

# 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: 3/20/2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-27

April 13, 2024

**APPLICANT NAME:** Raysor Ventures, LLC

Address: 19046 Bruce B. Downs Boulevard, #308

City: Tampa

State: FL

Zip: 33647

Phone: (813) 535-6662 Email: michael@fwdplanning.com

Property owner's name: (if not the applicant) Raysor Ventures, LLC

**REPRESENTATIVE/CONTACT NAME:** Justyna Gale, Vice President of Planning

Company Name: Forward Planning & Design, LLC

Address: 19046 Bruce B. Downs Boulevard, #308

City: Tampa

State: FL

Zip: 33647

Phone: (352) 514-6158 Email: justyna@fwdplanning.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): R29 223 17 2608 0000 0031

2. SECTION 29, TOWNSHIP 23, RANGE 17

3. Current zoning classification: Agricultural (AG)

4. Desired zoning classification: Planned Development Project - Multi-Family (PDP-MF)

5. Size of area covered by application: 13.6 acres

6. Highway and street boundaries: Osowaw Blvd.

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: 20 minutes)

### PROPERTY OWNER AFFIDIVAT

I, Michael Raysor, 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.

[Signature]  
Signature of Property Owner

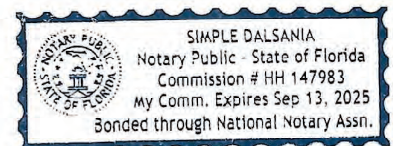
STATE OF FLORIDA

COUNTY OF ~~HERNANDO~~ Hillsborough.

The foregoing instrument was acknowledged before me this 21st day of March, 2024, by Michael Raysor who is personally known to me or produced FL DL as identification.

[Signature]

Signature of Notary Public



Notary Seal/Stamp

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

**LEGAL DESCRIPTION**

HUNTLEY SUBDIVISION LOT 3 LESS THOSE PARCELS DES IN ORB  
2383 PG 257 & ORB 2502 PG 1706|



\*\*Street Level photos may not be available if structure is not visible from road.

2022 Final Tax Roll

Parcel Key: 01695419

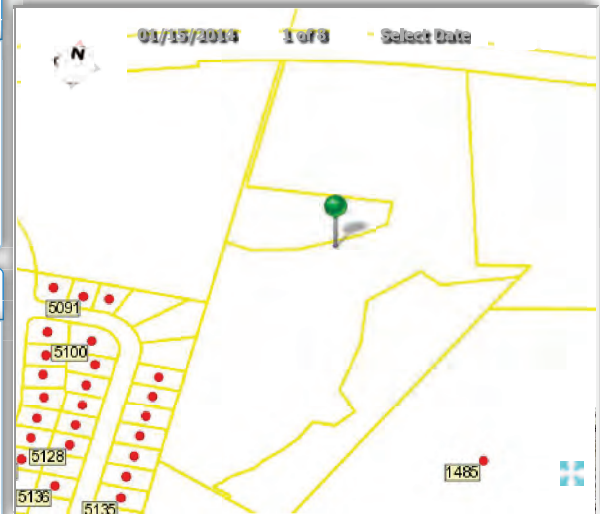
Parcel #: R29 223 17 2608 0000 0031

#### Owner Information

Owner Name: HUNTLEY HOLDINGS LLC  
Mailing 3839 MCKINNEY AVE STE 155-224  
Address: DALLAS TX 75024

#### Property & Assessment Values

Building: \$0 Assessed: \$82,449  
Features: \$0 Exempt: \$0  
Land: \$82,449 Capped: \$82,449  
AG Land: \$0 Excl Cap: \$0  
Market: \$82,449 Taxable: \$82,449



#### Property Information

Site Address: OSOWAW BLVD  
Description: HUNTLEY SUBDIVISION LOT 3 LESS THOSE PARCELS DES IN ORB 2383 PG 257 & ORB 2502 PG 1706  
DOR Code: (99) ACREAGE NOT CLASSIFIED  
Levy Code: CWES Sec/Tnshp/Rng: 29-23-17  
Subdivision: HUNTLEY SUBDIVISION  
Neighborhood: SHOAL LINE BLVD/OSOWAW BLVD(C595)

#### Tax Information

AdValorem: \$1,293.25  
NONAdValorem: \$103.29  
Total For 2022: \$1,396.54  
Total For 2021: \$1,077.75  
Total For 2020: \$852.90  
Total For 2019: \$857.66

[Real Time Tax Info](#) [Pay Taxes On-line](#)  
[CE Assmts/Liens](#) [Comm Fire Assmts](#)

#### Land Breakdown

Land Use  
NON-PROD AC  
ACREAGE

| Units      | Value  |
|------------|--------|
| 8.70 ACRES | 1,305  |
| 4.90 ACRES | 81,144 |

#### Sales Breakdown

| Sale Date  | Book/Page                 | Deed Type | Vacant/Improved | Qualification | Sale Price | Grantee                |
|------------|---------------------------|-----------|-----------------|---------------|------------|------------------------|
| 05/28/2021 | <a href="#">4006/332</a>  | SW        | V               | D             | \$100      | HUNTLEY HOLDINGS LLC   |
| 09/09/2012 | <a href="#">2936/1690</a> | WD        | V               | D             | \$100      | HUNTLEY PROPERTIES LLC |
| 11/15/2007 | <a href="#">1434/137</a>  | WD        | V               | S             | \$500,000  | HUNTLEY HARDY H        |

#### Building Characteristics

| Bldg #   | Description | Year Built | Area (Base/Aux) | Bed/Bath | Value |
|--|-------------|------------|-----------------|----------|-------|
| No Matching Records Found or the Information is Exempt per Florida Statute(s). |             |            |                 |          |       |

#### Extra Features

| Bldg#  | Description | Actual Year | Dimensions | Current Value |
|--|-------------|-------------|------------|---------------|
| No Matching Records Found or the Information is Exempt per Florida Statute(s). |             |             |            |               |

#### Addresses

OSOWAW BLVD

#### Businesses

| Name   | TPP PIN | TPP Key | Date Filed | Date Audit | Levy Code | NAICS | Ent Zone | Curr Val | Last Yr Val | 2 Yrs Ago |
|--|---------|---------|------------|------------|-----------|-------|----------|----------|-------------|-----------|
| No Matching Records Found or the Information is Exempt per Florida Statute(s). |         |         |            |            |           |       |          |          |             |           |



After Recording Return to:

Grace Payne  
Southern Title Services of Tampa Bay, Inc.  
17818 U.S. Hwy 41 N.  
Lutz, FL 33549

This Instrument Prepared by:

Grace Payne  
Southern Title Services of Tampa Bay, Inc.  
17818 U.S. Hwy 41 N.  
Lutz, FL 33549  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it

Property Appraisers Parcel I.D. (Folio) Number(s):

R29 223 17 2608 0000 0031

File No.: 20231092

## WARRANTY DEED

**This Warranty Deed**, Made the 10 day of August, 2023, by **Huntley Holdings LLC, a Florida limited liability company, surviving entity from merger with Windfield Properties, LLC, a Florida limited liability company**, having its place of business at **3839 McKinney Avenue, Suite 155-224, Dallas, TX 75204**, hereinafter called the "Grantor", to **Raysor Ventures, LLC, a Florida limited liability company**, whose post office address is: **19046 Bruce B. Downs Blvd, Ste 308, Tampa, FL 33647**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hernando** County, Florida, to wit:

Lot 3, Huntley Subdivision, according to the plat thereof as recorded in Plat Book 33, Page 5, of the Public Records of Hernando County, Florida. Less and Except those parcels described in Official Records Book 2383, Page 257 and Official Records Book 2502, Page 1706.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, reservations, restrictions and easements of record, if any.

*(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)*



**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: *Vanessa Paiz*

Printed Name: Vanessa Paiz

Witness Signature: *Olga Butrovich*

Printed Name: Olga Butrovich

State of Washington

County of Pierce

**Huntley Holdings LLC, a Florida limited liability company, surviving entity from merger with Windfield Properties, LLC, a Florida limited liability company**

*Jacob W Huntley*  
by: Jacob W. Huntley, Manager

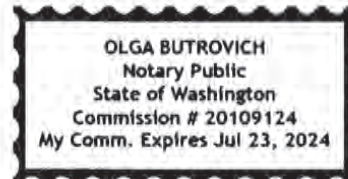
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 10 day of August, 2023 by Jacob W. Huntley as Manager of Huntley Holdings LLC, a Florida limited liability company, surviving entity from merger with Windfield Properties, LLC, a Florida limited liability company, on behalf of the Limited Liability Company. He/She/They is/are ☐ Personally Known OR ☒ Produced TX driver license as Identification.

*Olga Butrovich*  
Notary Public Signature (SEAL)

Printed Name: Olga Butrovich

My Commission Expires: 7/23/2024

☒ Online Notary (Check Box if acknowledgment done by Online Notarization)



Completed via Remote Online Notarization using 2 way Audio/Video technology.

**"EXHIBIT A"**06/16/21 03:47PM EDT Hill Ward Henderson -> Division of Corporations 8506176381 Pg 2  
/2

(((H21000235556 3)))

**ARTICLES OF ORGANIZATION****OF****HUNTLEY HOLDINGS, LLC**

The undersigned executes these Articles of Organization of Huntley Holdings, LLC to form a limited liability company pursuant to the Florida Revised Limited Liability Company Act:

**ARTICLE I. NAME**

The name of the limited liability company is Huntley Holdings, LLC.

**ARTICLE II. ADDRESS**

The principal address and the mailing address of the limited liability company is 3839 McKinney Avenue, Suite 155-224, Dallas, Texas 75204.

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The street address of the initial registered office of the limited liability company is 5328 Central Avenue, Saint Petersburg, Florida 33707, and the name of the limited liability company's initial registered agent at that address is Kathryn Everlove-Stone.


*Having been named to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
Kathryn Everlove-Stone

**ARTICLE IV. MANAGEMENT OF COMPANY**

The limited liability company is a manager-managed limited liability company. The name and address of the person initially authorized to manage the Company are Jacob W. Huntley, 3839 McKinney Avenue, Suite 155-224, Dallas, Texas 75204.

**EXECUTED:** 6/15/21

  
Jacob W. Huntley  
Authorized Representative of the Member

12755791v1

(((H21000235556 3)))

**SALLY L. DANIEL, CFC**

HERNANDO COUNTY TAX COLLECTOR

**352-754-4180****2023 Real Estate****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |                    |
|----------------------|-------------|--------------|--------------------|
| 1695419              |             | CWES         | WWW.HERNANDOTAX.US |

RAYSOR VENTURES LLC A  
19046 BRUCE B DOWNS BLVD PMB 308  
TAMPA, FL 33647-2434

**R29-223-17-2608-0000-0031**

0 OSOWAW BLVD

HUNTLEY SUBDIVISION  
LOT 3 LESS THOSE PARCELS DES  
IN ORB 2383 PG 257 & ORB 2502  
PG  
See Additional Legal on Tax Roll

**\*\*All ownership changes must re-file for exemptions****AD VALOREM TAXES**

| TAXING AUTHORITY             | TELEPHONE    | MILLAGE | ASSESSED VALUE          | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|------------------------------|--------------|---------|-------------------------|-----------|---------------|--------------|
| BCC GENERAL FUND             | 352-754-4004 | 6.6997  | 90,694                  | 0         | 90,694        | 607.62       |
| BCC TRANSPORTATION TRUST     | 352-754-4004 | 0.8091  | 90,694                  | 0         | 90,694        | 73.38        |
| BCC COUNTY HEALTH            | 352-754-4004 | 0.1102  | 90,694                  | 0         | 90,694        | 9.99         |
| HERNANDO COUNTY SCHOOL BOARD | 352-797-7004 | 3.0920  | 102,735                 | 0         | 102,735       | 317.66       |
| BPI DISCRETIONARY            | 352-797-7004 | 0.7480  | 102,735                 | 0         | 102,735       | 76.85        |
| BPI CAPITAL OUTLAY           | 352-797-7004 | 1.5000  | 102,735                 | 0         | 102,735       | 154.10       |
| BPI OPERATIONAL VOTED        | 352-797-7004 | 1.0000  | 102,735                 | 0         | 102,735       | 102.74       |
| EMERGENCY MEDICAL SVCS MSTU  | 352-754-4004 | 0.9100  | 90,694                  | 0         | 90,694        | 82.53        |
| STORMWATER MANAGEMENT MSTU   | 352-754-4004 | 0.1139  | 90,694                  | 0         | 90,694        | 10.33        |
| SFWFMD COUNTY WIDE           | 352-796-7211 | 0.2043  | 90,694                  | 0         | 90,694        | 18.53        |
| <b>TOTAL MILLAGE</b>         |              | 15.1872 | <b>AD VALOREM TAXES</b> |           | \$1,453.73    |              |

**NON-AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY                              | TELEPHONE    | AMOUNT                            |
|--|--------------|-----------------------------------|
| 36 H.C. FIRE/RESCUE DISTRICT                   | 352-540-4353 | 34.84                             |
| <b>**ALL TAXES BECOME DELINQUENT APRIL 1st</b> |              | <b>NON-AD VALOREM ASSESSMENTS</b> |
|  |              | \$34.84                           |

**COMBINED TAXES AND ASSESSMENTS**

\$1,488.57

See reverse side for important information.

**If Paid By****Nov 30, 2023**

Please Pay

\$1,429.03

**SALLY L. DANIEL, CFC**

HERNANDO COUNTY TAX COLLECTOR

**352-754-4180****2023 Real Estate****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

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0 OSOWAW BLVD

HUNTLEY SUBDIVISION  
LOT 3 LESS THOSE PARCELS DES  
IN ORB 2383 PG 257 & ORB 2502  
PG  
See Additional Legal on Tax Roll

Pay in U.S. funds to Sally L. Daniel, Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

**If Paid By****Nov 30, 2023**

Please Pay

\$1,429.03

1 01695419 2023 9

11/07/2023  
Receipt # HSPTAX-23-0009076  
Paid By

\$1,429.03

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

DO NOT WRITE ON BOTTOM PORTION





## Osoyaw Multi-family PDP (MF) Amendment Narrative

### 1.0 Introduction

The Applicant, Raysor Ventures, LLC, is requesting a rezoning amendment from Agricultural (AG) to Multi-Family Planned Development District [PDP (MF)] on approximately 13.6 acres of land located south of Osoyaw Boulevard and west of Commercial Way (US Hwy. 19). This application requests approval of a Multi-Family Planned Development District [PDP (MF)] for a workforce / affordable housing development to include apartments and/or town-home residential up to a maximum of 125 Dwelling Units (DU). A Rezoning amendment to PDP(MF) is consistent with the underlying Future Land Use (FLU) Residential category. The Residential FLU category allows for a maximized density up to 22 dwelling units per acre, and the proposed density is 9 dwelling units per acre.

A Pre-Application meeting was held with Omar DePablo on March 30, 2023, and March 14, 2024.

### 2.0 Existing Conditions

**Table 1: Existing Site Information**

|                                  |                           |
|----------------------------------|---------------------------|
| <b>Parcel Key:</b>               | 01695419                  |
| <b>Parcel #:</b>                 | R29 223 17 2608 0000 0031 |
| <b>Gross Acreage:</b>            | 13.6 acres                |
| <b>Estimated Wetlands:</b>       | 9 acres                   |
| <b>Net Developable Area:</b>     | 4.6 acres                 |
| <b>Future Land Use Category:</b> | Residential               |
| <b>Existing Zoning:</b>          | Agricultural (AG)         |
| <b>Special Overlay District:</b> | None                      |

#### 2.1 Existing Future Land Use

The current Future Land Use Designation is Residential. The Residential Category allows primarily single-family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. The Gross Residential Density shall not exceed 22 DU/Ac.

The Residential Category includes zoning for multi-family housing generally averaging between 7.5 to 22 dwelling units an acre to provide a diversity of housing choices. According to the Comprehensive Plan Strategy 1.04B(5)(a), multi-family 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.

## 2.2 Existing Zoning

Currently, the Zoning designation for the subject site is Agricultural (AG) District. The AG District is designed to promote and encourage the conservation and utilization of agricultural land, as well as the preservation of the open character land. The AG District only allows for low density single-family residential and does not permit multi-family development.

This application requests a rezoning amendment from AG District to Multi-family Planned Development District [PDP (MF)] for a multi-family (apartments/townhomes) residential development with a maximum development potential of 125 dwelling units (DU).

## 2.3 Existing Site Conditions

The project Parcel is currently vacant. It is located to the south of Osowaw Boulevard. Osowaw Boulevard is a paved two-lane collector without sidewalks and approximately 112' Right-of-Way (ROW).

The Parcel is relatively flat with less than 5 feet of change in elevation. Wetlands are located on the southern and northwestern portions of the site with associated Floodplain Zone "AE". An Environmental Study was conducted on the site and has been submitted as part of this rezoning application package. There are approximately 9 acres of wetlands on the site with a net developable area of approximately 4.6 acres. There is no reported sinkhole activity on-site according to Hernando County Central GIS.

## 2.4 Adjacent Future Land Use and Zoning

The proposed Multi-Family Planned Development District [PDP (MF)] is compatible with the Future Land Use and Zoning of the surrounding Parcels.

The site located to the east and south along Commercial Way is zoned PDP (General Commercial). It is developed as a shopping center anchored by several tenants including Wal-Mart, JC Penny, Best Buy, Pet Smart, Aldi, and several other retailers. The decommissioned Hernando County sewage processing plant was located to the east of the Parcel and is now vacant land.

The Parcels to the west are zoned PDP (GHC) and PDP (MH). There is a Church and the Forest Glen Retirement Village manufactured home community located adjacent to the west. The area located to the north is Conservation and is the Weekiwachee Preserve.

**Table 2: Adjacent Future Land Use, Zoning, and Existing Uses**

| Direction | FLU Category | Zoning District     | Existing Use                |
|-----------|--------------|---------------------|-----------------------------|
| North     | Conservation | Conservation        | Weekiwachee Preserve        |
| East      | Commercial   | PDP (GC)            | Shopping Center             |
| South     | Commercial   | PDP (GC)            | Shopping Center             |
| West      | Residential  | PDP (GHC), PDP (MH) | Church and Mobile Home Park |

## 3.0 Proposed Development

### 3.1 Overview

This application requests a rezoning amendment from the AG District to Multi-Family Planned Development District [PDP (MF)] to allow for a workforce/affordable housing development. Proposed is an apartment and/or townhome development with a maximum of 125 dwelling units and associated amenities. The total site is approximately 13.6 acres with an estimate of 9 acres of wetlands located on the southern and northwestern portions of the Parcel. The proposed development will provide bicycle/pedestrian connectivity, a clubhouse with amenities, and open space that exceeds the code requirements.

A summary of the proposed development as part of this PDP (MF) application is shown in **Table 3** below.

**Table 3: Proposed Development Area**

| Description              | ±Ac.       | Dwelling Units (DU) | Gross Density (DU/Ac.) |
|--------------------------|------------|---------------------|------------------------|
| Gross Site Area          | 13.6 acres |                     |                        |
| Estimated Wetlands       | 9 acres    |                     |                        |
| Net Developable Area     | 4.6 acres  |                     |                        |
| Multi-family Residential |            | 125 units           | 9 du/ac                |
| Allowed Density          |            |                     | 22 du/ac               |

### 3.2 Workforce/Affordable Housing

The lack of workforce/ affordable housing options has reached crisis levels in Florida, especially impacting lower-income essential workers. Teachers, healthcare workers, police, hospitality staff, and other modest-income occupations are increasingly locked out of Florida's housing market. Without intervention, Florida risks losing these critical workforces that support its economy.

Each new affordable unit created expands housing options for Florida's workforce and reduces competition for limited affordable rentals. By providing more supply, the affordability of units should gradually improve over time.

The proposed workforce/ affordable housing development is located next to a shopping center and a bus route. Locating workforce housing near job centers will also reduce transportation costs for workers. Living closer to their workplace provides financial relief while cutting commute times.



## 3.3 Consistency with the Comprehensive Plan

The proposed amendment to PDP(MF) is consistent with the Comprehensive Plan's Strategy 1.04B(5) and Strategy 1.04B(7) as follows:

### Strategy 1.04B(5)

- (a) Proximity to existing or designated commercial areas, corridors, or employment centers;
  - The site is located in close proximity to the commercial shopping center to the east along Commercial Way/US 19. The proposed PDP (MF) is also a good transitional use from the Commercial to the east, and the church and mobile home park located to the west of the project site.
- (b) Direct or limited local access to arterial or collector roadways;
  - The site is located on and has direct access to Osowaw Boulevard which is a collector roadway.
- (c) Availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
  - The site is located in an area with appropriate infrastructure and services capacity including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and school facilities.
- (d) Protection of high quality environmentally sensitive resources or historic and archaeological resources;
  - The proposed development will preserve on-site wetlands with minimal impacts proposed. The development will also preserve environmental and archaeological resources found on the site.
- (e) The character and density of existing and approved residential development in the surrounding area.
  - A multi-family development will provide a good transitional use from the Commercial located to the east and the Church and Forest Glen Retirement Village developments to the west. The existing wetlands will be preserved immediately adjacent to the Forest Glen Retirement Village which will preserve the character of their residential development.

**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;
  - The proposed multi-family serves as a transitional use between the large shopping center to the east located on Commercial Way, the church, and the Forest Glen Retirement Village (mobile homes) located to the west. There is also a significant wetland area that will be preserved and act as an additional buffer from the multi-family to the mobile home development.

- (b) Multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single-family neighborhoods.
- The multi-family development will have direct access onto Osowaw Blvd, and will not be accessible through the adjacent Forest Glen Retirement Village development.

### 3.4 Development Standards

The application package provides a PDP Master Plan which depicts the proposed the multi-family development with a maximum of 125 dwelling units and associated amenities. The stormwater ponds will be designed along the west and south project boundary to function as an additional buffer to the adjacent residential neighborhood to west. The perimeter landscape buffers will comply with the Hernando County standards.

The proposed development standards are summarized below in **Table 4**.

**Table 4: Development Standards**

|   |                                      |
|---|--------------------------------------|
| Principal Building Setback from Property Line | Front: 25'<br>Side: 10'<br>Rear: 20' |
| Perimeter Landscape Buffers                   | 20' along Osowaw<br>5' side/rear     |
| Maximum Building Height                       | 65' / 4-Stories                      |
| Maximum Building Coverage                     | 45%                                  |

### 3.5 Utilities/Infrastructure

Utility service will be connected to Hernando County facilities located in the Osowaw Blvd. right-of -way. The utility lines include a 6" sanitary sewer force main and 8" potable water main. No significant impacts to infrastructure are anticipated and will be fully evaluated at the building permit review stage.

### 3.6 Wetlands and Open Space

There are approximately ± 9 acres of on-site wetlands that will be preserved, and minimal wetland impact. Wetland setbacks and natural vegetation will meet all land development code requirements. An environmental analysis and wetland delineation is submitted as part of this rezoning application.

The proposed development will include a clubhouse and amenities that will be accessible to the residents through interconnected sidewalks. The development will meet the open space requirements of the Land Development Code regulations.

## **4.0 Proposed Deviations from Design Standards**

In order to efficiently develop the site, the following deviations are requested:

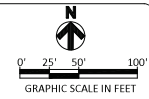
Article IV, Section 2 G.4. (i) Maximum building height: The maximum building height is forty-five (45) feet and/or three (3) stories. No building shall exceed three (3) stories or forty-five (45) feet in the R-3 district unless one foot shall be added to the required front and side yards for each foot of building height over forty-five (45) feet in addition to the general yard requirements for the zoning district.

- The request deviation is for proposed multi-family buildings to be four (4) stories with a maximum height of 65 feet.

Article IV, Section 2.G.4.(k) R-3 District Maximum number of dwelling units per building (12). The default allowed Zoning District for a PDP (Multi-family) project is the R-3 Residential District.

- This district has the above referenced limit to the number of 12 units per building. This is an antiquated standard in consideration of current market trends, and a maximum of 60 units/building is requested.





DEVELOPER:

**RV RAYSOR**  
Ventures LLC  
18446 BRUCE B. DOWNS BOULEVARD | #308  
TAMPA | FLORIDA | 33647 | (813) 625-8559

CONTACT: MICHAEL D. RAYSOR

CONSULTANT:

**R<sup>2</sup>**  
R-SQUARED ENGINEERING, LLC  
20312 BLOOMINGDALE AVE, STE. 108-967  
RIVERVIEW, FL 33558  
(727) 741-9336

SEAL:

RYAN A. REMARCO, P.E.  
FL P.E. #772049

PROJECT:

**OSOWAW RESIDENTIAL**  
OSOWAW BLVD.  
SPRING HILL, FL 34607  
SECTION 29, TOWNSHIP 23 S, RANGE 17 E  
PARCEL #: R29-223-17-2608-0000-0031

| ISSUE / REVISIONS | DATE |
|-------------------|------|
|                   |      |
|                   |      |
|                   |      |
|                   |      |
|                   |      |
|                   |      |
|                   |      |

PROJECT MANAGER: RAR

DRAWING BY: RAR

JURISDICTION: HERNANDO COUNTY, FL

DATE: 2024-04-01

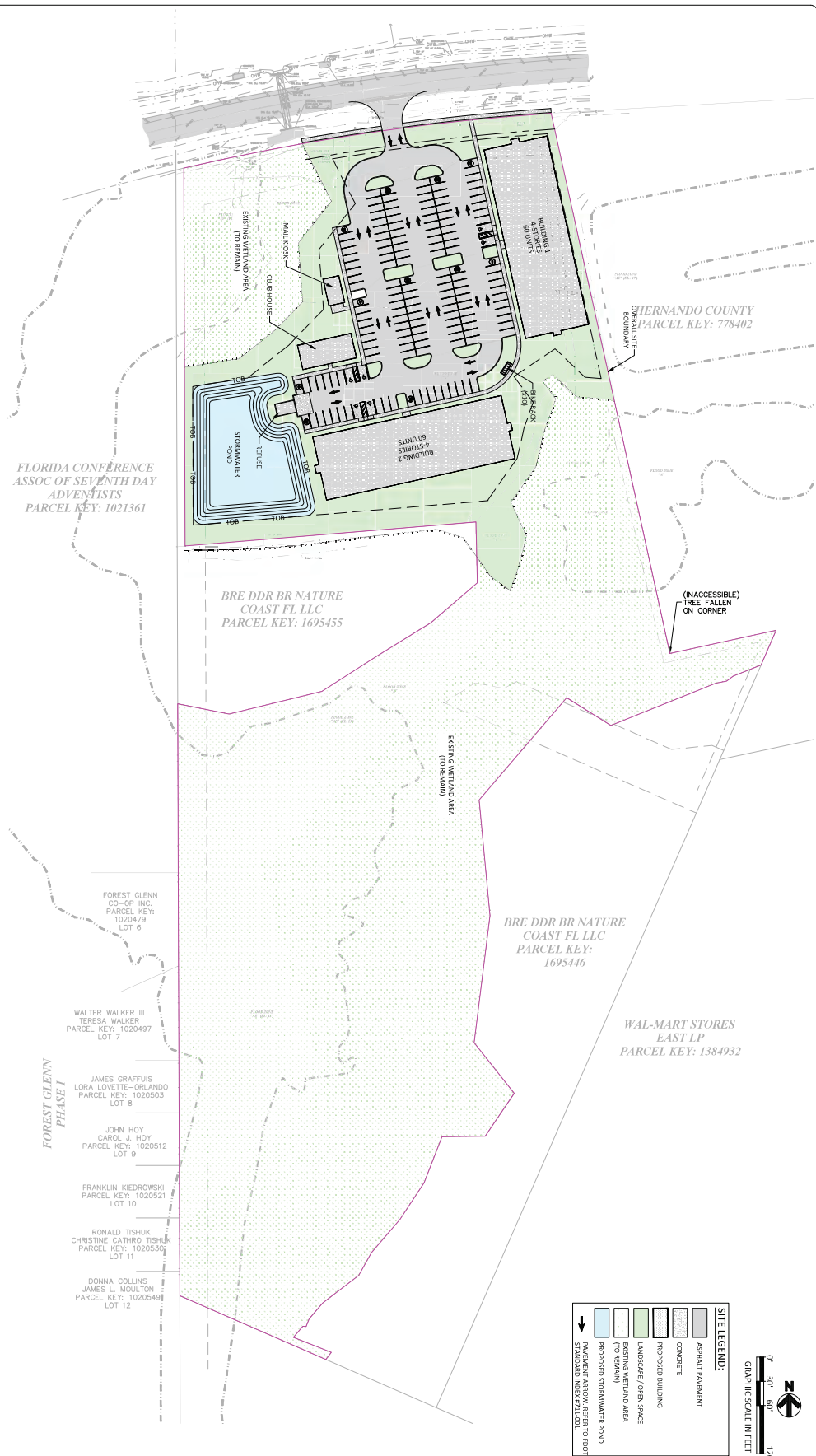
TITLE: **CONCEPT SITE PLAN**

SHEET NUMBER: **CSP-1.0**

COMMENTS: FOR ENTITLEMENTS

JOB/FILE NUMBER: **001.004**

| SITE DATA TABLE           |                                       |
|---------------------------|---------------------------------------|
| PARCEL ID #:              | R29-223-17-2608-0000-0031             |
| SITE ADDRESS:             | OSOWAW BLVD.<br>SPRING HILL, FL 34607 |
| OWNER:                    | RAYSOR VENTURES, LLC                  |
| DEVELOPER:                | RAYSOR VENTURES, LLC                  |
| SITE JURISDICTION:        | HERNANDO COUNTY                       |
| EXISTING USE:             | VACANT                                |
| PROPOSED USE:             | MULTI-FAMILY RESIDENTIAL              |
| NUMBER OF DWELLING UNITS: | 120                                   |
| PROJECT SITE AREA:        | 596,095 SF / 13.68 AC                 |
| PROPOSED DENSITY:         | 6.77 DU / AC                          |



| SITE DATA TABLE          |                                       |
|--------------------------|---------------------------------------|
| PAGEID: 2                | RS-23-17-2688-0000-1011               |
| SITE ADDRESS             | GOODMAN ROAD<br>SPRING HILL, IL 64607 |
| OWNER                    | ARROW VENTURES, LLC                   |
| DEVELOPER                | ARROW VENTURES, LLC                   |
| SITE SUBSECTION          | HENRIKWOOD COUNTY                     |
| ENVIRONMENT              | VACANT                                |
| PROPOSED USE             | MULTI-FAMILY RESIDENTIAL              |
| NUMBER OF DWELLING UNITS | 120                                   |
| PROPOSED SITE AREA       | 596,040 SF / 13.64 AC                 |
| PROPOSED DENSITY         | 8.70 UDS / AC                         |

|  |                     |
|--|---------------------|
| PROJECT MANAGER:                               | RAS                 |
| DRAWING BY:                                    | RAS                 |
| JURISDICTION:                                  | HERNANDO COUNTY, FL |
| DATE:  | 2024-04-01          |
| TITLE:   |                     |
| <p align="center"><b>CONCEPT SITE PLAN</b></p> |                     |
| SHEET NUMBER:                                  |                     |
| <p align="center"><b>CSP-1.0</b></p>           |                     |
| COMMENTS:                                      | FOR ENTITLEMENTS    |
| JOB/FILE NUMBER:                               | 001.004             |

[illegible]

PROJECT:

## OSOWAW RESIDENTIAL

OSOWAW BLVD.  
SPRING HILL, FL 34607  
SECTION 29, TOWNSHIP 23 S, RANGE 17 E  
PARCEL #: R29-223-17-2608-0000-0031

RYAN A. RENARDO, P.E.  
FL P.E. #77049

SEAL:



3112 BLOOMINGDALE AVE, STE. 108-35  
RIVERVIEW, FL 33578  
(727) 741-5536

CONSULTANT:

CONTACT: MICHAEL D. WATSON

DEVELOPER



Телефон | E-mail | 336647 | (000) 625-9979



AERIAL MAP



Forward  
Planning & Design



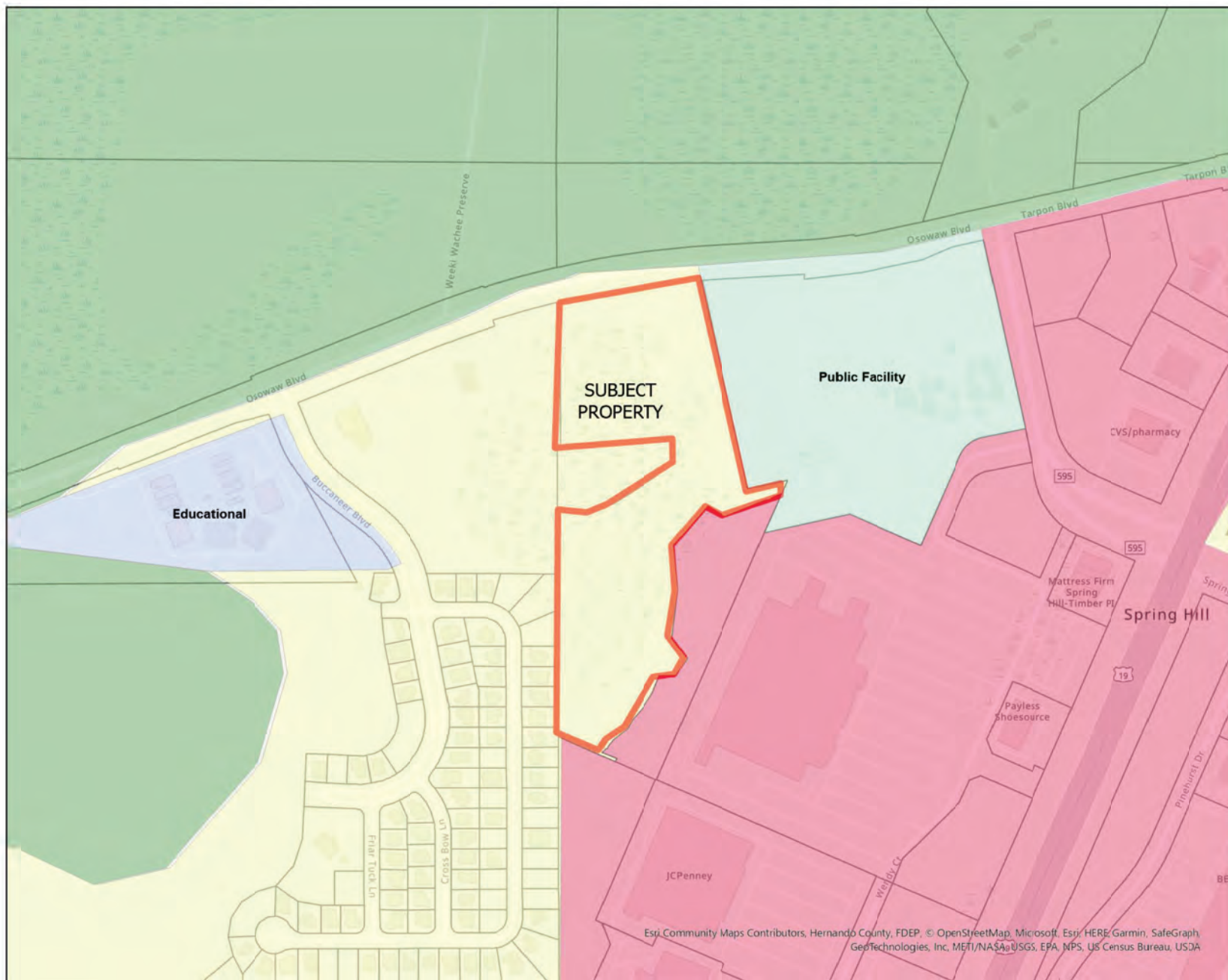
0 150 300 600 Feet



# FUTURE LAND USE MAP

## FUTURE LAND USE

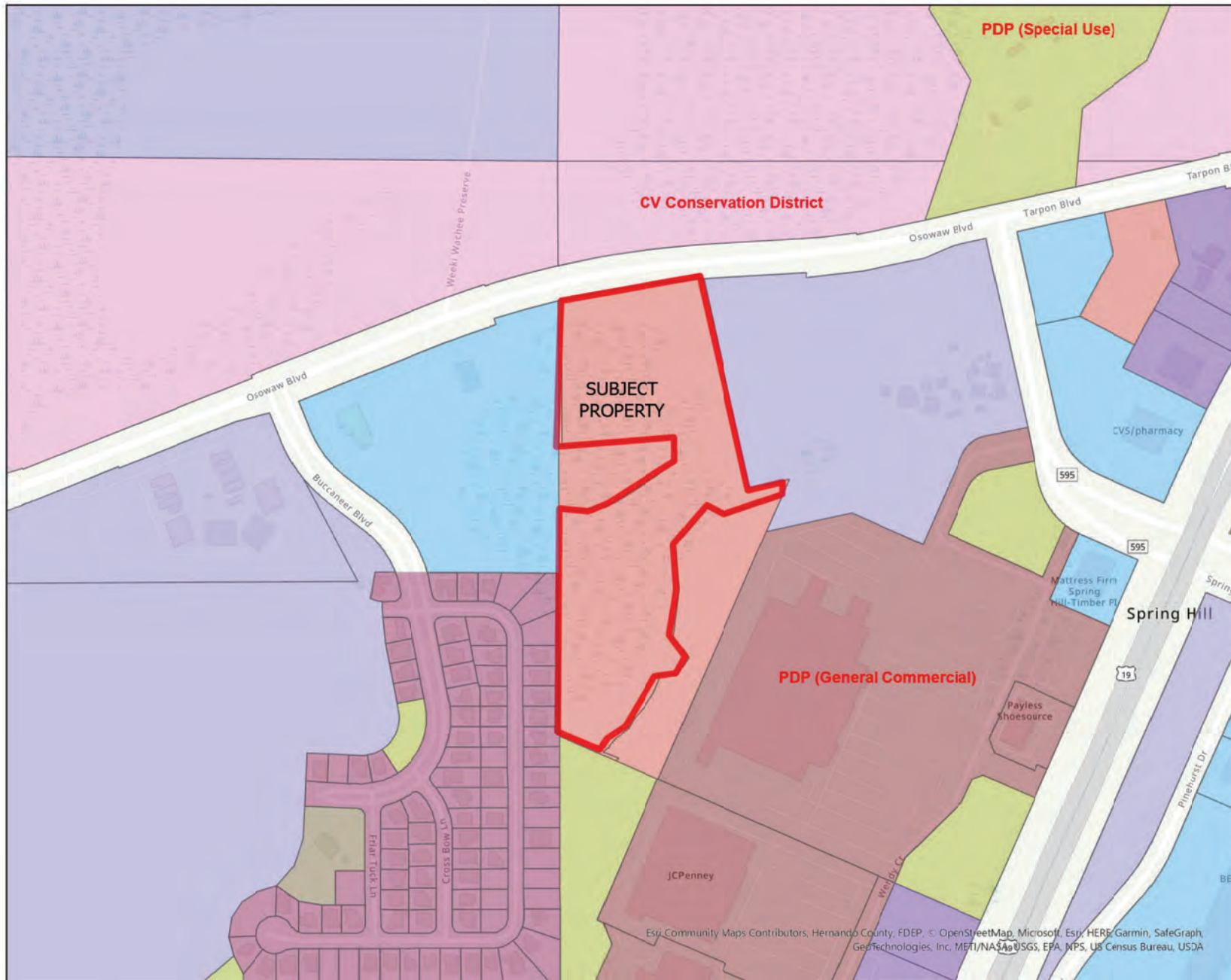
- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL
- SUBJECT PROPERTY
- Parcels



**Forward**  
Planning & Design



0 90 180 360 Feet



## ZONING MAP

| ZONEDESC                              |                                  |
|---------------------------------------|----------------------------------|
| <Null>                                | CV Conservation District         |
| AC Agricultural Commercial District   | City                             |
| AG Agricultural District              | I1 Industrial District           |
| AR Agricultural Residential District  | I2 Heavy Industrial District     |
| AR1 Agricultural Residential District | M Mining District                |
| AR2 Agricultural Residential District | OP Office-Professional District  |
| C1 General Commercial District        | PDP (Aviation Facilities)        |
| C2 Highway Commercial District        | PDP (Commercial Marine)          |
| C3 Neighborhood Commercial District   | PDP (Corporate Park)             |
| C4 Heavy Highway Commercial District  | PDP (General Commercial)         |
| CM1 Marine Commercial District        | PDP (General Highway Commercial) |
| CM2 Heavy Marine Commercial District  | PDP (Heavy Highway Commercial)   |
| CHDP (Combined)                       | PDP (Heavy Industrial)           |
|                                       | PDP (Highway Commercial)         |
|                                       | PDP (Industrial)                 |
|                                       | PDP (Light Industrial)           |
|                                       | PDP (Mobile Home)                |

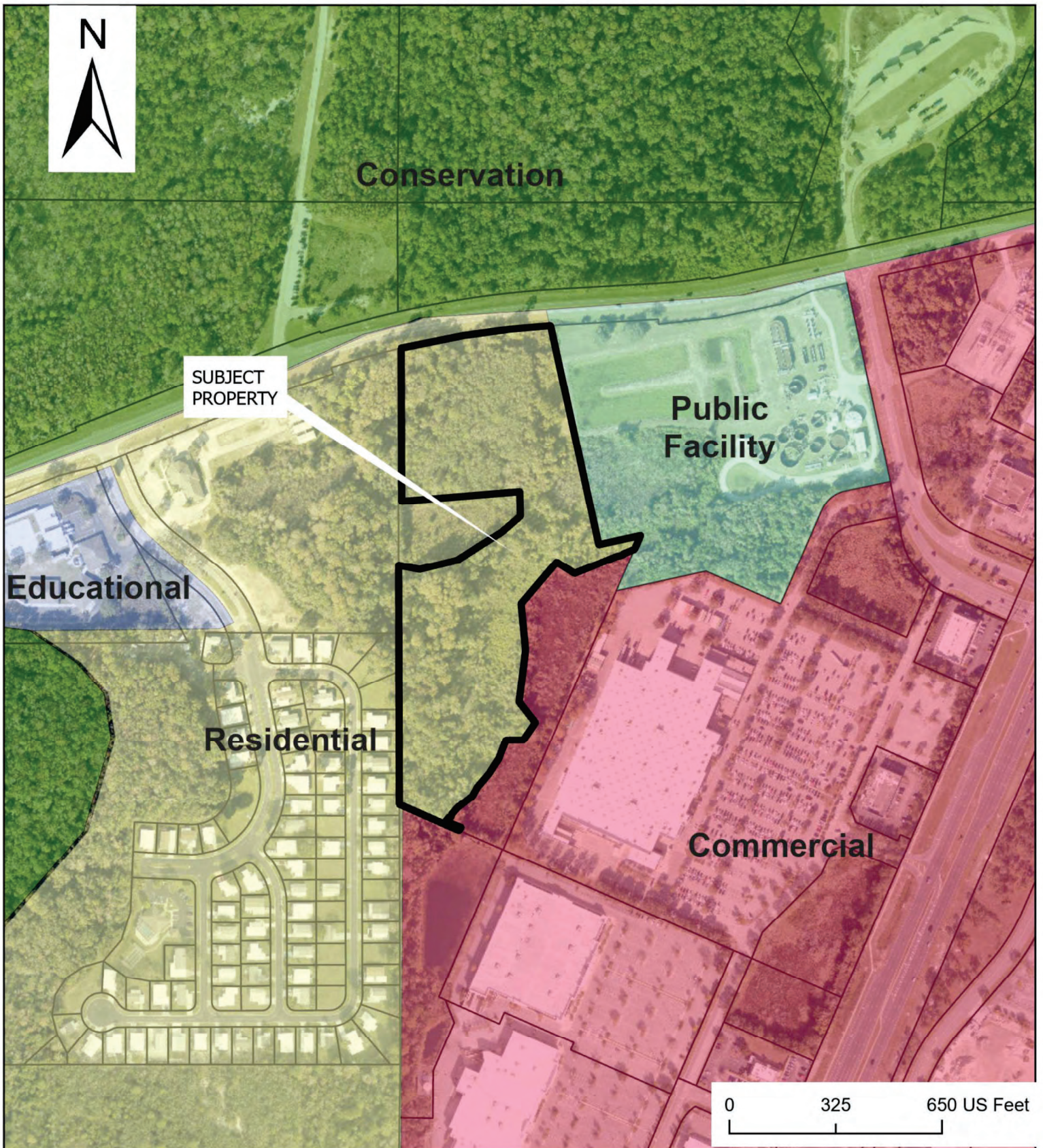
**Forward**  
Planning & Design



0 90 180 360 Feet

Esri, Community Maps Contributors, Hernando County, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NAIP, USGS, EPA, MFS, US Census Bureau, USDA





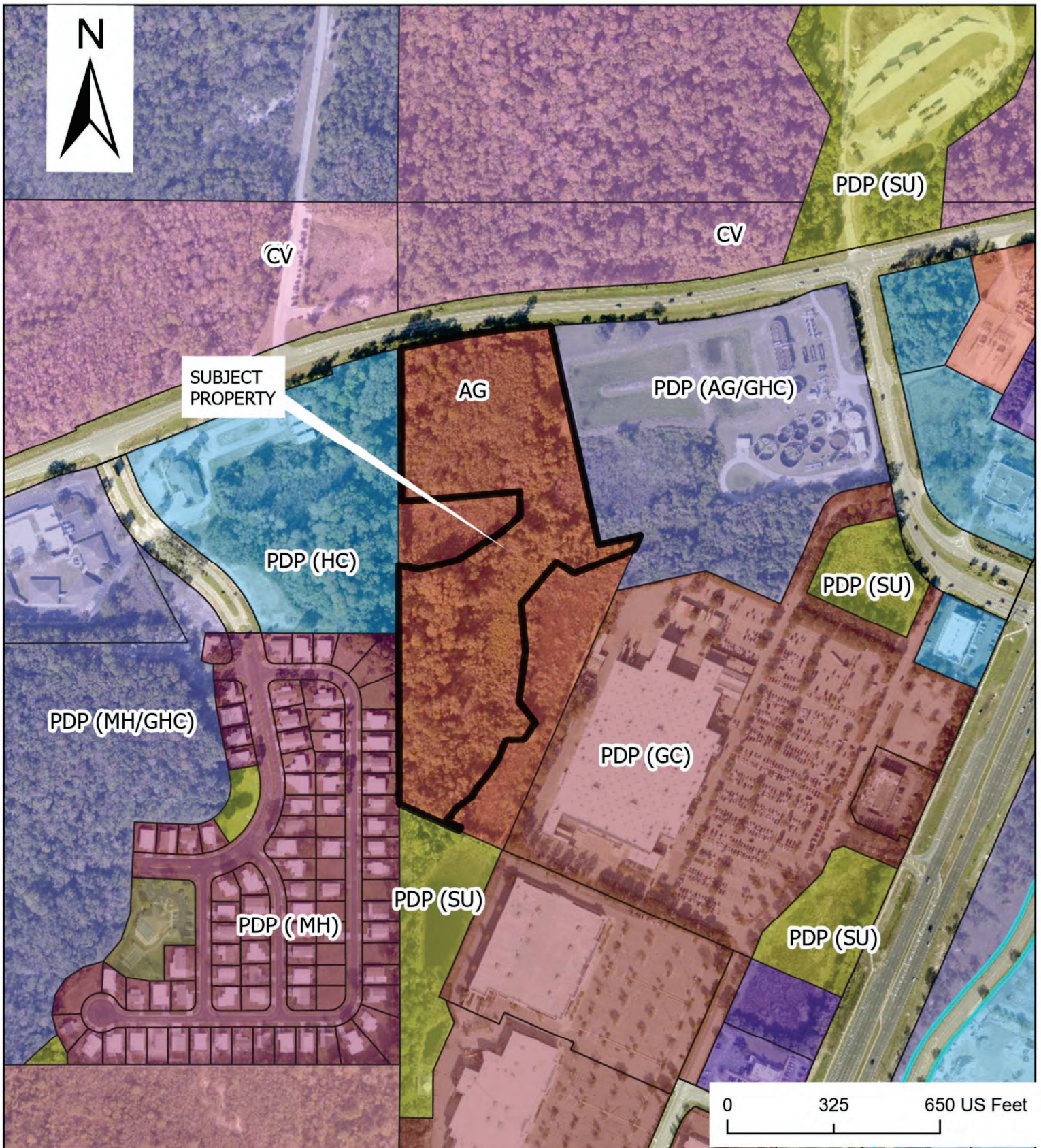
## FUTURE LANDUSE

**Forward**  
Planning & Design

OSOWAW PARCEL

EXHIBIT:





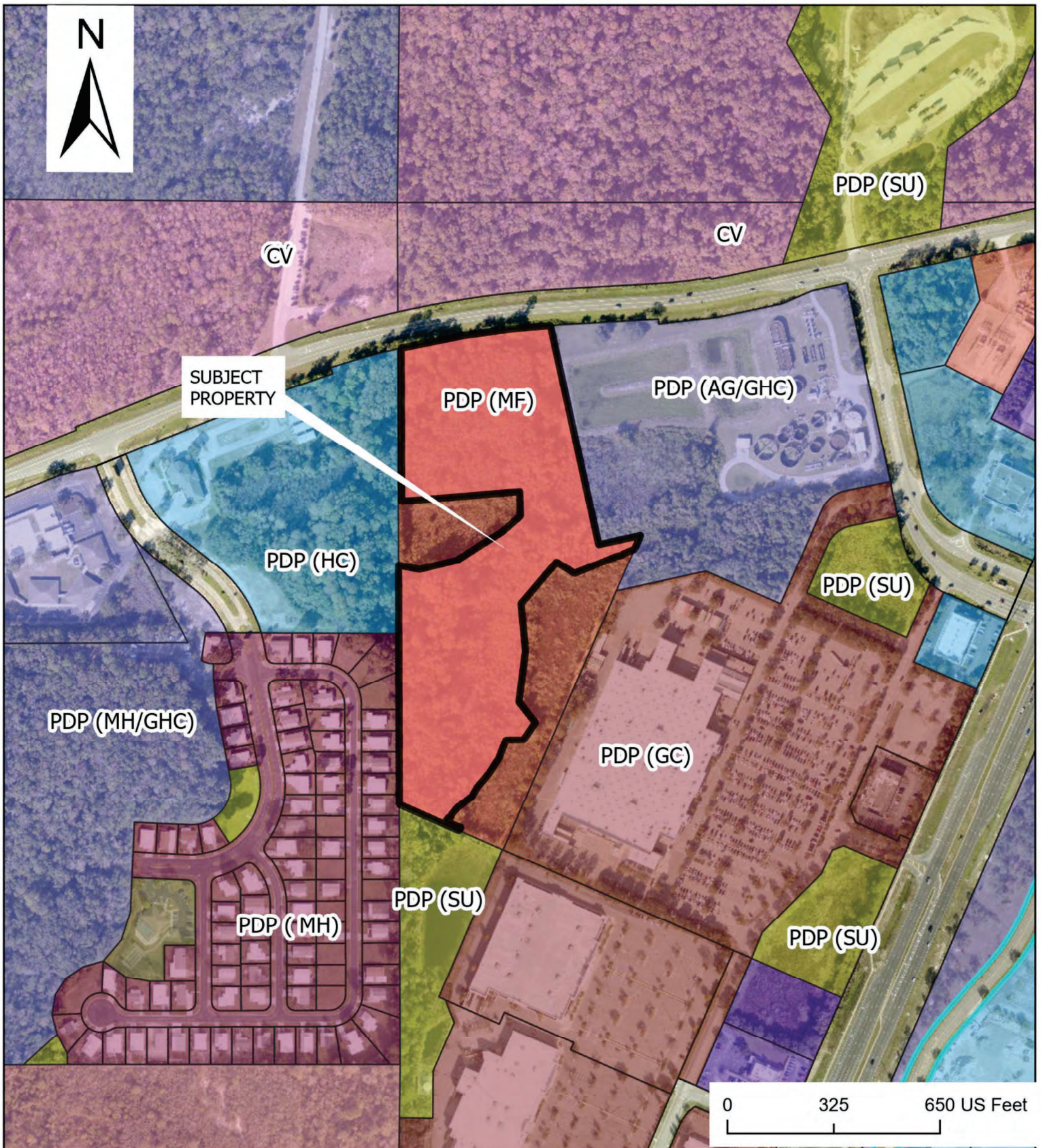
## ZONING (EXISTING)

**Forward**  
Planning & Design

OSOWAW PARCEL

EXHIBIT:





## ZONING (PROPOSED)

**Forward**  
Planning & Design

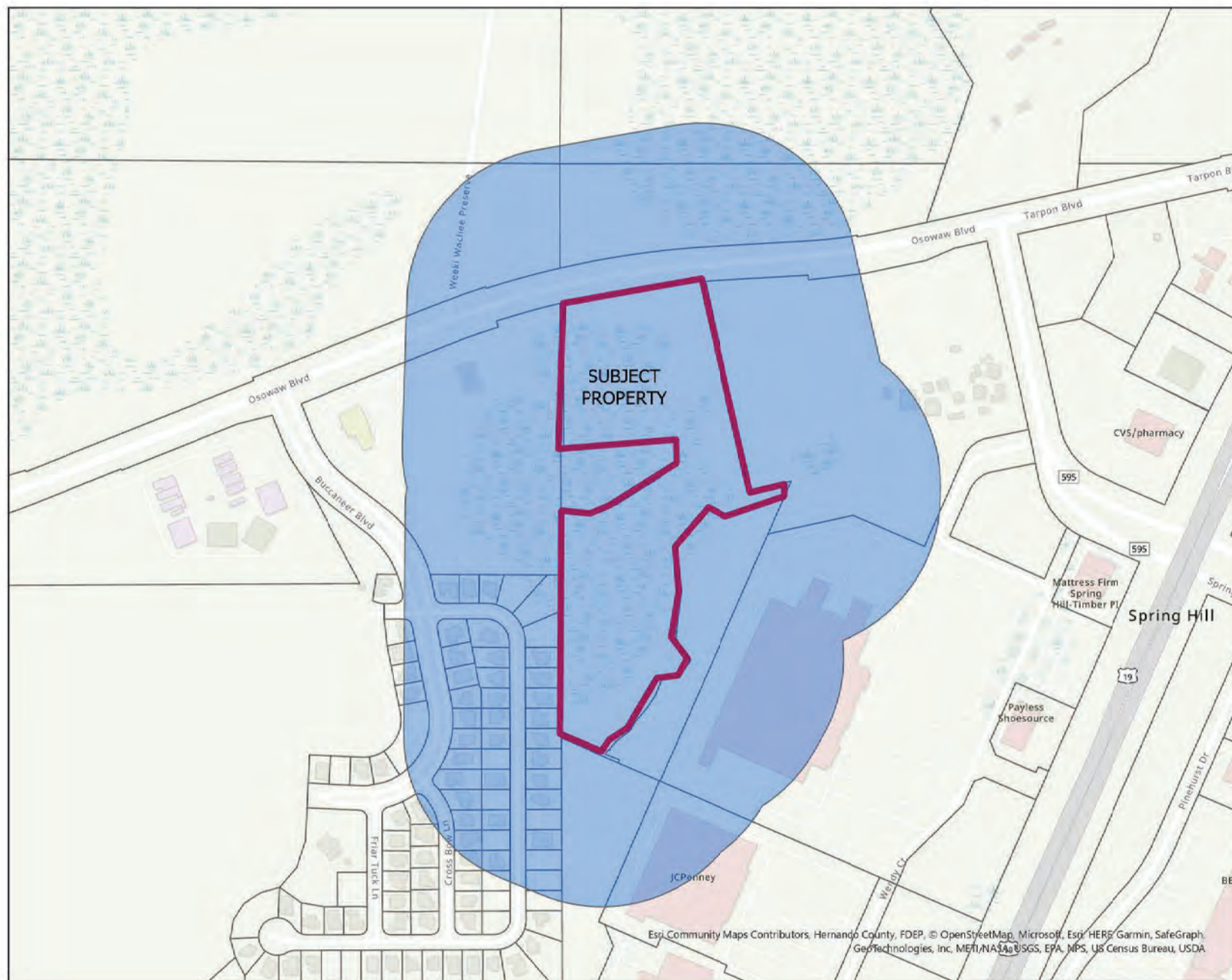
OSOWAW PARCEL

EXHIBIT:



# ADJACENT PROPERTY OWNERS MAP

-  SUBJECT PROPERTY
-  PARCELS
-  500' BUFFER



**Forward**  
Planning & Design



0 90 180 360 Feet

| PARCEL_KEY | PARCEL_NUMBER             | OWNER_NAME                               | MAIL_ADDR1                      | MAIL_ADDR2                | SITUS_ADDRESS        |
|------------|---------------------------|--|---------------------------------|---------------------------|----------------------|
| 1021110    | R30 223 17 1760 0000 0690 | MALLARDI RICHARD A, JINDRA SANDRA        | 5092 BUCCANEER BLVD             | SPRING HILL FL 34607-3910 | 5092 BUCCANEER BLVD  |
| 1021049    | R30 223 17 1760 0000 0620 | NEAL ROBERT J, CAPELLA MARGARET C        | 1424 CROSS BOW LN               | SPRING HILL FL 34607-3915 | 1424 CROSS BOW LN    |
| 1021218    | R30 223 17 1760 0000 0790 | FOREST GLENN CO-OP INC                   | 1431 FRIAR TUCK LN              | SPRING HILL FL 34607-3927 | FOREST GLENN DR      |
| 1021147    | R30 223 17 1760 0000 0720 | DICKEN ALICE M                           | 5112 FOREST GLENN DR            | SPRING HILL FL 34607-3948 | 5112 FOREST GLENN DR |
| 1021174    | R30 223 17 1760 0000 0750 | KUBECKA STEPHEN J, KUBECKA DONNA J       | 671 CHESTNUT RIDGE RD           | KIRKVILLE NY 13082-9472   | 5124 FOREST GLENN DR |
| 1021085    | R30 223 17 1760 0000 0660 | FISHBURN DAVID L, FISHBURN TERRY K       | 2212 W 300 S                    | SHELBYVILLE IN 46176-8469 | 5080 BUCCANEER BLVD  |
| 1021236    | R30 223 17 1760 0000 0810 | FOREST GLENN CO-OP INC                   | 1431 FRIAR TUCK LN              | SPRING HILL FL 34607-3927 | FOREST GLENN DR      |
| 1021067    | R30 223 17 1760 0000 0640 | RUCKEY ROBERT J TTEE, RUCKEY BERTHA P    | 5072 BUCCANEER BLVD             | SPRING HILL FL 34607-3954 | 5072 BUCCANEER BLVD  |
| 1021192    | R30 223 17 1760 0000 0770 | FOREST GLENN CO-OP INC                   | 1431 FRIAR TUCK LN              | SPRING HILL FL 34607-3927 | FOREST GLENN DR      |
| 1021094    | R30 223 17 1760 0000 0670 | FAHSBENDER FRANK R TTEE                  | 5084 BUCCANEER BLVD             | SPRING HILL FL 34607-3954 | 5084 BUCCANEER BLVD  |
| 1021165    | R30 223 17 1760 0000 0740 | MARSH JAMES P, PRICE BARBARA A, PRICE    | 5120 FOREST GLENN DR            | SPRING HILL FL 34607-3950 | 5120 FOREST GLENN DR |
| 1020433    | R30 223 17 1760 0000 0020 | RIVENBURGH ROBERT L, RIVENBURGH          | 5087 FOREST GLENN DR            | SPRING HILL FL 34607-3920 | 5087 FOREST GLENN DR |
| 1021058    | R30 223 17 1760 0000 0630 | BROOKET RONALD S, BROOKET VICKY A        | 5068 BUCCANEER BLVD             | SPRING HILL FL 34607-3954 | 5068 BUCCANEER BLVD  |
| 1021209    | R30 223 17 1760 0000 0780 | DROSTE DANE, DROSTE LINDA                | 5136 FOREST GLENN DR            | SPRING HILL FL 34607-3921 | 5136 FOREST GLENN DR |
| 1020451    | R30 223 17 1760 0000 0040 | POWELL RANDAL LEE, POWELL TINA M         | 1845 W 570 N                    | HOWE IN 46746-9427        | 5095 FOREST GLENN DR |
| 1020442    | R30 223 17 1760 0000 0030 | MILLER CATHARINE L                       | 5091 FOREST GLENN DR            | SPRING HILL FL 34607-3920 | 5091 FOREST GLENN DR |
| 1021101    | R30 223 17 1760 0000 0680 | BEALER LORETTA F                         | 5088 BUCCANEER BLVD             | SPRING HILL FL 34607      | 5088 BUCCANEER BLVD  |
| 1021156    | R30 223 17 1760 0000 0730 | FLETCHER FRED L, FLETCHER MARILYN        | 5116 FOREST GLENN DR            | SPRING HILL FL 34607-3949 | 5116 FOREST GLENN DR |
| 1021138    | R30 223 17 1760 0000 0710 | CLARKE WANDA C                           | 5100 FOREST GLENN DR            | SPRING HILL FL 34607-3919 | 5100 FOREST GLENN DR |
| 1021129    | R30 223 17 1760 0000 0700 | BURGESS SHARON A LIFE ESTATE, DEFRIES    | 51016 MAPLE RD                  | MARCELLUS MI 49067-9735   | 5096 BUCCANEER BLVD  |
| 1021076    | R30 223 17 1760 0000 0650 | COOPER SANDRA, COOPER LUTHER, COOPER     | 9534 VERSAILLES RD              | ANGOLA NY 14006-9546      | 5076 BUCCANEER BLVD  |
| 1021183    | R30 223 17 1760 0000 0760 | HAWKINS WILLIAM D, KERR BEVERLY A,       | 14 MALIBU MANOR                 | ALLISTON ON L9R 2C1       | 5128 FOREST GLENN DR |
| 1021030    | R30 223 17 1760 0000 0610 | DENETTE RICHARD E, DENETTE MARY B        | 1420 CROSS BOW LN               | SPRING HILL FL 34607-3915 | 1420 CROSS BOW LN    |
| 1021227    | R30 223 17 1760 0000 0800 | HURT HENRY                               | 8098 CLIPPER CT                 | SPRING HILL FL 34606-3208 | 5144 FOREST GLENN DR |
| 1020567    | R30 223 17 1760 0000 0140 | TIDSWELL JOHN J, DICKEY KIMBERLY A       | 5135 FOREST GLENN DR            | SPRING HILL FL 34607-3922 | 5135 FOREST GLENN DR |
| 1020576    | R30 223 17 1760 0000 0150 | TOON BOBBY G, TOON SANDRA S              | 5139 FOREST GLENN DR            | SPRING HILL FL 34607-3922 | 5139 FOREST GLENN DR |
| 1020585    | R30 223 17 1760 0000 0160 | FOREST GLENN CO-OP INC                   | 1431 FRIAR TUCK LN              | SPRING HILL FL 34607-3927 | FOREST GLENN DR      |
| 1020594    | R30 223 17 1760 0000 0170 | FOREST GLENN CO-OP INC                   | 1431 FRIAR TUCK LN              | SPRING HILL FL 34607-3927 | 5147 FOREST GLENN DR |
| 1020601    | R30 223 17 1760 0000 0180 | KOZAK CHRISTINE                          | 5151 FOREST GLEN DR             | SPRING HILL FL 34607      | 5151 FOREST GLENN DR |
| 1020610    | R30 223 17 1760 0000 0190 | FOREST GLENN CO-OP INC                   | 1431 FRIAR TUCK LN              | SPRING HILL FL 34607-3927 | FOREST GLENN DR      |
| 418907     | R13 422 17 0000 0020 0010 | WALTON ACQUISITIONS FL LLC ET AL,        | 8800 N GAINEY CENTER DR STE 345 | SCOTTSDALE AZ 85258-2124  | COMMERCIAL WAY       |
| 1020521    | R30 223 17 1760 0000 0100 | KIEDROWSKI FRANKLIN K                    | 5119 FOREST GLENN DR            | SPRING HILL FL 34607-3957 | 5119 FOREST GLENN DR |
| 347547     | R01 422 19 0000 0040 0001 | TIITF/GFWFC                              | 3900 COMMONWEALTH BLVD STE 108  | TALLAHASSEE FL 32399-3000 | BROAD ST             |
| 347510     | R01 422 19 0000 0030 0000 | ADAIR ROBERT C TTEE, ADAIR LINDA TTEE    | 66 LONE PINE ST                 | HOMOSASSA FL 34446-5704   | 23001 GRUBBS RD      |
| 68964      | R01 221 17 3360 0684 0010 | JACKSON CHRISTOPHER W, JACKSON SARA F    | 16083 PENN STATE RD             | BROOKSVILLE FL 34614      | 16083 PENN STATE RD  |
| 1581489    | R24 223 17 2827 0000 000C | ORCHARD PARK III HOMEOWNERS ASSOCIATION  | PO BOX 3153                     | SPRING HILL FL 34611-3153 | DEER ST              |
| 1327585    | R22 223 17 6290 0000 0010 | SHERBURNE REGINALD D, SHERBURNE EILEEN F | PO BOX 3187                     | BREWER ME 04412-3187      | 8200 SUGARBUSH DR    |
| 778402     | R29 223 17 2608 0000 0010 | HERNANDO COUNTY                          | 20 N MAIN ST RM 263             | BROOKSVILLE FL 34601-2817 | 2514 OSOWAW BLVD     |
| 1032313    | R18 122 20 0279 0000 0200 | GARCIA FRANCISCO J, GARCIA JENNIFER      | 9851 DOMINGO DR                 | BROOKSVILLE FL 34601-5229 | 24000 FREDERICK DR   |
| 390339     | R17 423 20 0000 0040 0000 | WOODRUFF R KENNETH, WOODRUFF P SHAWN     | 4195 NEFF LAKE RD               | BROOKSVILLE FL 34601-8100 | 4195 NEFF LAKE RD    |
| 520573     | R32 323 17 5120 0785 0030 | STENGER MISTY                            | 1063 GODFREY AVE                | SPRING HILL FL 34609-6543 | 1063 GODFREY AVE     |

**REZONING AND PUBLIC SERVICE FACILITY REVIEWS:****ATTENTION: ACREAGE AND/OR FEE SHALL NOT BE ROUNDED OFF.****PLEASE PROVIDE EXACT CALCULATIONS****Rezoning**

- A. Planning Base Fee
- B. Number of Acres \_\_\_\_\_ X \$10 =
- C. Public Notification Fee (See Rates Below)  
 for Applications < 10 acres = \$120  
 for Applications 10 - 100 acres = \$250  
 for Applications > 100 acres = \$350

A. \$500.00

B. \_\_\_\_\_

C. \_\_\_\_\_

D. Subtotal \_\_\_\_\_

- E. Engineering Base Fee
- F. Number of Acres \_\_\_\_\_ X \$2 =

E. \$250.00

F. \_\_\_\_\_

G. Subtotal \_\_\_\_\_

Total Fee (D + G) \_\_\_\_\_

**Rezoning to Planned Development Project (PDP)**

- A. Planning Base Fee
- B. Number of Acres 13.6 X \$10 =
- C. Public Notification Fee (See Rates Below)  
 for Applications < 10 acres = \$120  
 for Applications 10 - 100 acres = \$250  
 for Applications > 100 acres = \$350

A. \$1,000.00

B. 136.00

C. 250.00

D. Subtotal 1,386.00

- E. Engineering Base Fee
- F. Number of Acres 13.6 X \$2 =

E. \$250.00

F. 27.20

G. Subtotal 277.20

Total Fee (D + G) \$1,663.20

**Rezoning to Master Plan Revision - Major**

- A. Planning Base Fee
- B. Number of Acres \_\_\_\_\_ X \$5 =
- C. Public Notification Fee (See Rates Below)  
 for Applications < 10 acres = \$120  
 for Applications 10 - 100 acres = \$250  
 for Applications > 100 acres = \$350

A. \$500.00

B. \_\_\_\_\_

C. \_\_\_\_\_

D. Subtotal \_\_\_\_\_

- E. Engineering Base Fee
- F. Number of Acres \_\_\_\_\_ X \$2 =

E. \$250.00

F. \_\_\_\_\_

G. Subtotal \_\_\_\_\_

Total Fee (D + G) \_\_\_\_\_

**Master Plan Revision - Minor**

\$200.00

Administrative Review of ACTIVE Master Plan Only - contact Planning Department for verification)

**Public Service Facility Overlay District (Except Communication Towers)**

- A. Planning Base Fee
- B. Number of Acres \_\_\_\_\_ X \$10 =
- C. Public Notification Fee (See Rates Below)  
 for Applications < 10 acres = \$120  
 for Applications 10 - 100 acres = \$250  
 for Applications > 100 acres = \$350

A. \$500.00

B. \_\_\_\_\_

C. \_\_\_\_\_

Total Fee (A+B+C) \_\_\_\_\_

**Public Service Facility Overlay District for Communication Towers**

- A. Planning Base Fee
- B. Number of Acres \_\_\_\_\_ X \$2 =
- C. Public Notification Fee (See Rates Below)  
 for Applications < 10 acres = \$120  
 for Applications 10 - 100 acres = \$250  
 for Applications > 100 acres = \$350

A. \$2,750.00

B. \_\_\_\_\_

C. \_\_\_\_\_

Total Fee (A+B+C) \_\_\_\_\_

- D. Professional Fee for RF Consultant (to be calculated during process)

Outstanding Fee: \_\_\_\_\_

**SEE PAGE TWO FOR ADDITIONAL INFORMATION**



# **REZONING AND PUBLIC SERVICE FACILITY REVIEWS:**

|                              |                |
|------------------------------|----------------|
| <b>Re-Posting of Signage</b> | <b>\$25.00</b> |
|------------------------------|----------------|

|   |                 |
|---|-----------------|
| <b>Re-Notification For Postponed Hearings</b> | <b>\$100.00</b> |
|---|-----------------|

**ATTENTION: ACREAGE AND/OR FEE SHALL NOT BE ROUNDED OFF.  
PLEASE PROVIDE EXACT CALCULATIONS**

## **Time Extension of Approved Master Plans**

- A. Planning Base Fee
- B. Number of Acres \_\_\_\_\_ X \$5=
- C. Public Notification Fee (See Rates Below)
  - for Applications < 10 acres = \$120
  - for Applications 10 - 100 acres = \$250
  - for Applications > 100 acres = \$350

|                          |                      |
|--------------------------|----------------------|
| <b>A.</b>                | \$500.00             |
| <b>B.</b>                | <input type="text"/> |
| <b>C.</b>                | <input type="text"/> |
| <b>Total Fee (A+B+C)</b> | <input type="text"/> |

This fee schedule supplements the adopted policies of Hernando County, Florida.  
 Additional Engineering fees are required and will be collected at the time of submittal.  
 There may be requirements of other departments related to the types of reviews contained herein and additional fees may apply.  
 Planning Department reserves 3% from collected review fees of other departments as an administrative processing fee.  
 Departments collecting a fee on behalf of the Planning Department shall reserve 3% of the the fees for administrative purposes.  
 Refunds will be reviewed on a case-by-case basis. Refunds will not include advertising and notice fees if these activities have occurred.



June 12, 2023

Ryan Renardo  
Principal  
R-Squared Engineering  
10312 Bloomingdale Ave, Ste. 108-367  
Riverview, Florida 33578

RE: Osowaw Boulevard ( $\pm 13.66$  acres)  
Environmental Survey  
Hernando County, Florida

Dear Ryan Renardo:

Flatwoods Consulting Group Inc. (Flatwoods) was retained by R-Squared Engineering to conduct a jurisdictional wetland delineation and listed species survey for the Osowaw Boulevard project in Hernando County, Florida. The Osowaw Boulevard project is located west of US Highway 19 and south of Osowaw Boulevard in Spring Hill, Florida (Location Map and Aerial Map). More specifically, the project is located in Section 29, Township 23 South, Range 17 East, on Parcel ID: R29-223-17-2608-0000-0031, according to the Hernando County Property Appraiser's website (Quad Map). The results of the survey are discussed below, and representative photographs of the property are provided in the attached Photo Document (Photo Station Map).

## **JURISDICTIONAL WETLAND DELINEATION**

On April 20, 2023, Flatwoods conducted a wetland delineation within the Osowaw Boulevard project site. Wetland limits were delineated in general accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, Florida Administrative Code [F.A.C.]) suitable for submittal to the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Environmental Protection. These delineation methods emphasize that wetland delineations are based on the identification of specific hydrologic requirements, including the presence of hydric soils, a dominance of hydrophytic vegetation, hydric soil conditions (periodic, continuous, or saturated), and other indicators of hydrologic conditions, such as inundation, moss collars, and the presence of muck soils (Soil Map).

Three wetlands occur within the Osowaw Boulevard project boundary (Wetland Map and Land Use Map). Wetland A is an 8.20 acre cypress wetland (FLUCCS 617) on the southern portion of the site and continues offsite. The dominant canopy of Wetland A is bald cypress (*Taxodium distichum*) with a subcanopy consisting of dahoon holly (*Ilex cassine*) and buttonbush (*Cephalanthus occidentalis*). Groundcover within Wetland A includes swamp fern (*Telmatoblechnum serrulatum*), maiden fern (*Thelypteris* spp.), lizard's tail (*Saururus cernuus*), and sour paspalum (*Paspalum conjugatum*). Wetland B is a 0.83 acre mixed wetland hardwood (FLUCCS 621) located in the northwest portion of the project site and continues offsite. The canopy cover within Wetland B consists of bald cypress and red maple (*Acer rubrum*) with a subcanopy consisting of cabbage palm (*Sabal palmetto*) and buttonbush. Little to no groundcover was

present within Wetland B. Wetland C is an isolated 0.02 acre vegetated non-forested wetland (FLUCCS 640) located in the center of the northern portion of the project site. Wetland C appears to be a karst feature that is void of groundcover vegetation with a shrub component comprised of buttonbush.

## **LISTED SPECIES SURVEY**

Flatwoods conducted the listed species survey in accordance with the Florida Fish and Wildlife Conservation Commission (FWC) Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the U.S. Fish and Wildlife Service (FWS) under 50 Code of Federal Regulations (CFR) 11-12 or the FWC under Chapter 68A-27, F.A.C. In addition, Flatwoods conducted a 100 percent survey to locate all gopher tortoise (*Gopherus polyphemus*) burrows on the project. The tortoise survey was conducted in accordance with the FWC methodology as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised April 2023). An Authorized Gopher Tortoise Agent supervised the gopher tortoise survey.

No stick nests or stick nesting birds, including the osprey (*Pandion haliaetus*) and bald eagle (*Haliaeetus leucocephalus*), were observed within the project site. One known bald eagle nest occurs within one mile of the project according to the Audubon Florida EagleWatch Public Nest App, which is current through the 2022-2023 nesting season. Bald eagle nest (HN007) is approximately 0.8 miles west-northwest of the project site (FNAI/FWC Map). The project is not within the 660-foot buffer of any known eagle nests; therefore, approvals from the FWC or FWS will not be required. According to the 1999 FWC Wading Bird Colony Database one wading bird colony, ID 611141, is located within one mile southeast of the project site and was last reported as active in the 1990s. The project is located within one wood stork (*Mycteria americana*) Core Foraging Areas (CFA): Embassy – Shoppers Way. Wetland A and Wetland B are suitable nesting and foraging habitats for the wood stork and impacts to these wetlands would likely require consultation with the FWC and FWS.

### ***Gopher Tortoise***

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging nine to 11 inches in length. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and seven feet deep. Flatwoods personnel located one gopher tortoise burrow during the 100% survey (GT Burrow Location Map). A FWC Gopher Tortoise Relocation Permit will be required if ground disturbance occurs within 25 feet of tortoise burrows during the project.

### ***Eastern indigo snake***

The eastern indigo snake (*Drymarchon corais couperi*) is listed as Threatened by the FWS. The indigo snake is a large, black, non-venomous snake. They are thick-bodied and muscular, with a glossy black body that in the sunlight appears iridescent blue. The chin and throat are reddish or white, and this color may extend down the body ventrally. The belly is cloudy orange to blue-gray. They are found within scrub, sandhill, and scrubby flatwoods habitats where they typically occur in or near gopher tortoise burrows. Flatwoods personnel did not observe the eastern indigo snake during the field review; however, suitable habitat does occur on the site and gopher tortoise burrows were observed. In August 2013, the

FWS North Florida Ecological Services Office revised the Consultation Key for Eastern Indigo Snake (Service Code: 41420-2009-I-0467-R001). In accordance with the Consultation Key, impact of less than 25 acres of xeric habitat and less than 25 potentially occupied gopher tortoise burrows, would result in a "Not Likely to Adversely Affect" determination. Given the development of the site is anticipated to impact fewer than 25 acres and there are less than 25 potential occupied gopher tortoise burrows, consultation with the FWS is not anticipated.

No other protected species or evidence of utilization by protected species which would require permits from the FWC or FWS were observed onsite during the listed species survey.

## **PROTECTED HABITAT AND WATER**

The project boundary was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended and 50 CFR and other publicly protected lands. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the project boundary. The Weeki Wachee Preserve is located north of the project area (Protected Lands Map). No publicly managed or owned lands occur within the project boundary.

The project boundary was also evaluated for the potential occurrence of Protected Waters. No Protected Waters occur within one mile of the project (Protected Waters Maps).

## **SUMMARY**

**Wetlands:** Three wetlands occur within the project site. Wetland A (FLUCCS 617) is an 8.20 acre cypress wetland that continues offsite. Wetland B is a 0.83 acre mixed forested wetland (FLUCCS 621) that continues offsite. Wetland C (FLUCCS 640) is a 0.02 acres isolated non-forested wetland which appears to be a karst feature. Impacts to Wetland A and Wetland B would require an Environmental Resource Permit (ERP) with SWFWMD and would likely be considered WOTUS; therefore, requiring Section 404 permitting through the FDEP.

**Bald Eagle:** One known bald eagle nest (HN007) is located within one mile of the project boundary; however, the nest is not within the 660-foot buffer. No approvals from the FWC or FWS will be required.

**Wading Birds:** One wading bird colony (ID 611141) is located within one mile of the project boundary. The colony was last reported active in the 1990s.

**Wood Stork:** The project is located within two wood stork CFA. Wetland A and Wetland B on the project site are suitable habitats for wood stork nesting and foraging. Impacts to these two wetlands would require further consultation with the FWS and FWC.

**Gopher Tortoise:** Flatwoods personnel located one potentially occupied gopher tortoise burrow during the survey; a FWC Gopher Tortoise Relocation Permit will be required, and any gopher tortoises onsite will need to be relocated prior to construction commencement.




**Eastern Indigo Snake:** The project site has suitable habitat for the Eastern Indigo Snake. No snakes were observed during the preliminary site survey. Consultation with the FWS is not anticipated as less than 25 acres of suitable habitat will be disturbed and less than 25 potentially occupied gopher tortoise burrows are present.

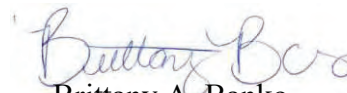
**Other Species:** No listed plants were observed and none of the listed plants are likely to occur. No other protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the surveys.

Please call our office with any questions or comments regarding this Environmental Survey.

Sincerely,



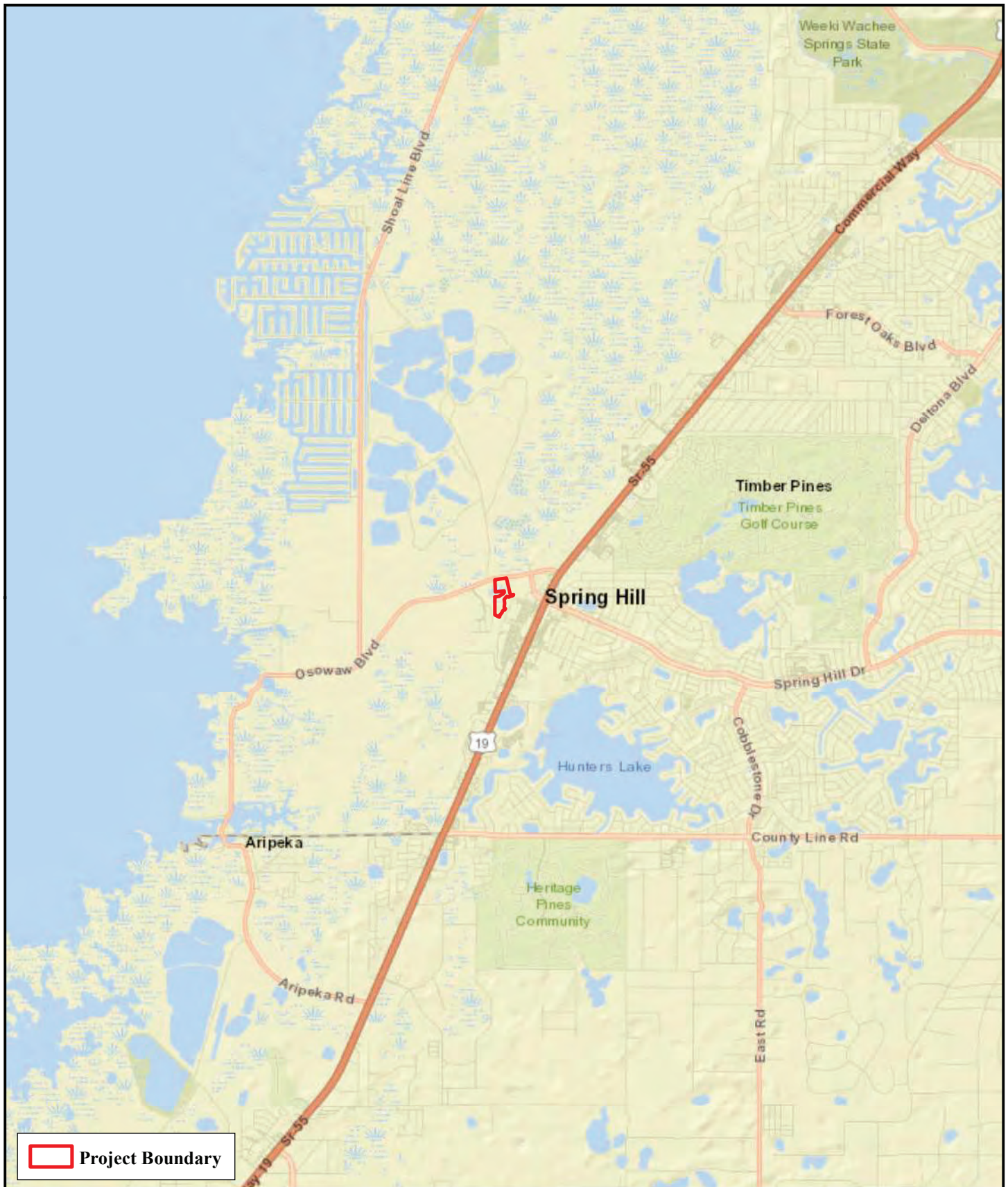
Cole F. Palmer  
Ecologist II



Brittany A. Banko  
Senior Ecologist II


Enclosures:

1. Location Map
2. Aerial Map
3. Quad Map
4. Photo Station Map
5. Soil Map
6. Wetland Map
7. Land Use Map
8. FNAI/FWC Map
9. GT Burrow Location Map
10. Protected Lands Map
11. Protected Waters Map
12. Photo Document



 Project Boundary

Miles  
0 1  
1 in = 1 miles



**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**

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**HERNANDO COUNTY, FLORIDA**



N  
W E  
S

**LOCATION  
MAP**

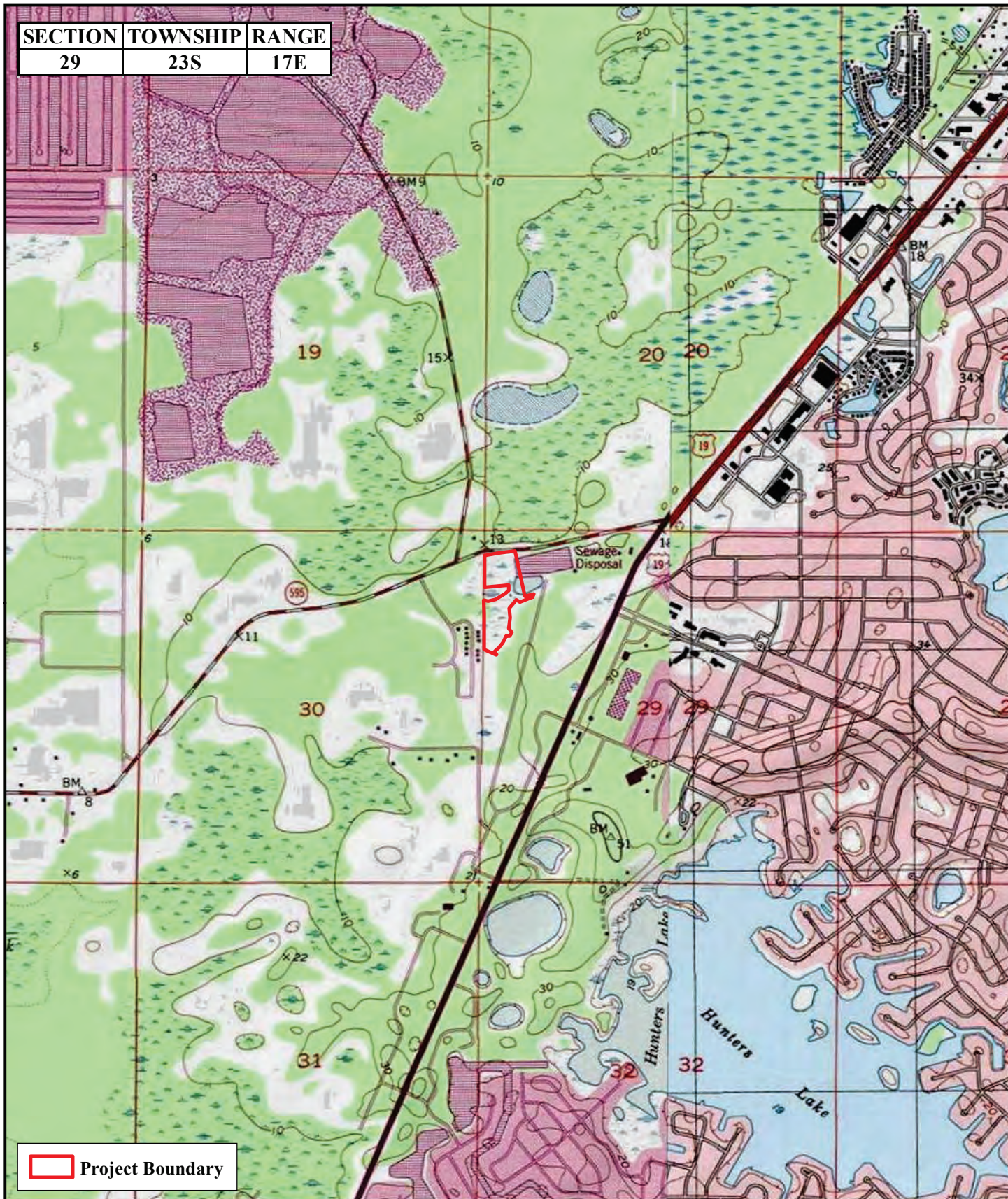




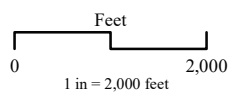
|  |   |  |                              |
|--|---|--|------------------------------|
| <p>Feet</p> <p>0 1 in = 200 feet 200</p> | <p><b>OSOWAW BLVD. SITE</b></p> <p><b>R-SQUARED ENGINEERING</b></p> |  | <p>N<br/>W<br/>E<br/>S</p>   |
|  | <p><b>HERNANDO COUNTY, FLORIDA</b></p>                              |  | <p><b>AERIAL<br/>MAP</b></p> |



| SECTION | TOWNSHIP | RANGE |
|---------|----------|-------|
| 29      | 23S      | 17E   |



 Project Boundary



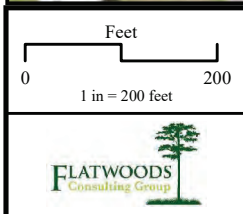
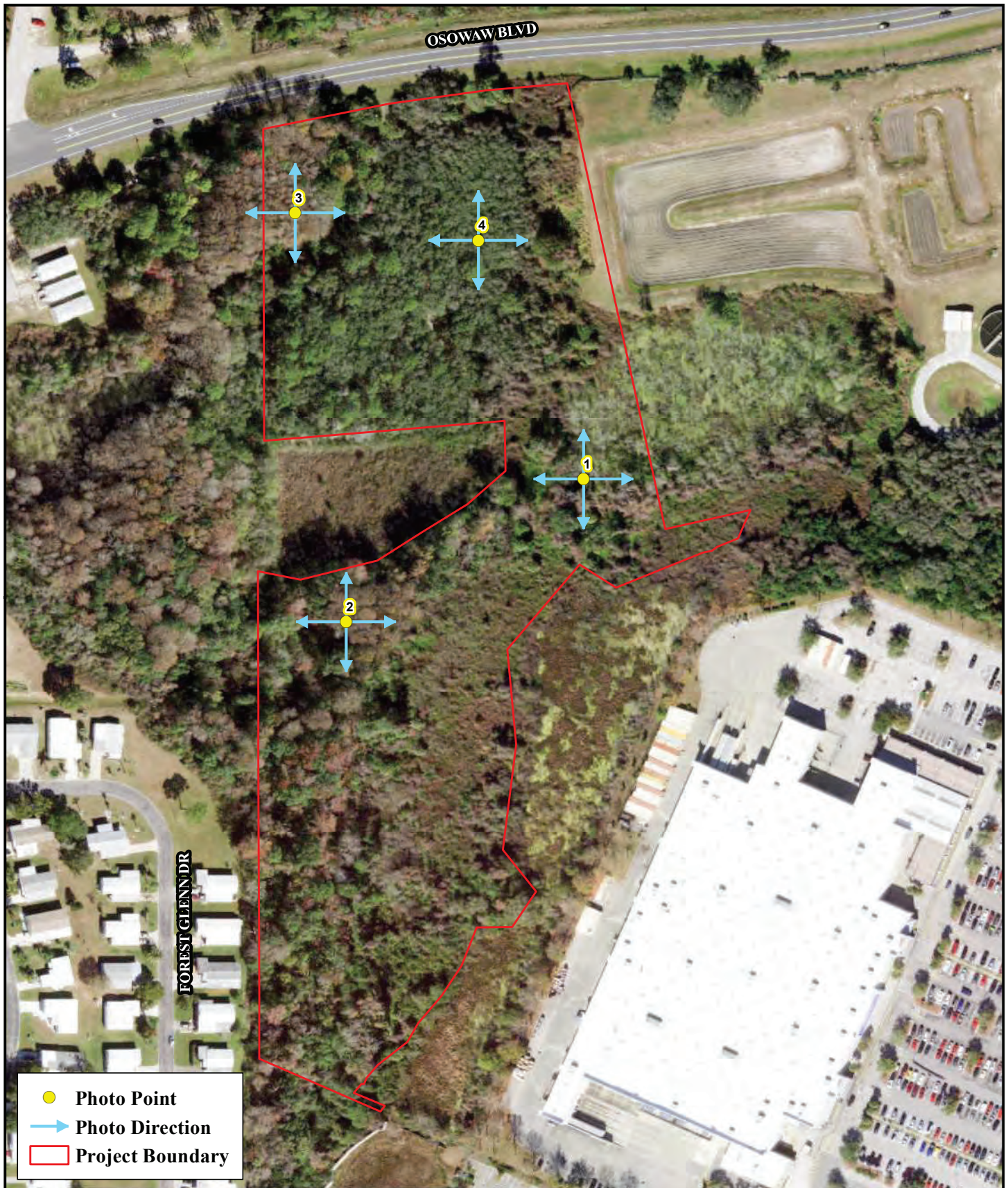
**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**

**HERNANDO COUNTY, FLORIDA**



**QUAD**  
**MAP**

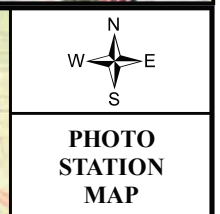




**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**



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**HERNANDO COUNTY, FLORIDA**








 **Project Boundary**  
 **2021 NRCS Soil**

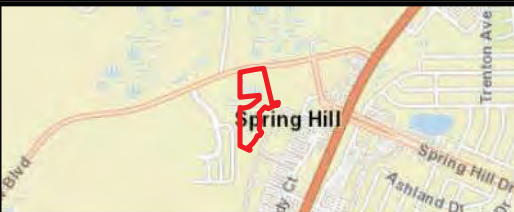
| SOIL CODE | SOIL DESCRIPTION                                      | ACRES |
|-----------|---|-------|
| 14        | CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES              | 0.59  |
| 35        | MYAKKA-MYAKKA, WET, FINE SANDS, 0 TO 2 PERCENT SLOPES | 11.21 |
| 49        | TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES              | 1.86  |
| TOTAL     |   | 13.66 |


Feet  
 0 1 in = 200 feet 200  


**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**  


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**HERNANDO COUNTY, FLORIDA**



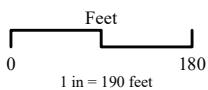
  
**SOILS MAP**





 Wetland

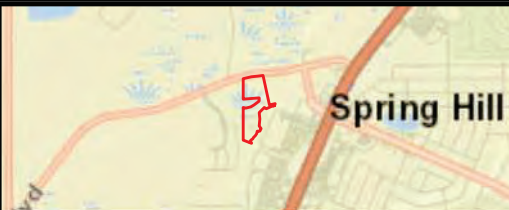
 Project Boundary



**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**

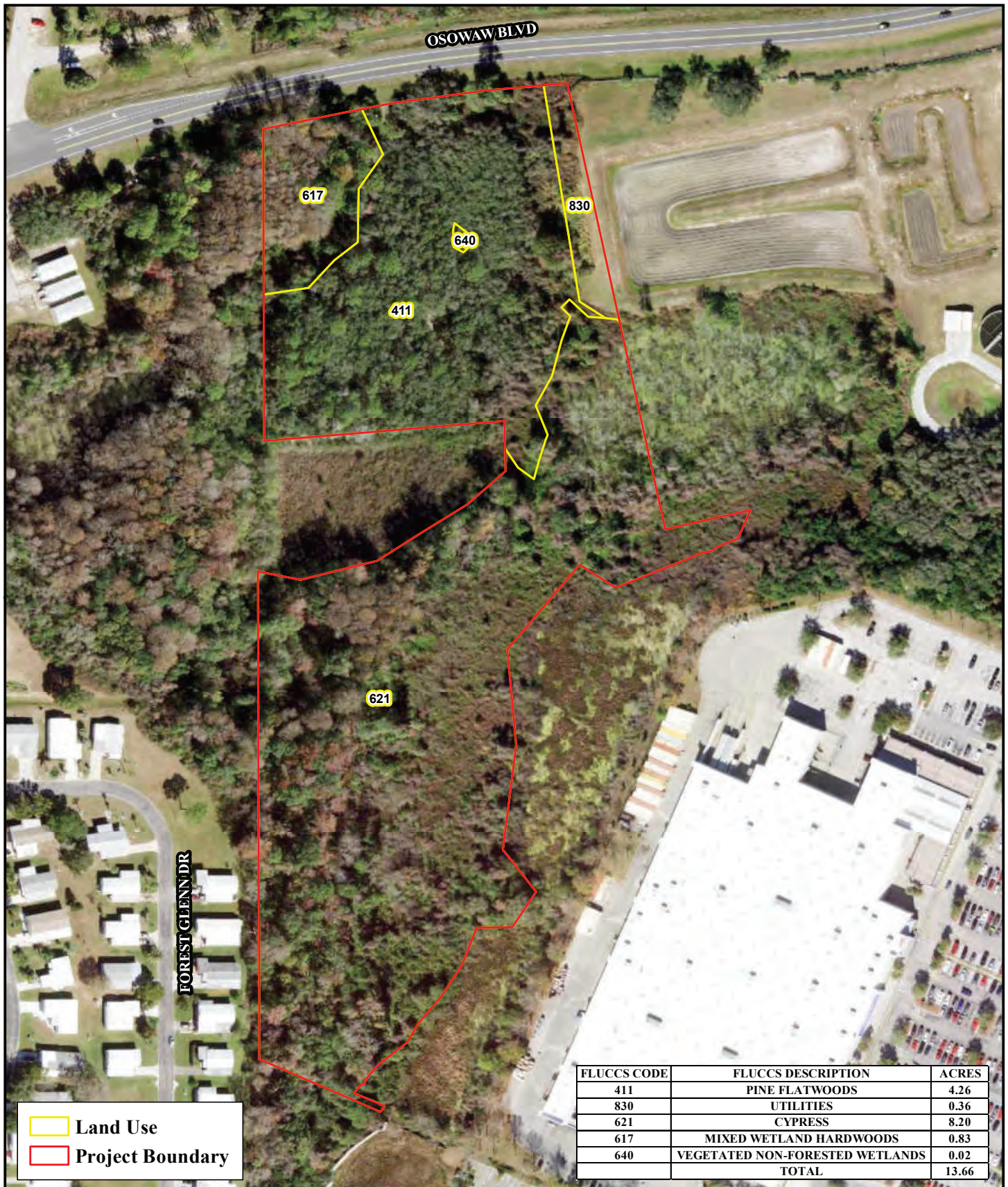
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**HERNANDO COUNTY, FLORIDA**



**WETLAND**  
**MAP**





Land Use  
 Project Boundary

| FLUCCS CODE | FLUCCS DESCRIPTION              | ACRES |
|-------------|---------------------------------|-------|
| 411         | PINE FLATWOODS                  | 4.26  |
| 830         | UTILITIES                       | 0.36  |
| 621         | CYPRESS                         | 8.20  |
| 617         | MIXED WETLAND HARDWOODS         | 0.83  |
| 640         | VEGETATED NON-FORESTED WETLANDS | 0.02  |
| TOTAL       |                                 | 13.66 |

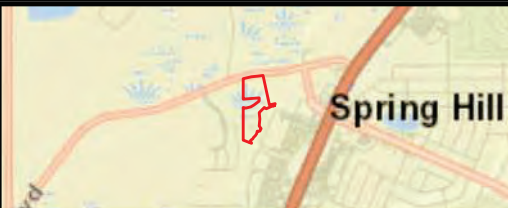
Feet  
 0 200  
 1 in = 200 feet



**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**  

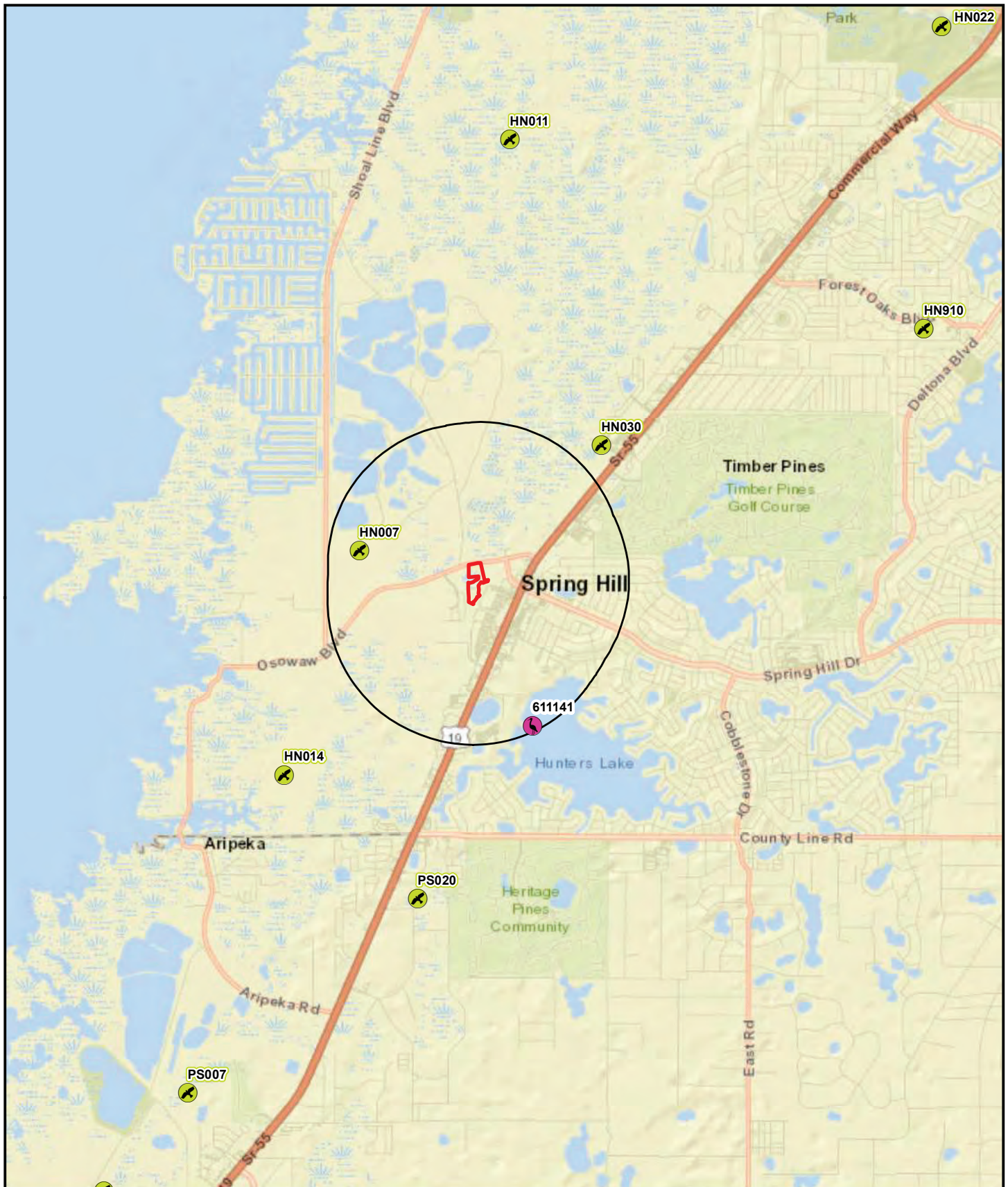

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


**HERNANDO COUNTY, FLORIDA**



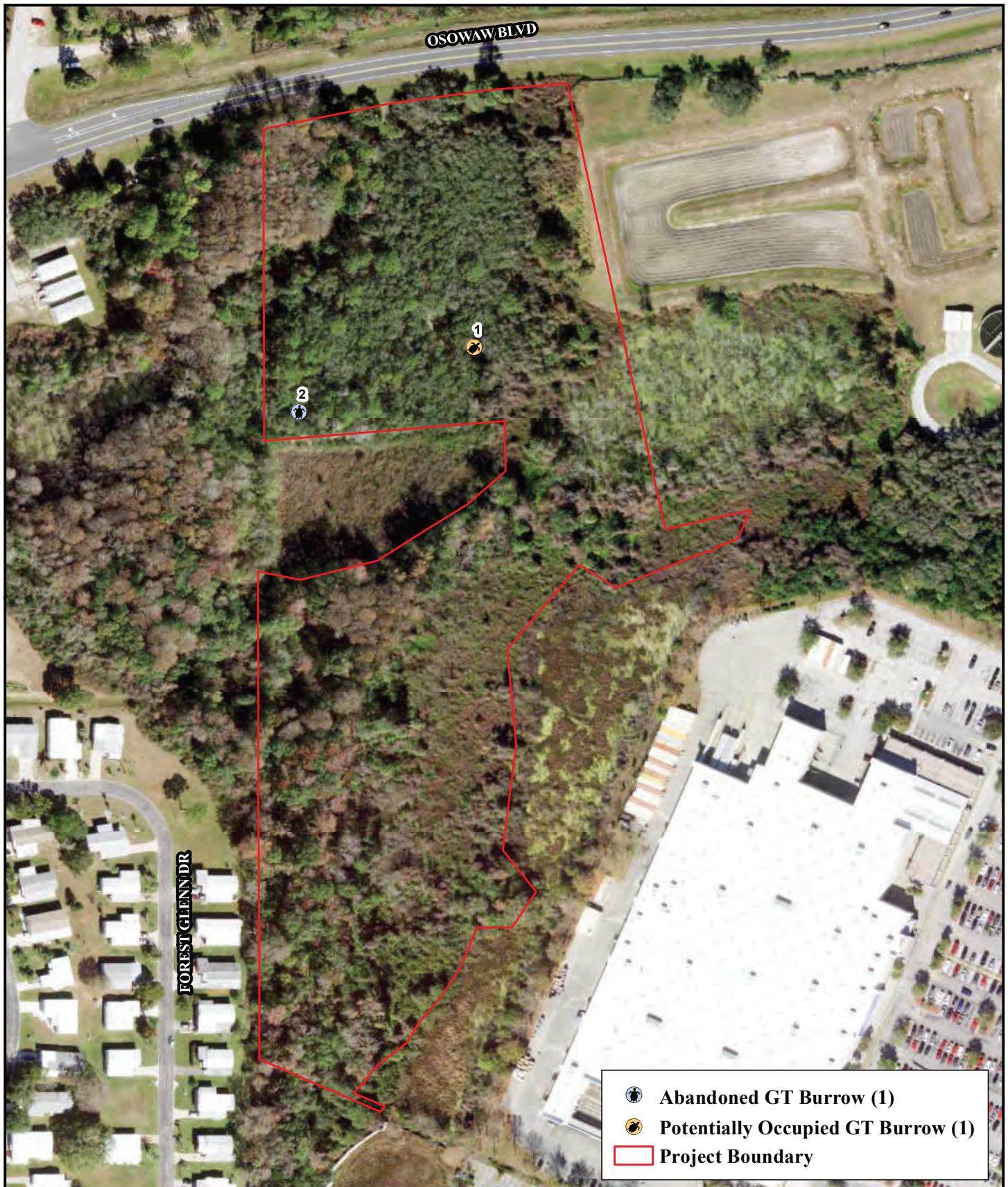
**LAND USE**  
**MAP**








|  |   |  |  |
|--|---|--|--|
| <p>Miles</p> <p>0 1</p> <p>1 in = 0.95 miles</p>   | <p><b>OSOWAW BLVD. SITE</b></p> <p><b>R-SQUARED ENGINEERING</b></p> | <p> <b>Eagle Nest</b></p> <p> <b>Wading Bird Colony</b></p> <p> <b>1 Mile Buffer</b></p> <p> <b>Project Boundary</b></p> | <p>N</p> <p>W E</p> <p>S</p>             |
| <p></p> | <p><b>HERNANDO COUNTY, FLORIDA</b></p>                              |  | <p><b>FNAI FWC</b></p> <p><b>MAP</b></p> |

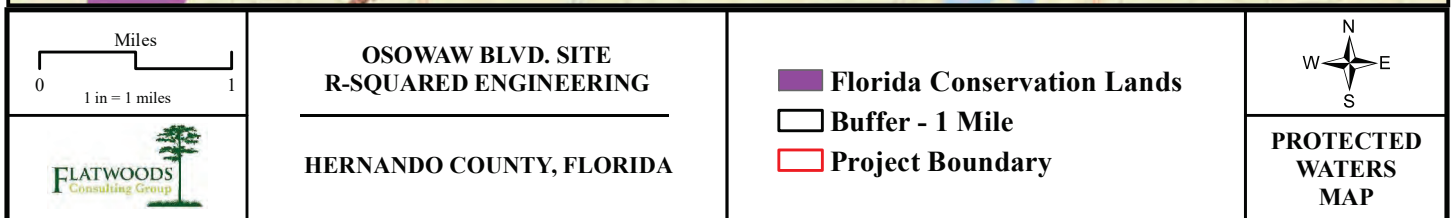




-  Abandoned GT Burrow (1)
-  Potentially Occupied GT Burrow (1)
-  Project Boundary

|   |   |  |                                      |
|---|---|--|--------------------------------------|
| <p>Feet</p> <p>0 1 in = 200 feet 200</p>  | <p><b>OSOWAW BLVD. SITE</b></p> <p><b>R-SQUARED ENGINEERING</b></p> |  | <p>N</p> <p>W E</p> <p>S</p>         |
|  | <p><b>HERNANDO COUNTY, FLORIDA</b></p>                              | <p><b>Spring Hill</b></p>  | <p><b>GT BURROW LOCATION MAP</b></p> |









FLORIDA'S FIRST  
MAGNITUDE SPRINGS

CHASSAHOWITZKA  
NATIONAL  
WILDLIFE REFUGE

WEEKIWACHEE  
RIVERINE  
SYSTEM

NATURE COAST  
AQUATIC  
PRESERVE

Timber Pines  
Timber Pines  
Golf Course

Spring Hill

Hunters Lake

Heritage  
Pines  
Community

Aripeka

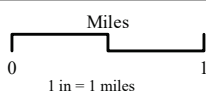
Aripeka Rd

Spring Hill Dr

Cobblestone Dr  
County Line Rd  
East Rd

Forest Oaks Blvd  
Deltona Blvd

Commercial Way



OSOWAW BLVD. SITE  
R-SQUARED ENGINEERING

HERNANDO COUNTY, FLORIDA

- Outstanding Florida Waters 2023
- Florida Aquatic Preserves
- Class I Surface Water
- Class II Surface Water
- Buffer - 1 Mile
- Project Boundary



PROTECTED  
WATERS  
MAP







Photo Station 1, view north



Photo Station 1, view east





Photo Station 1, view south



Photo Station 1, view west





Photo Station 2, view north



Photo Station 2, view east





Photo Station 2, view south



Photo Station 2, view west





Photo Station 3, view north



Photo Station 3, view east





Photo Station 3, view south



Photo Station 3, view west





Photo Station 4, view north



Photo Station 4, view east





Photo Station 4, view south



Photo Station 4, view west