



**December 2, 2025**

# **Hernando County Board of County Commissioners**

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**Hernando Case #: H-25-26**

**Project Name: Ariana Estates**

**Property Owner: Lee Kelso Pedone Trust, Lee Kelso Pedone & Ariana Dairy Farm, Inc.**

# Application Overview

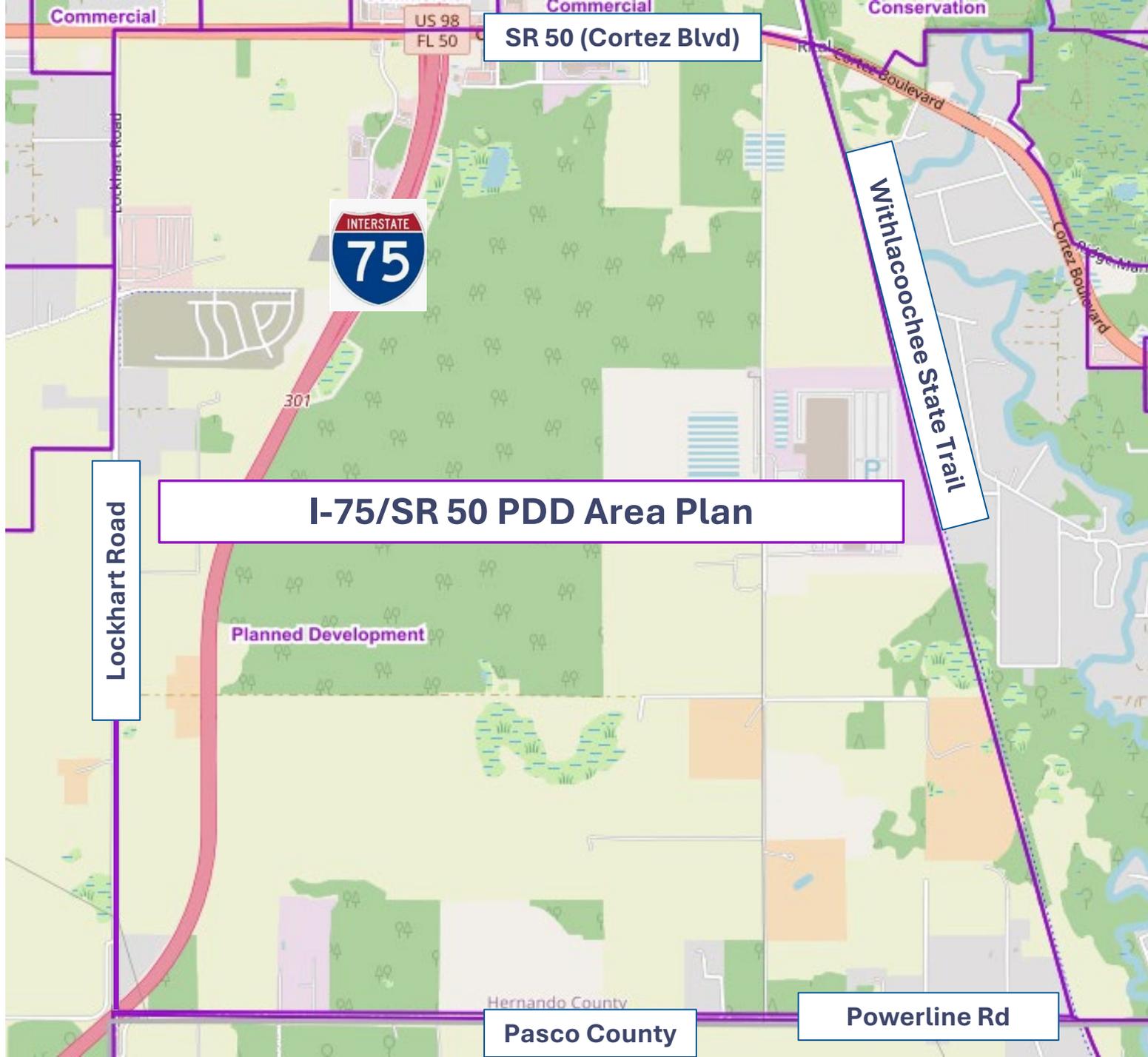
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- Request:** Revise Master Plan for portion of property zoned CPDP & change PDP(IND) & AG portion of the property to CPDP
- Site Area/Location:** ±314.7 Acres @ Southeast corner of Kettering & Dashback
- Existing Zoning:** AG, PDP(IND) & CPDP
- Proposed Zoning:** CPDP with PDP(SF) & PDP(MF)
- Existing FLU:** I-75/SR 50 Planned Development District

***Staff and P&Z Recommend Approval with Conditions***

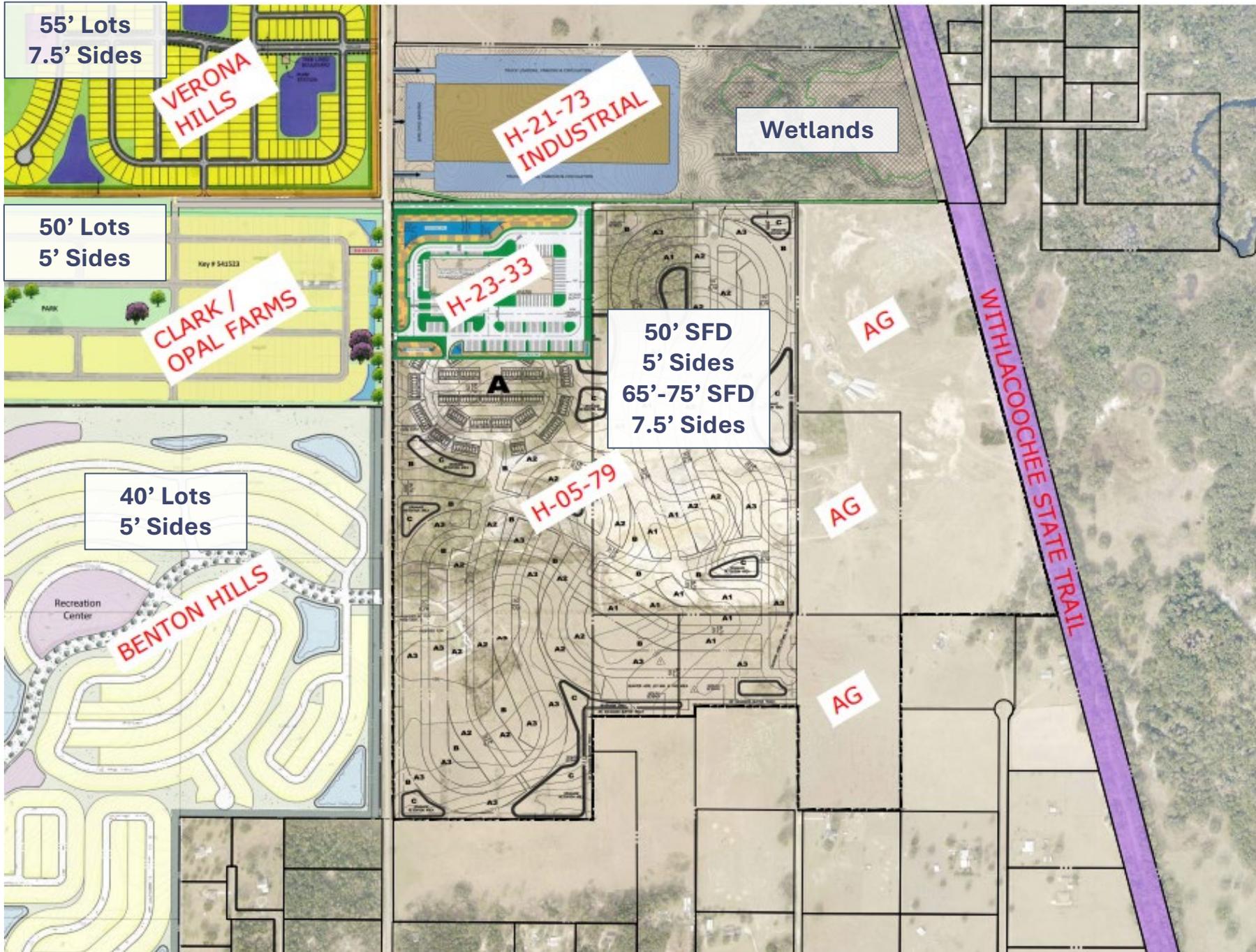


# FUTURE LAND USE



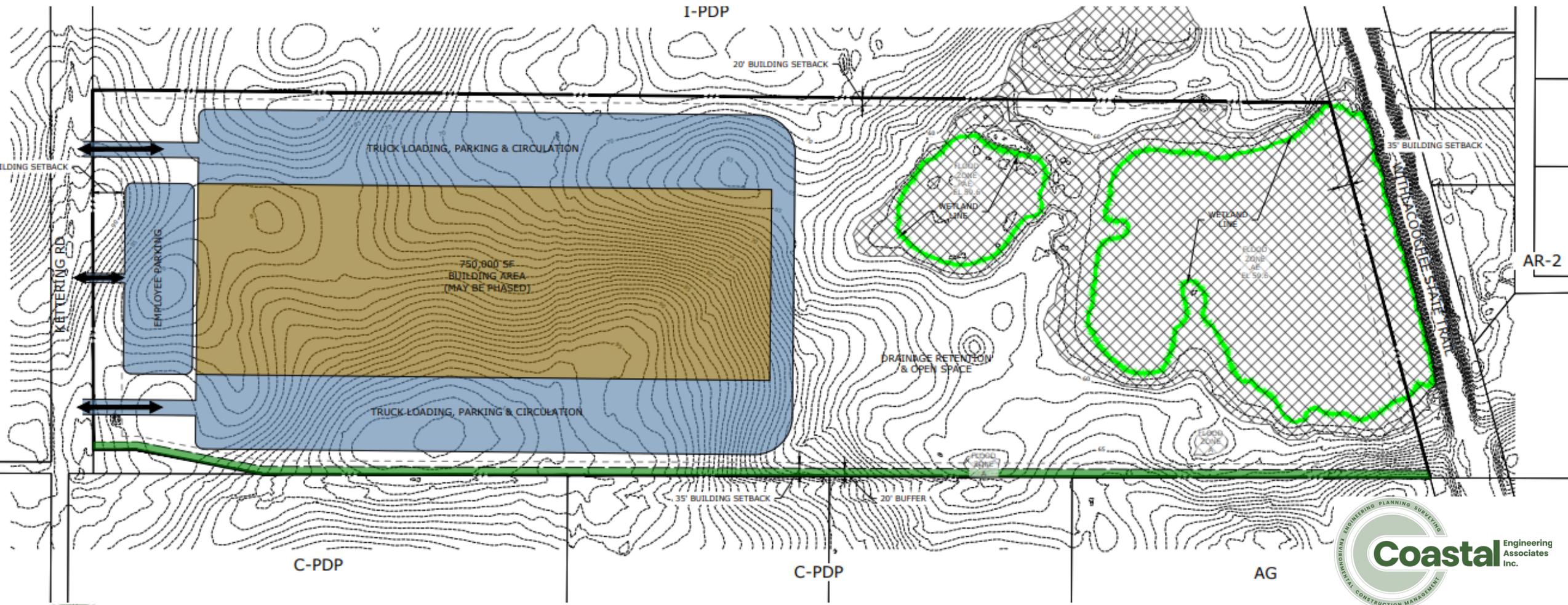
- Adopted in 2007
- Impacts Addressed:
  - Traffic
  - Sewer
  - Water
  - Fire
  - Recreation
  - Schools
- Surcharges + Impact Fees

# APPROVED ZONINGS



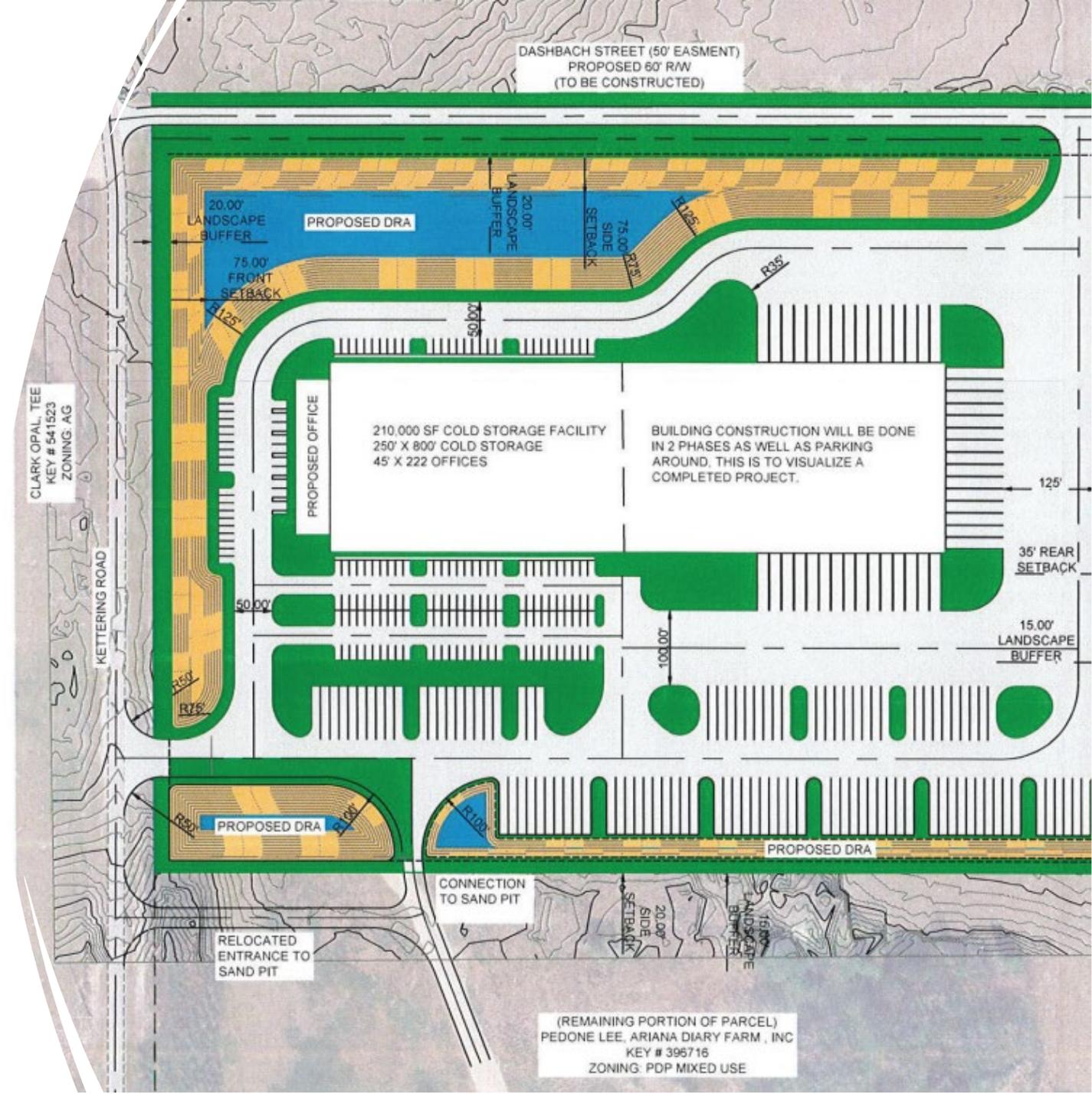
## 2022 Approved PDP (INDUSTRIAL) to North (H-21-73)

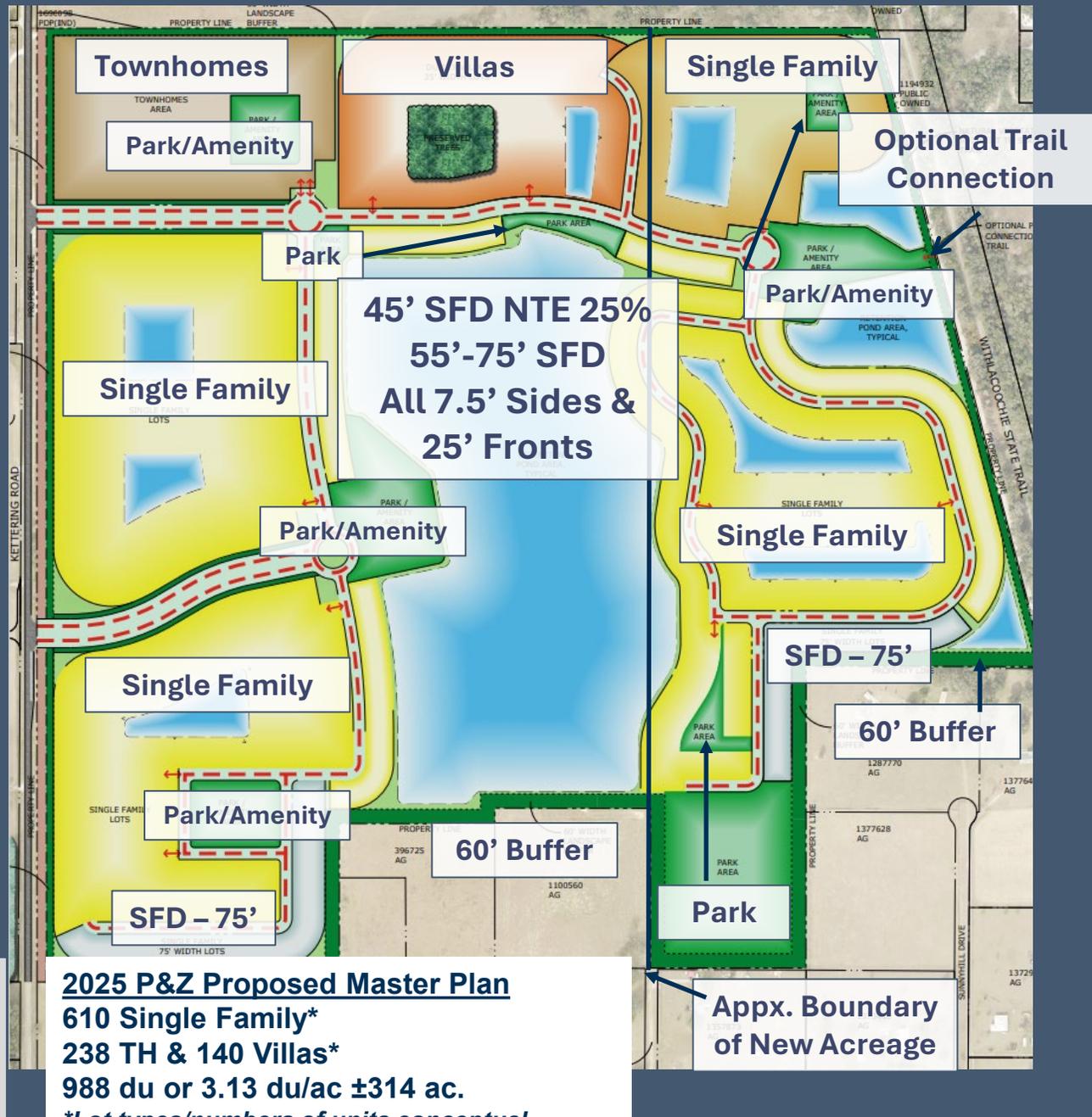
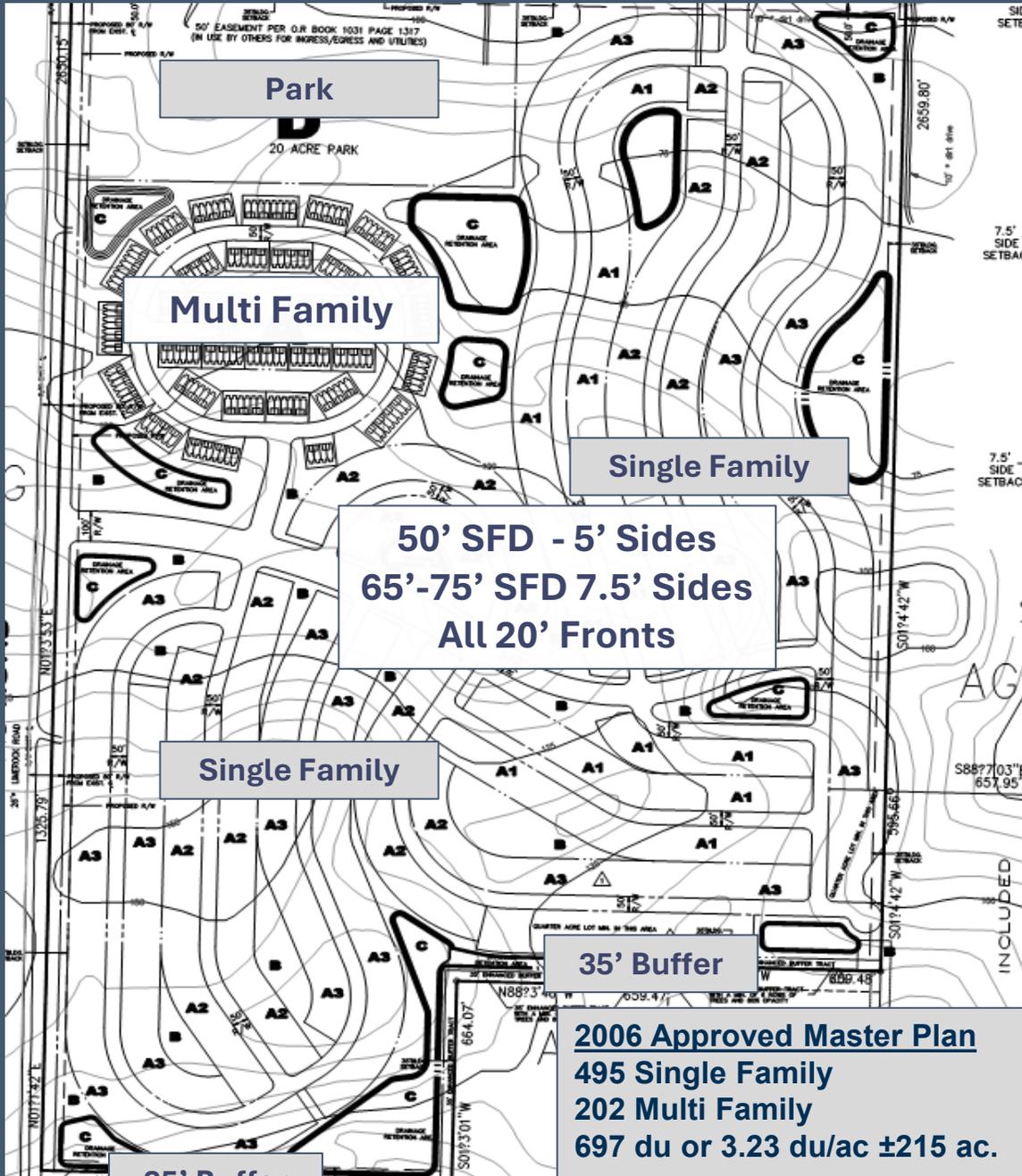
- ±76 Acres with Wetlands and Floodplain to East
- Up to **750,000 SF Distribution Center**
- 20' Buffer to South with 80% Opacity



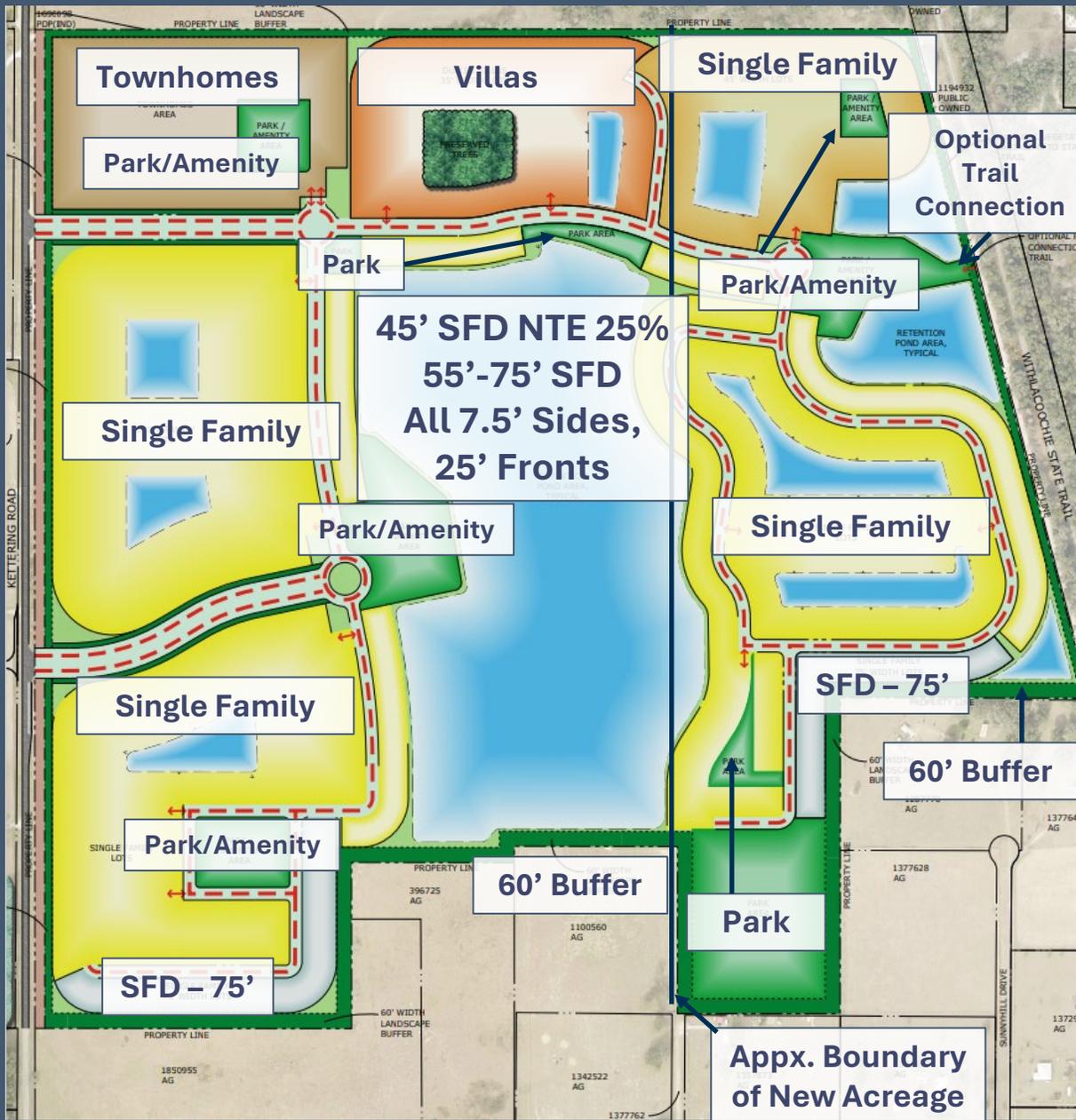
## 2023 Approved PDP (INDUSTRIAL)

- ±30 Acres @ SE Corner of Kettering & Dashback
- Up to 210,000 SF Cold Storage Facility with Offices
- 50 Employees

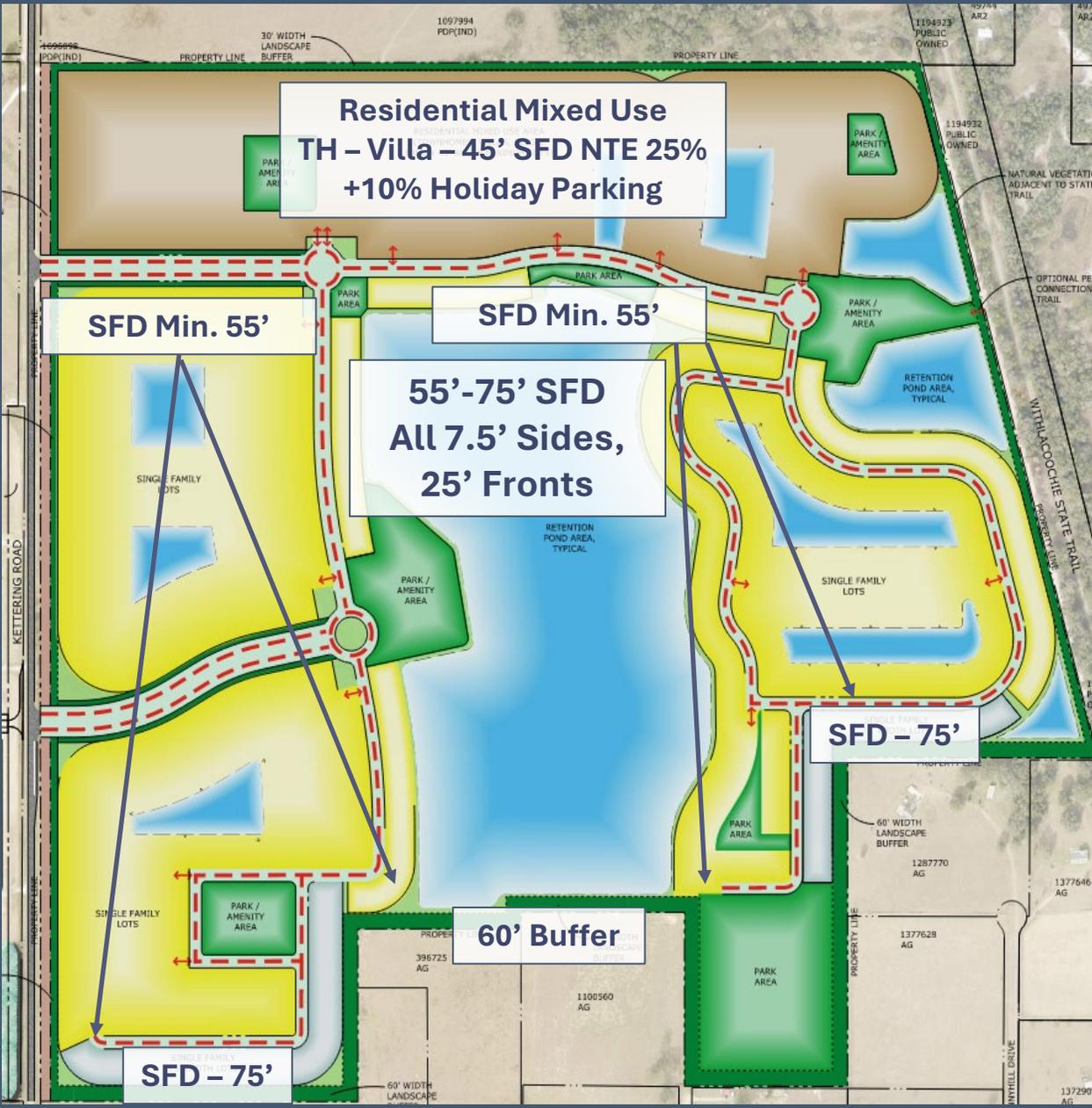




# 2025 P&Z Proposed Master Plan

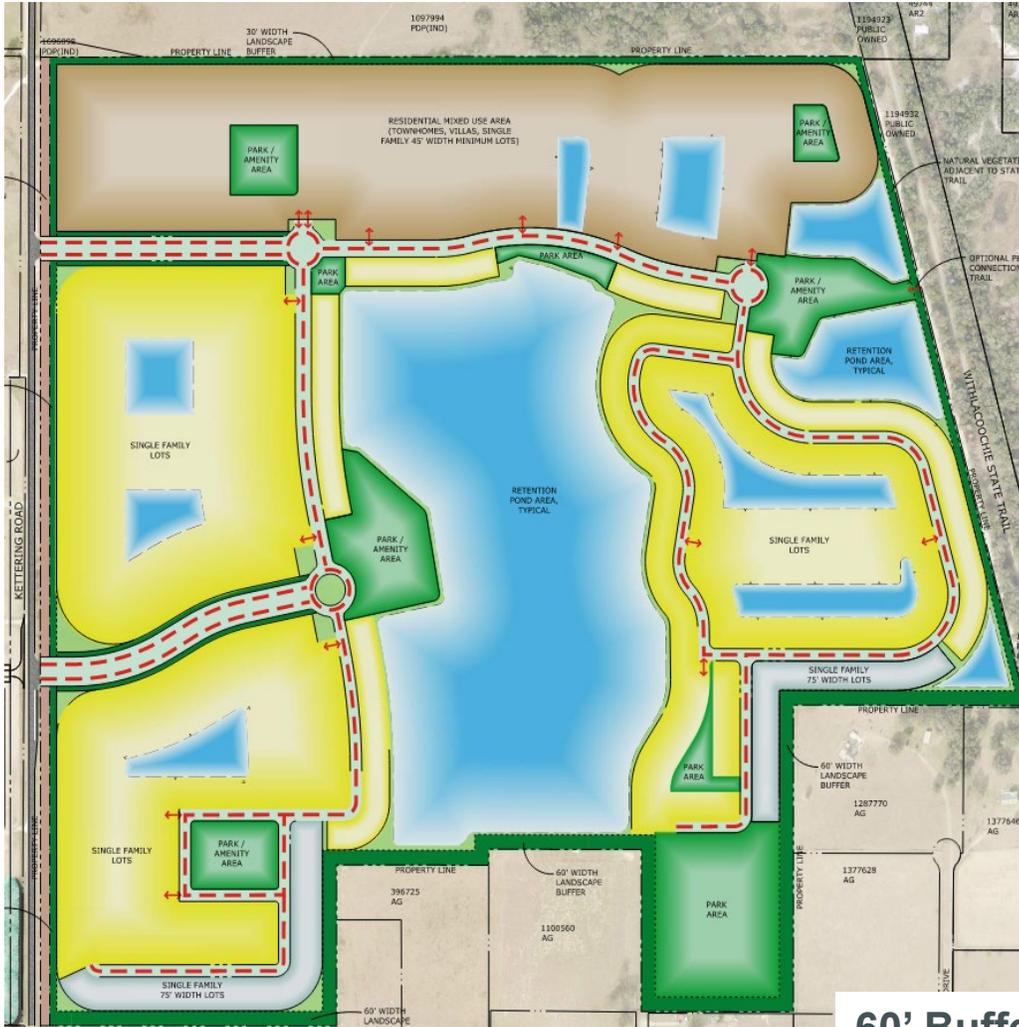


# 2025 BCC Proposed Master Plan



# Buffers

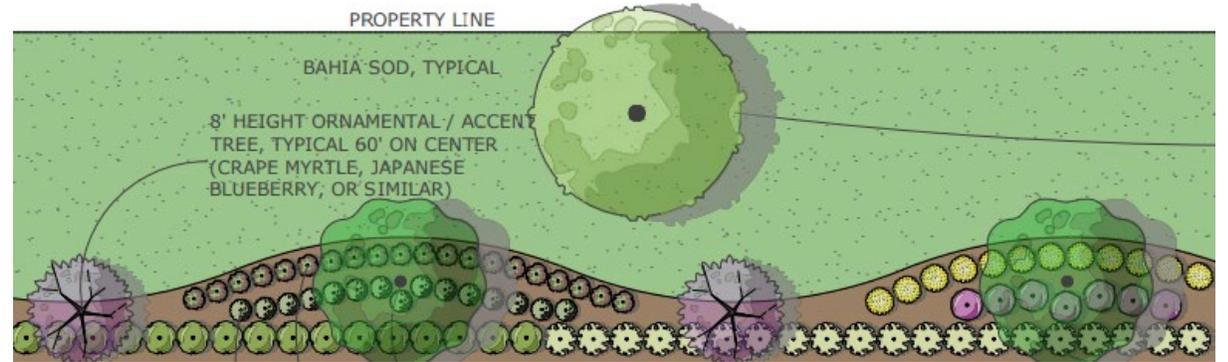
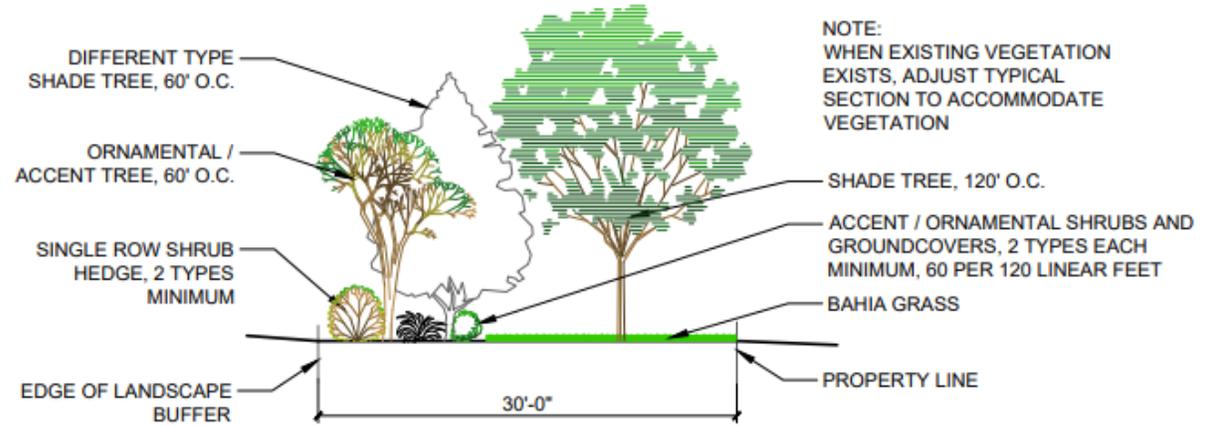
## North - 30' Landscape Buffer



West - 30' Landscape Buffer

## South - 60' Landscape Buffer

**60' Buffer with 80% Opacity:  
30' Landscape Buffer +  
30' Natural Vegetation**



EDGE OF 30' LANDSCAPE BUFFER

### TYPE 3 BUFFER SUMMARY

- 3 SHADE TREES (2 TYPES) PER 120 LF
- 2 ORNAMENTAL TREES PER 120 LF
- SINGLE ROW SHRUB HEDGE
- 60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
- BAHIA SOD WHERE NOT PLANTING BED

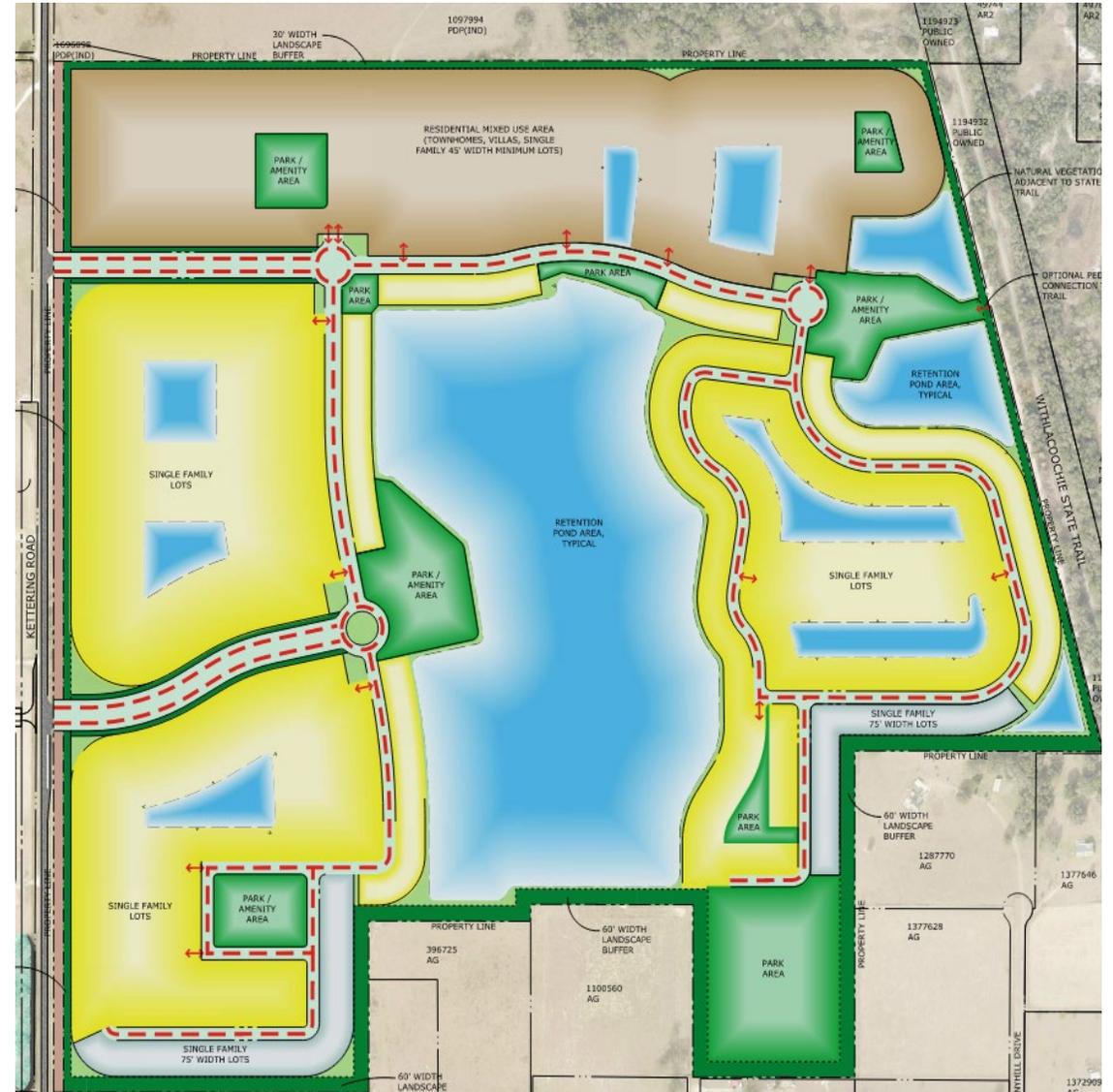
# ARIANA ESTATES KEY BENEFITS

- **Various Amenities - Next to State Trail**
- **Larger Single Family Lots**
  - **Monotony Controls**
  - **NTE 25% 45's only to North**
  - **Balance of Lots - 55', 65', 75'**
  - **7.5' Sides, 25' Front Setbacks**
- **60' Buffer to South Protects Rural Area**
- **Residential Mixed Use Area**
  - **Additional Holiday Parking – 10%**



# CONCLUSION

- Most of Property already zoned CPDP
- **Revisions reduce Overall Density and Offer a Superior Master Plan**
- **Fulfills Intent of I-75 & SR 50 PDD Area Plan**
- **Provides ROW for future 4-Lane Kettering**
- **Addresses Impacts with Surcharges that will be further evaluated and conditioned at Conditional Plat**
- **Staff and P&Z Recommend Approval – revisions respond to concerns and Enhance Compatibility**



# Questions?

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