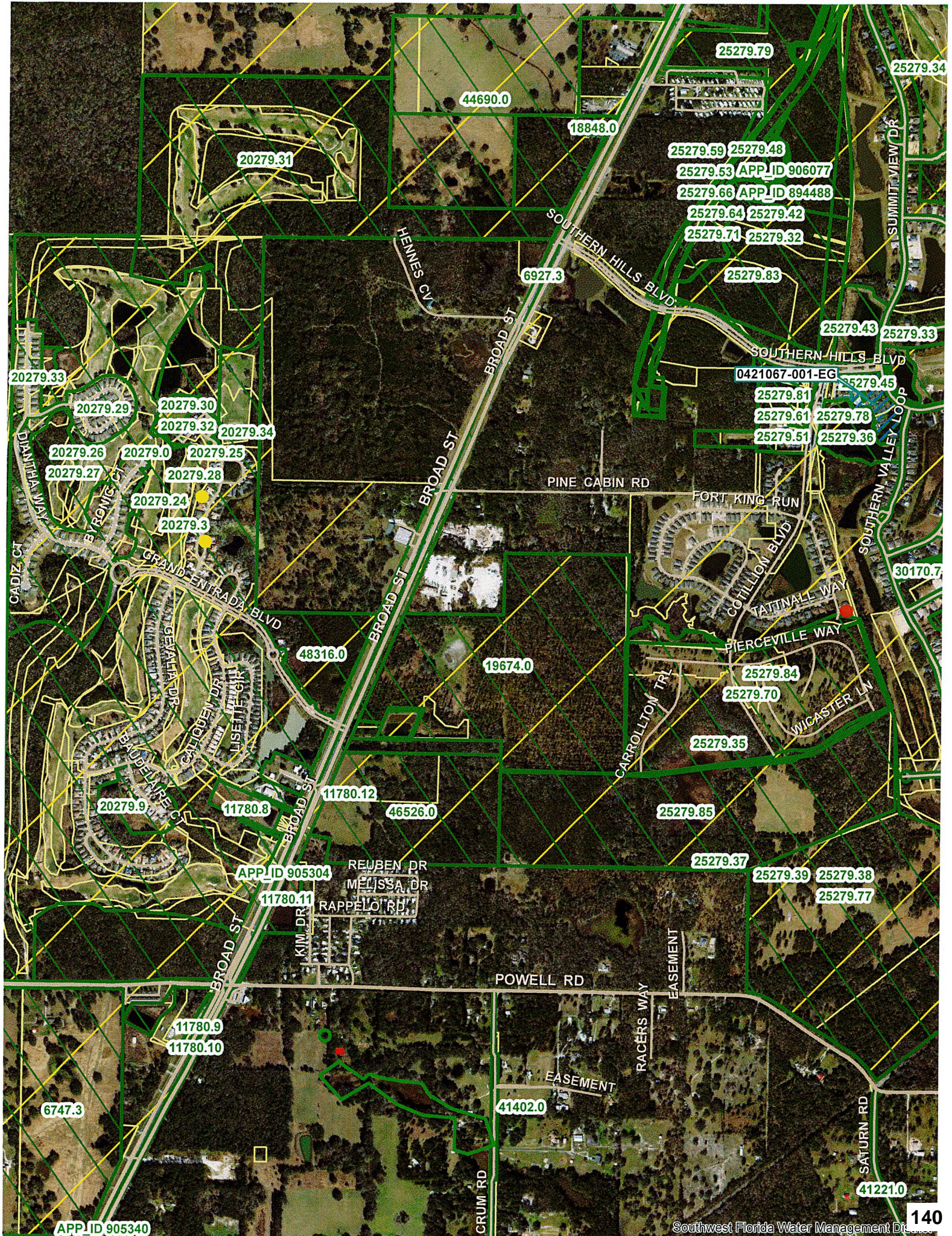
Flood Plain: Located in Federal Emergency Management Agency (FEMA) Flood Zone AE, the project area is located in Flood Zone AE, with a minimum elevation of 77.15 on the south and 93.5 on the north.

The protection: Fire hydrants will be placed throughout the community at a minimum of 250' curb line distance intervals which is consistent with county standards. The potable water required by NFPA guidelines are required by Herndon County.

Appropriateness of use: The project is proposed in a residential area. The project is proposed in a residential area. The project is proposed in a residential area.

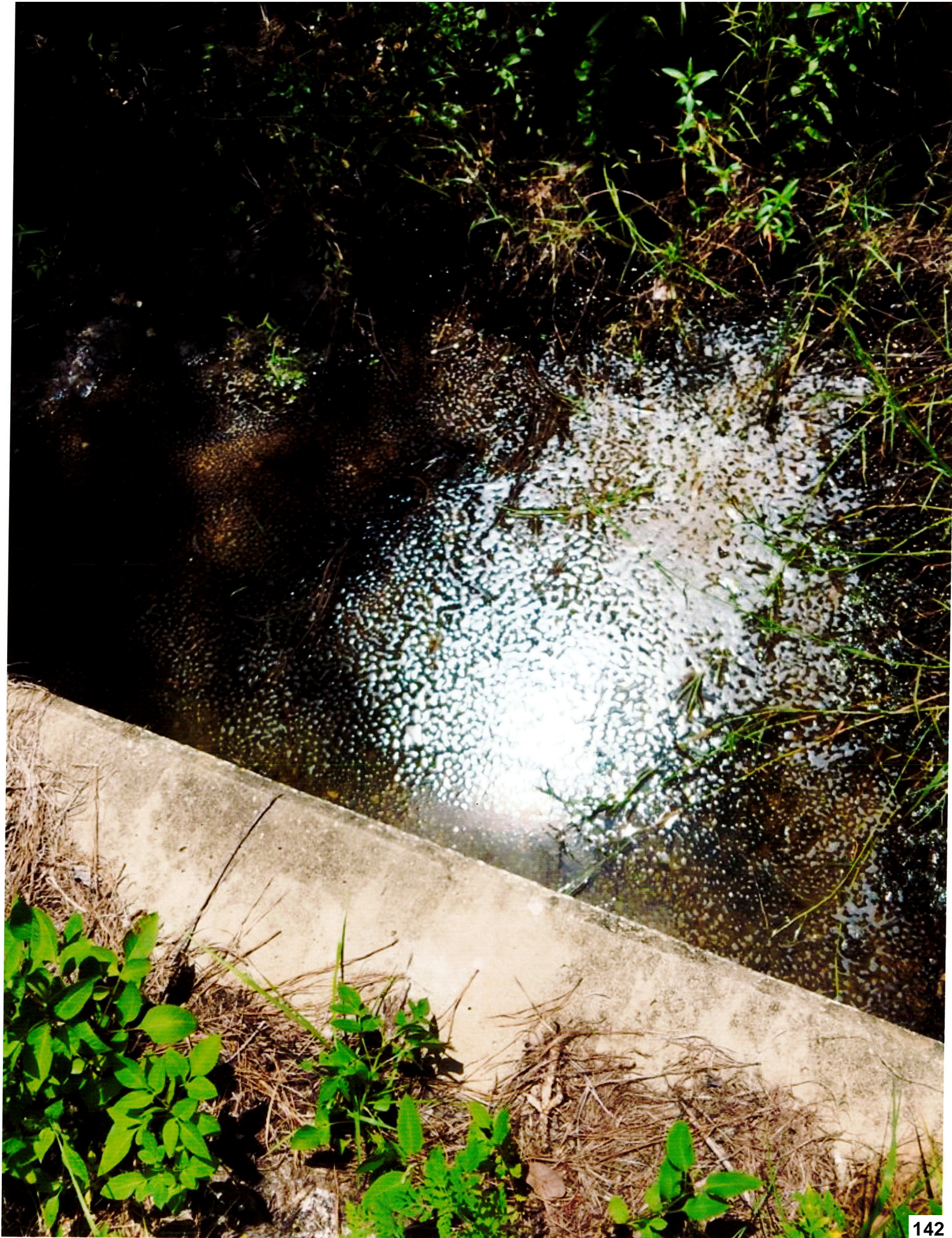
General notes:
 1. This is a planning document and is not to be considered a final design or construction plan. Also, not intended for recordation in public records. Drainage requirements of Herndon County and any agencies having jurisdiction related to this project.
 2. Drainage retention area(s) are conceptually located; the actual size and location will be determined with final engineering designs.

<p>DATE: _____</p> <p>REV. BY: _____</p> <p>REVISION: _____</p>	<p>REUSE OF DOCUMENT</p> <p>THIS DOCUMENT IS COMPOSED OF THE INCORPORATED IDEAS AND DESIGNS, AS WELL AS THE PROJECT'S DESIGN PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REUSED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.</p> <p>DRAWING IN ALL DIMENSIONS SHOWN, DATED AND REVISED BY REGISTERED PROFESSIONAL ENGINEERS.</p>	<p>Engineering Planning Surveying Environmental Transportation Construction Management</p> <p>1966 Candlelight Boulevard • Brooksville • Florida 34601 (352) 796-9423 • Fax (352) 799-8359 EIS-0000142</p>	<p>REZONING MASTER PLAN</p> <p>DIRE WOLFE</p>
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Jose Miguel





Planning & Zoning Commission

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16911
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Master Plan Revision Petition Submitted by SV Tampa Land LP (H2549)

BRIEF OVERVIEW

Rezoning Request:

Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations

General Location:

North side of Kelso Street, bound by Commercial Way and Downing Street

Parcel Key Number:

1100007, 1099992 and 1259863

Summary of Applicant's Request:

The request is for a Master Plan Revision for Seville West. The current Master plan is vested by a Development Agreement approved by the Board of county commissioners on November 19, 2013. The Development Agreement vests the Master Plan and performance conditions approved by the Hernando County Board of County Commissioners on August 1, 2002 (H-02-25) unless a revised Master Plan is approved by the County pursuant to Appendix A, Article VII, Section 4 of the Hernando County Code of Ordinances.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations and performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	12/23/2025 10:37 AM
Natasha Lopez Perez	Approved	12/23/2025 4:57 PM
Toni Brady	Approved	12/29/2025 11:44 AM
Victoria Via	Approved	12/30/2025 10:19 AM

RESULT: **ADOPTED**
MOVER: Mike Fulford
SECONDER: Jonathan McDonald
AYES: Birren, Fulford, Holmes and McDonald
ABSENT: Noe



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026
Board of County Commissioners: March 3, 2026

APPLICANT: SV Tampa Land LP

FILE NUMBER: H-25-49

REQUEST: Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations

GENERAL LOCATION: North side of Kelso Street, bound by Commercial Way and Downing Street

PARCEL KEY NUMBER(S): 1100007, 1099992 and 1259863

APPLICANT'S REQUEST

The request is for a Master Plan Revision for Seville West. The current Master plan is vested by a Development Agreement approved by the Board of county commissioners on November 19, 2013. The Development Agreement vests the Master Plan and performance conditions approved by the Hernando County Board of County Commissioners on August 1, 2002 (H-02-25) unless a revised Master Plan is approved by the County pursuant to Appendix A, Article VII, Section 4 of the Hernando County Code of Ordinances.

The Master Plan revision is proposing the following changes:

- Eliminate the Village Center
- Realign Seville Parkway
- Convert the previously approved golf course to greenways consisting of open space, drainage and passive recreation.
- Increase the overall unit county for Seville West from 3,085 to 3,800.
- Revising the unit mix to include a designated multifamily pod; designated single family pods consisting of 40-, 50- and 60-foot-wide lots; designated residential mixed-use pods consisting of single family, villa and townhome lots; and providing for the ability to designate age restricted (55+) development pods.
- Elimination of the requirement to provide a fire station site. A location for a fire station site has been previously secured by the County (key numbers 327756,83529,108772).
- Elimination of the business park site. This site has been acquired by the State of Florida for the Suncoast parkway (remainder-property key 1099974-Board of Trustees of the internal Trust Fund).

The master plan will include an associated development agreement, to be presented to the Board of County Commissioners upon review and approval by the respective departments.

Deviations Requested

The petitioner has requested the following deviations:

- Lot size and width deviations for single-family, townhome and multifamily units
- Maximum Floor Area Ratio/Lot Coverage
- Various setbacks based on lot type and size

SITE CHARACTERISTICS

Site Size

Surrounding Zoning;		R1C & Citrus County: R1C Developed
Land Uses	North:	
	South:	R1C, PDP(SF), CV & AG
	East:	CV
	West:	CV, R1C & C2 along Commercial Way

Current Zoning: CPDP

Future Land Use Residential

Map Designation:

ENVIRONMENTAL REVIEW

The petitioner conducted an environmental assessment that provided the following conclusions:

- The subject property is a previously constructed golf course, which is now vacant, and some platted undeveloped lots.
- Large, undeveloped, moderately wooded areas are situated adjacent to the former golf course fairways and the property lies amongst a mix of low and medium density residential areas, and state-owned land.
- The potential for occurrence of protected species on the subject property is moderate. Gopher tortoise burrows, a state threatened species, were confirmed within the property boundary. There were no other state of federally listed species detected on the property during the listed species surveys.

Comments: The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner’ request and has the following comments:

- HCUD currently supplies water and wastewater service to portions of these parcels. HCUD has no objection to the master plan revision for Seville West subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development.

ENGINEERING REVIEW

The subject site is located on the North side of Kelso Street, bound by Commercial Way and Downing Street. It has access from Commercial Way (US 19), a four-lane arterial roadway with an excellent level of service.

The County Engineer has reviewed the petitioner's request and has the following comments:

- Traffic Access Analysis required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- Additional comments may be forthcoming as review of Development Agreement requirements to revised conditions is under review by Director of Public Works, County Engineer.

Comments: The development will prepare a traffic impact study in accordance with County and FDOT requirements. Any required improvements will be outlined in a development agreement.

LAND USE REVIEW

The petitioner is proposing a mixed residential development, with the potential of single-family detached, townhome and villa units.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Comments: The master plan has been previously approved for access throughout the development via Seville Parkway, which will be realigned if the revision is approved. This parkway connects the development to both US 19 and Ponce De Leon Boulevard.

Lot Requirements

The petitioner has proposed a mixed residential community consisting of single-family, townhome, villa and multifamily dwelling units. The maximum number of units shall be 3,400 in the residential and mixed-use pods plus up to 400 multifamily units (defined below). The total number of units shall not exceed 3,800. The requirements for each type of lot are as follows:

Single-Family Areas (may also include villas):

- Minimum lot sizes 4,500, 5,500, 6,500 s.f. (Previously approved deviation from 6,000 s.f.)
- Minimum lot widths: 50' (deviation from 60')
- Minimum lot width Curve/Cul-de-sac: 30'
- Minimum Floor Area Ratio: 65% (deviation from 35%)
- Maximum Height: 35'
- Minimum Setbacks:
 - Front: 25'
 - Side: 5' (deviation from 10'; previously approved deviation)
 - Rear: 15' (deviation from 20'; previously approved deviation)

Mixed Use AreasSingle family

- Minimum lot size 4,500 s.f. (deviation from 5,500 s.f. (previously approved))
- Minimum lot widths: 45' (deviation from 60')
- Minimum lot width Curve/Cul-de-sac: 30'
- Maximum Floor Area Ratio: 65' (deviation from 35')
- Maximum Height: 35'
- Minimum Setbacks:
 - Front: 20' (deviation from 25' for 45' Lot)
 - Side: 5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Townhomes

- Minimum lot size 3,850 1,800 s.f.
- Minimum Lot Width: 18 feet
- Maximum Floor Area Ratio: 75% (deviation from 35%)
- Maximum Height: 35'
- Minimum Setbacks:
 - Front: 20' (deviation from 25')
 - Side: 0'/5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Villas

- Maximum Lot Coverage-70% (deviation from 45%)
- Minimum Lot Width-35 feet
- Minimum Lot Area-3,850 square feet
- Maximum Height-35 feet (2 stories)
- Minimum Setbacks:
 - Front: 20' (deviation from 25')
 - Sides: 5' /0' (deviation from 10 feet)
 - Rear: 15 feet (deviation from 20 feet)

Multifamily Areas

- Maximum Number of Units: 400
- Maximum units per building: 24 (deviation from 12)
- Maximum lot coverage: 45% building area for the multi-family acreage

- Maximum Height: 45'
- Minimum Setbacks:
 - Front: 25'
 - Sides: 0' feet Internal/7.5' External (Deviation from 10')
 - Rear: 20'
 - Building Separation: 15'

Monotony Control for Single-Family Lots

All single-family detached homes shall be required to address the following requirements to avoid architectural monotony:

- **Architectural Features:** To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models on all single-family lots.
 - These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.).
 - If different models of homes are adjacent to or across from each other, monotony is avoided.
 - For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
 - No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.
- **Streetscape Tree Requirements:** Each single family detached home shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

Perimeter Buffers:

The petitioner has proposed perimeter buffers of 20' for all residential areas or pods except for the east adjacent to the powerline corridor which shall be 0' with perimeter setbacks of 35'.

Comments: All buffers shall remain undisturbed and/or enhanced to meet 80% opacity within 18 months of the completion of construction. Any buffer enhancement must be clearly identified in the plans with a planting cross-section included in the landscape plans. If any buffers must be disturbed due to the installation of utilities and/or right of way access, those areas must be clearly noted on the construction plans with a revegetation plan included as part of the landscape plans. For any portion of the buffer that does not meet the 80% criteria upon the

initialization of construction, a construction barrier fence must be installed where immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area.

Fire Protection Plan

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If the master plan is approved, the applicant shall be required to provide a fire protection plan as part of the Conditional Plat submittal package.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner has indicated that the Seville West master plan includes a centralized recreation area that will meet the requirement for neighborhood park acreage under Section 26. 75 of the Land Development Regulations. In addition, the proposed master plan provides greenways consisting of open space, drainage and passive recreation which can be counted toward this requirement.

Greenways shall comprise a minimum 25' wide vegetated corridor; paved and/or stabilized pathways shall be allowed within greenways at a minimum 8' wide and shall consist of open space, passive recreation and retention.

COMPREHENSIVE PLAN REVIEW

The site is currently designated as Residential, Recreation, Conservation and Public Facility by the Hernando County 2040 Comprehensive Plan Future Land Use Map. The proposed zoning is consistent with the following Objectives and Strategies of the Comprehensive Plan.

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 1.048(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.

Multi-Family Housing

Strategy 1.048(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.048(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved: a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;

Recreation Category

Objective 1.04J: The Recreation Category allows major recreational facilities including private or public parks and recreational facilities, recreational lodgings, ancillary commercial uses and housing for security purposes.

Conservation Category

Objective I.04F: The Conservation Category allows timbering (with a management plan) and limited resource oriented recreational activities such as hiking, picnicking and fishing. Accessory residential units for security purposes may also be allowed. Analysis: The Conservation Category covers the entrance road (Seville Parkway) median which will remain as conservation open space on the updated Seville master plan.

Objective 1.04K The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

Comments: The subject site has existing entitlements through the vesting of the project with a pre-existing Development Agreement. The master plan revision retains the overall character of the community while eliminating commercial elements, focusing on a mixed-use residential community. The development is in an area where infrastructure is already in place. While the Comprehensive Plan allows up to 6 single-family dwelling units per acre, the project is proposing an average 3.47 homes per acre, focusing on a single-family neighborhood.

A portion of the land is currently marked for "Public Facilities," from when a wastewater treatment plant was planned for the site. Since the plant is no longer needed, the area can be used for residential purposes without requiring a Comprehensive Plan Amendment.

Areas once envisioned as a golf course will now be preserved as greenways, parks, and natural drainage areas. Because these recreation zones were originally drawn as general concepts, their exact shapes may shift slightly to fit the final neighborhood layout while still providing the same amount of open space.

The plan includes multifamily housing near the main entrance. Placing these homes along the collector roadway makes sense for traffic flow and creates a smooth transition from the main road into the quieter sections of the neighborhood, which will feature a mix of villas, townhomes, and traditional single-family houses.

FINDINGS OF FACT

The requested Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations is appropriate based on the following findings of fact:

- The subject site has existing entitlements from the previous master plan approval on the subject site.
- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.
- The total number of units shall not exceed 3,800

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations and the following performance conditions:

1. The applicable developer(s) must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise herein or in the companion Development Agreement approved on even date herewith), for either construction or use of the property, and complete all applicable development review processes, for each phase or portion of the Project, as applicable.
2. Prior to, or simultaneous with, the conditional platting of land use areas, the developer shall submit a master layout plan for each land use pod, including the location of land uses, streets, greenways, recreation/parks and housing types. Land use pods may be subdivided by minimum 50' greenways. Greenways may consist of open space, drainage or trails.
3. Lot sizes and housing types may vary within each residential mixed-use pod.
4. Development abutting existing external platted single-family lots shall consist of single-family residential development and/or villas.
5. The single-family areas are approved with the following land uses and minimum development standards:
 - Single family detached
 - Minimum lot sizes 4,500, 5,500, 6,500 s.f. (Previously approved deviation from 6,000 s.f.)
 - Minimum lot widths: 50' (deviation from 60')
 - Minimum lot width Curve/Cul-de-sac: 30'
 - Minimum Floor Area Ratio: 65% (deviation from 35%)
 - Maximum Height: 35'
 - Front: 25'
 - Side: 5' (deviation from 10'; previously approved deviation)
 - Rear: 15' (deviation from 20'; previously approved deviation)

The maximum number of units shall be 3,400 in the residential and mixed-use pods plus up to 400 multifamily units (defined below). The total number of units shall not exceed 3,800.

6. The mixed-use areas are approved with the following land uses and minimum development standards:

Single family

- Minimum lot size 4,500 s.f. (deviation from 5,500 s.f. (previously approved))
- Minimum lot widths: 45' (deviation from 60')
- Minimum lot width Curve/Cul-de-sac: 30'
- Maximum Floor Area Ratio: 65' (deviation from 35')
- Maximum Height: 35'
- Setbacks:
 - Front: 25 20' (deviation from 25' for 45' Lot)
 - Side: 5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Townhomes

- Minimum lot size 1,800 s.f.
- Minimum Lot Width: 18 feet
- Maximum Floor Area Ratio: 75% (deviation from 35%)
- Maximum height: 35'
- Setbacks:
 - Front: 20' (deviation from 25')
 - Side: 0/5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Villas (Villas may also be located in Single Family areas)

- Maximum Lot Coverage-70% (deviation from 45%)
- Minimum Lot Width-35 feet
- Minimum Lot Area-3,850 square feet
- Maximum Height-35 feet (2 stories)
- Setbacks:
 - Front-20' (deviation from 25')
 - Sides- 5' /0' (deviation from 10 feet)
 - Rear-15 feet (deviation from 20 feet)

7. The multifamily areas are approved with the following land uses:

Multifamily

- Maximum Number of Units: 400
- Maximum units per building: 24 (deviation from 12)
- Maximum lot coverage: 45% building area for the multi-family acreage
- Maximum Height: 45'
- Setbacks:
 - Front: 25'
 - Sides: 0' feet Internal/7.5' External (Deviation from 10' in R-3)
 - Rear: 20'
 - Building Separation: 15'

8. The minimum perimeter buffers shall be 20' for all residential areas or pods except for the east adjacent to the powerline corridor which shall be 0 with perimeter setbacks of 35'.

9. All buffers shall remain undisturbed and/or enhanced to meet 80% opacity within 18 months of the completion of construction. Any buffer enhancement must be clearly identified in the plans with a planting cross-section included in the landscape plans. If any buffers must be disturbed due to the installation of utilities and/or right of way access, those areas must be clearly noted on the construction plans with a revegetation plan included as part of the landscape plans. For any portion of the buffer that does not meet the 80% criteria upon the initialization of construction, a construction barrier fence must be installed where immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.
10. Greenways shall comprise a minimum 25' wide vegetated corridor. Paved and/or stabilized pathways shall be allowed within greenways at a minimum 8' wide and shall consist of open space, passive recreation and retention. A land use area shall be considered served by a greenway if a residential street within the land use area is accessible to the greenway.
11. The petitioner shall enter into a binding development agreement with the County identifying the pipeline improvements necessary to facilitate the development.
12. 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.
13. Covenants and restrictions for this development that indicate that the community is age restricted shall be submitted to the Hernando County School District at the time of conditional plat or Site Development Permit if developed as a rental community to exempt the project from school concurrency requirements.
14. The petitioner shall enter into an amended utility service agreement if required by the County.
15. An updated Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install and shall be incorporated into a Development Agreement with the County.
16. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations. The proposed master plan includes plans for a centralized recreation area which shall meet the requirement for neighborhood parks provided it meets the minimum size requirement for aggregate acreage. If not, the greenways, trails, open space and passive recreation areas shall be counted toward meeting this requirement.
17. The petitioner shall provide a wildlife survey to include a gopher tortoise survey prepared by a qualified professional prior to any phase of development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of construction permits by Hernando County.

18. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt from county staff of the BOCC approval action report. Failure to submit the revised plan will result in no further development permits being issued.
19. Covenant, Conditions and Restrictions (CC&Rs) will be established to govern development within the C/PDP. The CC&Rs shall implement the applicable requirements of the zoning and associated Development Agreement and provide for enforcement by the Property Owners Association. The CC&Rs will be submitted to Hernando County for review and comment prior to final plat approval for each phase. The CC&Rs shall be recorded against those portions of the Development subject to such plat.
20. Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.
21. All the foregoing performance conditions are intended to conform to the associated Development Agreement for Seville West, and not to alter any requirement or condition of the Development Agreement. In the event of a conflict between the Development Agreement, these conditions, and any County land use regulations or ordinances, the Development Agreement shall supersede and control. This notwithstanding, any applicable County Ordinance containing additional details or regulations, which do not conflict with the provisions of the Development Agreement, shall govern the actions of the developer.
22. The master plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement.
23. Enhanced lighting beyond minimum standards shall be required as follows:
 - a. Lighting throughout the Project shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
 - b. Internal residential area lighting shall not exceed 18 feet in height with full cut-off fixtures.
 - c. Street and parking lot lighting shall be oriented downward with full electrical cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 11:00 pm and sunrise, whichever occurs first.
 - d. Solar streetlighting shall be allowed within public or private road rights-of way areas. All street lighting shall be privately owned by the developer or its designee, and/or operated by the HOA, CDD or the Developer, at the Developer's sole election.
24. Open space and connectivity plan shall be submitted at the first conditional plat and revised every conditional plat thereafter. The details of the internal trail system within each development pod and the open spaces within each development pod, will only be delineated and added to the master open space and connectivity plan, as each proposed conditional plat is provided for such development pod.

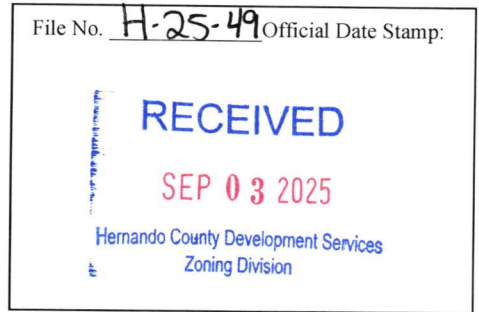
HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [] Standard [] PDP
Master Plan [] New [x] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 8/14/2025



APPLICANT NAME: SV TAMPA LAND LP

Address: 591 W PUTNAM AVE
City: GREENWICH State: CT Zip: 06830-6005
Phone: 941.388.0707 Email: jbrian@starwoodland.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION: 01100007 (Owner: NEW SEVILLE 2011 DEVELOPMENT LLC)

- 1. PARCEL(S) KEY NUMBER(S): 01099992 & 01259863 (Owner: SV TAMPA LAND LP)
2. SECTION 05, 07, TOWNSHIP 21S, RANGE 18E
3. Current zoning classification: CPDP
4. Desired zoning classification: CPDP
5. Size of area covered by application: 1,079.98 acres
6. Highway and street boundaries: Seville Parkway and Commercial Way (US 19)
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, John Brian as Auth. Signor, of SV TAMPA LAND LP, 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):

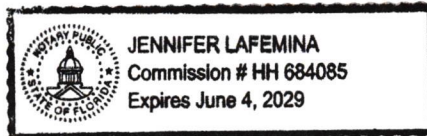
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates, Inc.
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of AUGUST, 20 25, by JOHN BRIAN who is personally known to me or produced as identification.

Signature of Notary Public



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

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [] PDP
Master Plan [] New [x] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp: _____

Date: 8/14/2025

APPLICANT NAME: SV TAMPA LAND LP

Address: 591 W PUTNAM AVE
City: GREENWICH State: CT Zip: 06830-6005
Phone: 941.388.0707 Email: jbrian@starwoodland.com
Property owner's name: (if not the applicant) NEW SEVILLE 2011 DEVELOPMENT LLC

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION: 01100007 (Owner: NEW SEVILLE 2011 DEVELOPMENT LLC)

- 1. PARCEL(S) KEY NUMBER(S): 01099992 & 01259863 (Owner: SV TAMPA LAND LP)
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7. Has a public hearing been held on this property within the past twelve months? [x] Yes [] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, John Brian as Auth. Signor of New Seville 2011 Development 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):

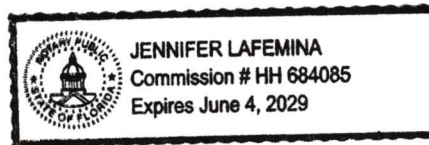
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): SV TAMPA LAND LP
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of AUGUST, 20 25, by JOHN BRIAN who is personally known to me or produced _____ as identification.

Signature of Notary Public



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

SEVILLE WEST

MASTER PLAN APPLICATION

PARCEL KEYS 1099992, 1100007, 1259863

General

The subject property consists of 1,071 acres MOL lying within Sections 5 and 7, Township 21 South, Range 18 East located on the west side of Commercial Way (US 19) and along and east of the terminus of Seville Parkway. The property is identified by parcel keys 1099992, 1100007, and 1259863. Please see Figure 1 for the property location and aerial.

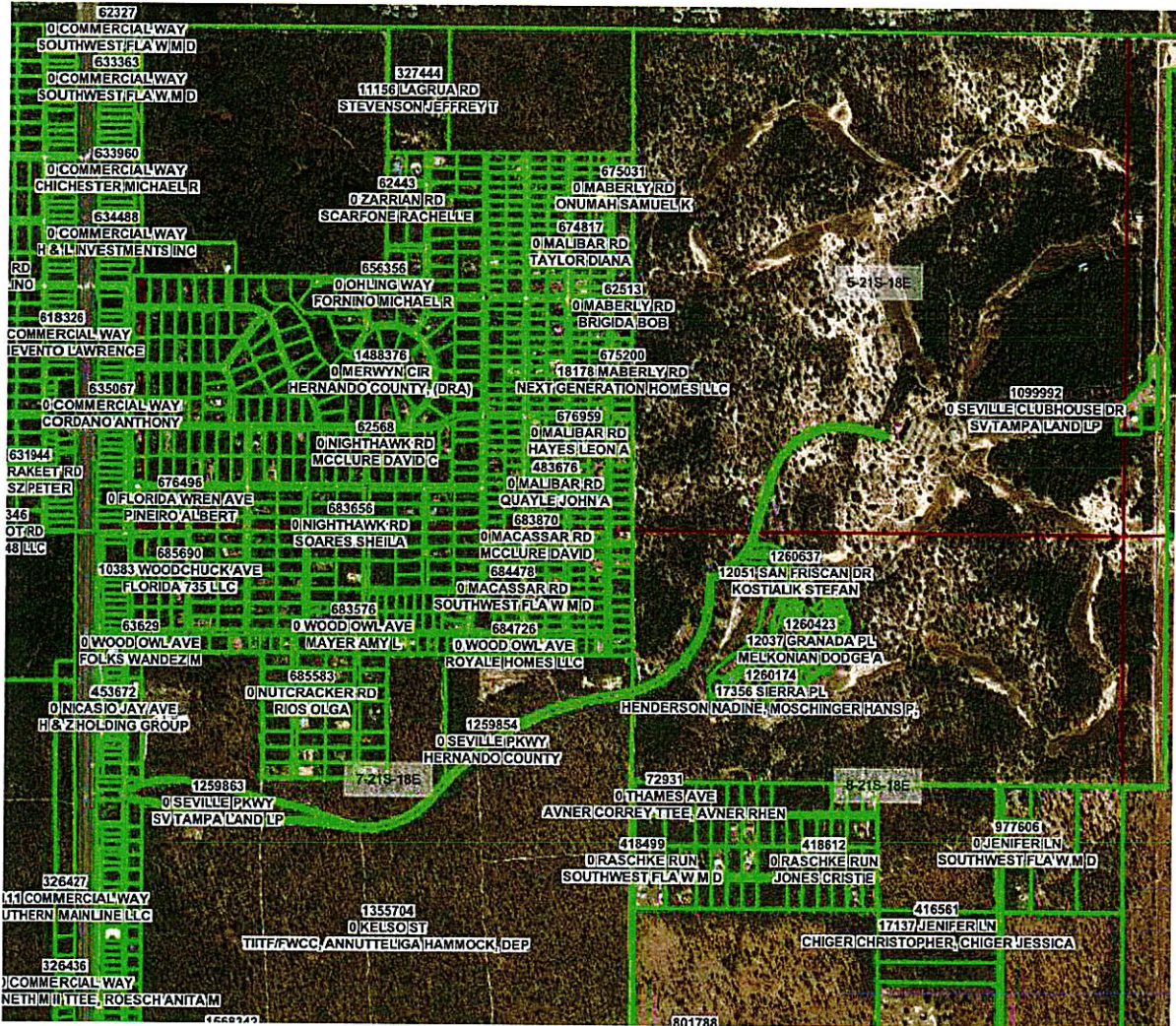


Figure 1. Seville West (1099992, 1100007 and 1259863) Aerial & Location Map

Site Characteristics:

The property was previously used as a golf course and is currently vacant. An area internal to the site (key 1099992) is developed with a 78 lot subdivision, Seville Golf Community The Barcelona Unit 1, which is included but not being revised in the requested Master Plan revision.

Request:

The request is for a Master Plan Revision for Seville West. The current Master Plan is vested by a Development Agreement approved by the Board of County Commissioners on November 19, 2013. The Development Agreement vests the Master Plan and performance conditions approved by the Hernando County Board of County Commissioners on August 7, 2002 (H-02-25) unless a revised Master Plan is approved by the County pursuant to Appendix A, Article VII, Section 4 of the Hernando County Code of Ordinances, as may be amended from time to time. (See Appendix to this Narrative).

Project Description:

This application proposes to make the following revisions to the approved master plan and performance conditions.

The Master Plan has been updated with the following changes summarized:

- Eliminate the Village Center
- Realign Seville Parkway
- Convert the previously approved golf course to greenways consisting of open space, drainage and passive recreation.
- Increase the overall unit count for Seville West from 3,085 to 3,800.
- Revising the unit mix to include a designated multifamily pod; designated single family pods consisting of 40, 50 and 60 foot wide lots and villas; designated residential mixed use pods consisting of single family, villa and townhome lots; and providing for the ability to designate age restricted (55+) development pods.
- Elimination of the requirement to provide a fire station site. A location for a fire station site has been previously secured by the County (key numbers 327756, 83529,108772)
- Elimination of the requirement for a business park site. This site has been acquired by the State of Florida for the Suncoast parkway (remainder-property key 1099974-Board of Trustees of the Internal Trust Fund).

The following changes to the approved performance conditions are proposed:

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, including receiving DRC approval for the proposed uses.
- ~~2. The petitioner shall submit a revised site plan within 30 days of BCC approval indicating the zoning conditions or the master plan shall be null and void.~~
- ~~3. The petitioner shall remove from the revised site plan the erroneous list of conditions triggering the master plan revision process.~~
4. Prior to, or simultaneous with, the conditional platting of the land use areas, the developer shall submit a master layout plan for each land use pod, including the location of land uses, streets, greenways, recreation/parks and housing types. Land use pods may be subdivided by minimum 50' of open space consisting of greenways, drainage areas or trails within greenway areas. ~~The petitioner may submit master layout plans for portions of the pods separated from the rest of the pod by minimum 50' greenway(s). This layout must be reviewed and approved by the Planning and Zoning Commission for consistency with the overall master plan and performance conditions. Any change to the approved master layout plan after development has commenced shall require a master plan revision. The master plan for the Village Center Mixed Use and Village Center Residential pods will be reviewed and approved by the Board of County Commissioners.~~
5. Lot sizes and housing types may vary within each land use area residential mixed use pod; however, detached and attached housing products may not be placed on the same residential street, except for the "village center mixed use" and "village center residential" land use areas.
6. Development abutting existing platted single family lots shall consist of single family residential development separated by a minimum of 50' of open space consisting of greenways, drainage areas or trails within greenway areas ~~or the petitioner will be required to construct a wall separating the new development from the existing platted single family lots.~~
7. The "low density neighborhood" single family/villas Areas are approved with the following land uses and minimum development standards:
 - Single Family Detached
 - Minimum Lot Size: 5,500 s.f. (deviation from 6,000 s.f., previously approved);
 - Minimum lot widths: 50' (deviation from 60'; No min lot width previously approved);
 - Minimum lot width Curve/Cul- 35'
 - Maximum FAR: .65 (deviation from .35)

Maximum height: 35 feet

Front: 25

Side: 5' (deviation from 10 feet, previously approved)

Rear: 15' (deviation from 20 feet, previously approved)

Villas will be allowed in the single-family areas based upon the standards listed below in the mixed use areas

Z-lot line single family detached

Front: 25'

Side: 5'/0'

Rear: 15'

Villas

Maximum Lot Coverage-70% (deviation from 45%)

Minimum Lot Width - 35 feet (deviation from 75 feet)

Minimum Lot Area –3,850 square feet (deviation from 12,000 square feet; previously approved 3,850 square feet)

Maximum Height-35 feet (2 stories)

Setbacks:

Front-20' (deviation from 25 feet)

Sides- 5'/0' (deviation from 10 feet; previously approved)

Rear-15 feet (deviation from 20 feet)

~~Recreation uses approved include neighborhood parks, tot lots, passive recreation areas and open spaces. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10 feet.~~

8. The ~~“medium density neighborhood”~~ Residential mixed-use areas are approved with the following land uses and minimum development standards:

~~Single Family (single family detached, cluster homes, patio homes)~~

~~Minimum Lot Sizes: 4,500 s.f. (deviation from 6,000 s.f.); 5,500 s.f. (deviation from 6,000 s.f. - previously approved 5,500 s.f.); 6,500 s.f.~~

~~Minimum lot width: 45' (deviation from 60'; No min lot width previously approved)~~

~~Minimum lot width Curve/Cul-de-sac 30'~~

~~Maximum FAR: .65 (deviation from .35)~~

~~Maximum height: 35 feet~~

Setbacks:

Front: ~~25~~ 20' (deviation from 25')

Side: 5' (deviation from 10', previously approved)

Rear: 15' (deviation from 20', previously approved)

~~Duplexes, t-Townhomes~~

Minimum Lot Size: ~~3,850~~ 1,800 s.f. (deviation from 12,000 s.f.)

Minimum Lot Width-18 feet (deviation from 75')

Maximum FAR: .75 (deviation from .35)

Maximum height: 35 feet

Setbacks:

Front: ~~25~~ 20' (deviation from 25')

Side: 0'/5' (deviation from 10, previously approved)

Rear: 15' (deviation from 20', previously approved)

Villas

Maximum Lot Coverage-70% (deviation from 45%)

Minimum Lot Width - 35 feet (deviation from 75 feet)

Minimum Lot Area ~~3,850~~ 3,850 square feet (deviation from 12,000 square feet;
3,850 Previously Approved)

Maximum Height-35 feet (2 stories)

Setbacks:

Front-20' (deviation from 25 feet)

Sides- 5'/0' (deviation from 10 feet; previously approved)

Rear-15 feet (deviation from 20 feet)

Note: Villas may also be detached, in which case they will meet the 5' side yard setback.

~~Alley accessed housing 1~~

~~Minimum Lot Size 3,850 s.f.~~

~~Front: 0' minimum 5' maximum~~

~~Side: 5'~~

~~Rear: 15'~~

~~Minimum 10' alley between rows of structures~~

~~Alley accessed housing 2~~

~~Minimum Lot Size 3,850 s.f.~~

~~Front: 15'~~

~~Side: 5'~~

~~Rear: 15'~~

~~Minimum 10' alley between rows of structures~~

~~So that uniform setbacks are observed within any given block, either alley-accessed housing 1 or alley-accessed housing 2 shall be constructed within any given block. Townhouses could be an alley-accessed product.~~

~~Multifamily is approved with development standards with the R-3 zoning district.~~

~~Resort Residential is approved with development standards consistent with the RR zoning district.~~

~~Multifamily and single family are to be located on separate streets.~~

~~Recreation uses approved include neighborhood parks, tot lots, passive recreation areas and open spaces. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10 feet.~~

9. The ~~“village-center residential”~~ multifamily areas is are approved with the following land uses and minimum dimensional standards:

Multifamily

Number of units: 400

Maximum units per building: 24 (deviation from 12)

Maximum Lot Coverage: 45% building area coverage for multi-family acreage.

Maximum Height: 45 feet

Setbacks:

Front—25 feet

Sides- 0 feet Internal/7.5 feet External (Deviation from 10 feet in R-3)

Rear- 20 feet

Building Separation-15 feet

Single Family(single family detached, cluster homes, patio homes)

Minimum Lot Size 5,500 s.f.

Front: 25'

~~Side: 5'
Rear: 15'~~

~~Duplexes, townhomes
Minimum Lot Size 3,850 s.f.
Front: 25'
Side: 0'/5'
Rear: 15'~~

~~Alley accessed housing 1
Minimum Lot Size 3,850 s.f.
Front: 0' minimum 5' maximum
Side: 5'
Rear: 15'
Minimum 10' alley between rows of structures~~

~~Alley accessed housing 2
Minimum Lot Size 3,850 s.f.
Front: 15'
Side: 5'
Rear: 15'
Minimum 10' alley between rows of structures~~

~~So that uniform setbacks are observed within any given block, either alley-accessed housing 1 or alley-accessed housing 2 shall be constructed within any given block. Townhouses could be an alley-accessed product.~~

~~Villas
Minimum Lot Size 3,850 s.f.
Front: 25'
Side: 0'
Rear: 15'~~

~~Multifamily is approved with development standards with the R-3 zoning district.~~

~~Maximum building height of multifamily buildings is four (4) stories provided; however, in its sole discretion, the BCC may approve multifamily buildings up to eight (8) stories~~

~~Resort Residential is approved with development standards consistent with the RR zoning district.~~

~~Child care facilities, places of public assembly and congregate care homes are subject to the C-1 zoning district development standards.~~

~~Recreation uses approved include neighborhood parks, tot lots, passive recreation areas and open spaces. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10 feet.~~

10. The "village center mixed use" area is approved with the following land uses:

~~Single Family (single family detached, cluster homes, patio homes)~~

~~Minimum Lot Size 5,500 s.f.~~

~~Front: 25'~~

~~Side: 5'~~

~~Rear: 15'~~

~~Duplexes, townhomes~~

~~Minimum Lot Size 3,850 s.f.~~

~~Front: 25'~~

~~Side: 0'/5'~~

~~Rear: 15'~~

~~Alley accessed housing 1~~

~~Minimum Lot Size 3,850 s.f.~~

~~Front: 0' minimum 5' maximum~~

~~Side: 5'~~

~~Rear: 15'~~

~~Minimum 10' alley between rows of structures~~

~~Alley accessed housing 2~~

~~Minimum Lot Size 3,850 s.f.~~

~~Front: 15'~~

~~Side: 5'~~

~~Rear: 15'~~

~~Minimum 10' alley between rows of structures~~

~~So that uniform setbacks are observed within any given block, either alley-accessed housing 1 or alley-accessed housing 2 shall be constructed within any given block. Townhouses could be an alley-accessed product.~~

~~Villas~~

~~Minimum Lot Size 3,850 s.f.~~

~~Front: 25'~~

~~Side: 0'~~

~~Rear: 15'~~

~~Residential flats containing a minimum 800 square feet of area are allowed above buildings containing nonresidential uses. The parking areas provided for mixed use structures must meet the County's parking area standards for the combined uses.~~

~~Multifamily is approved with development standards with the R-3 zoning district.~~

~~Maximum building height of multifamily buildings is four (4) stories provided; however, in its sole discretion, the BCC may approve multifamily buildings up to eight (8) stories~~

~~Resort Residential is approved with development standards consistent with the RR zoning district.~~

~~Permitted commercial uses include all of the C-3 uses and additional C-1 uses including dry cleaning establishments, child care facilities, places of public assembly, congregate care homes and restaurants, subject to the C-3 zoning district development standards.~~

~~Recreation uses approved include neighborhood parks, tot lots, passive recreation areas and open spaces. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10 feet.~~

11. The "business park" areas are approved with the following land uses:

Multifamily uses subject to the R-3 development standards.

~~Maximum building height of multifamily buildings is four (4) stories provided; however, in its sole discretion, the BCC may approve multifamily buildings up to eight (8) stories.~~

~~Resort Residential subject to the RR development standards.~~

~~All C-1 uses are approved subject to C-1 zoning district development standards.~~

~~Education facilities and congregate care homes are subject to C-1 zoning district development standards.~~

~~Recreation uses approved include neighborhood parks, tot lots, passive recreation areas and open spaces. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10 feet.~~

- ~~12. The 12-acre parcel to the immediate west of the Suncoast Parkway is not allowed the requested changes to "business park" land uses without the petitioner's demonstration of access to the parcel.~~
- ~~13. The minimum perimeter setbacks buffers shall be 20 feet for all residential uses areas or Pods with the exception of the east adjacent to the power line corridor which shall be 0 feet, 35' for nonresidential uses and 15' along the Florida Power easement with perimeter setbacks of 35 feet.~~
- ~~14. A 15' wide vegetative buffer is required adjacent to the landfill property.~~
- ~~15. Greenways shall comprise a minimum 25' wide vegetated corridor containing a minimum 10' wide paved pathway. The paved Paved and/or stabilized pathways shall be allowed within greenways at a minimum 8' wide, and shall consist of open space, passive recreation and retention. within a 10' wide stabilized ROW if bicycle traffic is expected to be low, pedestrian use of the facility is not expected to be more than occasional, there is good horizontal and vertical alignment and the path is not subjected to maintenance vehicle damage causing pavement edge damage during normal maintenance activities. All of the land use areas in the western parcel shall be connected via greenway to the "village center mixed use" land use area. A land use area shall be considered served by a greenway if a residential street within the land use area is accessible to the greenway.~~
- ~~16. A cart path connection to Sugarmill Woods is allowed if the petitioner can provide an approval from Citrus County to make a connection on the Citrus County side.~~
- ~~17. The petitioner may enter into a binding development agreement with the County, to be executed prior to development commencing in Seville, including the developer will~~

~~provide 80' ROW from Thrasher's eastern terminus to the eastern part of the Seville development at the time development commences.~~

- ~~18. Residential driveways may be allowed on roadways not serving more than 150 dwelling units.~~
- ~~19. The petitioner shall design the private roadway system to ensure adequate stacking distances for gated entrances, as determined by the County Engineer.~~
- ~~20. The petitioner shall be limited to a total of four access points into the project from US 98.~~
- ~~21. The petitioner shall meet all permit conditions for the access points.~~
- ~~22. The petitioner shall provide a mutually agreeable 2.5 acre fire station site for future development and be eligible for impact fee credits.~~
- ~~23. The petitioner may utilize the two (2) FDOT DRAs south of US 98 and adjacent to the eastern parcel if FDOT agrees to the arrangement.~~
- ~~24. The petitioner may retain drainage from Seville on adjacent Florida Power easements or ROWs if Florida Power concurs.~~
- ~~25. The petitioner shall obtain and comply with any DEP, SWFWMD, or FWC permits that may be required for the subject site.~~
- ~~26. The petitioner may provide up to 800 dwelling units in the "village center mixed use" and the "village center residential" pods.~~
- ~~27. Prior to the issuance of any building permit for a building more than three (3) stories, provision must be made to have the necessary fire protection available, as deemed appropriate by the County.~~

New Conditions:

1. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the final plat for each phase 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.
2. Covenants and restrictions for this development that indicate that the community is age restricted shall be submitted to the Hernando County School District at the time of conditional plat or Site Development Permit if developed as a rental community to exempt the project from school concurrency requirements.
3. The petitioner shall enter into an amended utility service agreement if required by the County.
4. An updated Traffic Access Analysis by phase will be required for any increase in equivalent trips above what is approved in any Traffic Access Analysis approved by the County. Any

- improvements identified by the approved Traffic Access Analysis will be the responsibility of the developer as required and/or indicated by an associated Development Agreement.
5. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations. The proposed master plan includes plans for a centralized recreation area which shall meet the requirement for neighborhood parks provided it meets the minimum size requirement for aggregate acreage. If not, the greenways including any trails, open space and/or passive recreation areas shall be counted toward meeting this requirement.
 6. The petitioner shall provide a wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any phase of development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of construction permits by Hernando County.
 7. The petitioner shall provide additional holiday/visitor parking in the amount of 10% of the total parking required for the townhome units to provide adequate parking for the community.
 8. The maximum number of units in the Mixed Use and Single Family and/or Villa Areas shall be 3400. The total number of units shall not exceed 3,800.
 9. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt from county staff of the BOCC approval action report. Failure to submit the revised plan will result in no further development permits being issued.

Current Land Use and Zoning:

The current land use designations on the site are Residential, Recreation, Conservation and Public Facility (340143) according to the Hernando County 2040 Comprehensive Plan. Please see Figure 2 for the current land use designation.

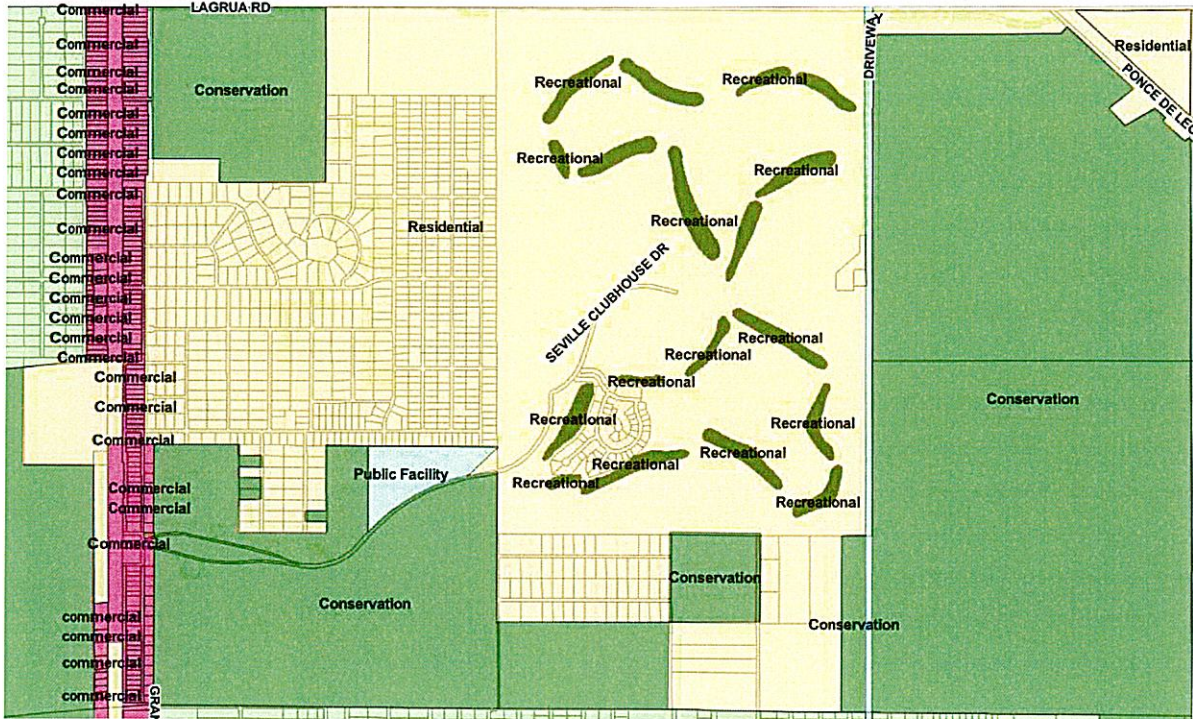


Figure 2. Seville West (1099992, 1100007 and 1259863) Comprehensive Plan Future Land Use Map

The site is currently zoned Combined Planned Development Project (CPDP). Please see Figure 3 for the current zoning designation.

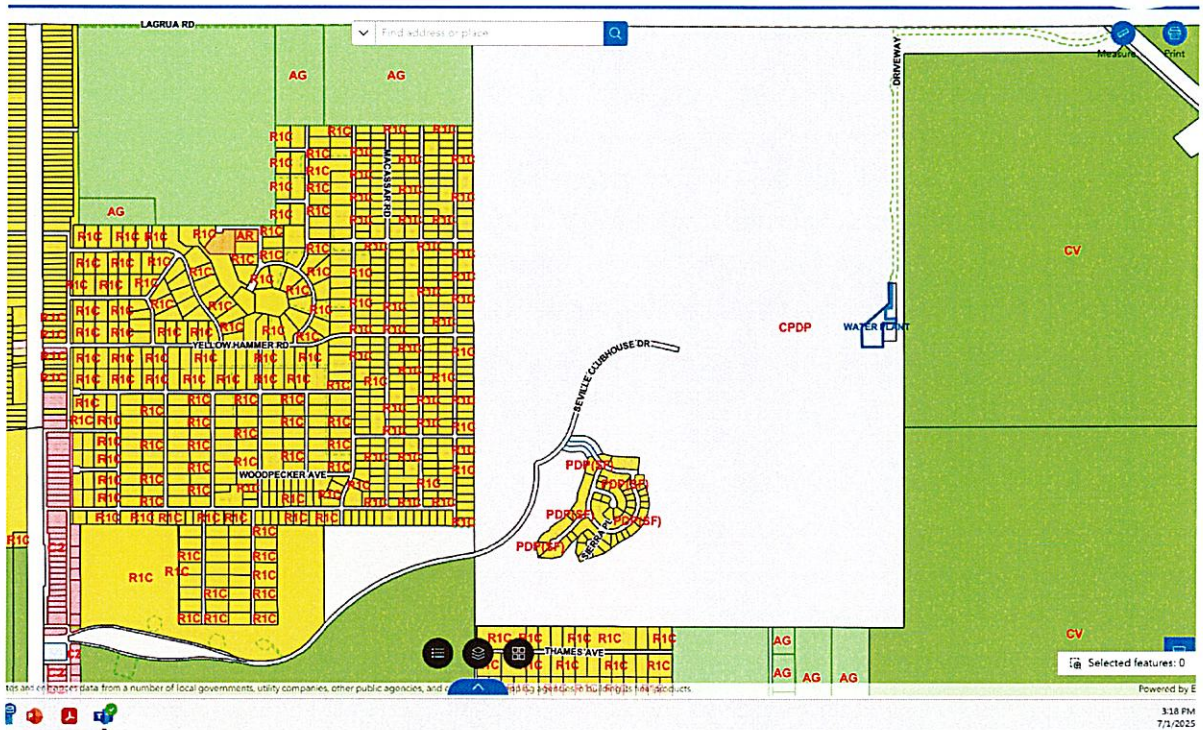


Figure 3. Seville West (1099992, 1100007 and 1259863) Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Citrus County, Single Family (Royal Highlands)	Not Applicable, R-1C	Not Applicable, Residential
South	Single Family (Royal Highlands), Single Family (Seville Golf Community The Barcelona Unit) Conservation, Acreage	R-1C, PDP/SF, CV and AG	Residential and Conservation
East	Commercial Way (US 19), Church, Vacant	Conservation land	Conservation
West	Vacant lots and scattered residences	CV, R-1C, C-2	Conservation land, Residential and Commercial (along Commercial Way)

Comprehensive Plan Consistency:

The site is currently designated as Residential, Recreation, Conservation and Public Facility by the Hernando County 2040 Comprehensive Plan Future Land Use Map. The proposed zoning is consistent with the following Objectives and Strategies of the Comprehensive Plan:

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 primary development area is located in the Residential Category which is designated to provide for new development as indicated by the availability of facilities and services. Single family housing is allowed at a density between 2.5 and 6.0 dwelling units per acre. The site is proposed for single family development at a density of 3.47 dwelling units per acre.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved: a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;

Analysis: The multifamily housing is proposed in an area that is designated for medium density residential on the approved master plan, and meets the requirement that it is located in an area appropriate for the use along the project entrance collector roadway, and provides for a transition of uses from the main development area consisting of single family, townhomes and villas.

Recreation Category Objective 1.04J:

The Recreation Category allows major recreational facilities including private or public parks and recreational facilities, recreational lodgings, ancillary commercial uses and housing for security purposes.

Analysis: The Recreation Category covers areas on the approved master plan that were conceptually depicted as golf course, consistent with the original intent of the Comprehensive

Plan to depict recreational facilities on the Future Land Use Map. These areas will be set aside as greenways, recreation, open space and drainage on the updated Seville West master plan. Since the Recreation designation is not parcel specific and conceptually depicted on the Future Land Use Map, adjustments to the Seville West recreation areas are allowable without a Comprehensive Plan Amendment pursuant to Strategy 1.04A(1) of the Comprehensive Plan. Strategy 1.04A(2) requires rezoning requests to be consistent with the overall **intent** of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of **potential** use or character. The previously approved and constructed golf course is being replaced with interconnected corridors of open space consisting of greenways, drainage areas and/or trails that maintain the overall intent of the Recreation comprehensive plan designation.

Conservation Category Objective 1.04F:

The Conservation Category allows timbering (with a management plan) and limited resource-oriented recreational activities such as hiking, picnicking and fishing. Accessory residential units for security purposes may also be allowed

Analysis: The Conservation Category covers the entrance road (Seville Parkway) median which will remain as conservation open space on the updated Seville master plan.

Public Facilities Category

Objective 1.04K The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

Analysis: The area currently designated by the Future Land Use Map as Public Facilities was originally intended to provide a site for a wastewater treatment facility. The area is primarily vacant with the exception of a utility lift station which sends wastewater to the Glen Regional Treatment Facility. Since the area is zoned CPDP which is set aside for medium density residential development by the approved master plan, and not being used as a major public facility, the designation should be treated as a scrivener's error.

Dimensional Standards

Dimensional Standards and requested deviations are indicated in the redline conditions above.

Minimum Perimeter Setbacks: 35 feet

Perimeter Buffers: Minimum 20 foot landscaped buffers on all sides (with the exception of to the east which shall be 0)

The multifamily perimeter setback and buffer is 50 feet on the west and north

Environmental:

The subject property is a previously constructed golf course, which is now vacant, and some platted undeveloped lots. Large, undeveloped, moderately wooded areas are situated adjacent to the former golf course fairways and the property lies amongst a mix of low and medium density residential areas, and state owned land. The potential for occurrence of protected species on the subject property is moderate. Gopher tortoise burrows, a state threatened species, were confirmed within the property boundary and an off site gopher tortoise relocation permit must be obtained from FWC and the gopher tortoises relocated prior to site development. There were no other state or federally listed species detected on the property during the listed species surveys.

Topography:

Topography on the site ranges from 35' on the western and eastern sides of the site to 105' in the center of the site. See Figure 4 for the site topography.

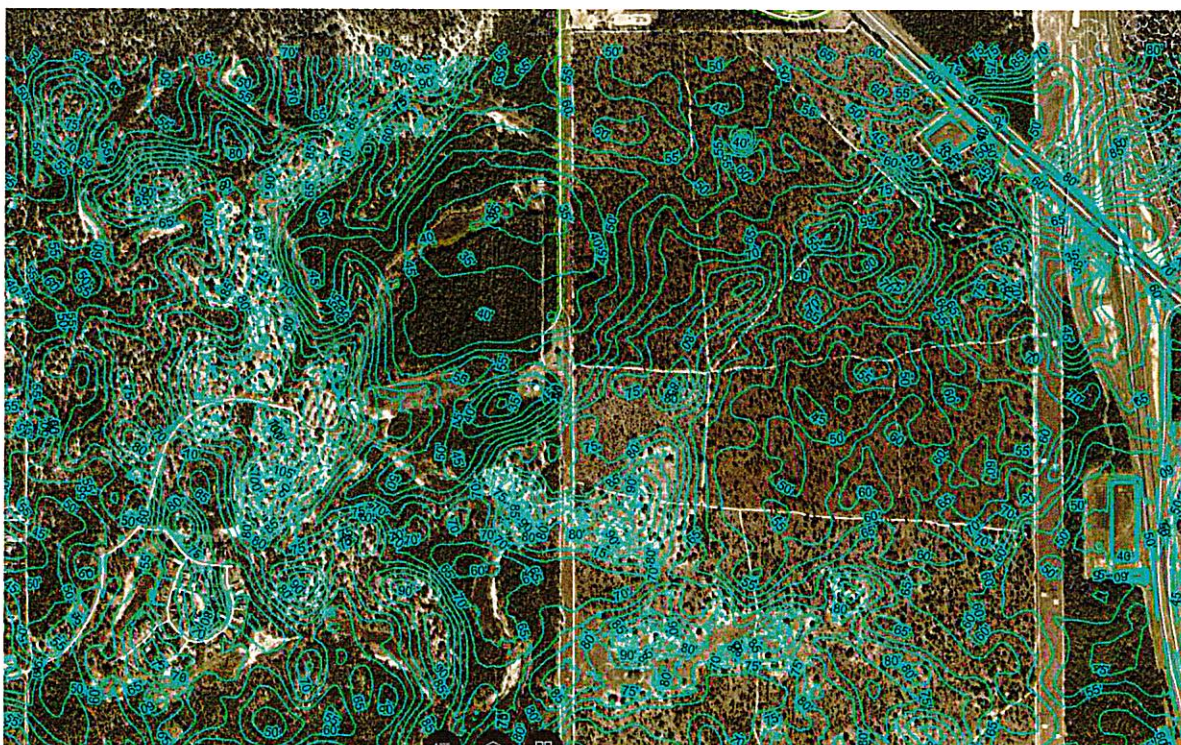


Figure 4. Seville West (1099992, 1100007 and 1259863) Topography Map

Floodplain:

The subject site is not located in a designated flood hazard area. See figure 5. A surface water is located within the former golf course that was historically used as a holding pond to irrigate the golf course. This surface water body appears to be jurisdictional and regulated by SWFWMD due to its size.

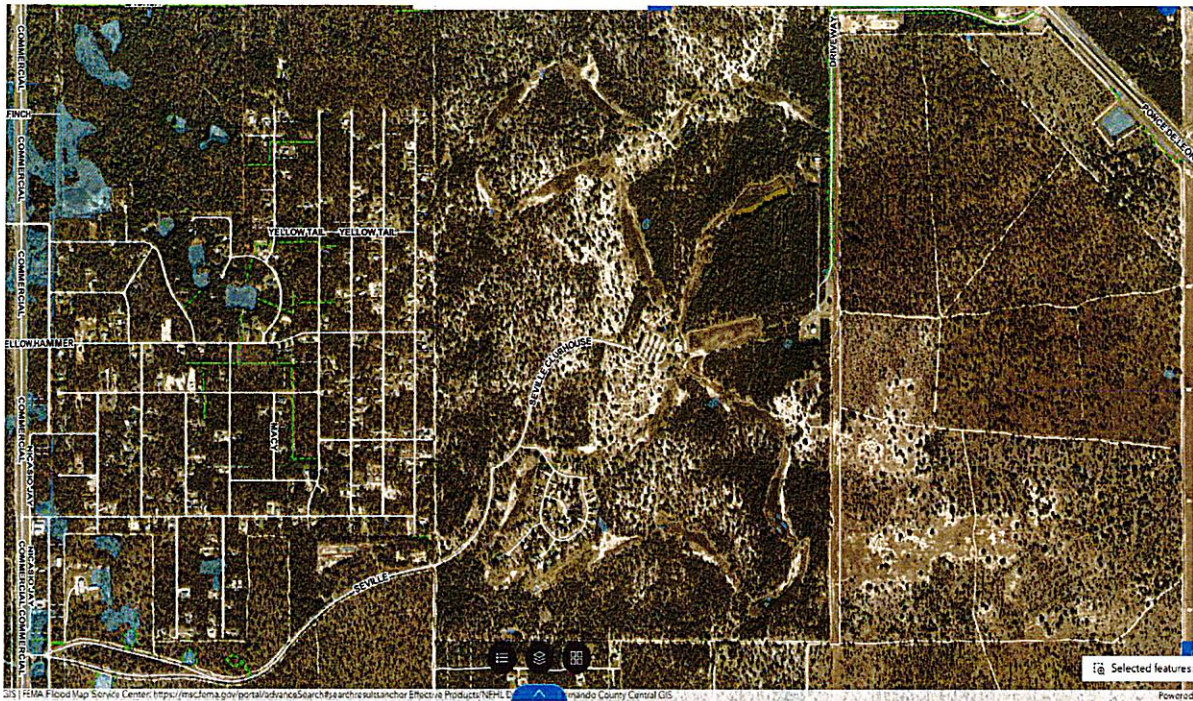
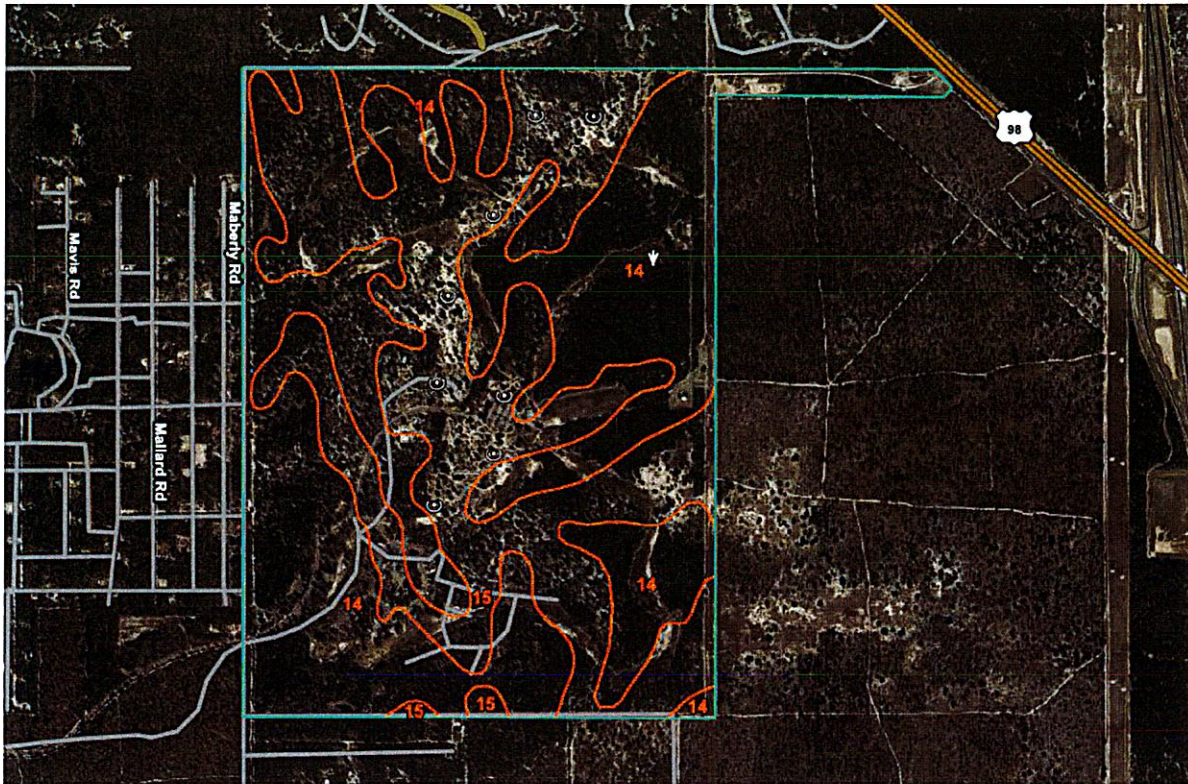


Figure 5. Seville West (1099992, 1100007 and 1259863) Floodplain Map

Soils:

The soils associated with this site are mainly Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands, which are fast-draining and conducive for residential development and stormwater retention. Figure 6 identifies the soil types.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Candler fine sand, 0 to 5 percent slopes	613.2	55.6%
15	Candler fine sand, 5 to 8 percent slopes	489.6	44.4%
Totals for Area of Interest		1,102.8	100.0%

Figure 6. Seville West (1099992, 1100007 and 1259863) Soil Map

Public Facility Impacts:

Utilities:

The site will be served by Hernando County Utilities for sewer and water. A capacity analysis will be conducted during the engineering phase of development, and any required improvements will be completed by the developer.

Solid Waste:

Solid waste will be disposed of at the County landfill and will include pick-up by a County authorized private hauler.

Drainage

The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD and Hernando County). Preliminary engineering places retention areas along the north and south property lines of the site.

Parks:

The Seville West master plan includes a centralized recreation area that will meet the requirement for neighborhood park acreage under Section 26.75 of the Land Development Regulations. In addition, the proposed master plan provides greenways consisting of open space, drainage and passive recreation which can be counted toward this requirement.

Schools:

A certification of concurrency will be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of development. The schools assigned to the property are Winding Waters K-8 and Weeki Wachee High. Mitigation of public school impacts may be required by separate agreement with the School District.

Access:

The site has access from Commercial Way (US 19), a four-lane arterial roadway with an excellent level of service. The development will prepare a traffic impact study in accordance with County and FDOT requirements. Any required improvements will be outlined in a development agreement.

Deviations:

The new and previously approved deviations are identified in the redline conditions above. For clarity, all Dimensional Standards and specifically approved prior deviations have been clearly identified in the revised conditions above.

APPENDIX

DEVELOPMENT AGREEMENT

SEVILLE WEST

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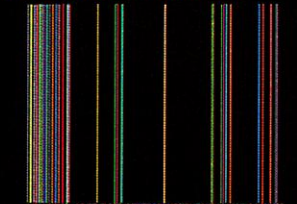
**RETURN TO:
HERNANDO COUNTY ATTORNEY'S OFFICE
20 N MAIN ST, STE 462
BROOKSVILLE, FL 34601-2850**

**DEVELOPMENT AGREEMENT
SEVILLE WEST**

This DEVELOPMENT AGREEMENT (herein "AGREEMENT") is made
and entered into on this 19th day of November 2013, by and between NEW
SEVILLE 2011 DEVELOPMENT, LLC (herein "NEW SEVILLE" or
"DEVELOPER"), a Delaware limited liability company, and HERNANDO

<p>COUNTY (herein "HERNANDO" or "COUNTY" or "DISTRICT"), a political subdivision of the State of Florida. The parties state:</p>	<p>COUNTY (herein "HERNANDO" or "COUNTY" or "DISTRICT"), a political subdivision of the State of Florida. The parties state:</p>	<p>COUNTY (herein "HERNANDO" or "COUNTY" or "DISTRICT"), a political subdivision of the State of Florida. The parties state:</p>
<p>RECITALS</p> <p>WHEREAS, NEW SEVILLE is currently the owner and developer of approximately one thousand one hundred twenty-nine (1,129) acres located west of</p>	<p>RECITALS</p> <p>WHEREAS, NEW SEVILLE is currently the owner and developer of approximately one thousand one hundred twenty-nine (1,129) acres located west of</p>	<p>RECITALS</p> <p>WHEREAS, NEW SEVILLE is currently the owner and developer of approximately one thousand one hundred twenty-nine (1,129) acres located west of</p>
<p>the Sonoran Parkway and south of U.S. Highway 98 in Hernando County, Florida (herein "PROPERTY," "PROJECT" or "SEVILLE WEST"); and</p> <p>WHEREAS, a legal description of SEVILLE WEST is attached as Exhibit A;</p> <p>and</p> <p>WHEREAS, the development described herein has been deemed viable from</p>	<p>the Sonoran Parkway and south of U.S. Highway 98 in Hernando County, Florida (herein "PROPERTY," "PROJECT" or "SEVILLE WEST"); and</p> <p>WHEREAS, a legal description of SEVILLE WEST is attached as Exhibit A;</p> <p>and</p> <p>WHEREAS, the development described herein has been deemed viable from</p>	<p>the Sonoran Parkway and south of U.S. Highway 98 in Hernando County, Florida (herein "PROPERTY," "PROJECT" or "SEVILLE WEST"); and</p> <p>WHEREAS, a legal description of SEVILLE WEST is attached as Exhibit A;</p> <p>and</p> <p>WHEREAS, the development described herein has been deemed viable from</p>
<p>undergoing the Development of Regional Impact review process pursuant to Section</p>	<p>undergoing the Development of Regional Impact review process pursuant to Section</p>	<p>undergoing the Development of Regional Impact review process pursuant to Section</p>

WHEREAS, it is the intent of the COUNTY and DEVELOPER to concurrently enter into a comprehensive development agreement for the property on the east side of the Suwannee Parkway known as SEVILLE EAST, and



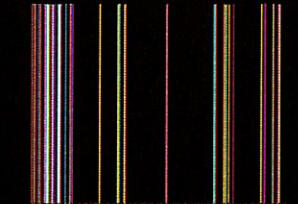
WHEREAS, a portion of the exterior and interior boundary lines for the property shall also serve SEVILLE EAST and the terms and conditions for providing water and wastewater services to SEVILLE EAST shall be the subject of a separate agreement, and

WHEREAS, while the terms and conditions for providing water and

wastewater services to SEVILLE EAST shall be the subject of a separate agreement, the design and construction of certain water and wastewater facilities for SEVILLE EAST will require the understanding and take into account the requirements for SEVILLE EAST.

SECTION 3. RECITALS. The foregoing recitals are true and correct, first

WHEREAS, it is the intent of the COUNTY and DEVELOPER to concurrently enter into a comprehensive development agreement for the property on the east side of the Suwannee Parkway known as SEVILLE EAST, and



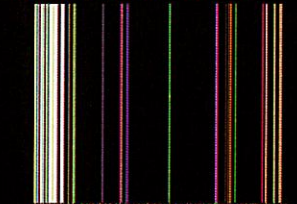
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SECTION 3. RECITALS. The foregoing recitals are true and correct, first

material part of this AGREEMENT, and the unoccupied terms herein shall be defined as set forth in the above recitals or as specified in the following paragraphs.

SECTION 4. DESCRIPTION OF THE DEVELOPMENT, NEW

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SECTION 4. DESCRIPTION OF THE DEVELOPMENT, NEW

SEVILLE is the fee simple owner of the PROPERTY, located within the boundaries of HERNANDO COUNTY, Florida, consisting of a total of approximately one

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SEVILLE is the fee simple owner of the PROPERTY, located within the boundaries of HERNANDO COUNTY, Florida, consisting of a total of approximately one

thousand one hundred twenty-nine (1,129) acres and may be developed with up to three thousand eighty-five (3,085) residential units and up to fifty-four thousand (54,000) square feet of commercial uses and other accessory and supporting uses.

SECTION 4. TRANSPORTATION.

A. All public road right-of-way within SEVILLE WEST shall be dedicated to HERNANDO concurrent with the approval of the final plat for each parcel of development in accordance with COUNTY regulations and Facilities Design Guidelines, unless otherwise provided for in this AGREEMENT.

B. The DEVELOPER shall be responsible for paying all road impact fees pursuant to the Hernando County Code of Ordinances, as such provisions may be amended or renumbered from time to time, and subject to receiving certain credits as provided for herein.

C. The DEVELOPER has expended monies for the right of way for the extension of that portion of Thrasher Road through Royal Highlands. The COUNTY has determined that such costs are *not* a Site-related improvement as defined in County Code Sec. 23-136 and that such amount shall be eligible for road impact fee credits under County Code Sec. 23-144(b)(3).

As provided in County Code Sec. 23, the DEVELOPER has submitted to the COUNTY invoices and statements for costs incurred in the acquisition of the Thrasher Road right of way. These costs have been reviewed and approved by the

COUNTY. These costs total One Hundred Fifty-Nine Thousand Four Hundred Seventy-One Dollars and Sixty-Six Cents (\$159,471.66). All road impact fees credits shall be determined in accordance with the Hernando County Code of Ordinances.

SECTION 5. ZONING AND MASTER PLAN. The existing master plan for development shall remain in full force and effect until project build-out and all development in SEVILLE WEST shall be in strict accordance and full compliance with the master plan and performance conditions approved by the Hernando County Board of County Commissioners on August 7, 2002 (H-02-25) unless a revised master plan is approved by the COUNTY pursuant to Appendix A, Article VIII, Section 4 of the Hernando County Code of Ordinances, as may be amended from time to time. The zoning master plan approval is in accordance with the Hernando County Comprehensive Plan and the Hernando County Zoning Code and is attached as Exhibit B. In the event that this AGREEMENT and Exhibit B (and any amendment thereto) conflict, Exhibit B (and any amendment thereto) shall control.

SECTION 6. WATER SUPPLY AND DISTRIBUTION SYSTEM.

A. **Interim Water Supply System.** An interim water supply system has been installed at no cost to the Hernando County Water and Sewer District, herein DISTRICT, to supply potable water for the initial phases of the PROJECT. This system is operated by the DISTRICT.

B. Onsite Water Distribution System. The DEVELOPER shall install, at its own expense, all water distribution lines, fittings, fire hydrants, backflow prevention devices and all other water distribution facilities required within the PROJECT in accordance with applicable rules of the FDEP and Hernando County Codes and Standards. The onsite water distribution system includes all of the facilities needed to transport water from the Permanent Water Supply System to the water users in SEVILLE WEST.

C. Plans and Specifications. The DEVELOPER agrees to prepare or have prepared plans and specifications required for the onsite water distribution lines, fittings, fire hydrants, back-flow prevention devices, and other water distribution facilities. All engineering services necessary for the preparation of these plans, construction inspection and supervision, engineer's certification, and preparation and submittal of one (1) set of reproducible mylars and two (2) sets of sealed, signed and dated "As Built" or "Record" Drawings to the DISTRICT shall be at the expense of the DEVELOPER.

DEVELOPER agrees that, before the plans or specifications prepared by the DEVELOPER in accordance with this AGREEMENT are submitted for review by any regulatory agency, the plans and specifications shall have been submitted to and approved in writing by the DISTRICT. Plans and specifications shall be either approved or disapproved in writing within ten (10) business days of the date when

such documents are submitted to the DISTRICT and approval of such plans and specifications shall not be unreasonably withheld.

D. Payment of Water Connection Fee. The DISTRICT shall collect individual water connection fees as building permits are issued, pursuant to the ORDINANCE, as amended. No connection fee credits will be provided to the DEVELOPER for the construction or expansion of the water supply facilities, onsite water distribution facilities, or for the land dedicated to the DISTRICT for said facilities that are not explicitly provided for in the AGREEMENT.

DEVELOPER has prepaid a portion of the water connection fees for SEVILLE WEST equal to two hundred thirty-seven (237) equivalent residential units (ERUs) at a cost of One Thousand One Hundred Forty-Seven and 00/100 dollars (\$1,147.00) per ERU for a total amount paid of Two Hundred Seventy-One Thousand Eight Hundred Eighty-Five and 00/100 dollars (\$271,885.00).

After the initial two hundred thirty-seven (237) ERU's or prepaid connection fees have been used, all other connection fees shall be paid at the DISTRICT's water connection fee rate at the time payment is made. Connection fees for any non-residential building within the PROJECT shall be paid at the DISTRICT's commercial connection fee rate schedule prior to the issuance of a building permit. In all cases, the DEVELOPER agrees to pay the then current connection fee rates in effect at the time of each payment.

E. Conveyance of Onsite Water Supply and Water Distribution System. The DEVELOPER has conveyed to the DISTRICT the existing water supply system. The onsite water distribution lines and attendant facilities to be constructed will be conveyed to the DISTRICT by means of a Letter of Dedication (an example of which is attached as **Exhibit C**). Easements shall be transferred to the DISTRICT by means of a deed of easement. The DEVELOPER also agrees to convey to the DISTRICT any and all future water supply system and water distribution expansions. Upon final inspection and acceptance, the DISTRICT shall be responsible for the maintenance and operation of the conveyed water supply and distribution facilities without further cost to the DEVELOPER. The DEVELOPER, however, agrees to repair or replace (at the option of the DISTRICT) any facilities conveyed to the DISTRICT, which may have construction or installation defects for a period of eighteen (18) months from the date of conveyance to the DISTRICT; provided prompt notice of defects is given to the DEVELOPER within said eighteen-month period and further provided that the lines and facilities have been properly operated and maintained by the DISTRICT.

F. Onsite Water Supply System. The DEVELOPER agrees to design, permit, construct and install the onsite water distribution system within the normal schedule of the development of the PROJECT. If the DISTRICT so requests, the DEVELOPER agrees to oversize the PROJECT's onsite water distribution system

requested, the DISTRICT agrees to reimburse the DEVELOPER within sixty (60) days of the Engineer's certification of costs based on the actual costs of construction of oversizing the water distribution system based upon certified costs provided by the DEVELOPER's Engineer.

G. Permanent Water Supply System. In order to expedite the availability of a water supply for potable water and fire protection to serve SEVILLE WEST, it is the intent of the DISTRICT and DEVELOPER to work together to have the Permanent Water Supply System (herein, also referred to as "PWSS") substantially completed on or before December 31, 2015. The term "substantially completed" refers to the beneficial use of the PWSS or after FDEP clearance/approval letter.

The PWSS shall consist of all of the facilities and equipment shown on the schematic drawing, attached as **Exhibit E**, including, but not limited to, the following: 750,000 gallon water storage tank, pumps, wells, valves, water supply system yard piping, generators, housing and site work.

As to responsibilities, the DISTRICT shall be responsible for the following:

(1) The design, budgeting and preparation of construction documents and engineers' estimate of the costs of the water supply wells, water supply system yard piping, water storage tank and water treatment plant building and grounds.

(2) The 5-year CIP (Capital Improvement Program) 2013 – 2017 budget contains a provision for Three Million One Hundred Fifty Thousand and 00/100 dollars (\$3,150,000.00) allotted to the design and construction of the PWSS. If said provision is proposed to be changed by DISTRICT, DISTRICT shall give reasonable written notice to DEVELOPER prior to any meeting to vote to change said provision.

(3) The permitting of the water supply wells, water storage tank , water supply system yard piping, and water treatment plant building and grounds.

(4) The construction contract administration (i.e., preparation of bidding and procurement documents together with the supervision of the construction contractors to ensure that the construction is in compliance with the plans and specifications and the construction contract) for the water supply wells, water supply system yard piping, water storage tank and water treatment plant building and grounds.

(5) The commissioning and acceptance of the water supply wells, water supply system yard piping, water storage tank and water treatment plant building and grounds.

(6) The prequalification of qualified bidders, advertising for bids, solicitation of proposals, reviewing bids and contractor qualifications, selecting the lowest qualified bidder, and making contract awards for the construction of the water

supply wells, water supply system yard piping, water storage tank and water treatment plant and grounds.

(7) The processing of: (a) construction contract awards; (b) notices to proceed; (c) payment requests by contractors; and (d) notices of completion for construction contracts awarded in connection with the construction of the PWSS shall be administered by the DISTRICT.

As to responsibilities, the DEVELOPER shall be responsible for the following:

(1) The DISTRICT shall periodically submit documents to DEVELOPER that need to be signed by DEVELOPER in order to reasonably facilitate the design and construction of the PWSS. The DEVELOPER shall execute said documents within ten (10) business days of receipt of said documents or provide written notice why said documents are unreasonable to facilitate the design and construction of the PWSS . DEVELOPER shall not unreasonably withhold signature and the time for DISTRICT to complete construction of the PWSS shall toll if said documents are withheld for longer than ten (10) business days.

(2) The DEVELOPER has provided all necessary land, by easement or conveyance, to construct the PWSS in accordance with the schematic drawing drawings shown in Exhibit E.

H. Milestones to Timely Construct Permanent Water Supply System.

DISTRICT and DEVELOPER have agreed that the PWSS will be constructed in accordance with the four (4) milestones for the PWSS listed below:

(1) DISTRICT shall approve all design work to construct PWSS within seven (7) months of the approval of the AGREEMENT.

(2) DISTRICT shall bid the construction of the PWSS within nine (9) months of approval of the AGREEMENT.

(3) DISTRICT shall award, execute a construction contract, and issue a notice to proceed with the construction of the PWSS within twelve (12) months of approval of the AGREEMENT.

(4) DISTRICT shall substantially complete the PWSS within twenty-four (24) months of approval of the AGREEMENT.

SECTION 7. WASTEWATER TREATMENT AND COLLECTION SYSTEM.

A. **Onsite Wastewater Collection and Transmission System.** The DEVELOPER shall install, at its expense, all onsite wastewater collections and transmission lines, laterals, and all other wastewater collection and transmission facilities required within the PROJECT in accordance with the applicable rules of the FDEP and Hernando County Codes and Standards.

B. Conveyance of Onsite Wastewater System. The DEVELOPER shall convey to the DISTRICT all onsite collection and transmission mains, appurtenances, and facilities, including a 15-foot easement for said collection and transmission mains. The onsite wastewater collection and transmission facilities shall be conveyed to the DISTRICT by means of a Letter of Dedication, an example of which is attached hereto as **Exhibit C**. Easements have been and shall be conveyed by means of a deed of easement. Upon final inspection and acceptance, the DISTRICT shall be responsible for operation of said facilities without further cost to the DEVELOPER in accordance with the terms of this AGREEMENT. The DEVELOPER agrees to repair or replace (at the option of the DISTRICT) any facilities conveyed to the DISTRICT which may have construction or installation defects for a period of eighteen (18) months from the date of conveyance to the DISTRICT, provided prompt notice of defects is given to the DEVELOPER within said eighteen (18) month period and further provided that the lines and facilities have been properly operated and maintained by the DISTRICT.

C. Permanent Wastewater Treatment System. The permanent wastewater system will include facilities on the property of the DEVELOPER (referred to as "Onsite"), and facilities located off the property of the DEVELOPER (referred to as "Offsite") which are shown and illustrated in the attached **Exhibit D** entitled "Hernando County/Seville Regional Wastewater Transmission and Collection

System” which facilities will be constructed by the DISTRICT as delineated and further described below, with respect to the responsibilities of the DISTRICT and the DEVELOPER.

D. Offsite Subregional Wastewater Transmission System. This system includes a subregional master pump station, force main, improvements at the Glen Subregional Wastewater Treatment Plant and associated facilities to move wastewater to and from the vicinity of the Florida Power/Progress right-of-way near the eastern end of Thrasher Road in Section 15, Township 21 S, Range 18 E to the Glen Subregional Wastewater Treatment Plant. The DEVELOPER has provided all rights-of-way and easements for the offsite Subregional Wastewater Transmission System and the DISTRICT has fully reimbursed the DEVELOPER for all costs incurred and expended in obtaining the rights-of-way and easements, including, but not limited to land costs, permit fees, surveys, attorney fees, and consultant fees.

E. Offsite Connector Force Main. A force main sized for PROJECT build-out, runs from the southeast corner of the PROJECT’s residential development in Section 8, Township 21 S, Range 18 E to the subregional master pump station located in the vicinity of the Florida Power/Progress Energy right-of-way near the eastern end of Thrasher Road in Section 15, Township 21 S, Range 18 E. The DISTRICT has fully reimbursed DEVELOPER for all costs incurred and expended

in obtaining the rights-of-way and easements, including but not limited to, land costs, permit fees, surveys, attorney fees and consultant fees.

F. Onsite Wastewater Collection and Transmission System – Phase One.

This system shall include construction of (1) a properly sized submersible wastewater pump station to accommodate the wastewater flows from Phase One of the PROJECT at build-out and (2) the necessary force main from the Phase One pump station to the DISTRICT's Connector Force Main to be located in the vicinity of the southeast corner of PROJECT's residential development in Section 8, Township 21 S, Range 18 E. Point of connection of onsite facilities to the DISTRICT's offsite facilities shall be as reasonably determined by the DISTRICT. The design, permitting and construction will be accomplished concurrently with the same tasks for the OFFSITE Connector Force Main.

G. Onsite Wastewater Collection and Transmission System – Future Phases.

This system shall include the pump stations, gravity lines, force mains and appurtenances necessary to transport effluent from each phase of SEVILLE WEST to the Connector Force Main as the schedule of the development and OFFSITE construction requires or permits.

SECTION 8. DEVELOPER/DISTRICT RESPONSIBILITIES.

A. The DEVELOPER has provided all right-of-way or easements required for the transmission lines and master pump station, including, but not limited to,

authorization for use of the Florida Power/Progress Energy corridor for water and wastewater transmission lines north of Hexam Road.

B. The DEVELOPER has provided all drawings, plans and other documents necessary for the DISTRICT to advertise for bids by line item and award contracts for construction of OFFSITE wastewater facilities as provided herein, including any revised drawings and documents that may be necessary in order to obtain any required permits or authorizations for construction.

C. The DEVELOPER has applied for, obtained and paid all expenses and fees therefor in connection with any permits and authorizations needed to construct wastewater facilities under any applicable law, statute, ordinance, rule or regulation.

D. Prior to contract award by the DISTRICT hereunder, DEVELOPER prepaid connection fees to the DISTRICT for four hundred twelve (412) equivalent residential units (ERUs) at a cost of Two Thousand Four Hundred Thirty and 00/100 dollars (\$2,430.00) per ERU. Any wastewater connections for units in any part of the PROJECT when a building permit application is submitted shall be charged the wastewater connection fee in effect pursuant to action of the DISTRICT's governing board at the time of the application. The DEVELOPER may utilize said four hundred twelve (412) ERUs as a credit against the payment of these fees.

E. DISTRICT and DEVELOPER shall use their best efforts in the exercise of good faith to cooperate and assist each other in the implementation of the obligations and responsibilities set forth herein:

(1) In the event that DISTRICT is required for any reason to incur any additional costs or expenses associated with any such items specified as a DEVELOPER cost in Section 8, paragraphs A – C, DEVELOPER shall reimburse DISTRICT for any such costs or expenses within ten (10) days of notice to do so.

F. Wastewater Connection Fees. After credit for any applicable prepayment with respect to ERUs for which prepayment is made as set forth herein and as provided hereunder, the DISTRICT shall collect the then-current wastewater connection fees as building permits are issued for individual units or multi-unit structures within the PROJECT, pursuant to the ORDINANCE, as amended. Connection fee credits will not be issued for easement dedicated as provided to the DISTRICT for wastewater and/or water facilities. Incremental costs for any oversizing of lines or mains by DEVELOPER at the written request of the DISTRICT shall be reimbursed by the DISTRICT in accordance with the Hernando County Code of Ordinances, as may be amended from time to time.

SECTION 9. WATER AND WASTEWATER SERVICES - GENERAL PROVISIONS.

A. Compliance with Ordinance. The DISTRICT and DEVELOPER agree that this AGREEMENT acknowledges a request for water and wastewater service from the DISTRICT. This AGREEMENT further provides terms hereof which constitute the response to the DEVELOPER's request for potable water and wastewater treatment services and the availability of such service is based upon the terms of this AGREEMENT. This AGREEMENT constitutes a formal commitment from the DISTRICT to the DEVELOPER to provide potable water and wastewater treatment services to the DEVELOPER. The DISTRICT shall accept said facilities so long as they are built in accordance with the provisions of this agreement and certified by an engineer licensed by the State of Florida to have been built substantially in accordance with the approved plans and specifications.

B. Service Rates. The rates for both potable water and wastewater treatment service to be charged to the PROJECT shall be those rates as set forth by the DISTRICT, in its ordinance entitled "An Ordinance Promulgating the Rates to be Charged for use of the District Water and Sewer Services", as amended.

C. Failure to Perform. The parties agree that failure or delay of the DISTRICT or the DEVELOPER in performing any of the terms of this AGREEMENT shall be excused if and to the extent the failure or delay is caused by acts of God, wars, fires, strikes, floods, weather, or any law, ordinances, rules or regulations, or the order or action of any court or agency or instrumentality of any

government, or any other cause or causes beyond the control of the DISTRICT or DEVELOPER.

D. Agency Approvals. Water and wastewater service to future phases of this PROJECT by the DISTRICT is contingent upon applicable federal, state and county regulatory agency permits and approvals for the future phases. Should federal, state or local permits and/or approvals for service to future phases of the PROJECT be denied or withheld, the portions of this AGREEMENT which apply to those future phases shall be considered null and void.

E. Notification of Inspection. The DEVELOPER's engineer shall notify the DISTRICT to arrange for the DISTRICT's inspector to be present when actual connection is made to the DISTRICT's water and wastewater lines.

SECTION 10. EXPIRATION OF WATER AND WASTEWATER CONNECTION FEE AND ROAD IMPACT FEE CREDITS.

A. Representations. The DEVELOPER represents that all credits, as stated in this AGREEMENT, albeit water and wastewater connection fee and road impact fee credits, will be used within seven (7) years after the Substantial Completion of the PWSS.

B. Credit Expirations. All water and wastewater connection fee and road impact fee credits listed in this agreement shall expire seven (7) years after the Substantial Completion of the PWSS. This includes both credits that are determined

and stated prepaid credit determinations that will be calculated at future prevailing rates.

C. Consideration. The DEVELOPER and DISTRICT agree that the execution of the AGREEMENT, and more specifically stated, the relieving of past prepaid water connection fee obligations of DEVELOPER is adequate and valuable consideration for placing a seven (7) year expiration provision on water and wastewater connection fee and road impact fee credits after the substantial completion of the PWSS.

D. DEVELOPER's Waiver of Constitutional Rights and Consent to Credit Expirations. DEVELOPER agrees to waive any constitutional rights, state and federal, to challenge credit expirations, and further DEVELOPER will not challenge, administratively, judicially, or otherwise object to the expiration of water and wastewater connection fee and road impact fee credits.

SECTION 11. GENERAL AND MISCELLANEOUS PROVISIONS.

A. Miscellaneous. This AGREEMENT may not be changed orally, but only by instrument in writing signed by the parties. Titles and captions to paragraphs are inserted for convenience only, and in no way define, limit, extend or describe the scope or intent of this AGREEMENT or the paragraphs or provisions herein. Failure of either party to exercise any right or power given hereunder, or to insist upon compliance by the other party with its obligations set forth herein, shall not

constitute a waiver of either party's right to demand strict compliance with the terms and provisions of the AGREEMENT. Neither party shall declare the other in default of the provision of this AGREEMENT without giving the other party at least thirty (30) days advance written notice of intention to do so, during which time the other parties shall have the opportunity to remedy the default. The notice shall specify the default with particularity.

B. Pre-Construction Conference. Pre-construction conferences for both water and sewer expansion shall be held by the DISTRICT and the DEVELOPER shall be notified of said conference and allowed to attend and make comments.

C. Severability. In the event any one or more provisions contained in this AGREEMENT shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this AGREEMENT shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.

D. Assignment. This AGREEMENT shall run with the land and be binding on SEVILLE WEST and its successors in interest. In the event of a new owner or successor in interest, the new owner or successor in interest shall provide written notice of the new ownership to the COUNTY within sixty (60) days of the transfer of title.

E. Binding Effect. This AGREEMENT shall supersede all prior agreements and amendments and shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

F. Counterparts. This AGREEMENT may be executed in any number of counterparts, each of which shall be deemed an original, and all of which, together, shall constitute one and same instrument.

G. Authority. HERNANDO is authorized to execute this AGREEMENT in accordance with Florida law including, but not limited to, Chapter 125, Fla. Stat.

H. Governing Law; Disputes. This AGREEMENT shall be interpreted and construed in accordance with the laws of Florida. Any dispute to this AGREEMENT shall be litigated in civil court in Hernando County, Florida. Each PARTY shall be responsible for its own costs and attorney's fees in the event of any dispute, claim, action or appeal.

I. Mediation. DISTRICT and DEVELOPER agree to proceed in good faith to mediate any dispute or disagreement after the filing of any litigation arising from this AGREEMENT.

J. Good Faith, Further Assurances. The parties to this AGREEMENT have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this AGREEMENT in order to secure to themselves

the mutual benefits created under this AGREEMENT. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this AGREEMENT.

K. Right to Status Reports. In order for DEVELOPER to be informed of the status of the design and construction of the PWSS, upon written request to the County Administrator and no more often than once per month, DEVELOPER shall be entitled to a written status report as to the DISTRICT's efforts to meet the milestones provided herein. Said request shall make reference to Seville West. Said status reports shall be prepared and sent to the DEVELOPER no later than ten (10) business days from receipt of the request.

L. All notices or communications related to this AGREEMENT shall be sent to the following:

- 1) For HERNANDO COUNTY or DISTRICT:

County Administrator
20 North Main Street, Suite 263
Brooksville, FL 34601

With copies to:

County Attorney
20 North Main Street, Suite 462
Brooksville, FL 34601

2) For NEW SEVILLE or DEVELOPER

Mr. Nachum Kalka
P. O. Box 3179
Homosassa Springs, FL 34447


With copies to:

Jacob D. Varn
Fowler White Boggs
101 North Monroe Street, Suite 1090
Tallahassee, FL 32301

IN WITNESS WHEREOF, the PARTIES hereto have set their hands and

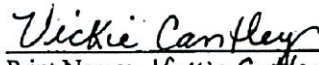
seals thereto

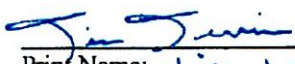

Donald C. Barbee, Jr., Clerk
Clerk


HERNANDO COUNTY
By: _____
David D. Russell, Jr., Chairman
Board of County Commissioners


Witnesses:

NEW SEVILLE 2011 DEVELOPMENT,
LLC



Print Name: Vickie Cantley


Print Name: Lisa Levine

By: 

Name: Nachum Kalka
Title: Manager

**CERTIFICATE OF RESOLUTION OF THE MANAGER
OF NEW SEVILLE 2011 DEVELOPMENT, LLC AND GRANT OF SPECIFIC POWER**

I, NACHUM KALKA, as the Manager of NEW SEVILLE 2011 DEVELOPMENT, LLC a Florida limited liability company (the "Company") hereby certifies that the following are true and correct copies of Resolutions unanimously adopted by the members of the Company, prior to the date of this Certificate, and that said Resolutions are in full force and effect and have not been rescinded or modified:

WHEREAS, the Company has negotiated a Development Agreement for Seville Way with the Board of County Commissioners of Hernando County, Florida (the "Development Agreement"); and

WHEREAS, it is in the best interests of the Company that the Company execute the Development Agreement;

FOR THESE CAUSES:

BE IT RESOLVED that the Company's entry into the Development Agreement is hereby approved and

BE IT FURTHER RESOLVED that either NACHUM KALKA as the Manager of the Company or JACOB D. VARN, ESQUIRE of Foster White Boggs P.A. as the attorney for the Company, is authorized and empowered and directed in the name and on behalf of the Company to enter into and execute the Development Agreement.

THIS CERTIFICATE shall also constitute a specific power granted by the Company to JACOB D. VARN to execute on behalf of the Company the Development Agreement and this power shall be irrevocable and shall continue and be in full force and effect as of the date hereof and such right, power and authority shall remain in full force and effect for a period of sixty (60) days from the date hereof.

I do further certify that there is no provision in the Articles or Operating Agreement of the Company limiting the power of the Manager and the Members to pass the foregoing Resolutions and that the same are in conformity with the provisions of said Articles and Operating Agreement.

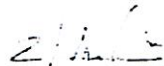
I DO HEREBY CERTIFY that the foregoing Resolutions and Specific Power are in full force and effect and have not been rescinded or modified.

5th IN WITNESS WHEREOF, I have hereunto set my hand on behalf of the Company, on this _____ day of December, 2012.

WITNESSES:

Print Name: _____

Print Name: _____



Nachum Kalika, as Manager of
New Seville 2011 Development, LLC

EXHIBITS

- A. Legal Description
- B. Approved Zoning Conditions and Master Plan
- C. Letter of Dedication
- D. Hernando County/Seville Regional Wastewater Transmission and Collection System
- E. Schematic Diagram

LEGAL DESCRIPTION OF SEVILLE WEST

All of the following described parcels of land, which is recorded as Exhibit A in O.R. Book 2051, Pages 1487 through and including 1500, of the Public Records of Hernando County, Florida, lying in Sections 4, 5, 7, 8 and 9, Township 21 South, Range 18 East and Section 12, Township 21 South, Range 17 East, Hernando County, Florida. All of said lands lying west of the centerline of the Florida Power Corporation power line as described in Deed Book 97, page 414, Public Records of Hernando County.

1 of 15



DESCRIPTION

"Overall Seville Parcel"

(This portion from special warranty deed recorded in Official Records Book 1102, Page 1664 of the Public Records of Hernando County, Florida)

PARCEL I

All of vacated MBADOW RUN VILLAGE, SUGARMILL WOODS, as recorded in Plat Book 14, Pages 1, 2 and 16 thru 55 inclusive, Public Records of Hernando County, Florida, more particularly described as follows:

That part of Section 4 that lies West of the Centerline of Florida Power Corporation towerline as described in Deed Book 97, Page 414, Public Records of Hernando County, Florida; AND all of Section 5; AND the South 1/2 of the Northeast 1/4, and the Southwest 1/4 of the Northwest 1/4, and the South 1/2 of Section 7, AND the North 1/2 of Section 8; AND that part of the Northwest 1/4 of Section 9 that lies West of the centerline of the Florida Power Corporation towerline described in Deed Book 97, Page 414, Public Records of Hernando County, Florida.

All being in Township 21 South, Range 18 East, Hernando County, Florida.

The above described property being more particularly described as follows:

Begin at the Northwest corner of Section 5, Township 21 South, Range 18 East, Hernando County, Florida, said point lying on the County line between Citrus County and Hernando County, Florida; thence S.89°23'03"E. along the North line of said Section 5 and said County line a distance of 2670.16 feet to the North 1/4 corner of said Section 5; thence continue S.89°23'03"E., 2670.17 feet to the Northeast corner of said Section 5, said corner also being the Northwest corner of Section 4, Township 21 South, Range 18 East; thence N.89°57'32"E. along the North line of said Section 4 a distance of 389.22 feet to the centerline of a Florida Power Corporation towerline as described in Deed Book 97, Page 414, Public Records of Hernando County, Florida; thence S.00°01'29"W. along said centerline a distance of 7951.63 feet; thence N.89°35'16"W., a distance of 416.16 feet to the East 1/4 corner of Section 8, Township 21 South, Range 18 East; thence N.89°33'43"W. along the South line of the North 1/2 of Section 8 a distance of 5284.68 feet to the East 1/4 corner of Section 7, Township 21 South, Range 18 East; thence S.00°11'38"E. along the East line of the Southeast 1/4 of said Section 7 a distance of 2655.12 feet to the Southeast corner of said Section 7; thence N.89°01'30"W. along the South line of the Southeast 1/4 of said Section 7 a distance of 2634.99 feet to the South 1/4 corner of said Section 7; thence N.89°01'31"W. along the South line of the Southwest 1/4 of said Section 7 a distance of 2635.04 feet to the Southwest corner of said Section 7; thence N.00°05'00"E. along the West line of Section 7 a distance of 2629.01 feet to the West 1/4 corner of said Section 7; thence continue N.00°05'00"E. along said West line a distance of 1314.50 feet to the Northwest corner of the Southwest 1/4 of the Northwest

2 of 15

1/4 of said Section 7; thence S.89°26'22"E, along the North line of said Southwest 1/4 of Northwest 1/4 a distance of 1295.54 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence S.00°12'43"E, along the East line of said Southwest 1/4 of the Northwest 1/4 a distance of 1317.58 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4; thence S.89°18'25"E, along the North line of the South 1/2 of said Section 7 a distance of 1318.39 feet to the center of Section 7; thence N.00°13'22"W, along the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 1320.46 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence S.89°26'10"E, along the North line of the South 1/2 of the Northeast 1/4 of said Section 7 a distance of 2636.93 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 7; thence N.00°10'58"W, along the West line of the Northwest 1/4 of Section 8, Township 21 South, Range 18 East, a distance of 1326.38 feet to the Northwest corner of said Section 8, said point also being the Southwest corner of Section 5; thence N.00°10'42"W, along the West line of the Southwest 1/4 of said Section 5 a distance of 2656.29 feet to the West 1/4 corner of said Section 5; thence N.00°10'55"W, along the West line of the Northwest 1/4 of said Section 5 a distance of 2656.39 feet to the Northwest corner of said Section and the POINT OF BEGINNING.

LESS AND EXCEPT

Those portions thereof platted as SEVILLE PARKWAY PHASE ONE, according to the plat thereof recorded in Plat Book 27, Pages 24, 25, and 26, Public Records of Hernando County, Florida;

AND ALSO LESS AND EXCEPT those portions thereof platted as SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, according to the plat thereof recorded in Plat Book 27, Pages 27 and 28, Public Records of Hernando County, Florida;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

Tracts "D" and "F", SEVILLE PARKWAY PHASE ONE, according to the plat thereof recorded in Plat Book 27, Pages 24, 25 and 26, Public Records of Hernando County, Florida;

AND

Lots 3 thru 8 inclusive, 10 thru 14 inclusive, 16 thru 19 inclusive, 21 thru 24 inclusive, 32, 35, 36, 41, 43, 45, 49 thru 52 inclusive, 55, 58 thru 65 inclusive, 71 thru 73 inclusive, and 75 thru 78 inclusive, SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, according to the plat thereof recorded in Plat Book 27, Pages 27 and 28, Public Records of Hernando County, Florida.

AND

PARCEL II

3 of 15

All of vacated ORANGE VILLAGE, SUGARMILL WOODS, as recorded in Plat Book 14, Pages 1, 2 and 56 thru 101 inclusive, Public Records of Hernando County, Florida, more particularly described as follows:

That part of Section 4, Township 21 South, Range 18 East that lies East of the centerline of a Florida Power Corporation towerline as described in Deed Book 97, Page 414, Public Records of Hernando County, Florida, and Southerly of the right-of-way of U.S. Highway 98; AND that part of Section 3, Township 21 South, Range 18 East that lies Southerly of the right-of-way line of U.S. Highway 98; AND that part of Section 9 that lies East of the centerline of a Florida Power Corporation towerline as described in Deed Book 97, Page 414, Public Records of Hernando County, Florida; AND that part of the Southwest 1/4 of said Section 9 that lies West of said centerline of said towerline as described in Deed Book 97, Page 414; AND all of Section 10 that lies Southerly of U.S. Highway No. 98; AND the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 21 South, Range 18 East, all lying in Hernando County, Florida; LESS AND EXCEPT the Southeast 1/4 of Section 10, Township 21 South, Range 18 East; AND ALSO LESS AND EXCEPT a 295 foot wide Florida Power Corporation right-of-way, as described in Official Records Book 111, Page 230, Public Records of Hernando County, Florida;

Said lands are more particularly described as follows:

Commence at the Northwest corner of Section 5, Township 21 South, Range 18 East, Hernando County, Florida, said point also lying on the County line between Citrus County and Hernando County; thence S.89°23'03"E. along the North line of said Section 5, and said County line, 2670.16 feet to the North 1/4 corner of said Section 5; thence continue S.89°23'03"E., 2670.17 feet to the Northeast corner of said Section 5, said corner also being the Northwest corner of Section 4, Township 21 South, Range 18 East; thence N.89°57'32"E. along the North line of said Section 4 a distance of 989.22 feet to the POINT OF BEGINNING; thence continue N.89°57'32"E. along said North line a distance of 2265.01 feet to the North 1/4 corner of said Section 4; thence continue N.89°57'32"E. along said North line a distance of 579.98 feet to the Southwesterly right-of-way line of U.S. Highway No. 98; thence S.47°59'51"E. along said right-of-way line a distance of 208.01 feet; thence S.47°56'31"E. along said right-of-way line a distance of 2788.60 feet; thence S.42°03'29"W., a distance of 32.00 feet; thence S.47°56'31"E. a distance of 1000.26 feet; thence N.42°03'29"E. a distance of 32.00 feet; thence S.47°56'31"E. a distance of 5943.92 feet to the East line of the Northeast 1/4 of Section 10, Township 21 South, Range 18 East; thence S.00°23'22"W. along said East line a distance of 1344.59 feet to the East 1/4 corner of said Section 10; thence S.89°56'46"W. along the South line of the Northeast 1/4 of said Section 10 a distance of 2685.95 feet to the Southwest corner of said Northeast 1/4; thence S.00°12'51"W. along the East line of the Southwest 1/4 of Section 10 a distance of 2679.11 feet to the South 1/4 corner of said Section 10; thence S.89°39'38"W. along the South line of said Southwest 1/4 a distance of 2677.46 feet to the Southwest corner of said Section 10, said point being the Northeast corner of Section 16, Township 21 South, Range 18 East; thence S.00°16'32"W. along the East line of the

4 of 15

Southeast corner of said Northeast 1/4 of the Northeast 1/4; thence N.89°29'50"W. along the South line of said Northeast 1/4 of the Northeast 1/4 a distance of 1316.11 feet to the Southwest corner of said Northeast 1/4 of the Northeast 1/4; thence N.00°12'22"E. along the West line of said Northeast 1/4 of the Northeast 1/4 a distance of 1320.72 feet to the Northwest corner of said Northeast 1/4 of the Northeast 1/4; thence N.89°12'49"W. along the South line of the Southeast 1/4 of Section 9, Township 21 South, Range 18 East, a distance of 1317.75 feet to the South 1/4 corner of said Section 9; thence N.89°12'43"W. along the South line of the Southwest 1/4 of said Section 9 a distance of 2635.24 feet to the Southwest corner of Section 9; thence N.00°09'41"E. along the West line of said Southwest 1/4 of Section 9 a distance of 2678.06 feet to the West 1/4 corner of said Section 9; thence S.89°35'16"E. a distance of 416.16 feet to the centerline of a Florida Power Corporation towadline as described in Deed Book 97, Page 414, Public Records of Hernando County, Florida; thence N.00°01'29"E. along said centerline a distance of 7951.63 feet to the POINT OF BEGINNING; LESS AND EXCEPT a 295 foot wide Florida Power Corporation right-of-way as described in Official Records Book 111, Page 230, Public Records of Hernando County, Florida.

Also Less and Except

"Suncoast Parkway Right-of-way Parcel"

(This portion from order of taking recorded in Official Records Book 1280, Page 281 of the Public Records of Hernando County, Florida.)

Fee Simple Limited Access Right of Way (Exhibit "1")

A portion of the land located in Sections 3 and 10, Township 21 South, Range 18 East, Hernando County, Florida, as recorded in Official Records Book 1102, Page 1664, of the public records of Hernando County, Florida being more particularly described as follows:

Commence at a 3.5 inch by 3.5 inch concrete monument with a 1/4 inch nail and 3/4 inch disk marked Moorhead Eng. Co. marking the Southeast corner of the Southwest 1/4 of Section 3, Township 21 South, Range 18 East, Hernando County, Florida; thence N.89°55'21"W. along the South line of Section 3, a distance of 1011.13 feet for a POINT OF BEGINNING; thence departing said South line of Section 3, S.08°35'45"W., a distance of 200.80 feet; thence S.02°06'36"W., a distance of 306.67 feet to a non-tangent curve; thence Southerly along said curve to the left with a radius of 5529.58 feet for an arc distance of 84.36 feet through a central angle of 00°52'27" (chord bearing S.00°44'58"E., a distance of 84.36 feet) to a non-tangent line; thence N.89°41'45"E., a distance of 85.45 feet; thence S.84°35'37"E., a distance of 100.50 feet; thence S.88°13'18"E., a distance of 50.03 feet; thence S.00°18'15"E., a distance of 178.18 feet; thence S.89°41'45"W., a distance of 50.00 feet; thence South 78°23'09"W., a distance of 101.98 feet; thence South 89°41'45"W., a distance of 78.22 feet to a non-tangent curve; thence Southerly along said curve to the left with a radius of 5529.58 feet for an arc distance of 1098.67 feet through a central angle of 11°23'03" (chord bearing S.09°03'21"E., a distance of 1096.87 feet) to a

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point of tangency; thence S.14°44'52"E, a distance of 2602.06 feet to a point of curvature; thence Southerly along said curve to the right with a radius of 5929.58 feet for an arc distance of 980.12 feet through a central angle of 09°28'14" (chord bearing S.10°00'45"E, a distance of 979.00 feet) to a non-tangent intersection with the North boundary line of Royal Highlands, Unit No. 8 as recorded in Plat Book 13, Pages 3-31 as per the public records of Hernando County, Florida; thence S.85°33'34"W, along said North boundary line, a distance of 401.54 feet to a non-tangent curve; thence Northerly along the said curve to the left with a radius of 5529.58 feet for an arc distance of 508.12 feet through a central angle of 05°15'54" (chord bearing N.08°15'38"W, a distance of 507.94 feet) to a non-tangent line; thence S.76°59'18"W, a distance of 197.14 feet; thence N.13°04'17"W, a distance of 320.00 feet; thence N.76°58'43"E, a distance of 200.04 feet to a non-tangent curve; thence Northerly along said curve to the left with a radius of 5529.58 feet for an arc distance of 51.93 feet through a central angle of 00°32'17" (chord bearing N.14°28'44"W, a distance of 51.93 feet) to a point of tangency; thence N.14°44'52"W, a distance of 1172.19 feet; thence S.75°15'08"W, a distance of 180.00 feet; thence N.14°44'52"W, a distance of 320.00 feet; thence N.75°15'08"E, a distance of 180.00 feet; thence N.14°44'52"W, a distance of 530.00 feet; thence S.75°15'08"W, a distance of 160.00 feet; thence N.14°44'52"W, a distance of 330.00 feet; thence N.75°15'08"E, a distance of 160.00 feet; thence N.14°44'52"W, a distance of 249.87 feet to a point of curvature; thence Northerly along said curve to the right with a radius of 5929.58 feet for an arc distance of 1125.83 feet through a central angle of 10°52'43" (chord bearing N.09°18'31"W, a distance of 1124.14 feet) to a non-tangent line; thence N.50°09'23"W, a distance of 98.60 feet; thence N.84°35'37"W, a distance of 301.50 feet; thence N.86°29'24"W, a distance of 50.11 feet; thence N.00°18'15"W, a distance of 175.00 feet; thence N.00°27'57"W, a distance of 977.08 feet; thence N.89°54'24"E, a distance of 442.09 feet to a non-tangent curve; thence Northerly along said curve to the left with a radius of 11305.46 feet for an arc distance of 1032.85 feet through a central angle of 05°14'04" (chord bearing N.01°33'56"E, a distance of 1032.49 feet) to a point of tangency; thence N.01°03'09"W, a distance of 326.13 feet to a point of curvature; thence Northwesterly along said curve to the left with a radius of 979.05 feet for an arc distance of 803.85 feet through a central angle of 47°02'35" (chord bearing N.24°34'26"W, a distance of 781.46 feet) to a non-tangent line; thence S.63°40'19"W, a distance of 663.04 feet to the point of intersection with the Easterly boundary line of a Florida Power Corporation Transmission Line right-of-way as described in Official Records Book 111, Page 230 of the Official Records of Hernando County, Florida; thence N.00°15'26"W, along said Easterly boundary line, a distance of 983.69 feet to a point of intersection with the Southerly right-of-way line of S.R. 700 (U.S. 98), DOT Section #0808-101; thence along said right-of-way line the following three courses: S.48°03'06"E, a distance of 773.65 feet; thence N.41°56'54"E, a distance of 32.00 feet; thence S.48°03'06"E, a distance of 4034.14 feet; thence departing said Southerly right-of-way line, S.41°56'54"W, a distance of 64.00 feet; thence N.48°03'06"W, a distance of 879.14 feet; thence S.41°56'54"W, a distance of 458.00 feet; thence N.48°03'06"W, a distance of 285.00 feet; thence N.41°56'54"E, a distance of 458.00 feet; thence N.48°03'06"W, a distance of 689.88 feet; thence N.83°01'55"W, a distance of 335.93 feet; thence

6 of 15

S.32°04'21"W., a distance of 500.00 feet; thence S.24°48'36"W., a distance of 500.00 feet; thence S.08°35'45"W., a distance of 299.20 feet to the POINT OF BEGINNING.

Containing 116.575 acres more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

ALSO LESS AND EXCEPT

Fee Simple Right of Way

A portion of the land located in Section 10, Township 21 South, Range 18 East, Hernando County, Florida, as recorded in Official Records Book 1102, Page 1664, of the Public Records of Hernando County, Florida, being more particularly described as follows:

Commence at a 3.5 inch by 3.5 inch concrete monument with a 1/4 inch nail and 3/4 inch disk marked Moorhead Eng. Co. marking the Southeast corner of the Southwest 1/4 of Section 3, Township 21 South, Range 18 East, Hernando County, Florida; thence N.89°55'21"W. along the South line of Section 3, a distance of 1011.13 feet; thence departing said South line S.08°35'45"W., a distance of 200.80 feet; thence S.02°06'56"W., a distance of 306.67 feet to a non-tangent curve; thence Southerly along said curve to the left with a radius of 5529.58 feet for an arc distance of 84.36 feet through a central angle of 00°52'27" (chord bearing S.00°44'58"E. a distance of 84.36 feet) to non tangent line; thence N.89°41'45"E. a distance of 85.45 feet; thence S.84°35'37"E., a distance of 100.50 feet; thence S.88°13'18"E., a distance of 50.03 feet for a POINT OF BEGINNING; thence continue S.88°13'18"E. a distance of 500.33 feet; thence S.00°18'15"E., a distance of 140.00 feet; thence S.86°49'58"W., a distance of 400.50 feet; thence S.89°41'45"W., a distance of 100.00 feet; thence N.00°18'15"W., a distance of 178.18 feet to the POINT OF BEGINNING.

Containing 1.849 acres more or less.

ALSO LESS AND EXCEPT

Fee Simple Right of Way

A portion of the land located in Section 10, Township 21 South, Range 18 East, Hernando County, Florida, as recorded in Official Records Book 1102, Page 1664, of the public records of Hernando County, Florida, being more particularly described as follows:

Commence at a 3.5 inch by 3.5 inch concrete monument with a 1/4 inch nail and 3/4 inch disk marked Moorhead Eng. Co. marking the Southeast corner of the Southwest 1/4 of Section 3, Township 21 South, Range 18 East, Hernando County, Florida; thence

7 of 15

N.89°55'21"W., along the South line of Section 3, a distance of 1870.77 feet; thence departing said South line, S.00°27'57"E., a distance of 606.51 feet to the POINT OF BEGINNING; thence S.00°18'15"E., a distance of 175.00 feet; thence N.86°29'24"W., a distance of 250.35 feet; thence N.00°18'15"W., a distance of 140.00 feet; thence N.85°30'09"E., a distance of 250.67 feet to the POINT OF BEGINNING.

Containing 0.904 acres more or less.

ALSO LESS AND EXCEPT

Fee Simple Right of Way

A portion of the land located in Section 10, Township 21 South, Range 18 East, Hernando County, Florida, as recorded in Official Records Book 1102, Page 1664, of the public records of Hernando County, Florida, being more particularly described as follows:

Commence at a 3.5 inch by 3.5 inch concrete monument with a 1/4 inch nail and 3/4 inch disk marked Moorhead Eng. Co. marking the Southeast corner of the Southwest 1/4 of Section 3, Township 21 South, Range 18 East, Hernando County, Florida; thence N.00°15'06"E., along the East line of said Southwest 1/4, a distance of 1074.12 feet to the point of intersection with the Southerly right-of-way line of S.R. 700 (U.S. 98), DOT Section #0808-101; thence S.48°03'06"E. along said Southerly right-of-way line a distance of 1693.22 feet to a POINT OF BEGINNING; thence continue S.48°03'06"E., a distance of 1913.62 feet to the point of intersection with the East line of Section 10, Township 21 South, Range 18 East, Hernando County, Florida; thence S.00°17'04"W. along said East line, a distance of 85.67 feet; thence departing said East line, N.48°03'06"W., a distance of 454.71 feet; thence S.41°56'54"W., a distance of 200.00 feet; thence N.48°03'06"W., a distance of 250.00 feet; thence N.41°56'54"E., a distance of 200.00 feet; thence N.48°03'06"W., a distance of 1265.86 feet; thence N.41°56'54"E., a distance of 64.00 feet to the POINT OF BEGINNING.

Containing 4.001 acres more or less.

ALSO LESS AND EXCEPT

Fee Simple Right of Way

A portion of the land located in Sections 3 and 4, Township 21 South, Range 18 East, Hernando County, Florida, as recorded in Official Records Book 1102, Page 1664, of the public records of Hernando County, Florida, being more particularly described as follows:

Commence at a 3.5 inch by 3.5 inch concrete monument with a 1/4 inch nail and 3/4 inch disk marked Moorhead Eng. Co. marking the Southeast corner of the Southwest 1/4 of Section 3, Township 21 South, Range 18 East, Hernando County, Florida; thence N.00°15'06"E., along the East line of said Southwest 1/4, a distance of 1074.12 feet to the

8 of 15

point of intersection with the Southerly right-of-way line of S.R. 700 (U.S. 98), DOT Section #0808-101; thence N.48°03'06"W. along said Southerly right-of-way line a distance of 2340.92 feet; thence S.41°56'54"W., a distance of 32.00 feet; thence N.48°03'06"W., a distance of 1000.00 feet; thence N.41°56'54"E., a distance of 32.00 feet; thence N.48°03'06"W., a distance of 200.91 feet to the point of intersection with the Westerly boundary line of a Florida Power Corporation Transmission Line right-of-way as described in Official Records Book 111, Page 230 of the Official Records of Hernando County, Florida for a POINT OF BEGINNING; thence departing said Southerly right-of-way line of S.R. 700, S.00°15'26"E., along said Westerly boundary line, a distance of 91.78 feet; thence leaving said boundary line N.56°33'12"W., a distance of 47.44 feet; thence S.41°56'54"W., a distance of 63.00 feet; thence N.48°03'06"W., a distance of 463.83 feet; thence N.41°56'54"E., a distance of 63.00 feet; thence N.48°03'06"W., a distance of 212.79 feet; thence S.60°20'37"W., a distance of 534.46 feet; thence N.40°48'35"W., a distance of 360.68 feet; thence N.52°21'22"E., a distance of 480.59 feet; thence N.48°03'06"W., a distance of 1771.97 feet to the point of intersection with the North line of Section 4, Township 21 South, Range 18 East, Hernando County, Florida; thence N.89°51'44"E., along said North line, a distance of 95.49 feet to the point of intersection with the Southerly right-of-way line of S.R. 700 (U.S. 98), DOT Section #0808-101; thence departing said North line of Section 4, S.48°03'06"E., along said Southerly right-of-way line, a distance of 2802.63 feet to the POINT OF BEGINNING.

Containing 9.685 acres more or less.

Parcel 362 containing a total of 133.014 acres, more or less.
(Bad Exhibit "1" Begin Exhibit "A")

ALSO LESS AND EXCEPT

A portion of that land described in O.R. Book 1215, page 1051, of the Public Records of Hernando, Florida; being more particularly described as follows:

Commence at a 3.5 inch by 3.5 inch concrete monument with a 1/4 inch nail and 3/4 inch dia. marked Moorhead Eng. Co. marking the Southeast corner of the Southwest 1/4 of Section 3, Township 21 South, Range 18 East, Hernando County, Florida; thence N.89°55'21"W. along the South line of Section 3, a distance of 1011.13 feet to the intersection of a Limited Access Right-of-Way line as described in the Order of Taking case # 98-321-CA-01, July 31, 1998 in the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida General Civil Division; thence departing said South line of Section 3, along said Limited Access Right-of-Way line the following courses; S.08°35'45"W., a distance of 200.80 feet; thence S.02°06'56"W., a distance of 306.67 feet to a non-tangent curve; thence Southerly along said curve to the left with a radius of 5529.58 feet for an arc distance of 84.36 feet through a central angle of 00°52'27" (chord bearing S.00°44'58"E., a distance of 84.36 feet) to a non-tangent line; thence N.89°41'45"E., a distance of 85.45 feet; thence S.84°35'37"E., a distance of 100.50 feet; thence S.88°13'18"E., a distance of 50.03 feet; thence S.00°18'15"E., a distance of 178.18

90F15

feet; thence S.89°41'45"W., a distance of 50.00 feet; thence S.78°23'09"W., a distance of 101.98 feet; thence S.89°41'45"W., a distance of 78.22 feet to a non-tangent curve; thence Southerly along said curve to the left with a radius of 5529.58 feet for an arc distance of 1098.67 feet through a central angle of 11°23'03" (chord bearing S.09°03'21"E., a distance of 1096.87 feet) to a point of tangency; thence S.14°44'52"E., a distance of 2602.06 feet to a point of curvature; thence Southerly along said curve to the right with a radius of 5929.58 feet for an arc distance of 980.12 feet through a central angle of 09°28'14" (chord bearing S.10°00'45"E., a distance of 979.00 feet) to a non-tangent intersection with the southerly boundary line of Section 10, Township 21 South, Range 18 East; thence S.89°33'34"W. along said southerly boundary line, a distance of 401.54 feet to the intersection of a non-tangent curve on the said Limited Access Right-of-Way line and the POINT OF BEGINNING; thence Northerly the following courses along the said Limited Access Right-of-Way line and said curve to the left with a radius of 5529.58 feet for an arc distance of 508.12 feet through a central angle of 05°15'54" (chord bearing N.08°15'38"W., a distance of 507.94 feet) to a non-tangent line; thence S.76°59'18"W., a distance of 197.14 feet; thence N.13°04'17"W., a distance of 320.00 feet; thence N.76°58'43"E., a distance of 200.04 feet to a non-tangent curve; thence Northerly along said curve to the left with a radius of 5529.58 feet for an arc distance of 51.93 feet through a central angle of 00°32'17" (chord bearing N.14°28'44"W., a distance of 51.93 feet) to a point of tangency; thence N.14°44'52"W., a distance of 1172.19 feet; thence S.75°15'08"W., a distance of 180.00 feet; thence N.14°44'52"W., a distance of 320.00 feet; thence N.75°15'08"E., a distance of 180.00 feet; thence N.14°44'52"W., a distance of 530.00 feet; thence S.75°15'08"W., a distance of 160.00 feet; thence N.14°44'52"W., a distance of 330.00 feet; thence N.75°15'08"E., a distance of 160.00 feet; thence N.14°44'52"W., a distance of 249.87 feet to a point of curvature; thence Northerly along said curve to the right with a radius of 5929.58 feet for an arc distance of 1125.83 feet through a central angle of 10°52'43" (chord bearing N.09°18'31"W., a distance of 1124.14 feet) to a non-tangent line; thence N.50°09'23"W., a distance of 98.60 feet; thence N.84°35'37"W., a distance of 301.50 feet; thence N.86°29'24"W., a distance of 50.11 feet; thence along the Right-of-Way line the following courses as described in the said Order of Taking case # 98-321-CA-01; N.86°29'24"W. 250.55 feet; thence N.00°18'15"W., a distance of 140.00 feet; thence N.85°30'09"E. a distance of 250.67 feet; thence along the Limited Access Right-of-Way line the following courses as described in the said Order of Taking case # 98-321-CA-01; N.00°27'57"W., a distance of 977.08 feet; thence N.89°54'24"E., a distance of 442.09 feet to a non-tangent curve; thence Northerly along said curve to the left with a radius of 11305.46 feet for an arc distance of 1032.85 feet through a central angle of 05°14'04" (chord bearing N.01°33'56"E., a distance of 1032.49 feet) to a point of tangency; thence N.01°03'09"W., a distance of 95.11 feet to the intersection with the southerly line of a parcel of land described in said O.R. Book 1178, Page 1160, of the Public Records of Hernando County, Florida; thence N.48°03'06"W. along said southerly line a distance of 1065.68 feet to the intersection of the Limited Access Right-of-Way line as described in said Order of Taking case # 98-321-CA-01; thence South 63°40'19" West along said Limited Access Right-of-Way line a distance of 146.03 feet to the intersection of the Eastern Right-of-Way line of the Florida Power corporation as recorded in O.R. Book 111, Page 230, of the Public Records of Hernando

10 of 15

County, Florida; thence along said Easely Right-of-Way line the following courses; South 00°15'30" East a distance of 4303.56 feet; South 00°20'28" East a distance of 3140.91 feet; South 00°05'13" East a distance of 83.11 feet to the intersection with the southerly boundary line of Section 10, Township 21 South, Range 18 East; thence North 89°33'34" East along said Section line a distance of 1831.25 feet to the POINT OF BEGINNING.

Containing 180.256 acres more or less.
(Bad Exhibit "A" Begin Exhibit "B")

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A portion of that land described in the Order of Taking case # 98-321-CA-01, July 31, 1998 in the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida General Civil Division, being more particularly described as follows:

Commence at a 3.5 inch by 3.5 inch concrete monument with a 1/4 inch nail and 3/4 inch disk marked Moorhead Eng. Co. marking the Southeast corner of the Southwest 1/4 of Section 3, Township 21 South, Range 18 East, Hernando County, Florida; thence N.89°55'21"W. along the South line of Section 3, a distance of 1011.13 feet to the intersection of the Easely Limited Access Right-of-Way line as described in said Order of Taking case # 98-321-CA-01; thence departing said South line of Section 3, along said Limited Access Right-of-Way line the following courses; S.08°35'45"W., a distance of 200.80 feet; thence S.02°06'56"W., a distance of 306.67 feet to a non-tangent curve; thence Southerly along said curve to the left with a radius of 5529.58 feet for an arc distance of 84.36 feet through a central angle of 00°52'27" (chord bearing S.00°44'58"E. a distance of 84.36 feet) to non tangent line for the POINT OF BEGINNING; thence N.89°41'45"E. a distance of 85.45 feet; thence S.84°33'37"E., a distance of 100.50 feet; thence S.88°13'18"E., a distance of 50.03; thence continue along the Right-of-Way line as described in the Order of Taking case # 98-321-CA-01 the following courses; S.88°13'18"E. a distance of 500.33 feet; thence S.00°18'15"E., a distance of 140.00 feet; thence S.86°49'58"W., a distance of 400.50 feet; thence S.89°41'45"W., a distance of 100.00 feet; thence continue along said Limited Access Right-of-Way line as described in said Order of Taking case # 98-321-CA-01 the following courses; S.89°41'45"W. a distance of 50.00 feet; thence S.78°23'09"W. a distance of 101.98 feet; thence S.89°41'45"W. a distance of 78.22 feet to a non-tangent curve; thence northerly along said curve to the right with a radius of 5529.58 feet for an arc distance of 210.13 feet through a central angle of 02°10'38" (chord bearing N.02°16'30"W., a distance of 210.12 feet) to the POINT OF BEGINNING.

Containing 2.900 acres more or less.

Reserving all rights of ingress, egress, light, air and view between the above described property and State Road 589 (Florida's Turnpike).

11 of 15

ALSO LESS AND EXCEPT

"State of Florida Acquisition Parcel" (This portion from Warranty Deed recorded in Official Records Book 1215, Page 1051 of the Public Records of Hernando County, Florida.)

The South 1/2 of the Northeast 1/4, AND the Southwest 1/4 of the Northwest 1/4, AND the South 1/2, all lying and being in Section 7, Township 21 South, Range 18 East, Hernando County, Florida.

AND

That part of Section 4, Township 21 South, Range 18 East, Hernando County, Florida lying Southerly and Westerly of U.S. Highway 98.

AND

That part of Section 3, Township 21 South, Range 18 East, Hernando County, Florida lying Westerly of a Florida Power Corporation right-of-way as described in Official Records Book 111, Page 230, of the Public Records of Hernando County, Florida and Southerly of U.S. Highway 98.

AND

That part of Section 10, Township 21 South, Range 18 East, Hernando County, Florida lying Westerly of a Florida Power Corporation right-of-way as described in Official Records Book 111, Page 230, of the Public Records of Hernando County, Florida.

AND

Section 9, Township 21 South, Range 18 East, Hernando County, Florida.

AND

The Northeast 1/4 of the Northeast 1/4 of Section 16, Township 21 South, Range 18 East, Hernando County, Florida.

LESS

SEVILLE PARKWAY PHASE ONE as per the map or plat thereof recorded in Plat Book 27, Pages 24 through 26, inclusive, of the Public Records of Hernando County, Florida.

ALSO LESS:

That part of the East 2000.00 feet of the South 1/2 of the Northeast 1/4 of Section 7, Township 21 South, Range 18 East, Hernando County, Florida lying North of SEVILLE PARKWAY PHASE ONE as per the map or plat thereof recorded in Plat Book 27, Pages 24 through 26, inclusive, of the Public Records of Hernando County, Florida.

ALSO LESS:

A portion of the North 350.00 feet of Section 4, Township 21 South, Range 18 East, Hernando County, Florida lying Southerly and Westerly of U.S. Highway 98 and lying Easterly of a Florida Power Corporation transmission line easement as described in Official Records Book 611, Page 299, of the Public Records of Hernando County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Northwest corner of said Section 4; thence N.89°50'36"E. along the North boundary of said Section 4, a distance of 438.79 feet to a

12 of 15

point on the Easterly boundary of said transmission line easement for a POINT OF BEGINNING; thence continue N.89°50'36"E. along said North boundary, a distance of 2215.04 feet to the North 1/4 corner of said Section 4; thence N.89°51'11"E. along said North boundary, a distance of 572.88 feet to a point on the Southerly right-of-way line of U.S. Highway 98; thence S.48°02'37"E. along said Southerly right-of-way line, a distance of 299.83 feet; thence departing said Southerly right-of-way line S.41°58'02"W., a distance of 200.83 feet to a point on the South boundary of said North 350.00 feet; thence S.89°51'11"W. along said South boundary, a distance of 660.63 feet; thence continue along said South boundary S.89°50'36"W., a distance of 2215.40 feet to a point on the Easterly boundary of said transmission line easement; thence departing said South boundary N.00°04'37"W. along said Easterly boundary, a distance of 350.00 feet to the POINT OF BEGINNING.

ALSO LESS:

A portion of the West 1/2 of Section 4, and a portion of the Northwest 1/4 of Section 9, all lying in and being a part of Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Northwest corner of said Section 4; thence N.89°50'36"E. along the North boundary of said Section 4, a distance of 438.79 feet to a point on the Easterly boundary of a Florida Power Corporation Power Transmission Line as described in Official Records Book 611, Page 299 of the Public Records of Hernando County, Florida, lying 50.00 feet Easterly of the centerline of a power transmission line described in said easement; thence the following seven (7) courses along said Easterly boundary, 50.00 feet Easterly of and parallel with the centerline of said Power Transmission Line, the end points of said courses being monumented with a 3/4 inch iron rod with an aluminum cap bearing the inscription "D.C. Johnson & Associates Survey Monument" set 50.00 feet Easterly from the center of an existing Power Transmission Line tower, (1) S.00°04'37"E., a distance of 471.56 feet; (2) S.00°04'41"E., a distance of 1208.50 feet; (3) S.00°04'51"E., a distance of 1468.56 feet; (4) S.00°04'24"E., a distance of 1287.99 feet; (5) S.00°04'22"E., a distance of 1172.91 feet; (6) S.00°05'12"E., a distance of 1447.65 feet; (7) S.00°05'04"E., a distance of 896.24 feet to a 3/4 inch iron rod with an aluminum cap bearing the inscription "D.C. Johnson & Associates Survey Monument" set on the South boundary of the Northwest 1/4 of said Section 9; thence N.89°28'45"W. along said South boundary, a distance of 467.06 feet to the West 1/4 corner of said Section 9; thence N.00°14'11"W. along the West boundary of said Section 9, a distance of 2645.48 feet to the Southwest corner of said Section 4; thence N.00°17'17"E. along the West boundary of said Section 4, a distance of 2650.60 feet to the West 1/4 corner of said Section 4; thence N.00°19'21"E. along the West boundary of said Section 4, a distance of 2651.89 feet to the POINT OF BEGINNING.

ALSO LESS

A portion of the land located in Sections 3 and 4, Township 21 South, Range 18 East, Hernando County, Florida, as recorded in Official Records Book 1102, Page 1664, of the public records of Hernando County, Florida, being more particularly described as follows:

13 of 15

Commence at a 3.5 inch by 3.5 inch concrete monument with a 1/4 inch nail and 3/4 inch disk marked Moorhead Eng. Co. marking the Southeast corner of the Southwest 1/4 of Section 3, Township 21 South, Range 18 East, Hernando County, Florida; thence N.00°15'06"E., along the East line of said Southwest 1/4, a distance of 1074.12 feet to the point of intersection with the Southerly right-of-way line of S.R. 700 (U.S. 98), DOT Section #0808-101; thence N.48°03'06"W., along said Southerly right-of-way line a distance of 2340.92 feet; thence S.41°56'54"W., a distance of 32.00 feet; thence N.48°03'06"W., a distance of 1000.00 feet; thence N.41°56'54"E., a distance of 32.00 feet; thence N.48°03'06"W., a distance of 200.91 feet to the point of intersection with the Westerly boundary line of a Florida Power Corporation Transmission Line right-of-way as described in O.R. Book 111, Page 230 of the Official Records of Hernando County, Florida for a POINT OF BEGINNING; thence departing said Southerly right-of-way line of S.R. 700, S.00°15'26"E., along said Westerly boundary line, a distance of 91.78 feet; thence leaving said boundary line N.56°33'12"W., a distance of 47.44 feet; thence S.41°56'54"W., a distance of 63.00 feet; thence N.48°03'06"W., a distance of 463.83 feet; thence N.41°56'54"E., a distance of 63.00 feet; thence N.48°03'06"W., a distance of 212.79 feet; thence S.60°20'37"W., a distance of 534.46 feet; thence N.40°48'25"W., a distance of 360.68 feet; thence N.52°21'22"E., a distance of 480.59 feet; thence N.48°03'06"W., a distance of 1771.97 feet to the point of intersection with the North line of Section 4, Township 21 South, Range 18 East, Hernando County, Florida; thence N.89°51'44"E., along said North line, a distance of 95.49 feet to the point of intersection with the Southerly right-of-way line of S.R. 700 (U.S.98), DOT Section #0808-101; thence departing said North line of Section 4, S.48°03'06"E., along said Southerly right-of-way line, a distance of 2802.63 feet to the POINT OF BEGINNING.

ALSO LESS:

A portion of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows: For a POINT OF BEGINNING commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence N.00°10'20"W., along the East boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 7, a distance of 1317.74 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence N.89°31'16"W., along the North boundary thereof, a distance of 10.89 feet to the Northwest corner of Lot 8, Block 106 of Royal Highlands Unit No. 3, according to the map or plat thereof recorded in Plat Book 12, Pages 9 through 14 inclusive, of the Public Records of Hernando County, Florida; thence S.00°19'38"E., along the West boundary of said Royal Highlands Unit No. 3, a distance of 1317.77 feet to the Southwest corner of Lot 15 of Block 106 of said Royal Highlands Unit No. 3; thence S.89°24'03"E., along the Southerly boundary of said Lot 15, a distance of 7.33 feet to the POINT OF BEGINNING.

End "State of Florida Acquisition Parcel"

ALSO LESS AND EXCEPT

14 of 15

"Hernando County Water and Sewer District Parcels" (This portion from Statutory Warranty Deed recorded in Official Records Book 1277, Page 1182 of the Public Records of Hernando County, Florida and Warranty Deed recorded in Official Records Book 1277, Page 1178 of the Public Records of Hernando County, Florida.)

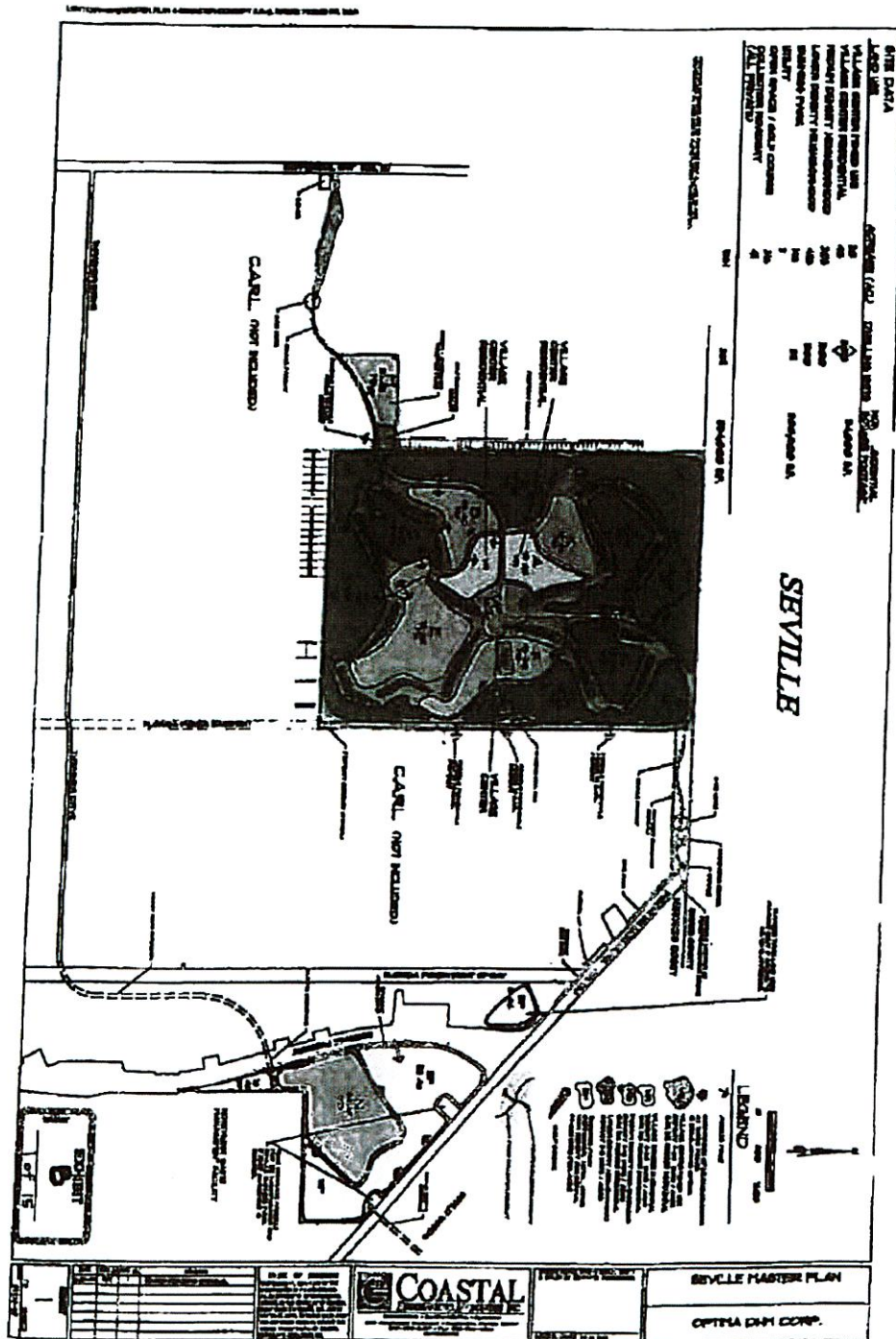
A portion of the Southwest 1/4 of Section 4, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:
For a point of reference, commence at the Southwest corner of said Section 4; thence N.00°17'12"E. along the West boundary of said Section 4, a distance of 1449.92 feet; thence S.89°42'48"E., a distance of 214.95 feet for a POINT OF BEGINNING; thence N.89°55'36"E., a distance of 150.00 feet to a point on the Westary boundary of a Florida Power Corporation Powerline Easement as per Official Records Book 611, Page 299, of the Public Records of Hernando County, Florida; thence N.00°04'24"W. along said Westary boundary, a distance of 465.36 feet; thence S.89°55'36"W., a distance of 60.00 feet; thence S.00°04'24"E., a distance of 315.36 feet; thence S.89°55'36"W., a distance of 90.00 feet; thence S.00°04'24"E., a distance of 150.00 feet to the POINT OF BEGINNING.

That part of the East 2000.00 feet of the South 1/2 of the Northeast 1/4 of Section 7, Township 21 South, Range 18 East, Hernando County, Florida lying North of SEVILLE PARKWAY PHASE ONE as per the map or plat thereof recorded in Plat Book 27, Pages 24 through 26, inclusive, of the Public Records of Hernando County, Florida.

ACREAGE SUMMARY:

Overall Seville Parcel: 3265.8 acres
Seville Golf Community The Barcelona, Unit 1: 31.2 acres
Seville Parkway Phase One: 23.8 acres
State of Florida Acquisition Parcel: 1576.2 acres
Florida Department of Transportation Taking: 310.4 acres Total
Hernando County Water and Sewer District Parcel: 1.0 acres
Hernando County Water and Sewer District Parcel: 31.1 acres
Seville Parcel after less-outs: 1292.1 acres
(NOTE: Lots within Seville Golf Community The Barcelona, Unit 1 are not a part of this acreage table)

15 of 15



Board of County Commissioners

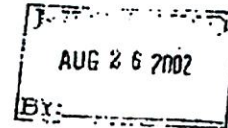
Hernando County



PLANNING DEPARTMENT
Government Center / Administration Building
28 North Main Street, Room 262
Brooksville, Florida 34601 - 2828

Planning - (352) 754-4057
Fax - (352) 754-4430
E-Mail: planning@co.hernando.fl.us

August 7, 2002



Donald Lacey, Vice President
Coastal Engineering Associates, Inc.
966 Candlelight Blvd.
Brooksville, FL 34601

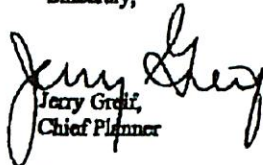
RE: Nachum Kalka
Rezoning Amendment Petition (H-02-25)

Dear Mr. Lacey:

Enclosed please find the memorandum regarding the results from the August 7, 2002,
Board of County Commissioners meeting.

If you have any questions, please feel free to call our office. _____

Sincerely,


Jerry Greff,
Chief Planner

cjb

Enc.

BAWPDATACJBKALKKELS.NTA


EXHIBIT B
2 of 15


August 7, 2002

MEMORANDUM

PD-37

TO: See Distribution List

VIA: Lawrence Jennings, Director,
Growth and Development 

FROM:  Jerry Greff, Chief Planner
Department of Planning

SUBJECT: Results from the August 7, 2002 Board of County Commissioners Meeting

On August 7, 2002, 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
Charles Mason, County Engineer
Donna Beckwith, Commercial Development
Frank McDowell, Code Enforcement
Gary Fisher, Development Dept.
Judy Korbus, Clerk's Office
Nick Nikkinen, Property Appraiser's Office
Planning Dept. Library
Planning & Zoning Commission Members
Robert Mattingly, Airport Director
Sue Rupe, Tourist Development Coordinator

E-MAIL: Heather Martin, School Board, martin_h@hcsb.k12.fl.us
Judy Garhart, Development Department
Planning Dept. E-Mail

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EXHIBIT B
3 of 15

BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, AUGUST 7, 2002, PAGE 7

APPLICANT: Nachum Kalika **FILE NUMBER:** H-02-25

PURPOSE: Master Plan Revision to allow a mixture of uses including (NC)(GC)(OP)(SF)(MF)(RR) (REC), an increase in building height, reduction in setbacks, modification of lot sizes, relocation of roadway, roadway design deviations, parking deviation and approval of a master signage plan

GENERAL LOCATION: East of US 18, west of US 98 and north of Thrasher Drive

LEGAL DESCRIPTION: A portion of Sections 3, 4, 5, 7, 8, 9, 10 and 16, Township 21 South, Range 18 East, and Section 12, Township 21 South, Range 17 East, Hernando County, FL

STAFF RECOMMENDATION:

Approval of the petitioner's request for a Master Plan Revision to allow a mixture of uses including (NC)(GC)(OP)(SF)(MF)(RR) (REC), reduction in setbacks, modification of lot sizes, relocation of roadway, roadway design deviations, and denying the requests for increase in building height, parking deviation and approval of a master signage plan, with performance conditions.

P&Z RECOMMENDATION:

The Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request for a Master Plan Revision to allow a mixture of uses including (NC)(GC)(OP)(SF)(MF)(RR)(REC), reduction in setbacks, modification of lot sizes, relocation of roadway, roadway design deviations, increase in building height, and denying the requests for parking deviation and approval of a master signage plan, 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, including receiving DRC approval for the proposed use.
2. The petitioner shall submit a revised site plan within 30 days of BCC approval indicating the zoning conditions or the rezoning shall be null and void.
3. The petitioner shall remove from the revised site plan the erroneous list of conditions triggering the master plan revision process.
4. Prior to, or simultaneous with, the conditional platting of land use areas, the developer shall submit a master layout plan for each land use pod, including the location of land uses, streets, greenways, recreation/parks and housing types. This layout must be reviewed and approved by the Planning & Zoning Commission for consistency with the overall master plan and performance conditions. Any change to the approved master layout plan after development has commenced shall require a master plan revision.
5. Lot sizes and housing types may vary within each land use area, however, detached and attached housing products may not be placed on the same residential street, except for the "village center mixed use" and "village center residential" land use areas.
6. Development abutting existing platted single family lots shall consist of single family residential development or the petitioner will be required to construct a wall separating the new development from the existing platted single family lots.
7. The "low-density neighborhood" areas are approved with the following land uses and minimum development standards:

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EXHIBIT B
4 of 15

Single family detached
minimum lot size 5,500 s.f.
Front: 25'
Side: 5'
Rear: 15'

Z-lot single family detached
minimum lot size 5,500 s.f.
Front: 25'
Side: 5/0'
Rear: 15'

Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures shall be located within 50' of the lot line, unless approved with the master plan layout of the pod.

8. The "medium-density neighborhood" areas are approved with the following land uses and minimum development standards:

Single family (single family detached, cluster homes, patio homes)
minimum lot size 5,500 s.f.
Front: 25'
Side: 5'
Rear: 15'

Duplexes, townhomes
minimum lot size 3,850 s.f.
Front: 25'
Side: 0/5'
Rear: 15'

Alley-accessed housing
minimum lot size 3,850 s.f.
Front: 0' minimum, 5' maximum
Side: 0'
Rear: 15'
minimum 10' alley between rows of structures

Multifamily is approved with development standards consistent with the R-3 zoning district.

Resort residential is approved with development standards consistent with the R-R zoning district.

Multifamily and single family development are to be located on separate streets.

Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures shall be located within 50' of the lot line, unless approved with the master plan layout of the pod.

9. The "village center residential" areas are approved with the following land uses:

Single family (including single family detached, cluster homes, patio homes)
minimum lot size 5,500 s.f.

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EXHIBIT B
5 of 15

Front: 25'
Side: 5'
Rear: 15'

Duplexes, townhomes
minimum lot size 3,850 s.f.
Front: 25'
Side: 0/5'
Rear: 15'

Alley-accessed housing
minimum lot size 3,850 s.f.
Front: 0' minimum, 5' maximum
Side: 0'
Rear: 15'
minimum 10' alley between rows of structures

Villas
minimum lot size 3,850 s.f.
Front: 25'
Side: 0'
Rear: 15'

Multifamily is approved with development standards in compliance with the R-3 zoning district.

Maximum building height of multifamily buildings is eight (8)-three (3) stories.

Resort residential is approved with development standards in compliance with the R-R zoning district.

Child care facilities, places of public assembly and congregate care homes are subject to the C-1 zoning district development standards.

Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures shall be located within 50' of the lot line unless approved with the master plan layout of the pod.

10. The "village center mixed use" area is approved with the following land uses:

Single family (including single family detached, cluster homes, patio homes)
minimum lot size 5,500 s.f.
Front: 25'
Side: 5'
Rear: 15'

Duplexes, townhomes
minimum lot size 3,850 s.f.
Front: 25'
Side: 0/5'
Rear: 15'

Alley-accessed housing
minimum lot size 3,850 s.f.

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EXHIBIT B
6 of 15

BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, AUGUST 7, 2002, PAGE 10

Front: 0' minimum, 5' maximum
Side: 5'
Rear: 15'
minimum 10' alley between rows of structures

Villas
minimum lot size 3,850 s.f.
Front: 25'
Side: 0'
Rear: 15'

Multifamily is approved with development standards in compliance with the R-3 zoning district.

Maximum building height of multifamily buildings is eight (8) three (3) stories.

Resort residential is approved with development standards in compliance with the R-R zoning district.

Permitted commercial uses include all of the C-3 uses and additional C-1 uses including dry-cleaning establishments, child care facilities, places of public assembly, congregate care homes and restaurants, subject to the C-3 zoning district development standards.

Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures shall be located within 50' of the lot line, unless approved with the master plan layout of the pod.

11. The "business park" areas are approved with the following land uses:
 - Multifamily uses subject to R-3 development standards.
 - Maximum building height of multifamily buildings is eight (8) three (3) stories.
 - Resort residential subject to the R-R development standards.
 - All C-1 uses are approved subject to C-1 zoning district development standards.
 - Educational facilities and congregate care homes are subject to C-1 zoning district development standards.
 - Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures shall be located within 50' of the lot line, unless approved with the master plan layout of the pod.
12. The 12-acre parcel to the immediate west of the Suncoast Parkway is not allowed the requested change to "business park" land uses without the petitioner's demonstration of access to the parcel.
13. The perimeter setbacks shall be 20' for residential uses, and 35' for non-residential uses and 15' along the Florida Power easement.
14. A 15'-wide vegetated buffer is required adjacent to the landfill property.
15. Greenways shall comprise a minimum 25'-wide vegetated corridor containing a minimum 10' 4'-wide paved pathway. All of the land use areas in the western parcel shall be connected via greenway to the "village center mixed use" land

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EXHIBIT B
7 of 15

BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, AUGUST 7, 2002, PAGE 11

- use area. A land use area shall be considered served by a greenway if a residential street within the land use area is accessible to the greenway.
16. A cart path connection to Sugarmill Woods is allowed if the petitioner can provide an approval from Citrus County to make a connection on the Citrus County side.
 17. The petitioner shall enter into a binding development agreement with the County, to be executed prior to development commencing in Seville, indicating the developer will provide 60' ROW from Thrasher's eastern terminus to the eastern part of Seville; and will build Thrasher within the eastern part of the Seville development at the time development commences, acquire sufficient ROW to improve the existing portion of Thrasher to collector roadway status and will construct the extension of Thrasher to collector roadway standards from its present terminus at Downy Woodpecker Road to US 98. The agreement will be executed prior to development commencing in Seville.
 18. Residential driveways may be allowed on roadways not serving more than 160 dwelling units.
 19. The petitioner shall design the private road system to ensure adequate stacking distances for gated entrances, as determined by the County Engineer.
 20. The petitioner shall be limited to a total of four access points into the project from US 98.
 21. The petitioner shall meet all FDOT permit conditions for the access points. . .
 22. The petitioner shall provide a mutually agreeable 2.5 acre fire station site for future development and will be eligible for impact fee credits.
 23. The petitioner may utilize the two (2) FDOT DRAs south of US 98 and adjacent to the eastern parcel if FDOT agrees to the arrangement.
 24. The petitioner may retain drainage from Seville on adjacent Florida Power easements or ROWs if Florida Power concurs.
 25. The petitioner shall obtain and comply with any DEP, SWFWMD, or FWC permits that may be required for the subject site.
 26. The petitioner may provide up to 600 dwelling units in the "village center mixed use" and the "village center residential" pods.

ADDITIONAL INFORMATION

Subsequent to the July 8, 2002 Planning & Zoning Commission hearing, the Planning staff met with the petitioner's representative. The Planning staff would recommend the BCC approve the following additional and/or augmented language to the proposed performance conditions:

Condition #4:

Prior to, or simultaneous with, the conditional platting of land use areas, the developer shall submit a master layout plan for each land use pod, including the location of land uses, streets, greenways, recreation/parks and housing types. Land use pods may be subdivided by minimum 50' greenways. The petitioner may submit master layout plans for portions of pods separated from the rest of the pod by minimum 50' greenway(s). This layout must be reviewed and approved by the Planning & Zoning Commission for consistency with the overall master plan and performance conditions. Any change to the approved master layout plan after development has commenced shall require a master plan revision.

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EXHIBIT B

minimum lot size 3,850 s.f.
Front: 16'
Side: 6'
Rear: 15'
minimum 10' alley between rows of structures

So that uniform setbacks are observed within any given block, either alley-access housing 1 or alley-accessed housing 2 shall be constructed within any given block. Townhomes could be an alley-access housing product.

Condition #10

Residential lots containing a minimum 600 square feet of area are allowed above buildings containing nonresidential uses. The parking areas provided for mixed use structures must meet the County parking area standards for the combined uses.

Condition #15:

Greenways shall comprise a minimum 25'-wide vegetated corridor containing a minimum 10'-42'-wide paved pathway. The paved pathway shall be a minimum 8'-wide within a 10'-wide stabilized ROW if bicycle traffic is expected to be low, pedestrian use of the facility is not expected to be more than occasional, there is good horizontal and vertical alignment and the path is not subjected to maintenance vehicle damage causing pavement edge damage during normal maintenance activities. All of the land use areas in the western parcel shall be connected via greenway to the "village center mixed use" land use area. A land use area shall be considered served by a greenway if a residential street within the land use area is accessible to the greenway.

BCC ACTION:

The Board of County Commissioners voted 5-0 to adopt Resolution #2002-100 approving the petitioner's request for a Master Plan Revision to allow a mixture of uses including (NC)(GC)(OP)(SF)(MF)(RR)(REC), reduction in setbacks; modification of lot sizes, relocation of roadway, roadway design deviations; increase in building height, and denying the requests for parking deviation and approval of a master signage plan, with the following performance conditions:

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EXHIBIT B
9 of 15

3. The petitioner shall remove from the revised site plan the erroneous list of conditions triggering the master plan revision process.
4. Prior to, or simultaneous with, the conditional platting of land use areas, the developer shall submit a master layout plan for each land use pod, including the location of land uses, streets, greenways, recreation/parks and housing types. Land use pods may be subdivided by minimum 50' greenways. The petitioner may submit master layout plans for portions of pods separated from the rest of the pod by minimum 50' greenway(s). This layout must be reviewed and approved by the Planning & Zoning Commission for consistency with the overall master plan and performance conditions. Any change to the approved master layout plan after development has commenced shall require a master plan revision.

The master plan for the Village Center Mixed Use and Village Center Residential pods will be reviewed and approved by the Board of County Commissioners.

5. Lot sizes and housing types may vary within each land use area, however, detached and attached housing products may not be placed on the same residential street, except for the "village center mixed use" and "village center residential" land use areas.
6. Development abutting existing platting single family lots shall consist of single family residential development or the petitioner will be required to construct a wall separating the new development from the existing platting single family lots.
7. The "low-density neighborhood" areas are approved with the following land uses and minimum development standards:

Single family detached
 minimum lot size 5,500 s.f.
 Front: 25'
 Side: 5'
 Rear: 15'

Z-lot single family detached
 minimum lot size 5,500 s.f.
 Front: 25'
 Side: 5/10'
 Rear: 15'

Recreation uses approved include neighborhood parks, tot lots, passive recreational areas and open space. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10'.

8. The "medium-density neighborhood" areas are approved with the following land uses and minimum development standards:
 Single family (single family detached, cluster homes, patio homes)

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EXHIBIT B
 10 of 15

minimum lot size 5,500 s.f.
Front: 25'
Side: 5'
Rear: 15'

Duplexes, townhomes
minimum lot size 3,850 s.f.
Front: 25'
Side: 0/5'
Rear: 15'

Alley-accessed housing 1
minimum lot size 3,850 s.f.
Front: 0' minimum, 5' maximum
Side: 5'
Rear: 15'
minimum 10' alley between rows of structures

Alley-accessed housing 2
minimum lot size 3,850 s.f.
Front: 15'
Side: 5'
Rear: 15'
minimum 10' alley between rows of structures

So that uniform setbacks are observed within any given block, either alley-access housing 1 or alley-accessed housing 2 shall be constructed within any given block. Townhomes could be an alley-access housing product.

Multifamily is approved with development standards consistent with the R-3 zoning district.

Resort residential is approved with development standards consistent with the R-R zoning district.

Multifamily and single family development are to be located on separate streets.

Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10'.

9. The "village center residential" areas are approved with the following land uses:

Single family (including single family detached, cluster homes, patio homes)
minimum lot size 5,500 s.f.
Front: 25'
Side: 5'
Rear: 15'

Duplexes, townhomes
minimum lot size 3,850 s.f.
Front: 25'
Side: 0/5'
Rear: 15'

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EXHIBIT B

11 of 15

Alley-accessed housing 1
minimum lot size 3,850 s.f.
Front: 0' minimum, 5' maximum
Side: 5'
Rear: 15'
minimum 10' alley between rows of structures

Alley-accessed housing 2
minimum lot size 3,850 s.f.
Front: 15'
Side: 5'
Rear: 15'
minimum 10' alley between rows of structures

So that uniform setbacks are observed within any given block, either alley-access housing 1 or alley-accessed housing 2 shall be constructed within any given block. Townhomes could be an alley-access housing product.

Villas
minimum lot size 3,850 s.f.
Front: 25'
Side: 0'
Rear: 15'

Multifamily is approved with development standards in compliance with the R-3 zoning district.

Maximum building height of multifamily buildings is four (4) stories provided; however, in its sole discretion, the BCC may approve multi-family buildings up to eight (8) stories.

Resort residential is approved with development standards in compliance with the R-R zoning district.

Child care facilities, places of public assembly and congregational homes are subject to the C-1 zoning district development standards.

Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10'.

10. The "village center mixed use" area is approved with the following land uses:

Single family (including single family detached, cluster homes, patio homes)
minimum lot size 5,500 s.f.
Front: 25'
Side: 5'
Rear: 15'

Duplexes, townhomes
minimum lot size 3,850 s.f.
Front: 25'
Side: 0/5'
Rear: 15'

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EXHIBIT B
12 of 15

Alley-accessed housing 1
minimum lot size 3,850 s.f.
Front: 0' minimum, 5' maximum
Side: 5'
Rear: 15'
minimum 10' alley between rows of structures

Alley-accessed housing 2
minimum lot size 3,850 s.f.
Front: 15'
Side: 5'
Rear: 15'
minimum 10' alley between rows of structures

So that uniform setbacks are observed within any given block, either alley-access housing 1 or alley-accessed housing 2 shall be constructed within any given block. Townhomes could be an alley-access housing product.

Villas
minimum lot size 3,850 s.f.
Front: 25'
Side: 0'
Rear: 15'

Residential fleets containing a minimum 800 square feet of area are allowed above buildings containing nonresidential uses. The parking areas provided for mixed use structures must meet the County parking area standards for the combined uses.

Multifamily is approved with development standards in compliance with the R-3 zoning district.

Maximum building height of multifamily buildings is four (4) stories provided; however, in its sole discretion, the BCC may approve multi-family buildings up to eight (8) stories.

Resort residential is approved with development standards in compliance with the R-R zoning district.

Permitted commercial uses include all of the C-3 uses and additional C-1 uses including dry-cleaning establishments, child care facilities, places of public assembly, congregational care homes and restaurants, subject to the C-3 zoning district development standards.

Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10'.

11. The "business park" areas are approved with the following land uses:

Multifamily uses subject to R-3 development standards.

Maximum building height of multifamily buildings is four (4) stories provided; however, in its sole discretion, the BCC may approve multi-family buildings up to eight (8) stories.

Resort residential subject to the R-R development standards.

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EXHIBIT B

13 of 15

All C-1 uses are approved subject to C-1 zoning district development standards.

Educational facilities and congregational care homes are subject to C-1 zoning district development standards.

Recreation uses approved include neighborhood parks, lot lots, passive recreational areas and open space. No buildings and structures in passive recreation areas shall be located within 10' of the lot line. No buildings and structures in active recreation areas shall be located within 50' of the lot line, unless significant buffers are provided, in which case the setbacks may be reduced to 10'.

12. The 12-acre parcel to the immediate west of the Suncoast Parkway is not allowed the requested change to "business park" land uses without the petitioner's demonstration of access to the parcel.
13. The perimeter setbacks shall be 20' for residential uses, 35' for non-residential uses and 15' along the Florida Power easement.
14. A 15'-wide vegetated buffer is required adjacent to the landfill property.
15. Greenways shall comprise a minimum 25' wide vegetated corridor containing a minimum 10' wide paved pathway. The paved pathways shall be a minimum 8' wide within a 10' wide stabilized ROW if bicycle traffic is expected to be low, pedestrian use of the facility is not expected to be more than occasional, there is good horizontal and vertical alignment and the path is not subjected to maintenance vehicle damage causing pavement edge damage during normal maintenance activities. All of the land use areas in the western parcel shall be connected via greenway to the "village center mixed use" land use area. A land use area shall be considered served by a greenway if a residential street within the land use area is accessible to the greenway.
16. A cart path connection to Supermill Woods is allowed if the petitioner can provide an approval from Citrus County to make a connection on the Citrus County side.
17. The petitioner shall enter into a binding development agreement with the County, to be executed prior to development commencing in Seville, indicating the developer will provide 80' ROW from Thrasher's eastern terminus to the eastern part of Seville; and will build Thrasher within the eastern part of the Seville development at the time development commences.
18. Residential driveways may be allowed on roadways not serving more than 160 dwelling units.
19. The petitioner shall design the private road system to ensure adequate stacking distances for gated entrances, as determined by the County Engineer.
20. The petitioner shall be limited to a total of four access points into the project from US 98.
21. The petitioner shall meet all FDOT permit conditions for the access points.
22. The petitioner shall provide a mutually agreeable 2.5 acre fire station site for future development and will be eligible for impact fee credits.
23. The petitioner may utilize the two (2) FDOT DRAs south of US 98 and adjacent to the eastern parcel if FDOT agrees to the arrangement.
24. The petitioner may retain drainage from Seville on adjacent Florida Power easements or ROWs if Florida Power concurs.

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EXHIBIT B

14 of 15

BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, AUGUST 7, 2002, PAGE 18

25. The petitioner shall obtain and comply with any DEP, SWFWMD, or FWC permits that may be required for the subject site.
26. The petitioner may provide up to 600 dwelling units in the "village center mixed use" and the "village center residential" pods.
27. Prior to issuance of any building permit for a building with more than three (3) stories, provision must be made to have the necessary fire protection available, as deemed appropriate by the County.

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EXHIBIT D
15 of 15

[date]

Hernando County Water and Sewer District
21030 Cortez Boulevard
Brooksville, FL 34601

Re: Dedication of _____ Pipelines and Infrastructures

This letter will serve as formal dedication of the perpetual use and ownership to the Hernando County Water and Sewer District of all water and/or sewer pipelines and infrastructures (onsite and/or offsite) installed by _____ for the _____ project. As consideration for these dedications, the Hernando County Water and Sewer District, shall after a one (1) year warranty of said facilities by _____ be responsible for all costs of maintenance, upkeep and replacement of any and all parts of the aforementioned dedicated water and/or sewer pipelines and infrastructures.

Further, if applicable, _____ hereby certifies to the Hernando County Water and Sewer District that all laborers, materialmen and subcontractors have been paid for performing or furnishing the work, labor or materials and that there are no liens and/or encumbrances existing for said water and or sewer system. The one (1) year warranty period commences on _____.

Corporate Name: _____

Attest: _____

By: _____

Title: _____

Date: _____

Accepted by the Hernando County
Water and Sewer District

Acknowledgment: _____

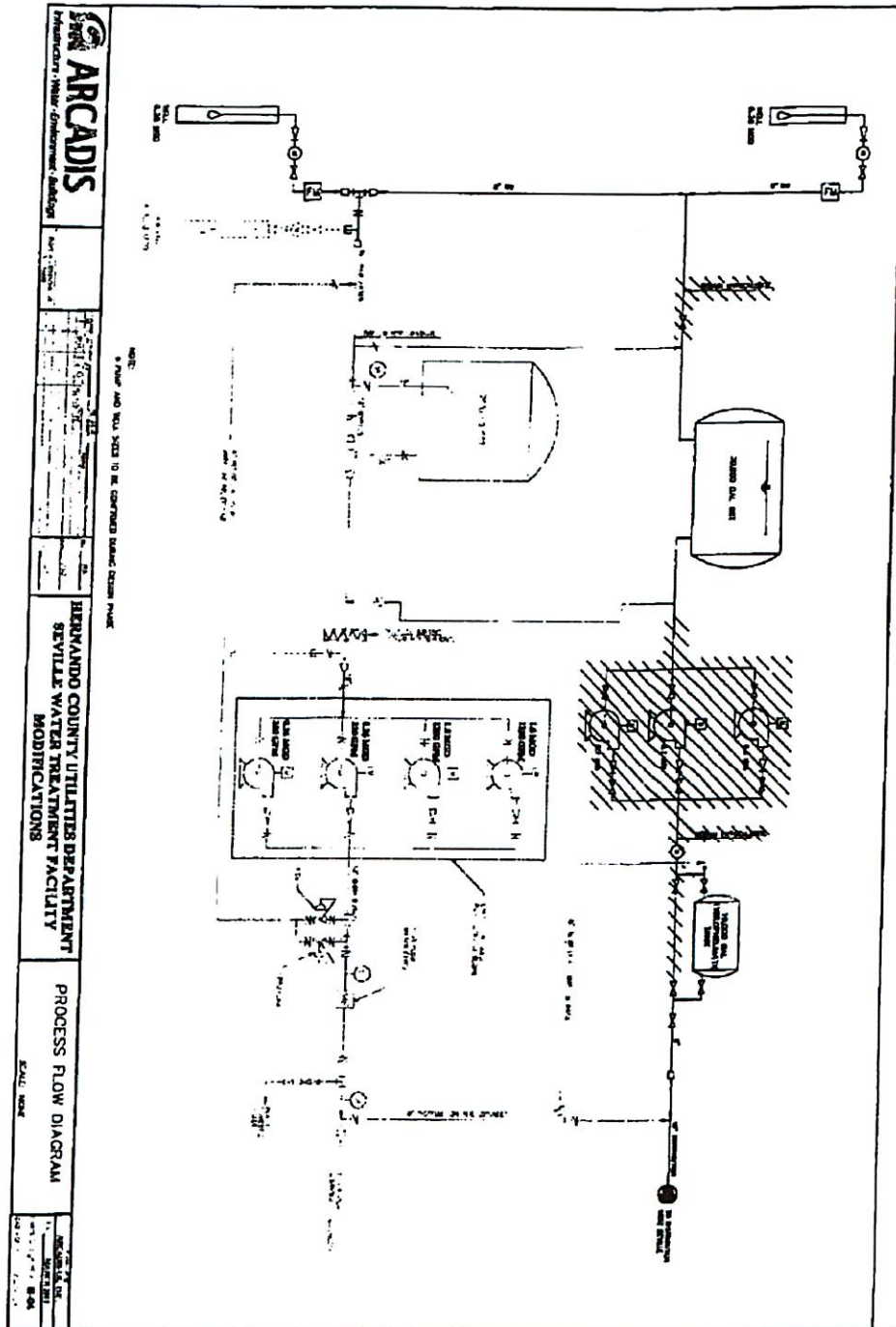
By: _____

Attest: _____

Date: _____

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ARCADIS
 WATER & WASTE SOLUTIONS

BERNANDO COUNTY UTILITIES DEPARTMENT
SEVILLE WATER TREATMENT FACILITY
MODIFICATIONS

PROCESS FLOW DIAGRAM

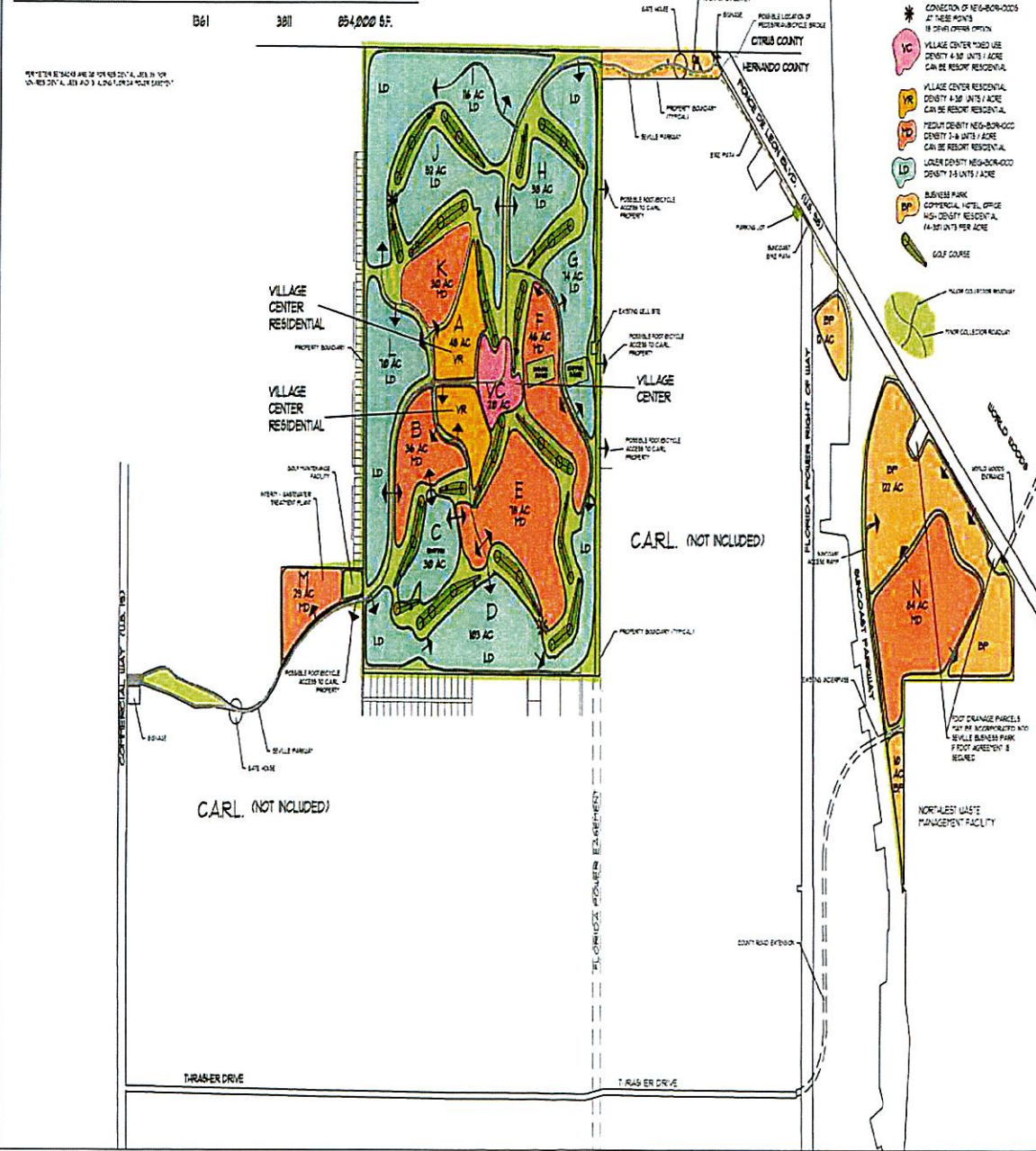
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 DRAWN BY: [Name]
 CHECKED BY: [Name]

EXHIBIT " E "

APPROVED MASTER PLAN

LAND USE	ACREAGE (AC)	DWELLING UNITS	NO. RESIDENTIAL SQUARE FOOTAGE
VILLAGE CENTER MIXED USE	20	^	54,000 SF.
VILLAGE CENTER RESIDENTIAL	48	∇	
MEDIUM DENSITY NEIGHBORHOOD	303	1500	
LOWER DENSITY NEIGHBORHOOD	483	1000	
BUSINESS PARK	148	31	800,000 SF.
UTILITY	2		
OPEN SPACE / GOLF COURSE	316		
COLLECTOR ROADWAY (ALL PRIVATE)	41		

SEVILLE



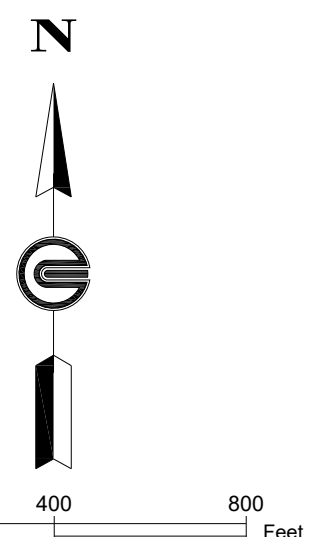
LEGEND

- ACCESS POINT
- CONNECTION OF NEIGHBORHOODS AT THESE POINTS IS DEVELOPER OPTION
- VILLAGE CENTER MIXED USE DENSITY 4-8F UNITS / ACRE CAN BE RESORT RESIDENTIAL
- VILLAGE CENTER RESIDENTIAL DENSITY 4-8F UNITS / ACRE CAN BE RESORT RESIDENTIAL
- MEDIUM DENSITY NEIGHBORHOOD DENSITY 3-8 UNITS / ACRE CAN BE RESORT RESIDENTIAL
- LOWER DENSITY NEIGHBORHOOD DENSITY 1-3 UNITS / ACRE
- BUSINESS PARK COMMERCIAL, HOTEL, OFFICE HIGH-DENSITY RESIDENTIAL 14-20 UNITS PER ACRE
- GOLF COURSE
- TRAIL COLLECTOR ROADWAY
- TRAIL COLLECTOR ROADWAY

SEVILLE MASTER PLAN
OPTIMA DDM CORP.

COASTAL ENGINEERING AND ASSOCIATES, INC.

DATE: 11/13/11
PROJECT: SEVILLE MASTER PLAN
SHEET: 0111-07



LEGEND

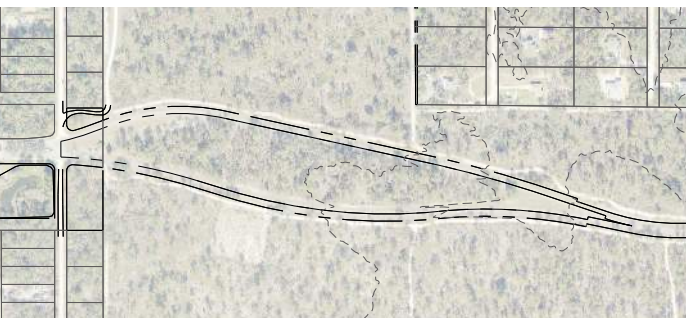
- PHASE 1 CONDITIONAL PLAT BOUNDARY
- SINGLE FAMILY AND / OR VILLAS AREA
- RESIDENTIAL MIXED USE AREA
- MULTI-FAMILY AREA
- BARCELONA UNIT 1
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

PHASE 1 LEGEND

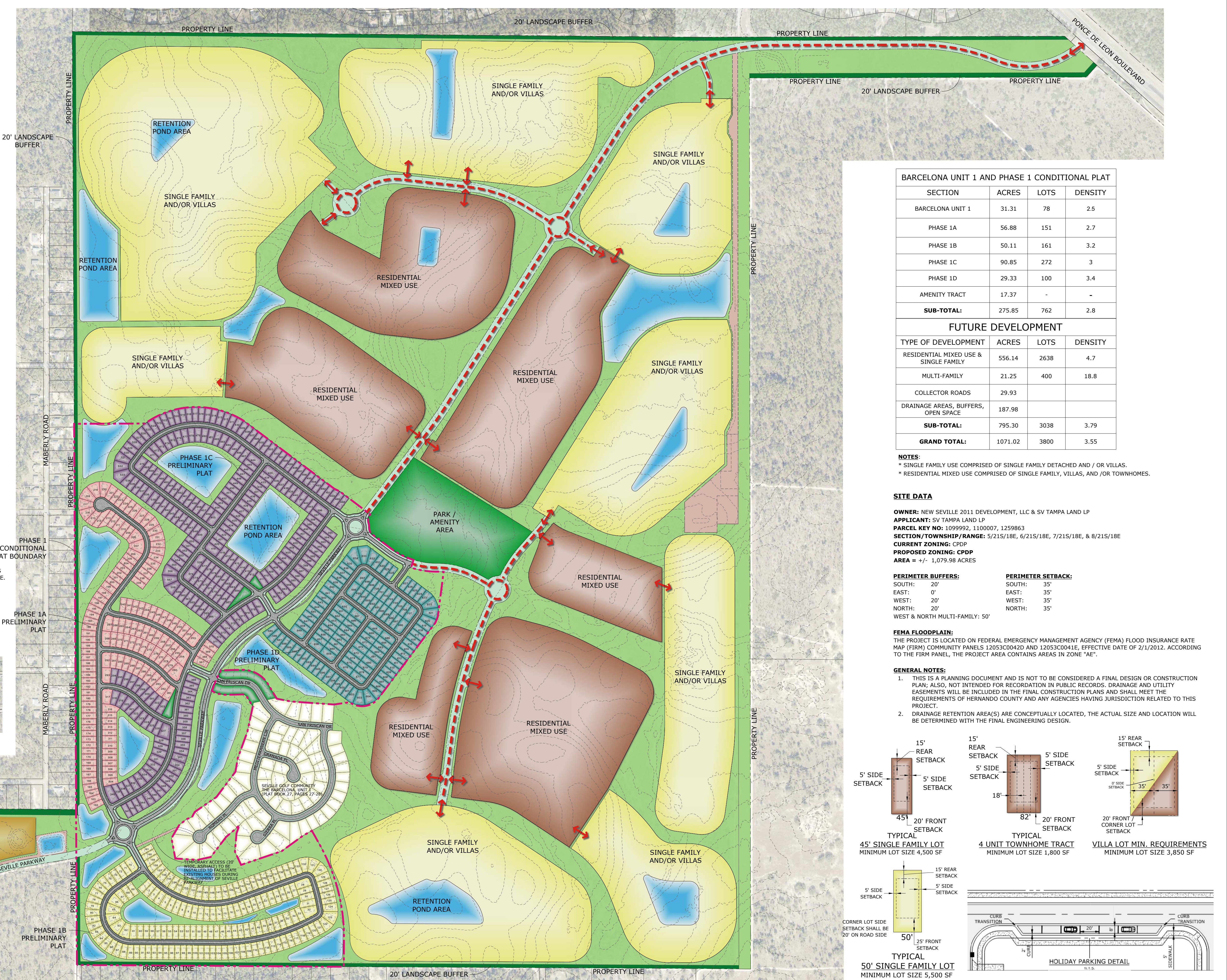
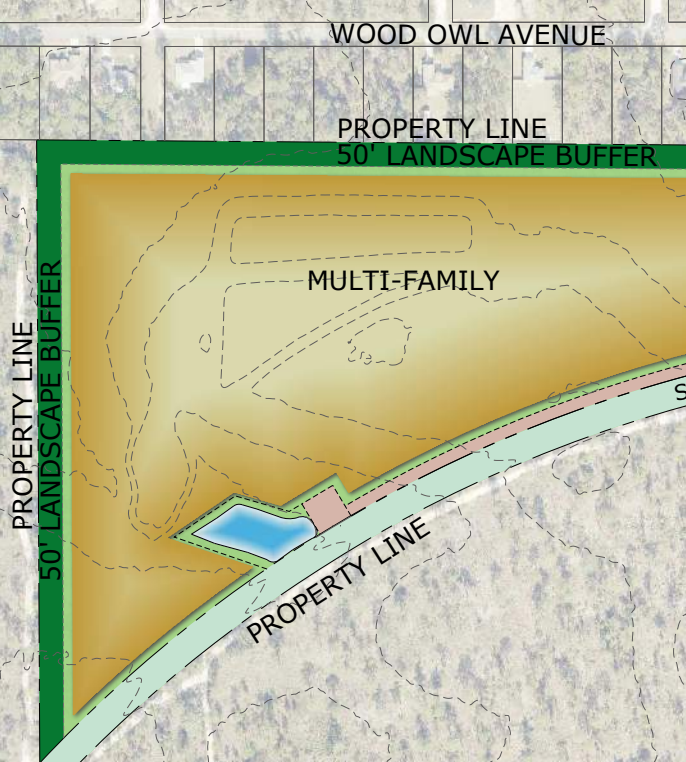
- PHASE 1A
- PHASE 1B
- PHASE 1C
- PHASE 1D

	SINGLE-FAMILY	VILLAS	TOWNHOMES
MINIMUM LOT WIDTH	45'	35'	18'
MINIMUM FRONTAGE ALONG CURVE	30'	25'	15'
MINIMUM LOT SQFT	4,500 SF	3,850 SF	1,800 SF
MAXIMUM BUILDING HEIGHT	35'	35'	35'
MAXIMUM BUILDING AREA RATIO	65%	70%	75%

MULTI-FAMILY STANDARDS
 MAXIMUM UNITS PER BUILDING: 24
 MAXIMUM LOT COVERAGE: 45% BUILDING AREA COVERAGE FOR GROSS MULTI-FAMILY ACREAGE.
 MAXIMUM HEIGHT: 45'
 SETBACKS:
 FRONT: 25'
 SIDES: 0' INTERNAL / 7.5' EXTERNAL
 REAR: 20'
 BUILDING SEPARATION: 15 FEET



PARCEL 1259863 (8.96 ACRES)
 SCALE 1" = 600'



BARCELONA UNIT 1 AND PHASE 1 CONDITIONAL PLAT

SECTION	ACRES	LOTS	DENSITY
BARCELONA UNIT 1	31.31	78	2.5
PHASE 1A	56.88	151	2.7
PHASE 1B	50.11	161	3.2
PHASE 1C	90.85	272	3
PHASE 1D	29.33	100	3.4
AMENITY TRACT	17.37	-	-
SUB-TOTAL:	275.85	762	2.8

FUTURE DEVELOPMENT

TYPE OF DEVELOPMENT	ACRES	LOTS	DENSITY
RESIDENTIAL MIXED USE & SINGLE FAMILY	556.14	2638	4.7
MULTI-FAMILY	21.25	400	18.8
COLLECTOR ROADS	29.93		
DRAINAGE AREAS, BUFFERS, OPEN SPACE	187.98		
SUB-TOTAL:	795.30	3038	3.79
GRAND TOTAL:	1071.02	3800	3.55

NOTES:
 * SINGLE FAMILY USE COMPRISED OF SINGLE FAMILY DETACHED AND / OR VILLAS.
 * RESIDENTIAL MIXED USE COMPRISED OF SINGLE FAMILY, VILLAS, AND / OR TOWNHOMES.

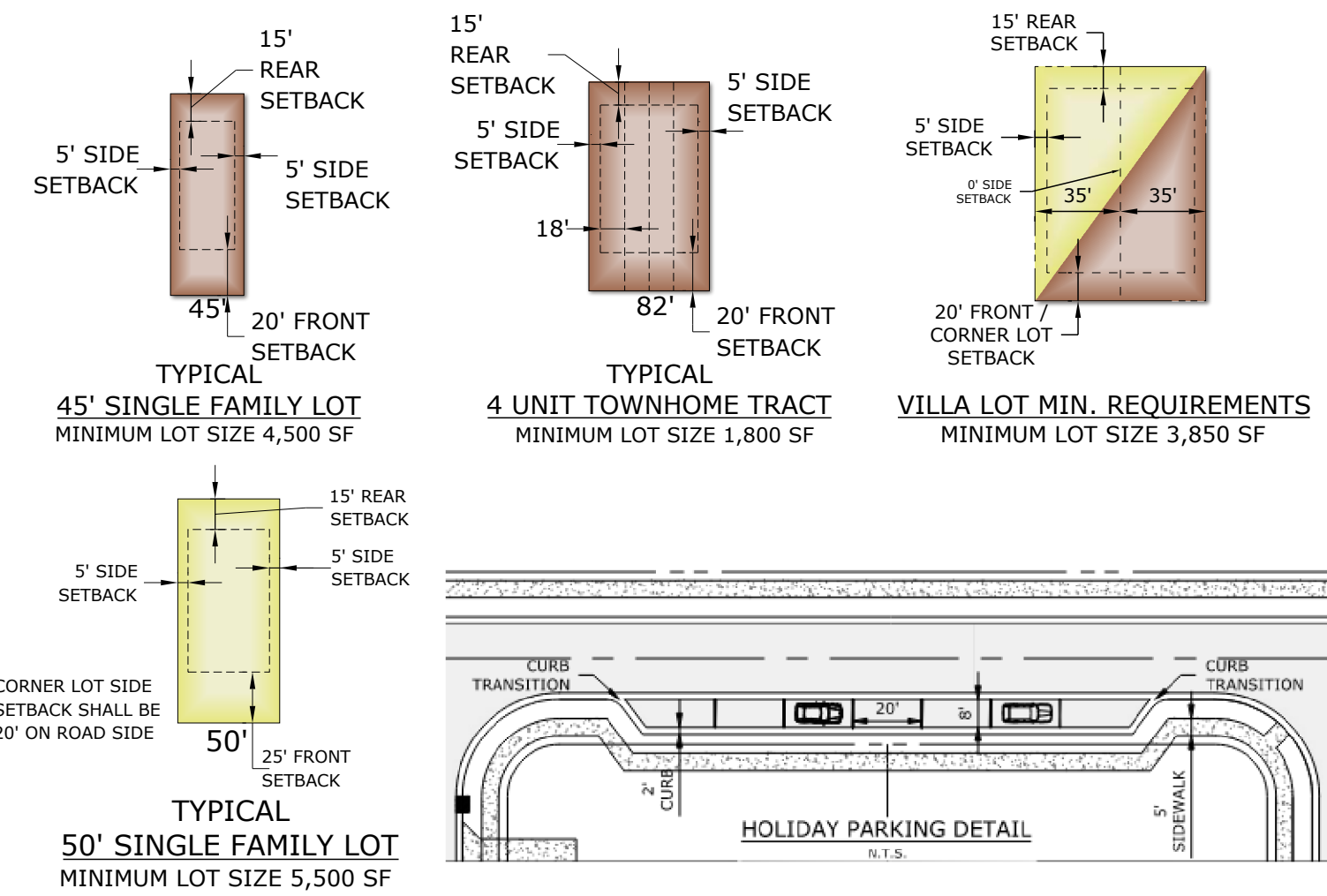
SITE DATA

OWNER: NEW SEVILLE 2011 DEVELOPMENT, LLC & SV TAMPA LAND LP
APPLICANT: SV TAMPA LAND LP
PARCEL KEY NO: 1099992, 1100007, 1259863
SECTION/TOWNSHIP/RANGE: 5/215/18E, 6/215/18E, 7/215/18E, & 8/215/18E
CURRENT ZONING: CPDP
PROPOSED ZONING: CPDP
AREA = +/- 1,079.98 ACRES

PERIMETER BUFFERS:	PERIMETER SETBACK:
SOUTH: 20'	SOUTH: 35'
EAST: 0'	EAST: 35'
WEST: 20'	WEST: 35'
NORTH: 20'	NORTH: 35'
WEST & NORTH MULTI-FAMILY: 50'	

FEMA FLOODPLAIN:
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 12053C0042D AND 12053C0041E, EFFECTIVE DATE OF 2/1/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA CONTAINS AREAS IN ZONE "AE".

- GENERAL NOTES:**
- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
 - DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.



OVERALL MASTER LAYOUT PLAN / REZONING MASTER PLAN
PINERY (FKA SEVILLE)

Coastal
 Engineering
 Planning
 Surveying
 Environmental
 Transportation
 Construction Management
 966 Candlelight Boulevard - Pinery, Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

REUSE OF DOCUMENT
 THIS DOCUMENT, COMPRISED OF THE PLANNING AND DESIGN SERVICES PROVIDED BY COASTAL ENGINEERING, IS THE PROPERTY OF COASTAL ENGINEERING AND IS TO BE USED ONLY FOR THE PROJECT AND IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF COASTAL ENGINEERING ASSOCIATES, INC. DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

REVISION	DATE	REV. BY	REV. NO.

SHEET
1
 JOB No: 24025
 WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

PRINTED: 11/03/2025 - 8:12am PRINTED BY: RO PATH: L:\24025\Seville\dwg\PLAN\2025 PLAT\24025_RZMP_10-22-2025.dwg

WRITTEN CONSENT OF SV TAMPA HOLDINGS GP, L.L.C.

The undersigned, being the Senior Vice President of SV Tampa Holdings GP, L.L.C., a Delaware limited liability company (the "**Company**"), does hereby consent in writing to the adoption of the following preamble and resolutions, as of October 31, 2024, and to the Company actions hereinafter set forth and direct that they shall, in all respects, be deemed as valid Company actions as though such actions and resolutions had been duly approved and authorized at a formal meeting:

WHEREAS, the Company is the general partner of (i) SOF-XIII U.S. NRE Holdings, L.P., a Delaware limited partnership ("**NRE Holdings**") and (ii) Starwood Land SV Tampa Ventures, L.P., a Delaware limited partnership ("**Starwood Venture**");

WHEREAS, Starwood Venture is the sole member of SV Tampa Land GP, L.L.C., a Delaware limited liability company ("**Ventures GP**"), which is the general partner of SV Tampa Land, L.P., a Delaware limited partnership (the "**Property Owner**"), which is the owner of the Property;

WHEREAS, the Company desires to cause the Property Owner, in its capacity as general partner of the Starwood Venture, in its capacity as sole Member of Ventures GP, in its capacity as general partner of the Property Owner, to undertake various actions in connection with the operation, management, development, construction, sales, and marketing of the property owned by the Property Owner, as applicable (the "**Transactions**") (collectively, the "**Property**"), including, but not limited to, executing such consents, declarations, plats, easements, agreements, contracts, deeds, conveyances, assignments, and such other documents, and instruments as are reasonably necessary to effect the Transactions;

WHEREAS, the Company desires to cause the Property Owner to execute and deliver and/or to accept such consents, declarations, plats, easements, agreements, contracts, deeds, conveyances, assignments, and such other documents and instruments as are reasonably necessary to effect the Transactions (the "**Documents**"); and

WHEREAS, the Company believes it to be in the best interest of the Starwood Venture and the Property Owner that the Property Owner proceed with the Transactions and execute and deliver the Documents.

NOW, THEREFORE BE IT:

RESOLVED, that the Company hereby approves, confirms, and ratifies on behalf of the Starwood Venture in its capacity as the sole member of Ventures GP in its capacity as general partner of the Property Owner, the Transactions, and the execution and

delivery of the Documents, and hereby appoints, authorizes, empowers and directs the following individuals:

Michael Moser
Lawrence Colditz
Jennifer Wilson
John Brian

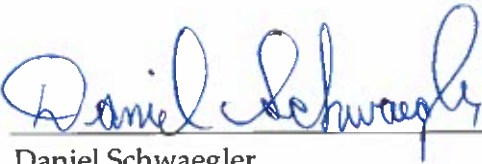
(each an "**Authorized Signatory**") and each individually and as an authorized signatory of the Property Owner, to undertake the Transactions and to execute and deliver the Documents on behalf of the Property Owner.

RESOLVED, that no other consents or approvals are required under the Amended and Restated Partnership Agreement of Starwood Venture to authorize the Transactions and the execution of the Documents by the Property Owner.

This Written Consent may be executed in multiple counterparts each of which shall constitute an original and all of which shall constitute one and the same instrument. Furthermore, this Written Consent may be executed by delivery in electronic format (including PDF) and any such signature shall be deemed an original for all purposes.

[No Further Text On This Page; Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the day first written above.

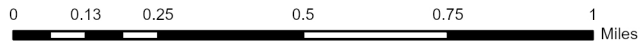
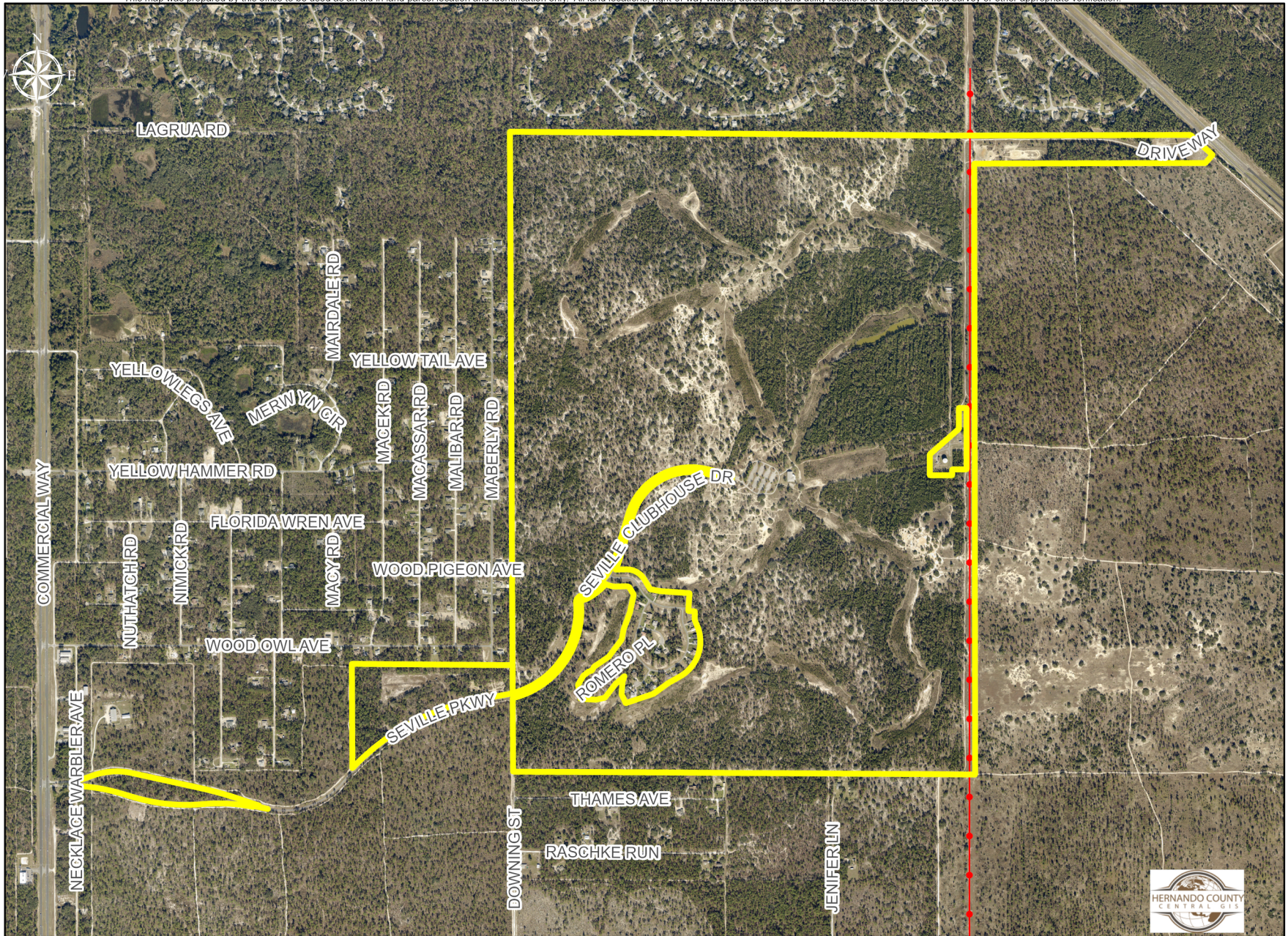
By: 
Daniel Schwaegler
As its Senior Vice President

Written Consent of SV Tampa Holdings GP, L.L.C.

H-25-49

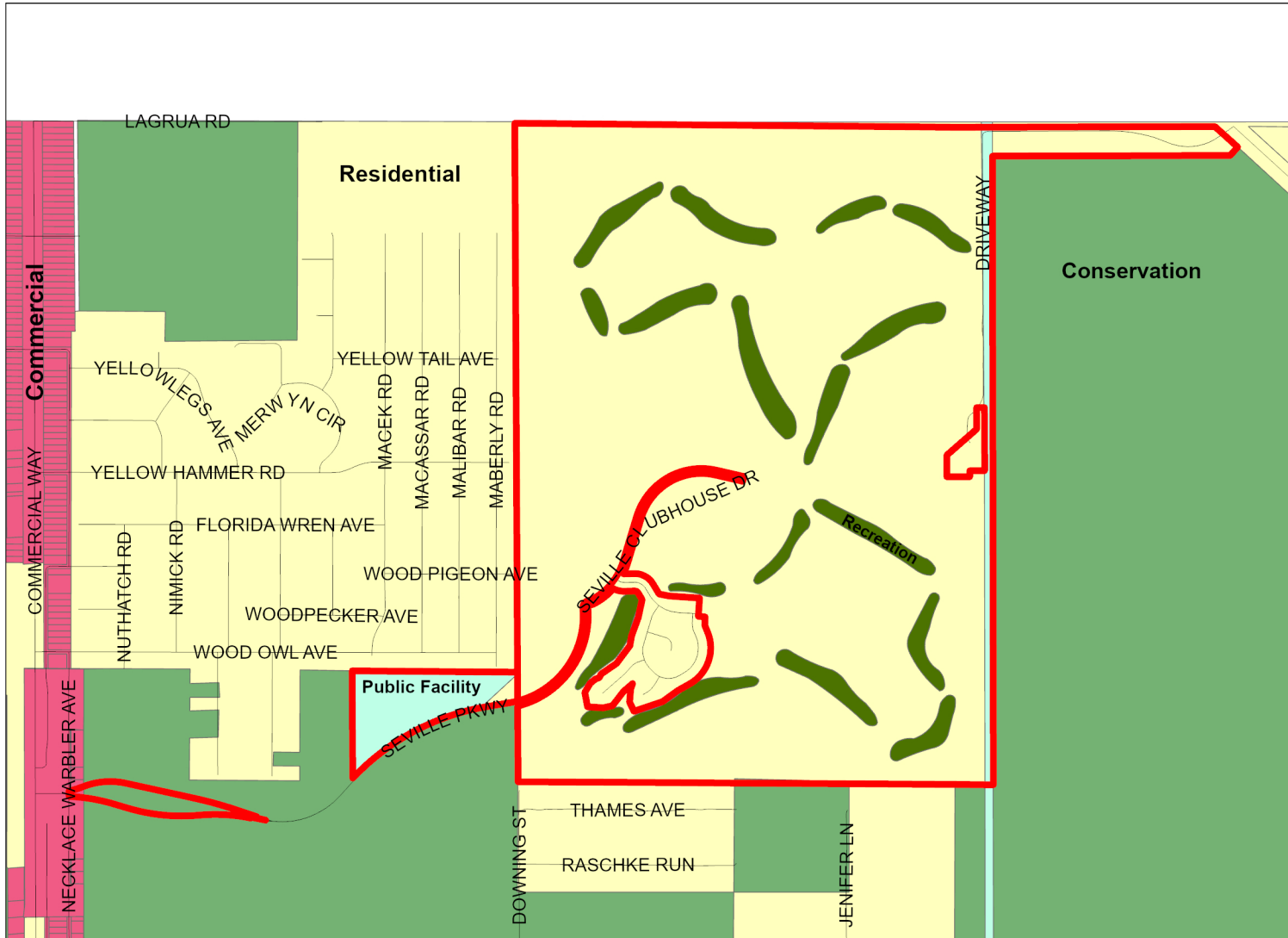
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-49
Version Date: 12/09/2022



H-25-49

FLU Riverine District

Regional Commercial

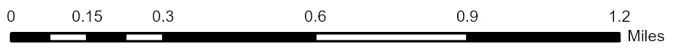
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

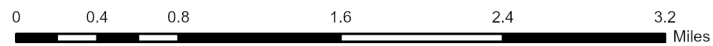
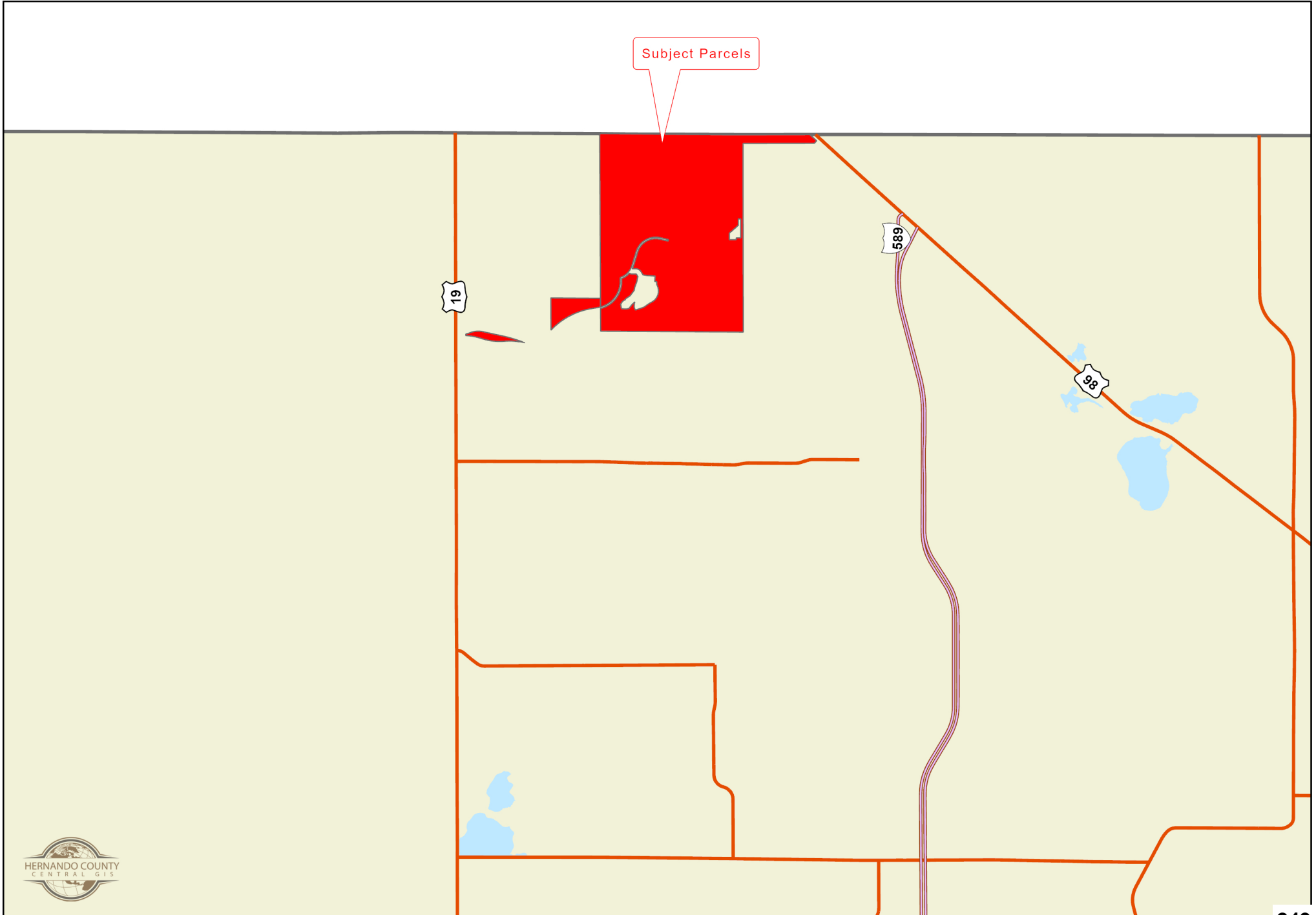


Date of mapping: 09/19/2025



H-25-49 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

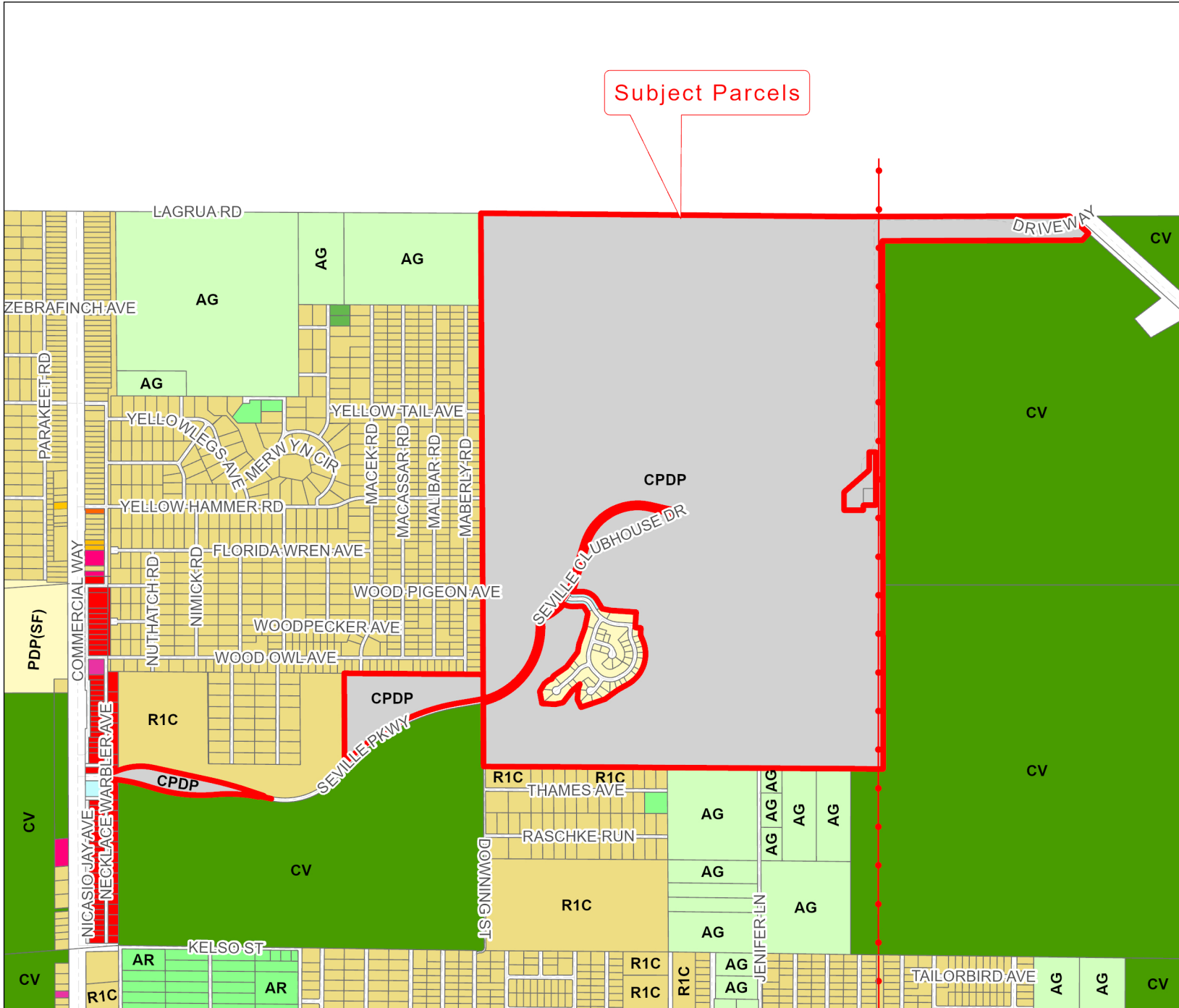


H-25-49

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



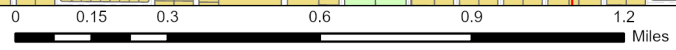
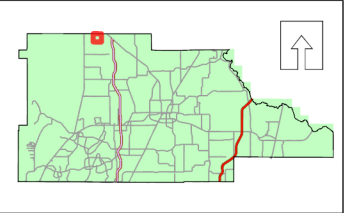
Subject Parcels



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Shown on overhead
1/12/26

PETITIONER'S PROPOSED REVISIONS TO CONDITIONS

HEARINGS: Planning & Zoning Commission: January 12, 2026
Board of County Commissioners: March 3, 2026

APPLICANT: SV Tampa Land LP

FILE NUMBER: H-25-49

REQUEST: Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations

GENERAL LOCATION: North side of Kelso Street, bound by Commercial Way and Downing Street

PARCEL KEY NUMBER(S): 1100007, 1099992 and 1259863

APPLICANTS' PROPOSED REVISIONS TO STAFF RECOMMENDATION FOR 1/12/26 PLANNING & ZONING COMMISSION HEARING

5. The single-family areas are approved with the following land uses and minimum development standards:
- Single family detached
- o Minimum lot sizes: 4,500, 5,500, 6,500 s.f. (Previously approved deviation from 65,5000 s.f.)
 - o Minimum lot widths: 50' (no minimum lot width previously specified)
 - o Minimum lot width Curve/Cul-de-sac: 30'
 - o Minimum Floor Area Ratio: 65% (deviation from 35%)
 - o Maximum Height: 35'
 - o Front: 25'
 - o Side: 5' (deviation from 10'; previously approved 5')
 - o Rear: 15' (deviation from 20'; previously approved 15')

The maximum number of units shall be 3,400 in the residential and mixed-use pods plus up to 400 multifamily units (defined below). The total number of units shall not exceed 3,800.

7. The multifamily areas are approved as apartments or condominiums with the following land uses minimum development standards:

Multifamily

- Maximum Number of Units: 400
- Maximum units per building: 24 (deviation from 12)
- Maximum lot coverage: 45% building area for the multi-family acreage

- Maximum Height: 45'

- Setbacks:

- Front: 25'
- Sides: 0' feet Internal/7.5' External (Deviation from 10' in R-3)
- Rear: 20'
- Building Separation: 15'

9. ~~All future buffers shall meet remain undisturbed and/or enhanced to meet 80% opacity within 18 months of the completion of construction. Any buffer enhancement must be clearly identified in the plans with a the planting cross section detail attached to the master plan and be included in the landscape plans submitted at conditional plat. If any buffers must be disturbed due to the installation of utilities and/or right of way access, those areas must be clearly noted on the construction plans with a revegetation plan included as part of the landscape plans. For any portion of the buffer that does not meet the 80% criteria upon the initialization of construction, an opaque construction barrier fence or wall must be installed where immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.~~

- 9.) Perimeter buffers shall be preserved and enhanced to achieve a minimum of eighty percent (80%) visual opacity within thirty-six (36) months of completion of construction. The primary intent of this requirement is to preserve existing native vegetation within the buffer to the maximum extent practicable, with such native vegetation intended to satisfy the eighty percent (80%) opacity requirement. Buffers proposed to be disturbed during construction shall be clearly identified on the construction plans and accompanied by a revegetation plan included with the landscape plans. If existing native vegetation within a buffer does not achieve the required eighty percent (80%) opacity, the following options shall apply:

The buffer may be selectively cleared and graded, as necessary, and replanted with landscape materials specifically designed to achieve the required eighty percent (80%) opacity. A planting landscape plan view and detailed cross-section shall be provided on the applicable phased conditional plat.

As an alternative, where the existing native vegetation does not meet the required opacity and the developer elects not to clear and replant the buffer, an eight-foot (8') opaque fence or wall may be installed along the interior edge of the buffer, in accordance with the Hernando County Land Development Regulations. In this case, existing native vegetation within the buffer shall remain undisturbed, no supplemental landscape plantings shall be required within the buffer, and only invasive vegetation may be removed.

11. If common offsite county public utility and/or transportation improvements are required for development, the petitioner shall amend and/or enter into a binding development agreement and/or utilities agreement with the County identifying the pipeline improvements necessary to facilitate the development.
- ~~14. The petitioner shall enter into an amended utility service agreement if required by the County.~~
15. An updated Traffic Access Analysis shall be required. Any Transportation improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install and shall be incorporated into a Development Agreement with the County.
16. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations. The proposed master plan includes plans for a centralized recreation area which shall meet the requirement for neighborhood parks provided it meets the minimum size requirement for aggregate acreage. If not, the greenways, trails, drainage areas, open space and passive recreation areas shall be counted toward meeting this requirement.
22. The master plan shall remain valid as long as if the development proceeds in accordance with the approved master zoning terms and conditions terms of the Development Agreement.

ENTRY - HARDSCAPE



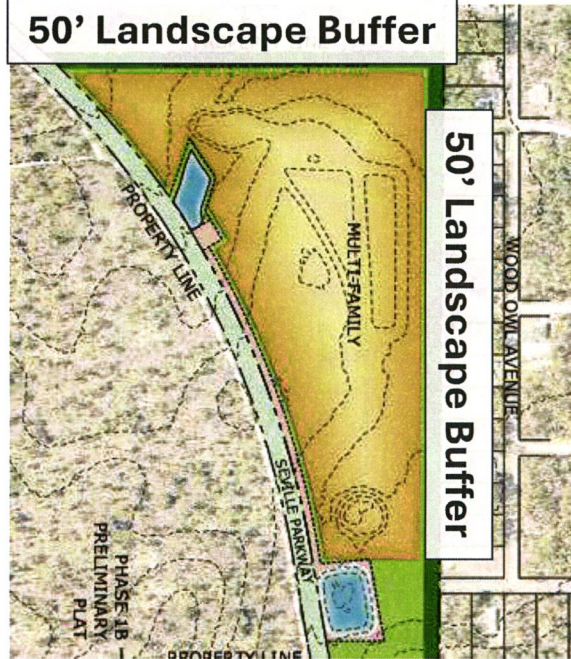
PLANNED AMENITIES



**Clubhouse
Resort-Style Pool
Pickleball Courts
Play Fields**

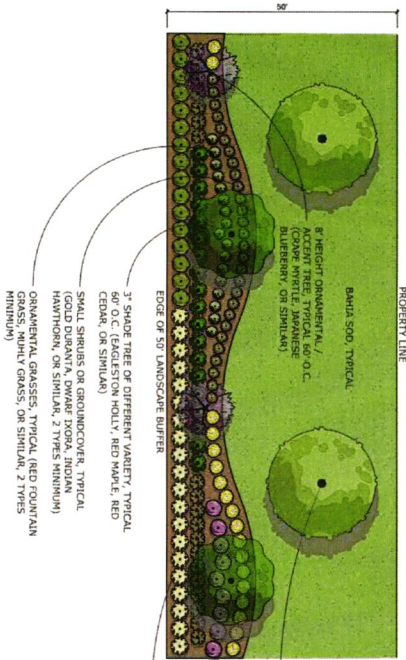


FUTURE PHASE BUFFERS



50' Landscape Buffer

50' Landscape Buffer



PROPERTY LINE

BAHIA SOU, TYPICAL

6' HEIGHT ORNAMENTAL / ACCENT TREE, TYPICAL 60' O.C. (GRAPE WHITE, YAVANESSE BURESHI, OR SIMILAR)

EDGE OF 50' LANDSCAPE BUFFER

3" SHADE TREE OF DIFFERENT VARIETY, TYPICAL 60' O.C. (EAGLESTON HOLLY, RED MAPLE, RED CEDAR, OR SIMILAR)

SMALL SHRUBS OR GROUNDCOVER, TYPICAL (GOLD DUBAUTIA, DWARF TOXOA, JORDAN HAWTHORN, OR SIMILAR, 2 TYPES MINIMUM)

ORNAMENTAL GRASSES, TYPICAL (RED FOUNTAIN GRASS, MUHLY GRASS, OR SIMILAR, 2 TYPES MINIMUM)

3" SHADE TREE, TYPICAL 60' O.C. (LIVE OAK, SOUTHERN MAGNOLIA, OR SIMILAR)

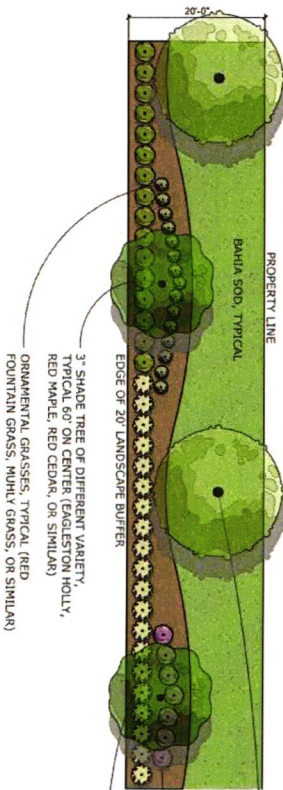
STAGGERED DOUBLE ROW SHRUBS, TYPICAL (PODOCARPUS, OR SIMILAR, 3 TYPES MINIMUM)

20' Landscape Buffer



Duke Easement

20' Landscape Buffer



PROPERTY LINE

BAHIA SOU, TYPICAL

EDGE OF 20' LANDSCAPE BUFFER

3" SHADE TREE OF DIFFERENT VARIETY, TYPICAL 60' ON CENTER (EAGLESTON HOLLY, RED MAPLE, RED CEDAR, OR SIMILAR)

ORNAMENTAL GRASSES, TYPICAL (RED FOUNTAIN GRASS, MUHLY GRASS, OR SIMILAR)

3" SHADE TREE, TYPICAL 60' ON CENTER (LIVE OAK, SOUTHERN MAGNOLIA, OR SIMILAR)

ORNAMENTAL GRASSES, TYPICAL (RED FOUNTAIN GRASS, MUHLY GRASS, OR SIMILAR)

SHRUB HEDGE (VIBURNUM, PODOCARPUS, OR SIMILAR, 2 TYPES MINIMUM)

PERIMETER SETBACK:

SOUTH: 35' (INCLUSIVE OF BUFFER)

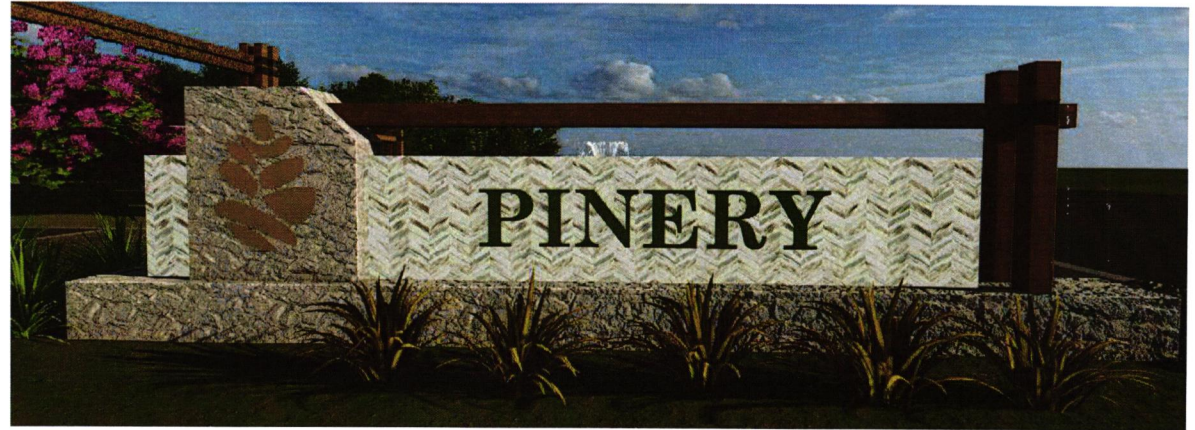
EAST: 35' (INCLUSIVE OF BUFFER)

WEST: 35' (INCLUSIVE OF BUFFER)

NORTH: 35' (INCLUSIVE OF BUFFER)

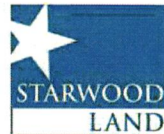
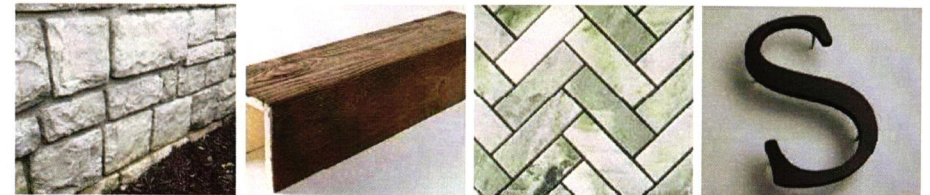
PINERY KEY BENEFITS

- **Reinstates Amenities**
 - Clubhouse
 - Resort Style Pool
 - Pickleball
 - Play Fields
- **Beautiful Entry on US 19 and US-98**
- **Retains Greenways**
- **Min. 5,500 SF SFD & Villas on Perimeter**
 - 5,500 SF Lot Previously Approved
- **20' Landscape Buffer** in future phases
 - **50' Landscape Buffer** west and north of MF
- **Residential Mixed Use Area**
 - Internal to Project
 - Min 4,500 SF SFD, TH & Villa
 - **Consistent with existing approved VC MU**



VIEW FROM US-19

MATERIALS



CONCLUSION

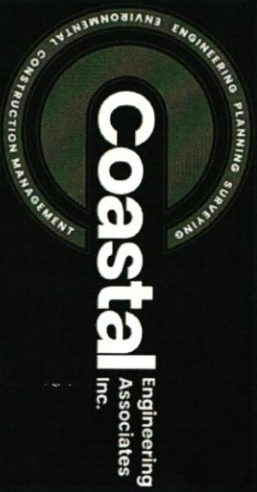
- Retains general concept of prior Master Plan with **Density Levels within Prior Approved Ranges**
- Lower Density External - Higher Density Internal & Where Previously Approved
 - **MF approved in Medium Density Area to SW**
- **Predominately surrounded by State/SWFWM Property** except to West bounded by 50' Vegetative Buffer in initial phases & 20' Landscape Buffer by 2 future development pods
- **Fulfills Unmet Need for Amenities**
- Addresses certain Impacts with existing Development Agreement and future DA's/USA's to be further evaluated at each Conditional Plat
- **Staff Recommends Approval** – in agreement with most conditions with minor changes/clarifications



PINERY
FLORIDA



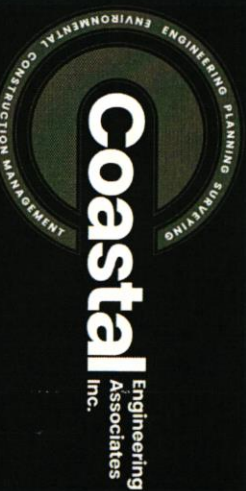
Questions?



BCC -







January 12, 2026

Hernando County Planning & Zoning Commission

Hernando Case #: H-25-49

Project Name: Pinery (FKA Seville West)

H2549 - Petitioner Exhibit

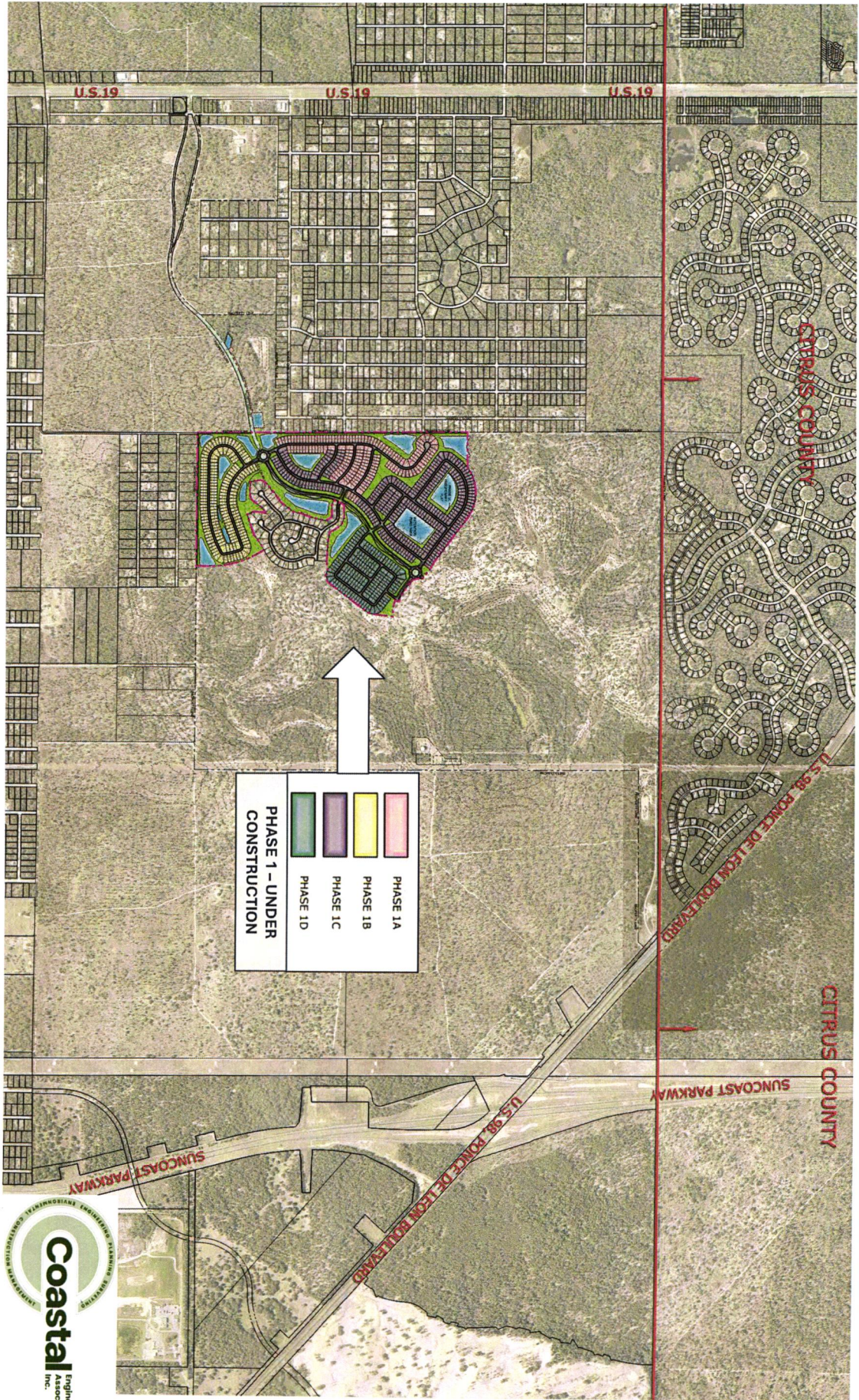
Application Overview

Request:	Revise CPDP Master Plan
Site Area/Location:	±1,071 acres located in between US 19 & US 98/Suncoast
Existing Zoning:	CPDP
Proposed Zoning:	CPDP
Existing FLU:	Residential, Recreation, Conservation and Public Facility

Staff Recommends Approval with Conditions



PINERY PHASE 1



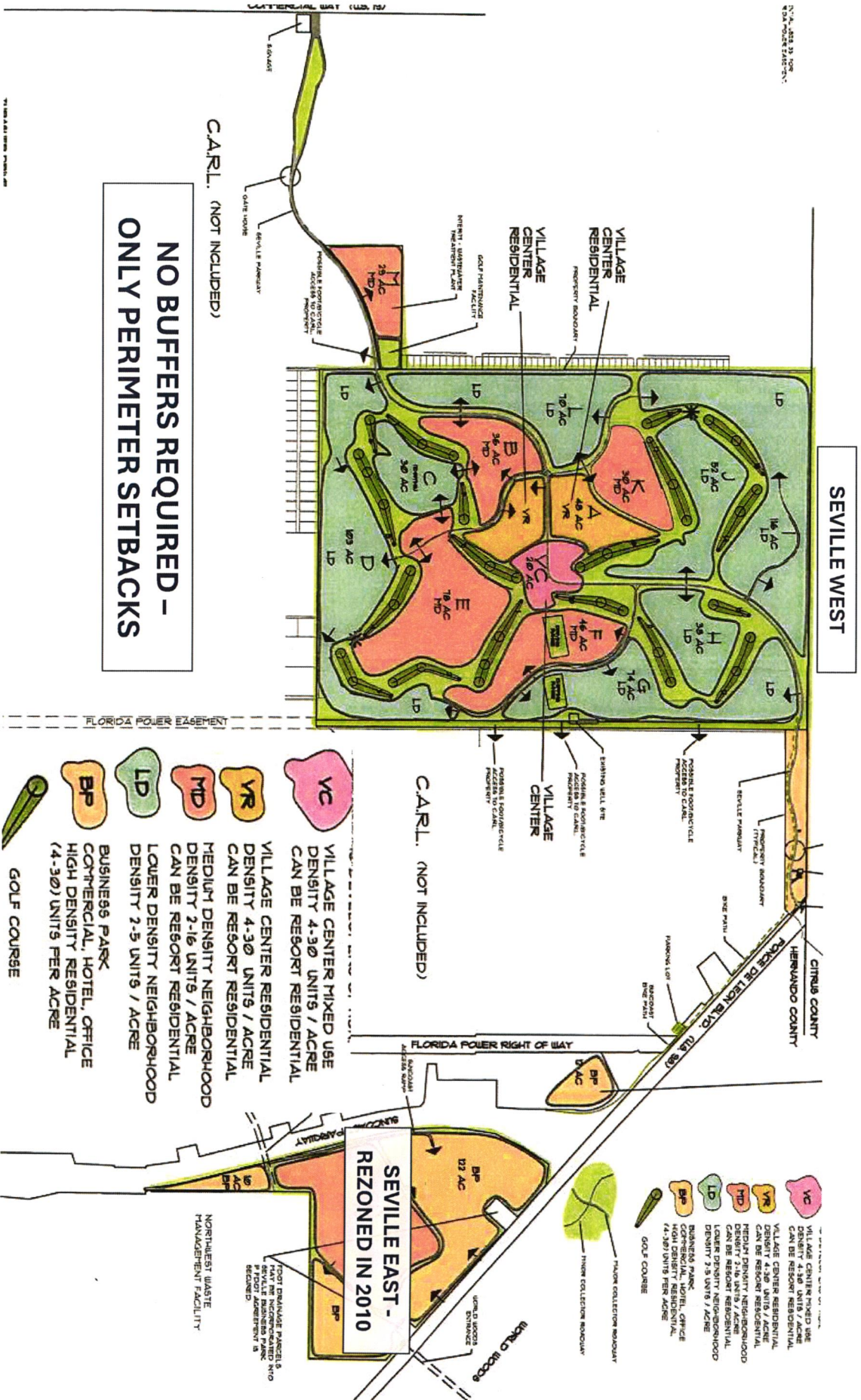
FUTURE LAND USE MAP



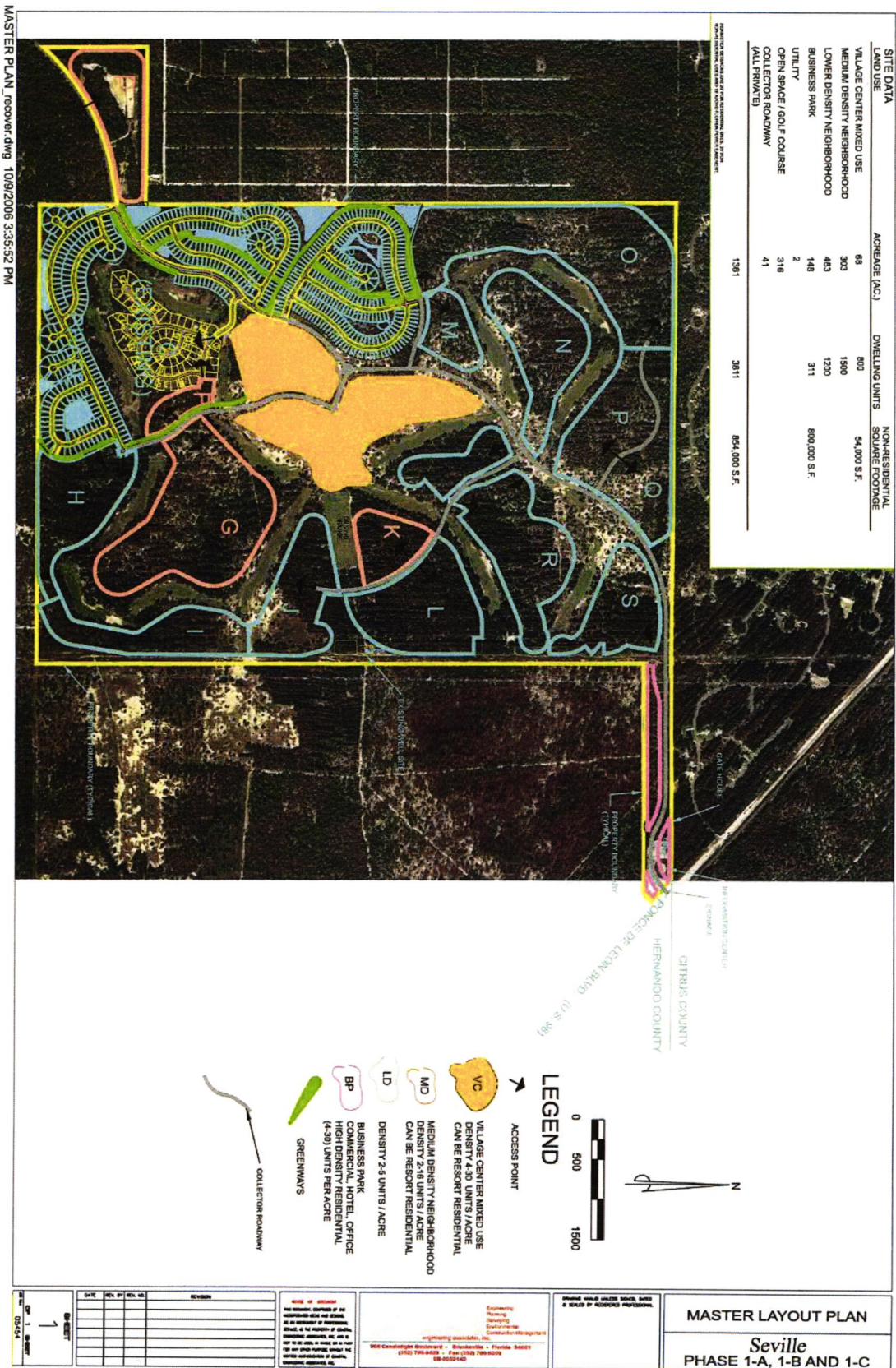
REGIONAL MAP



2002 EXISTING MASTER PLAN

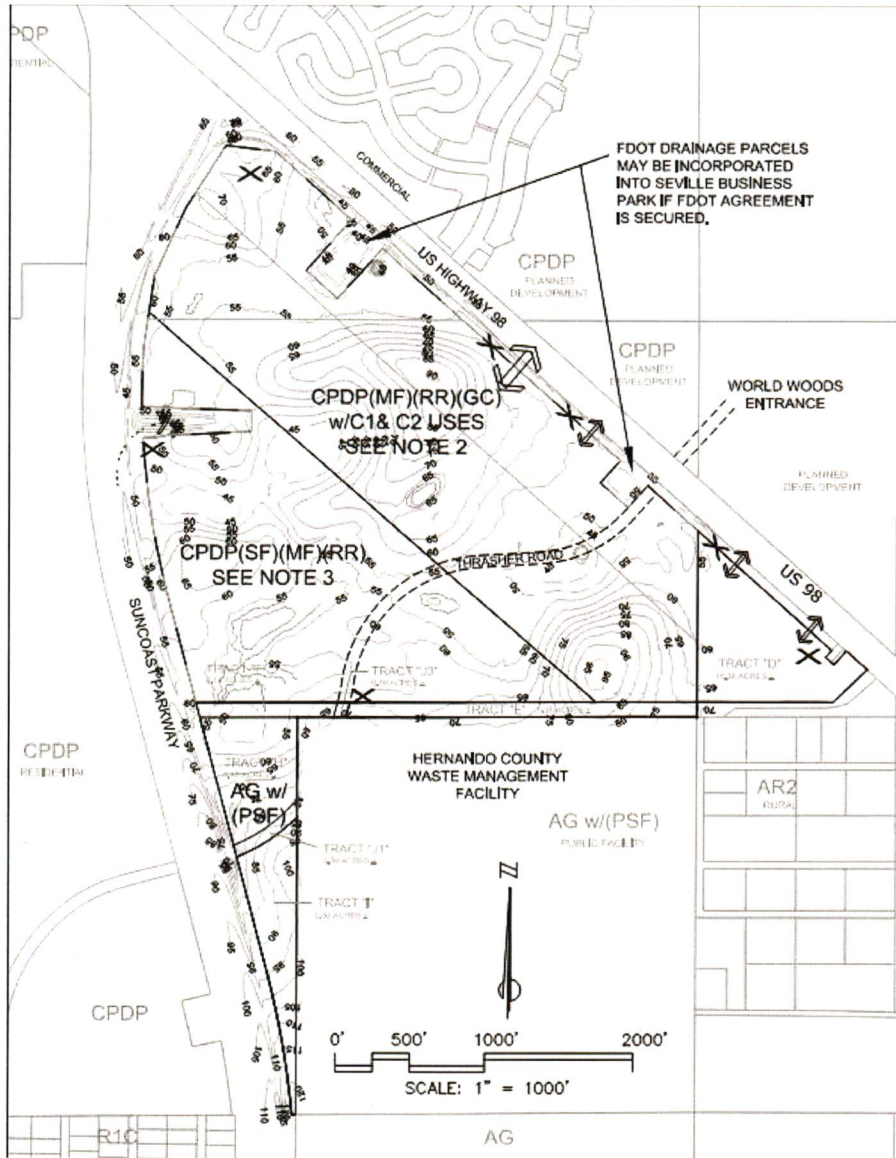


2006 MASTER PLAN – STAFF UPDATE





2010 SEVILLE EAST MASTER PLAN



LEGEND

SEVILLE EAST

CPDP(MF)(RR)(GC) w/C1 & C2 USES SEE NOTE 2

BUSINESS PARK - 148,16 Ac.

CPDP(SF)(MF)(RR) SEE NOTE 3

MID-DENSITY RESIDENTIAL 84 Ac, 2-16 units/Ac.

800,000 MAX. BUILDING S.F., 726 MAX. RESIDENTIAL UNITS
TOTAL ACRES 232,16

AG w/(PSF)

PROPERTY RETAINED BY COUNTY (26,68Ac.)

REZONING BOUNDARY (258,84 Ac.)



Info



HDC COMMERCIAL LLC



Zoom to

OBJECTID	108947
SHAPE.STArea(a)	176619.189453
SHAPE.STLength(gh)	2563.877110
PARCEL_KEY	327514
PARCEL_SHORTNUM	1.2
PARCEL_TYPE	R
BLOCK	
BUILDING_LEASE	N
LOT	
MINERAL RIGHTS	N
PARCEL_NUMBER	R10 421 18 0000 0010 0020
PARCEL_SORTNUM	R421181000 0000100020
PARCEL_EFFECTIVE DATE	01011980
PARENT_KEY	0
SECTION	10
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	0 PONCE DE LEON BLVD
SITUS_HOUSE NUMBER	0



1,000 ft

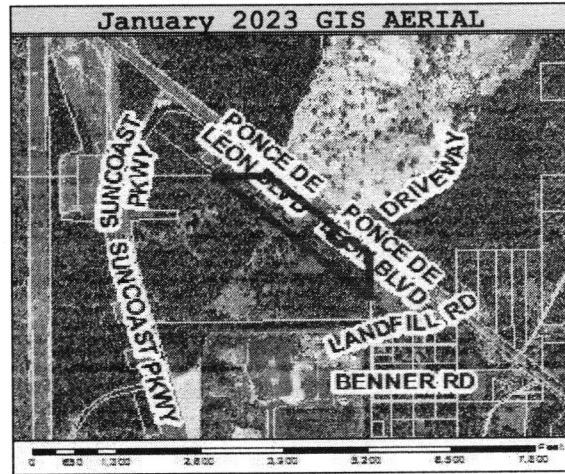


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00327514	PRINTED ON	10/04/25	PAGE	1
PARCEL #	R10 421 18 0000 0010 0020	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	34 AC MOL IN NE1/4 LYING S OF & ADJ TO HWY 98		
MAILING ADDRESS	3 CYPRESS RUN APT 32C HOMOSSASSA FL 34446-4232	UPDATED	01/01/10		
UPDATED	09/14/20		DES IN ORB 1178 PG 1160 & LESS R/W FOR SUNCOAST PKWY ORB 1280 PG 281		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	1,459,260	
ACRES	33.50	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C981	PONCE DE LEON, YONTZ RD-CO LINE
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	636,574	636,574	636,574	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+	5,594	5,594	
JUST/MARKET VALUE	=	642,168	642,168	
VALUE PRIOR TO CAP		19,420	19,420	
ASSESSED VALUE		14,344	14,344	
EXEMPT VALUE	-			
TAXABLE VALUE	=	14,344	19,420	14,344
CLASSIFIED LAND USE VALUE	13,826.00			

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
19	IMPACT FEE VALUE	Y	2020		Y				1.00	UNITS	8,700.00	8,700
19	IMPACT FEE VALUE	N	2020		Y				1.00	UNITS	8,700.00	8,700
60	IMP PASTURE	Y	2012		Y				33.50	ACRES	153.00	5,126
99	ACREAGE	N	2012		Y	4			33.50	ACRES	8,742.50	627,874

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
PONCE DE LEON BLVD	

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
0025419	01/24/89	8901067	MH	MOBILE HOME 1 ACRE OR MO	02/06/89	FINALED	05/19/89	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC	M	MULTIPLE PAR	N	WD	1446	0251		890,000
08/08/01	S & D FLORIDA SEVILLE LTD &	M	MULTIPLE PAR	N	WD	1446	0231		1,000,000
12/22/99	S & D FLORIDA SEVILLE LTD	D	DISQUALIFIED	N	SW	1312	0785		100
02/26/98	SEVILLE COMM DEV LTD	M	MULTIPLE PAR	N	SW	1178	1160		865,800
09/01/90	HERNANDO COUNTY	M	MULTIPLE PAR	Y	WD	0793	1388		100
07/01/90	HERNANDO COUNTY	D	DISQUALIFIED	N	FJ	0786	1527		100
09/01/88	LONG ROBERT E & GLENDA A	Q	QUALIFIED	Y	WD	0705	0888		30,000
01/01/80	MCGEE RICHARD E ET UX		INVALID CODE	N		----	----		



Info



HDC COMMERCIAL LLC



Zoom to

OBJECTID	108947
SHAPE.STArea(a)	176619.189453
SHAPE.STLength()	2563.877110
PARCEL_KEY	327514
PARCEL_SHORTRNUM	1.2
PARCEL_TYPE	R
BLOCK	
BUILDING_LEASE	N
LOT	
MINERAL_RIGHTS	N
PARCEL_NUMBER	R10 421 18 0000 0010 0020
PARCEL_SORTNUM	R421181000 0000100020
PARCEL_EFFECTIVE DATE	01011980
PARENT_KEY	0
SECTION	10
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	0 PONCE DE LEON BLVD
SITUS_HOUSE NUMBER	0



1,000 ft

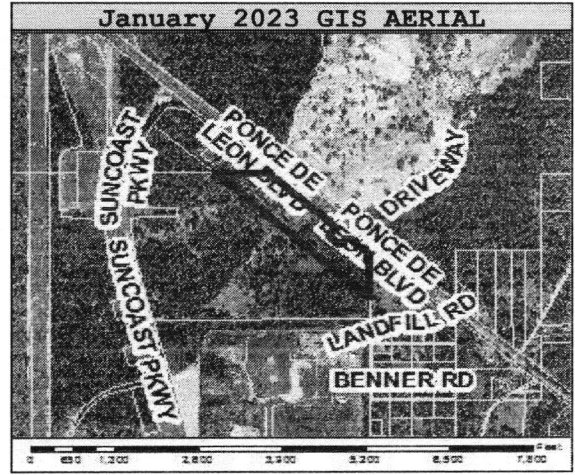


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00327514	PRINTED ON	10/04/25	PAGE	1
PARCEL #	R10 421 18 0000 0010 0020	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	34 AC MOL IN NE1/4 LYING S OF & ADJ TO HWY 98		
MAILING ADDRESS	3 CYPRESS RUN APT 32C HOMOSASSA FL 34446-4232	UPDATED	01/01/10		
UPDATED	09/14/20		DES IN ORB 1178 PG 1160 & LESS R/W FOR SUNCOAST PKWY ORB 1280 PG 281		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	1,459,260	
ACRES	33.50	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C981	PONCE DE LEON, YONTZ RD-CO LINE
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	636,574	636,574	636,574	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+	5,594	5,594	
JUST/MARKET VALUE	=	642,168	642,168	
VALUE PRIOR TO CAP		19,420	19,420	
ASSESSED VALUE		14,344	14,344	
EXEMPT VALUE		-		
TAXABLE VALUE	=	14,344	19,420	14,344
CLASSIFIED LAND USE VALUE	13,826.00			

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
19	IMPACT FEE VALUE	Y	2020		Y				1.00	UNITS	8,700.00	8,700
19	IMPACT FEE VALUE	N	2020		Y				1.00	UNITS	8,700.00	8,700
60	IMP PASTURE	Y	2012		Y				33.50	ACRES	153.00	5,126
99	ACREAGE	N	2012		Y	4			33.50	ACRES	8,742.50	627,874

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
PONCE DE LEON BLVD	

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
0025419	01/24/89	8901067	MH	MOBILE HOME 1 ACRE OR MO	02/06/89	FINALED	05/19/89	

PROPERTY SALES											
SALE DATE	NEW OWNER			CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC			M	MULTIPLE PAR	N	WD	1446	0251		890,000
08/08/01	S & D FLORIDA SEVILLE LTD &			M	MULTIPLE PAR	N	WD	1446	0231		1,000,000
12/22/99	S & D FLORIDA SEVILLE LTD			D	DISQUALIFIED	N	SW	1312	0785		100
02/26/98	SEVILLE COMM DEV LTD			M	MULTIPLE PAR	N	SW	1178	1160		865,800
09/01/90	HERNANDO COUNTY			M	MULTIPLE PAR	Y	WD	0793	1388		100
07/01/90	HERNANDO COUNTY			D	DISQUALIFIED	N	FJ	0786	1527		100
09/01/88	LONG ROBERT E & GLENDA A			Q	QUALIFIED	Y	WD	0705	0888		30,000
01/01/80	MCGEE RICHARD E ET UX				INVALID CODE	N		----	----		



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY # 00327514 PRINTED ON 10/04/25 PAGE 2

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/24	2025	304	17	5 YEAR REVIEW
06/12/20	2021	196	15	GREEN BELT REVIEW
01/10/20	2020	272	17	5 YEAR REVIEW
08/26/15	2016	184	17	5 YEAR REVIEW
04/30/10	2010	184	17	5 YEAR REVIEW
11/28/06	2007	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES	
April 30 2010	
CATTLE VISIBLE	



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 PRELIMINARY TAX ROLL

KEY #	01379207	PRINTED ON	08/13/25	PAGE	1
PARCEL #	R03 421 18 0000 0010 0030	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	THAT PART OF S1/2 LYING S & E OF SUNCOAST PKWY R/W		
MAILING ADDRESS UPDATED	3 CYPRESS RUN APT 32C HOMOSASSA FL 34446-4232	UPDATED	01/01/10		
09/14/20			ORB 1102 PG 1664 ORB 1210 PG 651 ORB 1280 PG 281		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	574,992	
ACRES	13.20	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC02	AC US 19 E TO C98
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	381,480	381,480	381,480	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	381,480	381,480	381,480	
VALUE PRIOR TO CAP	2,020	2,020	2,020	
ASSESSED VALUE	2,020	2,020	2,020	
EXEMPT VALUE	-			
TAXABLE VALUE	2,020	2,020	2,020	
CLASSIFIED LAND USE VALUE	2,020.00			

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
60	IMP PASTURE	Y	2009		Y				13.20	ACRES	153.00	2,020
99	ACREAGE	N	2009		Y	4			13.20	ACRES	28,900.00	381,480

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
PONCE DE LEON BLVD	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC	M	MULTIPLE PAR	Y	WD	1446	0231		1,890,000
01/01/99	S & D FLORIDA SEVILLE LTD	S	SPLIT (REQUI	Y	SW	1102	1664		9,250,000

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/24	2025	304	17	5 YEAR REVIEW
06/12/20	2021	196	15	GREEN BELT REVIEW
01/10/20	2020	272	17	5 YEAR REVIEW
08/26/15	2016	184	17	5 YEAR REVIEW
04/30/10	2010	184	17	5 YEAR REVIEW
11/29/06	2007	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES	
January 01 2005	
LEASED TO K BARCO	



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 PRELIMINARY TAX ROLL

KEY #	01379207	PRINTED ON	08/13/25	PAGE	1
PARCEL #	R03 421 18 0000 0010 0030	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	THAT PART OF S1/2 LYING S & E OF SUNCOAST PKWY R/W		
MAILING ADDRESS	3 CYPRESS RUN APT 32C HOMOSASSA FL 34446-4232	UPDATED	ORB 1102 PG 1664 ORB 1210 PG 651 ORB 1280 PG 281		
UPDATED	09/14/20				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	574,992	
ACRES	13.20	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC02	AC US 19 E TO C98
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	381,480	381,480	381,480	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 381,480	381,480	381,480	
VALUE PRIOR TO CAP	2,020	2,020	2,020	
ASSESSED VALUE	2,020	2,020	2,020	
EXEMPT VALUE	-			
TAXABLE VALUE	= 2,020	2,020	2,020	
CLASSIFIED LAND USE VALUE	2,020.00			

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
60	IMP PASTURE		Y 2009		Y				13.20	ACRES	153.00	2,020
99	ACREAGE		N 2009		Y 4				13.20	ACRES	28,900.00	381,480

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
PONCE DE LEON BLVD	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC	M	MULTIPLE PAR	Y	WD	1446	0231		1,890,000
01/01/99	S & D FLORIDA SEVILLE LTD	S	SPLIT (REQUI	Y	SW	1102	1664		9,250,000

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/24	2025	304	17	5 YEAR REVIEW
06/12/20	2021	196	15	GREEN BELT REVIEW
01/10/20	2020	272	17	5 YEAR REVIEW
08/26/15	2016	184	17	5 YEAR REVIEW
04/30/10	2010	184	17	5 YEAR REVIEW
11/29/06	2007	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES	
January 01 2005	
LEASED TO K BARCO	

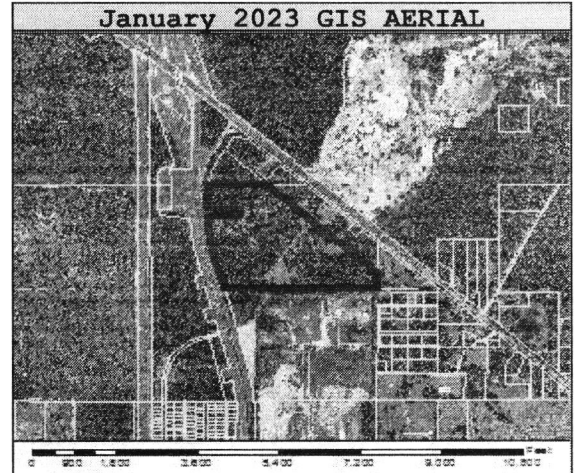


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 PRELIMINARY TAX ROLL

KEY #	01379225	PRINTED ON	08/13/25	PAGE	1
PARCEL #	R10 421 18 0000 0010 0040	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	THAT PART OF N1/2 & SW1/4 LYING E OF SUNCOAST PKWY R/W & S OF A 34 AC MOL TR		
MAILING ADDRESS	3 CYPRESS RUN APT 32C HOMOSASSA FL 34446-4232	UPDATED	01/01/11		
UPDATED	09/14/20		DES IN ORB 1178 PG 1160 ORB 1210 PG 651 ORB 1280 PG281		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	6,599,340	
ACRES	151.50	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC02	AC US 19 E TO C98
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	2,627,010	2,627,010	2,627,010	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 2,627,010	2,627,010	2,627,010	
VALUE PRIOR TO CAP	23,180	23,180	23,180	
ASSESSED VALUE	23,180	23,180	23,180	
EXEMPT VALUE	-			
TAXABLE VALUE	= 23,180	23,180	23,180	
CLASSIFIED LAND USE VALUE	23,180.00			

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
60	IMP PASTURE	Y	2013		Y				151.50	ACRES	153.00	23,180
99	ACREAGE	N	2013		Y	7			151.50	ACRES	7,340.00	2,627,010

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
	SITUS
	PONCE DE LEON BLVD

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC	M	MULTIPLE PAR	Y	WD	1446	0231		1,890,000
01/01/99	S & D FLORIDA SEVILLE LTD	S	SPLIT (REQUI	N		----	----		

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/24	2025	304	17	5 YEAR REVIEW
06/12/20	2021	196	15	GREEN BELT REVIEW
01/10/20	2020	272	17	5 YEAR REVIEW
08/26/15	2016	184	17	5 YEAR REVIEW
04/30/10	2010	184	17	5 YEAR REVIEW
11/28/06	2007	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES	
January 01 2005	
LEASED TO K BARCO	

CP 1494521 - Public Comment

HERNANDO COUNTY SCHOOL DISTRICT CONCURRENCY DEFICIT SUMMARY REPORT

July 16, 2025

INTRODUCTION

According to a recent Redfin report¹, while median home prices in Hernando County are up 4.0% compared to last year, the number of homes sold has decreased by 6.3%. Despite the cooling market, however, plans for residential development in Hernando County have continued marching forward, seemingly undeterred. As school concurrency applications continue to arrive in a steady stream, the pressure on school capacity available for future developments has reached a tipping point.

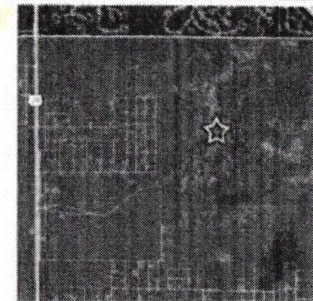
In the past 12 months, district staff have received 30 school concurrency applications for developments with various housing types including single family, duplex/villa, multifamily, and townhomes. The combined total of 9,354 dwelling units in these 30 developments is expected to generate 2,563 students. (1,026 ES, 743 MS, and 794 HS). Factoring in current enrollment and capacity reserved for previously approved developments, adequate capacity has typically been available – until recently. This report summarizes the 11 developments for which there is currently at least some capacity deficit for the number of students expected to be generated by each development.

¹ <https://www.redfin.com/county/462/FL/Hernando-County/housing-market>

1. PINERY (fka SEVILLE PHASE 1)

Winding Waters K-8 / Weeki Wachee HS

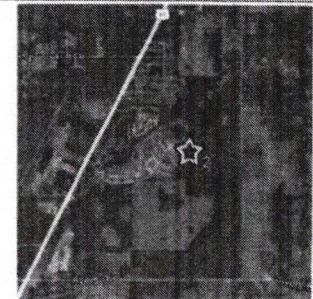
General Location:	South of Citrus County line, East of U.S. Hwy 19			
Dwelling Units:	708 single family			
Students Generated:	ES = 98	MS = 49	HS = 66	TOTAL = 213
Capacity Available:	ES = 98	MS = 49	HS = 15	TOTAL = 162
Capacity Deficit:	ES = 0	MS = 0	HS = (51)	TOTAL = (51)



2. TRAILS AT RIVARD

Moton ES / Parrott MS / Hernando HS

General Location:	North of Ayers Rd, East of U.S. 41			
Dwelling Units:	240 single family			
Students Generated:	ES = 33	MS = 17	HS = 22	TOTAL = 72
Capacity Available:	ES = 33	MS = 17	HS = 12	TOTAL = 62
Capacity Deficit:	ES = 0	MS = 0	HS = (10)	TOTAL = (10)





Learn it. Love it. Live it.

August 20, 2025

Hernando County Planning Department
 Lashaundra Ellison, Planner II
 1653 Blaise Drive
 Brooksville, Florida 34601

**RE: SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
 Finding of Available School Capacity**

Ms. Ellison,

The School District has revised its school concurrency analysis of the proposed residential development referenced above, based on information we recently received from your department, identifying several inactive developments for which we have been reserving school capacity until now. The application data and our revised findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Seville Phase 1
APPLICATION TYPE	School Concurrency Analysis
OWNER / DEVELOPER	SV Tampa Land, LP / Starwood Homes
PARCEL KEY NUMBER(S)	1099992
LOCATION / ADDRESS	Seville Parkway, 1 mile east of U.S. Hwy 19.
PROJECT ACREAGE	244.41 acres, more or less
LAND USE DESIGNATION	CURRENT: Agricultural - Residential
ZONING	CURRENT: PDP (SF)
PROPOSED DWELLING UNITS	SINGLE FAM: 708 MULTI FAM: 0 TOWNHS: 0

CAPACITY CALCULATIONS Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS	STUDENT GENERATION RATE 1	STUDENTS PER UNIT TYPE	AVERAGE GRADE LEVEL DISTRIBUTION		
				GRADE	DISTRIBUTION	STUDENTS
Single Family	708	0.300	213	PK - 5	46 %	98
Multi Family	0	0.188	0	6-8	23 %	49
Townhouse	0	0.159	0	9-12	31 %	66
TOTAL NUMBER OF STUDENTS			213			

[1 Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August 2022.]

It is the policy of the Hernando County School District not to illegally discriminate or allow its employees to illegally discriminate on the basis of race, color, religion, national origin, age, sex, marital status, disability or GINA in its educational programs or employment practices.

CP 1491521 - Public Comment

**SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
Finding of Available School Capacity**

CONCURRENCY SERVICE AREA ² (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED ³	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING LEVEL OF SVC. (F ÷ (A+B))
Winding Waters K-8	1628	330	1615	282	12 ^{ES} + 49 ^{MS}	1958	100%
Pine Grove ES	1488	0	946	497	45	1488	100%
Westside ES	776	0	514	170	41	764	98%
Weeki Wachee HS	1611	375	1444	540	1	1986	100%
Central HS	1888	0	1447	396	45	1888	100%
Hernando HS	1654	0	1301	310	2	1613	98%
Springstead HS	2003	0	1857	128	18	2003	100%

² There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

³ As published on the district's website, 10-11-2024.]

CAPACITY FINDINGS The Hernando County School District Level of Service (LOS) is 100% of school capacity.

At the elementary school level, adequate capacity is available for only 12 of 98 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8. However, capacity is available for 9 and 77 students, respectively, in the adjacent CSAs of Pine Grove ES and Westside ES, shown as shaded in the table above.

At the middle school level, adequate capacity is available for 49 students at the assigned CSA of Winding Waters K-8.

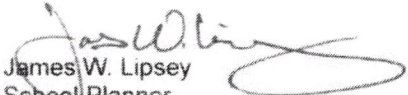
At the high school level, adequate capacity is available for only 1 of 66 students in the assigned CSA of Weeki Wachee HS. However, capacity is available for 45, 2, and 18 students, respectively, in the adjacent CSAs of Central HS, Hernando HS, and Springstead HS, shown as shaded in the table above.

COMMENT

This *Finding of Available School Capacity* for concurrency may be relied upon for a period of one (1) year from the date of issuance. If a development order is not obtained during this period, this *Finding of Available School Capacity* will expire, its reserved capacity shall be released, and the applicant must reapply. Once the local government issues the development order, this *Finding of Available School Capacity* shall run with the life of the development order. Requests for extensions or renewals thereof shall require a new review and concurrence of the School District. If at any time a development order or final development order expires, is revoked, or is otherwise deemed invalid, this *Finding of Available School Capacity* shall also be deemed null and void, its reserved capacity shall be released, and the applicant must reapply.

Should you have any questions concerning this report, please do not hesitate to contact me.

Regards,


James W. Lipsey
School Planner
Hernando County School District
PHONE: (352) 797-7050, ext. 71410
EMAIL: lipsey_j@hcsb.k12.fl.us



Planning & Zoning Commission

Meeting: 01/12/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16912
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Dirt Doctor 11011, LLC (H2552)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from AG (Agricultural) to PDP(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan

General Location:

West side of Sunshine Grove Road, directly across from Spring Ridge Subdivision

Parcel Key Number:

344817

Summary of Applicant's Request:

The subject site is currently zoned AG (Agricultural) with a Special Exception for a Civic Club (SE-00-04). The applicant is requesting elimination of the approved special exception and a Rezoning from AG (Agricultural) to PDP(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a Rezoning from AG (Agricultural) to PDP(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan with performance conditions.

REVIEW PROCESS

Michelle Miller

Approved

12/23/2025 10:41 AM

Natasha Lopez Perez	Approved	12/23/2025	2:26 PM
Toni Brady	Approved	12/29/2025	11:50 AM
Victoria Via	Approved	12/30/2025	10:19 AM

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Mike Fulford
AYES: Birren, Fulford, Holmes and McDonald
ABSENT: Noe



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2025
Board of County Commissioners: March 3, 2025

APPLICANT: Dirt Doctor 11011, LLC

FILE NUMBER: H-25-52

REQUEST: Rezoning from AG (Agricultural) to PDP(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan

GENERAL LOCATION: West side of Sunshine Grove Road, directly across from Spring Ridge Subdivision

PARCEL KEY NUMBER(S): 344817

APPLICANT'S REQUEST

The subject site is currently zoned AG (Agricultural) with a Special Exception for a Civic Club (SE-00-04). The applicant is requesting elimination of the approved special exception and a Rezoning from AG (Agricultural) to PDP(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan.

The specific C-1 uses requested by the applicant include:

- Comparison goods
- Retail Food Stores
- Domestic and Business Service Establishments
- Domestic and Business Repair Establishments
- Business Training Schools
- Dry Cleaning Establishments
- Antique Stores
- Secondhand Stores
- Veterinary Clinics

No special exception uses in C-3 are being proposed.

Deviations Requested

- Reduction in the front setback along Sunshine Grove Road from 75' to 35'

SITE CHARACTERISTICS

Site Size	4.9 acres
Surrounding Zoning; Land Uses	North: AG; vacant and single-family residential uses South: AG; Marine Corps League Civic Club, vacant East: PDP(SU); PDP(SF); Power Line Corridor, Spring Ridge Subdivision West: AG; Vacant
Current Zoning:	AG with special exception for Civic Club (SE-00-04)
Future Land Use Map Designation:	Rural

ENVIRONMENTAL REVIEW

On August 28, 2025, a preliminary environmental site visit was conducted by the petitioner. According to this environmental visit, the subject property has been under brushed within the past 12 months and is moderately forested with an assemblage of sand live oak, slash pine, and long leaf pine trees. No large diameter trees (greater than 18-inch dbh) were detected. The understory and ground cover consist primarily of saw palmetto, coppice tree growth, wire grass, dog fennel, and other ruderal vegetation. While gopher tortoise burrows are present, their density is low, and no other state or federally listed species were detected. The site did not contain any wetlands or other surface waters, and the soils are described as sandy and well-drained (Candler soils).

The petitioner shall be required to comply with all Southwest Florida Water Management District (SWFWMD) and Florida Fish and Wildlife Conservation Commission (FWC) permitting requirements at the time of site development.

UTILITIES REVIEW

HCUD does not currently supply water or wastewater service to this parcel. Water is available to this parcel. There is a 16" Force Main that runs adjacent to this parcel. HCUD has no objections to the zoning change from Rezoning from AG (Agricultural) to PDP(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development.

ENGINEERING REVIEW

The site consists of a 4.9-acre vacant site. The site is located on the west side of Sunshine Grove Road, across from Plumeria Boulevard (Spring Ridge Subdivision). The subject parcel lies along a busy 4-lane County arterial roadway (Sunshine Grove Road), directly across from the entrance to the Spring Ridge community, which is scheduled for signalization. The entrance to this parcel will be aligned with that intersection and will provide access to the proposed commercial development.

The County Engineer has reviewed the petitioner's request and has provided the following comments:

- Additional Right of way along Sunshine Grove Rd. may be required; the petitioner shall coordinate with the County Engineer at time of development to determine the width of Right-of-Way required.
- Driveway for the proposed project must align with Plumeria Drive Intersection.
- Roadway(s) within project must meet county standards.
- A Traffic Access Analysis shall be required at the time of site development permitting. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

Comments: Setbacks along Sunshine Grove Road shall be measured from the property line, with the required right-of-way dedication to the County being excluded from the setback calculation

LAND USE REVIEW

Uses:

The PDP/NC (Neighborhood Commercial) District allows all permitted uses in the C-3 zoning district, any special exception uses allowed in the C-3 zoning district and any permitted uses from the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan.

The petitioner has requested all uses within the C-3 District as follows:

- Convenience goods stores, provided that there are not more than two (2) checkout lanes and two (2) vehicle fueling stations.
- Personal service establishments.
- Business, professional and non-profit organization offices.
- Public offices and utility facilities.
- Alcoholic beverage dispensation (package and restaurants only).
- Delicatessens and restaurants with a forty (40) or less seating capacity.
- One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
- Day care centers.
- Nursing care homes.

In addition to the uses permitted in the C-3 zoning district the following additional specified C-1 (General Commercial) uses are proposed:

- Comparison goods
- Retail Food Stores
- Domestic and Business Service Establishments
- Domestic and Business Repair Establishments
- Business Training Schools
- Dry Cleaning Establishments

- Antique Stores
- Second Hand Stores
- Veterinary Clinics

No special exception uses in C-3 are being proposed.

Comments: The petitioner has requested uses that are consistent with Neighborhood Commercial objectives in the Comprehensive Plan. These uses, along with the utilization of the Planned Development Project zoning district and the limited development intensity requested, will not create an inordinate burden on the surrounding residential and agricultural communities. Additionally, the petitioner has requested the removal of the previously approved special exception for a civic club (SE-00-04). As this property is currently vacant and the use has not been in place for over a year, the special exception is null and void. If the master plan is approved, the special exception reference will be removed from all mapping records.

Development Intensity:

The petitioner has proposed a maximum development intensity of 70,000 square feet, less than the 35% maximum allowed by the Comprehensive Plan.

Maximum Building Height: 35'

Setbacks:

- Front: 35' (Deviation from 75')
- Side: 20'
- Rear: 35'

Buffers:

- Sunshine Grove/Front (East): 5'
- South (side): 10'
- North (side): 10'
- West (rear): 35'

Comments: The petitioner has requested that the buffers meet the minimum requirements of the Community Appearance Ordinance, which does not establish an opacity requirement. However, based on Board of County Commissioners direction and an established practice by the County, the landscape buffers shall be required to meet an 80% opacity within 18 months of planting. Any enhancement required to meet the opacity standards within the buffer shall be clearly identified in the construction drawings.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Landscape:

The petitioner shall 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.

Parking:

The subject site is being proposed as a multibuilding project that may be constructed in separate phases. The entire project shall be required to meet the parking requirements of the Land Development Regulations.

Residential Protection Standards:

The subject site is across Sunshine Grove Road from the existing Spring Ridge community. If applicable due to site design and distance, the subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within one hundred (100) feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within one hundred (100) feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of midnight and 7:00 a.m. within one hundred (100) feet of any single-family residential district property line.
- No building within one hundred (100) feet of any single-family residential district property line shall be more than twenty (20) feet in height.
- All loading bays and loading docks must be a minimum of one hundred (100) feet from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

COMPREHENSIVE PLAN REVIEW

The subject site is within the Rural land use classification; however, the applicant is proposing a neighborhood commercial use which is allowable within all Future Land Use categories. Utilizing the Planned Development Project zoning process, the use and design are consistent with the Comprehensive Plan and are not averse to the public interest.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Neighborhood Commercial

Strategy 1.04G(9): Neighborhood Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and limited function. Neighborhood commercial areas serve limited local, traditional, or historic markets such as local restaurants and coffee shops, local convenience retail, local gas stations, or similar uses, and generally do not exceed 5 acres in size.

Strategy 1.04G(10): Neighborhood Commercial areas are guided by the following land use criteria:

- a. may be located in Residential or Rural Categories;
- b. have a maximum total size of five (5) acres overall;
- c. are not located in environmentally sensitive areas or the Conservation Category unless associated with a resource oriented tourism use;
- d. are located on collector or arterial roads except as part of a mixed use project;
- e. will not result in degradation of roadway levels of service;
- f. are designed to serve the convenience and personal service needs of nearby residents where such services are not otherwise reasonably available, and are proximate to the population areas supported;
- g. will not compromise the integrity of residential or rural areas;
- h. may be located internal to a mixed-use project.

Comments: The uses proposed in the subject application are appropriately sized and situated for the Neighborhood Commercial designation. It is less than five acres in size, aligning with the intent of the neighborhood classification. Additionally, it is located along a collector road and is not anticipated to degrade the roadway's level of service. Lastly, the uses proposed are designed to serve the needs of the surrounding residential and rural development and will also serve the local elementary and secondary schools in the general area.

FINDINGS OF FACT

The requested master plan revision is appropriate based on the following findings of fact:

- The subject site is less than 5 acres, is located along a collector road, and is not anticipated to have a negative impact on the surrounding residential and rural areas.
- Neighborhood Commercial uses are allowed in residential and rural land use classifications without requiring a Comprehensive Plan amendment.
- The supplemental C-1 uses requested are supportive uses and will fulfill a service gap along Sunshine Grove Road.
- The Planned Development Project zoning process is being utilized to condition the project to alleviate any impacts to the surrounding community. With the recommended performance conditions, the use is consistent with the Comprehensive Plan and is compatible with the surrounding uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a Rezoning from AG (Agricultural) to PDP(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan with the following 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. The civic club use as approved by Special Exception SE-00-04 has been removed from the site.
3. The master plan is approved for all of C-3 uses:
 - Convenience goods stores, provided that there are not more than two (2) checkout lanes and two (2) vehicle fueling stations.
 - Personal service establishments.
 - Business, professional and non-profit organization offices.
 - Public offices and utility facilities.
 - Alcoholic beverage dispensation (package and restaurants only).
 - Delicatessens and restaurants with a forty (40) or less seating capacity.
 - One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises;

such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.

- Day care centers.
- Nursing care homes.

4. The master plan is approved for the following specific C-1 uses:

- Comparison goods
- Retail Food Stores
- Domestic and Business Service Establishments
- Domestic and Business Repair Establishments
- Business Training Schools
- Dry Cleaning Establishments
- Antique Stores
- Secondhand Stores
- Veterinary Clinics

5. The petitioner shall be required to comply with all Southwest Florida Water Management District (SWFWMD) and Florida Fish and Wildlife Conservation Commission (FWC) permitting requirements at the time of site development.

6. The petitioner shall be required to complete a utility capacity analysis and connect to the central water & wastewater system at time of site development.

7. Additional Right of way along Sunshine Grove Rd. may be required; the petitioner shall coordinate with the County Engineer at the time of development to determine the width of Right-of-Way required.

8. Driveway for the proposed project must align with the Plumeria Drive Intersection.

9. Roadway(s) within project must meet county standards.

10. A Traffic Access Analysis shall be required at the time of site development permitting. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

11. Maximum Building Height: 35'

12. Minimum Setbacks

Front:	35' (Deviation from 75')
Side:	20'
Rear:	35'

Setbacks along Sunshine Grove Road shall be measured from the property line, with the required right-of-way dedication to the County being excluded from the setback calculation

13. Project Buffers:

Sunshine Grove/Front (East):	5'
South (side):	10'

North (side): 10'
West (rear): 35'

All landscape buffers shall be required to meet an 80% opacity within 18 months of planting. Any enhancement required to meet the opacity standards within the buffer shall be clearly identified in the construction drawings.

14. The project shall be limited to a maximum of 70,000 square feet.
15. The petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
16. The petitioner shall 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.
17. The subject site is being proposed as a multibuilding project that may be constructed in separate phases. The entire project shall be required to meet the parking requirements of the Land Development Regulations.
18. If applicable due to site design and distance, the subject site shall be subject to Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6 "A".
19. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

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

File No. _____ Official Date Stamp: _____

Date: 8/25/2025

APPLICANT NAME: Dirt Doctor 11011, LLC

Address: 2111 N KEENE RD

State: FL

Zip: 33763

City: CLEARWATER

Phone: _____

Email: dirtdoctorflorida@gmail.com

Property owner's name: (if not the applicant) DIRT DOCTOR 0 LLC

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates

Address: 966 Candlelight Boulevard

State: FL

Zip: 34061

City: Brooksville

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): 00344817
2. SECTION 21, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AG
4. Desired zoning classification: PDP(NC) to include all C-3 & specific C-1 Uses.
5. Size of area covered by application: 4.9 acres
6. Highway and street boundaries: Sunshine Grove Road, across from Plumeria Boulevard (Spring Ridge Subdivision)
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, Jigar Jadav as Manager of DIRT DOCTOR 0 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): _____

and (representative, if applicable): _____

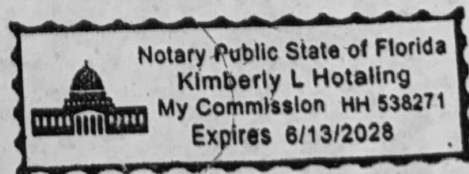
to submit an application for the described property.

J. Jadav
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3rd day of September, 2025, by Jigar Jadav who is personally known to me or produced _____ as identification.

Signature of Notary Public



Notary Seal/Stamp

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

Rezoning Application Narrative

Parcel Key 344817

Applicant: Dirt Doctor 0 LLC

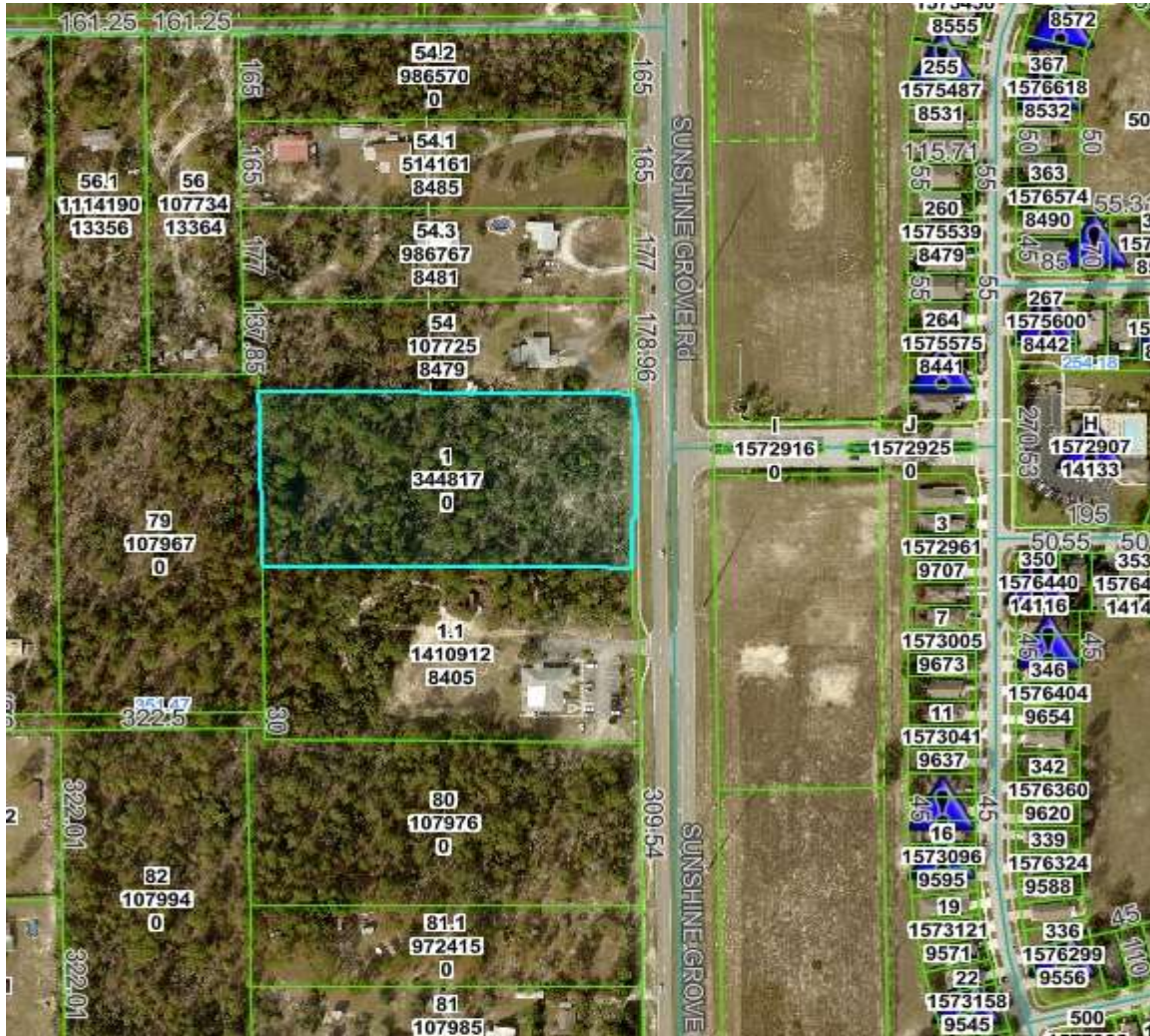


Figure 1. Parcel Key 344817 - Aerial and Location Map

General:

The site consists of a 4.9 acre vacant site. The site is located on the west side of Sunshine Grove Road, across from Plumeria Boulevard (Spring Ridge Subdivision). Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned Agriculture (AG) with an approved special exception for civic club. Please refer to Figure 2 below for the site zoning.

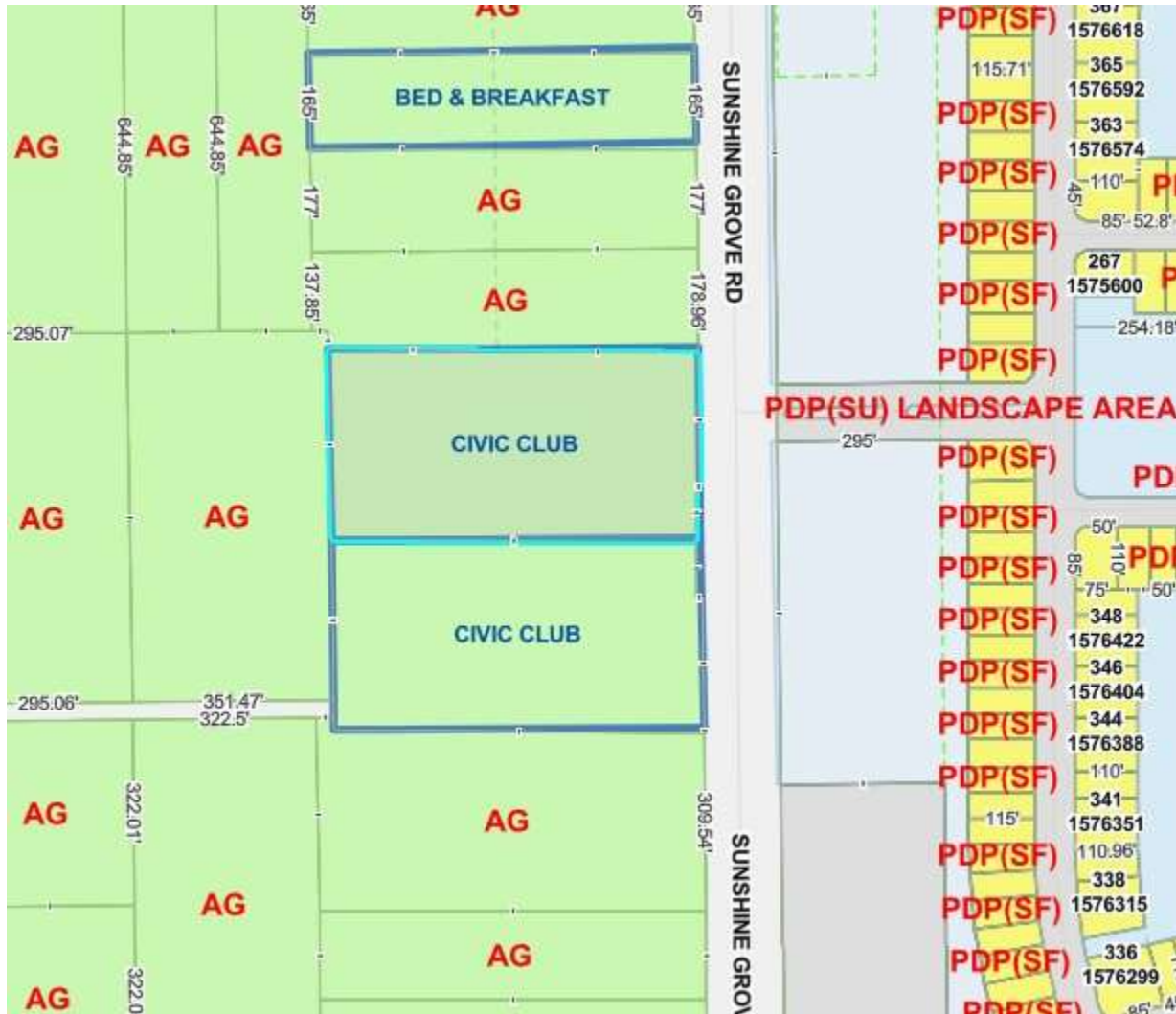


Figure 2. Parcel Key 344817 - Zoning Map

The site is currently designated as Rural on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.



Figure 3. Parcel Key 344817- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan’s future land use map designations.

	Zoning	FLU	Property Use
North	AG	Rural	Vacant, single family residential
South	AG	Rural	Marine Corps League Civic Club, vacant
East	PDP/SU, PDP/SF	Public Semipublic, Residential	Power Line Corridor, Spring Ridge Subdivision
West	AG	Rural	Vacant

Request:

The applicant is requesting elimination of the approved special exception and rezoning with a master plan to allow neighborhood commercial (PDP/NC) with additional specified uses allowed by Article VIII, Section 5.10.

Project Description:

The subject parcel lies along a busy 4-lane County arterial roadway (Sunshine Grove Road), directly across from the entrance to the Spring Ridge community, which is scheduled for signalization. The entrance to this parcel will be aligned with that intersection and will provide access to the proposed commercial development. Given the depth of the parcel, the applicant intends to provide a significant 35’buffer along the boundary with vacant rural residential property to the west.

Given its location at a signalized intersection, this project is well situated to provide neighborhood commercial services to the nearby residences.

Major HCUD utility lines are located in the adjacent Sunshine Grove Road right-of-way, and the site is well above the floodplain and contains no wetlands. Soils are fast-draining and conducive for on-site retention of stormwater from residential and commercial development.

Comprehensive Plan Consistency:

The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Neighborhood Commercial

Strategy 1.04G(9): Neighborhood Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and limited function. Neighborhood commercial areas serve limited local, traditional, or historic markets such as local restaurants and coffee shops, local convenience retail, local gas stations, or similar uses, and generally do not exceed 5 acres in size.

Strategy 1.04G(10): Neighborhood Commercial areas are guided by the following land use criteria:

- a. may be located in Residential or Rural Categories;
- b. have a maximum total size of five (5) acres overall;
- c. are not located in environmentally sensitive areas or the Conservation Category unless associated with a resource oriented tourism use;
- d. are located on collector or arterial roads except as part of a mixed use project;
- e. will not result in degradation of roadway levels of service;
- f. are designed to serve the convenience and personal service needs of nearby residents where such services are not otherwise reasonably available, and are proximate to the population areas supported;
- g. will not compromise the integrity of residential or rural areas;
- h. may be located internal to a mixed use project.

Analysis: The proposal meets the locational criteria for neighborhood commercial as it is intended to serve a limited function/market with less than 5 acres in size located on a collector roadway (Sunshine Grove Road), and will not result in the degradation of service along Sunshine Grove Road. Additionally, the property is not within an environmentally sensitive area. The project is also proximate to a school and residential area, and will not compromise the integrity of the immediate rural and residential area.

Proposed Dimensional Standards:

Neighborhood Commercial (PDP/NC)

Maximum Floor Area- 70,000 square feet

Maximum Building Height-35 feet

Minimum Setbacks

Front- 35 feet (Deviation from 75 feet)

Sides- 20 feet

Rear- 35 feet

Perimeter Buffers

Sunshine Grove/Front (East)- 5 feet

South (side)- 10 feet

North (side)- 10 feet

West (rear)- 35 feet

The buffer plantings will meet the minimum landscape requirements of the Community Appearance Ordinance and Section 1, Article VIII, Appendix A of the Planned Development requirements which states the following.

Buffering. A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Proposed Uses:

The PDP/NC (Neighborhood Commercial) District allows all permitted uses in the C-3 zoning district, any special exception uses allowed in the C-3 zoning district and any permitted uses from the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan.

In addition to the uses permitted in the C-3 zoning district the following additional specified uses are proposed:

Permitted C-1 Uses

- Comparison goods
- Retail Food Stores
- Domestic and Business Service Establishments
- Domestic and Business Repair Establishments
- Business Training Schools
- Dry Cleaning Establishments
- Antique Stores
- Second Hand Stores
- Veterinary Clinics

No special exception uses in C-3 are being proposed.

Site Conditions

Environmental

A preliminary environmental site visit was conducted on August 28, 2025. The following are the results of the site visit:

- The subject property was under brushed within the past 12 months.
- The property is moderately forested with an assemblage of sand live oak, slash pine and long leaf pine trees.
- Large diameter trees (> 18-inch dbh) were not detected.
- The understory and ground cover contains saw palmetto, coppice tree growth, wire grass, dog fennel and other ruderal vegetation.
- Gopher tortoise burrows are present, but their density is low.
- No other state or federally listed species were detected.
- Wetlands and/or other surface waters are not present.
- Soils are sandy and well-drained (Candler soils).

Topography

The site is relatively flat and sits at an elevation ranging from 70 feet at the south property line to 80 feet above MSL at the north property line. Please refer to Figure 4.



Figure 4. Parcel Key 344817-Topography Map

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.

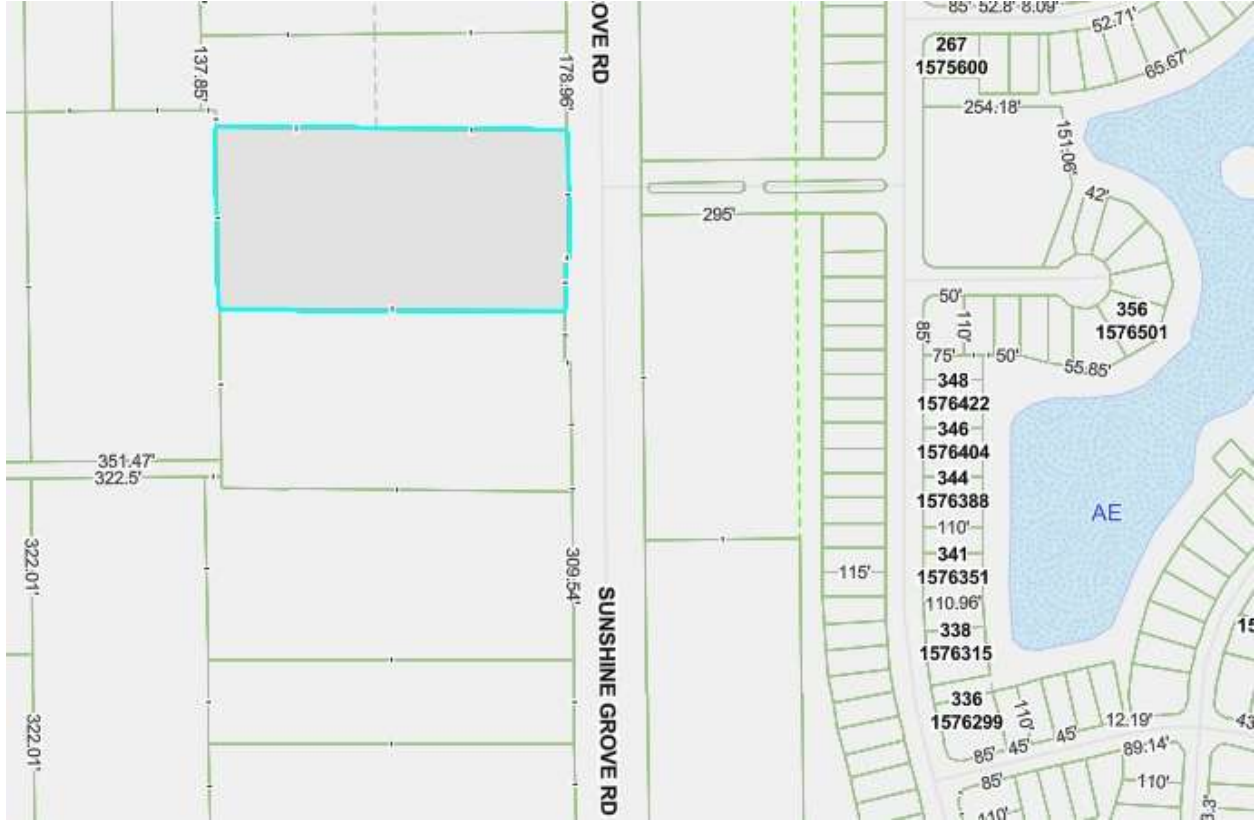


Figure 5. Parcel Key 344817 -Floodplain Map

Infrastructure

Adequate Access/Transportation

The site has access from Sunshine Grove Road, a four lane County arterial with a very good level of service. The intersection at Plumeria Boulevard (Spring Ridge Subdivision entrance) is scheduled for signalization, which will provide additional safety for all turning movements. Access configuration will be coordinated with the County Engineer.

Utilities

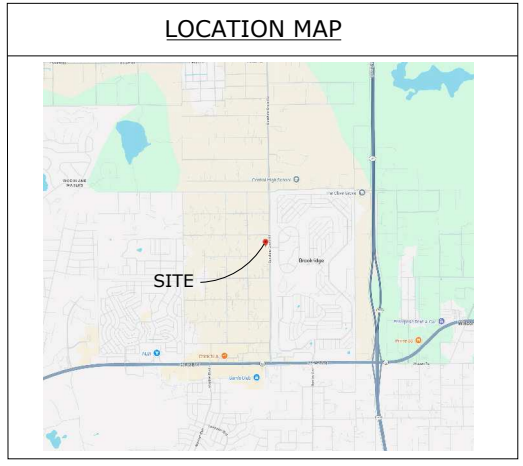
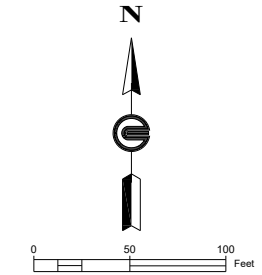
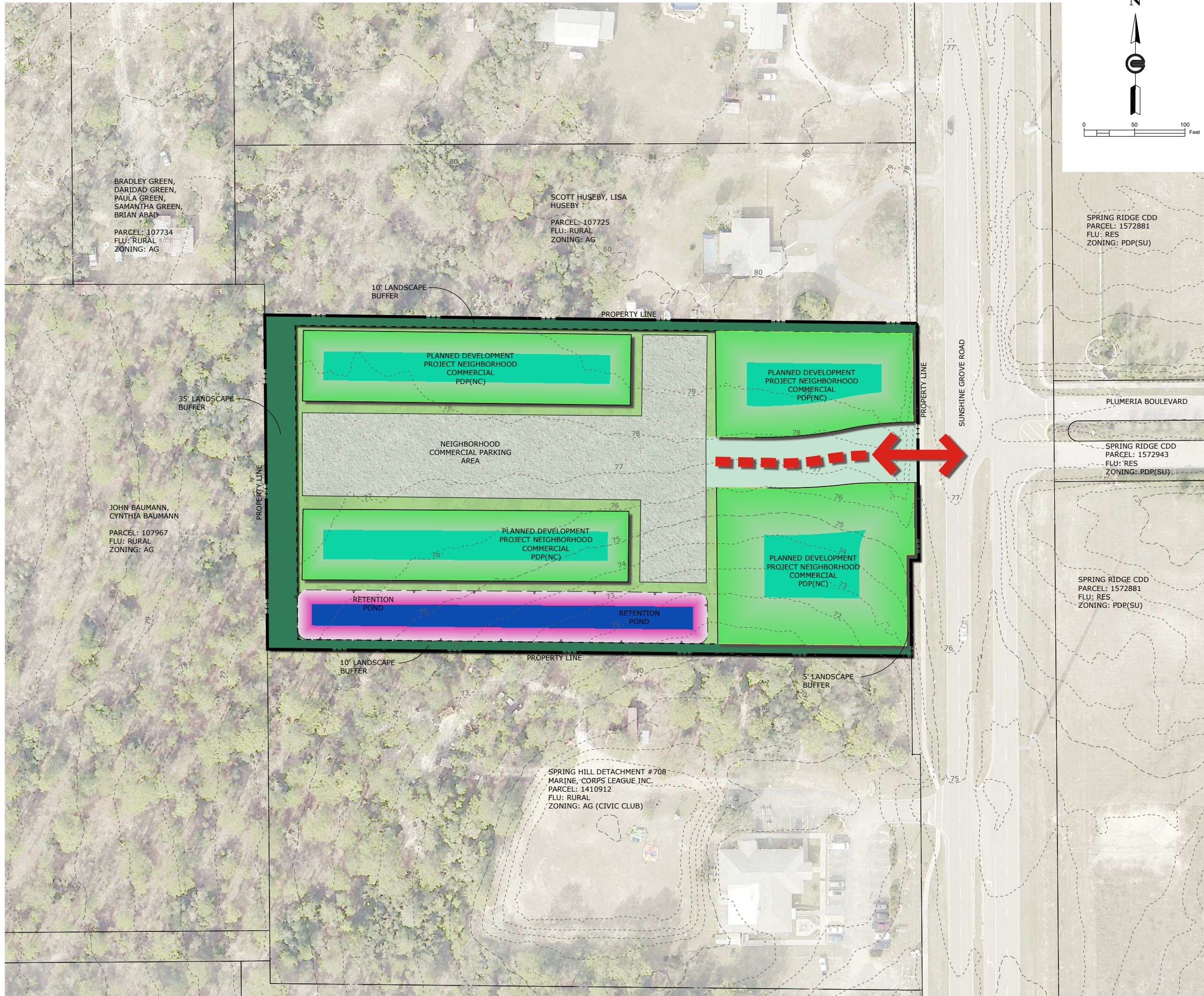
Both potable water and central sewer will be provided by the Hernando County Utilities Department. A 16" water main and a 16" force main are located within the adjacent Sunshine Grove Road right-of-way. Engineering for any requirements to connect will be done at the development review phase.

Drainage

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

Deviations

A deviation is requested reducing the front setback from 75 feet to 35 feet. Given the small size of the parcel and need for visibility on Sunshine Grove Road, this deviation is justified.



- LEGEND**
- PDP (NEIGHBORHOOD COMMERCIAL) PDP (NC)
 - CONCEPTUAL PARKING AREA FOR NEIGHBORHOOD COMMERCIAL USE
 - LANDSCAPED BUFFERS
 - RETENTION POND AREA

SITE DATA

AREA: +/- 4.9 ACRES
 OWNER / APPLICANT: DIRT DOCTOR 0 LLC
 PARCEL KEY NO.: 344817
 SITE ADDRESS: SUNSHINE GROVE ROAD
 SECTION / TOWNSHIP / RANGE: 21/22S/18E
 CURRENT FLU: RURAL
 CURRENT ZONING: AG (CIVIC CLUB)
 PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / NEIGHBORHOOD COMMERCIAL (PDP/NC) WITH ALL C-3 AND SPECIFIC C-1 USES

NEIGHBORHOOD COMMERCIAL (PDP/NC)
 MAXIMUM FLOOR AREA - 70,000 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MINIMUM SETBACKS
 FRONT- 35 FEET (DEVIATION FROM 75 FEET)
 SIDES- 20 FEET
 REAR- 35 FEET

BUFFERS
 SUNSHINE GROVE/FRONT (EAST)- 5 FEET LANDSCAPE BUFFER
 SOUTH (SIDE)- 10 FEET LANDSCAPE BUFFER
 NORTH (SIDE)-10 FEET LANDSCAPE BUFFER
 WEST (REAR)- 35' LANDSCAPE BUFFER
 THE BUFFER PLANTINGS WILL MEET THE MINIMUM LANDSCAPE REQUIREMENTS OF THE COMMUNITY APPEARANCE ORDINANCE.

LAND USE TABLE			
LAND USE	ACRES	UNITS	COMM. SF
COMMERCIAL	4.0		70,000 SF
DRAINAGE, BUFFERS, R.O.W., OPEN SPACE	0.9		
TOTAL:	+/- 4.9		

NOTES:
 * ALL ACRES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

REZONING MASTER PLAN
 DIRT DOCTOR 11011 LLC

Engineering
 Planning
 Surveying
 Environmental
 Construction Management
Coastal
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

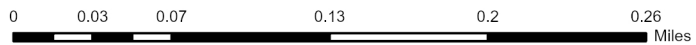
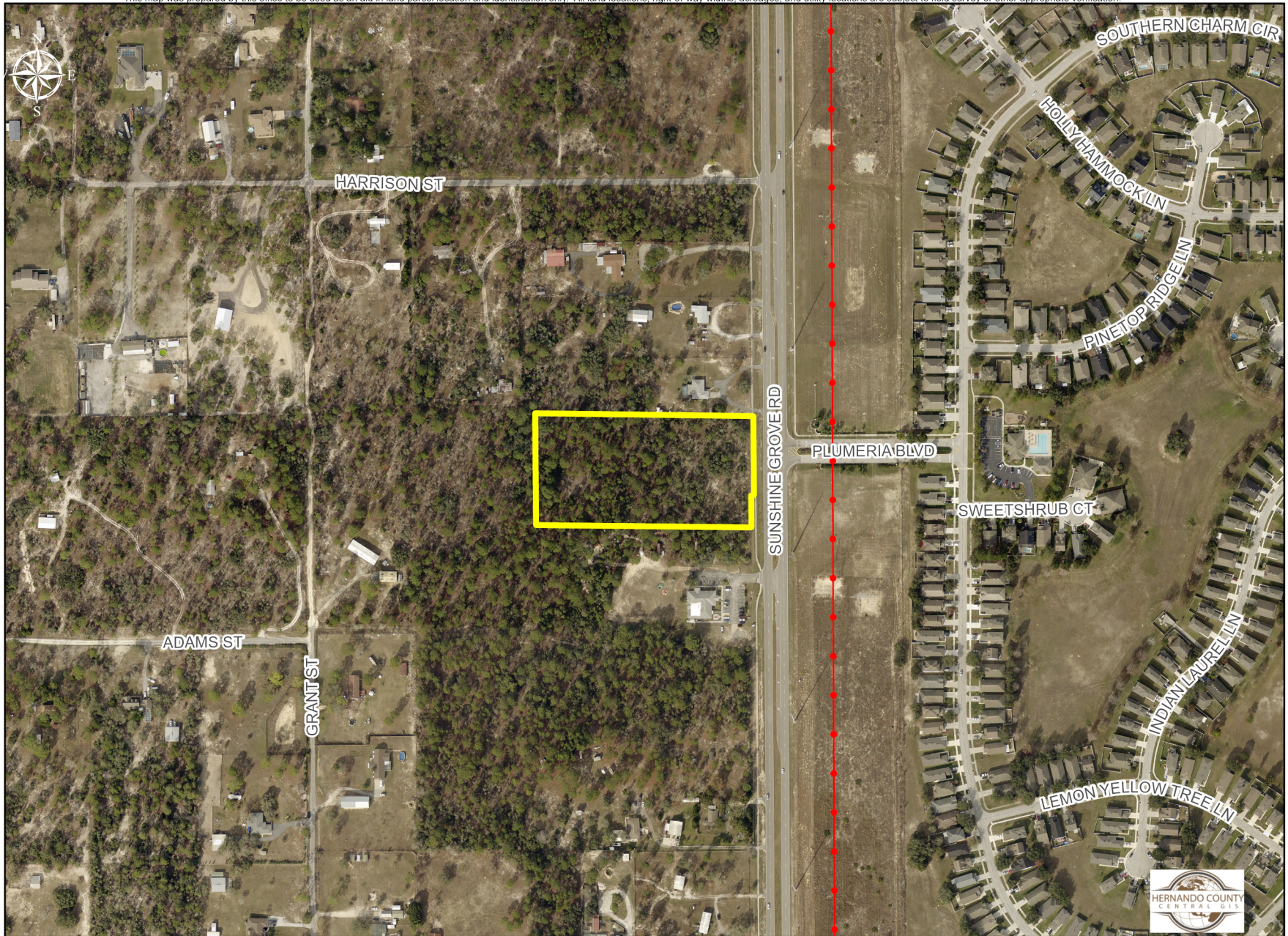
REUSE OF DOCUMENT
 THIS DOCUMENT COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.
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DATE	REV. BY	REV. NO.	REVISION

H-25-52

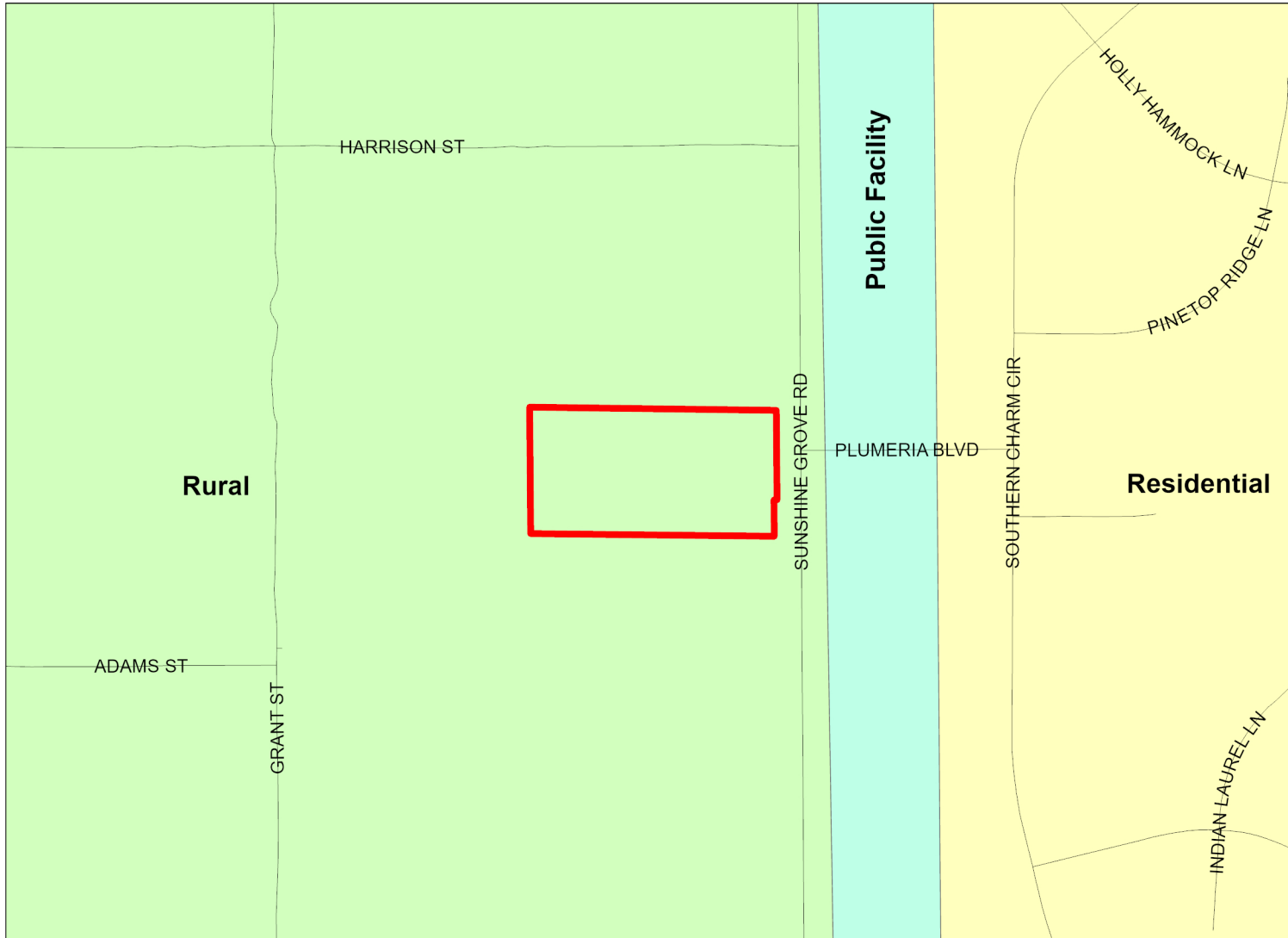
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-52
Version Date: 12/09/2022



H-25-52

FLU Riverine District

Regional Commercial

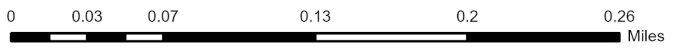
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

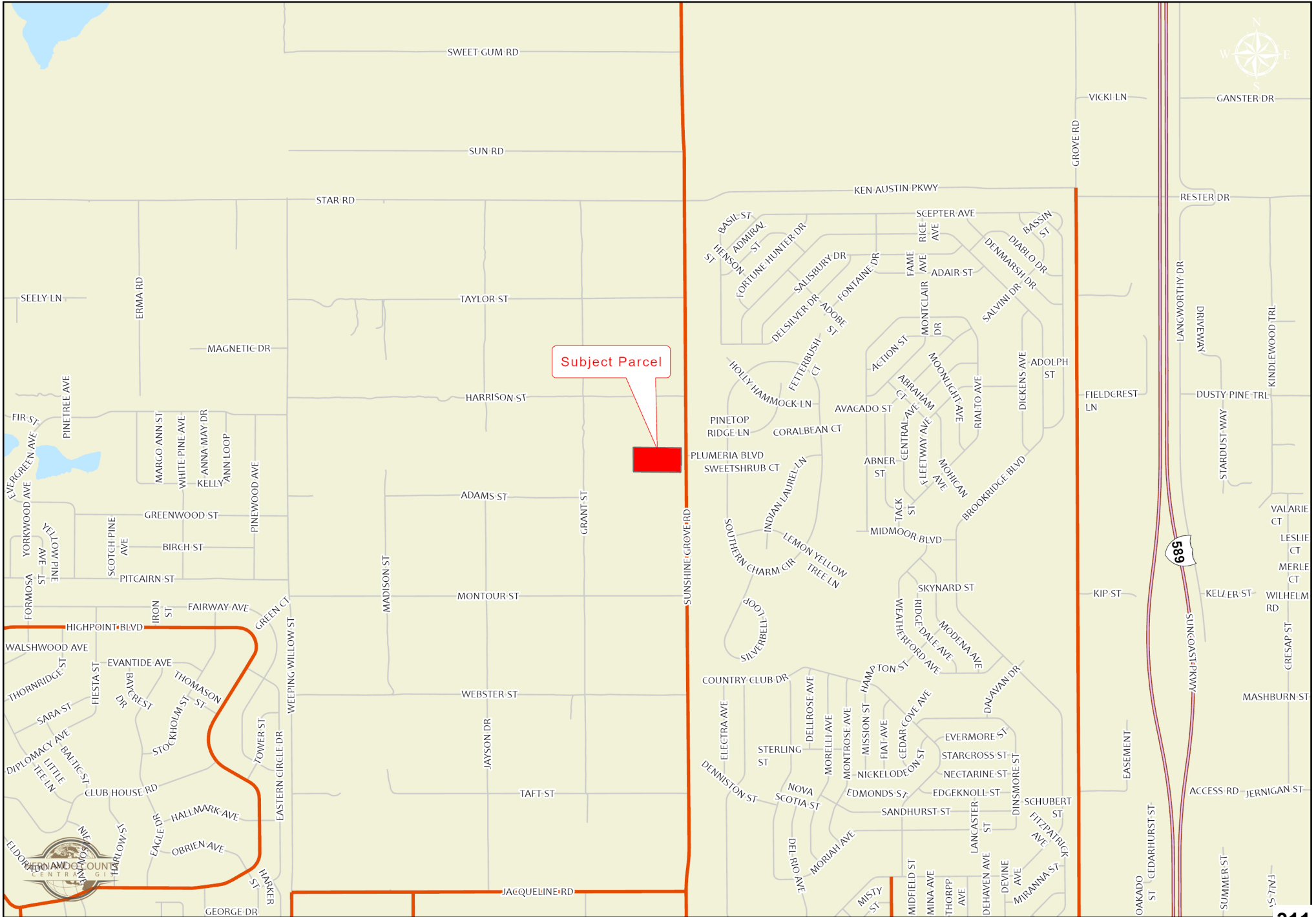


Date of mapping: 09/23/2025



H-25-52 AREA MAP

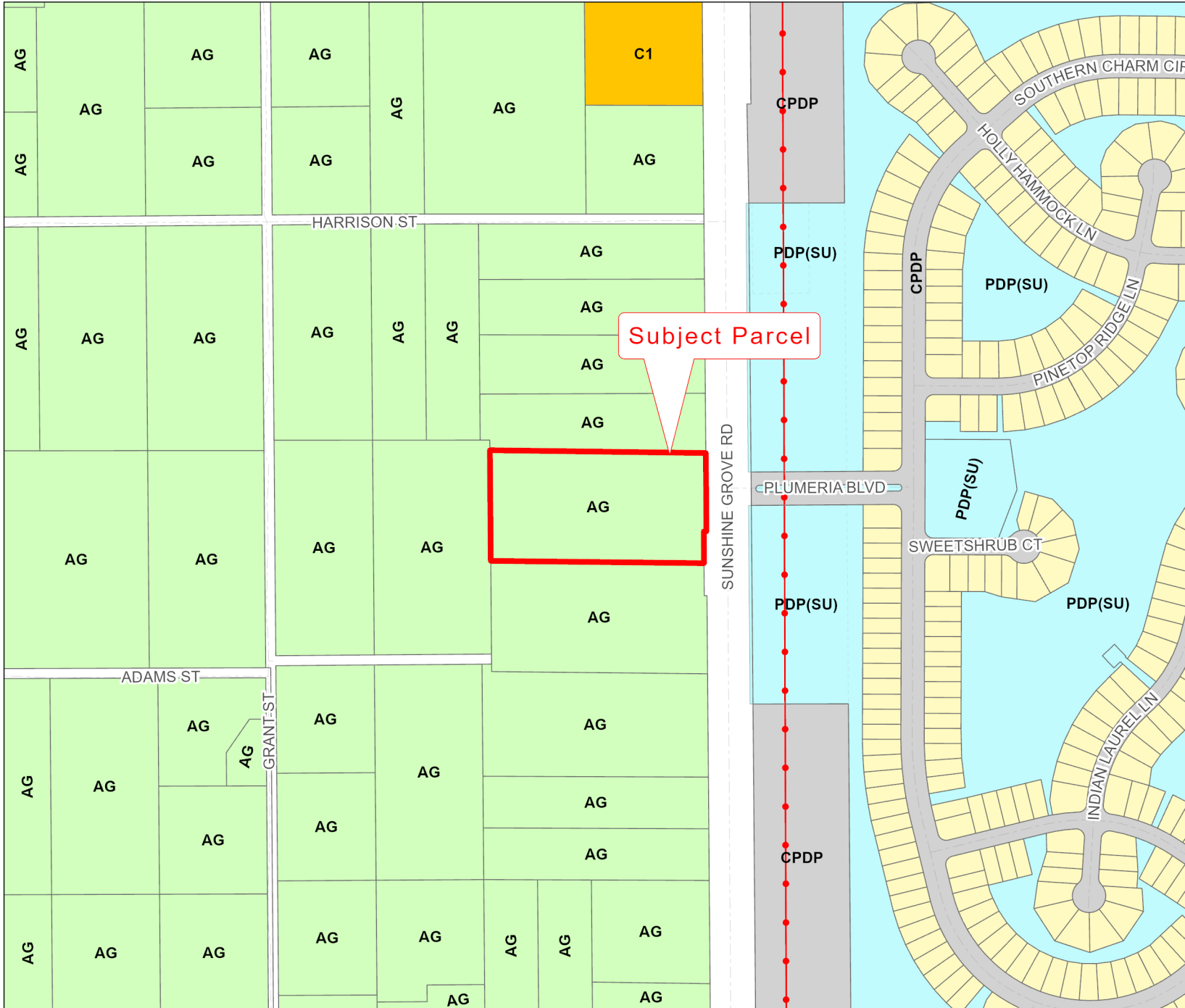
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Subject Parcel

H-25-52

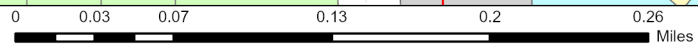
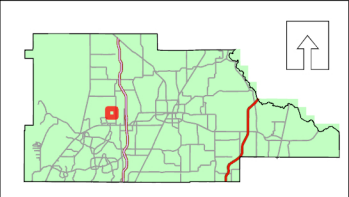
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending





AGENDA ITEM

TITLE

Master Plan Revision Petition Submitted by Solid Rock Property Group (H2555)

BRIEF OVERVIEW

Rezoning Request:

Master Plan Revision on property zoned PDP(GC)/ Planned Development Project (General Commercial) to include all of OP/ Office Professional uses and Specific C2 (General Commercial) uses

General Location:

Southeast corner of Kettering Road and State Road 50

Parcel Key Number:

1675066

Summary of Applicant’s Request:

The applicant is proposing to develop a convenience store with 12 vehicle fueling stations (defined by the industry as individual gas dispensers with 2 fueling positions) and a possible high speed fueling lane for diesel fuel with accessory canopy structures within the front yard setback. The convenience store will be on an estimated 2 to 4 acre outparcel at the intersection of Kettering Road and SR 50.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a Master Plan Revision on property zoned PDP(GC)/ Planned Development Project (General Commercial) to include all of OP/ Office Professional uses and Specific C2 uses to establish an associated master plan with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	12/22/2025	4:52 PM
Victoria Via	Approved	12/22/2025	5:10 PM
Natasha Lopez Perez	Approved	12/29/2025	9:55 AM

Toni Brady

Approved

12/29/2025 11:52 AM

RESULT: **ADOPTED**
MOVER: Nicholas Holmes
SECONDER: Mike Fulford
AYES: Birren, Fulford, Holmes and McDonald
ABSENT: Noe



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026
Board of County Commissioners: March 9, 2026

APPLICANT: Solid Rock Property Group

FILE NUMBER: H-25-55

REQUEST: Master Plan Revision on property zoned PDP(GC)/ Planned Development Project (General Commercial) to include all of OP/ Office Professional uses and Specific C2 (General Commercial) uses

GENERAL LOCATION: Southeast corner of Kettering Road and State Road 50

PARCEL KEY NUMBER(S): 1675066

APPLICANT'S REQUEST

The subject site is currently zoned PDP(GC)/ Planned Development Project (General Commercial). The applicant is requesting a Master Plan Revision to allow all C-1 and OP uses, as well as specific C-2 (Highway Commercial) uses, to establish an updated associated master plan.

The specific C-2 uses requested by the applicant include:

1. Drive -in restaurants
2. Tire and automotive accessory establishments
3. Automotive specialty establishments
4. Automobile service establishments
5. Veterinarian or animal clinics and hospital service establishments
6. Alcoholic beverage dispensation
7. Mini warehouses
8. Hospital emergency service establishment

The applicant is proposing to develop a convenience store with 12 vehicle fueling stations (defined by the industry as individual gas dispensers with 2 fueling positions) and a possible high speed fueling lane for diesel fuel with accessory canopy structures within the front yard setback. The convenience store will be on an estimated 2 to 4 acres outparcel at the intersection of Kettering Road and SR 50

Deviation Requests

Perimeter Setback Deviations:

- North (front) setback along SR 50: reduction from 125 feet to 75 feet
- South setback (adjacent to industrial area): reduction from 35 feet to 20 feet

Interior Lot Setback Deviations:

- Side setbacks: reduction from 20 feet to 10 feet
- Rear setback: reduction from 35 feet to 20 feet

Perimeter Buffer Deviations:

- North (SR 50): reduction from 35 feet to 20 feet
- West (Kettering Road): reduction from 35 feet to 20 feet

SITE CHARACTERISTICS

Site Size	23.20 Acres
Surrounding Zoning; Land Uses	North: Cortez Boulevard South: PDP(IND); Vacant East: Withlacoochee State Trail, AR2: FDOT, Vacant West: CPDP; Sunrise Development
Current Zoning:	PDP(GC)
Future Land Use Map Designation:	I-75 / SR 50 PDD

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available. There is also an 8” force main to the north and an 18”force main on the west side of Kettering Rd. This parcel is subject to the following:

- HCUD is unable to immediately provide the necessary wastewater service to the site from existing infrastructure and the necessary Ridge Manor Wastewater Treatment Plant expansion may not be in place when the impacts of the site development occur. However, options to facilitate service can be explored.
- If a water and sewer (W&S) agreement is accepted, the utility would be able to extend services to your development.
- HCUD has no objection to the master plan revision to allow a convenience store with 12 vehicle fueling stations, provide additional Right of Way (ROW) along Kettering Rd and SR 50, provide an internal cross access to all commercial uses with unified access to Kettering Rd and SR 50, a secondary side street full access to Kettering Rd for the convenience store and gas station, subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development. Parcel Key# 1675066.

ENGINEERING REVIEW

The subject site is located on the Southeast corner of Kettering Road and State Road 50. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- Project shall be denied due to lack of detailed site plan, per Director of Public Works.
- A Traffic Access Analysis is required.
- A Frontage Road is required by this project due to it abutting Cortez Boulevard. The minimum width for a Frontage Road is 50-feet.
- The Driveway, Parking and Layout will need to meet County Standards.
- Sidewalk from the buildings to the sidewalk along Cortez Boulevard is required.
- This project will participate in the Kettering Road at Cortez Boulevard improvements in accordance with the requirements of the I-75/SR 50 Planned Development District.

Comments: Staff received a revised site plan including more details requested by the Engineering Department which is attached for consideration.

LAND USE REVIEW

The PDP/GC (General Commercial) District allows all permitted uses in the C-1 zoning district, any special exception uses allowed in the C-1 zoning district and any permitted uses from the C-2 zoning district which have been specifically designated or specified in the narrative or on the master plan.

The petitioner has requested all uses within the C-1 District as follows:

- Comparison goods stores
- Convenience goods stores with a limit of 12 vehicle fueling stations
- Personal service establishments
- Domestic and business service establishments
- Domestic and business repair establishments
- Business, professional and nonprofit organization offices
- Public offices
- Business training schools
- Restaurants with or without alcohol dispensation
- Indoor commercial amusement establishments
- Indoor motion picture theaters
- Motels
- Hotels
- Automobile parking establishments
- Gasoline service stations with a limit of 12 vehicle fueling stations
- Light building material establishments
- Mortuaries, funeral homes
- Antique stores
- Alcoholic beverage dispensation package and restaurants only
- Retail food stores
- Veterinary clinics with air conditioned, sound-attenuated runs
- Light marine establishments
- Fire stations and state, county and municipal police stations
- Light domestic rental establishments

- Auto parts establishments
- Dry cleaning establishments
- One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
- Day care centers and preschools
- Automobile service establishments limited to four (4) service bays
- Places of Public Assembly
- Fraternal organizations
- Secondhand stores
- Retail plant nurseries with outside storage limited to plants and packaged products
- Auto glass establishments
- Aircraft parts establishments
- Nursing care homes
- Light construction service establishments
- Call Centers

The petitioner has requested all uses within the OP district as follows:

- Day care centers and preschools.
- Places of public assembly.
- Business, professional and nonprofit organization office use, but not including the sale or storage of merchandise except where the sale or storage of merchandise relates directly to the rendering of professional services.
- Publicly owned or operated building.
- One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
- Charitable organizations.
- Hospital.

In addition to the uses permitted in the C-1 zoning district the following additional specified C-2 (Highway Commercial) uses are proposed:

- Drive -in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments
- Veterinarian or animal clinics and hospital service establishments
- Alcoholic beverage dispensation
- Mini warehouses
- Hospital emergency service establishment

Building Heights: 60 feet

Total Square Footage: 360,568 with up to 8 additional outparcels (.35 FAR)

Perimeter Setbacks:

- State Road 50 (North): 75 (Deviation from 125')
- South: 20' (Deviation from 35')
- Withlacoochee State Trail (East): 35'
- Kettering Road (West): 75'

Interior Setbacks:

- Cross access Road: 35'
- Front: 35'
- Sides: 10' (Deviation from 20')

Landscape Buffers:

- State Road 50 (North): 20' (Deviation from 35')
- South: 20'
- Withlacoochee State Trail (East): 35'
- Kettering Road (West): 20' (Deviation from 35' from previous file H-06-127)
- Internal Buffers: 5'

Comments: Buffers shall consist of any existing vegetation and supplemented with landscaping when needed to meet 80% opacity.

Landscape:

The petitioner shall 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.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

I-75/SR 50 Surcharge

In accordance with Land Development Regulations, Chapter 23 (Planning), Article III (Impact Fees), Division 6 (Impact Fee Surcharge), an impact fee surcharge is required to provide additional funding necessary to accommodate the increased density and intensity associated with new development planned within the I-75/SR 50 Planned Development District (PDD).

Comment: The petitioner shall be required to pay the surcharges in accordance with the Land Development Regulations (LDRs).

COMPREHENSIVE PLAN REVIEW

The subject property is located in the I-75/S.R. 50 Planned Development District on the future land use map, and is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

COMMERCIAL MAPPING CRITERIA

Objective 1.04G: The Conservation Category allows timbering (with a management plan) and limited resource-oriented recreational activities such as hiking, picnicking and fishing. Accessory residential units for security purposes may also be allowed. The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

I-75/SR-50 PLANNED DEVELOPMENT DISTRICT

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.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a 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.

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;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- 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;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a "sense of place."

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.

Comments: The subject site meets the minimum criteria for the proposed use. The site was previously approved for commercial development with a mix of land uses. The site is along SR 50, where commercial growth is planned.

FINDINGS OF FACT

The requested master plan revision is appropriate based on the following findings of fact:

1. The proposed rezoning from Master Plan Revision on property zoned PDP(GC)/ Planned Development Project (General Commercial) to include all of OP/ Office Professional uses and Specific C2 uses is appropriate based on its compatibility with surrounding land uses and its consistency with both the Commercial and the I-75/SR 50 Planned Development District (PDD).

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a Master Plan Revision on property zoned PDP(GC)/ Planned Development Project (General Commercial) to include all of OP/ Office Professional uses and Specific C2 uses to establish an associated master plan with the following 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. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. If a Water and Sewer (W&S) Agreement is executed and accepted by Hernando County Utilities Department (HCUD), the utility will be able to extend water and wastewater service to the development in accordance with applicable County standards.
4. A Traffic Access Analysis shall be required.
5. The frontage road shall have a minimum right-of-way width of fifty (50) feet. The configuration will be reviewed for approval by the County Engineer.
6. All driveways, parking areas, internal circulation, and site layout shall conform to applicable Hernando County design and engineering standards.

7. A sidewalk connection from all buildings to the sidewalk along Cortez Boulevard shall be provided.
8. The project shall participate in and contribute to planned improvements at the intersection of Kettering Road and Cortez Boulevard, as required by the County.
9. Building Heights: 60'
10. Total Square Footage: 360,568 with up to 8 additional outparcels (.35 FAR)
11. Perimeter Setbacks:
 - State Road 50 (North): 75 (Deviation from 125')
 - South: 20' (Deviation from 35')
 - Withlacoochee State Trail (East): 35'
 - Kettering Road (West): 75'

Interior Setbacks:

 - Cross access Road: 35'
 - Front: 35'
 - Sides: 10' (Deviation from 20')
12. Landscape Buffers:
 - State Road 50 (North): 20' (Deviation from 35')
 - South: 20'
 - Withlacoochee State Trail (East): 35'
 - Kettering Road (West): 20' (Deviation from 35' from previous file H-06-127)
 - Internal Buffers: 5'
13. All buffers shall consist of any existing vegetation and supplemented with landscaping when needed to meet 80% opacity.
14. The petitioner shall 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.
15. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
16. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
17. The petitioner shall be required to pay the surcharges in accordance with the Land Development Regulations (LDR)
18. The petitioner has requested all uses within the C-1 District as follows:

- Comparison goods stores
- Convenience goods stores with a limit of 12 vehicle fueling stations
- Personal service establishments
- Domestic and business service establishments
- Domestic and business repair establishments
- Business, professional and nonprofit organization offices
- Public offices
- Business training schools
- Restaurants with or without alcohol dispensation
- Indoor commercial amusement establishments
- Indoor motion picture theaters
- Motels
- Hotels
- Automobile parking establishments
- Gasoline service stations with a limit of 12 vehicle fueling stations
- Light building material establishments
- Mortuaries, funeral homes
- Antique stores
- Alcoholic beverage dispensation package and restaurants only
- Retail food stores
- Veterinary clinics with air conditioned, sound-attenuated runs
- Light marine establishments
- Fire stations and state, county and municipal police stations
- Light domestic rental establishments
- Auto parts establishments
- Dry cleaning establishments
- One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
- Day care centers and preschools
- Automobile service establishments limited to four (4) service bays
- Places of Public Assembly
- Fraternal organizations
- Secondhand stores
- Retail plant nurseries with outside storage limited to plants and packaged products
- Auto glass establishments
- Aircraft parts establishments
- Nursing care homes
- Light construction service establishments

- Call Centers

19. The petitioner has requested all uses within the OP district as follows:

- Day care centers and preschools.
- Places of public assembly.
- Business, professional and nonprofit organization office use, but not including the sale or storage of merchandise except where the sale or storage of merchandise relates directly to the rendering of professional services.
- Publicly owned or operated building.
- One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
- Charitable organizations.
- Hospital.

20. The petitioner has requested specified C-2 (Highway Commercial) uses are proposed:

- Drive -in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments
- Veterinarian or animal clinics and hospital service establishments
- Alcoholic beverage dispensation
- Mini warehouses
- Hospital emergency service establishment

21. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [] PDP
Master Plan [] New [x] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: Sept. 27, 2025

APPLICANT NAME: Solid Rock Property Group

Address: 4803 George Rd., Suite 330
City: Tampa State: Florida Zip: 33634
Phone: 813-576-0333 Email: clogan@solidrockpg.com
Property owner's name: (if not the applicant) DMMD I LLC, - Devanand Mangar - Managing Member

REPRESENTATIVE/CONTACT NAME: Ford Manuel

Company Name: Coastal Engineering Associates, inc
Address: 966 Candlelight Boulevard
City: Brooksville State: Florida Zip: 34601
Phone: (352) 796-9423 Email: Ford@coastal-engineering.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): R04 423 21 0000 0010 0020
2. SECTION 4, TOWNSHIP 23, RANGE 21
3. Current zoning classification: PDP (GC) - General Commerical
4. Desired zoning classification: PDP (GC) - General Commerical including all C-1 & OP/Office Professional uses & specific C-2
5. Size of area covered by application: 23.3 Acres uses outlined in the Rezoning Application Narrative
6. Highway and street boundaries: Southeast corner of State Road 50 and Kettering
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [x] Yes [] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Devanand Mangar as Managing Member of DMMD I 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):

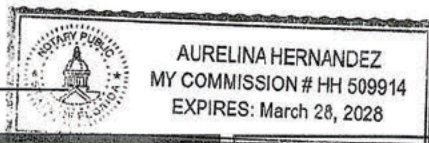
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Solid Rock Property Group and (representative, if applicable): Coastal Engineering Associates, inc to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO Hillsborough

The foregoing instrument was acknowledged before me this 27th day of September, 2025, by Devanand mangar who is personally known to me or produced identification.

Signature of Notary Public



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

PRINT FORM CLEAR FORM

Notary Seal/Stamp

Solid Rock Property Group
Rezoning Application Narrative

Parcel Key: 1675066

General

The site consists of 23.3 acres lying at the southeast corner of Kettering Road and SR 50, lying in Section 4, Township 23 South, Range 21 East. Refer to figure 1 for the aerial view and location.



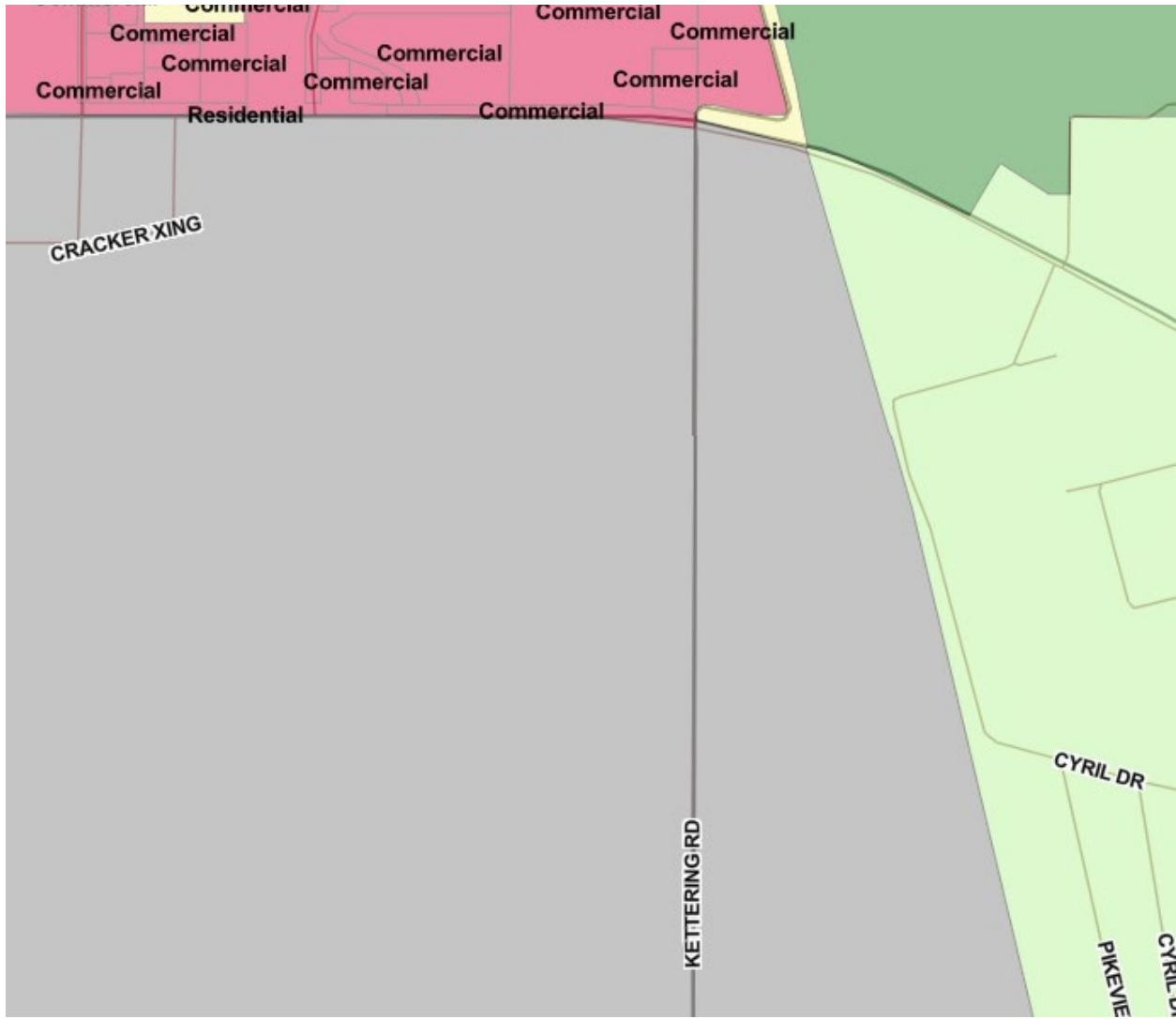
Figure 1-Parcel Key 1675066 Aerial and Location Map


Current Zoning and Land Use

The current site zoning is PDP/GC (Planned Development Project/General Commercial) and the Future Land Use designation is the I 75/SR 50 Planned Development District (PDD). Refer to figures 2 and 3.



Figure 2-Parcel Key 1675066 Zoning




 PLANNED DEVELOPMENT


 RURAL

Figure 3-Parcel Key 1675066 Future Land Use

The following table identifies adjacent zoning and the comprehensive plan’s future land use map designations.

	Zoning	FLU	Property Use
North	AG and C2	Commercial	Vacant
South	PDP/IND	I-75/S.R. 50 PDD	Vacant
East	Withlacoochee State Trail, AR2	Rural	Recreation, State of Florida DOT, retention pond
West	CPDP	I-75/S.R. 50 PDD	Sunrise Development

Request:

The applicant is requesting a Master Plan Modification on property zoned PDP/GC. The original master plan and zoning was approved on February 14, 2007, and included both the current site zoned PDP/GC and the property to the south which is zoned PDP/IND. This application only pertains to the property designated PDP/GC. A master plan modification was previously approved by the County for the property zoned PDP/IND (parcel key 394424, H 2229).

Project Description:

The PDP/GC zoning allows all permitted uses in the C-1 zoning district. Any special exception uses allowed in the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan and any permitted and special exception uses from the C-2 or O/P zoning districts specifically designated in the narrative or on the master plan. The previous master plan is expired and the applicant proposes to update the master plan as follows:

- Locate a convenience store with 12 vehicle fueling stations (defined by the industry as individual gas dispensers with 2 fueling positions) and a possible high speed fueling lane for diesel fuel with accessory canopy structures within the front yard setback. The convenience store will be on an estimated 2 to 4 acre outparcel at the intersection of Kettering Road and SR 50
- The actual size of the outparcel is estimated and is subject to final design
- Provide for all the permitted uses allowed in the C-1 and OP zoning districts and the following C-2 uses on the balance of the 23 acre site:

1. Drive -in restaurants
 2. Tire and automotive accessory establishments
 3. Automotive specialty establishments
 4. Automobile service establishments
 5. Veterinarian or animal clinics and hospital service establishments
 6. Alcoholic beverage dispensation
 7. Mini warehouses
 8. Hospital emergency service establishment
- Provide for additional ROW along Kettering Road and SR 50 as needed
 - Provide for a single unified access to SR 50 in accordance with the permitting requirements of FDOT
 - Provide a reverse internal cross access road and/or cross access to all commercial uses with unified access to Kettering Road and SR 50 with the exact location determined by the County Engineer
 - Provides up to three (3) access points on Kettering Road, one of which may be temporary. The location and configuration of these access points will be dependent on the approved traffic study.
 - A landscaped buffer and retention area along the Withlacoochee State Trail
 - The main retention area is conceptual and is subject to final design and permitting
 - Provide for a commercial lot layout for the balance of the property at the time of Conditional Plat

Dimensional Standards

Perimeter Setbacks (inclusive of buffers)

SR 50 (North):	75 feet (deviation from 125 feet; previously approved)
Kettering Road (West):	75 feet from the existing ROW
Withlacoochee State Trail (East):	35 feet
Industrial Area (South)	20 feet (deviation from 35 feet)

Internal Building Setbacks

Internal Cross Access Road:	35 feet (where applicable)
Front (other than perimeter):	35 feet (accessory structures such as canopy structures may encroach into the front setback)
Sides (other than perimeter):	10 feet (deviation from 20 feet)

Rear (other than perimeter):	20 feet (deviation from 35 feet)
Perimeter Buffers	
SR 50 (North):	20 foot Landscape Buffer (deviation from 35 feet)
Kettering Road (West):	20 foot Landscape Buffer (deviation from 35 feet)
Withlacoochee State Trail (East):	35 foot Buffer consisting of existing vegetation supplemented with landscaping where needed. No buffer where drainage retention area abuts property line.
Industrial Area (South):	20 foot Buffer consisting of existing vegetation
Internal lot buffers:	5 feet
Maximum Building Height:	60 feet
Total Square Footage:	360,568 with up to 8 additional outparcels

Consistency with the Comprehensive Plan

The subject property is located in the I-75/S.R. 50 Planned Development District on the future land use map, and is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

I-75/SR-50 PLANNED DEVELOPMENT DISTRICT

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.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a 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.

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:

c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50

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.

Analysis; The project is consistent with the following standards of the PDD.

- The site was previously approved for commercial development in accordance with the provision for a functional mix of land uses
- The site is located along SR 50 where commercial development is envisioned
- The Master Plan provides for cross access between commercial uses that meets the intent of a frontage road and additional ROW as needed along SR 50 and Kettering Road
- The site utilizes the Planned Development process for review and approval

Site Conditions

Topography

As shown in Figure 4, the site topography ranges from an elevation of 65 feet in the southeast corner of the property to 90 feet in the west central part of the site.

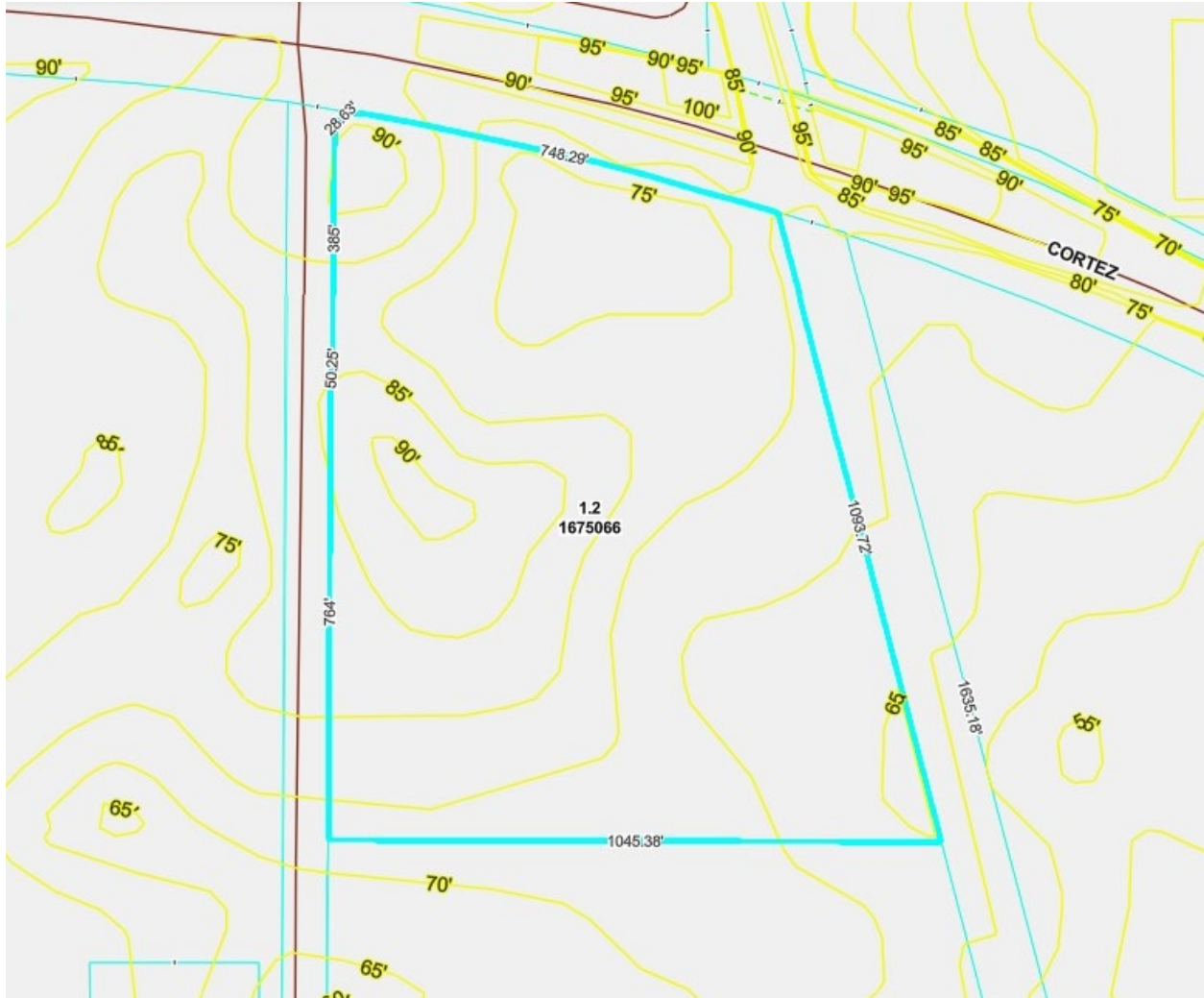


Figure 4-Parcel Key 1675066 Topography

Floodplain

The site is not located in a flood zone. As required, all development will be in accordance with the stormwater requirements of Hernando County and the Southwest Florida Water Management District. Refer to Figure 5 for the floodplain designations.



Figure 5-Parcel Key 1675066 Floodplain

Site Environmental

Development of the site will include the preparation and submittal of all required flora/fauna site surveys by a qualified professional. Any required permits will be applied for, obtained and provided to the County.

Infrastructure

The project will pay both impact fees and impact fee surcharges for roads (50%) and public capital facilities-library-buildings-law enforcement-jail (10%) that contribute to the cost of providing the PDD Area with the required infrastructure. Water and sewer agreements will be entered into as required by the County.

Adequate Access/Transportation

The project has access to SR 50 and Kettering Road.

SR 50 has a very good level of service and is an arterial roadway in the I-75/SR 50 infrastructure plans. Kettering Road is a major link in the I-75/SR 50 PDD transportation network, is signalized at SR 50 and has a good level of service.

The project entrances and internal cross access will be designed and permitted in accordance with the requirements of the County Engineer and FDOT. A traffic study and access analysis will be provided as required by the County Engineer and/or FDOT. Any improvements required will be consistent with the PDD Area Plan and the requirements of the County Engineer and FDOT.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department, which has a regional water plant to the west at Lockhart Road and a regional wastewater treatment plant to the north on Kettering Road. A potable water main and a sewer force main lie within the Kettering Road ROW on the west side of the project. A sewer force main is also available along SR 50. The applicant will complete a capacity analysis and enter into a utilities service agreement with HCUD to ensure the timing of connection to, and capacity of those facilities as required. Any required utility infrastructure improvements will be determined at the time of development order review and issuance.

Drainage

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

Deviations

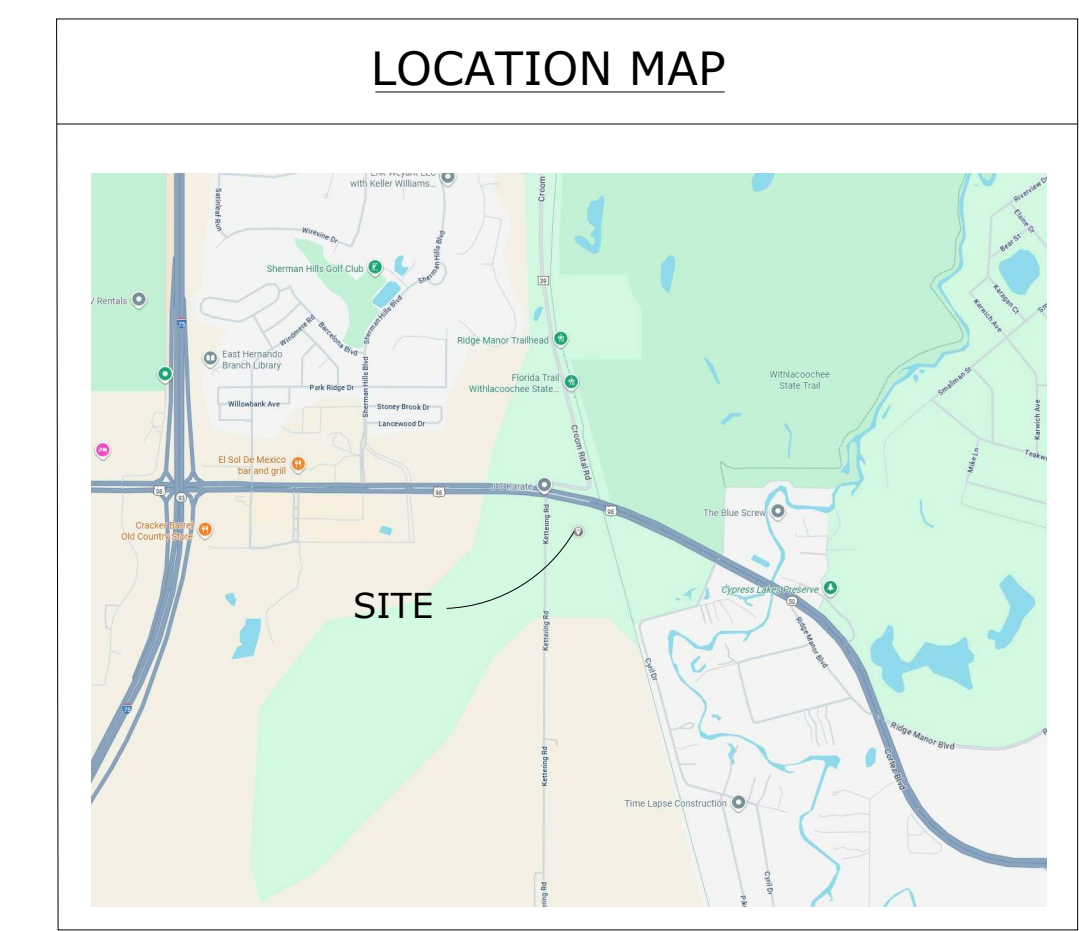
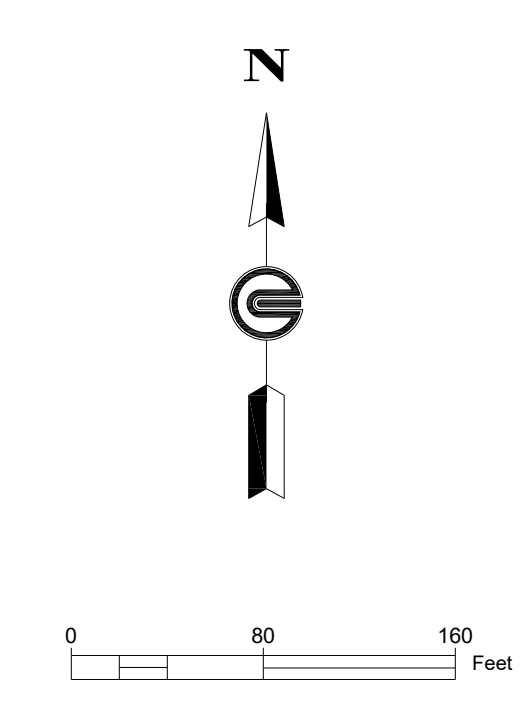
Deviation requests have been outlined in the narrative as indicated in the dimensional standards section above. These deviations are not considered excessive and are consistent with previous development standards approved for the site.

As an additional deviation, the master plan proposes unified site access and an internal cross access road and/or cross access between commercial uses that will serve the same purpose as the required frontage road to provide for unified internal access. The location of the Withlacoochee State Trail prevents this internal access road from being extended to the east beyond the property limits and therefore will not act as a true frontage road. For this reason, a deviation to the frontage road requirement is requested with the caveat that an internal access road will be provided for all development that provides the same functionality that a frontage road would provide. This concept was previously approved by the County Engineer provided internal connectivity was provided.

Conclusion

The proposed project consists of a commercial development that was previously approved for the site, is consistent with the Hernando County 2040 Plan, the I-75/SR 50 Area Plan, and is consistent/compatible with development trends in the area along SR 50 and Kettering Road. Infrastructure will be provided in accordance with the results of separate studies at the time of development and concurrency management requirements.

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LEGEND

- RIGHT OF WAY RESERVATION
- ACCESS LOCATION
- BUFFERS
- RETENTION POND AREA
- PDP (GC) - GENERAL COMMERCIAL WITH ALL OP USES AND SPECIFIC C-2 USES

SITE DATA

AREA: +/- 23.3 ACRES

OWNER / APPLICANT: DMMD I LLC

PARCEL KEY NO.: 1675066

SITE ADDRESS: KETTERING ROAD

SECTION / TOWNSHIP / RANGE: 04/23S/21E

CURRENT FLU: 1-75 / 50 PDD

CURRENT ZONING: GENERAL COMMERCIAL (PDP/GC)

PROPOSED ZONING: GENERAL COMMERCIAL (PDP/GC) WITH ALL OP USES AND SPECIFIC C-2 USES

MAXIMUM FLOOR AREA: UP TO 360,568 SQUARE FEET WITH UP TO 8 ADDITIONAL OUTPARCELS

MAXIMUM F.A.R.: 0.35

MAXIMUM BUILDING HT.: 60 FEET

MINIMUM BUILDING SETBACKS (INCLUSIVE OF BUFFERS):

- S.R. 50 - 75 FEET (DEVIATION FROM 125 FEET)
- KETTERING ROAD - 75 FEET (FROM EXISTING RIGHT OF WAY)
- SOUTH - 20 FEET
- EAST - 35 FEET

BUFFERS*

- WEST (KETTERING ROAD)- 20 FEET LANDSCAPE BUFFER
- SOUTH (SIDE)- 20 FEET VEGETATIVE BUFFER
- NORTH (S.R. 50)- 20 FEET LANDSCAPE BUFFER
- EAST (TRAIL) - 35 FEET VEGETATIVE BUFFER

*NO BUFFER IS PROVIDED WHERE DRAINAGE RETENTION AREA ABUTS PROPERTY LINES.

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0239D AND 12053C 0238D EFFECTIVE DATE FEBRUARY 2,2012. THE ENTIRE PARCEL IS WITHIN ZONE X. ZONE X INDICATES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

LAND USE TABLE		
LAND USE	ACRES	COMMERCIAL BUILDING AREA
COMMERCIAL DEVELOPMENT	16.8	360,568 SF
DRAINAGE, BUFFERS, R.O.W., OPEN SPACE	7.0	
TOTAL:	+/- 23.3	

NOTES:

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

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PERMITTING OR PLATTING.

REZONING MASTER PLAN

S.R. 50 AND KETTERING

Coastal

Engineering
Planning
Surveying
Environmental
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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DATE	REV. BY	REV. NO.	REVISION

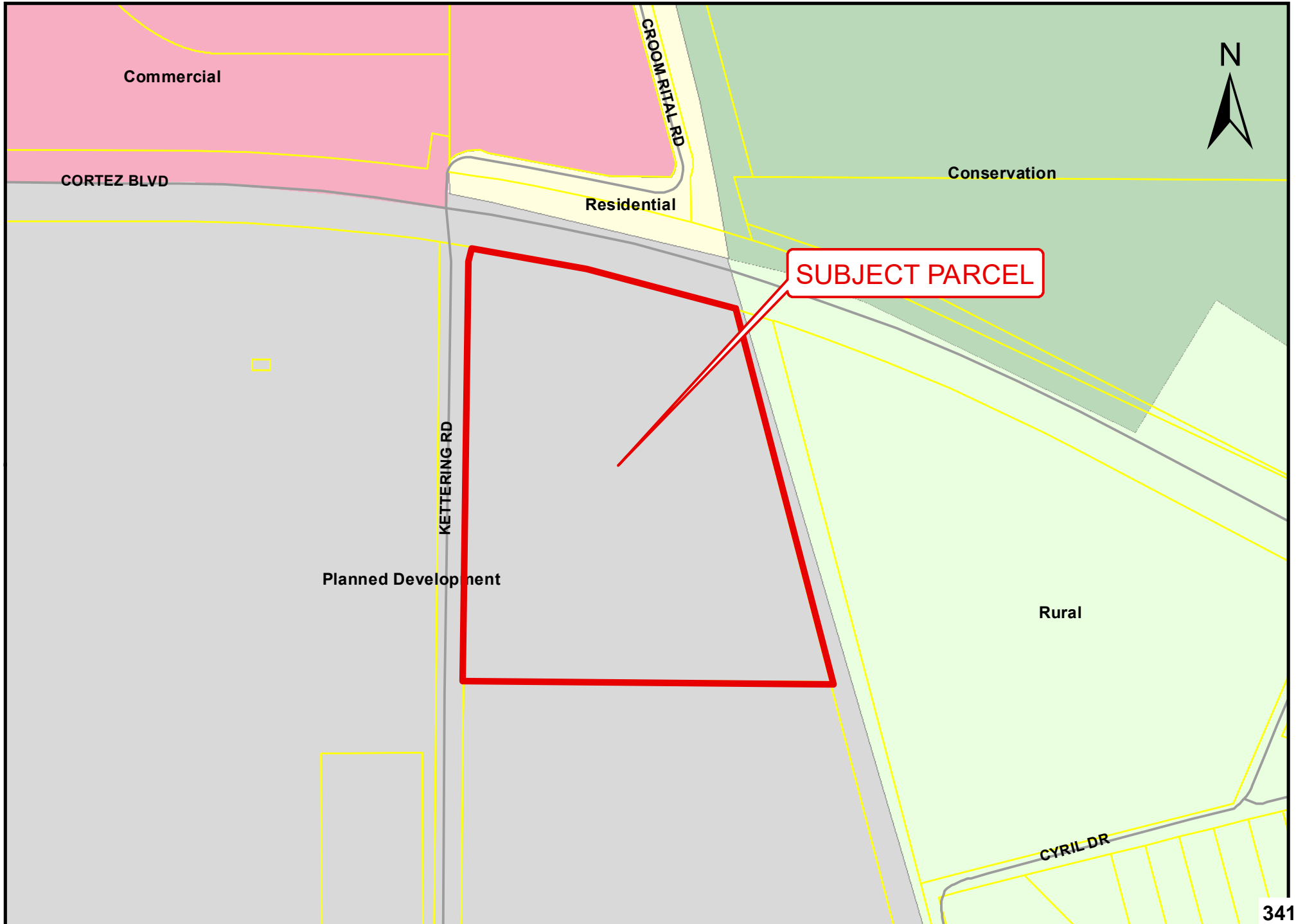
H-25-55

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



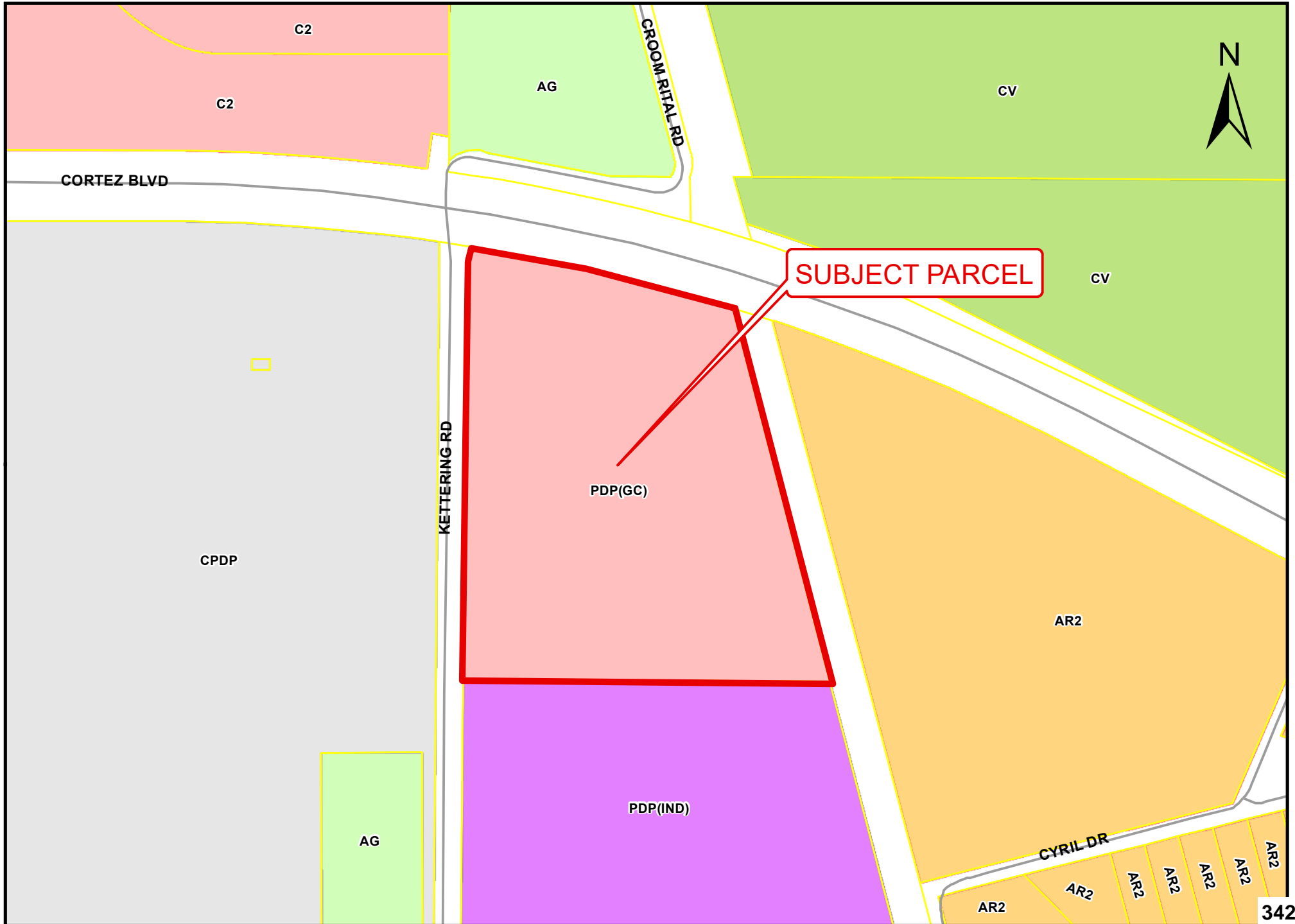
H-25-55

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H-25-55

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AGENDA ITEM

TITLE

Master Plan Revision Petition Submitted by Joseph Pastore (H2554)

BRIEF OVERVIEW

Rezoning Request:

Master Plan Revision on Property Zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage with Deviations.

General Location:

West side of US Hwy 19, approximately 950' north of Ridge Road

Parcel Key Number:

86622

Summary of Applicant's Request:

The petitioner is requesting to reestablish the expired Master Plan for the subject property. The site is currently zoned PDP(HC), Planned Development Project (Highway Commercial), pursuant to Rezoning File H-07-33. The applicant is not requesting any deviations from the previously approved Master Plan. Although the property has been used for outside storage, the site has not been previously developed. The Master Plan has since expired; however, the prior approval included outside storage as an approved use.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	12/23/2025	9:31 AM
Natasha Lopez Perez	Approved	12/29/2025	9:55 AM
Toni Brady	Approved	12/29/2025	11:52 AM
Victoria Via	Approved	12/30/2025	10:21 AM

AYES:	Birren, Fulford, Holmes and McDonald
ABSENT:	Noe



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026
Board of County Commissioners: March 3, 2026

APPLICANT: Joseph Pastore

FILE NUMBER: H-25-54

REQUEST: Master Plan Revision on Property Zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage with Deviations.

GENERAL LOCATION: West side of US Hwy 19, approximately 950' north of Ridge Road

PARCEL KEY NUMBER(S): 86622

APPLICANT'S REQUEST

The petitioner is requesting to reestablish the expired Master Plan for the subject property. The site is currently zoned PDP(HC), Planned Development Project (Highway Commercial), pursuant to Rezoning File H-07-33. The applicant is requesting deviations from the previously approved Master Plan. Although the property has been used for outside storage, the site has not been previously developed. The Master Plan has since expired; however, the prior approval included outside storage as an approved use.

The petitioner is proposing to develop the subject site with one (1) 7,000-square-foot building, of which approximately 1,000 square feet will be designated for office use, with the remaining area intended for maintenance and storage.

Deviation Requests

Perimeter Setback Deviation:

- East (front) setback along US Highway 19: reduction from 125 feet to 75 feet

Frontage Road Requirement:

- A frontage road is required due to the project's frontage along Commercial Way. The frontage road shall be provided at a minimum width of 50 feet; the current plan depicts 25 feet and must be revised to meet the minimum required standard.

SITE CHARACTERISTICS

Site Size	1.4 Acres
Surrounding Zoning; Land Uses	North: C2; Pharmaceutical Distributor South: R1C; Undeveloped East: US Highway 19 West: AR2; Undeveloped
Current Zoning:	PDP(HC)Planned Development Project with outside storage
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

HCUD does not currently provide water or wastewater service to this parcel; however, water is available. An 18-inch force main is located on the east side of Commercial Way. HCUD has no objection to the Master Plan Revision to reduce the front setback from 125 feet to 75 feet, subject to connection to the central water and/or wastewater system as required by ordinance at the time of site development.

ENGINEERING REVIEW

The subject property is located on the west side of US Hwy 19, approximately 950' north of Ridge Road. The County Engineer has reviewed the petitioner's request and provides the following comments:

- A Traffic Access Analysis may be required.
- A frontage road is required due to the project's frontage along Commercial Way. The minimum required frontage road width is 50 feet; the plan currently shows 25 feet and must be revised to meet the minimum standard.
- The driveway design, parking configuration, and overall site layout must comply with County standards.
- A sidewalk connection is required from the building to the sidewalk along Commercial Way.

- The applicant must obtain all applicable FDOT access (and potentially drainage) permits. Any improvements required by FDOT to U.S. 19 and/or Commercial Way shall be the responsibility of the applicant.
- Aerial imagery on the County's GIS indicates storage and/or parking within the County right-of-way. All items must be removed from the County right-of-way.
- No additional fences or walls are proposed by the petitioner; only landscaping is proposed. Where the buffers do not achieve 80% opacity in their natural condition, the developer shall enhance or augment the vegetation to meet the required screening standard.

Comments: A frontage road is required due to the project's frontage along Commercial Way. The frontage road shall be provided at a minimum width of 50 feet; the current plan depicts 25 feet and must be revised to meet the minimum required standard.

LAND USE REVIEW

The petitioner is requesting a Master Plan Revision on Property Zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage

Perimeter Setbacks:

- Front (Commercial Way): 75' (Deviation from 125')
- Sides: 20'
- Rear: 35'

Buffers:

The petitioner has proposed the following perimeter buffer for the subject site:

- North: 8' Chain Link Fence
- South: 5' Landscaped Buffer
- West: 5' Landscaped Buffer

The petitioner has proposed a 8' chain link fence with 100% opacity around the outdoor storage area.

Comments: The subject property is adjacent to R-1C (Residential) zoning to the south, which requires a minimum ten-foot (10') buffer, and AR-2 (Agricultural Residential) zoning to the west, which also requires a minimum ten-foot (10') buffer. If the Master Plan is approved, the petitioner shall be required to provide the following buffers:

- North: 8' Chain Link Fence with 100% opacity
- South: 10'
- East: 5'
- West: 10'

A buffer shall be required between a Planned Development Project (PDP) land use that is non-residential and any external land use that is residential, agricultural-residential, or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of (5) five feet, a maximum height of (8) eight feet, or an evergreen hedge with a minimum height of (5) five feet at the time of planting.

Lighting:

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Outdoor Storage:

Screening for outdoor storage shall be in place prior to the storing of trucks, equipment, and/or portalets. Outdoor storage shall not exceed the height of the fence. All required screening shall consist of an 8-foot-high fence with any associated landscaping on the outside of the fence.

Parking:

The petitioner has proposed a mixed-use parking calculation for office and construction services. Parking is calculated at 3.5 spaces per 1,000 square feet for the office component and 1.5 spaces per employee for the construction service component. Based on the applicant's calculations, 1,000 square feet of office generates 4 required spaces, and five (5) employees generate 7 required spaces, for a total of 11 required parking spaces, including one (1) ADA space.

Comments: The site plan provides 19 total parking spaces, including one (1) ADA space, which exceeds the stated minimum requirement.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

Residential Category

The Comprehensive Plan designates this area as residential. The use of these parcels as commercial, however, is appropriate due to Hernando County infill policies, the size and nature of Commercial Way (US Hwy19), and due to the current commercial nature of the area.

POLICY 1.010(4): Infill commercial development may be approved where existing areas having 300 feet or less frontage on arterial or collector roads lie between commercially zoned parcels on the same side of the road so that commercial use of the intervening property(ies) is the most logical land use. The depth of such infill commercial development shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area. Such approvals shall consider: the traffic impacts of additional commercial development on the affected roadways; the suitability of the property for commercial development while meeting setbacks, parking, drainage, frontage road, access management, and other requirements of the land development regulations; the need for additional commercial development to serve proximate residential populations; environmental constraints; Policy 1.010(3) prohibiting creation of new strip commercial areas; and compatibility with surrounding land uses.

Comment: The subject parcel has approximately 150 feet of frontage along Commercial Way (US Hwy19). Commercial Way is a four (4) lane divided highway; this road design Commercial property also lines the other side of Commercial Way. Although the Future Land Use Map designates this area as Residential, the most logical and appropriate use of the properties is commercial based upon compliance with the infill commercial development policy.

FINDINGS OF FACT

A Master Plan Revision on Property Zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage is appropriate due to the following findings of fact:

- The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage with the following performance conditions:

1. The petitioner shall obtain all required permits and approvals from Hernando County and all other applicable agencies, comply with all applicable Land Development Regulations, and complete all required development review processes prior to any construction or use of the property.
2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
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.
4. The petitioner shall submit a utility capacity analysis and provide connection to the applicable utility system(s), in accordance with the County Code/Ordinance, at the time of site development
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The applicant shall obtain all applicable FDOT access permits (and any required drainage permits). Any FDOT-required improvements to U.S. 19 and/or Commercial Way shall be completed at the applicant's expense.
7. The petitioner shall be required to meet the requirements of the Residential Protection Standards and General Commercial Standards in accordance with the Land Development Regulations.
8. Outside storage shall be permitted only along the south and west sides of the rear building, as depicted on the Master Plan.
9. Flushing of equipment shall be prohibited on the subject site.
10. Right-of-Way Encroachment: County GIS aerial imagery indicates storage and/or parking within the County right-of-way. All materials, equipment, vehicles, and other items shall be removed from the County right-of-way, and no storage or parking shall occur within the right-of-way.
11. Site Design Compliance: The driveway design, parking configuration, and overall site layout shall be designed in full compliance with all applicable County standards.
12. The petitioner shall be required to meet the minimum parking requirements in accordance with the Land Development Regulations.

13. Sidewalk Connection: A continuous sidewalk connection shall be provided from the building to the sidewalk along Commercial Way.
14. The petitioner shall comply with all applicable Southwest Florida Water Management District (SWFWMD) requirements for the capping and abandonment of any existing wells on the existing residential lot.
15. The petitioner shall provide an eight (8) foot fence with 100% opacity along the north and south sides of the rear building to screen the outside storage from highway view.

16. Perimeter Setbacks:

- Front (East): 75' (Deviation from 125')
- Sides (North and South): 20'
- Rear: 35' (From future frontage road)

17. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

The subject property is adjacent to R-1C (Residential) zoning to the south, which requires a minimum ten-foot (10') buffer, and AR-2 (Agricultural Residential) zoning to the west, which also requires a minimum ten-foot (10') buffer. If the Master Plan is approved, the petitioner shall be required to provide the following buffers:

- North: 8' (Chain Link Fence with 100% opacity)
- South: 10'
- East: 5'
- West: 10'

All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.

18. No additional fences or walls are proposed by the petitioner; only landscaping is proposed. Where existing buffers do not achieve 80% opacity in their natural condition, the developer shall enhance and/or augment the vegetation to meet the required screening standard.
19. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
20. Outdoor storage shall not exceed the height of the fence.
21. Due to the project's frontage along Commercial Way, a frontage road shall be provided with a minimum width of 50 feet. The current plan shows 25 feet and shall be revised to meet the minimum required standard.
22. The applicant shall be required to provide adequate parking in accordance with the Land

Development Regulations at the time of site plan approval.

23. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

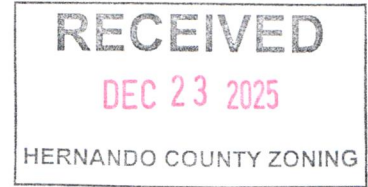
Application request (check one):

- Rezoning Standard PDP
- Master Plan New Revised
- PSFOD Communication Tower Other

PRINT OR TYPE ALL INFORMATION

Date: 10/1/2025

File No. 425-24 Official Date Stamp:



APPLICANT NAME: Joseph Pastore

Address: 11192 Archer Avenue

City: Spring Hill

State: FL

Zip: 34608

Phone: 352-683-3363

Email: office@pastorecustombuilders.com

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

REPRESENTATIVE/CONTACT NAME: Frank DiCaro

Company Name: ProCivil 360, LLC

Address: 12 S. Main Street

City: Brooksville

State: FL

Zip: 34601

Phone: 352-593-4255

Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 86622
2. SECTION 25, TOWNSHIP 22, RANGE 17
3. Current zoning classification: PDP (GC) with Outside Storage
4. Desired zoning classification: PDP (GC) with Outside Storage
5. Size of area covered by application: 1.4
6. Highway and street boundaries: US 19 and Long Lake Avenue
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, Joseph Pastore and Robin Pastore, 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): ProCivil 360, LLC to submit an application for the described property.

[Handwritten signatures of Joseph Pastore and Robin Pastore]

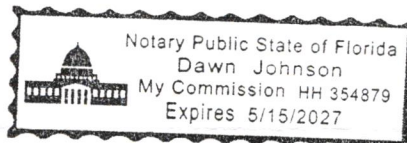
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9th day of December, 2025, by Joseph Pastore & Robin Pastore who is personally known to me or produced _____ as identification.

[Handwritten signature of Dawn Johnson]

Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION

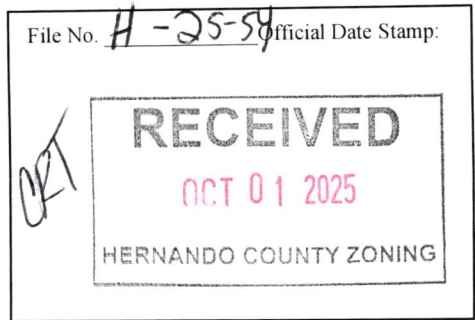
File No. H-25-24 Official Date Stamp:



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: 10/1/2025

APPLICANT NAME: Joseph Pastore

Address: 11192 Archer Avenue
 City: Spring Hill State: FL Zip: 34608
 Phone: 352-683-3363 Email: office@pastorecustombuilders.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Frank DiCaro

Company Name: ProCivil 360, LLC
 Address: 12 S. Main Street
 City: Brooksville State: FL Zip: 34601
 Phone: 352-593-4255 Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

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PROPERTY OWNER AFFIDAVIT

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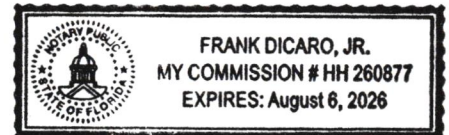
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): _____
 and (representative, if applicable): ProCivil 360, LLC
 to submit an application for the described property.

[Signature]
 Signature of Property Owner AGENT

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1 day of October, 2025, by Alan Bergeron who is personally known to me or produced _____ as identification.

[Signature]
 Signature of Notary Public



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

NARRATIVE
FOR
ABC SANITATION
Master Plan Revision
October 2025

Project Location: The subject property is **1.40** acres. It is located on the west side of Commercial Way, aka US 19, north of the Heather, but south of Long Lake Avenue.

Project Key: 00086622

Present Zoning: The land is presently zoned PDP (GC).

Present Land use: Mapping indicates this land to be designated as Res, but Commercial Way is spotted with existing commercial development in both directions. In fact, this project has already been zoned back in **2007**. There should be no reason to consider the FLUM.

Present Zoning: This site is already zoned PDP (GC) by virtue of **H-07-33**. The Site has been utilized as a storage area, but was never developed. The "Master Plan" has expired. This previous approval included outside storage.

Desired Zoning: We do not wish to change the zoning; only update the master plan to the plan submitted herewith. The proposed master plan complies with the approval conditions of H-07-33.

Setbacks: All PDP perimeter setbacks shall be in accordance with current regulations. The setback from Commercial Way is normally 125'. However, this area already has commercial entities where the right-of-way to the west has been determined to constitute a reverse frontage road. Other sites have reserved an additional twenty (20) feet on the west end to add to the existing thirty (30) foot right-of-way. **Based on the previous approval, the front setback has been set at 75', typical of commercial development without a frontage road.**

The side setbacks, north and south lines are **twenty (20) feet**. The property to the north is currently zoned commercial, therefore no need to have a 35' setback there. The property to the south is not zoned commercial, but we feel it will develop some day as commercial to fit the overall area.

The setback to the west, shall be thirty five (**35**) feet from the proposed eastern r/w of the proposed reverse frontage road.

Adjacent Property Uses:

North: Existing commercial Pharmaceutical Distributor
South: Existing vacant land residential community
West: County roadway with Industrial on west side
East: Anderson Snow Road

Buffers: The master plan reflects a five (5) foot buffer on the north, and south boundaries. The previous approval conditions an 8' fence along the west and south property lines to screen from outside storage. This fence is included on the revised master plan with the exception of a future connection to the frontage road when developed. No additional fences or walls are planned; only landscaping. Where these buffers do not appear to meet 80% opacity in their natural condition, the developer shall enhance or augment the vegetation.

NARRATIVE
FOR
ABC SANITATION
Master Plan Revision
October 2025

Access: The site is accessed from Commercial Way. An FDOT Driveway Connection and Drainage Permit will be required for the proposed connection. A platted thirty (30) foot right-of-way exists on the western boundary. This right-of-way has not been cleared or utilized in this area in the recent past.

Soils: According to information found on the NRCS database, the existing soils are Candler fine sands. This is a soil suitable for development as the surrounding properties.

Sanitary Sewer: Hernando County owns the public sewer in the vicinity. This project will connect to the HCUD sewer through gravity or pressure connection.

Potable Water: Hernando County owns the public water in the vicinity. This project will connect to the HCUD potable water system within Commercial Way.

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment. There are no wetlands or sensitive land within the Project Limits.

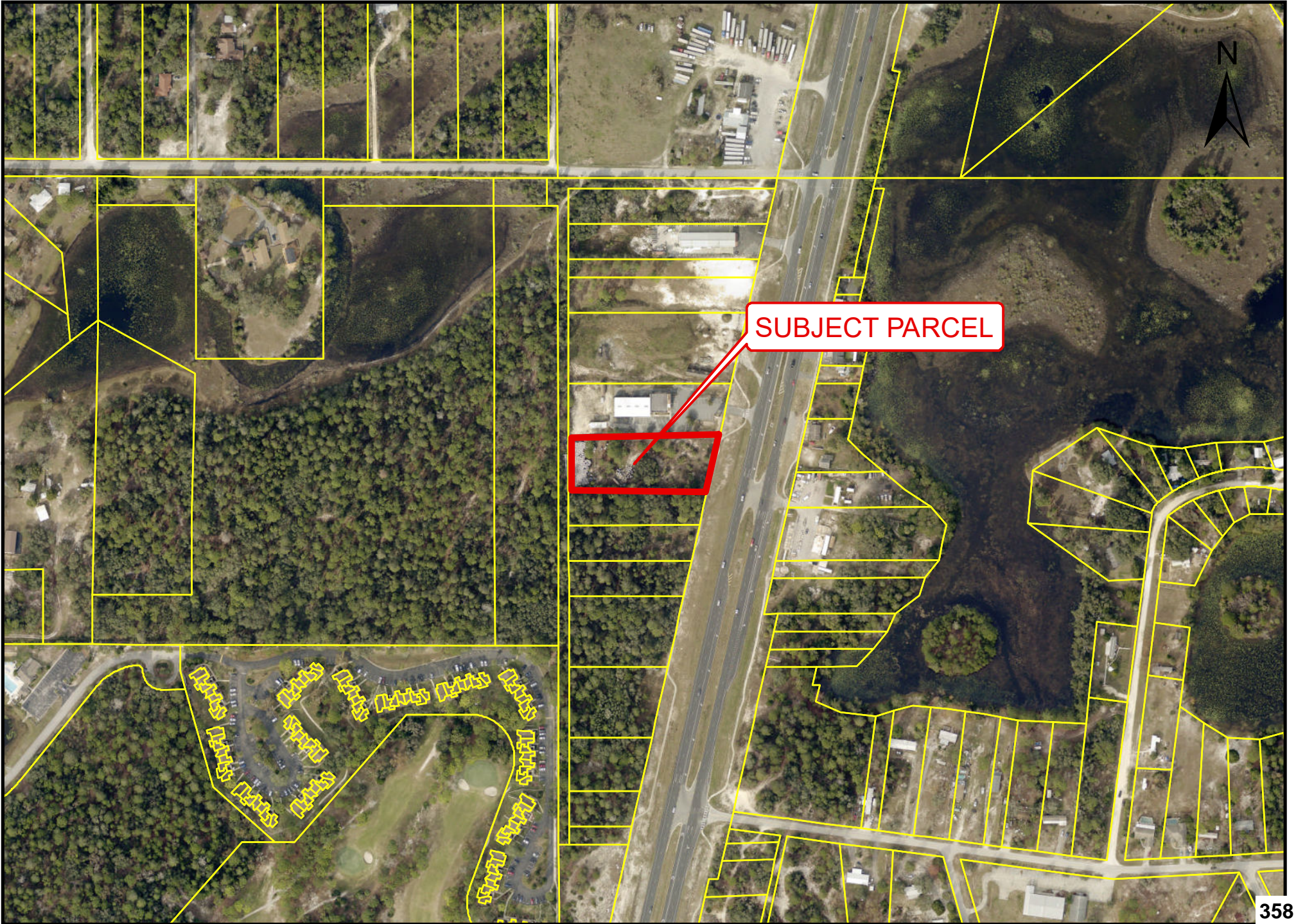
Floodplain: According to FEMA mapping and flood plain studies, this property has no flood concerns. It is located in flood zone "X", an area of minimal impact.

Drainage: The site will meet current regulations for Hernando County, SWFWMD, and FDOT.

Traffic: A traffic study may be required for the density of this project. The applicant agrees to provide such as if the proposed traffic generation exceeds 50 peak hour trips on a weekday (4:00 to 6:00 PM).

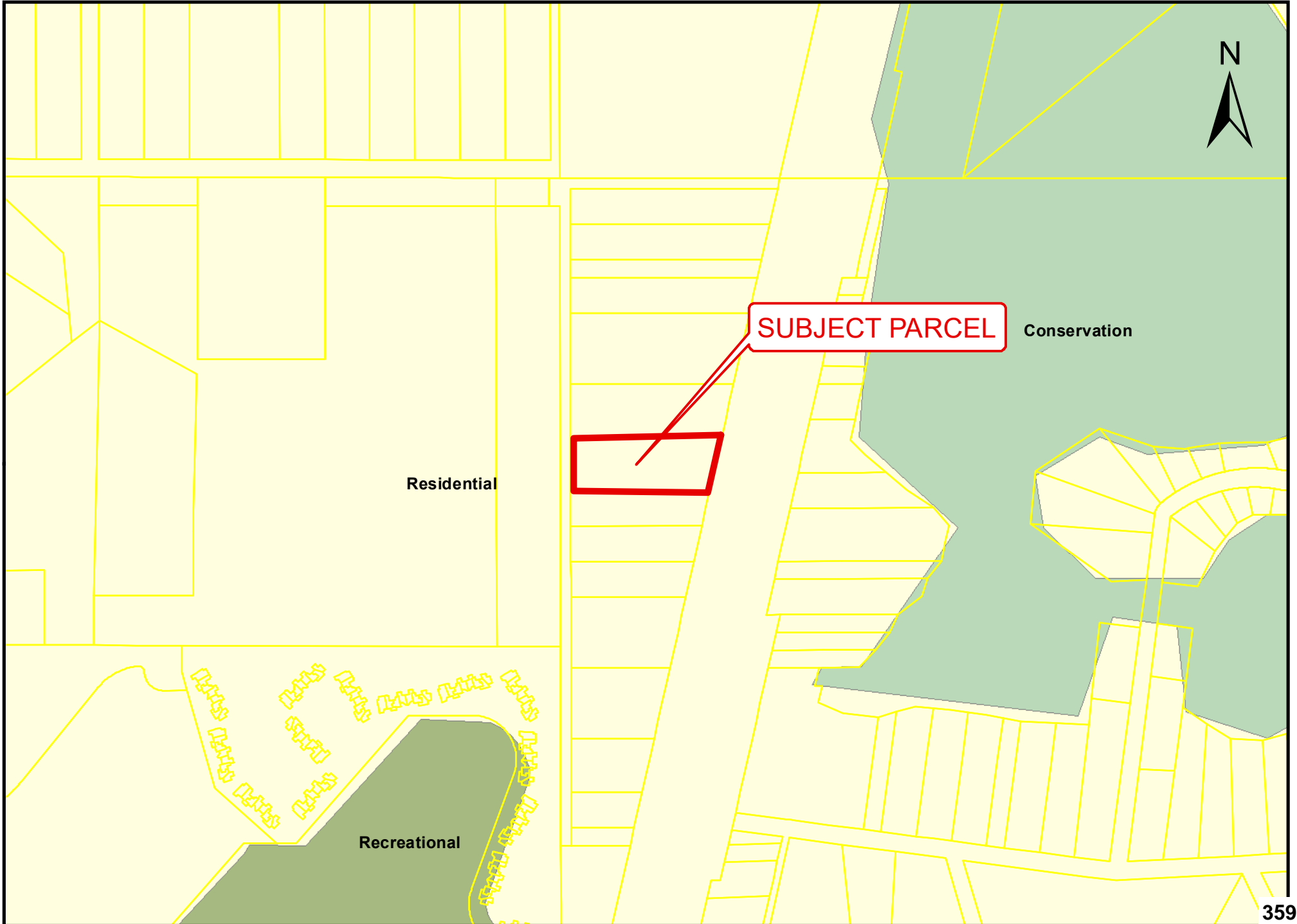
H-25-54

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



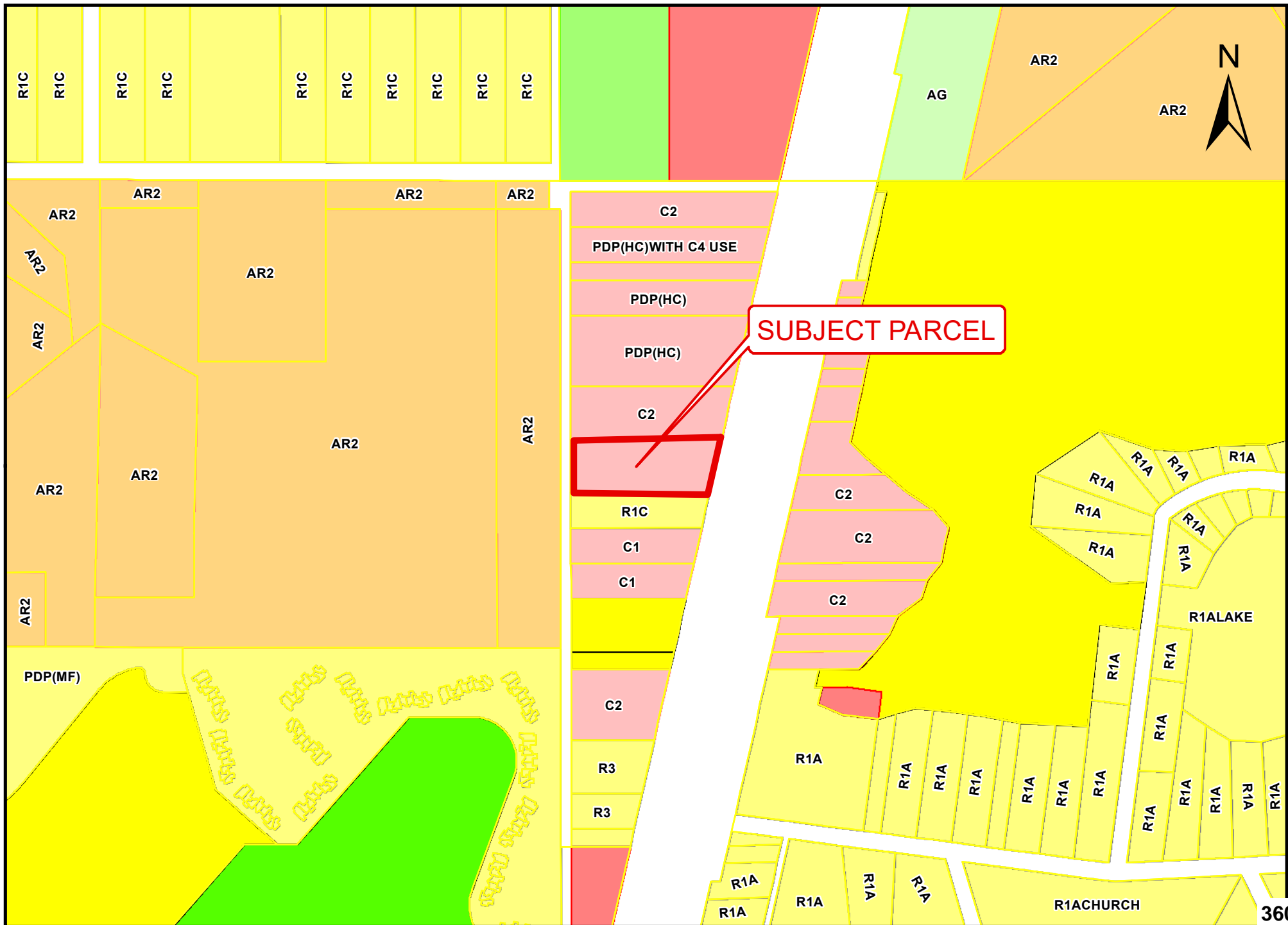
H-25-54

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-54

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-52

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**

File No. _____ Official Date Stamp: _____

Date: 10/1/2025

APPLICANT NAME: Joseph Pastore

Address: 11192 Archer Avenue

City: Spring Hill State: FL Zip: 34608

Phone: 352-683-3363 Email: office@pastorecustombuilders.com

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

REPRESENTATIVE/CONTACT NAME: Frank DiCaro

Company Name: ProCivil 360, LLC

Address: 12 S. Main Street

City: Brooksville State: FL Zip: 34601

Phone: 352-593-4255 Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

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PROPERTY OWNER AFFIDAVIT

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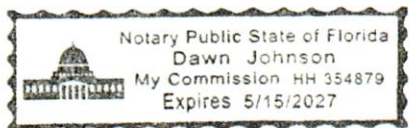
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): ProCivil 360, LLC to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of January, 2026, by Anthony Crescenzo who is personally known to me or produced _____ as identification.

[Signature]
Signature of Notary Public



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

Notary Seal Stamp