

# 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  
 City: CLEARWATER State: FL Zip: 33763  
 Phone: \_\_\_\_\_ Email: dirtdoctorflorida@gmail.com  
**Property owner's name:** (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: Coastal Engineering Associates  
 Address: 966 Candlelight Boulevard  
 City: Brooksville State: FL Zip: 34061  
 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): 00822756
2. SECTION 7, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AG
4. Desired zoning classification: PDP(MF)
5. Size of area covered by application: 9 acres
6. Highway and street boundaries: Bourassa Boulevard and Eagle Shore Drive
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

### PROPERTY OWNER AFFIDIVAT

I, Jigar Jadav, Registered Agent of DIRT DOCTOR 11011 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.

Jigar Jadav  
 Signature of Property Owner

### STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2026, by Jigar Jadav who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
 Signature of Notary Public



Notary Seal/Stamp

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

# Rezoning Application Narrative

## Parcel Key 822756

Applicant: Dirt Doctor 11011 LLC

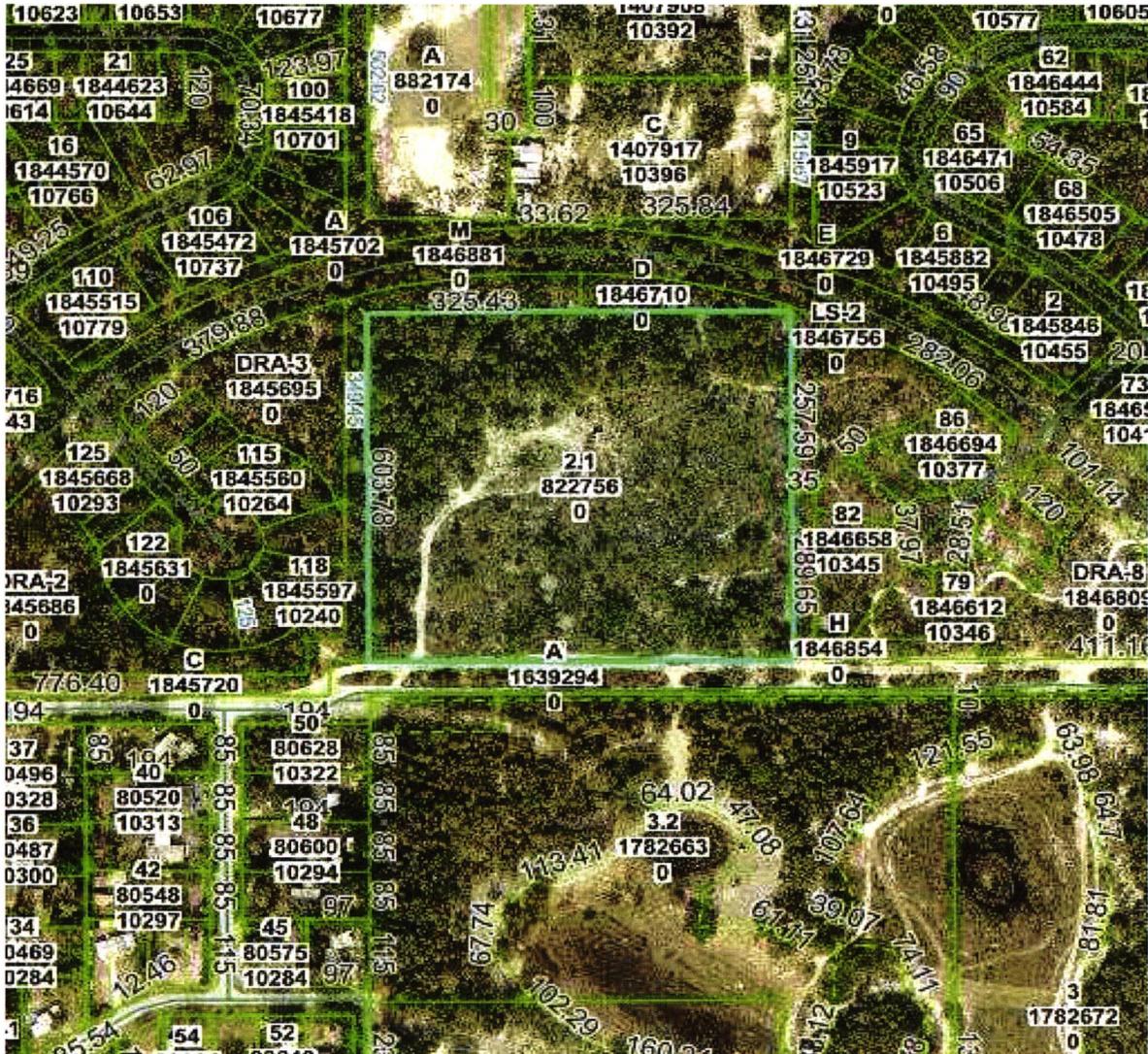


Figure 1. Parcel Key 822756 - Aerial and Location Map

### General:

The site consists of a ±9-acre vacant site. The site is located on the north side of Bourassa Boulevard, south of Eagle Shore Drive and adjacent to Pods A and B of the Sandal Key community (aka Lake Hideaway). Refer to Figure 1 above for the general location and aerial view.

### Site Zoning and Land Use:

The site is currently zoned Agriculture (AG). Please refer to Figure 2 below for the site zoning.



Figure 2. Parcel Key 822756 - Zoning Map



The following table identifies adjacent zoning and the comprehensive plan’s future land use map designations.

	<b>Zoning</b>	<b>FLU</b>	<b>Property Use</b>
<b>North</b>	CPDP	Residential	Eagle Shore Drive, Sandal Key Pods A/B
<b>South</b>	AG	Residential and Conservation	Vacant, Tooke Lake, Bruger Parcel Townhomes
<b>East</b>	CPDP	Residential	Sandal Key Pods A/B
<b>West</b>	CPDP, R-1A	Residential	Sandal Key Pods A/B, Single Family lots

**Request:**

The applicant is requesting zoning and master plan to Planned Development Multifamily (PDP/MF) to develop townhomes.

**Project Description:**

The subject property is surrounded on three sides by the fast-developing Sandal Key community (aka Lake Hideaway) and on the south side by the unimproved right-of-way for Bourassa Road. The applicant is proposing to develop the site as a townhome community, similar the recently approved Bruger parcel to the southeast. This product is compatible with recent development approvals in the immediate area (small lot (40’ & 50’) subdivision and townhomes. A similarly situated site to the southeast was previously approved for townhomes (H22-14, parcel key 539091) by the County.

As generally depicted in the proposed zoning master plan, the project’s main access will come either from Bourassa Boulevard to the south or via Eagle Shore Drive to the north (the latter requiring an agreement with the developers of Sandal Key). The project will have both passive and active recreation areas, with amenities suitable to serve the residents expected to reside in the community.

The site is adjacent to Pods A and B of Sandal Key Subdivision on the east and west. Pods A and B are platted with 40 and 50 foot wide single family lots which also include a wide buffer adjacent to the subject site. Homes in Pods A and B will be separated by a minimum distance of 85 feet from townhomes in the proposed project, with two intervening buffers. Building height in both projects are limited to two floors.

The project will be served by Hernando County water and sewer, with potable water and sewer mains available in the adjacent Eagle Shore Drive ROW. The soils are well-drained and stormwater will be retained on site in accordance with SWFWMD and County regulations.

### **Comprehensive Plan Consistency:**

The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 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.

*Analysis:* The site is located within the Residential Category on the Future Land Use Map.

### **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 1.10B(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.

*Analysis:* The site is located adjacent to, or in proximity to, approved and/or developing communities. Lake Hideaway was approved for a mix of single family lots, zero lot line, townhomes and multifamily. A similarly situated site to the southeast was previously approved for townhomes (H22-14, parcel key 539091). The site is located in the adjusted urbanized area and is in close proximity to convenience shopping at the Shoppes at Glen Lakes. The development of a townhome community at this location complies with the Comprehensive Plan Strategies.

### **Proposed Dimensional Standards:**

*Townhomes (PDP/MF)*

Acreage- ±9 acres

Maximum Number of Units-110

Maximum Building Height-35 feet

#### Minimum Setbacks

Front- 20 feet (deviation from 25 feet)

Sides- 5/0 feet (end units) (Deviation from 10 feet)

Rear- 15 feet (Deviation from 20 feet)

Minimum perimeter setback (includes rear yard setbacks) - 35 feet (east and west) 15 feet (south), 30 feet (north)

Minimum Lot width-18 feet (Deviation from 75 feet)

Minimum Lot Size- 1,620 sq. ft. (deviation from 12,000 sq. ft. based on the entire building)

#### Buffers

East- 20 feet

West- 20 feet

South- 5 feet

North- 20 feet

No Landscape Buffer to be provided where retention pond abuts property line

The buffer plantings will meet the minimum landscape requirements of the Community Appearance Ordinance. The buffers will include the retention of existing natural vegetation will be utilized where possible and augmented by a combination of shade trees, shrubs and ornamentals up to 80% opacity. All buffers will be separate tracts, owned and maintained by a Homeowners' Association.

## 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 ranges in elevation from 25 feet at the west property line to 44 feet above MSL at the southeast corner of the site. Please refer to Figure 4.



Figure 4. Parcel Key 822756-Topography Map





## **Infrastructure**

### **Adequate Access/Transportation**

The project's main access will come either from Bourassa Boulevard to the south or via Eagle Shore Drive to the north (the latter requiring an agreement with the developers of Sandal Key). Where adjacent to the property, Bourassa Boulevard is an unimproved 60' wide right-of-way, provides direct access to Eagle Shore Drive both to the east (850 feet) and the west (1,100 ft). To the east, Bourassa Blvd. continues to be an unimproved ROW, while to the west, portions of Bourassa are paved, but not to County Facility Design Guidelines. The developer will work with the County Engineer's office regarding the point of access and improvements required.

### **Utilities**

Both potable water and central sewer will be provided by the Hernando County Utilities Department. A 16" water main and a 6" force main are located within the adjacent Eagle Shore Drive 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 as permitted by the Southwest Florida Water Management District (SWFWMD).

### **Parks**

The community will provide a recreation area easily accessible to all residents via vehicular, pedestrian and bicycle means. The recreation area may include both passive and active areas, and the design of the recreation area will be suitable to serve the residents expected to reside in the community.

### **Schools**

A certificate of concurrency will be obtained from the school district at the time of Conditional Plat review, which may include a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County if required.

### **Deviations**

As indicated in the narrative above.