

STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 9, 2025
Board of County Commissioners: August 5, 2025

APPLICANT: Arsany 66th Street, LLC

FILE NUMBER: H-25-01

REQUEST: Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations

GENERAL LOCATION: North of County Line Road, South of Pot O' Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard.

PARCEL KEY NUMBER(S): 189940, 189959

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations. The petitioner proposes developing single-family lots on the northern portion of the site, accessed via Pot O' Gold Lane, with multi-family townhomes in the central area and commercial uses on the southern end. The single-family homes on the north will provide a gradual transition in intensity to the adjacent land.

The total proposed development density and intensity is as follows:

Development Type	Number of Units	Square Footage
Single-Family Homes	4	
Townhomes	170	
Commercial		23,500 square feet
Apartments (Based on R-3 Development Standards)	15	

Deviations Requested:

- Setback Deviation (County Line Road): 75' (Deviation from 125')
- Maximum Lot Coverage (Single Family): 60% (Deviation from 35%)

SITE CHARACTERISTICS

Site Size:	18.89 acres
Surrounding Zoning;	
Land Uses:	North: AR-2(Agricultural/Residential); Single family Residence
	South: Pasco County
	East: AR-2 (Agricultural/Residential); Undeveloped
	West: AR-2 (Agricultural/ Residential); Undeveloped
Current Zoning:	AR-2 (Agricultural/ Residential 2)
Future Land Use	
Map Designation:	Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable FWC (Florida Fish and Wildlife Conservation Commission) permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD does not currently supply water or sewer service to the subject site.
- Water and sewer service are available via 8" water main and 16" force main that runs along County Line Road.
- The proposed project will be subject to a utility capacity analysis and connection to the central water and sewer system at time of vertical construction.
- HCUD has no objection to the requested zoning change from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations.

ENGINEERING REVIEW

The subject property is located north of County Line Road, south of Pot O' Gold Lane, approximately 1,000' west of the intersection of County Line Road and Suncoast Boulevard. The petitioner is proposing a bisecting access drive from north to south from Pot O' Gold to County Line Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The project lies within the Spring Hill Lakes watershed, within three basins. The BFE ranges from 30.4' to 34.0 NAVD 88.
- The petitioner shall provide a Traffic Access Analysis as per the Hernando County Facility Design Guidelines.

- Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- The petitioner shall be required to improve Pot O' Gold Lane in accordance with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western boundary property line.
- The driveway connections, parking spaces and overall parking lot layout shall be designed and constructed to comply with current Hernando County Facility Design Guideline standards.
- A dedication of 60' of right-of-way along County Line Road shall be required.
- Traffic impact fee credits shall only be in accordance with the Traffic Impact Fee Ordinance.
- Traffic impact fee credits for work performed on Pot O' Gold Lane shall be in accordance with the Traffic Impact Fee Ordinance.
- The County Engineer's office has expressed concerns about the requested setback reduction along County Line Road, citing potential issues related to future road widening plans

Comments: Due to the County Engineer's concern about the setback reduction along County Line Road, Planning staff will not support this deviation request. Details on this request and the Planning staff recommendation are located within the Land Use Review section.

Note: Subsequent to the County Engineer's initial comments, the petitioner discussed the setback reduction along County Line Road with Department of Public Works staff. The County Engineer updated his comments to state that the setback distance of 75' is adequate with the required right of dedication of 60' and a provided 50' reverse frontage road. Planning staff recommendation has been revised to incorporate these updated comments.

LAND USE REVIEW

The petitioner is proposing a mixed-use development incorporating multi-family, general commercial, and residential single-family components. The plan would include general commercial along County Line Road, four (4) half acre single family lots on the northern portion of the site with access via Pot O' Gold Lane, and 120 multi-family townhomes situated between the commercial and single-family areas. The commercial component will consist of 23,500 square feet of space, including 2,500 square feet designated for restaurant use, with 15 residential apartments proposed above the commercial units.

GENERAL PROJECT REQUIREMENTS

Proposed Perimeter Setbacks:

The petitioner has proposed the following perimeter setbacks for the subject site:

Perimeter Setback	Setback Width
North/ Rear (Pot O' Gold Lane)	35'
South /Front (County Line Road)	75' (Deviation from 125')
West & East Sides	20'

Comments: The County Engineer has approved the setback deviation request submitted by the petitioner, if 60' along County Line Road is dedicated for right of way and the reverse frontage road is constructed to County standards.

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

Buffer Location	Buffer Width
South (County Line Road)	20'
East & West	10'

Comments: The east and west buffers shall be supplemented with a 6' vinyl fence with on the inside buffer.

RESIDENTIAL REQUIREMENTS

The petitioner has proposed single-family residential units along the north end of the project, with townhome units in the center portion of the site. At the front of the site, above commercial uses, apartments are proposed.

Proposed Single Family Setbacks:

The petitioner has proposed the following setbacks and lot coverage for the single-family homes.

Unit Type/Setback	Single Family
Front Setback	25'
Side Setback	10'
Rear Setback	20'
Lot Coverage	60% (Deviation from 35%)

Townhomes Unit Parameters:

The petitioner has not provided minimum setback criteria for the townhomes. Should the master plan receive approval, the petitioner shall be obligated to meet the minimum R-3 setback requirements as follows:

Unit Type/Setback	Townhomes
Front Setback	25'
Side Setback	10'
Rear Setback	20'

The petitioner shall be limited to 120 townhome units with a density of 10.25 unit per acre.

Apartment Parameters:

The petitioner has not specified unit sizes for the apartments proposed above the commercial uses at the front of the site. If the master plan is approved and apartments are constructed, the

apartments shall be required to meet the unit size requirements in accordance with the R-3 Residential zoning district.

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 shall provide a treed entranceway into the development; this entranceway must be shown on the master plan and conditional plat.

Neighborhood Park:

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 project 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: If approved, the petitioner shall provide appropriate recreation amenities for the townhomes and apartments. These amenities shall be specified at the time of site development/construction drawings for the site. Additionally, the site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the development and provide for bicycle/pedestrian access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide with an appropriate landscape buffer on both sides based upon the scale and intensity of adjoining uses. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

Natural Vegetation:

Projects two (2) to twenty (20) acres must designate an area of at least five (5) percent 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 two thousand (2,000) square feet and no more than two (2) non-contiguous areas shall be allowed.

Comments: No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

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.

Parking

Multi-Family County Land Development Regulations (LDRs) require a minimum of 1.5 spaces per unit for (1) one and (2) two bedrooms and (2) two spaces for (3) three or more bedrooms.

Comments: The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMMERCIAL REQUIREMENTS:

Proposed Commercial Building Setbacks:

The petitioner has proposed the following setbacks for the commercial buildings:

Commercial Setback Location	Setback Width
North/Rear	35'
South /Front (County Line Road)	75' (Deviation from 125')
West & East Sides	20'

Retail Development Standards:

The petitioner has indicated that the proposed project will consist of 23,500 square feet of commercial which will be integrated with the proposed multifamily. Although the project does not meet the Large Retail development square footage of 65,000, specific standards are being applied from the Large Retail Development Standards due to the mixed-use complexity and size of the project.

- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

Comment: Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for the commercial outparcels shall be placed on the

roof and screened by a parapet wall with a similar architectural style as the building.

- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- County LDRs require lighting that enhances the visual impact of the project on the community and 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: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage

- All on-site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.

Comments: The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. Size sizes and location shall meet the minimum requirements of the County LDR's.

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 restaurant and fast-food establishments. The petitioner is proposing 23,500 square feet of commercial, which requires 94 parking spaces. In addition, 2,500 square feet of restaurant space with 48 seats require 24 parking spaces, totaling 118 parking spaces including 5 spaces allocated to handicapped parking.

Comments: The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations (LDRs) at the time of site plan approval. If the commercial use has changed the parking calculations shall be required to meet the LDRs.

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.

Comments: The petitioner proposes a 20' right-of-way enhanced natural buffer along County Line Road. On both the east and west sides of the site, a six-foot vinyl fence is proposed, accompanied by a 10' enhanced vegetation buffer. The petitioner is requesting a deviation from the required 5' landscaped buffer to 0'. The buffers will be owned and maintained by the proposed HOA.

Landscaping

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.

Residential Protection Standards

This property is within 100' of a residential zoning district which requires the implementation of the residential protection standards. Those standards are as follows:

- There shall be no speakers or other sound equipment located within 100' 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 100' 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 12 midnight and 7:00 a.m. within 100' of any single-family residential district property line.
- No building within 100' of any single-family residential district property line shall be more than 20' in height.
- All loading bays and loading docks must be a minimum of 100' 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.

Comments: The residential protection standards are included in the performance conditions.

COMPREHENSIVE PLAN REVIEW**Future Land Use Map**

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. Neighborhood Commercial is a consistent land use in the Residential Category.

Residential

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.

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.

Objective 1.08B: County Line Road is recognized as a principal arterial roadway where transportation level of service and efficiency may be compromised by the intensification of land uses. Planning for this corridor is intended to manage development for transportation efficiency and to protect residential neighborhoods.

Comments: The proposed rezoning is consistent with the Comprehensive Plan as the Residential Land Use classification allows for residential and commercial uses to be developed through a mixed-use community. The commercial uses are located immediately adjacent to County Line Road transitioning in multi-family units with large single-family lots adjacent to agricultural residential uses. The uses proposed are consistent with the objectives and strategies for County Line Road.

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 rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations, 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 Florida Fish and Wildlife Conservation Commission permitting requirements.
3. The developer shall provide a water and sewer capacity analysis at the time of Conditional Plat in accordance with the requirements of the Hernando County Utilities Department.
4. 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, as applicable.
5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.
6. A connection to the central water and sewer system shall be made at the time of vertical construction.
7. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.
8. The developer shall be responsible for the improvement of Pot O' Gold Lane to comply

with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western property line.

9. All driveway connections, parking stalls, and overall parking layout shall be designed and constructed to comply with the current Hernando County Facility Design Guideline standards.
10. A dedication of 60' of right of way along County Line Road shall be required.

11. Planning

- A. Allowable uses: Single Family, Multi-Family, General Commercial
- B. Maximum number of multi-family units: 120
- C. Maximum number of apartment units: 15
- D. Maximum number of single-family units: 4
- E. Maximum square footage of commercial use: 26,000 square feet
- F. Single Family Lot Coverage: 60% (Deviation from 35%)
- G. Single Family Setbacks:
 - Front: 25'
 - Side: 10'
 - Rear: 20'
- H. Townhomes Setbacks:
 - Front :25'
 - Side: 10'
 - Rear: 20'
- I. Perimeter Setbacks:
 - North/Rear (Pot O' Gold Lane): 35'
 - South/Front (County Line Road): 75' (Deviation from 125')
 - West & East Sides: 20'

12. Buffers and Permanent Screening

- A. Buffer Location & Width
 - South/Front (County Line Road): 20'
 - West & East Sides: 10'
 - North: 10'
 - Buffers along the eastern and western perimeters shall be supplemented with a 6' opaque fence, interior to the landscaping.
- B. Internal Commercial Landscape Buffers
 - Internal: 0' (deviation from 5')

13. The petitioner shall meet the minimum requirements for neighborhood parks for multi-family development.
14. The petitioner shall provide a treed entrance into the development; this entranceway must be shown on the master plan and conditional plat.
15. The petitioner shall be required to provide a minimum of 5% of the total project as preserved natural vegetation. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

16. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
17. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulation at the time of site plan approval.
18. Residential Protection Standards shall be adhered to (*Appendix A, Article 7, Section 6*):
 - There shall be no speakers or other sound equipment located within 100' 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 100' 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 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
 - No building within 100' of any single-family residential district property line shall be more than 20' in height.
 - All loading bays and loading docks must be a minimum of 100' 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.
19. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)
20. The petitioner shall dedicate 60' along County Line Road for right-of-way for the future expansion of the roadway.
21. The petitioner shall construct the reverse frontage road within the development in accordance with the Hernando County Facility Design Guidelines.
22. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issue