



# Hernando County

## Planning & Zoning Commission

John Law Ayers Commission Chambers, Room 160  
20 North Main Street, Brooksville, FL 34601

### Regular Meeting

### Agenda

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Monday, June 10, 2024 - 9:00 A.M.

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**THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT [WWW.HERNANDOCOUNTY.US](http://WWW.HERNANDOCOUNTY.US). THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.**

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.**

**IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

**PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.**

**A. MEETING CALLED TO ORDER**

1. Invocation
2. Pledge of Allegiance
3. Poll Commission for Ex Parte Communications
4. County Attorney Statement
5. Administering of the Oath

**B. STAFF ANNOUNCEMENTS**

**C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission)**

**D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

**PUBLIC HEARINGS**

**E. UNIFIED AGENDA**

CP 1453289 Epworth Extension

Special Exception Use Permit Submitted by Alan Garman of ProCivil360, LLC on behalf of Brooksville Behavioral Health Services c/o Acadia Healthcare Company, Inc:

**F. LEGISLATIVE AGENDA**

**G. STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)**

Large Scale Comprehensive Plan Amendment submitted by Six Feet Under, LLC (CPAM-24-01)

Rezoning Petition submitted by Six Feet Under, LLC (H-24-05)

Small scale Comprehensive Plan Amendment Submitted by Cliff Manuel of Coastal Engineering Associates, Inc. on behalf of Glen Lakes Commons, LLC (CPAM-23-01)

Rezoning Petition submitted by Cliff Manuel of Coastal Engineering Associates, Inc. on behalf of Glen Lakes Commons, LLC (H-23-19)

Rezoning Petition submitted by Jeff Rogers on behalf of Hernando County Board of County Commissioners (H-24-28)

Rezoning Petition submitted by Darryl W. Johnston Esq. of Johnston Law Group PA on behalf of KLMG Properties II, LLC (H-24-06)

Rezoning Petition Submitted by Dr. Paresh Desai on behalf of Spring Hill Development Investments, LLC (H-24-12)

Rezoning Petition submitted by Alan Garman of ProCivil360, LLC on behalf of Fanta Land Corp.(H-24-10)

Rezoning Petition submitted by Alan Garman of ProCivil360, LLC on behalf of KAL Holdings, LLC (H-24-11)

Rezoning Petition submitted by Cliff Manuel of Coastal Engineering Associates, Inc. for KB Home Tampa Division (Michael Dady, VP of Land Acquisitions) on behalf of Powell Road Partners, LLC.: (H-24-15)

Rezoning Petition Submitted by Justyna Gale, Vice president of Planning for Forward Planning and Design, LLC on behalf of Raysor Ventures, LLC (H-24-27)

**H. COMMISSIONERS AND STAFF ISSUES**

**I. ADJOURNMENT**

**UPCOMING MEETINGS**

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 8, 2024, beginning at 9:00 AM, in the Commission Chambers**





## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Alaina Kidd  
Initiator: Peter Schwarz  
DOC ID: 14101  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

CP 1453289 Epworth Extension

#### BRIEF OVERVIEW

Conditional Plat for Epworth Extension

#### FINANCIAL IMPACT

No Financial Impact

#### LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

#### RECOMMENDATION

Approve the Conditional Plat for Epworth Extension

#### REVIEW PROCESS

Omar DePablo	Approved	05/29/2024	4:23 PM
Peter Schwarz	Approved	05/30/2024	11:55 AM
Kyle Benda	Delegated	05/31/2024	2:36 PM
Victoria Anderson	Approved	06/03/2024	8:03 AM

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: June 10, 2024

**APPLICANT:** Epworth Extension

**FILE NUMBER:** 1453289

**PURPOSE:** Conditional Plat Approval for Epworth Extension

**GENERAL LOCATION:** Northern terminus of Epworth Drive

**PARCEL KEY NUMBER:** 671053

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The conditional plat for the Epworth Extension subdivision is for 17 residential lots. It is located at the northern terminus of Peter Court and Epworth Drive.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

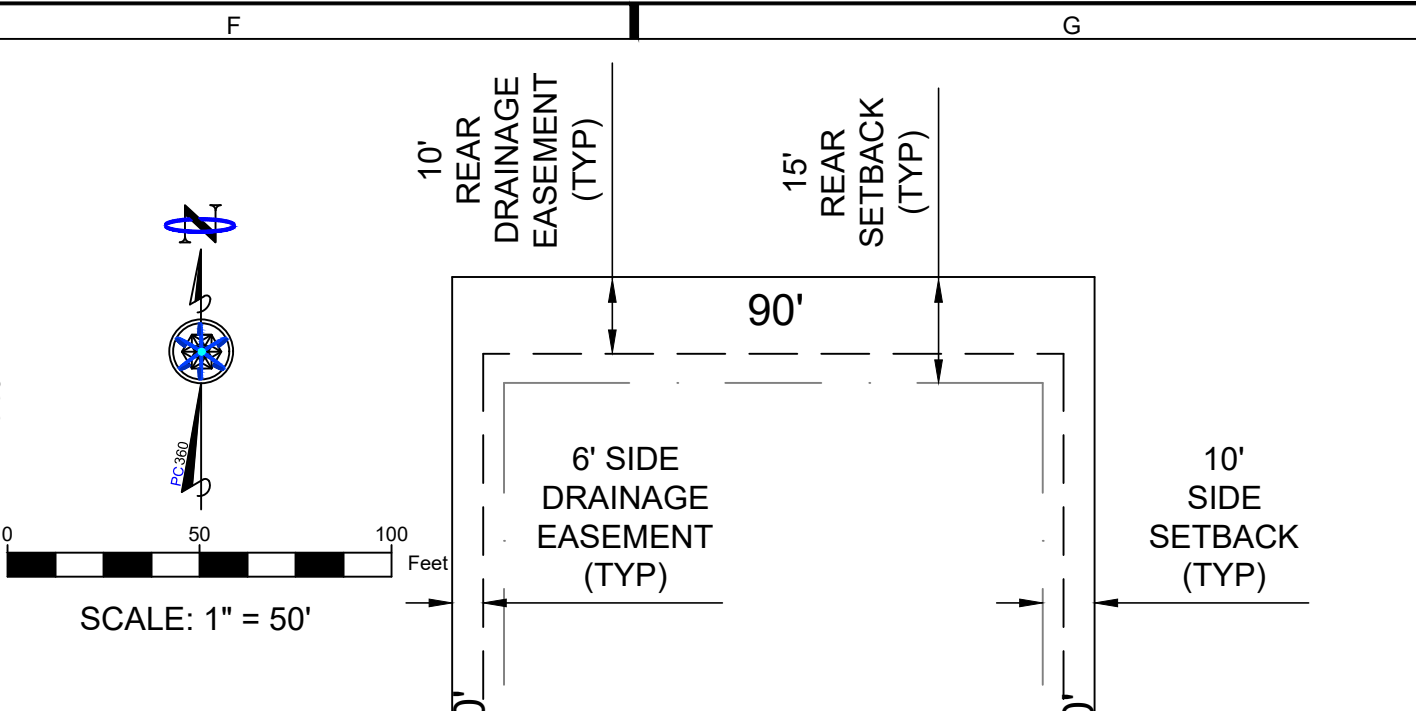
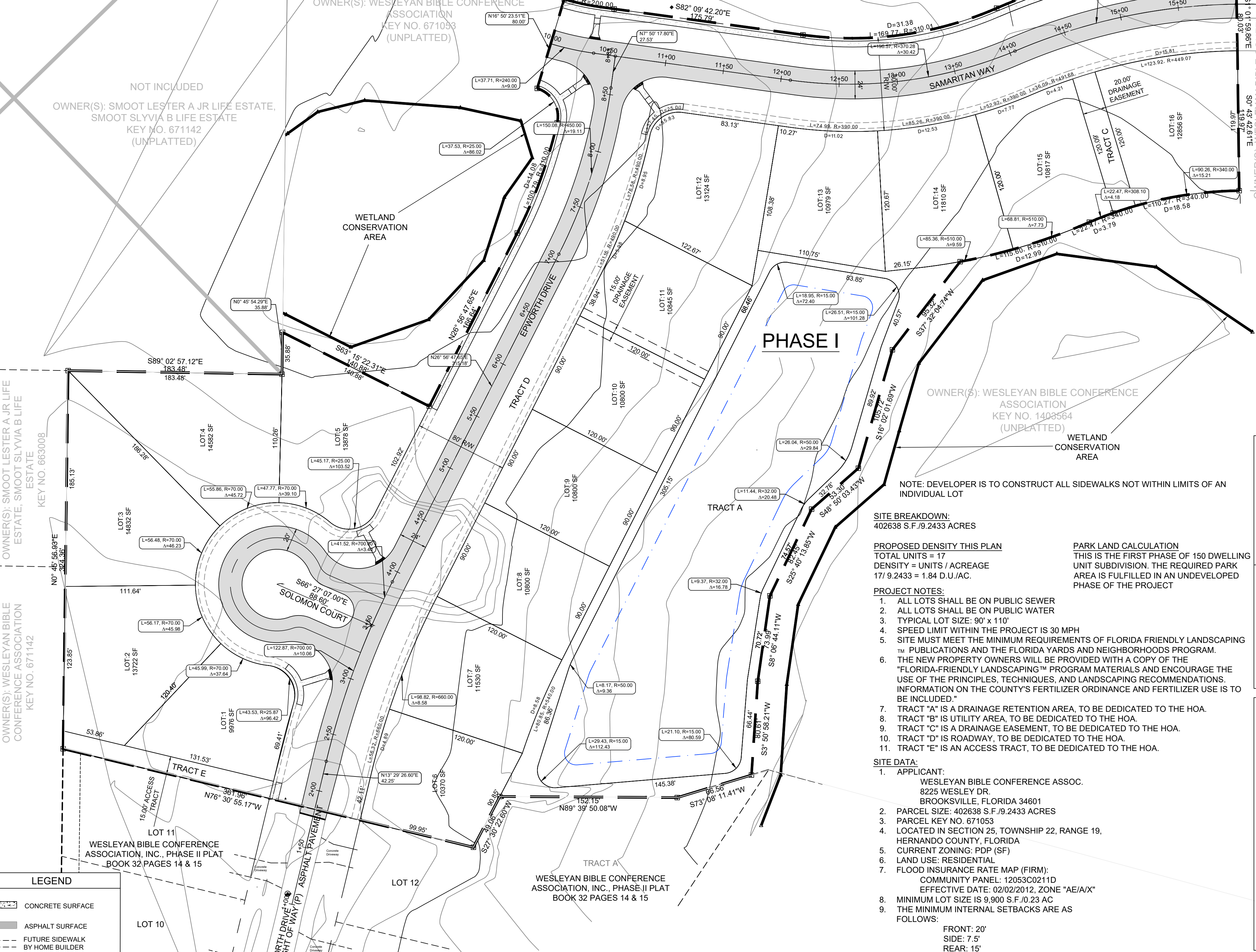
### **STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Canopy subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. 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.
3. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines



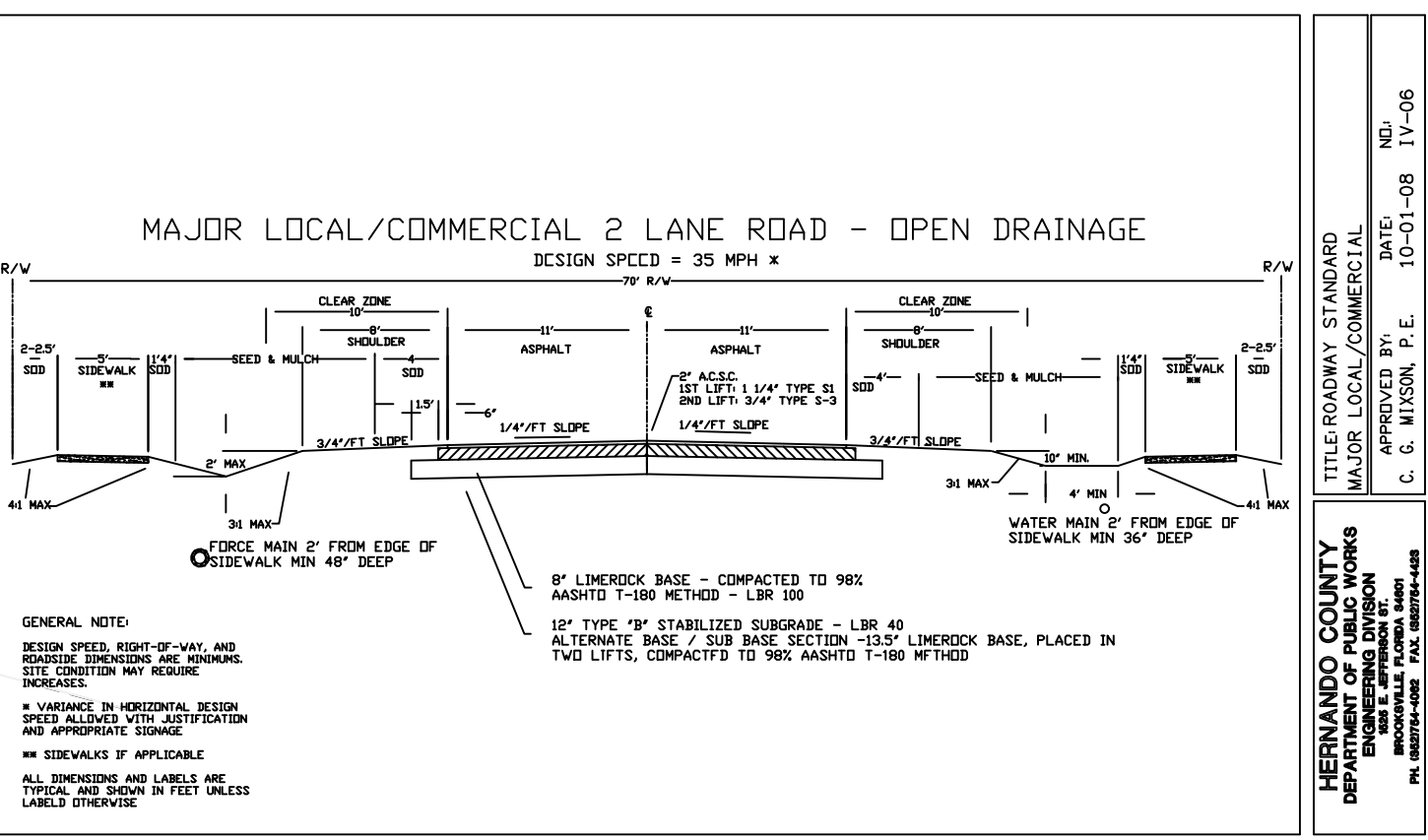
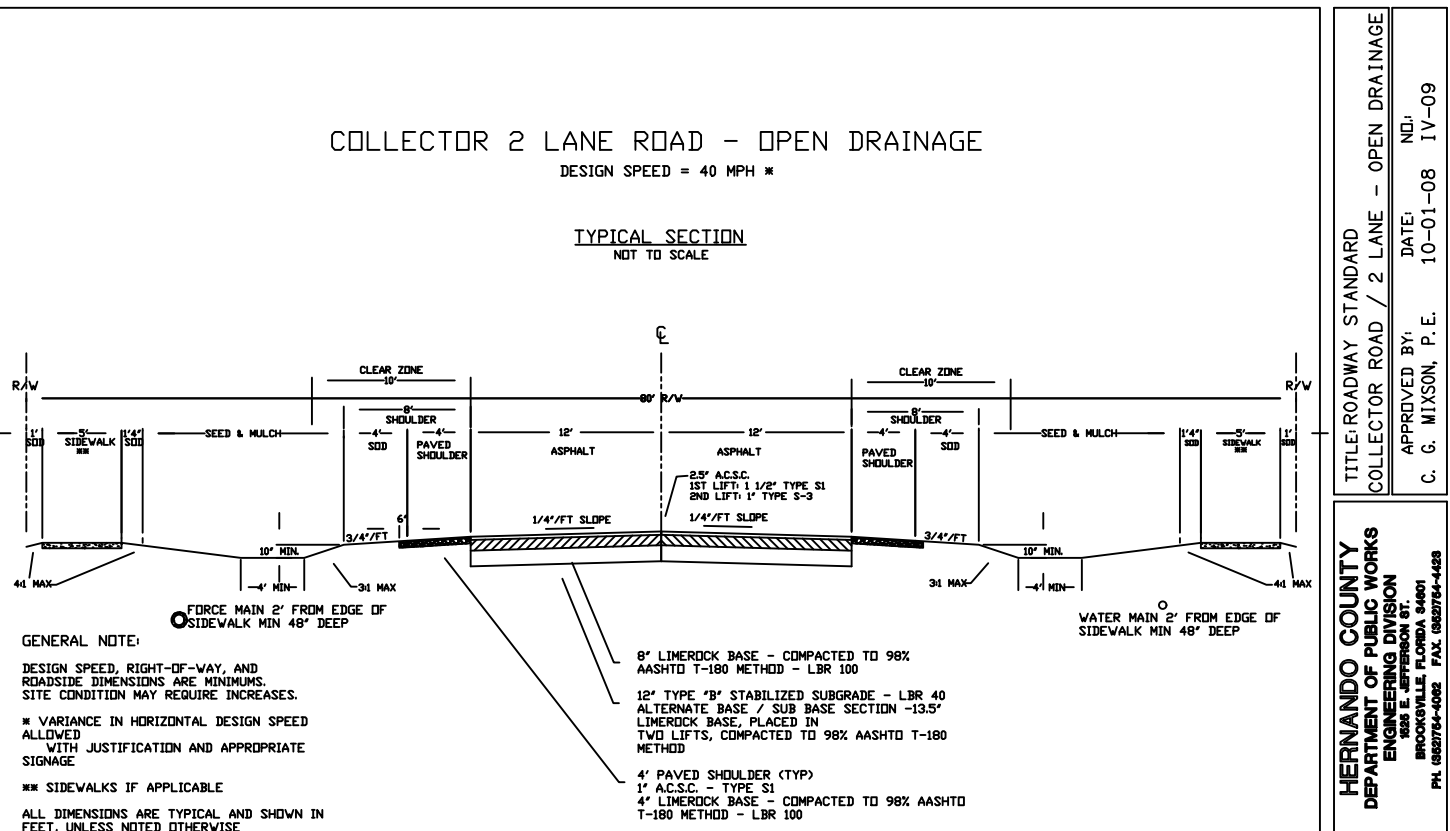
LOCATION MAP  
N.T.S.



TYPICAL LOT  
N.T.S.

- NOTES:
1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
  2. DRA FINAL CONFIGURATION AND FUNCTION SHALL BE DETERMINED WITH FINAL DESIGN PERMITTING; IT SHALL BE SHOWN ON FINAL PLAT.
  3. ANY AND ALL EASEMENTS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAT.
  4. CONSTRUCT SIDEWALK IN FRONT OF THE 20' DROW, AND AS EACH LOT IS DEVELOPED A SIDEWALK WILL BE CONSTRUCTED. SIDEWALKS TO BE CONSTRUCTED BY DEVELOPER.
  5. STREET LIGHTING MUST NOT CONFLICT WITH ANY PROPOSED UTILITIES ON-SITE.

TYPICAL ROADWAY SECTIONS



- NOTE: DEVELOPER IS TO CONSTRUCT ALL SIDEWALKS NOT WITHIN LIMITS OF AN INDIVIDUAL LOT
- SITE BREAKDOWN:  
402638 S.F./9.2433 ACRES
- PROPOSED DENSITY THIS PLAN  
TOTAL UNITS = 17  
DENSITY = UNITS / ACREAGE  
17 / 9.2433 = 1.84 D.U./AC.
- PARK LAND CALCULATION  
THIS IS THE FIRST PHASE OF 150 DWELLING UNIT SUBDIVISION. THE REQUIRED PARK AREA IS FULFILLED IN AN UNDEVELOPED PHASE OF THE PROJECT
- PROJECT NOTES:
1. ALL LOTS SHALL BE ON PUBLIC SEWER
  2. ALL LOTS SHALL BE ON PUBLIC WATER
  3. TYPICAL LOT SIZE: 90' x 110'
  4. SPEED LIMIT WITHIN THE PROJECT IS 30 MPH
  5. SITE MUST MEET THE MINIMUM REQUIREMENTS OF FLORIDA FRIENDLY LANDSCAPING PUBLICATIONS AND THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM. THE NEW PROPERTY OWNERS WILL BE PROVIDED WITH A COPY OF THE "FLORIDA-FRIENDLY LANDSCAPING" PROGRAM MATERIALS AND ENCOURAGE THE USE OF THE PRINCIPLES, TECHNIQUES, AND LANDSCAPING RECOMMENDATIONS. INFORMATION ON THE COUNTY'S FERTILIZER ORDINANCE AND FERTILIZER USE IS TO BE INCLUDED.
  6. TRACT "A" IS A DRAINAGE RETENTION AREA, TO BE DEDICATED TO THE HOA.
  7. TRACT "B" IS UTILITY AREA, TO BE DEDICATED TO THE HOA.
  8. TRACT "C" IS A DRAINAGE EASEMENT, TO BE DEDICATED TO THE HOA.
  9. TRACT "D" IS ROADWAY, TO BE DEDICATED TO THE HOA.
  10. TRACT "E" IS AN ACCESS TRACT, TO BE DEDICATED TO THE HOA.
- SITE DATA:
1. APPLICANT:  
WESLEYAN BIBLE CONFERENCE ASSOC.  
8225 WESLEY DR.  
BROOKSVILLE, FLORIDA 34601
  2. PARCEL SIZE: 402638 S.F./9.2433 ACRES
  3. PARCEL KEY NO. 671053
  4. LOCATED IN SECTION 25, TOWNSHIP 22, RANGE 19, HERNANDO COUNTY, FLORIDA
  5. CURRENT ZONING: PDP (SF)
  6. LAND USE: RESIDENTIAL
  7. FLOOD INSURANCE RATE MAP (FIRM):  
COMMUNITY PANEL: 12053C0211D  
EFFECTIVE DATE: 02/02/2012, ZONE "AE/A/X"
  8. MINIMUM LOT SIZE IS 9,900 S.F./0.23 AC
  9. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:  
FRONT: 20'  
SIDE: 7.5'  
REAR: 15'

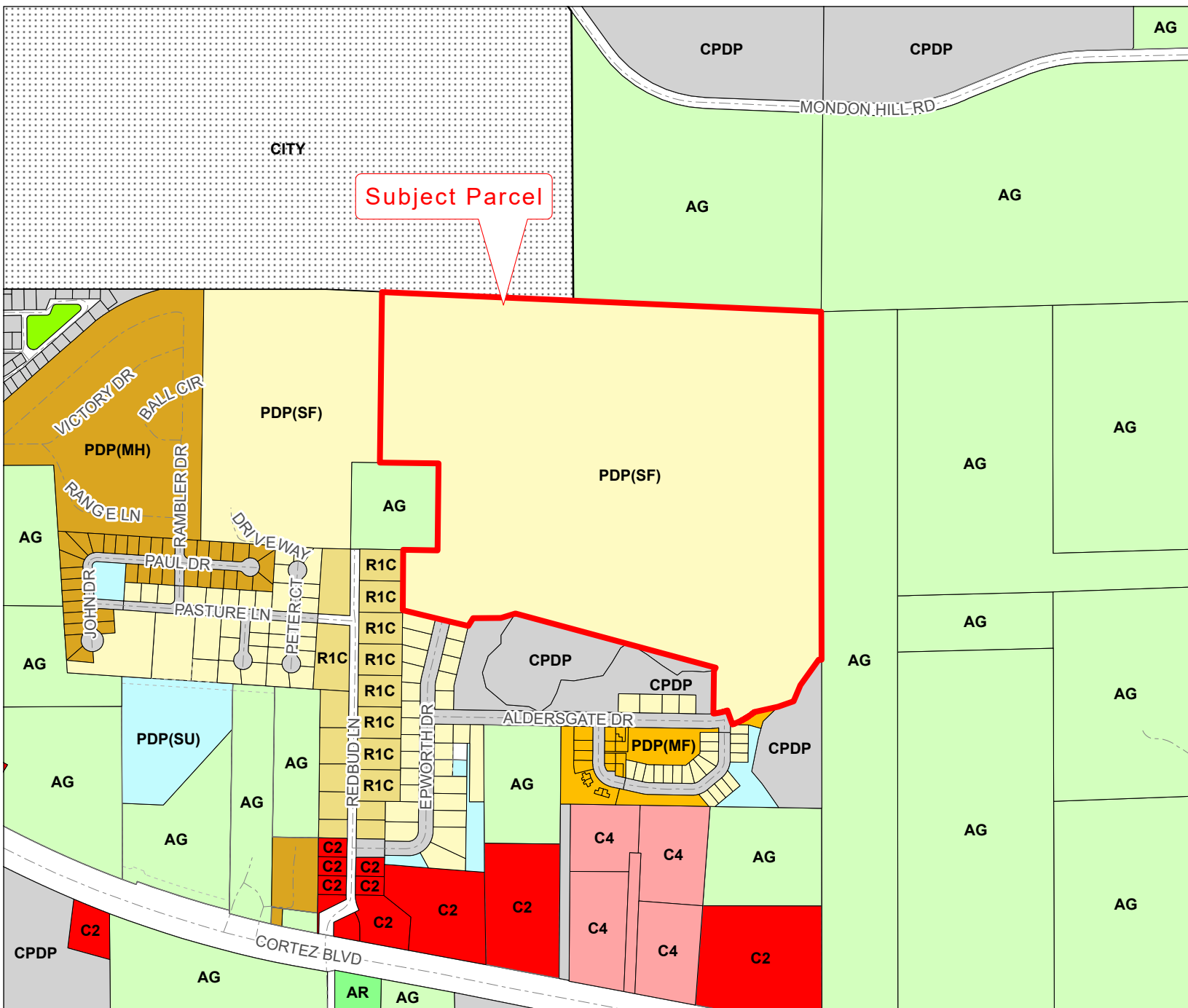
LEGEND

	CONCRETE SURFACE
	ASPHALT SURFACE
	FUTURE SIDEWALK
	BY HOME BUILDER

<p>WESLEYAN BIBLE CONFERENCE ASSOCIATION, INC., PHASE I</p>	
<p>CONDITIONAL PLAT</p>	
<p>CIVIL ENGINEERING/RESIDENTIAL &amp; COMMERCIAL SITE DEVELOPMENT / PLANNING &amp; ZONING / PERMITTING / CONSTRUCTION SERVICES</p>	
<p>12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE - (352) 593-4255 WWW.PROCCIVIL360.COM</p>	
<p>DATE: 06/21/23 SCALE: AS NOTED SHEET NO. 1 OF 1</p>	<p>DATE: 06/21/23 SCALE: AS NOTED SHEET NO. 1 OF 1</p>

# 1453289

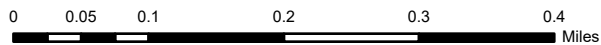
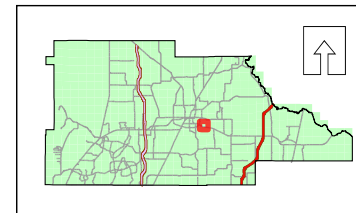
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

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

City Zoning Pending



# 1453289

Photo date: 2023

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





## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: June 8, 2020  
Board of County Commissioners: July 14, 2020

**APPLICANT:** Wesleyan Bible Conference Association, Inc.

**FILE NUMBER:** H-20-16

**REQUEST:** Rezoning from PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), and PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) with deviations

**GENERAL LOCATION:** Northern terminus of Peter Court and Epworth Drive

**PARCEL KEY NUMBERS:** 671053, 671204

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### APPLICANT'S REQUEST:

The Wesleyan Village was established in 1956 with the purchase of 30.0 acres along Jasmine Drive. The first 30.0 acres served as a location for church conferences and youth meetings. By 1970, the village started hosting camp meetings and bible conferences annually, which continues today. Wesleyan Village has since grown to approximately 270.0 acres. Today Wesleyan Village consists of a a 55 and older 429 unit mixed use retirement community development .

The current request is comprised of two parcels, a 96.6 acre tract (key #671053) and a 28.5 acre tract (key #671204). On November 4, 1997, the Board of County Commissioners approved a rezoning, on the 96.6 acre tract, from C-2/(Highway Commercial to C/PDP and R-1C with a master plan revision and rezoning to include a redesignation from single family to multifamily and a reallocation of a waste water treatment plant to single family. Since approval no development has occurred on the 96.6 acre parcel. On April 9, 2008, the Board of County Commissioners approved a master plan revision on the balance 28.5 acre tract to add travel trailer units and provide a storage facility. RV's have been stored on site, however no development has occurred relative to the travel trailer units.

The petitioner's current request is for a rezoning and master plan approval to single family, with deviations, in order to develop a 55 and older community. The petitioner has indicated the project will consist of 121, 90'x110' and 29, 60'x100' single family lots for a total of 150 units.

The following deviations have been requested in order to accommodate the proposed development:

1. Rear setback deviation for the 90' lots from 20' to 15'
2. Building setback deviations for the 60' lots  
     Front: 20' (deviation from 25')  
     Sides: 7.5' (deviation from 10')  
     Rear: 15' (deviation from 20')
3. The petitioner is requesting a waiver of the Treed Boulevard Entrance which requires new single family developments with more than 50 units to provide at least one treed roadway. The petitioner’s proposed project obtains access from existing internal roadway stub-outs and the proposed development will be an extension of the existing subdivision.

The proposed ownership and maintenance of streets, drainage and the sewer system will be private under the responsibility of the Wesleyan Village HOA. The potable water supply is the responsibility of the City of Brooksville.

**SITE CHARACTERISTICS:**

**Site Size:** 125.1 acres

**Surrounding Zoning:**

**Land Uses:** North: City, AG; Undeveloped  
 South: PDP(SF), R-1C; Single Family  
 East: PDP(SF) & (MH), R-1C; Single Family, Mobile Home  
 West: AG; Undeveloped

**Current Zoning:** Planned Development Project Single Family (SF) Planned Development Project Multifamily (MF) and Planned Development Project Recreation (REC)

**Future Land Use Map Designation:**

Residential

**ENVIRONMENTAL REVIEW:**

**Soil Type:** Nobleton Fine Sand, Wauchula Fine Sand

**Hydrologic**

**Features:** The property contains no Wellhead Protection Areas (WHPAs), according to County data resources. The property does contain lakes, small waterbodies, and Class 2 and 3 wetlands.

**Protection**

**Features:** The property contains no Special Protection Areas (SPAs), according to County data resources.

**Archaeological**

**Features:** The property contains no archaeological resources according to County data resources.

**Habitat:** The subject site is shown as cropland and pastureland, freshwater marshes, lakes, wet prairie, and hardwood conifer mixed according to FLUCCS (Florida Land Use Cover and Classification System) mapping.

**Comment:** There is potential for listed species to be present. A comprehensive wildlife survey is required to identify listed species present prior to development activities.

**Flood Zone:** The property contains a large amount of flood zone AE (approximately 2/3rd of the property) with a small amount of flood zone A according to County data resources.

**Water Quality:** The proposed development must maintain a 10' buffer around all water bodies from fertilizers in order to prevent contamination.

**Comment:** 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.

The Builder/Developer is encouraged to provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use should be included. Educational materials are available through the Hernando County Utilities Department website.

**SCHOOL DISTRICT REVIEW:**

The School Board of Hernando County has indicated no capacity concerns with the proposed project, at this time, due to the age restriction of 55. A restrictive covenant or Agreement with the School District will be required at the time of development.

**UTILITIES REVIEW:**

The Utilities Department has indicated the subject site is located within the City of Brooksville Utility Department's (CBUD) first right to serve district.

**Comment:** The petitioner indicated that the internal water system will be owned and maintained by the Wesleyan Village. The water supplied by the City of Brooksville is master metered, with the City owning and maintaining improvements up to the meter. Sewer is managed by an on-site Waste Water Treatment Plant (WWTP). An additional gravity sewer line with pump station may be required to accommodate the new development. Wesleyan Village recently received as updated operating permit for their WWTP.

**ENGINEERING & TRANSPORTATION REVIEW:**

The site is located on the northern terminus of Peter Court and Epworth Drive. Access for the new development is proposed to Peter Court, Epworth Drive and Rambler Drive. All connections are internal to the Wesleyan Village and none of the proposed connections have direct access to County roads. The petitioner has indicated that roads and drainage for the proposed project will be maintained by the Wesleyan Village HOA.

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

1. A Traffic Access Analysis is required per the Hernando County Facility Design Guideline. Any roadway improvements identified by the Traffic Access Analysis will be the responsibility of the developer. Traffic Access Analysis may be for project phases but must include total project trips. The developer shall coordinate with the County Engineer to determine Traffic Access Analysis phases.
2. The petitioner shall be required to improve Epworth Drive to Major Local/Commercial Road from Redbud Lane to the northern intersection of the project. Epworth is a private maintained roadway.
3. The petitioner shall improve Redbud Lane to a Collector Road from Epworth Drive to Cortez Boulevard. Redbud Lane is a County maintained roadway.
4. Both parcels contain floodplain. Mitigation of floodplain volume is required.

**LAND USE REVIEW:**

**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.

**Comments:** The petitioner’s master plan indicates three (3) access points from existing streets in Wesleyan Village for the proposed development.

**Treed Boulevard Entrance**

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

**Comments:** The petitioner has requested a deviation from the Treed Boulevard Entrance. The petitioner’s proposed project obtains access from existing internal roadway stub-outs (Peter Court, Epworth Drive and Rambler Drive). The proposed development will be an extension of the existing subdivision. Due to existing conditions, the requested treed boulevard will not be necessary.

**Buffer and Open Space**

The petitioner has indicated the subject site has wetlands and flood plain that will be utilized as open space. Along the north a 35' natural buffer will be provided and along the east drainage retention ponds and a 15' natural buffer will be provided.

**Comments:** If approved, buffers shall be provided as indicated on the master plan.

**Building Setbacks and Lot Sizes**

Proposed Minimum Building Setbacks for 60' Lots:

- Front: 20' (deviation from 25')
- Sides: 7.5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Lot Size: 60'x100' (6,000 square feet)

Proposed Minimum Building Setbacks for 90' Lots:

- Front: 25'
- Sides: 10'
- Rear: 15' (deviation from 20')
- Lot Size: 90'x110' (9,900 square feet)

**Lot Layout**

The petitioner’s master plan includes 60' and 90' wide lots. The 60' wide lots will be located internal to the project and adjacent to mobile homes along the west. The 90' wide lots will be located north of existing single family homes.

**Comments:** The proposed size and location of the new lots will provide an adequate transition from existing lots.

**Natural Vegetation**

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

thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space as long as it is a minimum of fifteen (15) feet in width.

**Comments:** The proposed 1251.1 acre development must provide a minimum of 8.75 acres of native vegetation/open space.

**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 phase contains more than 150 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.

**Comments:** The minimum County LDR neighborhood park requirement for the proposed development is 2.0 acres. The petitioner has indicated two separate parks for the development. A 0.55 acre park will be provided for the 60' wide lots and a 1.60 acre park will be provided for the 90' wide lots. The petitioners proposed park allocation meets and exceeds the minimum requirements.

**Landscape Requirements**

The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.

**COMPREHENSIVE PLAN REVIEW:**

The area is characterized by single family, mobile homes, RV park and undeveloped parcels and is located within a Residential Land Use classification on the adopted Future Land Use Map.

**Future Land Use Element**

**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.

**Comments:** The residential density of the proposed development is 1.2 dwelling units/gross acre. All units proposed as part of this development are single-family residences.

**Land Use Compatibility**

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

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

**Comments:** The proposed development is located within an existing mixed use community and would be surrounded by existing residential uses. The proposed master plan is requesting deviations from building setbacks. The request for deviations is compatible with the surrounding uses and is not adverse to the existing development.

**FINDING OF FACT:**

A rezoning PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily) and PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) with deviations is appropriate based on the following conclusions:

1. The request is consistent with the County’s adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all recommended performance conditions.
2. The requested deviations are not adverse to the public interest with appropriate performance conditions.

**NOTICE OF APPLICANT RESPONSIBILITY:**

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

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

**STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a rezoning from PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily) and PDP(REC)/Planned Development Project (Recreation) to 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 provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. 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 all required landscaping.
4. Minimum Building Setbacks for 60' Lots:
  - Front: 20' (deviation from 25')
  - Sides: 7.5' (deviation from 10')
  - Rear: 15' (deviation from 20')
  - Lot Size: 60'x100' (6,000 square feet)

Minimum Building Setbacks for 90' Lots:

  - Front: 25'
  - Sides: 10'
  - Rear: 15' (deviation from 20')
  - Lot Size: 90'x110' (9,900 square feet)
5. The lot layout and buffers shall be in conformance with the approved master plan.



6. The petitioner shall preserve the minimum seven percent (7%) natural vegetation shown on the master plan as required by the County's LDRs. The required natural vegetation may be included as part of the required open space.
7. The treed roadway/access requirement shall be waived.
8. The petitioner shall provide acreage as shown on the master plan to meet the minimum neighborhood park requirements, in accordance with Hernando County LDRs.
9. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize the Florida-Friendly Landscaping™ program best management practices.
10. The proposed development shall be age restricted to 55 and older. A restrictive covenant or Agreement with the School District will be required at the time of development.
11. The petitioner shall provide a 35' natural buffer along the north and a 15' natural buffer along the east.
12. A Traffic Access Analysis shall be required per the Hernando County Facility Design Guidelines. Any roadway improvements identified by the Traffic Access Analysis will be the responsibility of the developer. Traffic Access Analysis may be for project phases but must include total project trips. The developer shall coordinate with the County Engineer to determine Traffic Access Analysis requirements.
13. The petitioner shall be required to improve Epworth Drive to Major Local/Commercial Road from Redbud Lane to the northern intersection of the project. Epworth will be a privately maintained roadway.
14. The petitioner shall improve Redbud Lane to a Collector Road from Epworth Drive to Cortez Boulevard. Redbud Lane will remain a County maintained roadway.
15. Mitigation of floodplain volume and encroachment in accordance with the Hernando County Flood Damage and Protection ordinance is required.
16. The petitioner shall maintain a 10' buffer around all water bodies from fertilizers in order to prevent contamination.
17. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

**P&Z ACTION:**

On June 8, 2020, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving a rezoning from PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily) and PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) with deviations; with the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. 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 all required landscaping.
4. Minimum Building Setbacks for 60' Lots:
  - Front: 20' (deviation from 25')
  - Sides: 7.5' (deviation from 10')
  - Rear: 15' (deviation from 20')
  - Lot Size: 60'x100' (6,000 square feet)

Minimum Building Setbacks for 90' Lots:

  - Front: 25'
  - Sides: 10'
  - Rear: 15' (deviation from 20')
  - Lot Size: 90'x110' (9,900 square feet)
5. The lot layout and buffers shall be in conformance with the approved master plan.
6. The petitioner shall preserve the minimum seven percent (7%) natural vegetation shown on the master plan as required by the County's LDRs. The required natural vegetation may be included as part of the required open space.
7. The treed roadway/access requirement shall be waived.

8. The petitioner shall provide acreage as shown on the master plan to meet the minimum neighborhood park requirements, in accordance with Hernando County LDRs.
9. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize the Florida-Friendly Landscaping™ program best management practices.
10. The proposed development shall be age restricted to 55 and older. A restrictive covenant or Agreement with the School District will be required at the time of development.
11. The petitioner shall provide a 35' natural buffer along the north and a 15' natural buffer along the east.
12. A Traffic Access Analysis shall be required per the Hernando County Facility Design Guidelines. Any roadway improvements identified by the Traffic Access Analysis will be the responsibility of the developer. Traffic Access Analysis may be for project phases but must include total project trips. The developer shall coordinate with the County Engineer to determine Traffic Access Analysis requirements.
13. ~~The petitioner shall be required to improve Epworth Drive to Major Local/Commercial Road from Redbud Lane to the northern intersection of the project. Epworth will be a privately maintained roadway~~ work with County staff after the completion of traffic study and as-built surveys to assure satisfactory traffic flow and improvements if deemed necessary on Epworth Drive from its current northern terminus, south to the intersection of Redbud Lane.
14. ~~The petitioner shall improve Redbud Lane to a Collector Road from Epworth Drive to Cortez Boulevard. Redbud Lane will remain a County maintained roadway~~ work with County staff to improve Redbud Lane from SR 50 to Epworth Drive in those areas where deemed necessary after traffic study and as-built surveys. This shall not include horizontal re-alignment of the paving within the right-of-way. Dates of the improvements shall be determined by the traffic report; said dates shall be enforced at the approval of construction plans for additional units.
15. Mitigation of floodplain volume and encroachment in accordance with the Hernando County Flood Damage and Protection ordinance is required.
16. The petitioner shall maintain a 10' buffer around all water bodies from fertilizers in order to prevent contamination.
17. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

**BOCC ACTION:**

On July 14, 2020, the Board of County Commissioners voted 5-0 to adopt Resolution 2020-91 approving a rezoning from PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily) and PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) with deviations; with the following unmodified 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 provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. 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 all required landscaping.
4. Minimum Building Setbacks for 60' Lots:  
Front: 20' (deviation from 25')  
Sides: 7.5' (deviation from 10')  
Rear: 15' (deviation from 20')  
Lot Size: 60'x100' (6,000 square feet)  
  
Minimum Building Setbacks for 90' Lots:  
Front: 25'  
Sides: 10'  
Rear: 15' (deviation from 20')  
Lot Size: 90'x110' (9,900 square feet)
5. The lot layout and buffers shall be in conformance with the approved master plan.
6. The petitioner shall preserve the minimum seven percent (7%) natural vegetation shown on the master plan as required by the County's LDRs. The required natural vegetation may be included as part of the required open space.
7. The treed roadway/access requirement shall be waived.
8. The petitioner shall provide acreage as shown on the master plan to meet the minimum neighborhood park requirements, in accordance with Hernando County LDRs.

9. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize the Florida-Friendly Landscaping™ program best management practices.
10. The proposed development shall be age restricted to 55 and older. A restrictive covenant or Agreement with the School District will be required at the time of development.
11. The petitioner shall provide a 35' natural buffer along the north and a 15' natural buffer along the east.
12. A Traffic Access Analysis shall be required per the Hernando County Facility Design Guidelines. Any roadway improvements identified by the Traffic Access Analysis will be the responsibility of the developer. Traffic Access Analysis may be for project phases but must include total project trips. The developer shall coordinate with the County Engineer to determine Traffic Access Analysis requirements.
13. The petitioner shall work with County staff after the completion of traffic study and as-built surveys to assure satisfactory traffic flow and improvements if deemed necessary on Epworth Drive from its current northern terminus, south to the intersection of Redbud Lane.
14. The petitioner shall work with County staff to improve Redbud Lane from SR 50 to Epworth Drive in those areas where deemed necessary after traffic study and as-built surveys. This shall not include horizontal re-alignment of the paving within the right-of-way. Dates of the improvements shall be determined by the traffic report; said dates shall be enforced at the approval of construction plans for additional units.
15. Mitigation of floodplain volume and encroachment in accordance with the Hernando County Flood Damage and Protection ordinance is required.
16. The petitioner shall maintain a 10' buffer around all water bodies from fertilizers in order to prevent contamination.
17. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



## Planning & Zoning Commission

Meeting: 06/11/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14107  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Special Exception Use Permit Submitted by Alan Garman of ProCivil360, LLC on behalf of Brooksville Behavioral Health Services c/o Acadia Healthcare Company, Inc:

#### BRIEF OVERVIEW

**Request:**

Revision to a Special Exception Use Permit to expand a Congregate Care Facility

**General Location:**

Northeast corner of the intersection of Grove Road and Oakado Street

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Revision to a Special Exception Use Permit to expand a Congregate Care Facility with the performance conditions.

#### REVIEW PROCESS

Omar DePablo	Approved	05/31/2024	3:11 PM
Peter Schwarz	Approved	05/31/2024	3:18 PM
Victoria Anderson	Approved	06/03/2024	7:59 AM

## SPECIAL EXCEPTION USE PERMIT SE-24-03

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

##### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

JUNE 3, 2024

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 Revision to a Special Exception Use Permit to expand a Congregate Care Facility with the performance conditions listed in **Appendix A** of this Staff Report.

**INTRODUCTORY INFORMATION**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024

**APPLICANT:** Brooksville Behavioural Health Services

**FILE NUMBER:** SE-24-03

**PURPOSE:** Revision to a Special Exception Use Permit to expand a Congregate Care Facility

**GENERAL LOCATION:** Northeast corner of the intersection of Grove Road and Oakado Street

**PARCEL KEY NUMBER:** 346343

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**APPLICANT’S REQUEST:**

A special exception use permit (SE-08-12). was approved for a congregate care home with a rehabilitation facility for up to twenty (20) residents The current property owner would like to expand the facilities to accommodate to sixty-four (64) residents through a remodel of the existing residence building, expanding it to accommodate an additional twelve (12) beds, and through the construction of a second residence building that can accommodate up to thirty-two (32) beds.

**Requested Deviation**

- A twenty (20) foot reduction in the eastern perimeter setback changing it from 75' to 55'.

**SITE CHARACTERISTICS**

**Site Size:** 10.4 acres

**Surrounding Zoning;  
Land Uses:**

North:	AR-2 (Agricultural/Residential-2)
South:	C-2 (Highway Commercial); Mini warehouse storage, convenience store
East:	R-1C (Residential); Single-family homes, undeveloped
West:	PDP(MH)/ Planned Development Project (Mobile Home), PDP(GHC)/ Planned Development Project (General Highway Commercial); Mobile homes, undeveloped



**Current Zoning:** PDP(MF)/ Planned Development Project (Multi-Family), PDP(NC)/ Planned Development Project (Neighborhood Commercial), and PDP(HC)/ Planned Development Project (Highway Commercial) with a Special Exception Use permit for a Congregate Care Home and Residential Treatment Facility.

**Future Land Use Map Designation:** Residential

**Flood Zone:** Most of the property is in the X flood zone, there are two areas on the property that are in a different flood zone.

**UTILITIES REVIEW**

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

- HCUD currently provides commercial water and sewer service to this parcel.
- HCUD has no objection to the requested Special Exception Use Permit to allow thirty-two (32) beds in the building currently approved for twenty (20) beds, and the construction of a new building to house an additional thirty-two (32) beds, subject to a sewer capacity analysis dependent on the lift station modifications made for the project.

**ENGINEERING REVIEW**

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

- The petitioner shall obtain all permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, a driveway permit from FDOT, and a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Commission (FWC).
- The petitioner is required to meet all applicable regulations for construction and use of the property.
- All floodplain encroachment shall be compensated.
- Stormwater runoff shall be treated and attenuated.
- Stormwater ponds shall be located outside of floodplains.
- A Traffic Access Analysis may be required upon the request of the Hernando County Engineering Department. Trip generation for the entire project site shall be provided to County by the applicant at the time of site development.

**LAND USE REVIEW**

The parcel has operated as a congregate care and substance abuse rehabilitation facilities for more than 14 years. The required 50' buffers on the north and east side of the property have been well maintained and preserved with natural vegetation. Since being approved, the special exception land use has not ceased for more than 2 years. The petitioner’s request to expand the

use of the property remains in compliance with the Land Development Regulations and the Comprehensive Plan.

## FINDINGS OF FACT

A special exception permit for congregate care and rehabilitation treatment was granted for the property in 2008. Several of the performance conditions issued have been satisfied. For consistency and accurate record keeping, the following SE-08-12 Performance Conditions have been met and thus have been removed from this permit to expand the site:

4. The development shall be served by central water and sewer.
8. The final location of the driveway along Grove Road shall be coordinated with the County Engineer to meet the applicable site distance criteria.

**Comment:** There are two entrances to the property. The first is on Grove Road and it is used to access the administrative building. The second entrance is on Recarda Lane, and it is used to access the residential building and the community amenities.

9. The developer shall provide 40' of right-of-way from the center line of Grove Road.

**Comment:** The petitioner reports that the required 20' has been dedicated to the County, which is equivalent to forty (40) feet from the center line of Grove Road.

The requested reduction in the east setback is reasonable. The fifty (50) foot undisturbed buffer on the east will remain as it is.

## NOTICE OF APPLICANT RESPONSIBILITY

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

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners' 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.*

*The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.*

**APPENDIX A**

**STAFF RECOMMENDATION TO THE  
PLANNING AND ZONING COMMISSION**

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**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 Revision to a Special Exception Use Permit to expand a Congregate Care Facility with the following performance conditions.

1. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The maximum building height shall be two (2) stories.
3. The petitioner shall provide a wildlife survey prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
4. Hernando County Utilities Department (HCUD) approval of this project is dependent on a sewer capacity analysis based on the lift station modifications made for this expansion. The owner shall work with HCUD to ensure capacity is available.
5. All floodplain encroachment must be compensated.
6. Stormwater runoff shall be treated and attenuated.
7. Stormwater ponds shall be located outside of floodplains.
8. The petitioner shall obtain all permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, a driveway permit from FDOT, and a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Commission (FWC).
9. Traffic Access Analysis may be required. A Trip generation evaluation/report for entire project site shall be provided by the applicant at time of site development.
10. Access to Oakado Street shall be permitted if required by the County Engineer.
11. The petitioner shall meet the minimum parking requirements for the facility as required by the County's LDRs.
12. Buffers:
  - a. North: 50' buffer with 80% opacity with
  - b. South (Recarda): 15' vegetative buffer
  - c. East: 50' buffer with 80% opacity
  - d. West: A along the south (Street) and west (Grove Road). A six (6) foot green vinyl chain link fence shall be placed around the property on the inside of the buffers.

13. Minimum setbacks:
  - North: 75'
  - South: 50'
  - East: 55' (reduced by 25' from 75')
  - West: 35'
14. The maximum number of residents shall be ~~20~~ **64**.

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



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

PRINT OR TYPE ALL INFORMATION

File No. \_\_\_\_\_ Official Date Stamp:  
**SE-24-03**  
**Received**  
**FEB 7 2024**  
 Planning Department  
 Hernando County, Florida

Date: 02-07-2024

**APPLICANT NAME:** Brooksville Behavioral Health Services  
 Address: 6100 Tower Circle, Ste 1000  
 City: Franklin State: TN Zip: 37067  
 Phone: 615-861-6000 Email: \_\_\_\_\_  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Alan K. Garman  
 Company Name: ProCivil 360  
 Address: 12 S. Main Street  
 City: Brooksville State: FL Zip: 34601  
 Phone: 352-593-4255 Email: permitting@procivil360.com

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

**PROPERTY INFORMATION:**

1. PARCEL(S) KEY NUMBER(S): 346343
2. SECTION 26, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP (MF) and PDP (GHC)
4. Desired use: Congregate Care Home and Facilities (Substance Abuse)
5. Size of area covered by application: 10.40
6. Highway and street boundaries: Grove Road and Oakado Street
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDAVAT**

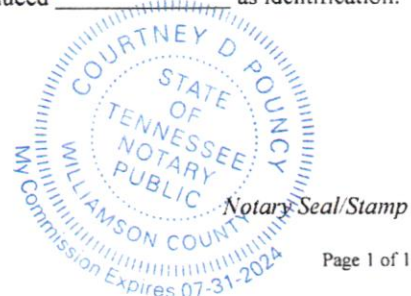
I, BROOKSVILLE BEHAVIORAL HEALTH SERV., have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- 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): PRO CIVIL 360, LLC  
 to submit an application for the described property.

Signature of Property Owner

STATE OF ~~FLORIDA~~ Tennessee  
 COUNTY OF ~~HERNANDO~~ Williamson  
 The foregoing instrument was acknowledged before me this 5 day of February, 2024, by Brian Farley who is personally known to me or produced \_\_\_\_\_ as identification.

Signature of Notary Public



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

# SPECIAL EXCEPTION NARRATIVE

FOR

## ACADIA HEALTH CARE

SPECIAL EXCEPTION MODIFICATION

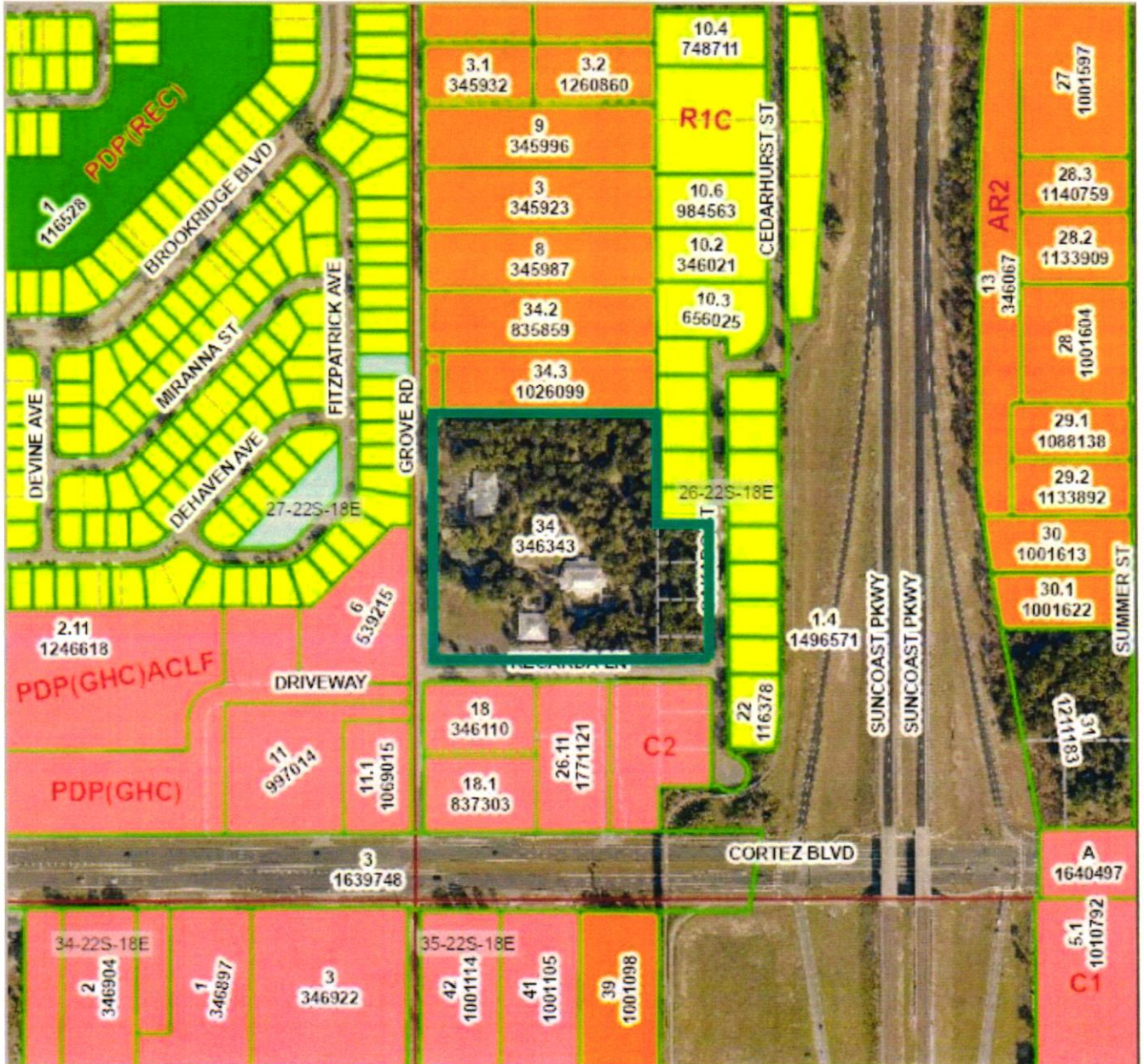
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

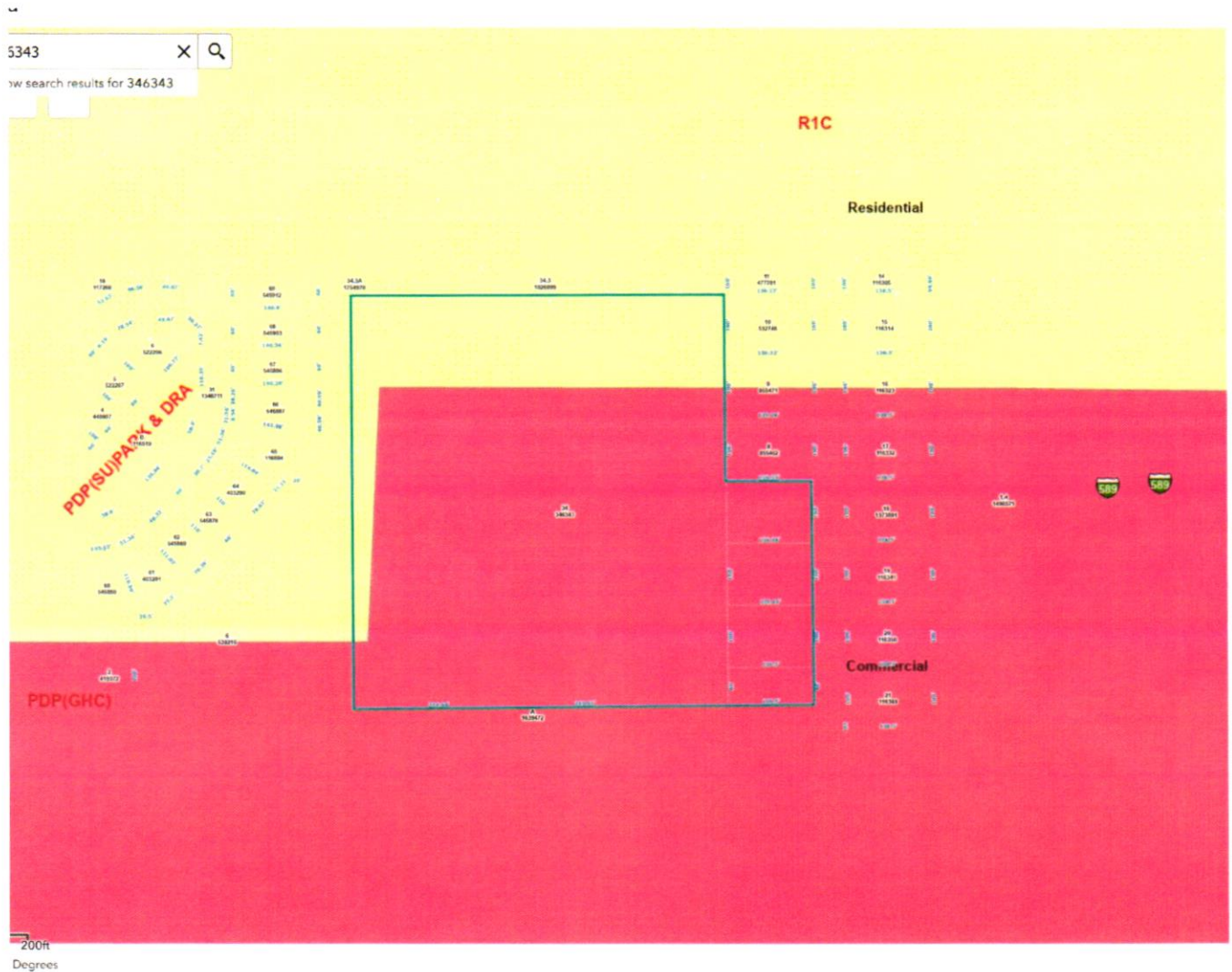
**Present Zoning:** The land is presently zoned PDP (GHC) and MF. In 2008, a "Special Exception Use" was granted on this property for West Bridge. To the north is land zoned AR2 and to the East is land zoned R1C. South across Recarda Lane is C2 with the land being occupied by a multi-story storage facility and other businesses. West is PDP (GHC) with multiple on-going businesses.



SPECIAL EXCEPTION NARRATIVE  
FOR  
ACADIA HEALTH CARE  
SPECIAL EXCEPTION MODIFICATION  
FEBRUARY 2024

Received  
FEB 7 2024  
Planning Department  
Hernando County, Florida

**Present Land use:** The current Future Land Use Map (FLUM), indicates the majority of this project is designated as Commercial, with a small portion of the north boundary being Residential





# SPECIAL EXCEPTION NARRATIVE

FOR

ACADIA HEALTH CARE

SPECIAL EXCEPTION MODIFICATION

FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

**Desired Zoning:** West Bridge has sold the facility. There are currently two buildings on this site. The building to the north and closer to Grove Road is for administrative functions. West Bridge was approved for twenty (20) beds, all in the other building in the SE quadrant. The new owners desire to re-model the existing Building located in the SE quadrant. If this **special exception** is approved, the re-modeled building would house 32 beds in that building. A similar building is proposed even further into the SE corner which is being designed to host another 32 beds for a total of 64 beds at this facility. Both buildings are two-story.

**Proposed Buffers:** Buffers and fencing were installed at the time of the construction of West Bridge. The north and east property lines are fifty (50) feet buffers, with a six foot, black vinyl-coated chain link fence on the project side of the buffer. We are not proposing any new buffers. The existing buffers are shown on the site plan.

**Setbacks:** The proposed setbacks remain as they were approved for the original Special Exception with one change requested.

**Previously Approved Setbacks are:**

Grove Road :	25' from new r/w. <i>Approval was dependent on a 20' dedication of additional r/w along Grove Road.</i>
Recarda Lane	50'
North boundary	75'
East boundary	75' - <i>We are asking to change this setback to 55', 50 feet of which is the buffer. In order to provide additional parking and a similar building, the proposed building gets closer than the previously approved 75' setback.</i>

**Access:** The project has 2 existing access points from Grove Road, and Recarda Lane. Both are existing drives. The entry on Grove Road provides access to the Administrative Building. The entry on Recarda Lane provides access to patient housing. It is this area, that we are seeking to modify by adding the additional building and accompanying parking.

**Sanitary Sewer:** Sewer service is currently provided by a connection to HCUD. If approved, the on-site lift station may have to be modified.

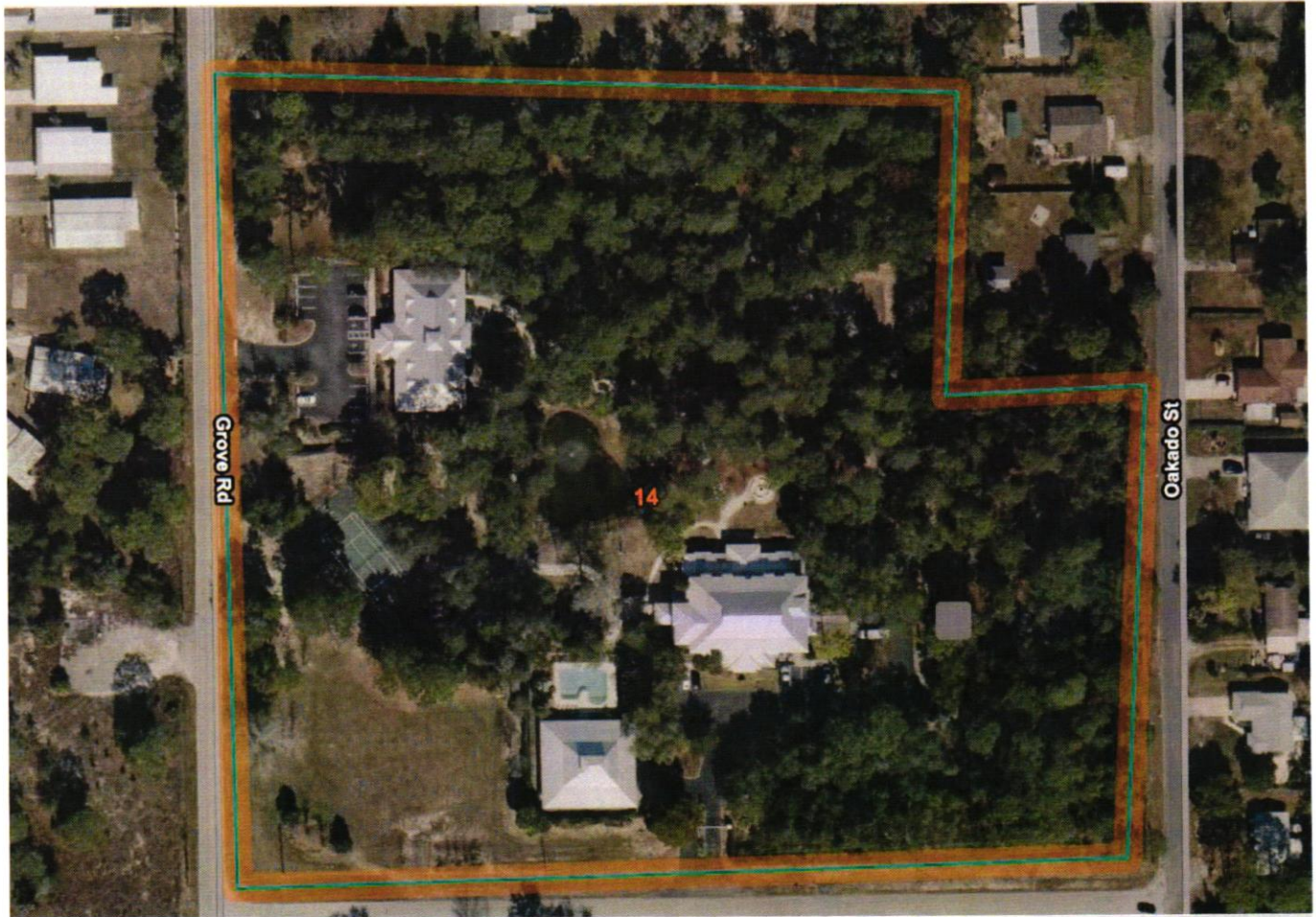
**Potable Water:** Water service is currently provided by HCUD. Two potable water meters are installed. One to serve each building. In addition, the northern building has an irrigation meter as well. If approved, the new building will make a connection to the on-site existing lines, if hydraulically feasible. The meter size may have to be increased due to the increased flows.

SPECIAL EXCEPTION NARRATIVE  
FOR  
ACADIA HEALTH CARE  
SPECIAL EXCEPTION MODIFICATION  
FEBRUARY 2024

Received  
FEB 7 2024

Planning Department  
Hernando County, Florida

**Soils:** The existing soils are predominantly Candler fine sand. Candler is a Group "A" soil which indicates no wetlands, and rapid percolation. Ground water is typically six feet below the surface. The depth to any restrictive feature such as clay, or rock is typically greater than 80 inches below the surface. The previous site work included borings in the retention areas to determine site specific results.

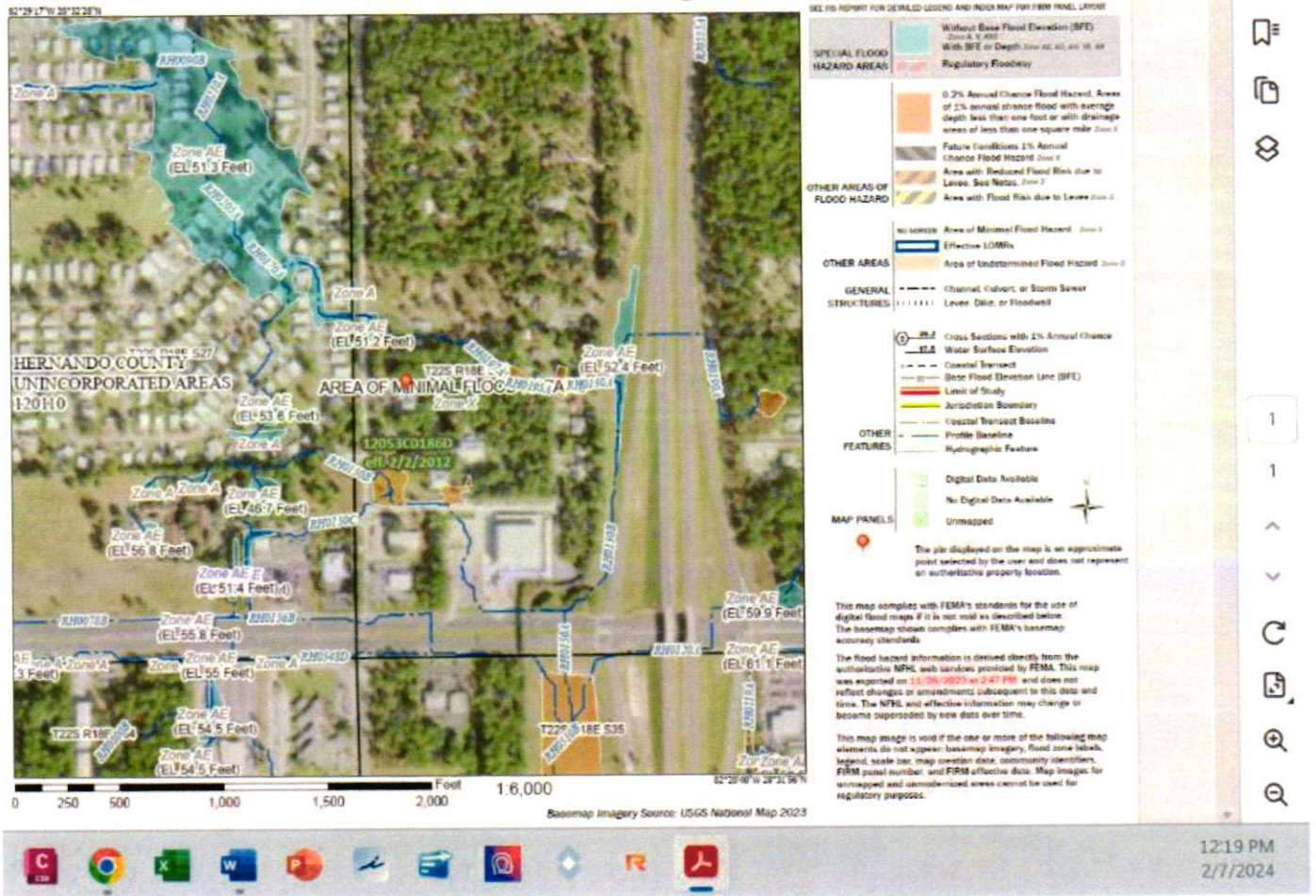


**SPECIAL EXCEPTION NARRATIVE**  
**FOR**  
**ACADIA HEALTH CARE**  
**SPECIAL EXCEPTION MODIFICATION**  
**FEBRUARY 2024**

Received  
**FEB 7 2024**  
 Planning Department  
 Hernando County, Florida

**Floodplain:** The site is within an area of Flood Plain "X"; an area of minimal flooding

**National Flood Hazard Layer FIRMette**



SPECIAL EXCEPTION NARRATIVE  
FOR  
ACADIA HEALTH CARE  
SPECIAL EXCEPTION MODIFICATION  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

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**Environmental:** The applicant is agreeable to conduct a wildlife assessment at the proper time, during re-development of this site. Environmental concerns were addressed with the original project, but there is potential that some affected species may have re-migrated to the project.

**Drainage:** The site is in the operation and maintenance phase with SWFWMD. The existing improvements were permitted through the District and Hernando County. With the addition of impervious areas, the drainage plan will need to be modified. The applicant shall file a modification permit through SWFWMD.

**Traffic:** The existing facility contained 20 beds. Based on ITE calculations, those **20** beds generate four (**4**) peak hour trips. The administrative building (4,128 sf office ), is generating **5** peak hour trips. The requested use will generate the following peak hour trips:

The **64** beds will generate twelve (**12**) peak hour trips

The administrative building is un-changed so it remains at **5** peak hour trips.

The **total peak hour trips** if this project is approved will be **17**.

# SPECIAL EXCEPTION NARRATIVE

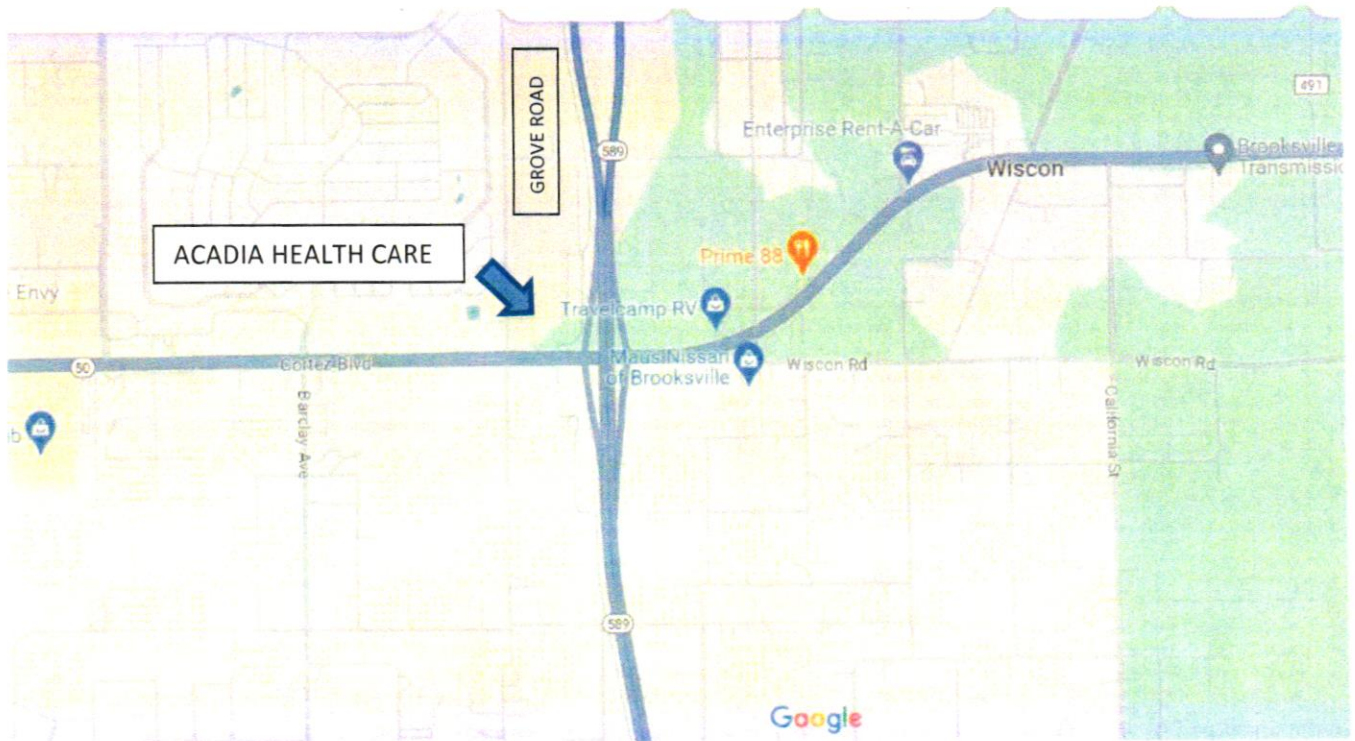
FOR  
ACADIA HEALTH CARE  
SPECIAL EXCEPTION MODIFICATION  
FEBRUARY 2024

received

FEB 7 2024

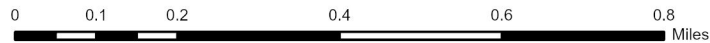
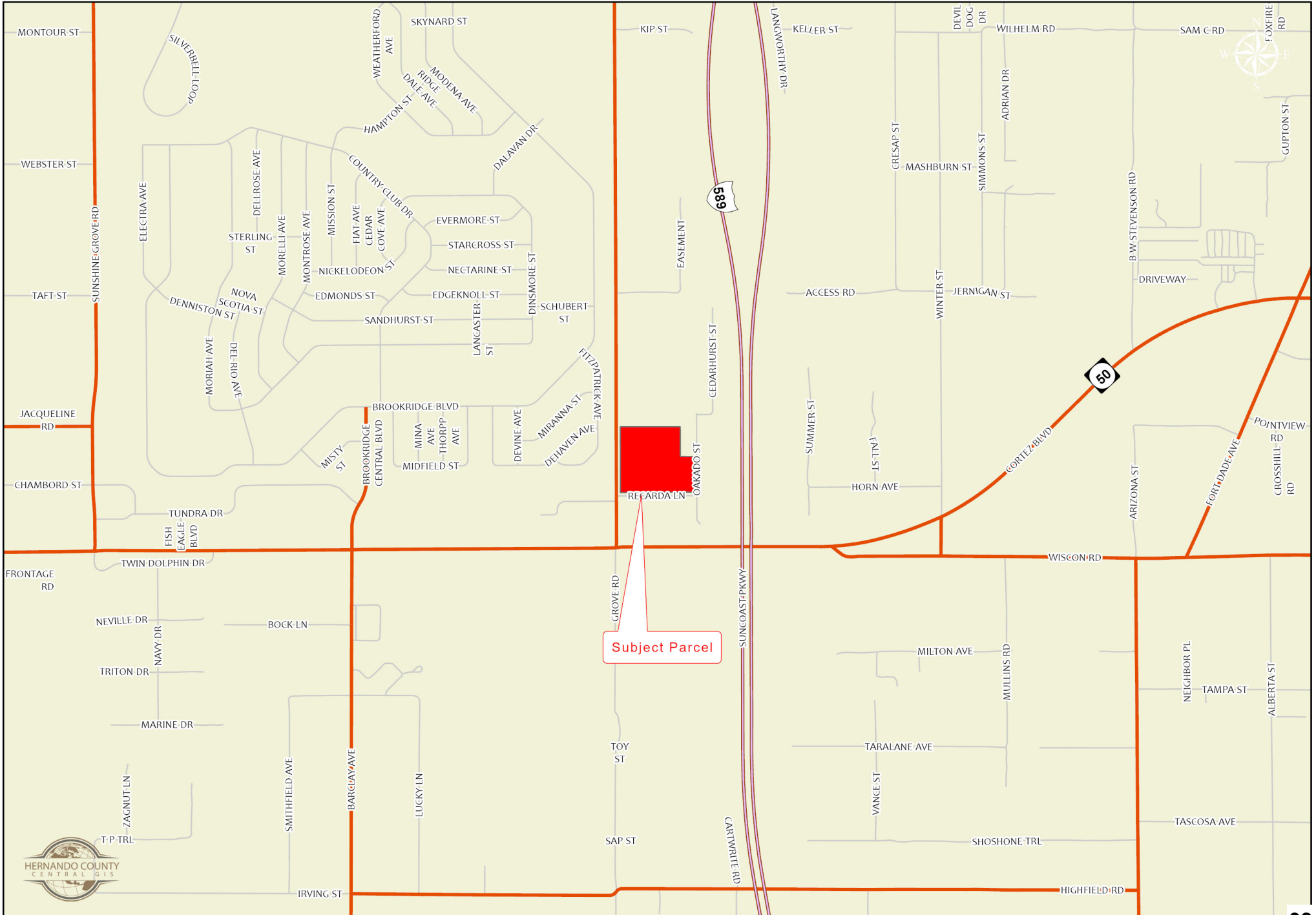
Planning Department  
Hernando County, Florida

**Project Location:** The property, 10.5 AC, (7300 Grove Road, Brooksville, Florida 34613) is located on the east side of Grove Road, north of the intersection with Recarda Lane. It lies north of SR 50 approximately 460 feet. This project was formerly known as West Bridge.



# SE-24-03 AREA MAP

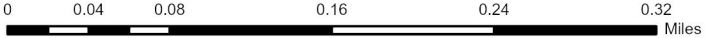
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# SE-24-03

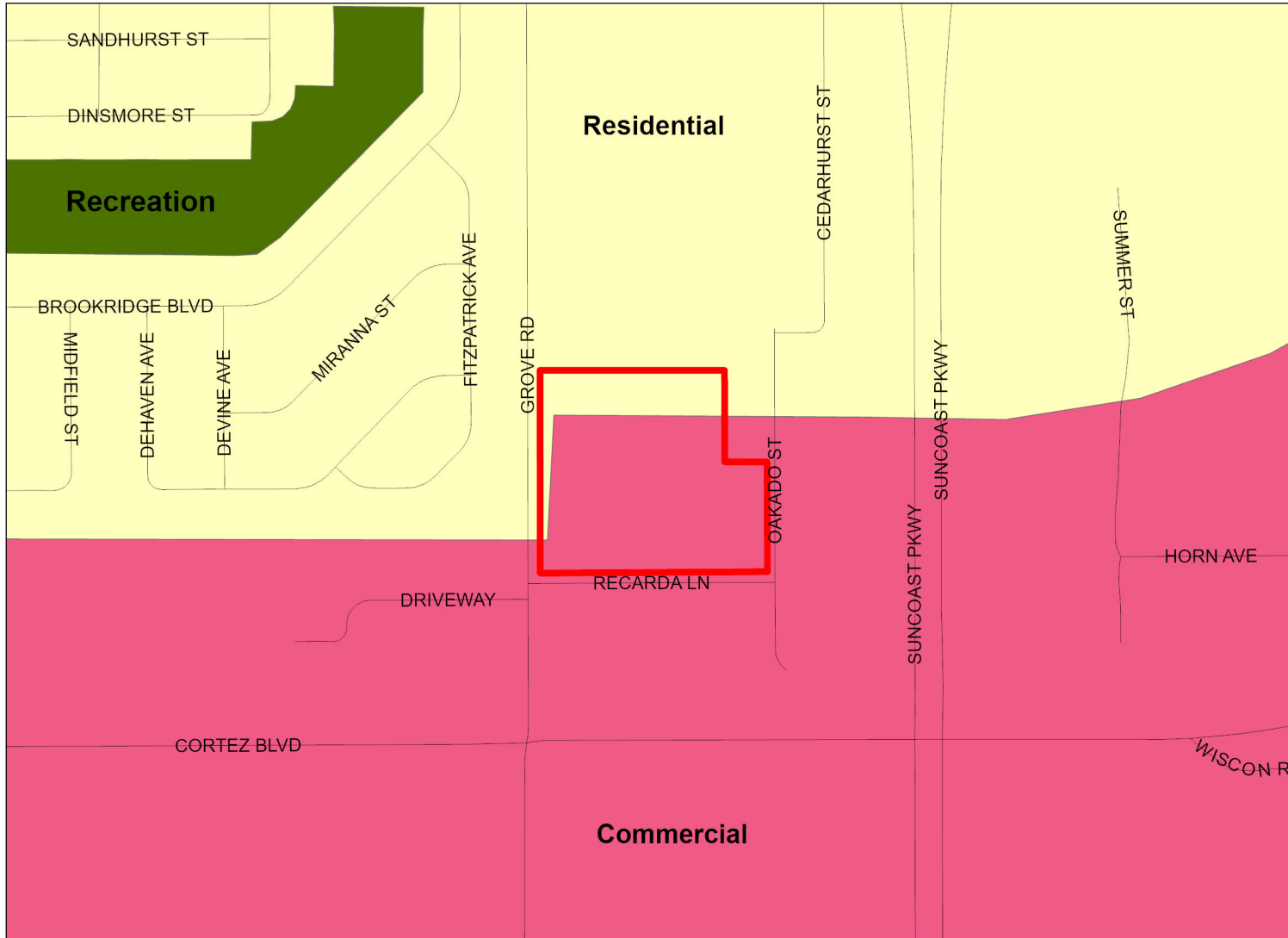
Photo date: 2023

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



# Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-24-03  
Version Date: 12/09/2022



**SE-24-03**

FLU Riverine District

Regional Commercial

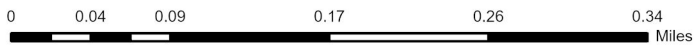
**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

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

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



Date of mapping: 03/28/2024





# SE-24-03

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

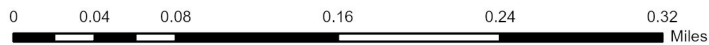
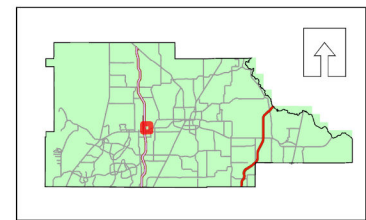


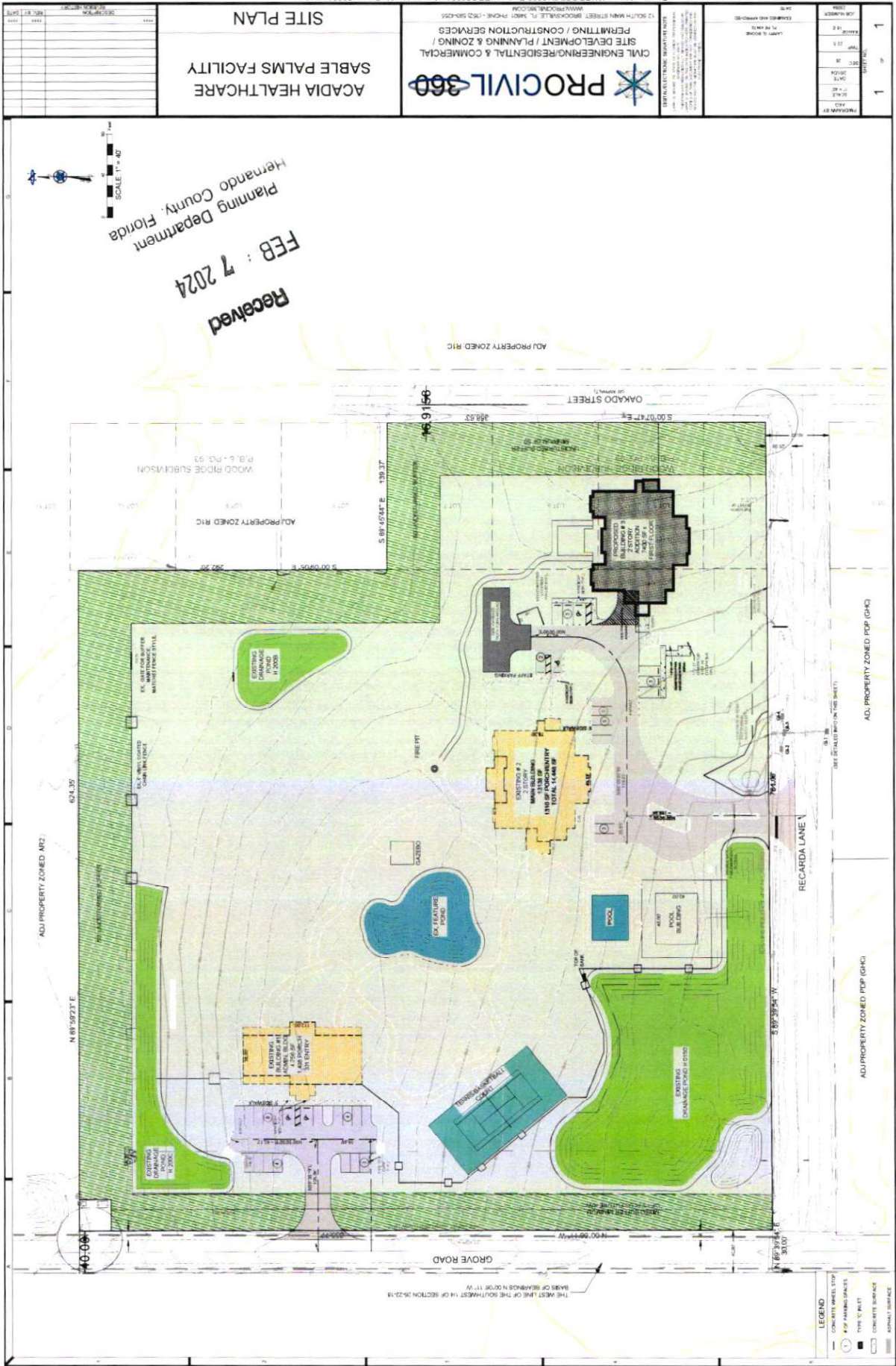
Subject Parcel

**Zoning:**

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

City Zoning Pending





NO.	DATE	DESCRIPTION
1	1/15/24	ISSUED FOR PERMITTING
2	1/22/24	REVISED PER PERMITTING
3	1/29/24	REVISED PER PERMITTING
4	2/5/24	REVISED PER PERMITTING
5	2/12/24	REVISED PER PERMITTING
6	2/19/24	REVISED PER PERMITTING
7	2/26/24	REVISED PER PERMITTING
8	3/5/24	REVISED PER PERMITTING
9	3/12/24	REVISED PER PERMITTING
10	3/19/24	REVISED PER PERMITTING
11	3/26/24	REVISED PER PERMITTING
12	4/2/24	REVISED PER PERMITTING
13	4/9/24	REVISED PER PERMITTING
14	4/16/24	REVISED PER PERMITTING
15	4/23/24	REVISED PER PERMITTING
16	4/30/24	REVISED PER PERMITTING
17	5/7/24	REVISED PER PERMITTING
18	5/14/24	REVISED PER PERMITTING
19	5/21/24	REVISED PER PERMITTING
20	5/28/24	REVISED PER PERMITTING
21	6/4/24	REVISED PER PERMITTING
22	6/11/24	REVISED PER PERMITTING
23	6/18/24	REVISED PER PERMITTING
24	6/25/24	REVISED PER PERMITTING
25	7/2/24	REVISED PER PERMITTING
26	7/9/24	REVISED PER PERMITTING
27	7/16/24	REVISED PER PERMITTING
28	7/23/24	REVISED PER PERMITTING
29	7/30/24	REVISED PER PERMITTING
30	8/6/24	REVISED PER PERMITTING
31	8/13/24	REVISED PER PERMITTING
32	8/20/24	REVISED PER PERMITTING
33	8/27/24	REVISED PER PERMITTING
34	9/3/24	REVISED PER PERMITTING
35	9/10/24	REVISED PER PERMITTING
36	9/17/24	REVISED PER PERMITTING
37	9/24/24	REVISED PER PERMITTING
38	10/1/24	REVISED PER PERMITTING
39	10/8/24	REVISED PER PERMITTING
40	10/15/24	REVISED PER PERMITTING
41	10/22/24	REVISED PER PERMITTING
42	10/29/24	REVISED PER PERMITTING
43	11/5/24	REVISED PER PERMITTING
44	11/12/24	REVISED PER PERMITTING
45	11/19/24	REVISED PER PERMITTING
46	11/26/24	REVISED PER PERMITTING
47	12/3/24	REVISED PER PERMITTING
48	12/10/24	REVISED PER PERMITTING
49	12/17/24	REVISED PER PERMITTING
50	12/24/24	REVISED PER PERMITTING

**ACADIA HEALTHCARE**  
**SABLE PALMS FACILITY**  
**SITE PLAN**

**PROCIVIL 360**  
 CIVIL ENGINEERING, RESIDENTIAL & COMMERCIAL  
 SITE DEVELOPMENT / PLANNING & ZONING /  
 PERMITTING / CONSTRUCTION SERVICES  
 12 SOUTH MAIN STREET, SUITE 200, PALM BAY, FL 32909  
 WWW.PROCIVIL360.COM  
 PHONE: (321) 583-0555

PROJECT NO.: 23-001  
 SHEET NO.: 1 OF 1  
 DATE: 1/15/24  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES  
 APPROVED BY: K. BROWN

USER NAME: alang  
 PLOT DATE: Feb 07, 2024 - 11:59am  
 DRAWING NAME: W:\PROJ\W\2023 Projects\FR023064 - Acadia Health Center\23064 site.dwg



## Planning & Zoning Commission

### AGENDA ITEM

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14109  
Legal Request Number:  
Bid/Contract Number:

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#### TITLE

Large Scale Comprehensive Plan Amendment submitted by Six Feet Under, LLC  
(CPAM-24-01)

#### BRIEF OVERVIEW

##### Request:

Large Scale Comprehensive Plan Amendment to change the Future Land Use from Rural to Countryside Community

##### General Location:

West side of Spring Lake Highway, approximately 312' from its intersection with Church Road, and south side of Church Road approximately 670' from its intersection with Spring Lake Highway

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

The Planning and Zoning Commission has the ability to conduct a public hearing pursuant to Appendix A, Article V, Section 5 of the Hernando County Code of Ordinances. Comprehensive Plan Amendments must be internally consistent with the Comprehensive Plan and comply with applicable Florida Statutes and Rules.

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a large-scale amendment

#### REVIEW PROCESS

Omar DePablo	Approved	05/31/2024	3:23 PM
Peter Schwarz	Approved	06/03/2024	12:28 PM
Victoria Anderson	Approved	06/03/2024	1:16 PM

**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)**



Application request (check one):

- Small Scale – Map Only (10 acres or less)
- Large Scale Text Amendment (More than 10 acres)
- Large Scale Map Amendment (More than 10 acres)

PRINT OR TYPE ALL INFORMATION

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

Date: 3/15/24

**APPLICANT NAME:** Six Feet Under LLC  
 Address: 31448 Reed Rd  
 City: Dade City FL 33523 State: FL Zip: 33523  
 Phone: 833-783-4434 Email: Allenpcfb@aol.com  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** ALLEN ALTMAN  
 Company Name: SAME AS ABOVE  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

**PROPERTY INFORMATION:**

1. PARCEL(S) KEY NUMBER(S): 1075375 + 01823771
2. SECTION 28 + 33, TOWNSHIP 23, RANGE 20
3. Size of area covered by application: 85 Acres
4. Future Land Use Map Classification (if applicable): PDP-RURAL
5. Desired Map Classification: \_\_\_\_\_
6. Desired Text Amendment: \_\_\_\_\_
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, ALLEN ALTMAN, 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.

Allen Altman  
 Signature of Property Owner

STATE OF FLORIDA  
 COUNTY OF HERNANDO  
 The foregoing instrument was acknowledged before me this 20 day of March, 2024, by Allen Altman who is personally known to me or produced FLDL as identification.

Robin Reinhart  
 Signature of Notary Public



SIX FEET UNDER LLC- Key #'s 1075375 & 01823771

## CHURCHILL- Large-Scale Comprehensive Plan Map Amendment Narrative

### Introduction

The subject property consists of 85 acres located on the south side of Church Rd, west of Spring Lake Hwy. The Hernando County parcel key #'s are 1075375 & 01823771 located in Sections 28&33, Township 23, Range 20. Maps contained in this narrative outline the property.

### Request

The applicant is requesting the Future Land Use (FLU) of Parcels #1075375 & 01823771 be changed from AG to PDP-Rural. The subject property is located in the south part of Hernando County in an area of rolling hills and small lakes. The Future Land Use change is necessary in order for the applicant to move forward with the first Countryside Conservation Community to be designated within Hernando County. This would allow for the permanent conservation of over 50% of the property.

### Maps

See attached

### Site Characteristics

The site is a mixture of open pasture and wooded areas. The subject property is bordered on the east by Spring Lake Hwy, on the west by pasture, on the south by Lake St. Clair and on the north by Church Rd. There are 2 existing homes bordering the property in the northeast corner and another across the road on the north side of Church Rd.

Topography on the property gently slopes from north to south. The soils consist mainly of Arredondo Fine Sand and are well drained.

### Access

Access to the property will be off of a single entrance located on the southside of Church Rd. There will be no ingress/egress from Spring Lake Hwy so that the existing natural wooded area can be fully retained in order to provide both a visual and sound buffer in keeping with the Countryside Community intent.

### Utilities

The subject property is located in an area of the county with no utilities nor are any planned. The homes will all be on large lots (minimum 2 acres) and served by well and septic tank.

### Summary Table of Intensity

Current- AG- 8 potential housing units

Future-Countryside Community- 20 maximum potential housing units

### Objective 1.04D

The purpose of the Countryside Community is to provide for specialized standards to be met for allowing increased density for new single family subdivisions within the Rural Future Land Use Category that will ensure the accommodation of agricultural and countryside uses, maintain rural views, and maintain the functional integrity of natural resources including wildlife habitat and groundwater recharge. The Countryside Community also provides flexibility and incentives for the incorporation of exceptional conservation amenities into proposed development. The Countryside Community is designated primarily to provide for consideration of larger development proposals on property that is primarily rural in character.

### Strategy 1.04D(1)

Countryside Communities may be developed on assemblages of property that total at least 40 acres within the Rural Future Land Use Category consisting of single family residential land uses with a maximum density of 0.5 dwelling units per gross acre(1 unit per 2.0 gross acres). Development must be approved by master plan through the Planned Development Project(PDP) process and shall be clustered on 50% or less of the property acreage.

Applicant- The proposed design plan for this property would protect over 50% of the tract in permanent conservation and provide for 20 single family residences located on lots of 2+ acres each.

### Strategy 1.04D(2)a

Layout that clusters the non-agricultural, non recreational uses to the most advantageous areas that preserve lands in contiguous open spaces in natural areas, agricultural lands and rural scenic views.

Applicant-The proposed design plan includes the conservation of over 21+ acres of open hilltop with tremendous views of a sunrise from the east and colorful sunsets looking west in the evening. The additional conservation area of 21+ acres are naturally wooded and will remain undisturbed in order to provide wildlife habitat and groundwater recharge as noted in Objective 1.04D.

### Strategy 1.04D(2)b

Agricultural pursuits (including community gardens), passive recreational areas and open active recreational areas(field sports, trails, etc) should be placed contiguous with natural open space and, as such, may be considered part of that open space if there are no buildings and the spirit of development purpose(to preserve linked open space and rural views) is met:

Applicant-The proposed design plan has been thoroughly vetted with this strategy in mind. With over 21 acres of open space, there is more than sufficient area for both a community garden and open recreational area with plenty of room left. Additionally, with the combination of natural woods and open

conservation area, we envision almost 2 miles of internal hiking and biking trails for the homeowners to avail themselves of.

Strategy 1.04D(2)f

Existing or created access to a County-maintained roadway is required.

Applicant- The proposed design plan intends to access the property with a single entrance off of the south side of Church Rd which is a paved county maintained roadway.

Strategy 1.04D(2)g

Pavement of all roads internal to the project within the developed portion is required.

Applicant-The proposed design plan has always anticipated a paved road. The road will be privately owned and maintained by the community HOA. David Fuxan and the firm of Fuxan Engineering has been retained to provide Civil Engineering services for this site.

Strategy 1.04D(2)h

Native forest cover in the open space shall not be cleared but the understory may be managed to accommodate land management needs.

Applicant-As noted in response to Strategy (a), the proposed plan protects all of the native forest included in the open space. Recreational uses such as walking and off-road biking trails would be accomplished without the removal of any trees.



Strategy 1.04D(2)i

An open space easement that runs with the land shall be recorded in perpetuity for the open space. Including covenants appropriate to the sensitivity, character and function of the open space.

Applicant-The applicant will record easements to meet all Countryside Community requirements so that all open space is protected in perpetuity. Residents will be fully informed of the easements and will sign an acknowledgement of such. The Churchill HOA will be responsible for the maintenance and function of the open space.

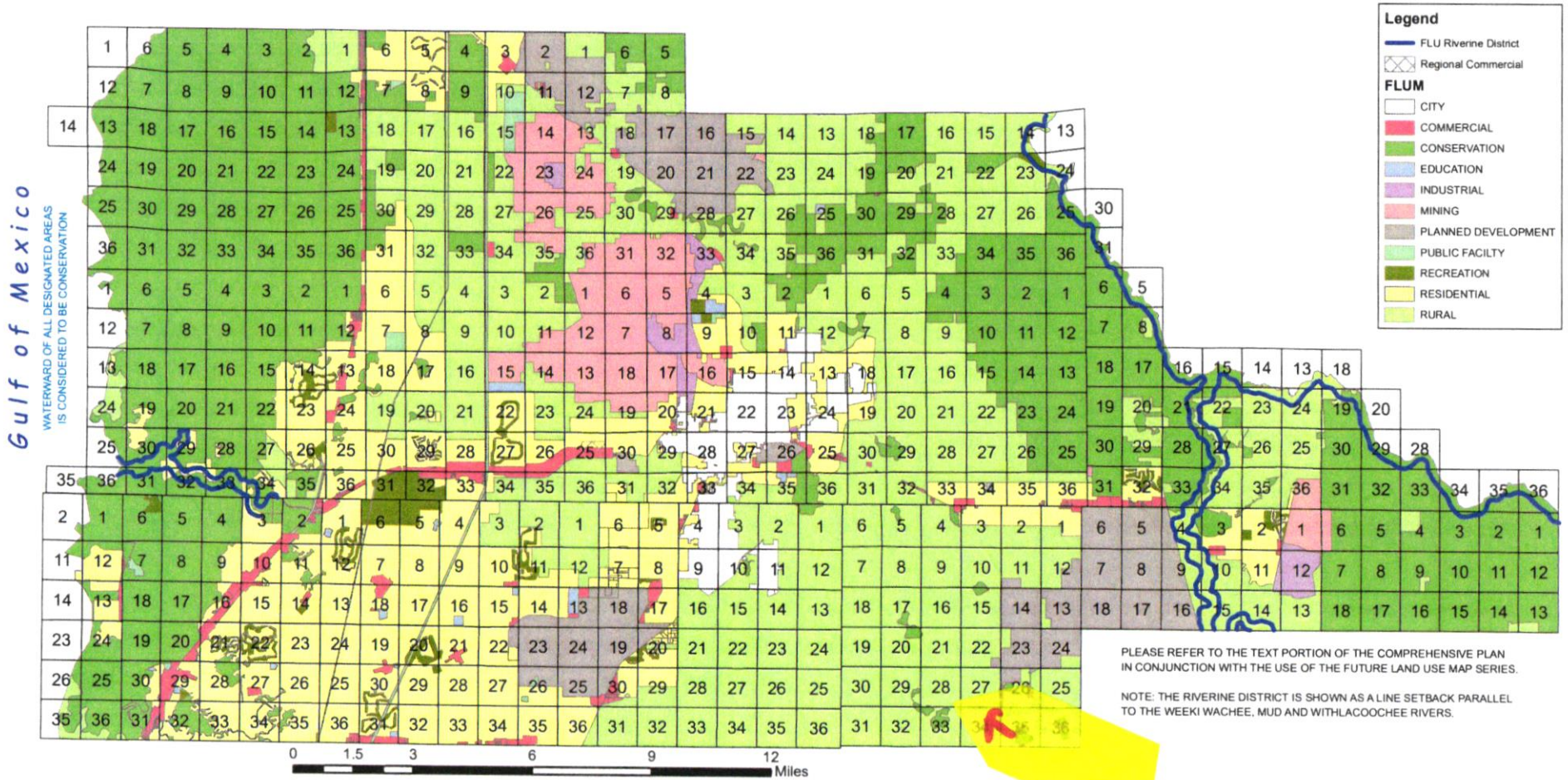
The applicant has been spent considerable time reviewing the Hernando County Future Land Use plan for Rural-Countryside Community and discussing our thoughts with county staff. We believe that this request is fully compatible with the surrounding area and consistent with the intent of the Hernando Future Land Use Element.

Respectfully submitted

Six Feet Under LLC/Dan Johnson/Allen Altman

# Hernando County 2040 Future Land Use Map

Effective Date: January 11, 2022  
 HC Ordinance: # ORD 2022-1



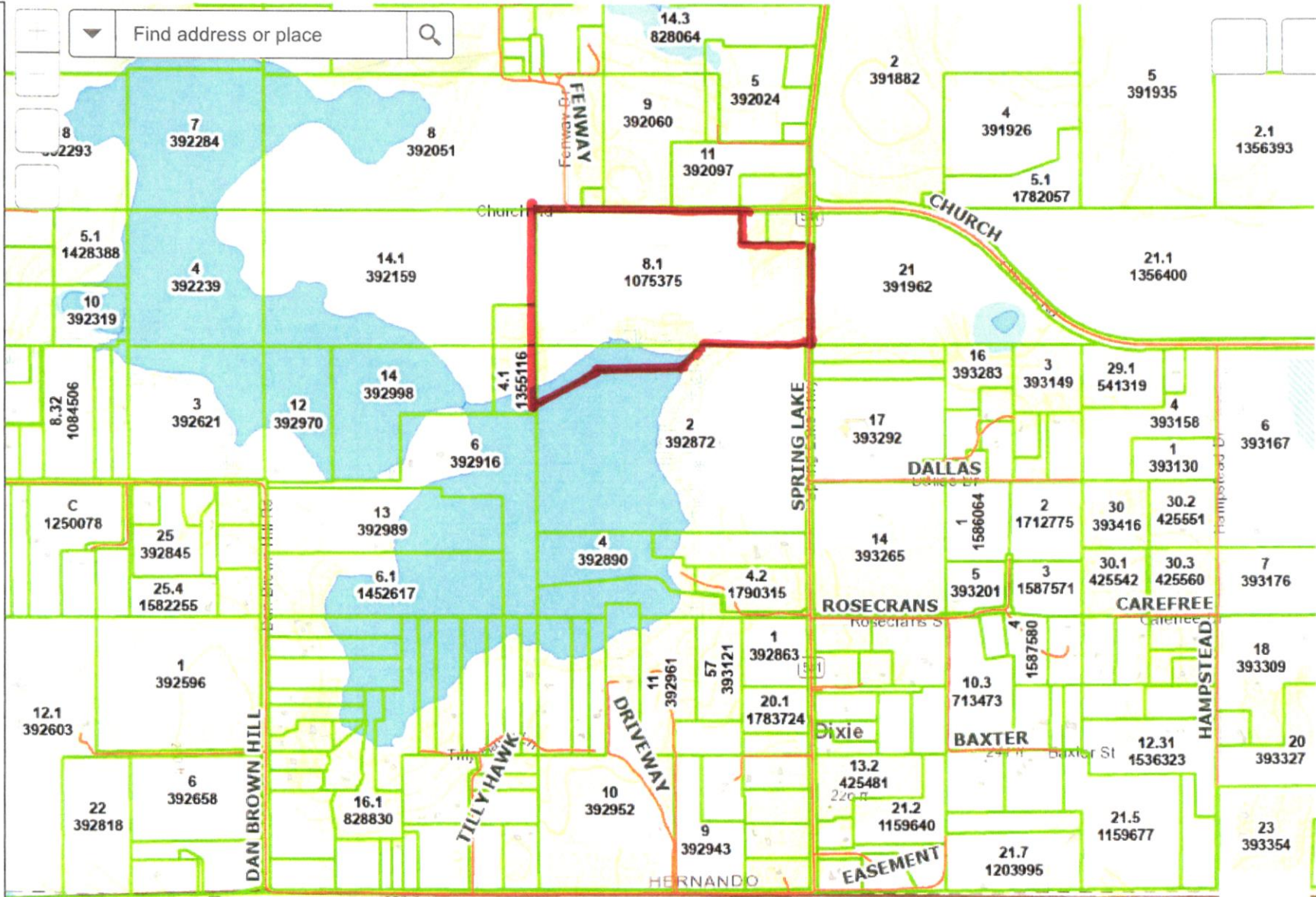
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 Project: S:\Share\Planning\Zoning\NicoleD\_Workspace\_S\FLUM\FLUM.aprx  
 Date of mapping: 02/15/2022





# General Map

Find address or place



Hernando County, Esri, HERE, Garmin, INCREMENT P, USGS, METI/...

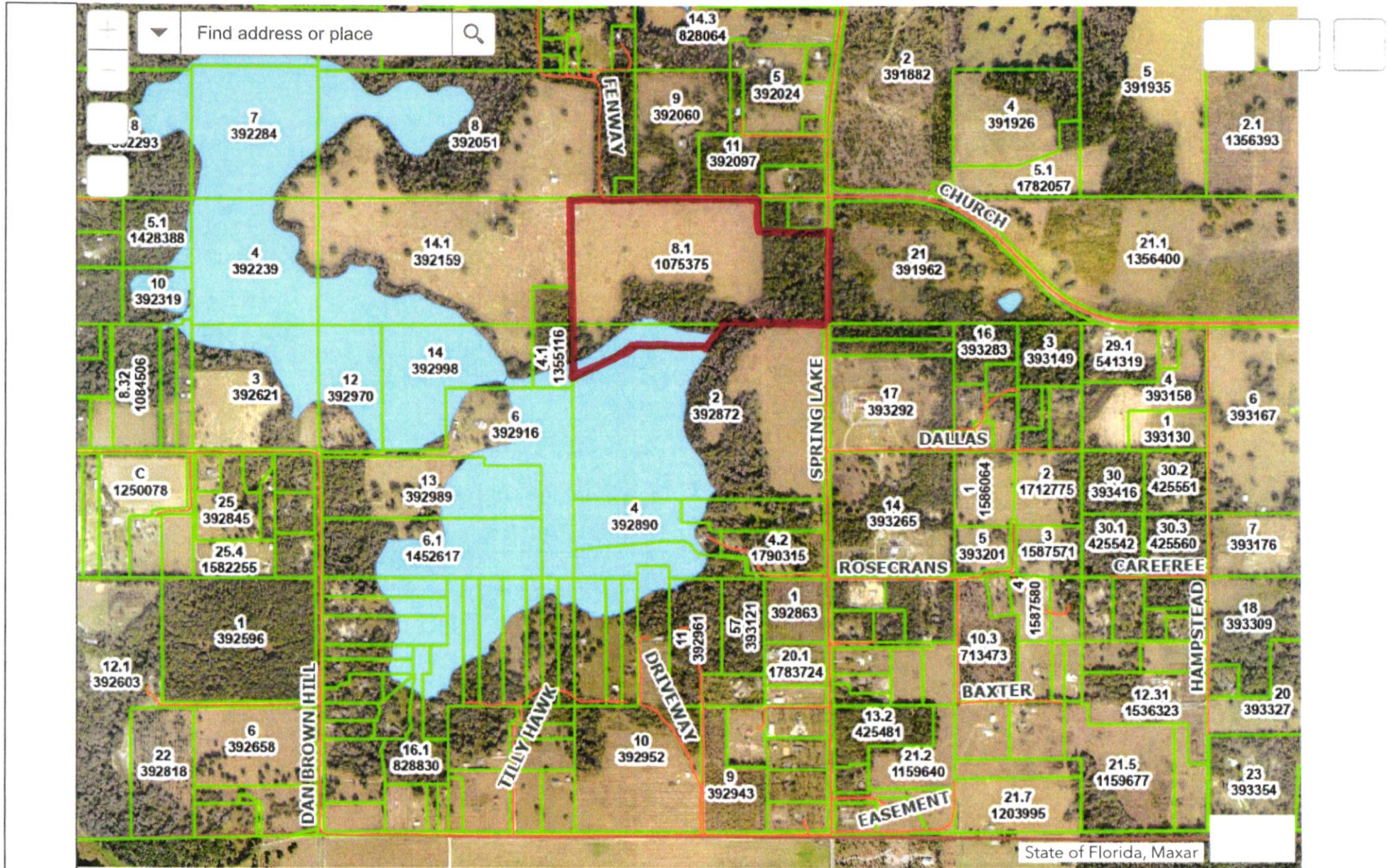
0.3mi

31° 29' 18.44" Degrees

All rights reserved



# General Map



0.3mi

HC 293 78 x 49 Degrees

All rights reserved

A PORTION OF  
SECTION 28 & 33, TOWNSHIP 23 SOUTH, RANGE 20 EAST  
HERNANDO COUNTY, FLORIDA

**LEGEND**

- IRON PIPE IRON ROD
- CONCRETE MONUMENT
- OFFICIAL RECORDS BOOK
- PAGE
- FOUND IRON ROD
- SIZE & REGISTRATION AS NOTED
- 1/2" x 1/8" IRON ROD JOHNSON LB 4514\*
- FOUND NAIL & DISK
- SIZE & REGISTRATION AS NOTED
- FOUND RAILROAD SPIKE
- POWER POLE / TELEPHONE POLE
- OVERHEAD POWER LINE
- WIRE FENCE
- ASPHALT
- WETLAND AREA

**DESCRIPTION:**

Parcel 1 - Derived from Warranty Deed recorded in Official Records Book 3799, Page 1796 of the Public Records of Hernando County, Florida.

South 3/4 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 and the West 1/2 of the Southeast 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 23 South, Range 20 East, Hernando County, Florida.

Subject to a proposed easement for ingress, egress & utilities over that portion of the North 30.00 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 28 lying Westerly of Church Road.

Also subject to an existing easement for ingress & egress per Official Records Book 711, Page 1276 of the Public Records of Hernando County, Florida.

Also subject to Public Rights-of-Way by maintenance for Spring Lake Highway and Church Road.

Parcel 2 - Created per this survey.

A parcel of land lying within Section 33, Township 23 South, Range 20 East, Hernando County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 33 thence S 89°58'22"W along the North boundary of the Northeast 1/4 thereof a distance of 1,055.67 feet to a POINT OF BEGINNING; thence S 42°54'07"W a distance of 327.78 feet; thence S 89°58'22"W a distance of 788.76 feet; thence S 59°14'28"W a distance of 689.53 feet to a point on the West boundary of the Northeast 1/4 of said Section 33; thence N 02°00'42"E along said West boundary a distance of 182.36 feet to the Northwest corner of the Northeast 1/4 of said Section 33; thence N 89°58'22"E along the aforementioned North boundary of said Section 33 a distance of 1,803.45 feet to the POINT OF BEGINNING.

Subject to a proposed easement for ingress & egress over and across the North 30.00 feet of the West 15.00 feet thereof.

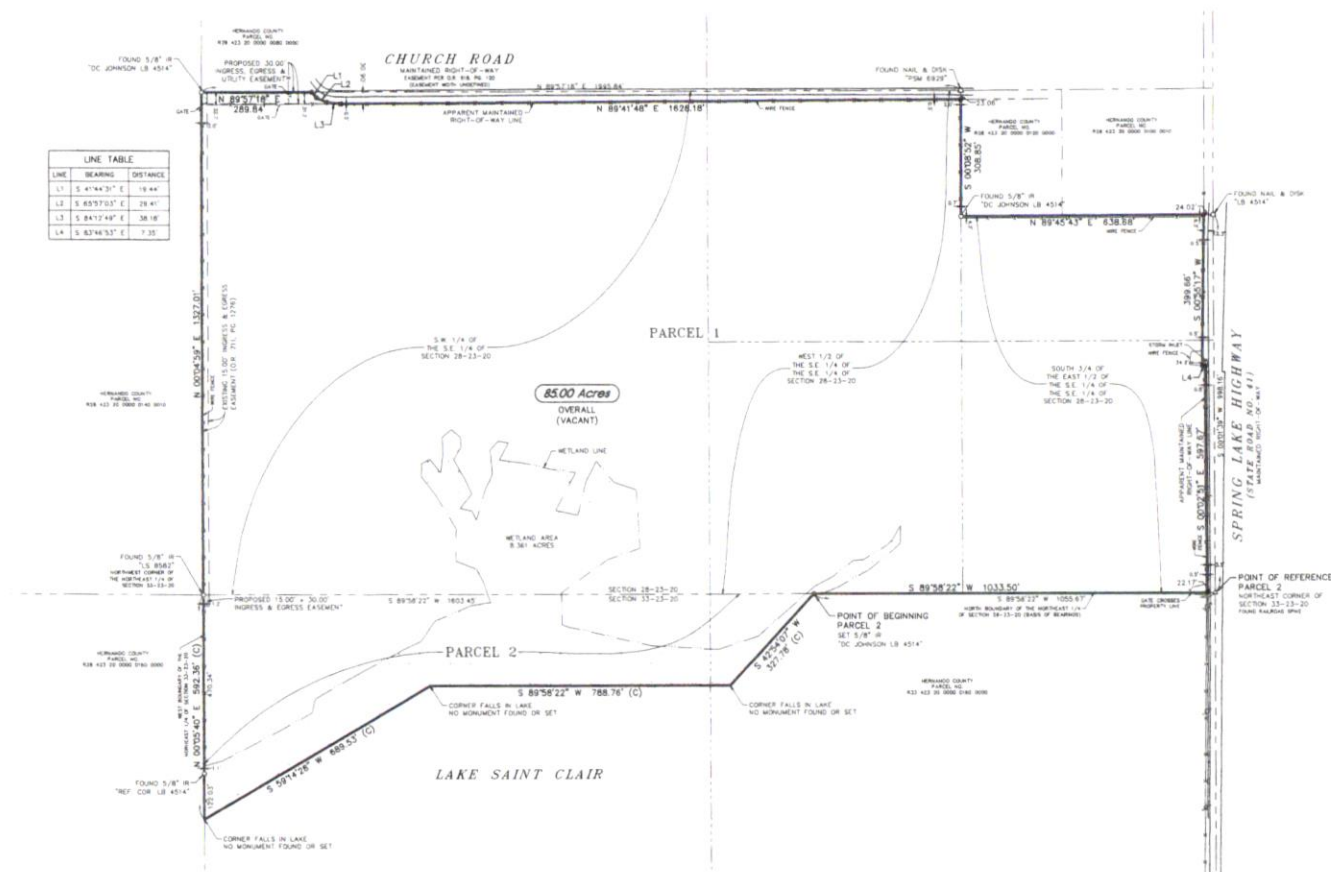
Containing 10.615 acres, more or less.

**SURVEYOR'S NOTES:**

- Use of this survey for purposes other than intended without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 51-17 Florida Administrative Code.
- Surveyor has reviewed Commitment for Title Insurance, Commitment Number 110177455, as issued by Rabbert & Mortimer, PLLC, and underwritten by First American Title Insurance Policy, issued 12/27/2023 at 6:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-III of said Commitment for Title Insurance, have been shown or noted herein. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
- No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- No underground installations, improvements or encroachments, have been located except those shown herein.
- Bearings shown herein are based on the Florida State Plane Coordinate System, FL-West Projection, with the North boundary of the Northeast 1/4 of Section 33, Township 23 South, Range 20 East, Hernando County, Florida having a grid bearing of S 89°58'22"W.
- Bearings and distances shown herein are field measured, unless otherwise indicated.
- The text for ties to improvements indicates the direction they lie in relation to the boundary.
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following Agencies: Army Corp. of Engineers, South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (FDEP).
- Wetland lines shown herein are per D.C. Johnson & Associates Project No. 2019-03A01-B000001, dated 10/6/2022, as marked by Armstrong Environmental Services.
- Spring Lake Highway and Church Road are public rights-of-way by maintenance. Maintained right-of-way lines shown herein are per field observed limits of County maintenance.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 47°44'31" E	19.44'
L2	S 65°57'03" E	29.41'
L3	S 84°12'49" E	38.18'
L4	S 82°48'53" E	7.35'



**SCHEDULE B-II EXCEPTIONS**

ITEM 1-10	NOT SURVEY RELATED
ITEM 11	ROAD RIGHTS-OF-WAY HAVE BEEN SHOWN HEREON PER OBSERVED LIMITS OF HERNANDO COUNTY MAINTENANCE.
ITEM 12	EASEMENT RESERVATION SHOWN ON DEED RECORDED IN O.R. BOOK 370 AFFECTS THE SUBJECT PROPERTY (RIGHT-OF-WAY FOR CHURCH ROAD) EASEMENT WIDTH AND GEOMETRY IS UNDERLINED.
ITEM 13	EASEMENT RECORDED IN O.R. BOOK 711, PAGE 1276 AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 14	PROPOSED EASEMENT FOR INGRESS, EGRESS & UTILITIES AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 15	PROPOSED EASEMENT FOR INGRESS & EGRESS AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 16	SEE MAP OF SURVEY FOR DETECTION OF BOUNDARY OCCUPATION & POTENTIAL ENCROACHMENTS.
ITEM 17-19	NOT SURVEY RELATED

**BOUNDARY SURVEY**  
Six Feet Under, LLC  
Spring Lake Highway @  
Church Road

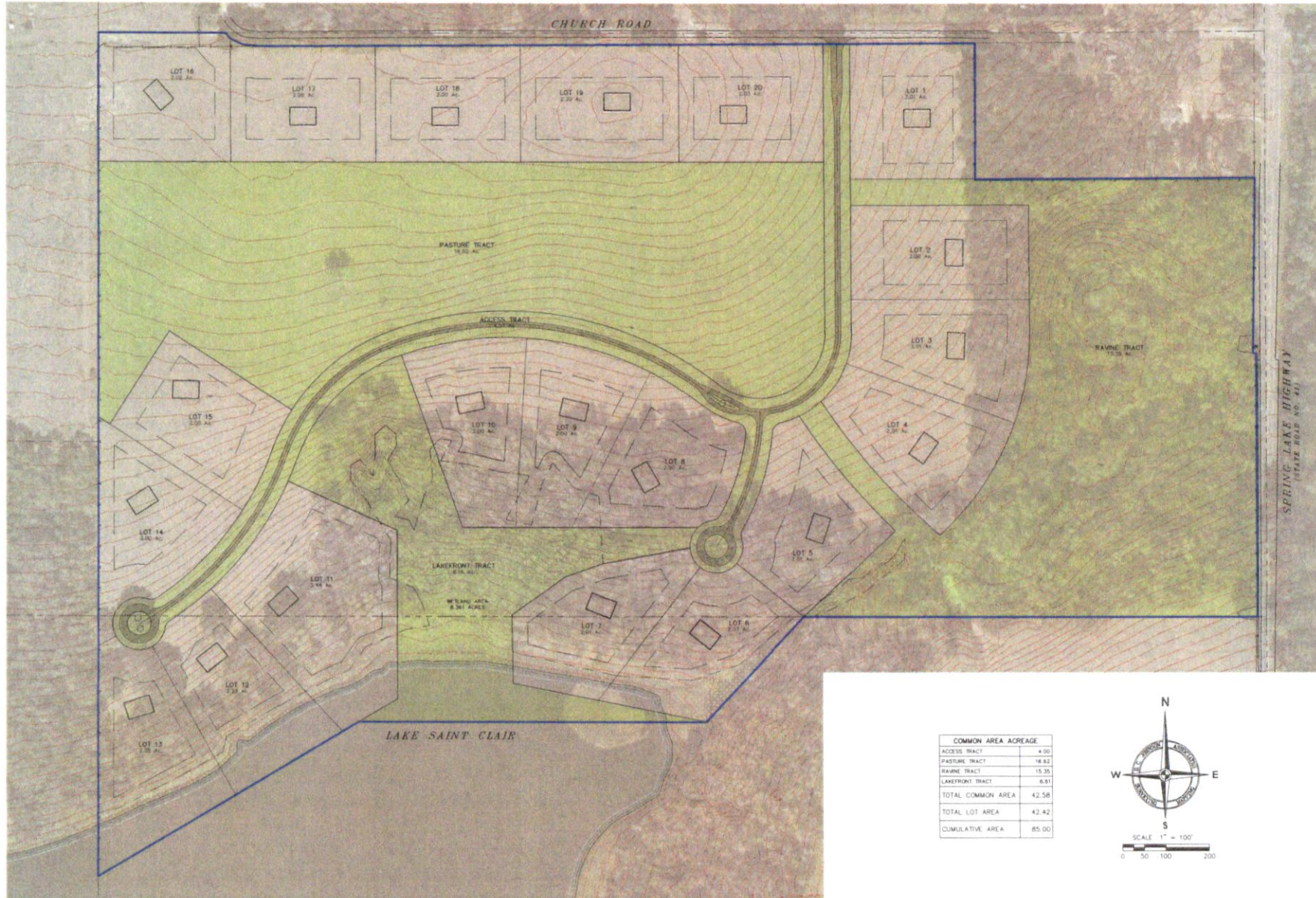
**DATE:** 1/15/24  
**REVISION:** REVISION TO ADD EXISTING AND PROPOSED EASEMENTS  
**DATE:** 1/17/24  
**FILE:** COMMENT REVIEW

**DATE OF FIELD SURVEY:** 1/5/2024

**PROJECT NO.:** 2019-03A01-B000001  
**SEC. 28&33 TWP. 23 S. R. 20 E. COUNTY: HERNANDO**

**SCALE:** 1" = 150'  
**SHEET NO.:** 1 of 1

**CHURCHILL COUNTRYSIDE CONSERVATION SUBDIVISION**  
SECTION 28 & 33, TOWNSHIP 23 SOUTH, RANGE 20 EAST  
HERNANDO COUNTY, FLORIDA



REVISION	DATE	DATE OF FIELD SURVEY: 2/21/2024

Approved: R. Galt, P.L.S., License No. 19413  
 Prepared and Drawn by: R. Galt, P.L.S., License No. 19413  
 Checked by: R. Galt, P.L.S., License No. 19413  
 Date of Survey: 2/21/2024  
 Date of Plotting: 2/21/2024  
 This plan was prepared by the Florida Board of Professional Surveying and Mapping, Chapter 33, Florida Statutes, and is subject to the Florida Board of Professional Surveying and Mapping, Chapter 33, Florida Statutes, and is subject to the Florida Board of Professional Surveying and Mapping, Chapter 33, Florida Statutes.

**JOHNSON ASSOCIATES**  
SURVEYING AND MAPPING, INC.  
1811 E. US HWY 1, SUITE 100  
HERNANDO COUNTY, FLORIDA 34429  
Phone: (352) 888-2336  
Fax: (352) 888-2337  
www.johnsonassoc.com

PRELIMINARY SUBDIVISION PLAN	COUNTY: HERNANDO
SIX FEET UNDER, LLC	SECTION: 28 & 33
CHURCHILL	TOWNSHIP: 23 SOUTH
PROJECT NO. 2019-08A02000001	RANGE: 20 EAST
SHEET NO. 1 OF 1	SCALE: 1" = 150'

# COMPREHENSIVE PLAN AMENDMENT CASE CPAM-24-01

## STAFF REPORT

### RECOMMENDATIONS/ACTIONS

#### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION JUNE 3, 2024

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a large-scale amendment see **Appendix A** of this Staff Report

**INTRODUCTORY INFORMATION**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Local Planning Agency: July 30, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** Six Feet Under, LLC

**FILE NUMBER:** CPAM2401

**REQUEST:** Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a 85.6 acre tract (MOL) from Rural to Countryside Community

**GENERAL LOCATION:** Southwest corner of Church Road and Spring Lake Highway

**PARCEL KEY NUMBERS:** 1823771, 1075375

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**DESCRIPTION OF PROPOSED AMENDMENT**

The proposed large scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Rural to Countryside Community on a combined 85.6 acre (MOL) tract. This application is a companion application to a rezoning petition filed by the petitioner (H2405) that will enable the petitioner to subdivide the subject site into 20 residential parcels. Detailed analysis provided under Comprehensive Plan Consistency.

**Site Characteristics**

**Total Site Size:** 85.6 acres

**Surrounding Zoning:** North: AG; Undeveloped  
South: AG, Undeveloped  
East: AG, Undeveloped  
West: AG, Undeveloped

**Surrounding Land Use:** North: Rural  
South: Rural  
East: Rural  
West: Rural

**Current Zoning:** AG (Agriculture)



According to the Hernando County Comprehensive Plan, properties that are classified as Rural on the Future Land Use Map may develop at one (1) unit per 10.0 acres, unless the parcel is a “Lot of Record/Parent Parcel”, at which time the owner would be entitled to the following provisions:

**Appendix A - Zoning Article IV. - Zoning District Regulations Section 6 (A)(6) - Rural Districts.**

(6) Special provisions: Parcels existing prior to January 1, 1990, may be used as follows:

- i. The subdivision of a minimum five-acre parcel into a maximum of two (2) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met.
- ii. The subdivision of a minimum 7½-acre parcel into a maximum of three (3) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met.
- iii. The subdivision of a minimum ten-acre parcel into a maximum of four (4) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met.
- iv. The subdivision of a minimum twenty-acre parcel into a maximum of five (5) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met.
- v. The subdivision of a minimum thirty-acre parcel into a maximum of six (6) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met. No more than four (4) 2½-acre parcels may be created from the forty-acre parcel.
- vi. The subdivision of a forty-acre parcel into a maximum of seven (7) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met. No more than four (4) 2½-acre parcels may be created from the forty-acre parcel.

The petitioner is proposing subdividing the subject 85.6 acres into approximately 20 parcels ranging in size from 2.0 acres to 7.0 acres. The proposed rural subdivision

would exceed the January 1, 1990, provisions and the strategies of the Rural Land Use designation; therefore, the petitioner is requesting Countryside Community, which would allow for one (1) unit per 2.0 acres when the strategies of the Comprehensive Plan are met.

## **COMPREHENSIVE PLAN CONSISTENCY**

### **Rural Density Exceptions**

**Strategy 1.04C(1):** Notwithstanding the density limitations stated in Objective 1.04C parcels of 40 acres or less in single ownership as of January 1, 1990, may be developed at a maximum density of 0.4 dwelling units per acre (1 unit per 2.5 gross acres) for the first four dwelling units on the parcel, including existing dwelling units as determined by the applicable land development regulations.

**Comments:** The petitioner is proposing parcels smaller than 10.0 acres under the regulations of the AG (Agriculture) district; furthermore, the proposed development would exceed the maximum of seven (7) parcels under the "lot of Record/Parent Parcel" entitlements. For this matter, the petitioner is requesting Countryside Community to properly increase the density in the rural area.

**Strategy 1.04C(2):** The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

**Strategy 1.04C(3):** Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy.

**Strategy 1.04C(4):** Development within recognized infill areas described herein are subject to the following standards:

- a. Compatibility with existing surrounding lots
- b. Adequate access shall be provided for all newly created individual building lots;
- c. The land development regulations for newly created building lots must be met;

- d. The land development regulations governing lot size for potable water, well and septic tank for newly created building lots must be met.

**The Countryside Community**

**Objective 1.04D:** The purpose of the Countryside Community is to provide for specialized standards to be met for allowing increased density for new single family subdivisions within the Rural Future Land Use Category that will ensure the accommodation of agricultural, and countryside uses, maintain rural views, and maintain the functional integrity of natural resources including wildlife habitat and groundwater recharge. The Countryside Community also provides flexibility and incentives for the incorporation of exceptional conservation amenities into proposed development. The Countryside Community is designated primarily to provide for consideration of larger development proposals on property that is primarily rural in character.

**Strategy 1.04D(1):** Countryside Communities may be developed on assemblages of property that total at least 40 acres within the Rural Future Land Use Category consisting of single family residential land uses with a maximum residential density of 0.5 dwelling units per gross acre (1 unit per 2.0 gross acres). Development must be approved by master plan through the Planned Development Project (PDP) process and shall be clustered on 50% or less of the property acreage.

**Comments:** The petitioner has indicated the proposed rural subdivision will consist of 20 lots on 85.6 acres

**Strategy 1.04D(2):** Countryside Community features include the following:

- a. Layout that clusters the non-agricultural, non-recreational uses to the most advantageous areas that preserve lands in contiguous open space in natural areas, agricultural lands and rural scenic views;
- b. Agricultural pursuits (including community gardens), passive recreational areas, and open active recreational areas (field sports, trails, etc.) should be placed contiguous with natural open space and, as such, may be considered part of that open space if there are no buildings and the spirit of the development purpose (to preserve linked open space and rural views) is met;
- c. Open space shall consist of uplands and wetlands to a lesser extent;
- d. Low impact stormwater design shall be utilized to the maximum extent possible, taking into consideration the most advantageous configuration of open space and development areas. Stormwater handling areas may be included in contiguous open space as part of the allowable wetlands portion;

- e. Development amenities such as drainage, lighting, landscaping, building placement and street layout shall be designed to minimize fragmentation of open space to the lowest possible edge to area ratio, and, maximize internal neighborhood connectivity in the design;
- f. Existing or created access to a County-maintained roadway is required. Improvements may be required in conjunction with the development approval;
- g. Pavement of all roads internal to the project within the developed portion is required;
- h. Native forest cover in the open space shall not be cleared but the understory may be managed to accommodate land management needs;
- i. An open space easement that runs with the land shall be recorded in perpetuity for the open space, including covenants appropriate to the sensitivity, character and function of the open space area.

***Comments:***

The proposed rural subdivision is proposed as a clustered development, with perimeter buffers and open space consisting of forested, grazing and floodplain/wetlands. Parcels will be limited to a common driveway on Church Road and limit the impact to Spring Lake Highway. The proposed layout is appropriate and meets the strategies of the Countryside Community.

***Staff Analysis:***

The subject property is adjacent to large agricultural tract, and is located in an entirely rural area of the county. The proposed density of 20 lots, proposed open space and the clustering provisions of the Countryside Community, are appropriate mitigation for reducing the impact of the proposed increase in density. No significant impacts to the transportation network or the environment are anticipated from this amendment.

**FINDINGS OF FACT**

The request for a large-scale amendment is compatible with the surrounding land uses and consistent with the Comprehensive Plans strategies for Countryside Community Land Uses.

**APPENDIX A  
STAFF RECOMMENDATION TO PLANNING AND ZONING  
COMMISSION**

**APPENDIX A – STAFF RECOMMENDATION TO PLANNING AND ZONING COMMISSION**

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a large-scale amendment.

# Hernando County Comprehensive Plan Map

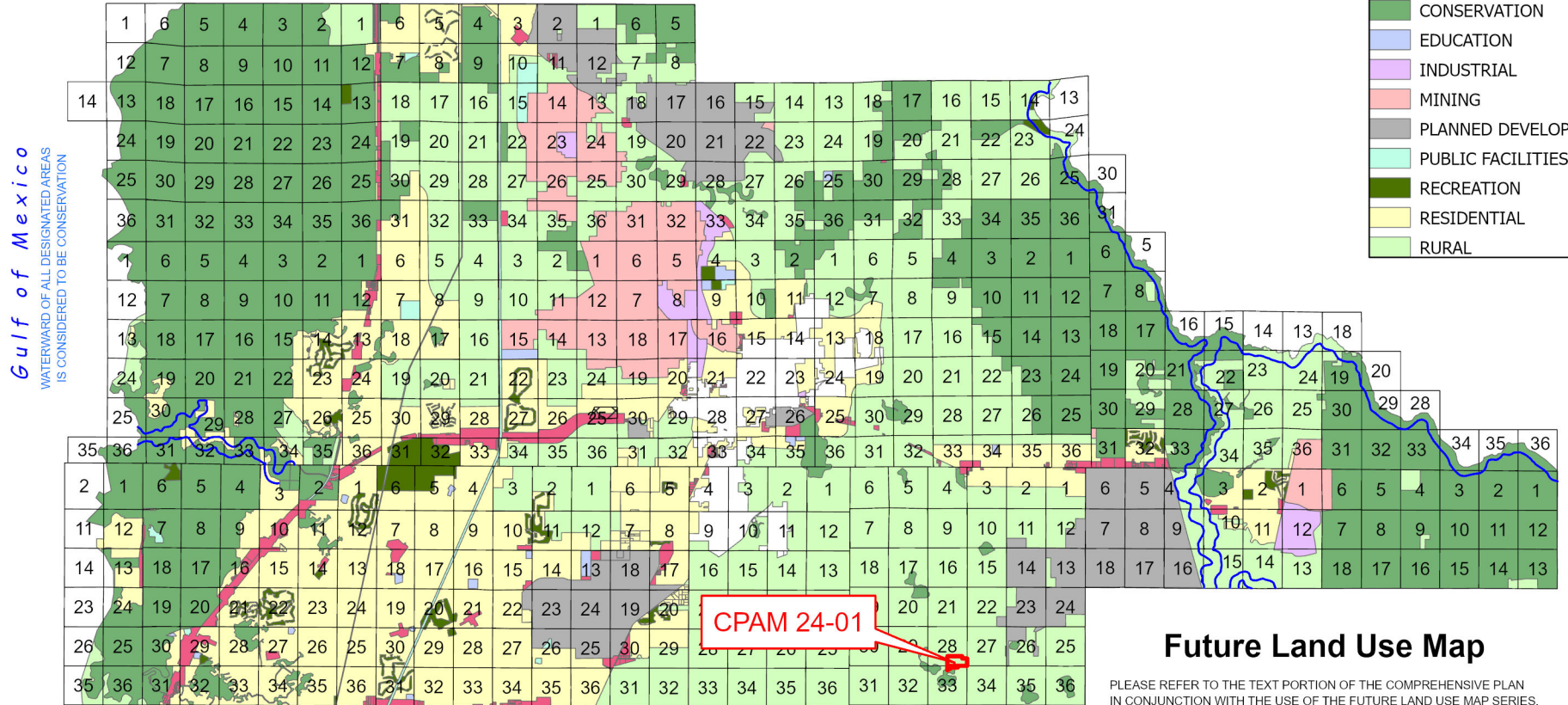
Existing Future Land Use CPAM 24-01  
Version Date 12/09/2022

**CPAM-24-01**

- CPAM-24-01
- FLU Riverine District
- Regional Commercial

**FLU**

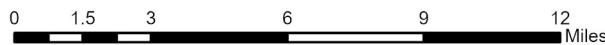
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- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL



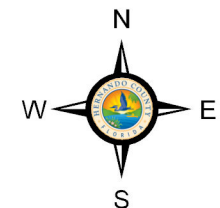
## Future Land Use Map

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

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

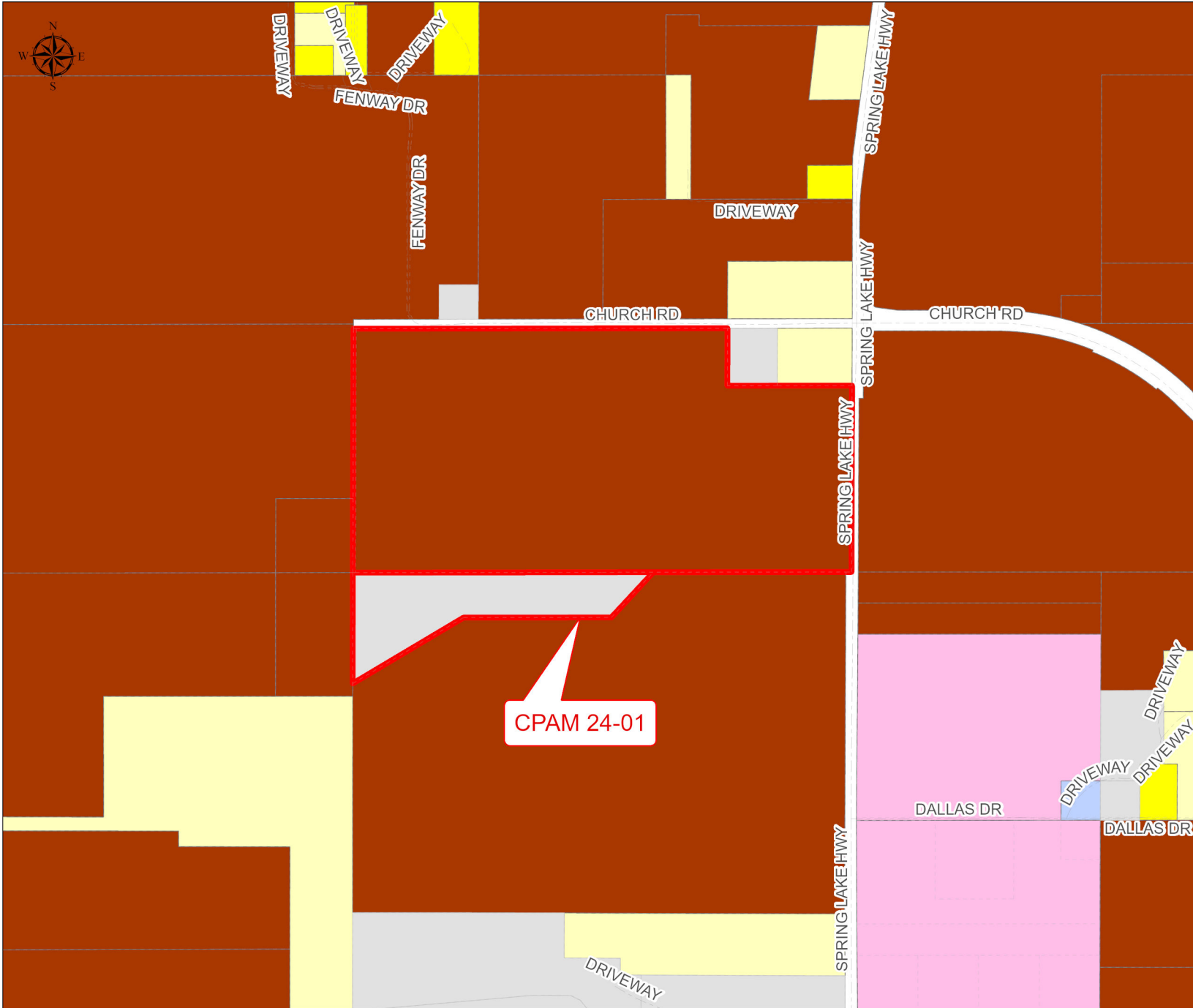


Date of mapping: 05/31/2024



# CPAM 24-01 Existing Land Use

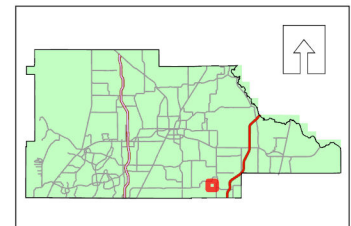
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**CPAM-24-01**

**Existing Land Use**

- Single Family
- Mobile Home
- Multi-Family
- Commercial
- Industrial
- Churches
- Institutional
- Education
- Drainage
- Recreation
- Undeveloped

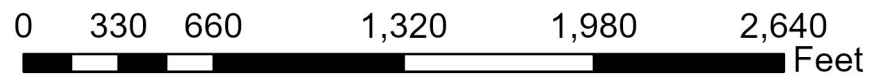
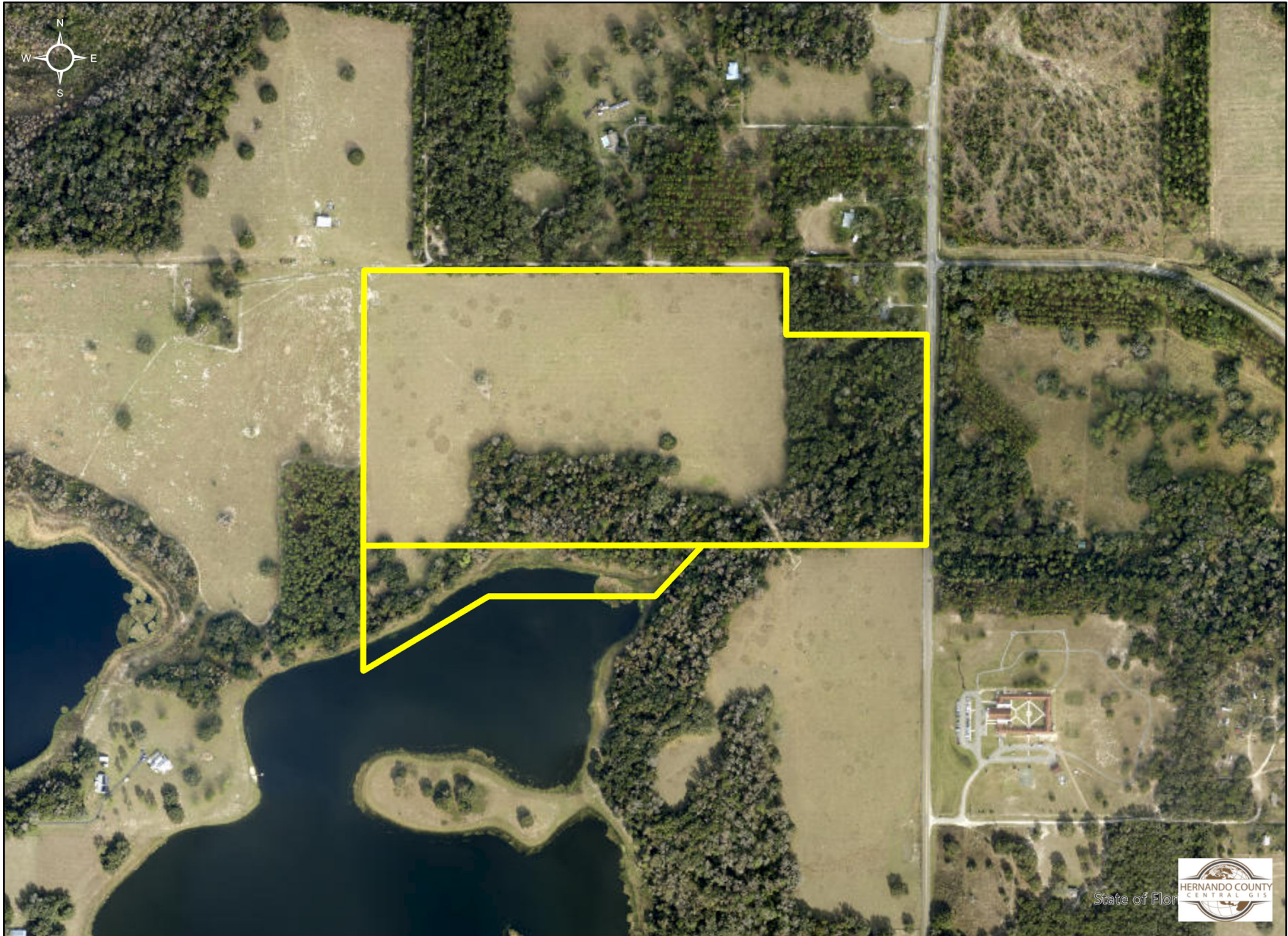




# CPAM 24-01

Photo date: 2023

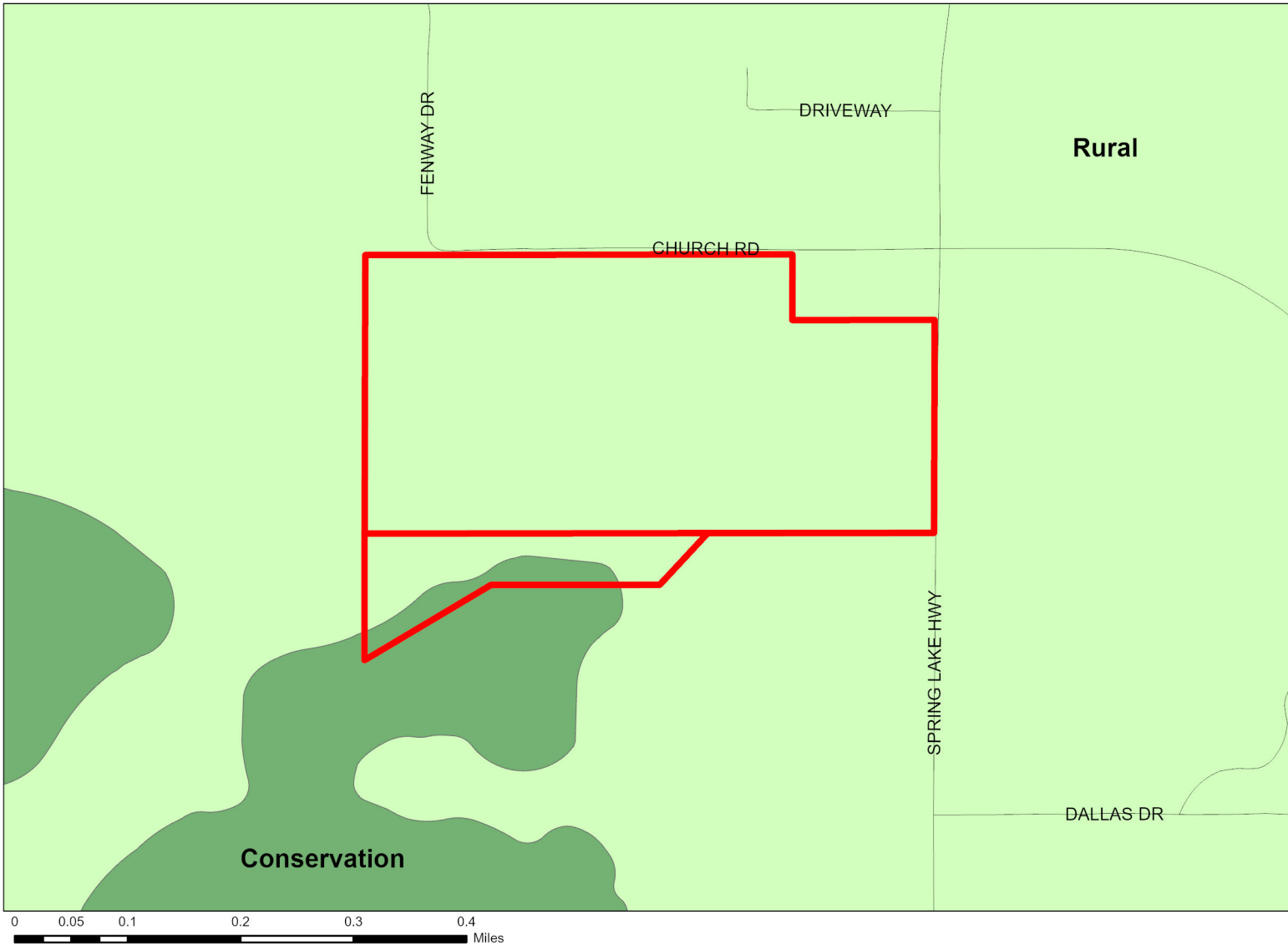
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








# Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM-24-01

Version Date: 12/09/2022

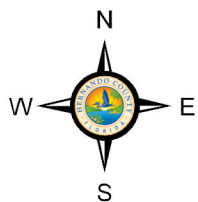


-  CPAM-24-01
-  FLU Riverine District
-  Regional Commercial
- FLU**
-  CITY
-  COMMERCIAL
-  CONSERVATION
-  EDUCATION
-  INDUSTRIAL
-  MINING
-  PLANNED DEVELOPMENT
-  PUBLIC FACILITIES
-  RECREATION
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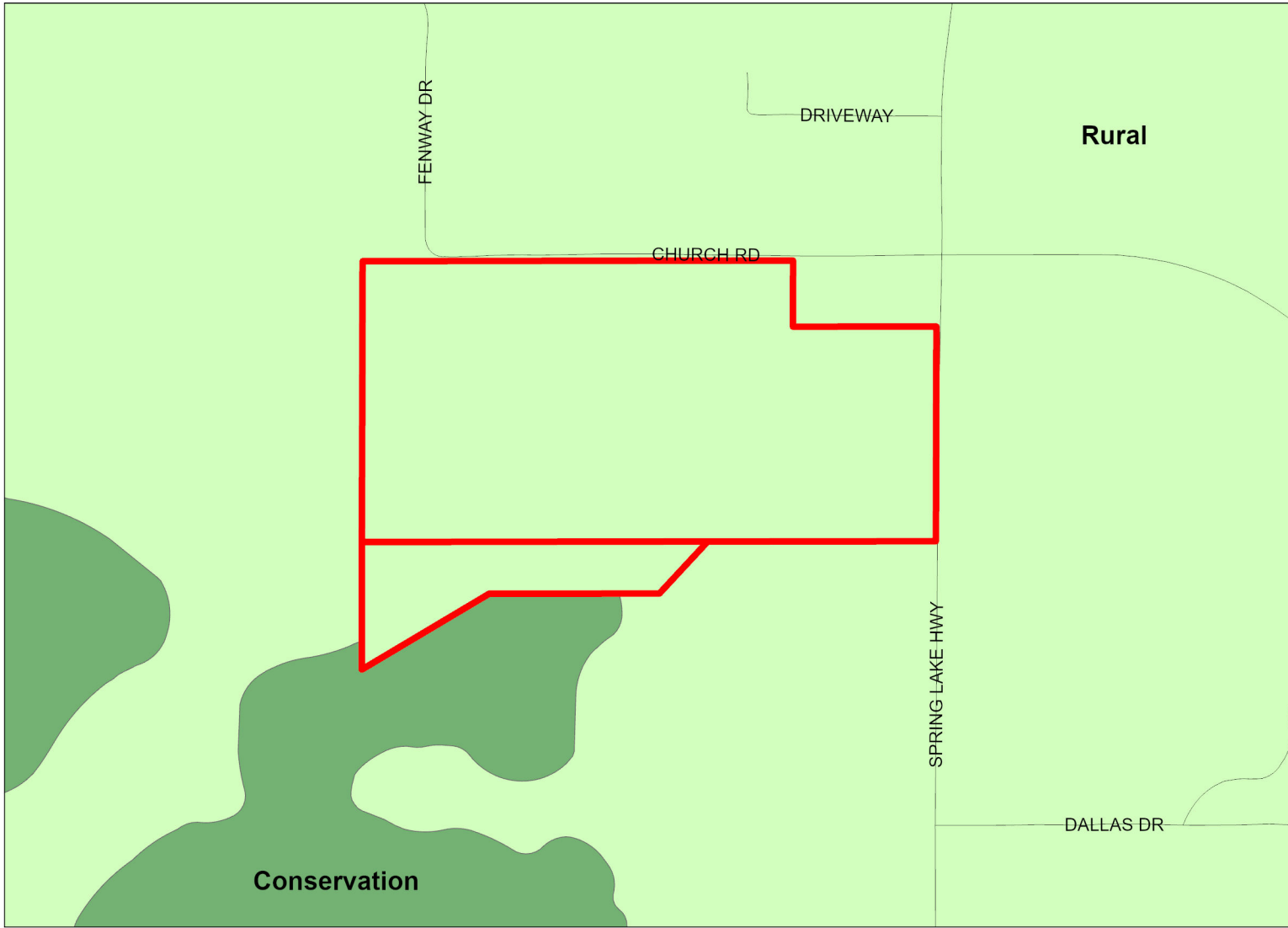
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# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM-24-01

Version Date: 12/09/2022

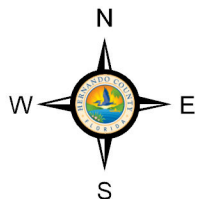
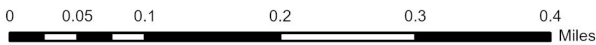


	CPAM-24-01
	FLU Riverine District
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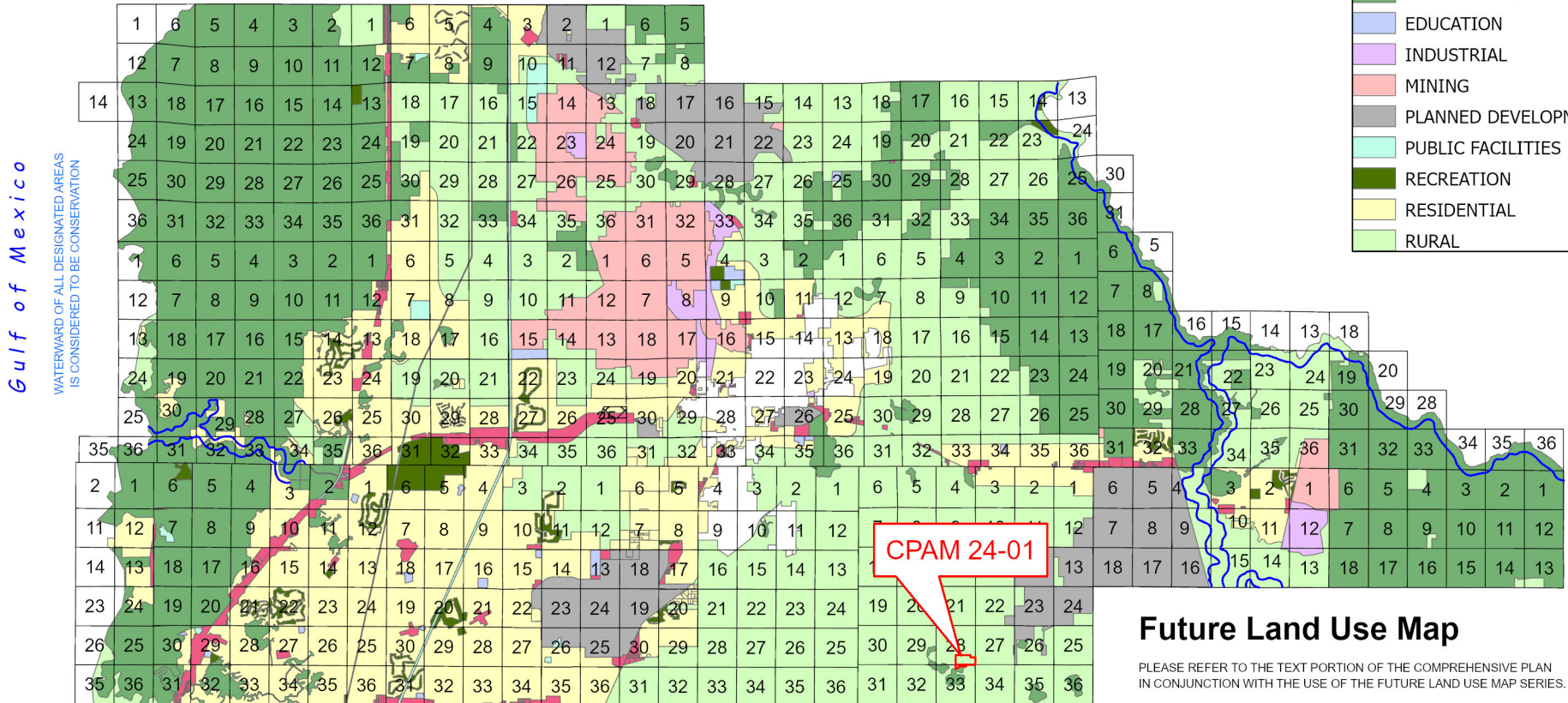
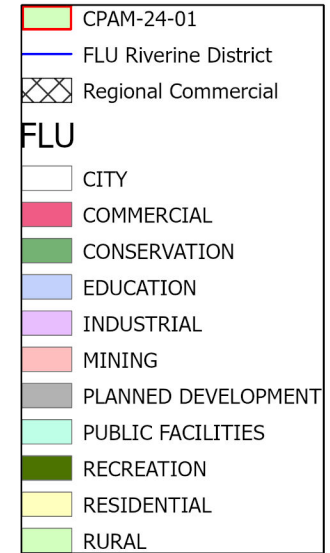


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# Hernando County Comprehensive Plan Map

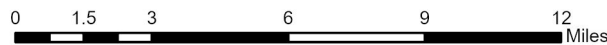
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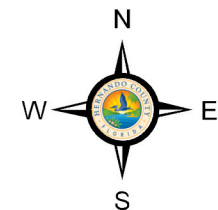
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Date of mapping: 05/31/2024





## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14110  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition submitted by Six Feet Under, LLC (H-24-05)

#### BRIEF OVERVIEW

##### Request:

Rezoning from AG (Agricultural) to PDP(RUR)/ Planned Development Project (Rural)

##### General Location:

West side of Spring Lake Highway, approximately 312' from its intersection with Church Road, and south side of Church Road approximately 670' from its intersection with Spring Lake Highway

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

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

#### RECOMMENDATION

Click or tap here to enter text.

#### REVIEW PROCESS

Omar DePablo	Approved	05/31/2024	3:22 PM
Peter Schwarz	Approved	06/03/2024	12:29 PM
Victoria Anderson	Approved	06/03/2024	1:17 PM

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:
H-24-05
Received
JAN 16 2024
Planning Department
Hernando County, Florida

Date: 1/12/24

APPLICANT NAME:

Six Feet Under, LLC

Address: 31448 Reed Rd
City: Dade City State: FL Zip: 33523
Phone: 813-783-4434 Email: Allenpctfb@aol.com
Property owner's name: (if not the applicant) SAME

REPRESENTATIVE/CONTACT NAME:

ALLEN ALTMAN

Company Name: Six Feet Under LLC
Address: SAME AS ABOVE
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

HOME OWNERS ASSOCIATION:

[ ] Yes [X] No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1075375
2. SECTION 28 TOWNSHIP 23, RANGE 20
3. Current zoning classification: AG
4. Desired zoning classification: Countryside Community
5. Size of area covered by application: 85 Acres
6. Highway and street boundaries: S/S Church Rd, west of Spring Lake Hwy
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed: \_\_\_\_\_)

PROPERTY OWNER AFFIDAVIT

I, ALLEN ALTMAN, 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):

- [X] 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.

Allen Altman
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16th day of January, 2024, by Allen Altman who is personally known to me or produced \_\_\_\_\_ as identification.

Jennifer Moser
Signature of Notary Public



JENNIFER MOSER
Commission # HH 063615
Expires February 28, 2025
Bonded Thru Budget Notary Services

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

Notary Seal/Stamp

## **CHURCHILL**

### **Requested rezoning from AG to Countryside Community**

**Over the past 3+ years, the applicant evaluated numerous properties in Hernando County and has selected this exceptional location to develop the first Countryside Community within the county. Our team has extensive experience in rural subdivision design, having preserved over 1500 acres in the rural lifestyle that so many of our citizens yearn for. We have met with county staff to review the Future Land Use and Zoning requirements of the code and feel that this project checks all the boxes. This unique 85-acre site would contain 20 home sites of 2 acres each, which would require no county services.**

**After numerous conceptual drawings, we have arrived at a plan which preserves over 50% of the property, provides more than 20 acres of hilltop scenic views, open agricultural space for community gardens, untouched wooded areas to provide both visual and sound buffers, over one mile of community walking trails, passive recreation space including canoeing, mountain biking and spectacular sunsets!**

**We will create an HOA to own and oversee the conservation area. This same HOA will also be responsible for maintaining the road and enforcing the deed restrictions that we want in order to assure that this remains a premier community for decades to come.**

**This is a special property and we have worked diligently to be certain that it is respected and utilized in a way that honors the land. Our goal is to create a living space that families can enjoy and that we can look back in the years ahead with pride in what was created.**

## REZONING CASE H-24-05

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

##### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION JUNE 3, 2024

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 AG (Agricultural) to PDP(RUR)/Planned Development Project (Rural) with performance conditions listed in **Appendix A** of this Staff Report.



**INTRODUCTORY INFORMATION**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** Six Feet Under, LLC

**FILE NUMBER:** H-24-05

**REQUEST:** Rezoning from AG (Agricultural) to PDP(RUR)/Planned Development Project (Rural)

**GENERAL**

**LOCATION:** West side of Spring Lake Highway, approximately 312' from its intersection with Church Road, south side of Church Road approximately 670' from its interstecction with Spring Lake Highway

**PARCEL KEY**

**NUMBER(S):** 1823771, 1075375

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**APPLICANT’S REQUEST**

The petitioner is requesting a rezoning from AG (Agricultural) to PDP(RUR)/Planned Development Project (Rural) in order to develop an 85.6 acre site with A twenty (20) residential parcel rural subdivision. Lots will range in size from 2.0 acres to 7.0 acres. As part of the PDP/ Planned Development Project request, the petitioner is requesting all AG (Agricultural) uses and the AR (Agricultural Residential) minimum lot sizes (1.0 acres). The request has a companion Comprehensive Plan amendment (CPAM2401) to change the land use designation from Rural to Countryside Community. The proposed amendment would allow for density increase in the rural area with a minimum lot size of 2.0 acres.

**SITE CHARACTERISTICS:**

**Site Size:** 85.6 acres

**Surrounding Zoning &**

**Land Uses:** North:AG; Undeveloped  
South:AG, Undeveloped  
East: AG, Undeveloped  
West: AG, Undeveloped

**Current Zoning:** AG (Agricultural)

**Future Land Use  
Map Designation:** Rural

**Flood Zone:** X

## UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested zoning change.

## ENGINEERING REVIEW:

The subject property is located on the southwest corner of Church Road and Spring Lake Highway. The petitioner is proposing a single access to Church Road. The County Engineer has reviewed the petitioner's request and indicated the following:

- The developer must obtain all permits from Hernando County, including right-of-way use permit and other applicable agencies. Required to meet all applicable regulations for construction and use of the property.
- All local roads proposed within the development are required to have sidewalks.
- Church Road is a Collector Road which requires a sidewalk installed for the length of parcel fronting Church Road.
- Church Road will require roadway improvements to bring the road up to a local road standard, and to be paved to accommodate the traffic being placed upon it. Paved connection from parcel (driveway entrance) to Church Street and paved from entrance to Spring Lake Highway.

## LAND USE REVIEW:

### **Building Setbacks**

Minimum AR (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

### **Open Space**

The proposed Future Land Use designation of Countryside Community has strategies to justify density increasing in rural areas, specifically open space. Countryside Community developments must be approved by master plan through the Planned

Development Project (PDP) process and shall be clustered on 50% or less of the property acreage.

**Comments:** The petitioner is proposing a large open/grazing area in the middle of the development, protected shorelines against Claire Lake (south) and an undeveloped treed area along the east (Spring Lake Highway)

### **COMPREHENSIVE PLAN REVIEW:**

The subject is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner has submitted a companion Comprehensive Plan amendment (CPAM2401) to change the designation from Rural to Countryside Community. If approved, the new designation would allow density increase in the rural area with specific strategies to maintain and preserve the rural nature of the surrounding area.

### **Rural Density Exceptions**

**Strategy 1.04C(1):** Notwithstanding the density limitations stated in Objective 1.04C parcels of 40 acres or less in single ownership as of January 1, 1990, may be developed at a maximum density of 0.4 dwelling units per acre (1 unit per 2.5 gross acres) for the first four dwelling units on the parcel, including existing dwelling units as determined by the applicable land development regulations.

**Comments:** The petitioner is proposing parcels smaller than 10.0 acres under the regulations of the AG (Agriculture) district; furthermore, the proposed development would exceed the maximum of seven (7) parcels under the "lot of Record/Parent Parcel" entitlements. For this matter, the petitioner is requesting Countryside Community to properly increase the density in the rural area.

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**Strategy 1.04C(3):** Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and

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**Strategy 1.04C(4):** Development within recognized infill areas described herein are subject to the following standards:

- a. Compatibility with existing surrounding lots
- b. Adequate access shall be provided for all newly created individual building lots;
- c. The land development regulations for newly created building lots must be met;
- d. The land development regulations governing lot size for potable water, well and septic tank for newly created building lots must be met.

### **The Countryside Community**

**Objective 1.04D:** The purpose of the Countryside Community is to provide for specialized standards to be met for allowing increased density for new single family subdivisions within the Rural Future Land Use Category that will ensure the accommodation of agricultural, and countryside uses, maintain rural views, and maintain the functional integrity of natural resources including wildlife habitat and groundwater recharge. The Countryside Community also provides flexibility and incentives for the incorporation of exceptional conservation amenities into proposed development. The Countryside Community is designated primarily to provide for consideration of larger development proposals on property that is primarily rural in character.

**Strategy 1.04D(1):** Countryside Communities may be developed on assemblages of property that total at least 40 acres within the Rural Future Land Use Category consisting of single family residential land uses with a maximum residential density of 0.5 dwelling units per gross acre (1 unit per 2.0 gross acres). Development must be approved by master plan through the Planned Development Project (PDP) process and shall be clustered on 50% or less of the property acreage.

**Comments:** The petitioner has indicated the proposed rural subdivision will consist of 20 lots and open space parcels on 85.6 acres

**Strategy 1.04D(2):** Countryside Community features include the following:

- a. Layout that clusters the non-agricultural, non-recreational uses to the most advantageous areas that preserve lands in contiguous open space in natural areas, agricultural lands and rural scenic views;
- b. Agricultural pursuits (including community gardens), passive recreational areas, and open active recreational areas (field sports, trails, etc.) should be placed contiguous with natural open space and, as such, may be considered part of that open space if there are no buildings and the spirit of the development purpose (to preserve linked open space and rural views) is met;
- c. Open space shall consist of uplands and wetlands to a lesser extent;
- d. Low impact stormwater design shall be utilized to the maximum extent possible, taking into consideration the most advantageous configuration of open space and development areas. Stormwater handling areas may be included in contiguous open space as part of the allowable wetlands portion;
- e. Development amenities such as drainage, lighting, landscaping, building placement and street layout shall be designed to minimize fragmentation of open space to the lowest possible edge to area ratio, and, maximize internal neighborhood connectivity in the design;
- f. Existing or created access to a County-maintained roadway is required. Improvements may be required in conjunction with the development approval;
- g. Pavement of all roads internal to the project within the developed portion is required;
- h. Native forest cover in the open space shall not be cleared but the understory may be managed to accommodate land management needs;
- i. An open space easement that runs with the land shall be recorded in perpetuity for the open space, including covenants appropriate to the sensitivity, character and function of the open space area.

**Comments:** The proposed rural subdivision is proposed as a clustered development, with perimeter buffers and open space consisting of forested, grazing and floodplain/wetlands. Parcels will be limited to a common driveway on Church Road and limit the impact to Spring Lake Highway. The proposed layout is appropriate and meets the strategies of the Countryside Community.

**FINDINGS OF FACT:**

A rezoning from AG (Agricultural) to PDP(RUR)/Planned Development Project (Rural) is appropriate based on consistency with the County's adopted Comprehensive Plan and compatible with the surrounding area.

**NOTICE OF APPLICANT RESPONSIBILITY**

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

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

**APPENDIX A  
STAFF RECOMMENDATION TO PLANNING AND ZONING  
COMMISSION**

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**APPENDIX A – STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION**

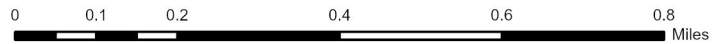
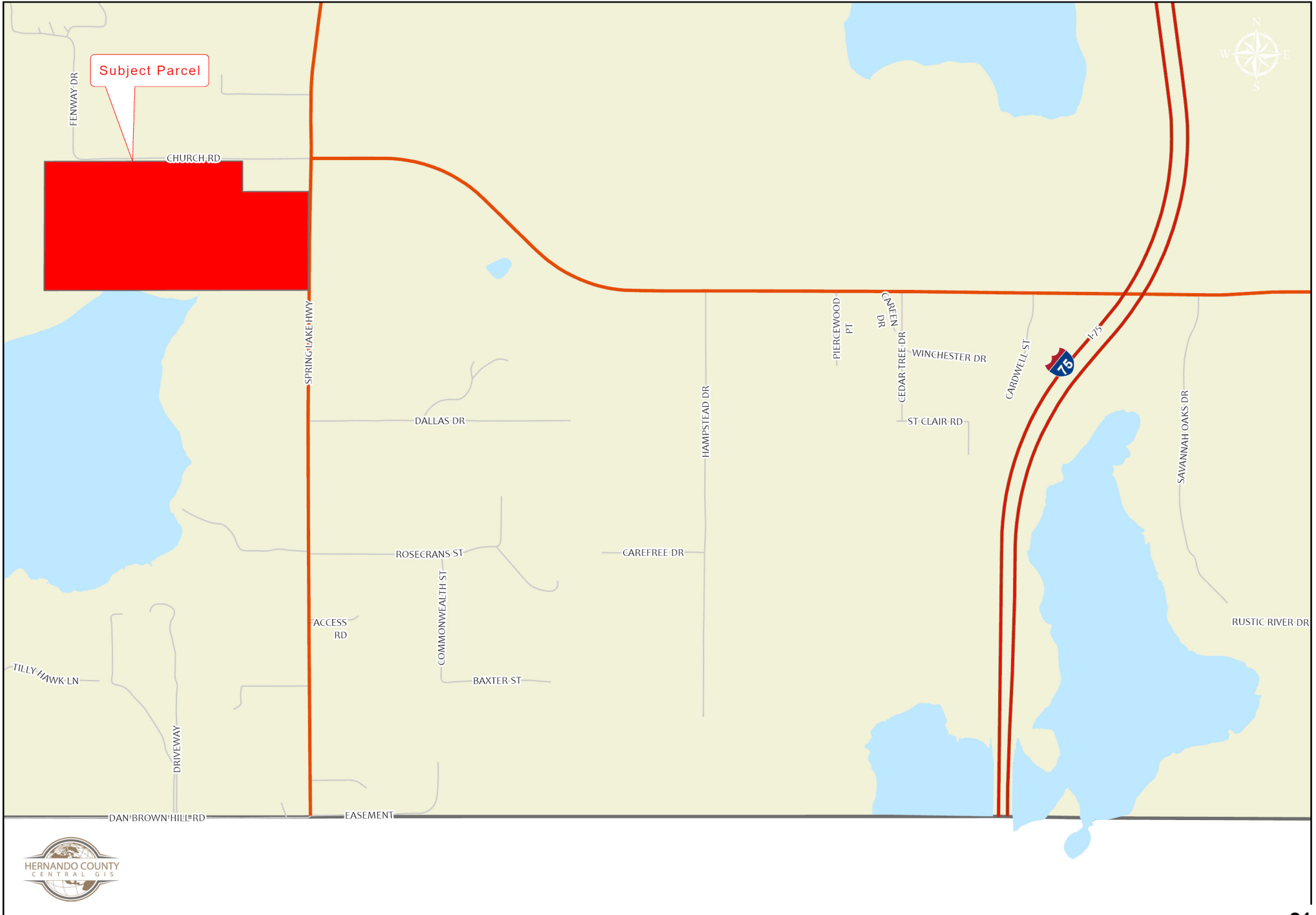
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request for a rezoning from AG (Agricultural) to PDP(RUR)/Planned Development Project (Rural) with the following performance conditions:

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. All local roads proposed within the development shall be required to have sidewalks.
3. Church Road is a Collector Road which requires a sidewalk installed for the length of parcel fronting Church Road.
4. Church Road shall require roadway improvements to bring the road up to a local road standard, and to be paved to accommodate the traffic being placed upon it. Paved connection from parcel (driveway entrance) to Church Street and paved from entrance to Spring Lake Highway.
5. The minimum Residential lot size shall be 2.0 acres.
6. 50% of the overall development shall be allocated/maintained for open space.



# H-24-05 AREA MAP

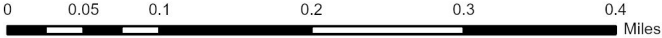
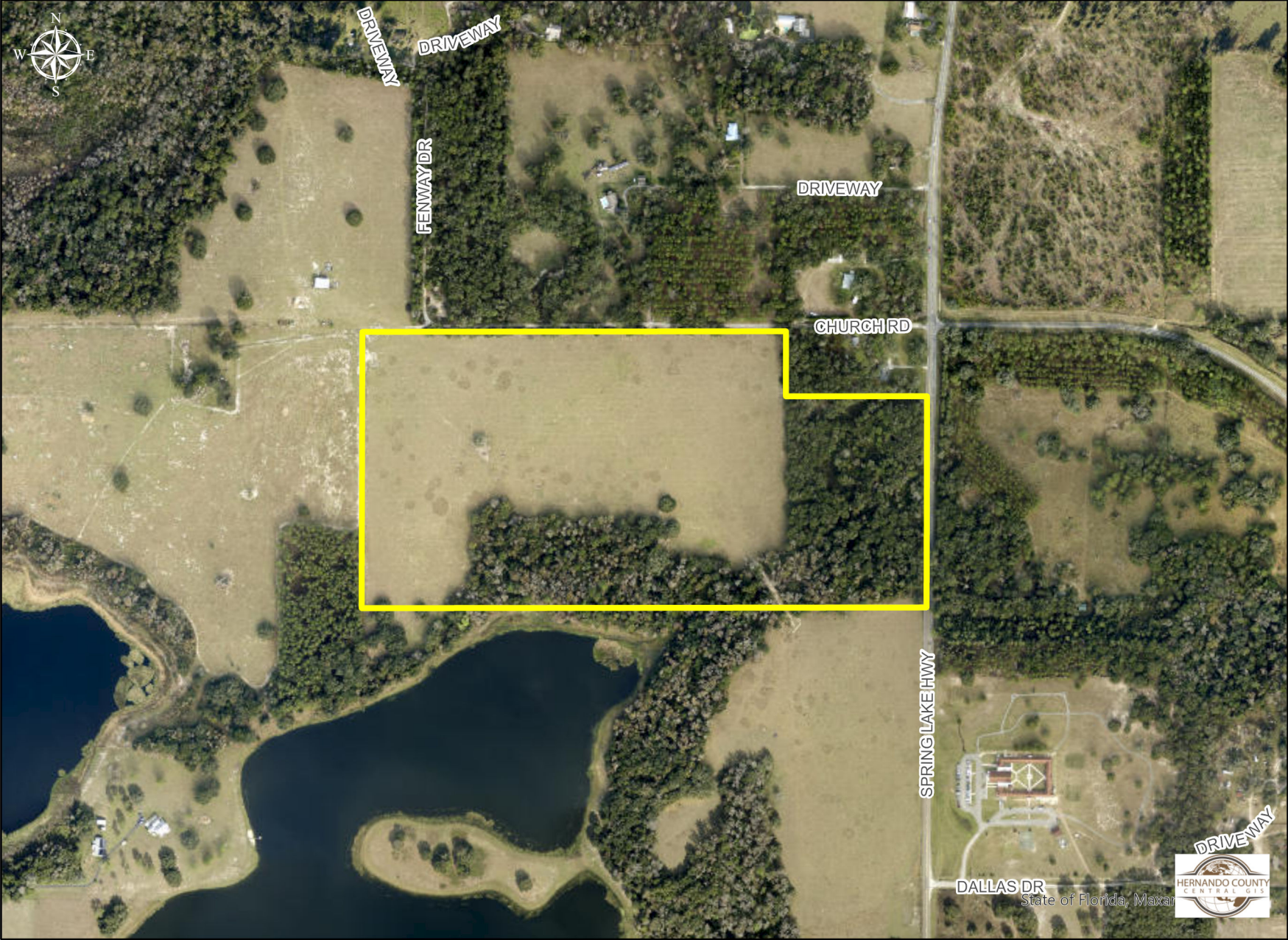
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# H-24-05

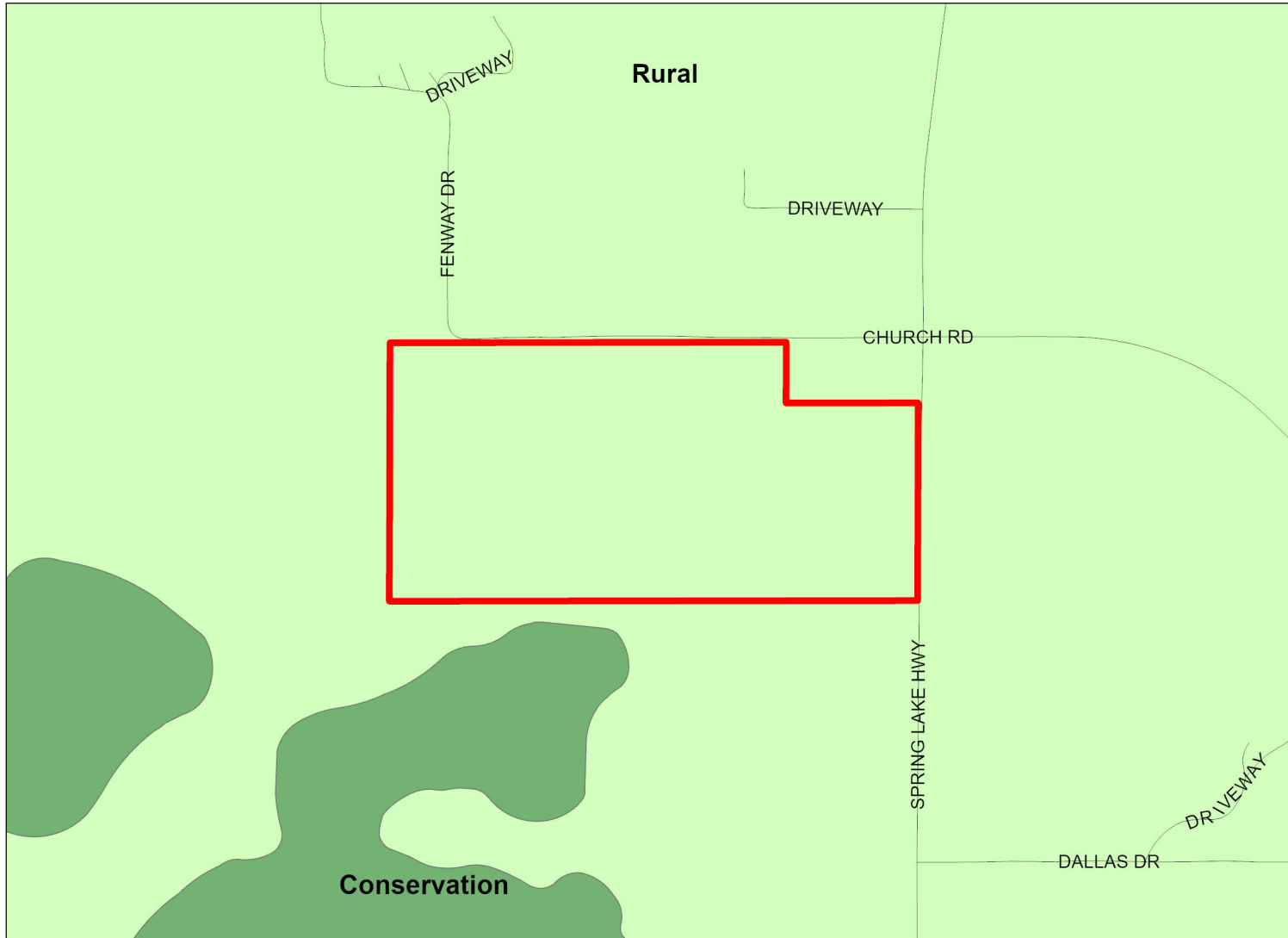
Photo date: 2023

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



# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-05  
Version Date: 12/09/2022

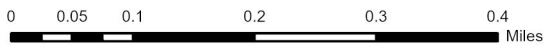


	H-24-05
	FLU Riverine District
	Regional Commercial
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

**Future Land Use Map**

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

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

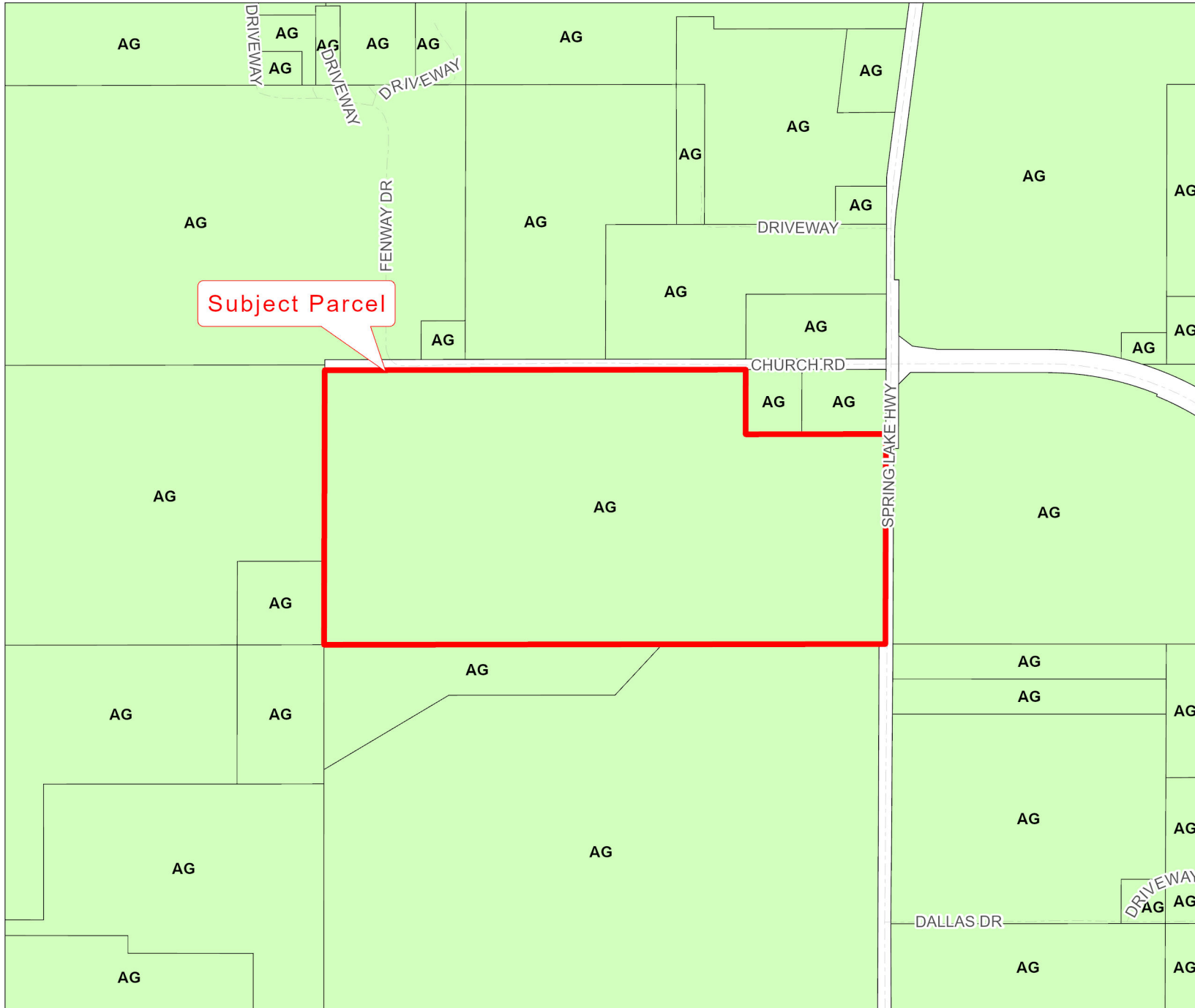


Date of mapping: 05/28/2024



# H-24-05

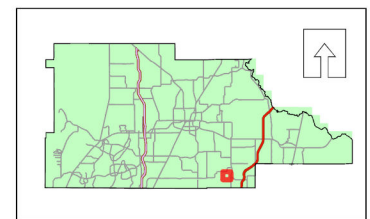
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

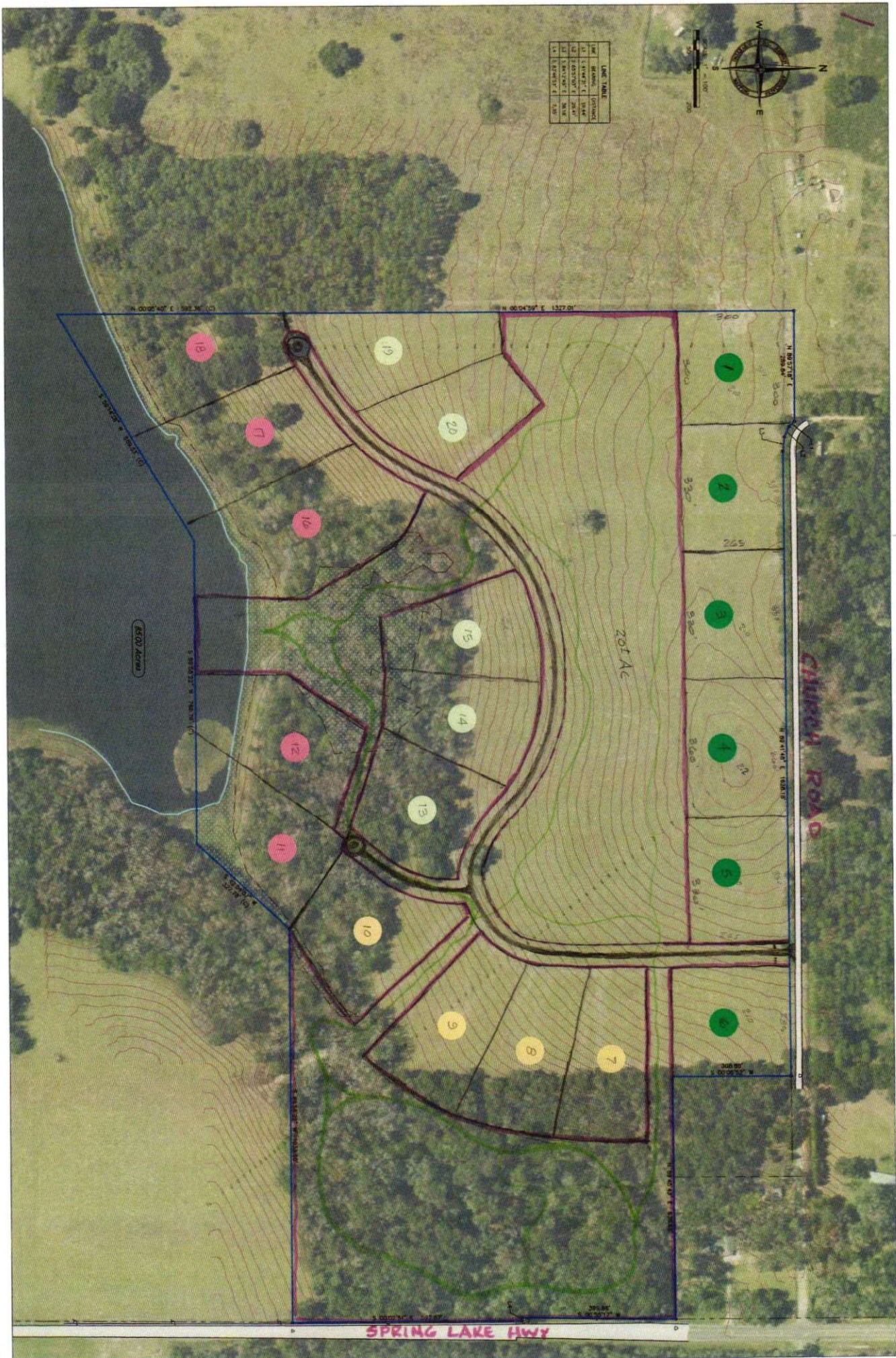


**Zoning:**

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

City Zoning Pending







## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14111  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Small scale Comprehensive Plan Amendment Submitted by Cliff Manuel of Coastal Engineering Associates, Inc. on behalf of Glen Lakes Commons, LLC (CPAM-23-01)

#### BRIEF OVERVIEW

**Request:**

Small scale Comprehensive Plan Amendment to change the future land use from Residential to Commercial

**General Location:**

West side of Commercial Way across from its intersection with Grizzly Bear Lane

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

The Planning and Zoning Commission has the ability to conduct a public hearing pursuant to Appendix A, Article V, Section 5 of the Hernando County Code of Ordinances. Comprehensive Plan Amendments must be internally consistent with the Comprehensive Plan and comply with applicable Florida Statutes and Rules.

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

#### REVIEW PROCESS

Omar DePablo	Approved	05/31/2024 3:18 PM
Peter Schwarz	Approved	06/03/2024 12:05 PM
Victoria Anderson	Approved	06/03/2024 12:52 PM

**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)**



- Application request (check one):**
- Small Scale – Map Only (10 acres or less)**
  - Large Scale Text Amendment (More than 10 acres)**
  - Large Scale Map Amendment (More than 10 acres)**

**PRINT OR TYPE ALL INFORMATION**

Date: 04/3/2023

CPAM-23-01

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

Received

APR 04 2023

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Glen Lakes Commons, LLC

Address: 13904 N Boulevard  
 City: Tampa State: FL Zip: 33613  
 Phone: \_\_\_\_\_ Email: bob@sitetokey.com  
**Property owner's name:** (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Don Lacey, Coastal Engineering Associates, Inc.

Company Name: Coastal Engineering Associates, Inc.  
 Address: 966 Candlelight Blvd  
 City: Brooksville State: FL Zip: 34613  
 Phone: (352)848-3425 Email: Dlacey@coastal-engineering.com

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

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

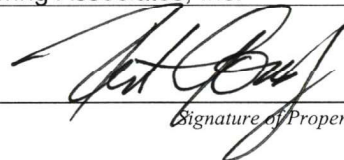
**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 00340214, 01353635
2. SECTION 30, TOWNSHIP 22, RANGE 18
3. Size of area covered by application: 6.9
4. Future Land Use Map Classification (if applicable): Residential
5. Desired Map Classification: Commercial
6. Desired Text Amendment: \_\_\_\_\_
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, Bob Gomez, 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): Glen Lakes Commons, LLC, Bob Gomez and (representative, if applicable): Don Lacey, Coastal Engineering Associates, Inc. to submit an application for the described property.

  
 \_\_\_\_\_  
 Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 4th day of April, 20 23, by Glen Lakes Commons, LLC Bob Gomez who is personally known to me or produced \_\_\_\_\_ as identification.

  
 \_\_\_\_\_  
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 6/2/17

Notary Seal/Stamp

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MAR 6 2024  
Planning Department  
Hernando County, Florida

**GLEN LAKES COMMONS – RUCKER PARCELS**  
**PARCEL KEY #s 340214 & 1353635**  
**COMPREHENSIVE PLAN AMENDMENT NARRATIVE**  
(Revised 2/23/2024 – changes underlined)

**GENERAL**

The subject property, consisting of approximately 6.9 acres, is located west of US 19/Commercial Way north and south of Grizzley Bear Lane in Section 24, Township 22 South, Range 17 East, Hernando County, Florida. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key Nos. 340214 & 1353635. Refer to Figure 1 for the project Aerial Location Map.



**Figure 1. Rucker Property – Key No. 340214 & 1353635 Aerial Location Map**

The property is located in a Residential future land use (FLU) designation as found on the Hernando County Comprehensive Plan FLU Map. Refer to Figure 2 for the project area FLU Map. The property is currently zoned Agricultural. Refer to figure 3 for the current zoning map.



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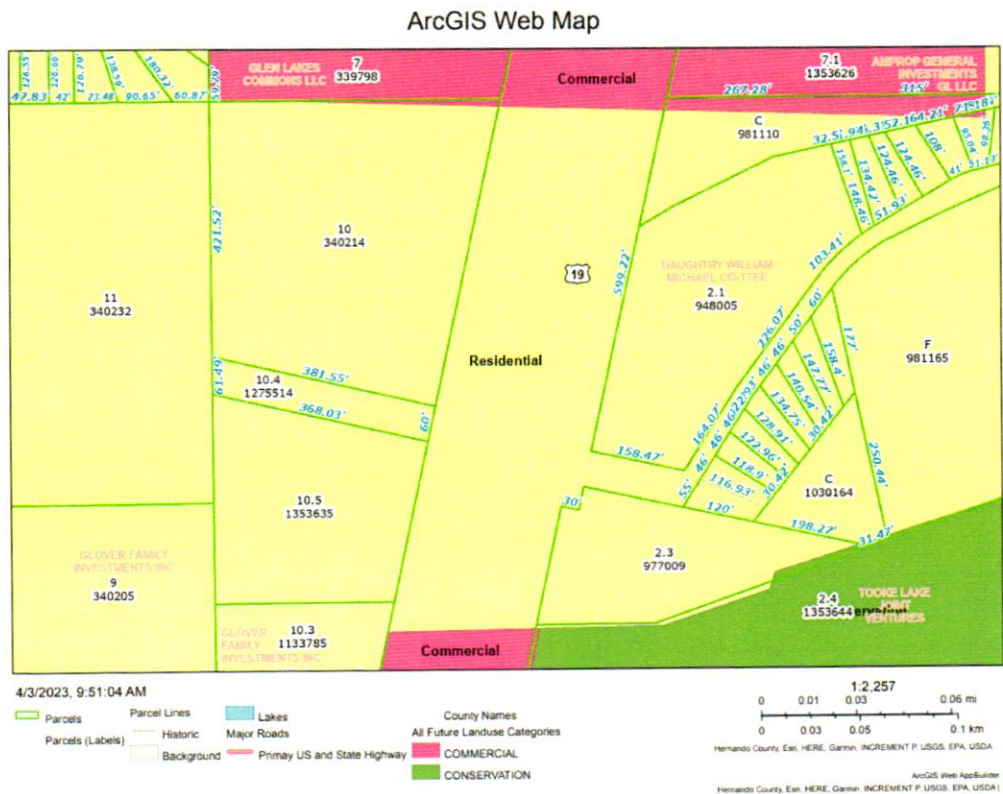


Figure 2. Rucker Property – Key No. 340214 & 1353635 FLU Map

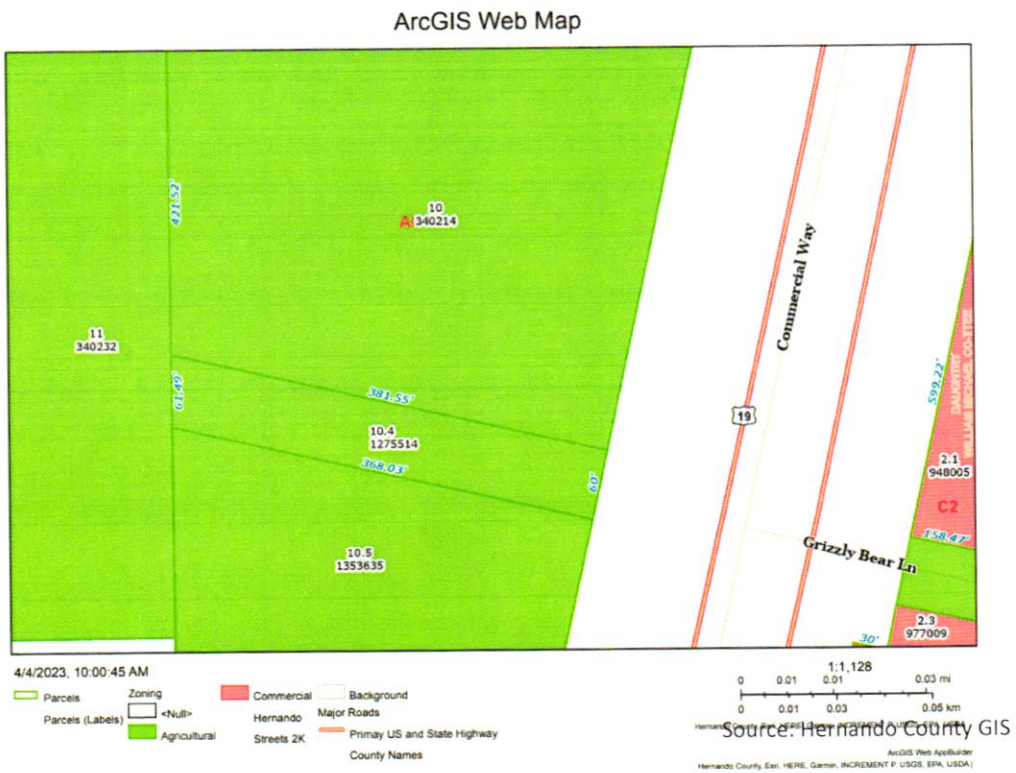


Figure 3. Rucker Property – Key No. 340214 & 1353635 Current Zoning Map

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Current Comp Plan designations surrounding the subject parcel includes:

North: Commercial  
South: Residential  
East: US 19/Commercial Way  
West: Residential

## APPLICANT'S REQUEST

The applicant is requesting a "Small Scale" Comp Plan map amendment to designate the property as Commercial on the Hernando County Future Land Use Map. Justification for the request includes:

- Frontage on Commercial Way, a major US Highway (US 19)
- Potential location at a full median cut (Grizzley Bear Lane)
- Commercial Comp Plan designation and zoning directly to the north
- Other commercial zonings and land uses along US 19 in the vicinity
- Available reverse frontage road (under design) at the northern boundary of the subject property
- Direct access to the nearby Glen Lakes community via the reverse frontage road Source: Hernando County GIS
- Can be considered part of the Commercial Node to the North

US 19 has excellent level of service in this area. The soils on site consist primarily of Candler fine sands, which drain very well and are conducive to commercial development. Hernando County Utilities (sewer and potable water) are available along US 19.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

### ***Hernando County***

**Strategy 1.04G(1):** *Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.*

The subject property is consistent with Strategy 1.04G(1) in that it:

- is located along a major corridor (Commercial Way – US Highway 19)

- is located at a full median cut on US 19
- is adjacent to existing commercial zoning
- has a reverse frontage road being constructed to its northern boundary as part of the Glen Lakes Commons commercial development

**Strategy 1.04G(4):** *Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.*

The subject property is consistent with Strategy 1.04G(4) in that it:

- will provide for the extension of the County's frontage road network, connecting the subject property to the Glen Lakes community and major commercial centers to the north
- will maintain the function of the adjacent major arterial (US 19) since it is located at an existing full median cut and will provide a reverse frontage road that will allow direct access to/from the Glen Lakes community, eliminating unnecessary traffic on US 19

**Strategy 1.04G(8):** *When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered: a. the property should be on an arterial or collector road and provide for a frontage road, or cross access; b. the property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use; c. the depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area; d. the traffic impacts of additional commercial development on the affected roadways; e. the suitability of the property for commercial development while meeting all applicable environmental and site plan requirements; f. the property does not create new strip commercial areas; g. the proposed use is compatible with adjacent and surrounding land uses.*

The subject property is consistent with Strategy 1.04G(8) in that it:

- is on an arterial road (US 19) and will incorporate a reverse frontage road
- lies adjacent to a commercially zoned property and in close proximity to commercial uses on the same side of the road
- has the same depth along US 19 as the commercial property to the north
- will not unduly add to traffic impacts on US 19 since it is located at a full median cut and has direct access to the major community in the area (Glen Lakes)

- consists of soils conducive to commercial development (Candler sand soils) and contains no wetlands

## **Tampa Bay Area Regional Planning Council – Strategic Regional Policy Plan**

### **Access**

*5.1: Support the reduction of curb cuts and other direct accesses onto major roadways.*

*5.2: Promote the use of cross-access easements or other such methods, as appropriate.*

*5.3: Promote the provision of transportation and access accommodations for the transportation disadvantaged and physically challenged to local cultural resources, facilities, and special events.*

The subject property is consistent with Access Strategies 5.1, 5.2 & 5.3 in that it:

- has direct access to a major roadway (US 19) at an existing median cut
- will incorporate a reverse frontage road for cross-access to the commercial and residential development to the north
- will incorporate sidewalks and a potential bus route as part of the reverse frontage road

## **PRELIMINARY ENGINEERING REPORT**

### **Topography & Drainage**

The property consists of elevations ranging from 24' mean sea level (MSL) in the southwest to 42' MSL in the northwest. A common drainage retention area will be constructed along the southern and southeastern boundaries of the two property.

### **Floodplain**

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0166D, effective date of February 2, 2012. According to the FIRM panel, 12053C0166D of Zone X is located on the Parcel Key # **339798 & 1150195**. The remainder of the overall property is within Zone X (areas outside the 0.2% annual chance floodplain). Zone X is a special flood hazard area subject to minimal flood hazard with base flood elevations determined. Refer to Figure 4 for the project FEMA Floodplain Map.

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**MAR 6 2024**

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Hernando County, Florida

# National Flood Hazard Layer FIRMette

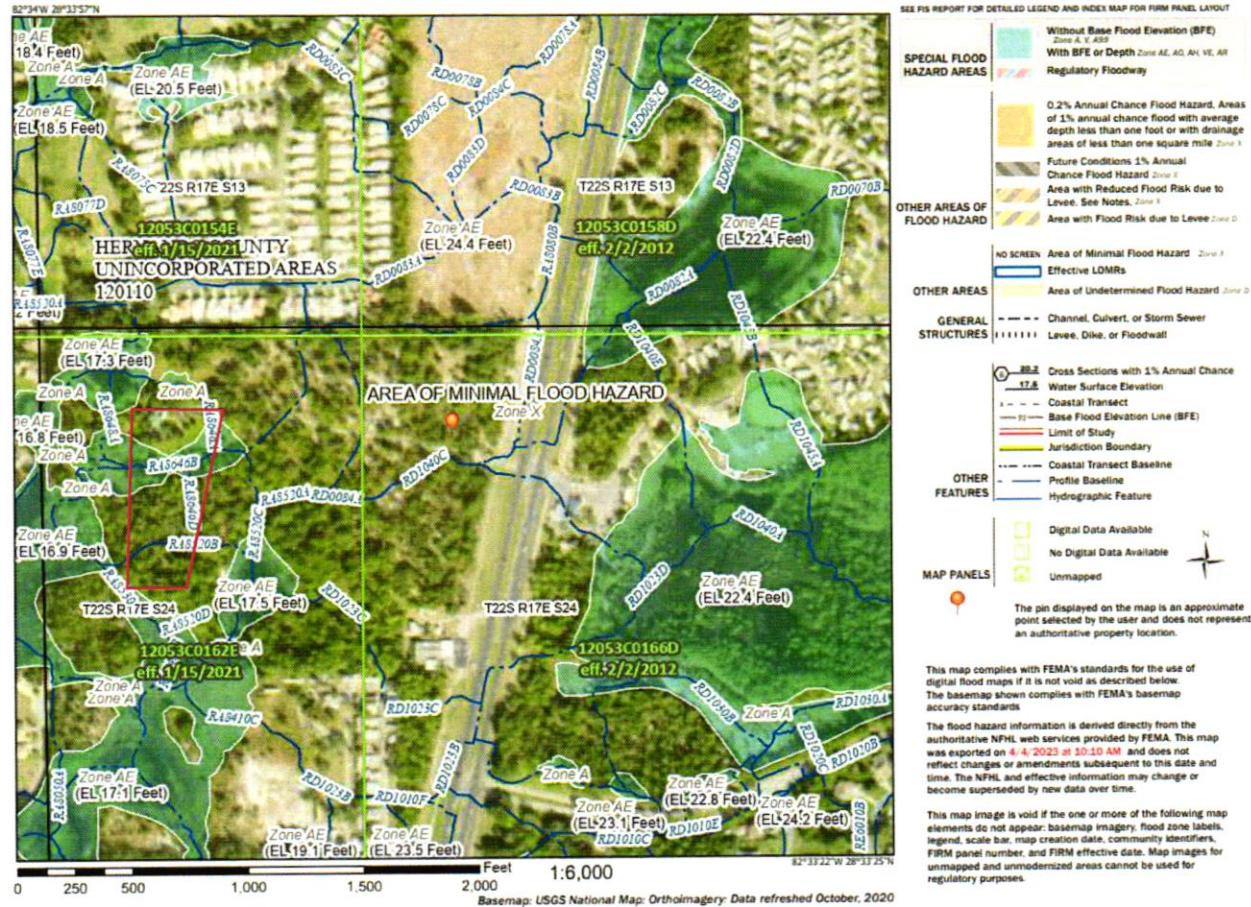
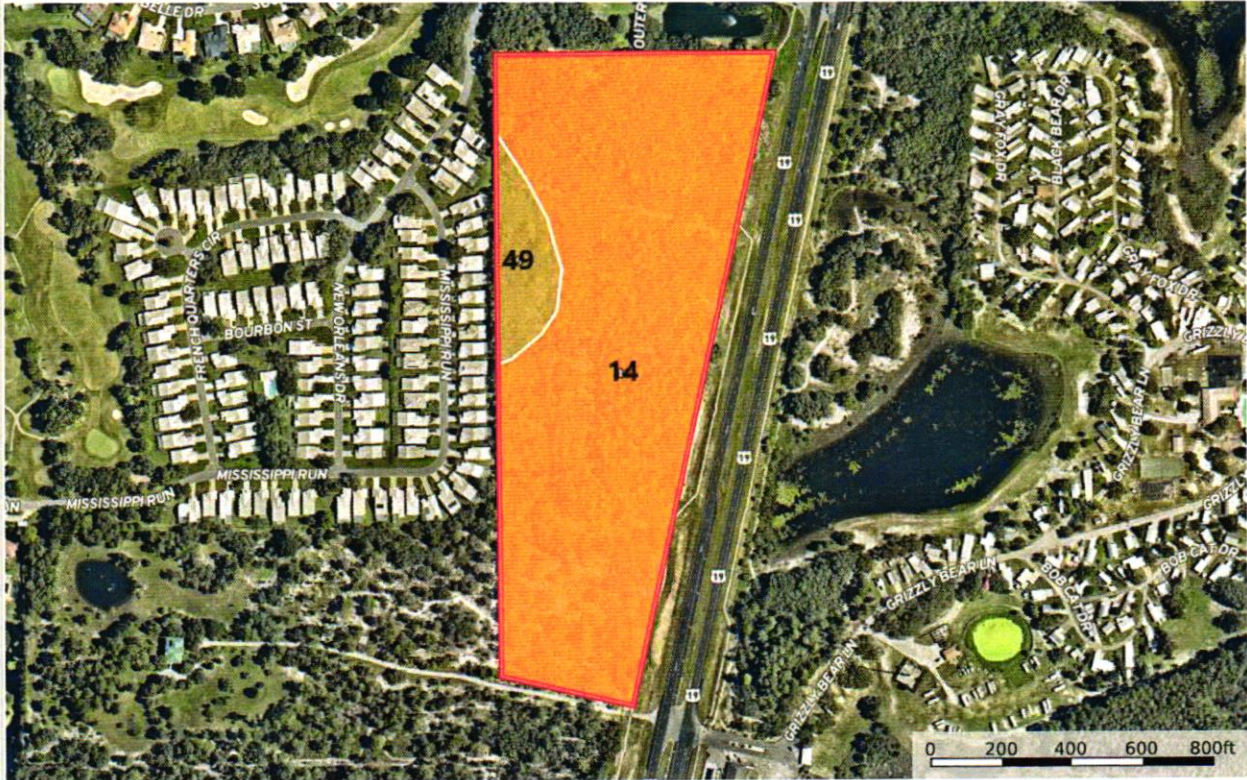


Figure 2. Rucker Property – Key No. 340214 & 1353635 FEMA Floodplain Map

## Soils

The soil type located on the subject property consist of Candler fine sand, 0 to 5 percent slopes (90.5%) and Tavares fine sand, 0 to 5 percent slopes (9.5%). Both are conducive to development. Refer to Figure 5 for the project area soils map.

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 Hernando County, Florida



Digit Lines  
Rucker

SOIL CODE	SOIL DESCRIPTION
14	Candler fine sand, 0 to 5 percent slopes
49	Tavares fine sand, 0 to 5 percent slopes
TOTALS	

Figure 5. Rucker Property – Key No. 340214 & 1353635 FEMA Soil Map

Environmental

The following are the results of the environmental site visit.

- Tree species consist of sand pine scrub live oak, and cherry laurel trees.
- Groundcover consists of wiregrass, pine straw, and leaf litter.
- Gopher tortoise burrows are present. No other state of federally listed species were detected.
- No wetlands or other surface waters are present.
- No evidence of karst features on this parcel

ADEQUATE ACCESS

The project Parcel Key # 1353635 will be accessed directly from US 19 at a location sufficiently south of the existing full median cut at Grizzly Bear Lane. A reverse frontage road will be required to the north,

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MAR 6 2024

which will provide access to all other parcels within Glen Lakes Commons, including those previously approved to the north (H 2264). The reverse frontage road will allow Glen Lakes residents to directly access all parcels within the expanded Glen Lakes Commons. US 19/Commercial Way has excellent level of service in this area.

#### **SEWER AND WATER/FIRE PROTECTION**

The property is within the Hernando County Utility Department (HCUD) service area. Potable water and sanitary sewer are both available.

#### **PREVIOUS DEVELOPMENT APPROVALS:**

None

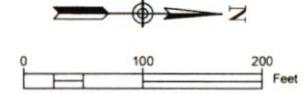
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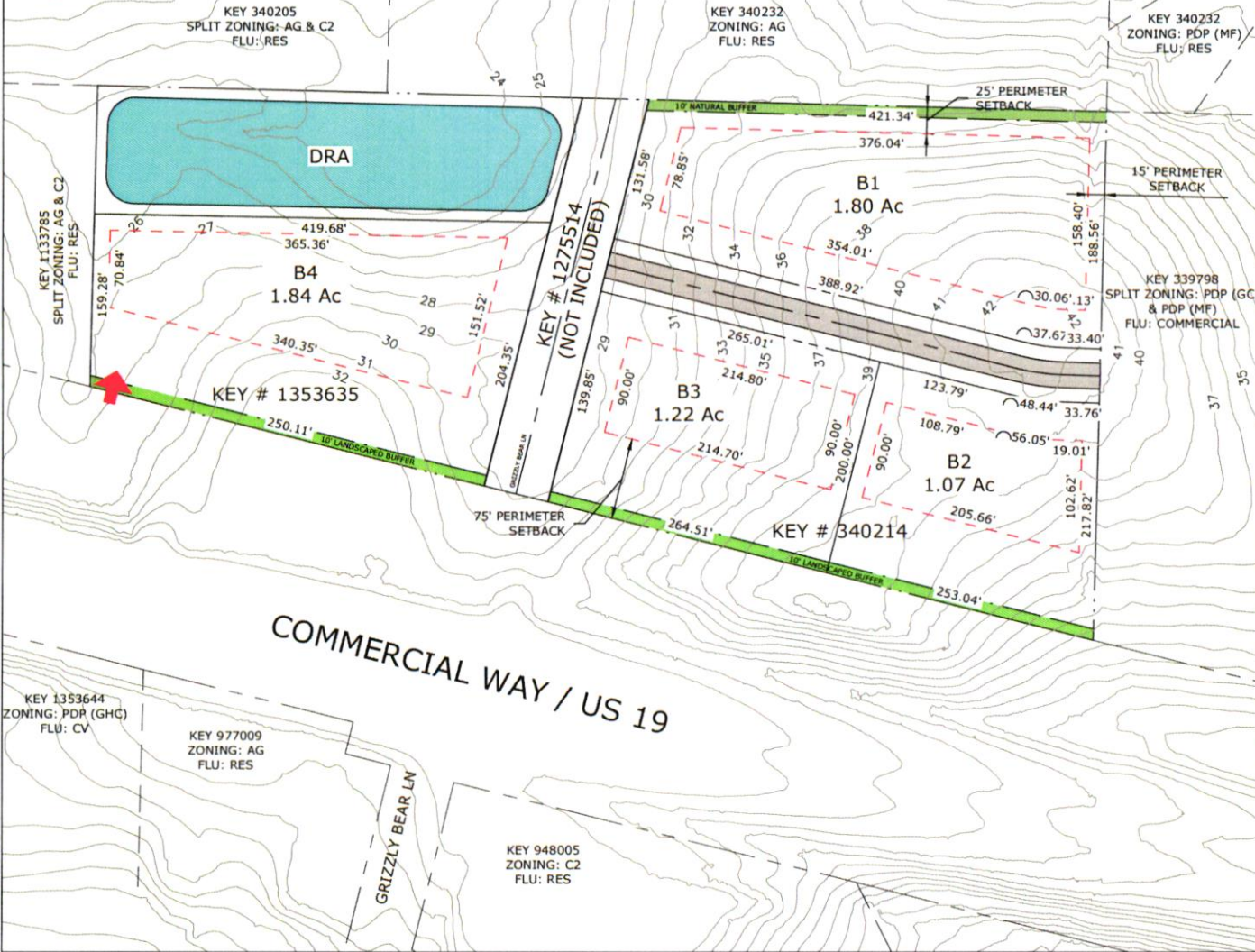


**LEGEND**

- DRAINAGE RETENTION AREA (CONCEPTUAL)
- VEGETATIVE BUFFERS
- LANDSCAPE BUFFERS
- ACCESS POINTS

LAND USE TABLE		
LAND USE	ACRES	MAXIMUM SF
COMMERCIAL & ROADS	5.9	115,000
DRAINAGE, BUFFERS, AND OPEN SPACE	1.0	N/A
<b>TOTAL AREA</b>	<b>46.9</b>	

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**SITE DATA**

**OWNER:** GLEN LAKES COMMONS, LLC  
**APPLICANT:** GLEN LAKES COMMONS, LLC  
**PARCEL KEY NO:** 340214 & 1353635  
**SECTION/TOWNSHIP/RANGE:** 24/22S/18E  
**CURRENT ZONING:** AG  
**PROPOSED ZONING:** POP(GC) W/ C-2 USES  
**AREA = +/- 6.9 ACRES**  
**PROPOSED No. OF LOTS = 4**  
**MAXIMUM BUILDING HEIGHT = 45'**

**PERIMETER BUILDING SETBACKS:**

FRONT: 75' FROM US-19 (DEVIATION FROM 125')  
 SIDES: 5'  
 REAR: 25'

**INTERNAL BUILDING SETBACKS:**

FRONT: 35'  
 SIDES: 10'  
 REAR: 35'

**BUFFERS:**

A 10' NATURAL VEGETATION BUFFER TRACT WILL BE PROVIDED ALONG THE WESTERN BOUNDARY NORTH OF THE FRONTAGE ROAD. THE BUFFER WILL NOT BE PROVIDED WHERE DRAINAGE RETENTION AREAS WILL BE CONSTRUCTED. ALL OTHER BUFFERS WILL ADHERE TO COUNTY STANDARDS.

**FEMA FLOODPLAIN:**

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C01660, EFFECTIVE DATE OF 2/1/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA LIES WITHIN ZONE "X" AN AREA OF GENERAL FLOODING.

**GENERAL NOTES:**

- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.

RUCKER PARCEL  
ZONING MASTER PLAN

DRAWING SHALL BE PREPARED BY REGISTERED PROFESSIONAL ENGINEER  
 P.E. NO. 14111  
 FL. REG. NO. 14111

Coastal Engineering  
 11000 US Highway 19 North, Suite 100  
 Little Tooke, FL 34706  
 Phone: (888) 220-2202  
 Fax: (888) 220-2203  
 Email: info@coastaleng.com

RELEASE OF DOCUMENT  
 THE DOCUMENT CONTAINED HEREIN IS THE PROPERTY OF COASTAL ENGINEERING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING, INC.

DATE	BY	REVISION

SHEET  
**1**  
 OF 1  
 22054



# SMALL SCALE COMPREHANSIVE PLAN AMENDMENT

## CASE CPAM-23-01

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

##### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

APRIL 1, 2024

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment listed in **Appendix A** of this Staff Report.

**INTRODUCTORY INFORMATION:**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Local Planning Agency: July 30, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** Glen Lakes Commons, LLC

**FILE NUMBER:** CPAM2301

**REQUEST:** Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a 6.9 acre tract (MOL) from Residential to Commercial

**GENERAL LOCATION:** West of Commercial Way and south of Glen Lakes Boulevard

**PARCEL KEY NUMBERS:** 340214, 1353635

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**DESCRIPTION OF PROPOSED AMENDMENT**

The proposed small scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Residential to Commercial on a combined 6.9 acre (MOL) tract.

This application is a companion application to a rezoning petition filed by the petitioner (H2319) that will enable the petitioner to develop two (2) parcels, totaling 6.9 acres (4.6 acres and 2.3 acres) with commercial retail uses. The proposed two (2) parcels have an intervening parcel utilized as a drive which is owned by a separate entity and not subject to this request.

**Site Characteristics**

**Total Site Size:** 6.9 acres

**Surrounding Zoning:** North: PDP(GC); Commercial development under construction  
South: AG, C-2; Undeveloped  
East: C-2; Convenient Store, Mobile Home Park  
West: AG; Single Family, Undeveloped

**Surrounding Land Use:** North: Residential  
South: Commercial  
East: Residential  
West: Residential  
**Current Zoning:** AG (Agriculture)

**IMPACTS OF PROPOSED AMENDMENT**

According to the Hernando County Comprehensive Plan, properties that are classified as residential on the Future Land Use Map can have up to 22 dwelling units per acre. The parcel totals 6.9 acres and is currently zoned AG (Agriculture). As an AG (Agricultural) parcel it would be allowed one unit per parcel. With its current Residential Future Land Use designation, the property owner would be eligible for a zoning change to a residential use with up to 22 units per acre (151 units).

The amendment from residential to commercial could generate 105,197 square feet of nonresidential development based on an average buildout of 0.35 Floor Area Ratio (FAR), in accordance with the Commercial Future Land Use category. These density and intensity calculations do not take into consideration any mixed-use development proposals, zoning conditions of approval, or site constraints such as environmental considerations, access, and other land development requirements.

**COMPREHENSIVE PLAN CONSISTENCY**

**Future Land Use Map**

**Strategy 1.04A(6):** The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

**Commercial Category**

**Objective 1.04G:** The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

**Strategy 1.04G(1):** Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are

not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

**Commercial Strip Development**

**Strategy 1.04G(6):** The existing areas of strip commercial development depicted on the Future Land Use Map include U.S. Highway 19 from County Line Road north to SR-50 and the SR-50 corridor from Oak Hill Hospital to Colorado Street.

**Strategy 1.04G(7):** A scattered unplanned commercial development pattern shall be discouraged. A development pattern of strip commercial is not desirable, and the creation of new strip commercial areas is not allowed with the exception of infill development that reduces the need for additional curb cuts and provides for a frontage road, or cross access. Other than infill, the establishment of new commercial areas or expansion of existing commercial areas is expected through the use of commercial nodes or mixed use projects using the planned development review process that support the commercial component and minimize curb cuts.

**Staff Analysis:** The subject property is adjacent to a commercial node and existing commercial zoning and land uses; furthermore, along an arterial roadway. The proposed use of the property is for commercial retail uses. The proposed use would generate less traffic than the potential 151 units the site could accommodate. No significant impacts to the transportation network or the environment are anticipated from this amendment.

**FINDINGS OF FACT**

The request for a small-scale amendment is compatible with the surrounding land uses and consistent with the Comprehensive Plans strategies for Commercial Land Uses.

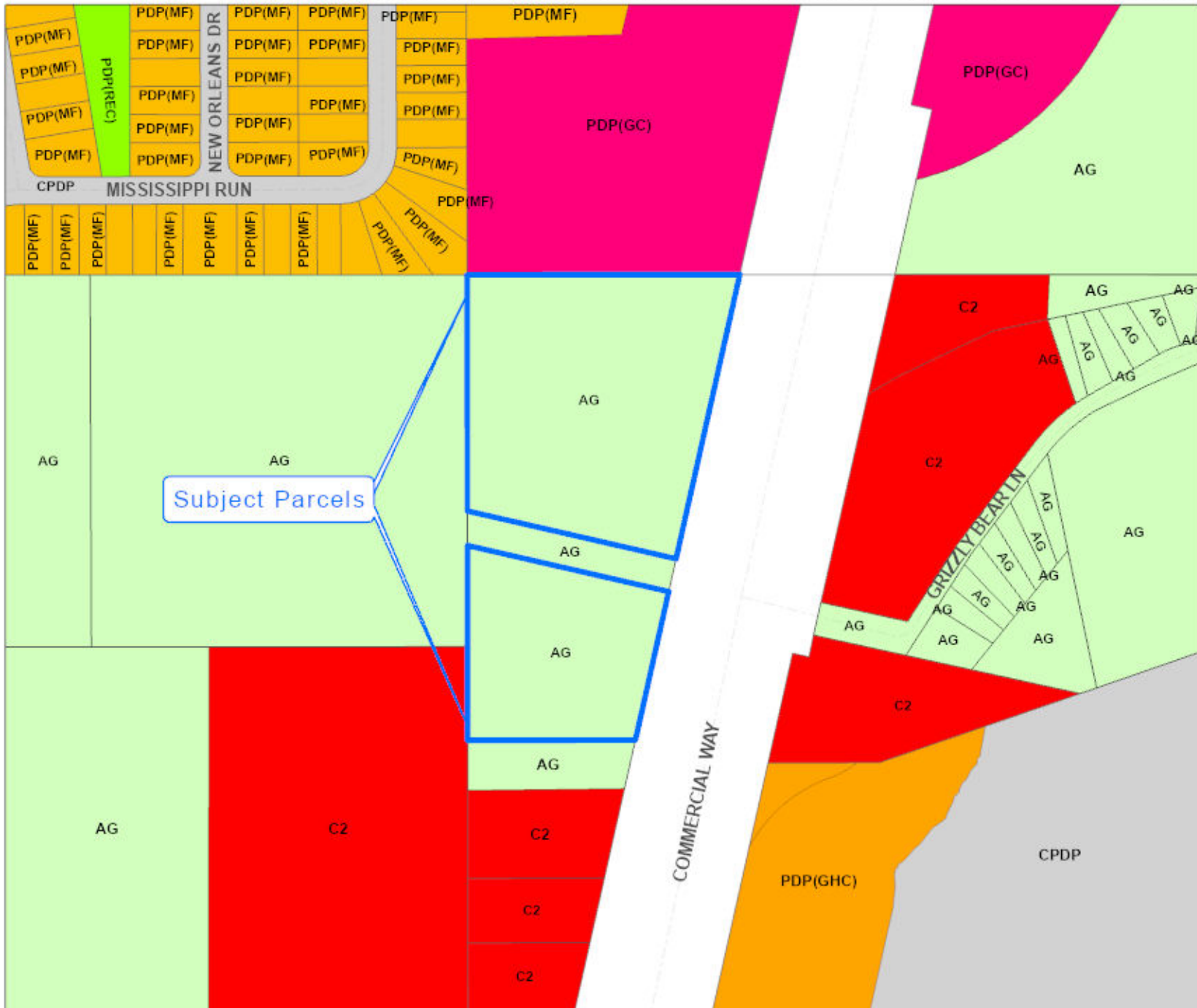
**APPENDIX A  
STAFF RECOMMENDATION TO PLANNING AND ZONING  
COMMISSION**

**APPENDIX A – STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION**

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

# CPAM 23-01

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



**Zoning:**

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

**Legend**

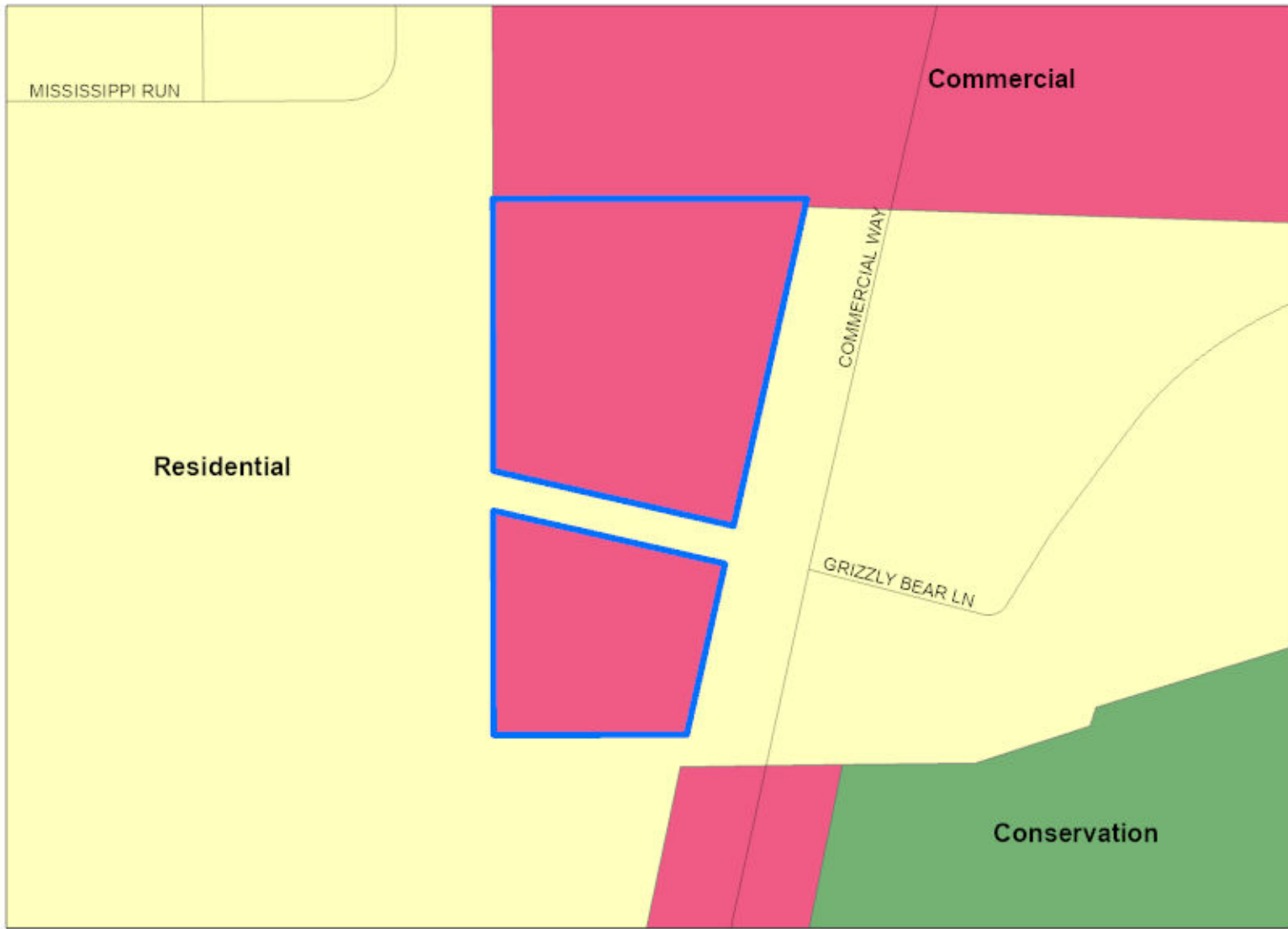
	City Zoning Pending
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# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM-23-05

Version Date: 07/14/2022



**CPAM-23-01**

- FLU Riverine District
- Regional Commercial

**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

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

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



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2301\CPAM2205b\_8x11\_Detail.jpg  
 Project: S:\Share\Planning\Zoning\MaggieH\_Workspace\_S\Zoning\2023\CPAM\CPAM2301.aprx  
 Date of mapping: 05/10/2023

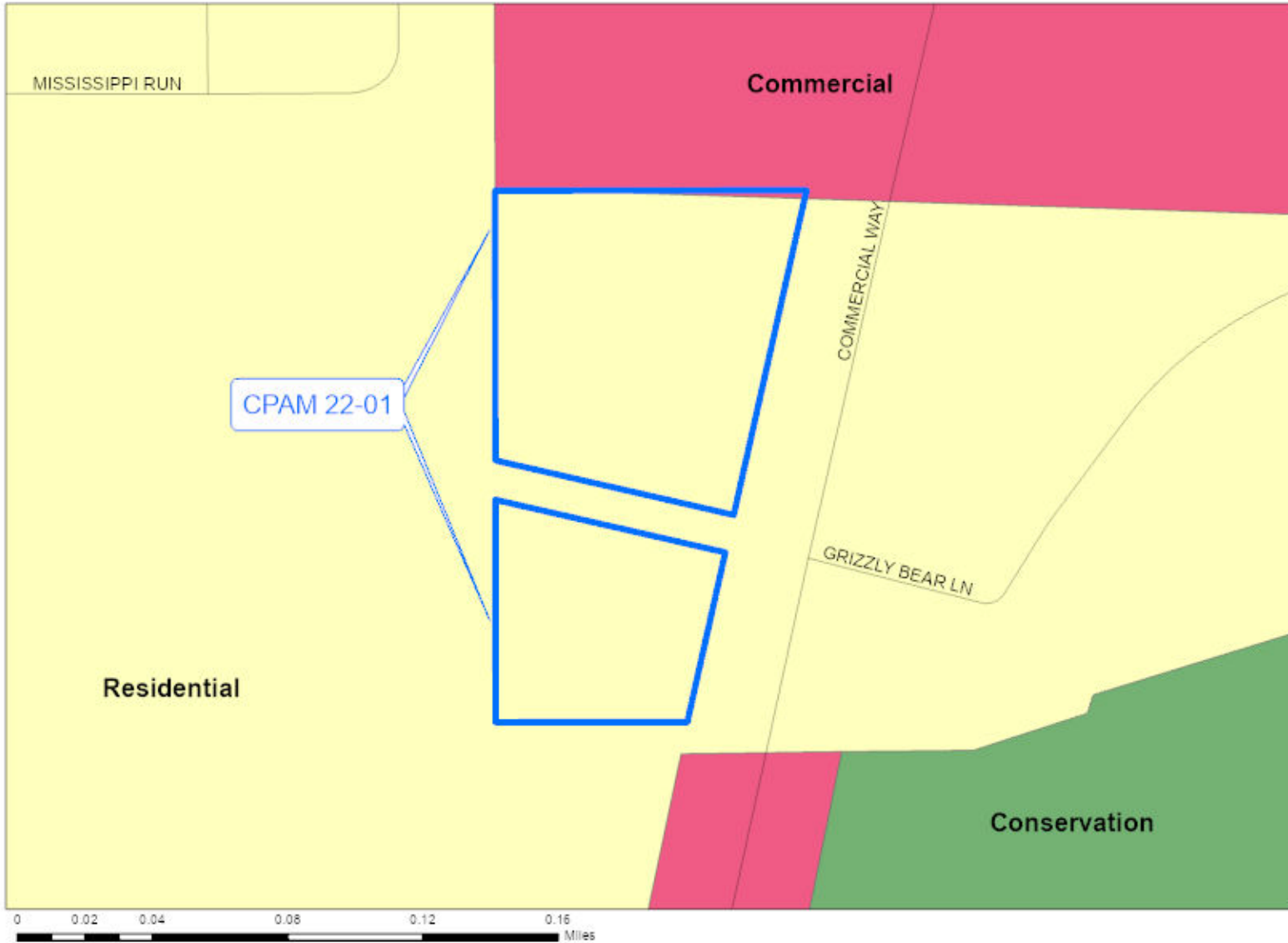




# Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM-23-01

Version Date: 07/14/2022



- CPAM-23-01
- FLU Riverine District
- Regional Commercial

**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

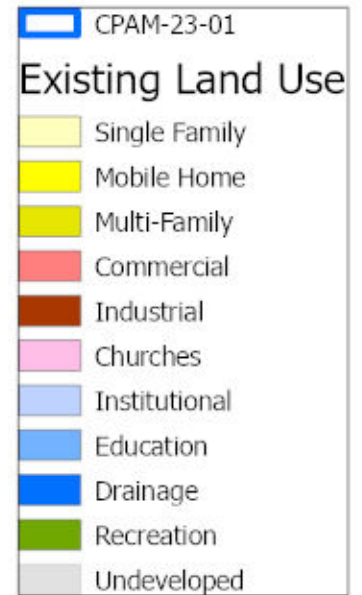
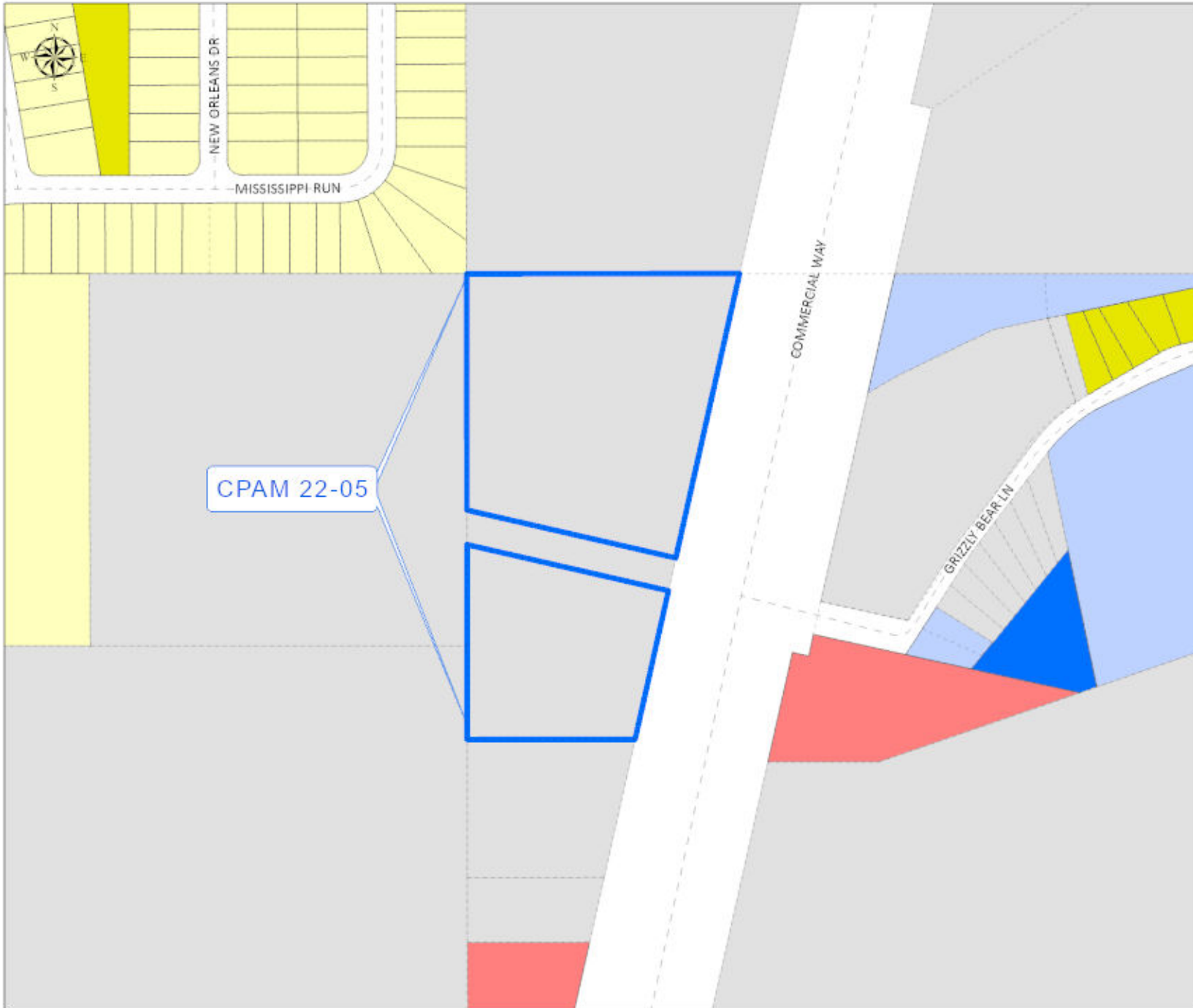
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

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



# CPAM 23-01 Existing Land Use

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



# CPAM 22-05

Photo date: 2020

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

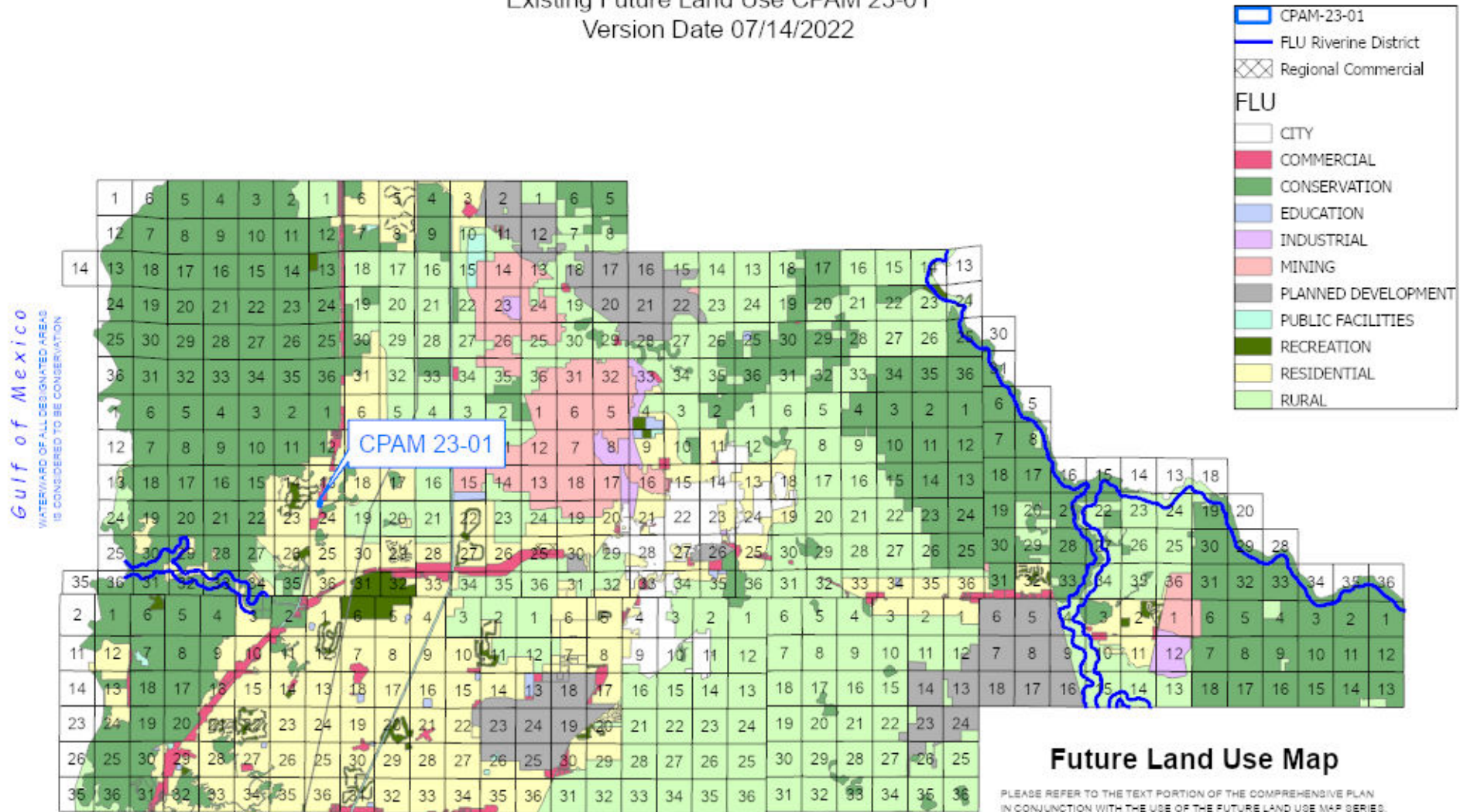


0 120 240 480 720 960 Feet



# Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM 23-01  
Version Date 07/14/2022



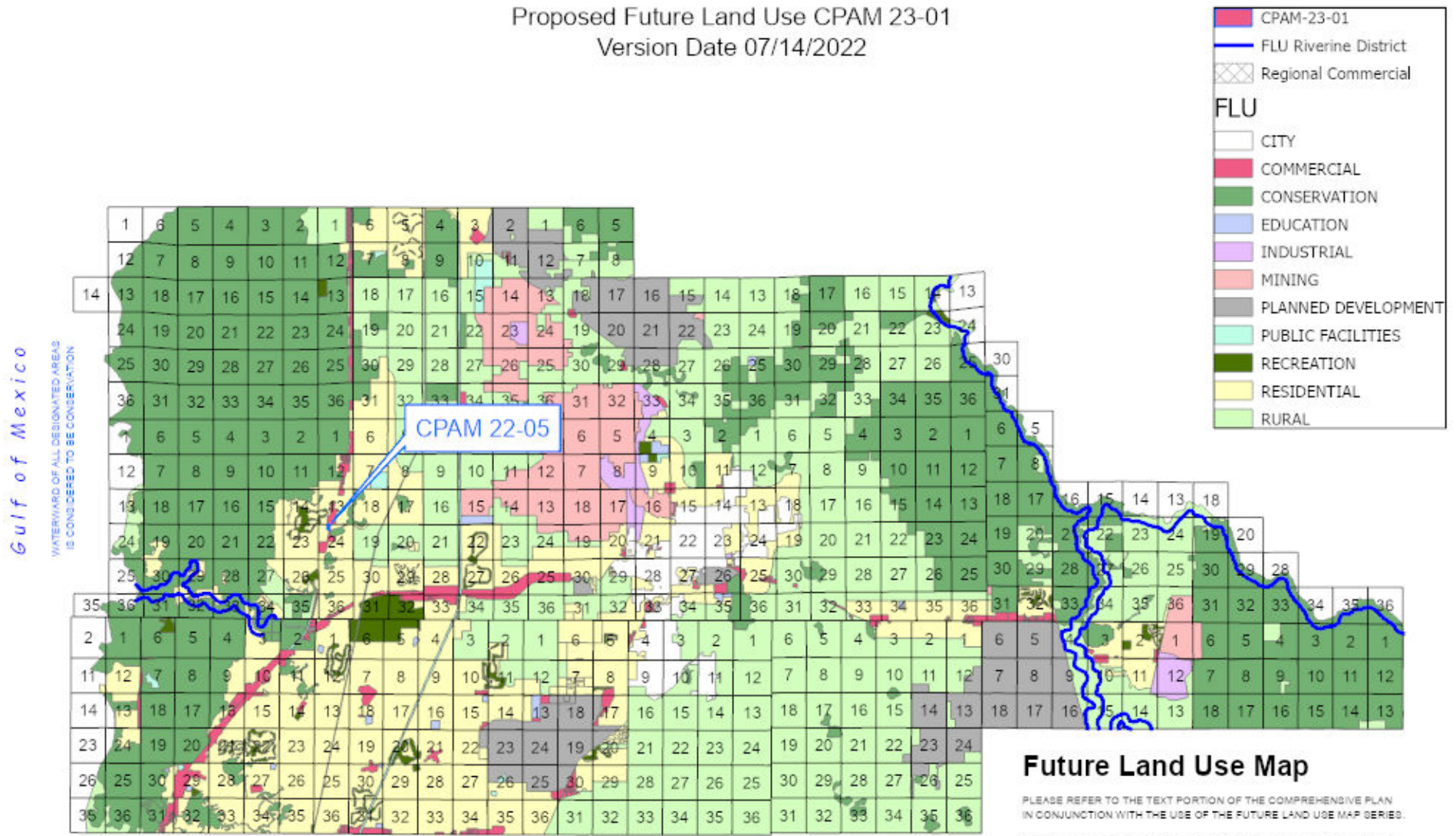
Gulf of Mexico  
WATERWARD OF ALL DESIGNATED AREAS IS CONSIDERED TO BE CONSERVATION



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2301\CPAM2301\_8x11\_Existing.jpg  
Project: S:\Share\Planning\Zoning\MaggieH\_Workspace\_S\Zoning\2023\CPAM\CPAM2301.aprx  
Date of mapping: 05/10/2023

# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 23-01  
Version Date 07/14/2022



Gulf of Mexico  
WATERWARD OF ALL DESIGNATED AREAS IS CONSIDERED TO BE CONSERVATION.

## Future Land Use Map

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

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



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2301\CPAM2301\_8x11\_Proposed.jpg  
Project: S:\Share\Planning\Zoning\MaggieH\_Workspace\_S\Zoning\2023\CPAM\CPAM2301.aprx  
Date of mapping: 05/10/2023



## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14112  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition submitted by Cliff Manuel of Coastal Engineering Associates, Inc. on behalf of Glen Lakes Commons, LLC (H-23-19)

#### BRIEF OVERVIEW

##### Request:

Rezoning from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses and Deviations

##### General Location:

West side of Commercial Way across from its intersection with Grizzly Bear Lane

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

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

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with Deviations and performance conditions.

#### REVIEW PROCESS

Omar DePablo	Approved	05/31/2024 3:19 PM
Peter Schwarz	Approved	06/03/2024 12:03 PM
Victoria Anderson	Approved	06/03/2024 12:55 PM

HERNANDO COUNTY ZONING AMENDMENT PETITION

FILE NUMBER H-23-19



Application to Change a Zoning Classification

Application request (check one):

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

Received
APR 04 2023
Planning Department
Hernando County, Florida

Date: 4/4/2023

APPLICANT NAME: Glen Lakes Commons, LLC

Address: 13904 N Boulevard
City: Tampa State: FL Zip: 33613
Phone: Email: bob@sitetokey.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Don Lacey

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)848-3425 Email: Dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: [x] Yes [ ] No (if applicable provide name) Glen Lakes Homeowners Association

Contact Name:
Address: 9000 Glen Lakes Blvd City: Weeki Wachee State: FL Zip: 34613

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00340214, 01353635
2. SECTION 30, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG
4. Desired zoning classification: PDP(GC) with Specific C2 uses (B,D, and J)
5. Size of area covered by application: 6.9 Acres
6. Highway and street boundaries: Commercial Way
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, Bob Gomez, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

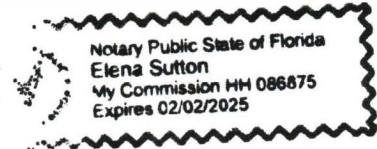
- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Glen Lakes Commons, LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4th day of April, 2023, by Bob Gomez who is personally known to me or produced as identification.

Signature of Notary Public



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

Notary Seal/Stamp

Received

MAR 6 2024

Planning Department  
Hernando County, Florida

**GLEN LAKES COMMONS - RUCKER PROPERTY**  
**PARCEL KEY #s 340214 & 1353635**  
**REZONING NARRATIVE – Revised 2/22/24**

**GENERAL**

The subject property, consisting of approximately 6.9 acres, is located west of US 19/Commercial Way and south of Glen Lakes Boulevard in Section 24, Township 22 South, Range 17 East, Hernando County, Florida. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key Nos. 340214 & 1353635. Refer to Figure 1 for the project Aerial Location Map.



**Figure 1. Rucker Property – Key No. 340214 & 1353635 Aerial Location Map**

Current zoning on both parcels is Agriculture. Refer to Figure 2 for the project area Current Zoning Map. The property is located in a Residential future land use (FLU) designation as found on the Hernando County Comprehensive Plan FLU Map. An application for a Small-Scale Comprehensive Plan Map Amendment (to Commercial) is being submitted simultaneously with this rezoning application. Refer to Figure 3 for the project area FLU Map.



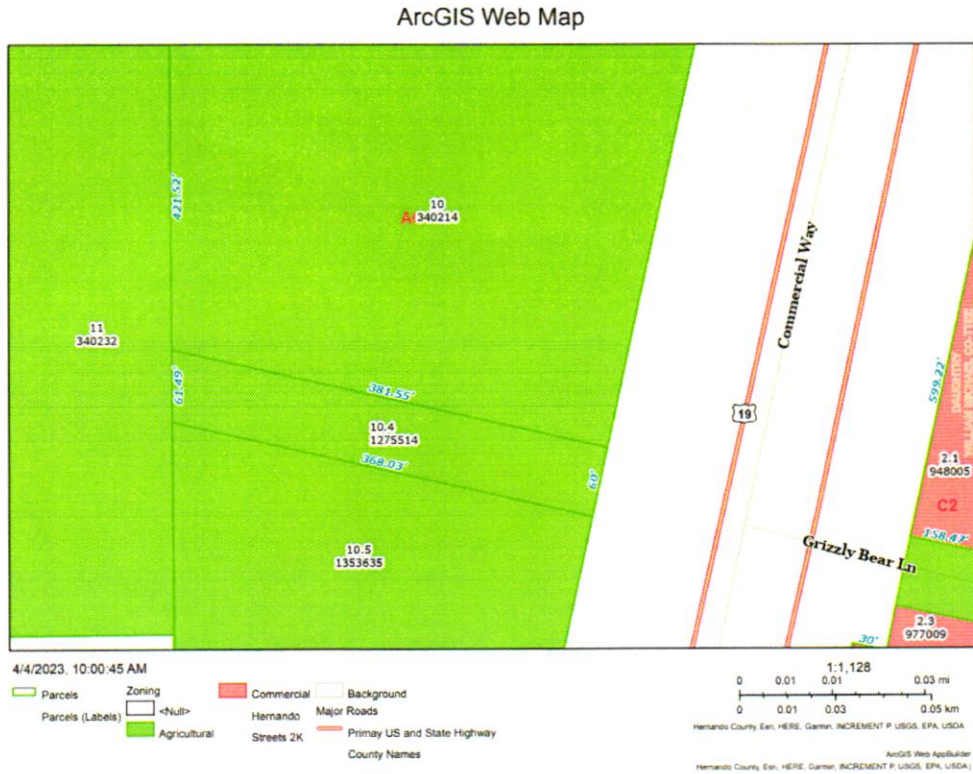


Figure 2. Rucker Property – Key No. 340214 & 1353635 Current Zoning Map Source: Hernando County GIS

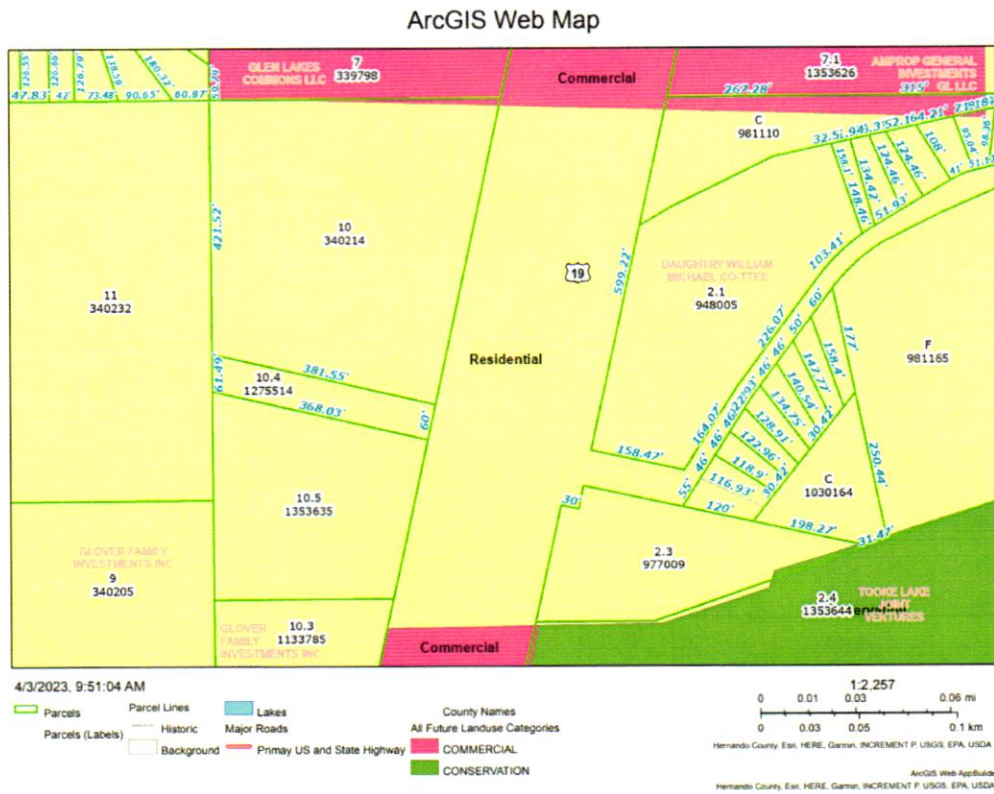


Figure 3. Rucker Property – Key No. 340214 & 1353635 FLU Map Source: Hernando County GIS

Received

MAR 6 2024

Planning Department  
Hernando County, Florida

Current Zoning surrounding Parcel Key #s. Key No. 340214 & 1353635 include:

- North: PDP (GHC)
- South: Agricultural (AG)
- East: US 19/Commercial Way
- West: Agricultural (AG)

## APPLICANT'S REQUEST

The applicant's request is to rezone the property to PDP-GC with three potential C-2 uses including drive-in restaurants, tire & automotive accessory establishments, and alcoholic beverage dispensation. Approval of this zoning will allow the previously-approved Glen Lakes Commons commercial center to be extended southward. In addition to providing another four (4) commercial parcels, this project will allow the reverse frontage road to be extended to the south boundary of Parcel Key # 340214. This will allow virtually all project traffic from the north (Glen Lakes) to avoid having to utilize US 19.

As shown the attached master plan, the project will consist of a maximum of four (4) lots. The three (3) lots on Parcel Key # 340214 will be accessed via the extension of the reverse frontage road, while Lot B-4 (located on Parcel Key # 1353635) will have access directly from US 19. Lot B-4 lies south of an existing road (Grizzley Bear Lane), however, that road is within Parcel Key # 1275514 and is not owned by the applicant. If Grizzley Bear Lane becomes available for use by this project, the applicant is willing to eliminate the proposed Lot B-4's direct access to US 19.

With the adjacent parcel to the west zoned Agriculture, a 10' natural vegetation buffer will be provided along the western boundary of the site north of the project entrance. Since the project's main drainage retention area is located along the western boundary south of the frontage road, no buffer is being proposed.

The soils consist primarily of Candler fine sands, which drain very well and are conducive to commercial development. Hernando County Utilities (sewer and potable water) are available along US 19.

## SETBACKS, BUFFERS & HEIGHT

### BUILDING SETBACKS

#### *Perimeter*

- East: 75' – US 19/Commercial Way (due to the provision of a reverse frontage road to the north and the limited project depth to the south)
- North/South: 10'
- West: 25'

#### *Internal*

- Front: 75' – US 19/Commercial Way (due to the provision of a reverse frontage road to the north and the limited project depth to the south)

Received

MAR 6 2024

Planning Department  
Hernando County, Florida

Front: 35' – from reverse frontage road  
Side: 10'  
Rear: 25'

#### BUFFER

A 10' natural vegetation buffer tract will be provided along the western boundary north of the frontage road. The buffer will not be provided where drainage retention areas will be constructed.

#### HEIGHT

Maximum building height will be limited to 45 feet. Since the NW corner of Lot 1 is at the SE corner of the Glen Lakes subdivision, building eight in Lot 1 will be limited to 20 feet when within 100 feet of the Glen Lakes subdivision.

#### PROPOSED ZONING MASTER PLAN

Attached.

#### DRAFT OF PROTECTIVE COVENANTS

Protective covenants will be prepared for maintenance of common infrastructure.

#### PRELIMINARY ENGINEERING REPORT

##### Topography & Drainage

The property consists of elevations ranging from 24' mean sea level (MSL) in the southwest to 42' MSL in the northwest. A common drainage retention area will be constructed along the southern and southeastern boundaries of the two properties.

MAR 6 2024

Planning Department  
Hernando County, Florida

### Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0166D, effective date of February 2, 2012. According to the FIRM panel, 12053C0166D of Zone X is located on the Parcel Key # 339798 & 1150195. The remainder of the overall property is within Zone X (areas outside the 0.2% annual chance floodplain). Zone X is a special flood hazard area subject to minimal flood hazard with base flood elevations determined. Refer to Figure 4 for the project FEMA Floodplain Map.

### National Flood Hazard Layer FIRMette

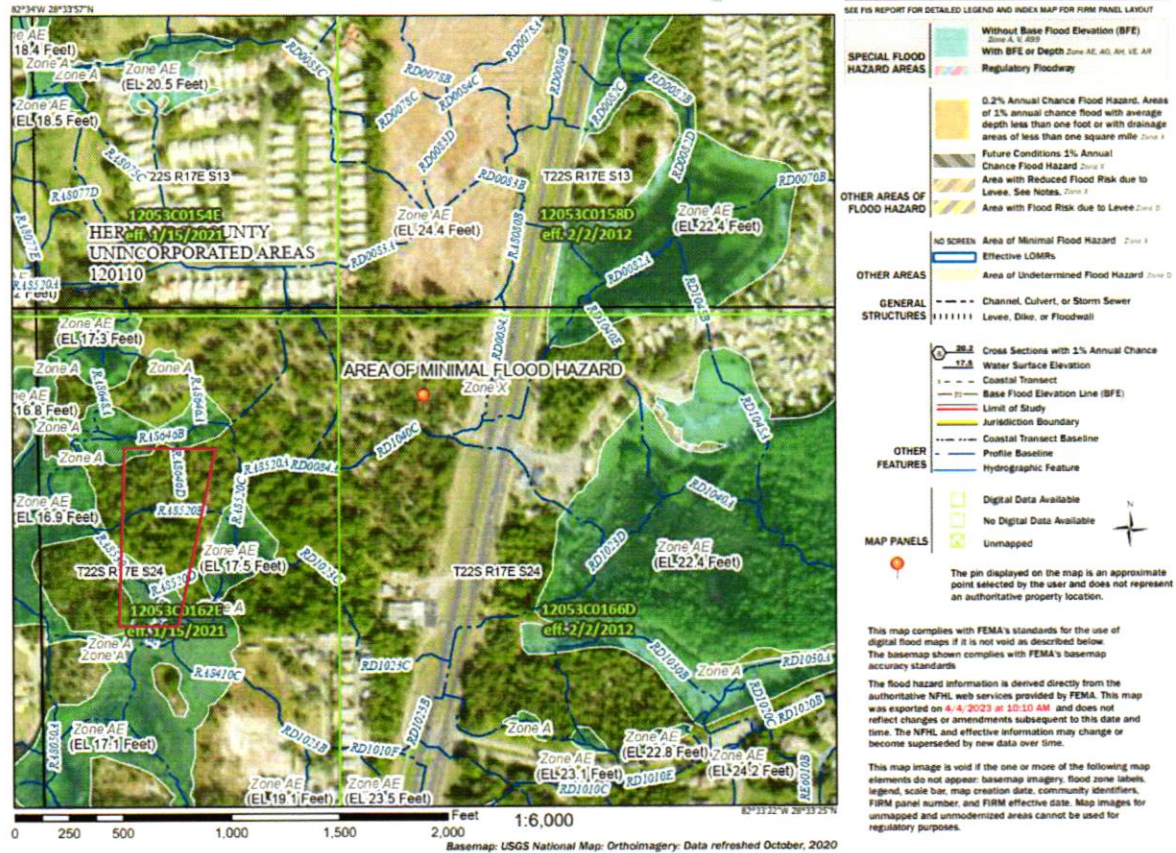


Figure 4. Rucker Property – Key No. 339798 & 1150195 FEMA Floodplain Map

Soils

Planning Department  
Hernando County, Florida

The soil type located on the subject property consists of Candler fine sand, 0 to 5 percent slopes (90.5%), and Tavares fine sand, 0 to 5 percent slopes (9.5%). Both are conducive to development. Refer to Figure 5 for the project area soil map.



SOIL CODE	SOIL DESCRIPTION
14	Candler fine sand, 0 to 5 percent slopes
49	Tavares fine sand, 0 to 5 percent slopes
TOTALS	

Figure 4. Rucker Property – Key No. 339798 & 1150195 Soil Map

Environmental

The following are the results of the environmental site visit.

- Tree species consist of sand pine scrub live oak and cherry laurel trees.
- Groundcover consists of wiregrass, pine straw, and leaf litter.
- Gopher tortoise burrows are present. No other state of federally listed species was detected.
- No wetlands or other surface waters are present.
- No evidence of karst features on this parcel

DEVELOPMENT SCHEDULE

Development is anticipated to be initiated in 2024.

MAR 6 2024

Planning Department  
Hernando County, Florida

### ADEQUATE ACCESS

As shown the attached master plan, Lots B-1 thru B-3 will be accessed via an extension of the reverse frontage road from Glen Lakes Commons to the north. The reverse frontage road will allow Glen Lakes residents to directly access these lots without having to enter US 19. Lot B-4 traffic will enter/exit IS 19 directly unless Grizzley Bear Lane becomes available for project access. US 19 (Commercial Way) has an excellent level of service in this area. A traffic access analysis will be completed at the conditional plat phase.

### SEWER AND WATER/FIRE PROTECTION

The property is within the Hernando County Utility Department (HCUD) service area. Potable water and sanitary sewer are both available. Sufficient water lines and hydrants will be constructed in the commercial subdivision to meet fire protection requirements and a Utility Service Analysis will be provided to HCUD with the conditional plat submittal.

### PREVIOUS DEVELOPMENT APPROVALS:

None

### DEVIATIONS:

#### BUILDING SETBACKS

Front: 75' – US 19/Commercial Way (this is a deviation from 125', due to the provision of a reverse frontage road and the limited E-W property depth at the south end of the property)

#### REVERSE FRONTAGE ROAD

A reverse frontage road is being provided north from the project entrance, however, a deviation from the frontage road requirement is requested south of the project entrance due to the limited E-W property depth at the south end of the property and the natural low elevations which will be used for the project's drainage retention area.

## REZONING CASE H-23-19

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

#### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

JUNE 3, 2024

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 AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with Deviations with the performance conditions listed in **Appendix A** of this Staff Report.

**INTRODUCTORY INFORMATION:**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** Glen Lakes Commons, LLC

**FILE NUMBER:** H-23-19

**REQUEST:** Rezoning from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses and Deviations

**GENERAL**

**LOCATION:** West of Commercial Way and south of Glen Lakes Boulevard

**PARCEL KEY**

**NUMBERS:** 340214, 1353635

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**APPLICANT'S REQUEST**

The petitioner is requesting a rezoning from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and deviations, in order to develop a combined 6.9 acre parcel with a retail commercial development. The petitioner has indicated the proposed rezoning will be an extension of the northern commercial development (H2169), approved on March 8, 2022. The development will include an additional four (4) outparcels and allow for the continuation of the reverse frontage to the south. The rezoning is part of a companion Small Scale Comprehensive Plan amendment (CPAM2301) to change the land use designation from Residential to Commercial.

As proposed, the development is bisected by Grizzley Bear Lane, which is owned by a separate entity and not part of this request. The petitioner has indicated three (3) of the four (4) parcels will have direct access to the reverse frontage road, however the parcel which is bisected from the project by Grizzley Bear Lane will obtain direct access from US Hwy 19 until such time Grizzley Bear Lane can be acquired and be made part of the project. Additionally, as part of the request the petitioner is requesting the following C-2 uses:

- Drive-in Restaurants
- Tire and Automotive Accessory Establishment
- Alcoholic Beverage Dispensation

**Deviations Requested:**

- The petitioner seeks a deviation in the front setbacks from 125' to 75' due to the proposed frontage road.
- Reduction in the side building setbacks from 20' to 10', along the north and south property lines
- Reduction in the rear building setbacks from 35' to 25'



## SITE CHARACTERISTICS

<b>Site Size:</b>	6.9 acres
<b>Surrounding Zoning &amp; Land Uses:</b>	North: PDP(GC); Commercial South: AG; Undeveloped East: C-2; Undeveloped, Convenient Store West: AG; Single Family
<b>Current Zoning:</b>	AG (Agricultural)
<b>Future Land Use Map Designation:</b>	Residential

## ENVIRONMENTAL REVIEW

<b>Soil Type:</b>	Candler Fine Sand, Tavares Fine Sand
<b>Comments:</b>	Candler Fine Sand provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional and submitted during the construction plans stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.
<b>Protection Features:</b>	There are no Protection Features (Wellhead Protection Areas (WHPA) and Special Protection Areas (Special Protected Areas (SPAs)) on this site according to county data.
<b>Hydrologic Features:</b>	There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data.
<b>Habitat:</b>	This property is designated as Urban Open Pine, and Residential High Density >5 DU/Acre according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).
<b>Water Quality:</b>	The proposed development is within the Weeki Wachee River Basin Management Action Plan (BMAP), the Weeki Wachee Primary Focus Area (PFA), and the and Weeki Wachee Outstanding Florida Springs (OFS) Group.
<b>Comments:</b>	The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design

techniques, principles, materials, plantings, and for required buffers, as applicable.

Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

**Flood Zone:** X, with a small portion of AE

## UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. There is an existing 16-inch water main that runs along the west side of Commercial Way. There is an existing 10-inch sewer force main that runs along the north side of Glen Lakes Boulevard, and an existing 20-inch sewer force main that runs along the east side of Commercial Way. HCUD has no objection to the request, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

## ENGINEERING REVIEW

The subject site is located south of the entrance to the Glen Lakes community and north and south of Grizzley Bear Lane. The County Engineer has reviewed the petitioner's request and indicated the following:

- A Traffic Access Analysis shall be required. If any fast-food restaurants are developed, a queuing analysis shall be required. Any improvements identified by the Traffic Access Analysis are the responsibility of the developer to install.
- Provision for connection, access to the frontage road to the south is required.
- Cross access agreements for all parcels within development shall be required.
- FDOT access management permit(s) shall be required.
- FDOT drainage permit may be required.

## LAND USE REVIEW:

**Proposed Building Setbacks****Perimeter Setbacks:**

East: 75' (deviation from 125' in order to accommodate reverse frontage road)

North/South: 10' (deviation from 20')

West: 25' (deviation from 35')

**Internal Setbacks:**

Front: 75' (from reverse frontage road)

Side: 10' (deviation from 20')

Rear: 25' (deviation from 35')

**Building Height**

The petitioner is proposing a maximum building height of 45'. Since the northwest corner of Lot 1 (as shown on the master plan) is located at the southeast corner of the Glen Lakes subdivision, building height for Lot 1 will be limited to 20' when building is within 100' of the Glen Lake subdivision property line.

**Buffer**

The petitioner is proposing a 10' vegetative buffer along the western boundary north of the reverse frontage road. The petitioner has indicated no buffers are proposed where drainage retention ponds will be located.

**Comments:** If approved, the petitioner shall provide a 10' vegetative buffer, enhanced to 80% opacity, along the western boundary of the subject site. The remaining areas shall meet the minimum buffer requirements of the Commercial Design Standards and the Community Appearance Ordinance. A buffer landscape plan shall be provided at the time of site development.

**Lighting**

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

**Parking**

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use.

**Retail Development Standards:**

The petitioner has indicated that the proposed project will be an extension of the previously approved north commercial development. Although the new development 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 its proximity to the Glen Lakes subdivision.

- 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.

**Comments:** 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.
- All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.
- 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 and location shall meet the minimum requirements of the County LDR's.

### **Landscape**

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

## **COMPREHENSIVE PLAN REVIEW:**

The area is characterized by commercial and residential uses. The subject property is located within the Residential Land Use classification on the adopted Future Land Use Map; however, has a companion Comprehensive Plan Amendment (CPAM2301) for a change from Residential to Commercial.

### **Planned Development Projects and Standards**

**Objective 1.10C:** Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

**Strategy 1.10C(1):** A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

**Comments:** The request is proposed as an extension of the northern commercial development. To facilitate the development, pedestrian accessibility for the subject property must be extended and should be designed to provide safe and convenient access through sidewalks, crosswalks, and bicycle/pedestrian paths to the commercial uses.

### **Road Network – Frontage Roads**

**Objective 5.01B:** Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.

**Strategy 5.01B(3):** The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

**Comments:** Hernando County encourages interconnectivity between uses in order to assist with traffic impacts on US Highway 19. The petitioner is proposing a cross-access reverse frontage road

system parallel to US Highway 19 in order to extend Outer Banks Drive (from the north) through the project. The petitioner has indicated a stub-out to the south for potential future development. A cross access easement or agreement shall be recorded at the time of development or on the final subdivision plat.

#### **FINDINGS OF FACT:**

A rezoning from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with Deviations is appropriate based on the following:

1. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.
2. The proposed deviations are not adverse to public interest subject to compliance with all performance conditions.

#### **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.*

**APPENDIX A  
STAFF RECOMMENDATION TO PLANNING AND ZONING  
COMMISSION**

**APPENDIX A – STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION**

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 AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and 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 provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. Minimum Building Setbacks and building height:  
Perimeter Setbacks:  
East: 75' (deviation from 125')  
North/South: 10' (deviation from 20')  
West: 25' (deviation from 35')  
  
Internal Setbacks:  
Front: 75' (deviation from 125')  
Side: 10' (deviation from 20')  
Rear: 25' (deviation from 35')  
  
Maximum Building Height:
  - 20' for Lot 1 when structure is closer than 100' from property line
  - 45' for all other lots
4. A cross access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval.
5. The petitioner shall provide a Traffic Access Analysis in accordance with the requirements of the County Engineer at the time of permitting. The Traffic Access Analysis shall include a queuing analysis. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.
6. All roads and driveways shall be built to Hernando County Standards.
7. Parking layout shall meet Hernando County Parking Lot Standards.
8. The petitioner shall obtain the appropriate Access Management and Drainage permits required from the Florida Department of Transportation.



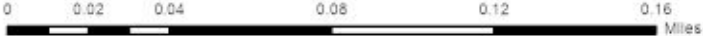
9. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project. This condition cannot be waived.
10. The predominant sign material shall be similar to the material (e.g., 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 the Hernando County Code of Ordinances.
11. This project is subject to the Residential Protection Standards. These standards will be applied at the time of site development for the applicable parcels.
12. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right of way and enhanced by landscaping and/or wall.
13. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development.
14. 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.
15. 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.
16. The petitioner shall provide a 10' vegetative buffer, enhanced to 80% opacity, along the western boundary of the subject site. The remaining areas shall meet the minimum buffer requirements of the Commercial Design Standards and the Community Appearance Ordinance. A buffer landscape plan shall be provided at the time of site development.
17. C-2 uses shall be limited to drive-in restaurants, alcoholic beverage dispensation, and tire/automotive accessory establishment.
18. The developer shall provide safe and convenient access through sidewalks, crosswalks, and bicycle/pedestrian paths to commercial uses.
19. Access to Commercial Way (US Highway 19) shall be limited to Lot B-4.

20. The petitioner shall provide a master plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

# H-23-19

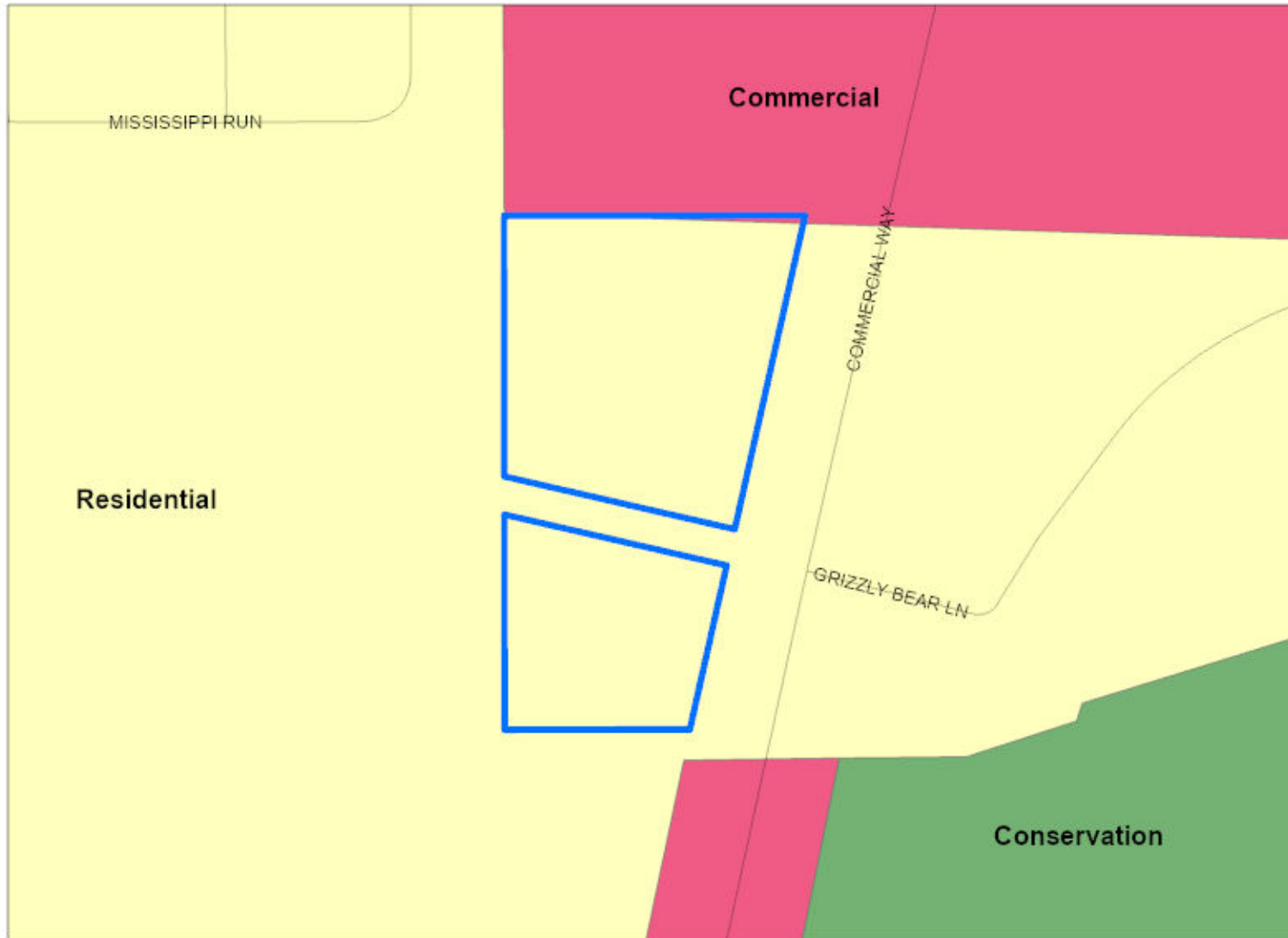
Photo date: 2020

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



# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-23-19  
Version Date: 07/14/2022



	H-23-19
	FLU Riverine District
	Regional Commercial
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

**Future Land Use Map**

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

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

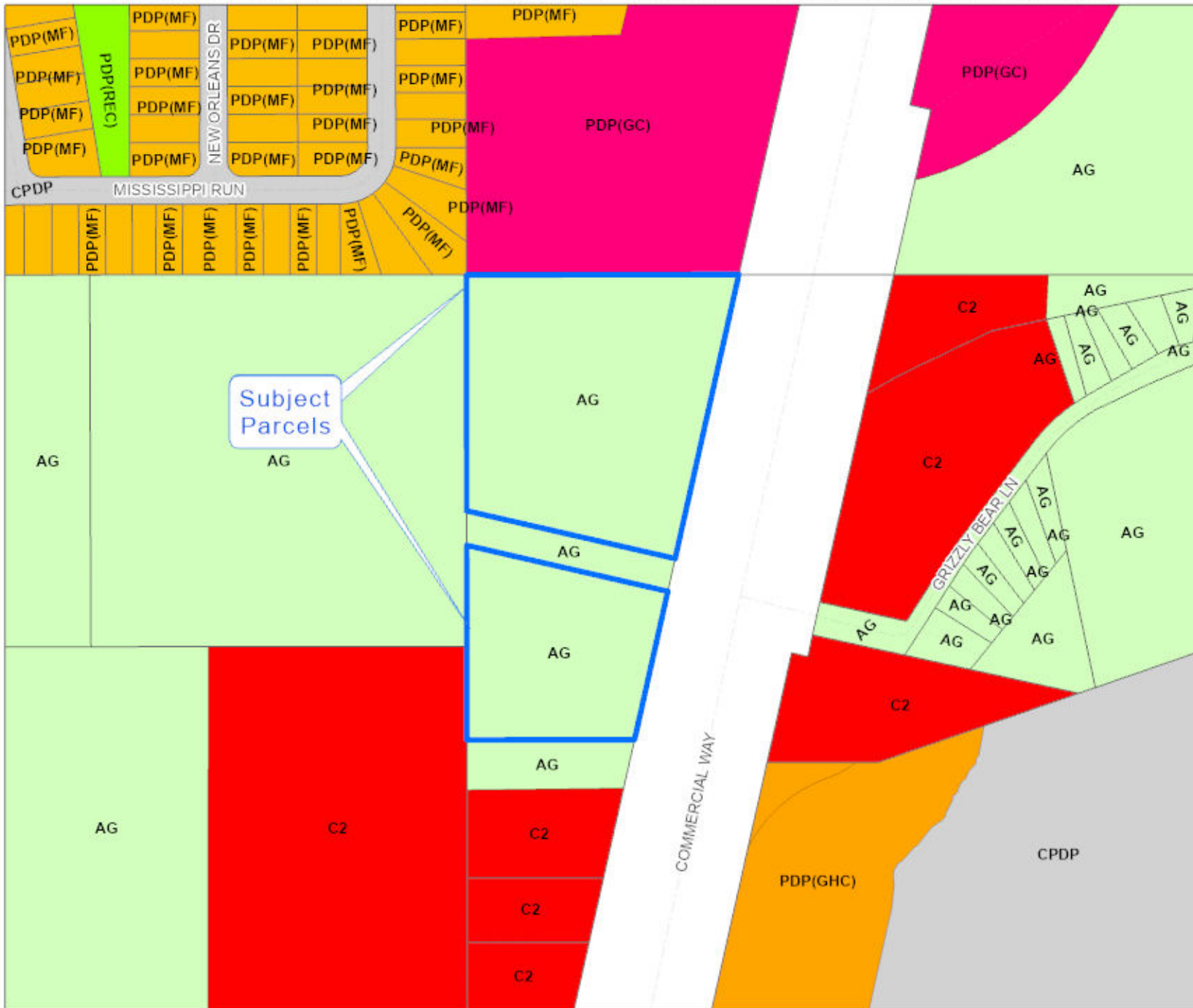


Date of mapping: 05/10/2023



# H-23-19

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



**Zoning:**

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

City Zoning Pending



MAR 6 2024

Received

LAND USE TABLE		
LAND USE	ACRES	MAXIMUM SF
COMMERCIAL & ROADS	5.9	115,000
DRAINAGE BUFFERS, AND OPEN SPACE	1.0	N/A
TOTAL AREA	6.9	

**LEGEND**

- DRAINAGE RETENTION AREA (CONCEPTUAL)
- VEGETATIVE BUFFERS
- LANDSCAPE BUFFERS
- ACCESS POINTS



**SITE DATA**

LOCATION MAP  
OWNER: GLEN LAKES COMMONS, LLC  
APPLICANT: GLEN LAKES COMMONS, LLC  
PARCEL KEY NO: 340214 & 1353635  
SECTION/TOWNSHIP/RANGE: 24/22S/18E  
CURRENT ZONING: AG  
PROPOSED ZONING: PDP(GC) W/ C-2 USES  
AREA = +/- 6.9 ACRES  
PROPOSED No. OF LOTS = 4  
MAXIMUM BUILDING HEIGHT = 45'

**PERIMETER BUILDING SETBACKS:**  
FRONT: 25' FROM US-19 (DEVIATION FROM 125')  
SIDES: 5'  
REAR: 25'

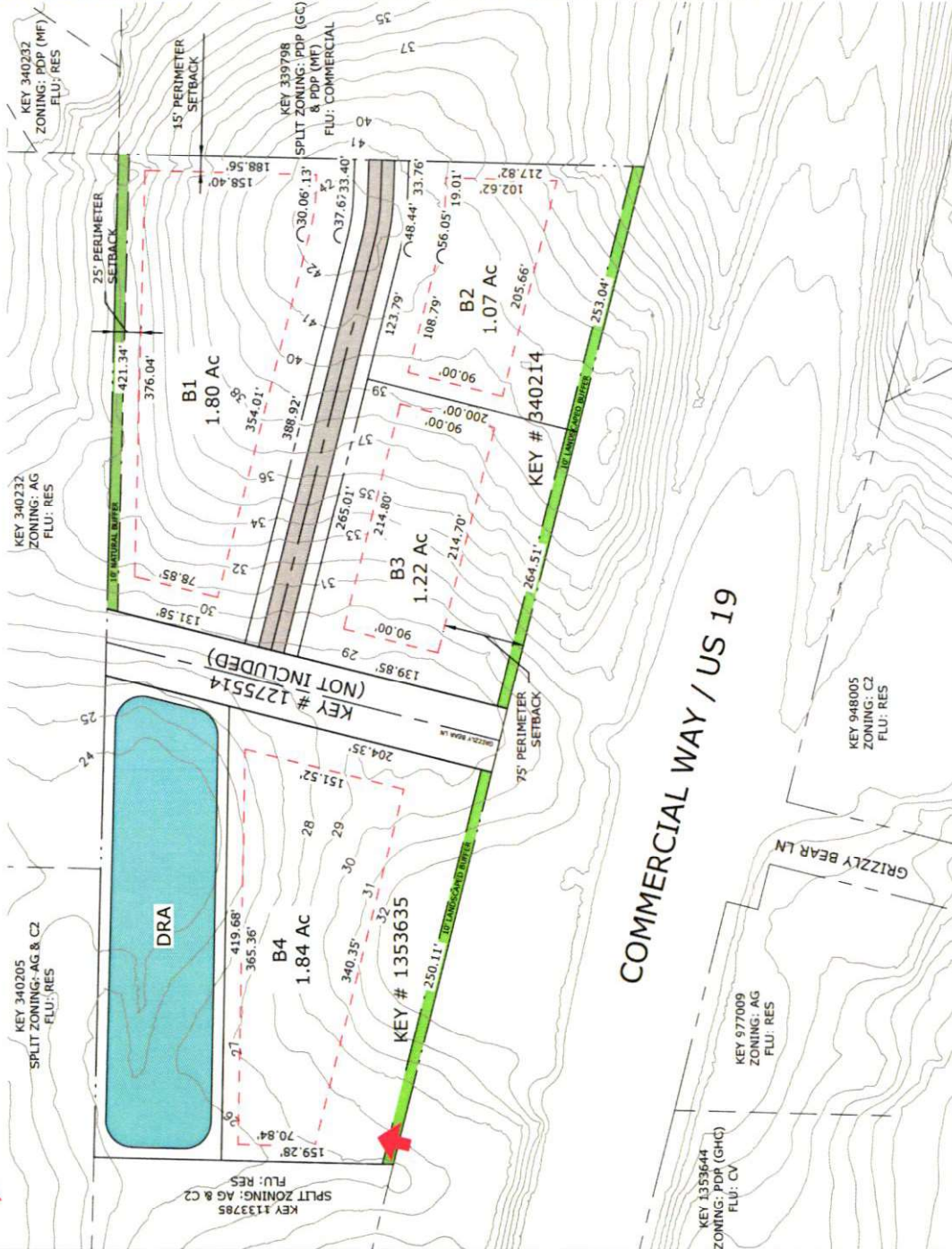
**INTERNAL BUILDING SETBACKS:**  
FRONT: 35'  
SIDES: 10'  
REAR: 35'

**BUFFERS:**  
A 10' NATURAL VEGETATION BUFFER TRACT WILL BE PROVIDED ALONG THE WESTERN BOUNDARY NORTH OF THE FRONTAGE ROAD. THE BUFFER WILL NOT BE PROVIDED WHERE DRAINAGE RETENTION AREAS WILL BE CONSTRUCTED. ALL OTHER BUFFERS WILL ADHERE TO COUNTY STANDARDS.

**FEMA FLOODPLAIN:**  
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 205530166D, EFFECTIVE DATE OF 2/17/2012. ACCORDING TO PARAGRAPH 10.01 OF THE FIRM, THE PROJECT AREA LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.

**GENERAL NOTES:**

- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.



<p><b>RUCKER PARCEL ZONING MASTER PLAN</b></p> <p>GLEN LAKES COMMONS</p>	<p>ISSUED: 03/01/2024</p> <p>SCALE: 1" = 100'</p>	<p><b>Coastal</b></p> <p>Engineering Solutions, Inc.</p> <p>13500 W. US Highway 19, Suite 100, Hernando County, FL 34426</p> <p>TEL: (813) 786-1000</p>	<p>REUSE OF DOCUMENT</p> <p>THIS DOCUMENT CONSISTS OF THE FOLLOWING SHEETS:</p> <table border="1"> <tr> <th>SHEET NO.</th> <th>TITLE</th> </tr> <tr> <td>1</td> <td>RUCKER PARCEL ZONING MASTER PLAN</td> </tr> </table>	SHEET NO.	TITLE	1	RUCKER PARCEL ZONING MASTER PLAN
SHEET NO.	TITLE						
1	RUCKER PARCEL ZONING MASTER PLAN						



## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14113  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition submitted by Jeff Rogers on behalf of Hernando County Board of County Commissioners (H-24-28)

#### BRIEF OVERVIEW

**Request:**

Rezoning from AG (Agricultural) to PSFOD/Public Service Facility Overlay District for a Fire Station

**General Location:**

Southeastern corner of Atlanta Avenue and Commercial Way; southwestern corner of the intersection of Atlanta and Richmond Street

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The applicable Public Service Facility (PSF) Overlay District Standards are contained in Article IV, Section 11. The Zoning District Amendment must be consistent with the Comprehensive Plan.

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG (Agricultural) to PSFOD/Public Service Facility Overlay District for a Fire Station with performance conditions.

#### REVIEW PROCESS

Peter Schwarz	Approved	06/03/2024	3:24 PM
Victoria Anderson	Approved	06/03/2024	3:56 PM

**REZONING CASE H-24-28  
STAFF REPORT**

**RECOMMENDATIONS/ACTIONS**

**STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION  
JUNE 3, 2024**

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 AG (Agricultural) to PSFOD/Public Service Facility Overlay District for a Fire Station with performance conditions listed in **Appendix A** of the Staff Report



**INTRODUCTORY INFORMATION:**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** Hernando County Board of County Commissioners

**FILE NUMBER:** H-24-28

**REQUEST:** Rezoning from C-1 (General Commercial) to PSFOD/Public Service Facility Overlay District for a Fire Station

**GENERAL LOCATION:** South corner of Atlanta Avenue , Commercial Way and Richmond Street

**PARCEL KEY NUMBER(S):** 78409

**APPLICANT’S REQUEST**

The petitioner requests a rezoning of the subject property to apply the PSFOD/Public Service Facility Overlay District for the construction of a Fire Station. The underlying AG zone will remain, and the PSFOD/Public Service Facility Overlay District will serve as the guidance for development of the parcel.

**SITE CHARACTERISTICS**

**Site Size:** 5.8 acres

**Surrounding Zoning; Land Uses:**

North: PDP(SF)/ Planned Development Project (Single Family); the Winding Oaks subdivision currently under construction.

South: R-1A (Residential) & C-2 (Highway Commercial); Undeveloped

East: R-1A (Residential); Undeveloped & Single Family Residence

West: Commercial Way (US 19), C-2 (Highway Commercial) and R-1A (Residential); Mini-warehouse storage and undeveloped.

**Current Zoning:** C-1 (General Commercial)

**Future Land Use  
Map Designation:** Commercial

## ENVIRONMENTAL REVIEW

**Protection Features:** The County does not currently have access to the Well Head Protection Area (WHPA) Geographic Information Systems data or the Special Protection Areas (Special Protected Areas (SPAs) data.

**Comment:** The petitioner is not requesting any uses that are prohibited within the Wellhead Protection Area (WHPA). It is the responsibility of the property owner to hire qualified and licensed consultants to determine the presence of a Wellhead Protection Area (WHPA) on the site, if requested by the County.

**Hydrologic Features:** There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data.

**Habitat:** There are several habitats on the property and the potential for several endangered species present on the site.

**Comment:** A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional and submitted as part of the at the conditional plat stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting. Invasive plant species if present shall be removed during the development process.

**Water Quality:** The proposed development is within the Weeki Wachee River Basin Management Action Plan (BMAP), the Weeki Wachee Primary Focus Area (PFA), and the and Weeki Wachee Outstanding Florida Springs (OFS) Group.

**Comment:** Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

**Flood Zone:** There are several areas on the parcel that are in the A flood zone. The remaining parcel is in the X flood zone.

## UTILITIES REVIEW

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

- HCUD does not currently provide water or sewer service to this proposed project's parcels.

- Water and sewer service are available to this project.
- HCUD has no objection to the proposed master plan to develop a fire station, subject to connection to the central water and sewer systems at time of vertical construction (project will require a private lift station).

## **ENGINEERING REVIEW**

The County Engineer has not had a chance to review and provide comments for this application. Comments will be provided, and the staff report updated before the request is heard by the Hernando County Board of County Commissioners.

- The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, an access management or drainage permit from the Florida Department of Transportation (FDOT), and/or a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Commission (FWC).
- An FDOT driveway permit is required for any access point on Commercial Way (US 19).

## **LAND USE REVIEW**

The proposed use of the subject parcels is compatible with the surrounding land use in that it is providing emergency Fire and EMS services to the surrounding community, drastically reducing the response time for properties in this area.

The fire station has access to a signalized intersection, which enables the response team to stop traffic in all directions for the engine to be dispatched more quickly. The use of this site for Fire and EMS services contributes to the overall health and safety of the community.

The Public Services Facility Overlay has special regulations to mitigate the impact these services may have on the surrounding property. The special regulations are:

- No building, structure or use within a public service facility overlay district shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.
- No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

The subject development will also be required to conform to the residential protection standards:

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.

- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences, or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls.

## COMPREHENSIVE PLAN REVIEW

### Future Land Use Map, Commercial Category

The subject property is in the Commercial future land use. The use the property as a Fire and EMS station is compatible with most future land use categories, commercial being no exception.

Strategy 1.04A(6):

The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 1.04G:

The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1):

Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-

use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

## FINDING OF FACTS

1. The proposed development of the site as a Fire Station with EMS Services is consistent with the public service needs for the area.
2. The application of the Public Service Facilities Overlay District to the subject parcel is consistent with the Comprehensive plan in that these public services may be located in any zoning district.

## NOTICE OF APPLICANT RESPONSIBILITY

*The PSF 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. Homeowners 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.*

**APPENDIX A:  
STAFF RECOMMENDATION  
TO THE PLANNING AND ZONING COMMISSION**

**APPENDIX A STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION**

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 AG (Agricultural) to PSFOD/Public Service Facility Overlay District for a Fire Station 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. Planning
  - A. Maximum Building Height: 60'  
20' within 100' of a residentially zoned property.
  - B. Allowed Uses in this PDP:
    - I. Fire Station
    - II. Related accessory uses and structures
  - C. Perimeter Setbacks (inclusive of the vegetated buffer)
    - North (Atlanta Avenue): 50'
    - South: 50'
    - East (Richmond Street): 50'
    - West (Commercial Way): 125'
  - D. Buffers:
    - North (Atlanta Avenue): 15' landscaped vegetated
    - South: 15' landscaped vegetated
    - East (Richmond Street): 15'
    - West (Commercial Way): 20' landscaped buffer

Buffer fencing – If a fence is used, the greenery shall be installed on the side of the fence that faces the adjacent property at the conclusion of construction.
  - E. Vegetated buffers shall remain undisturbed, with the exception of the removal of invasive species or dead trees. Buffers may not include any stormwater management facilities, utility easements or drainage retention areas.
  - F. Special Conditions for the PSF Overlay District
    - i. No building, structure or use within a public service facility overlay district shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.

- ii. No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

G. Residential Protection Standards

- i. There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- ii. No building within 100' of any single-family residential district property line shall be more than 20' in height.
- iii. 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.
- iv. 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.

3. **Environmental:**

- A. A **comprehensive floral and faunal (wildlife) survey** shall be prepared by a qualified professional and submitted as part of the Conditional Plat application stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.**Required Natural Vegetation**
  - I. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement within 12 months.
  - II. The petitioner is required to meet all landscape and open space requirements outlined within the County Land Development Regulations.
- C. Invasive plant species if present are to be removed during the development process.
- D. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

4. **Engineering:**

- A. The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, an access management or drainage permit from the



Florida Department of Transportation (FDOT), and/or a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Commission (FWC).

5. **Utilities:**

HCUD has no objection to the proposed master plan to develop a fire station, subject to connection to the central water and sewer systems at time of vertical construction (the project will require a private lift station).

6. **Construction Buffer:**

Article II, Section 10-28 (5) All new development (subdivision and commercial) greater than two (2) acres that abuts existing residentially zoned housing units not in previously developed or future phases of the same development must provide a construction buffer at the perimeter of the construction site boundary. It shall be a natural vegetative buffer a minimum of ten (10) feet in width, provide a minimum of eighty (80) percent opacity, and minimize - airborne erosion to existing adjacent residentially zoned housing units. If natural vegetation is not adequate or available to provide such a buffer, a fence or wall at least six (6) feet in height above grade must be installed within thirty (30) days of clearing and prior to commencement of construction. If a fence is used it must include mesh or slats to minimize airborne erosion. If a permanent fence or wall is provided it must be dominated by greenery on the side facing adjacent property at the conclusion of construction. Retention of a natural vegetative buffer is encouraged. A permanent construction buffer can be used to meet all or part of the requirements for natural vegetation preservation.

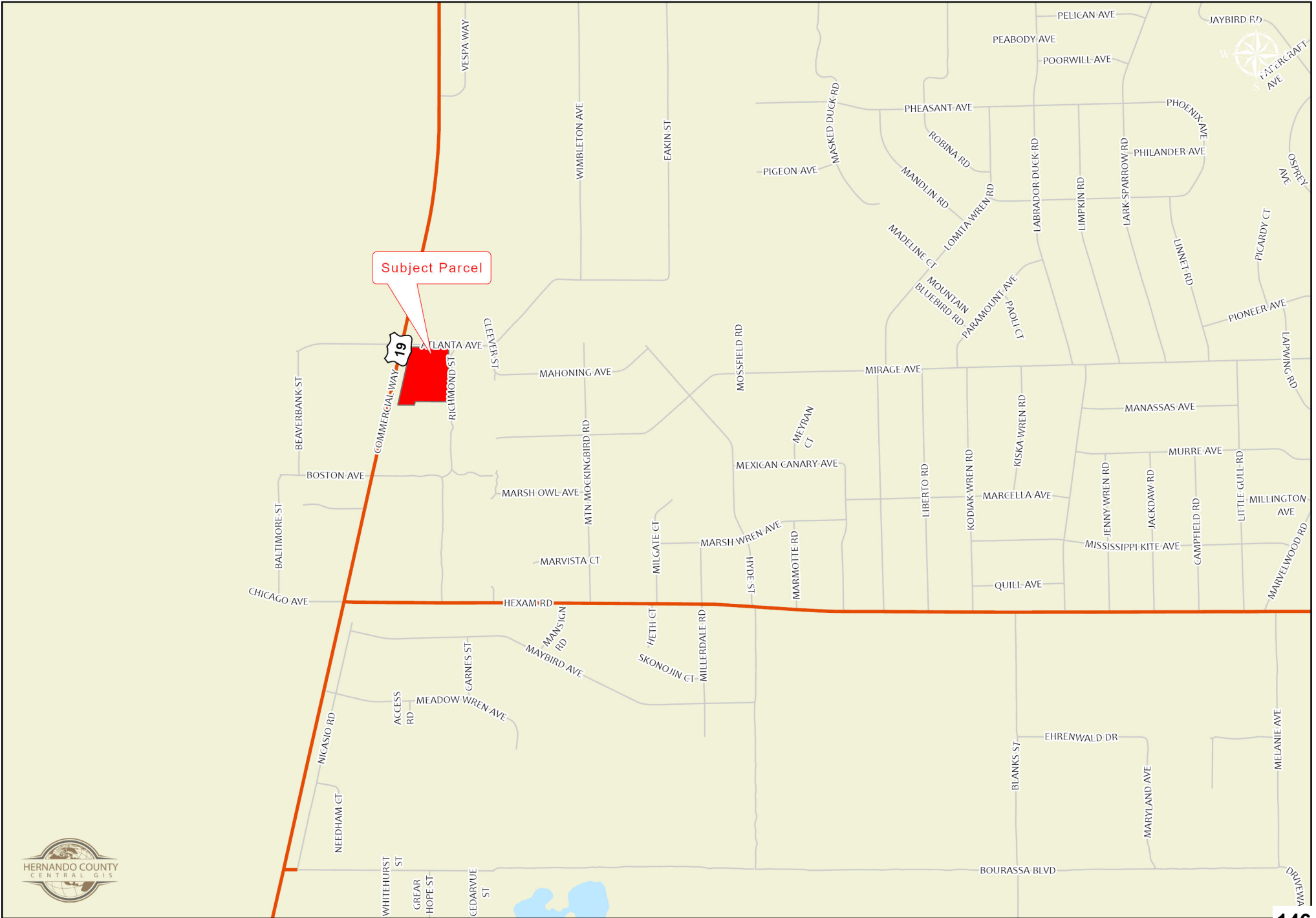
7. The petitioner shall remove any barbed wire and/or electric fencing from the subject parcel(s) prior to the issuance of any Certificate of Occupancy being issued. This includes any areas designated as Buffers and Drainage Retention Areas designated as PDP (Special Use) on plats.

8. Prior to the issuance of an approved set of construction plans, the developer shall provide the Department of Public Works and The Planning Department with a contact list of any known contractors and professionals that will be working on the site as well as designating a primary contact should issues arise.

9. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

# H-24-28 AREA MAP

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



0 0.1 0.2 0.4 0.6 0.8 Miles

# H-24-28

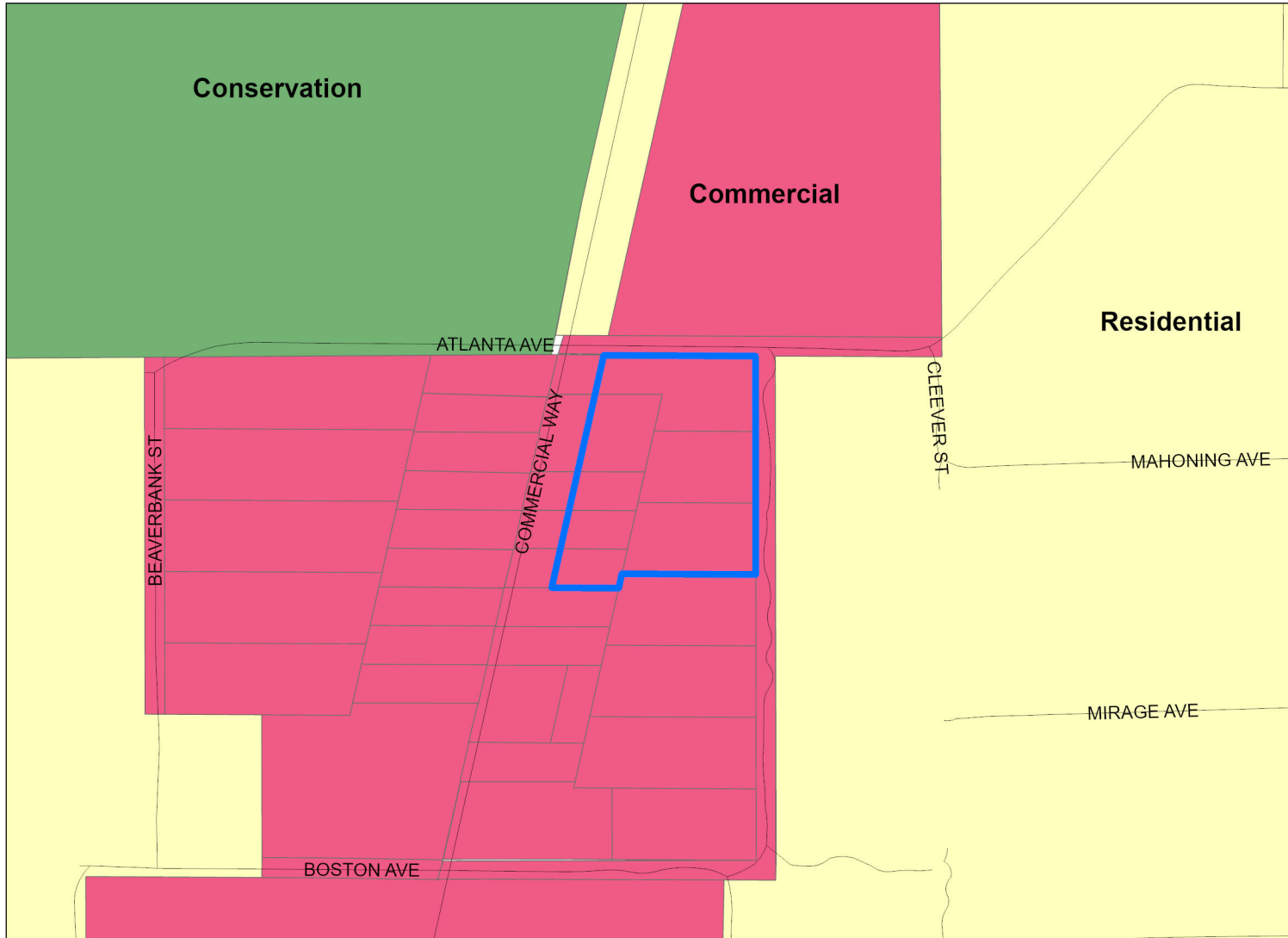
Photo date: 2023

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# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-28  
Version Date: 12/09/2022



**H-24-28**

FLU Riverine District

Regional Commercial

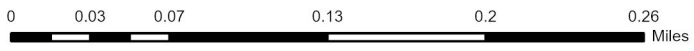
**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

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

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

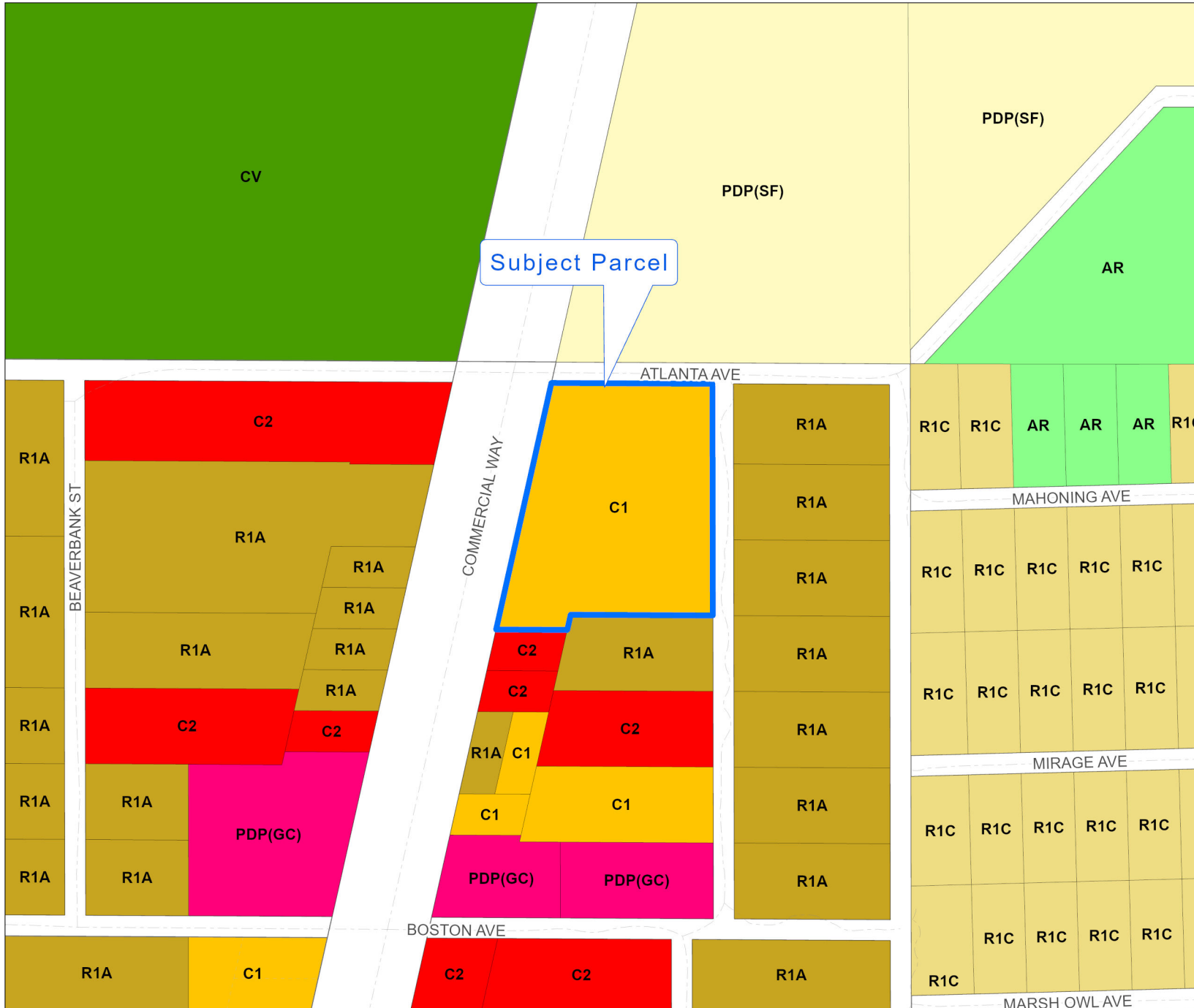


Date of mapping: 05/29/2024



# H-24-28

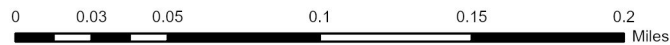
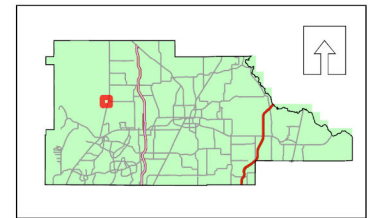
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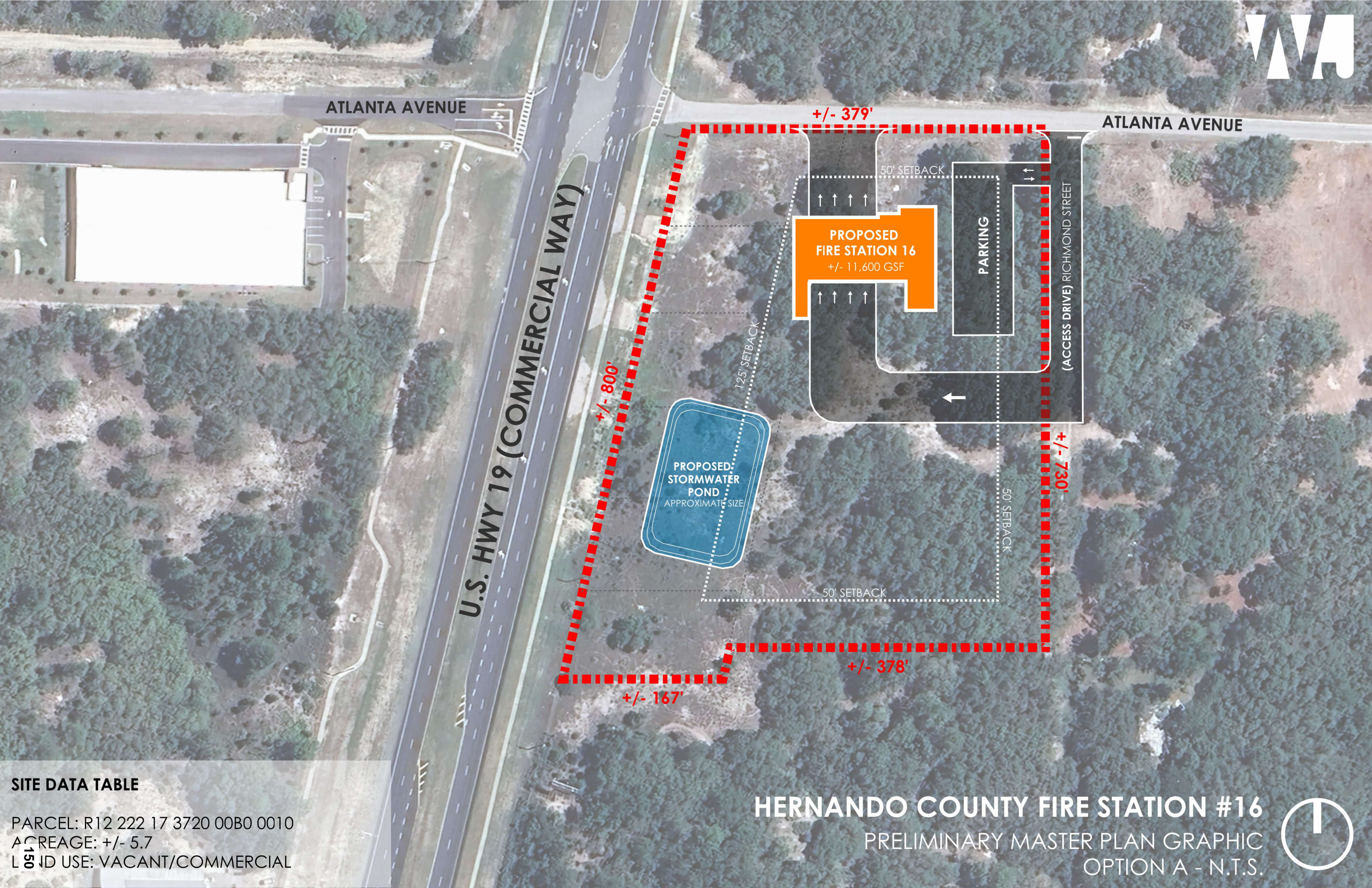


**Zoning:**

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

City Zoning Pending





ATLANTA AVENUE

ATLANTA AVENUE

U.S. HWY 19 (COMMERCIAL WAY)

+/- 379'

50' SETBACK

PROPOSED  
FIRE STATION 16  
+/- 11,600 GSF

PARKING

(ACCESS DRIVE) RICHMOND STREET

+/- 800'

125' SETBACK

PROPOSED  
STORMWATER  
POND  
APPROXIMATE SIZE

+/- 730'

50' SETBACK

50' SETBACK

+/- 378'

+/- 167'

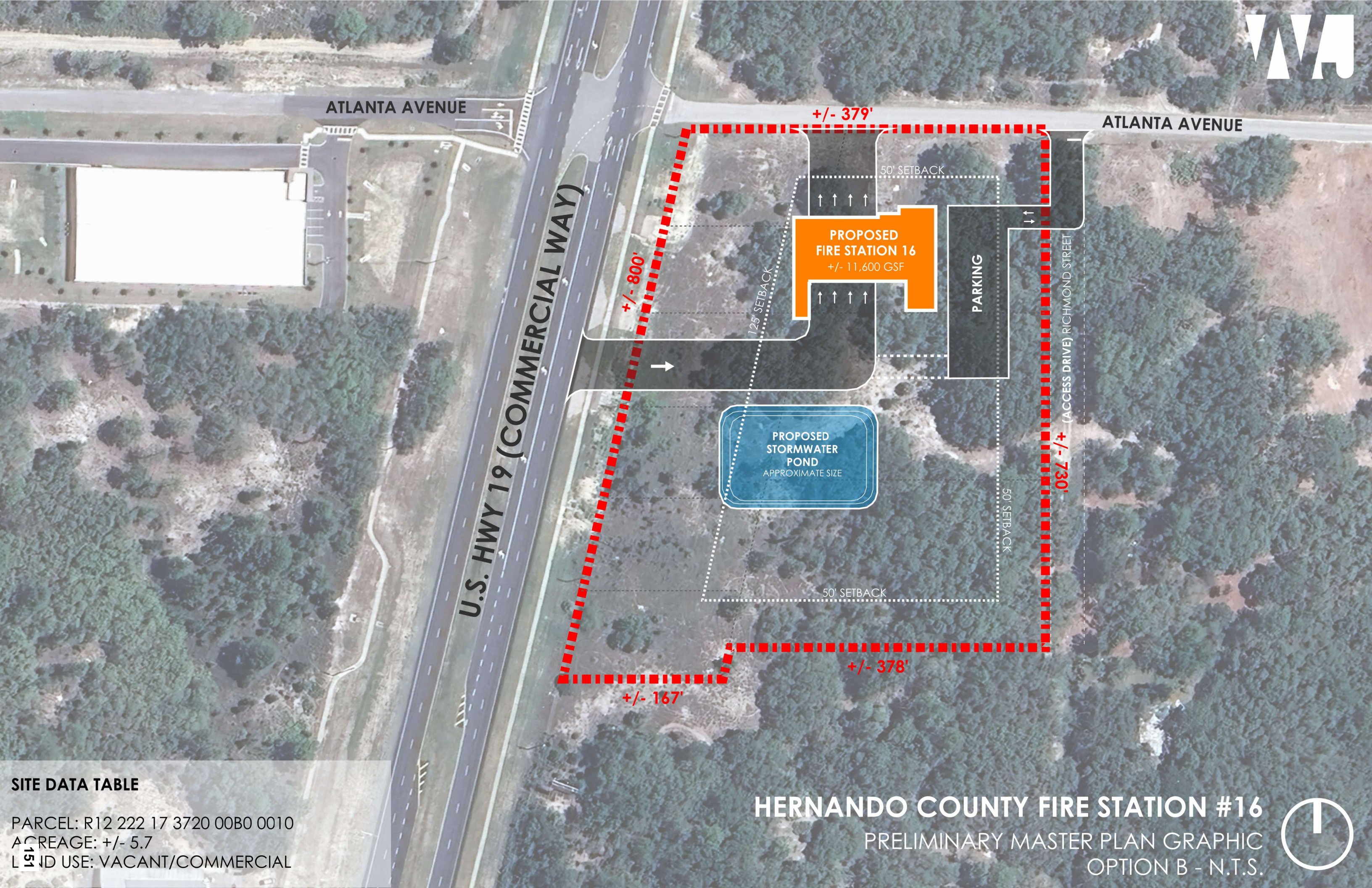
**SITE DATA TABLE**

PARCEL: R12 222 17 3720 00B0 0010  
ACREAGE: +/- 5.7  
LAND USE: VACANT/COMMERCIAL

**HERNANDO COUNTY FIRE STATION #16**

PRELIMINARY MASTER PLAN GRAPHIC  
OPTION A - N.T.S.





ATLANTA AVENUE

ATLANTA AVENUE

U.S. HWY 19 (COMMERCIAL WAY)

+/- 379'

+/- 800'

PROPOSED  
FIRE STATION 16  
+/- 11,600 GSF

PARKING

PROPOSED  
STORMWATER  
POND  
APPROXIMATE SIZE

+/- 730'

+/- 378'

+/- 167'

**SITE DATA TABLE**

PARCEL: R12 222 17 3720 00B0 0010  
ACREAGE: +/- 5.7  
LAND USE: VACANT/COMMERCIAL

**HERNANDO COUNTY FIRE STATION #16**

PRELIMINARY MASTER PLAN GRAPHIC  
OPTION B - N.T.S.





## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14114  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition submitted by Darryl W. Johnston Esq. of Johnston Law Group PA on behalf of KLMG Properties II, LLC (H-24-06)

#### BRIEF OVERVIEW

**Request:**

Rezoning from AG (Agricultural) a to C-2 (Highway Commercial)

**General Location:**

Northeast corner of the intersection of Cortez Boulevard and Clayton Road

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

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

#### RECOMMENDATION

Staff recommends that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) and C-2 (Highway Commercial) to C-2 (Highway Commercial).

#### REVIEW PROCESS

Peter Schwarz	Approved	06/03/2024 12:46 PM
Kyle Benda	Delegated	06/03/2024 4:02 PM
Victoria Anderson	Approved	06/03/2024 4:10 PM



# 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: January 22, 2024

File No. \_\_\_\_\_ Official Date Stamp:  
**H-24-060**  
**Received**  
**JAN 26 2024**  
 Planning Department  
 Hernando County, Florida

**APPLICANT NAME:** KLMG Properties II LLC

Address: 18521 Wayne Road  
 City: Odessa State: FL Zip: 33556  
 Phone: \_\_\_\_\_ Email: tgallo@spmfarm.com  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Darryl W. Johnston, Esq.

Company Name: Johnston Law Group PA  
 Address: 29 S Brooksville Avenue  
 City: Brooksville State: FL Zip: 34601  
 Phone: 352-796-5124 Email: dwi@djohnstonlaw.com

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

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 369648 and 1113173
2. SECTION 32, TOWNSHIP 22 South, RANGE 20 East
3. Current zoning classification: AG and C2
4. Desired zoning classification: C2
5. Size of area covered by application: 2.2 and 1.6 +/-
6. Highway and street boundaries: Cortez Boulevard and Clayton Road
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, Tammy Gallo, as Manager, 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.

*Tammy L Gallo*  
 \_\_\_\_\_  
 Signature of Property Owner

STATE OF ~~FLORIDA~~ Virginia  
 COUNTY OF ~~HERNANDO~~ Albemarle

The foregoing instrument was acknowledged before me this 24 day of January, 20 24, by Tammy L. Gallo who is personally known to me or produced FL DRIVERS LICENSE as identification.

FL DRIVERS LICENSE  
6400-812-63-904-D

*Jennifer Leigh Morris*  
 \_\_\_\_\_  
 Signature of Notary Public

**JENNIFER LEIGH MORRIS**  
 NOTARY PUBLIC  
 COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES AUG. 31, 2027  
 COMMISSION # 57651871

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

## NARRATIVE – KLMG Properties II LLC

### Proposal

This application is to rezone two adjacent parcels on north side of State Road 50 east of Brooksville. One is a 2.2 acre parcel, and the other is a 1.6 acre parcel. Both are split zoned C-2 and AG. Petitioner is the owner of the property and desires to rezone the commercial portion of the property so the commercial zoning is aligned with the angle of the rear boundary line. The commercial is currently aligned with the highway.

Both properties are vacant. Access is from Cortez Blvd. (S.R. 50). Zoning to the north is AG and contains small lots for residential use. Zoning to the west and east is Commercial and Agricultural. Zoning to the south, across S.R. 50, is AG.

The Petitioner desires to align the commercial zoning to the rear boundary line. A copy of the survey/site plan is attached as Exhibit A.

Petitioner requests rezoning of a portion of its properties for the purpose stated above.

### Site and Environmental Characteristics

The entire site is unimproved.

There are no known endangered or protected species on site.

### Site Plan

There is no specific use contemplated. The existing roadway network is capable of accommodating this request, and there will not be upgrades to any signals or roadway network due to this request.

Water and sewer for this site is not available from a public provider.

### Conclusion

This proposal will be consistent with existing zoning for the property, and this application is simply requesting a realignment. The properties on S.R. 50 are zoned commercial. The proposed use will not be adverse to the public. We request approval of this rezoning petition.

## REZONING CASE H-24-06

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

##### **STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION JUNE 3, 2024**

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 AG (Agricultural) and C-2 (Highway Commercial) to C-2 (Highway Commercial).listed in **Appendix A** of the Staff Report..

**INTRODUCTORY INFORMATION:**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** KLMG Properties II, LLC

**FILE NUMBER:** H-24-06

**REQUEST:** Rezoning from AG (Agricultural) and C-2 (Highway Commercial) to C-2 (Highway Commercial)

**GENERAL LOCATION:** Northeast corner of the intersection of Cortez Boulevard and Clayton Road

**PARCEL KEY NUMBER(S):** 369648, 1113173

**APPLICANT’S REQUEST**

The petitioner requests a rezoning of the subject property from AG (Agricultural) and C-2 (Highway Commercial) to C-2 (Highway Commercial) for the purpose of removing the split zoning from the parcels. The parcels are undeveloped.

**SITE CHARACTERISTICS**

**Site Size:** 5.5 acres

**Surrounding Zoning;**

**Land Uses:** North: R-1C (Residential); Single Family Residence, undeveloped  
South: AG (Agricultural); Undeveloped  
East: AG (Agricultural) & PDP(GC); Single Family Residence, undeveloped  
West: AG (Agricultural) and C-1 (General Commercial); undeveloped

**Current Zoning:** AG (Agricultural) & C-2 (Highway Commercial)

**Future Land Use Map Designation:** Commercial and Rural

## ENVIRONMENTAL REVIEW

**Soils:** Flemington Fine Sandy Loam, Nobleton Fine Sand, and Wauchula Fine Sand.

**Protection Features:** The County does not currently have access to the Well Head Protection Area (WHPA) Geographic Information Systems data or the Special Protection Areas (Special Protected Areas (SPAs) data.

**Comment:** The petitioner/property owner shall provide information regarding the presence of a well head protection area on the site prior to submitting permit applications if the proposed use is prohibited within a Wellhead according to *Article VII Groundwater Protection and Siting* of the Hernando County Land Development Regulations.

**Hydrologic Features:** There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to the current available data.

**Habitat:** The subject property is designated Residential, Low Density according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).

**Comment:** Invasive plant species if present are to be removed during the development process.

**Water Quality:** The proposed development is within the Chassahowitzka-Homosassa River Basin Management Action Plan (BMAP), and the Homosassa Spring Group of the Outstanding Florida Springs (OFS).

**Comment:** Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

**Flood Zone:** A majority of the subject parcels are in Flood Zone X. There is a small portion of the southeastern corner in the AE Flood Zone.

## UTILITIES REVIEW

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

- HCUD does not currently supply water or sewer service to these parcels.
- Water and sewer service are not available to these parcels.

- HCUD has no objection to the requested zoning change from split C2/AG to C2 to bring the C2 zoning within all parcel borders, subject to Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems for the parcels.

## ENGINEERING REVIEW

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

- The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, an access management or drainage permit from the Florida Department of Transportation (FDOT), and/or a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Commission (FWC).
- All floodplain encroachment shall be compensated.
- Stormwater runoff shall be treated and attenuated.
- Stormwater ponds must be located outside of floodplains.
- The developer is required to meet all applicable regulations for construction and use of the property.
- A traffic access analysis will be required in future, depending on specific use and number of trips generated. Turn lanes may be required as a result of the Traffic Analysis. Refer to Hernando County Facility Design Guidelines IV-18.
- Any improvements identified by traffic analysis shall be responsibility of the developer to install.
- A frontage road shall be provided along the entire frontage of Cortez Boulevard.
- The project site design shall insure that driveway access to Clayton Road does not interfere with the intersection at Cortez Blvd.
- Additional right-of-way shall be provided along the parcel frontage on Clayton Road. The applicant shall work with the County Engineer at time of site development to determine amount required.

## LAND USE REVIEW

These parcels are located on Cortez Boulevard, along a stretch of commercial properties with a commercial Future Land Use. The petitioner's request conforms to the Comprehensive Plan and the Future Land Use. The property is adjacent to a single-family neighborhood and agriculturally zoned land. When the property owner applies to develop these parcels, the Residential Protection Standards (*Appendix A, Article IV, Section 3*) will apply.

## FINDING OF FACTS

1. The subject properties are split-zoned, with a portion zoned C-2 (Highway Commercial).
2. The requested rezoning is consistent with existing development and the future land use for the corridor.

**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.*

*The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.*

**APPENDIX A  
STAFF RECOMMENDATION TO PLANNING AND ZONING  
COMMISSION**



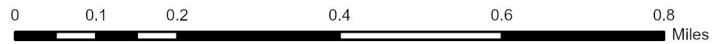
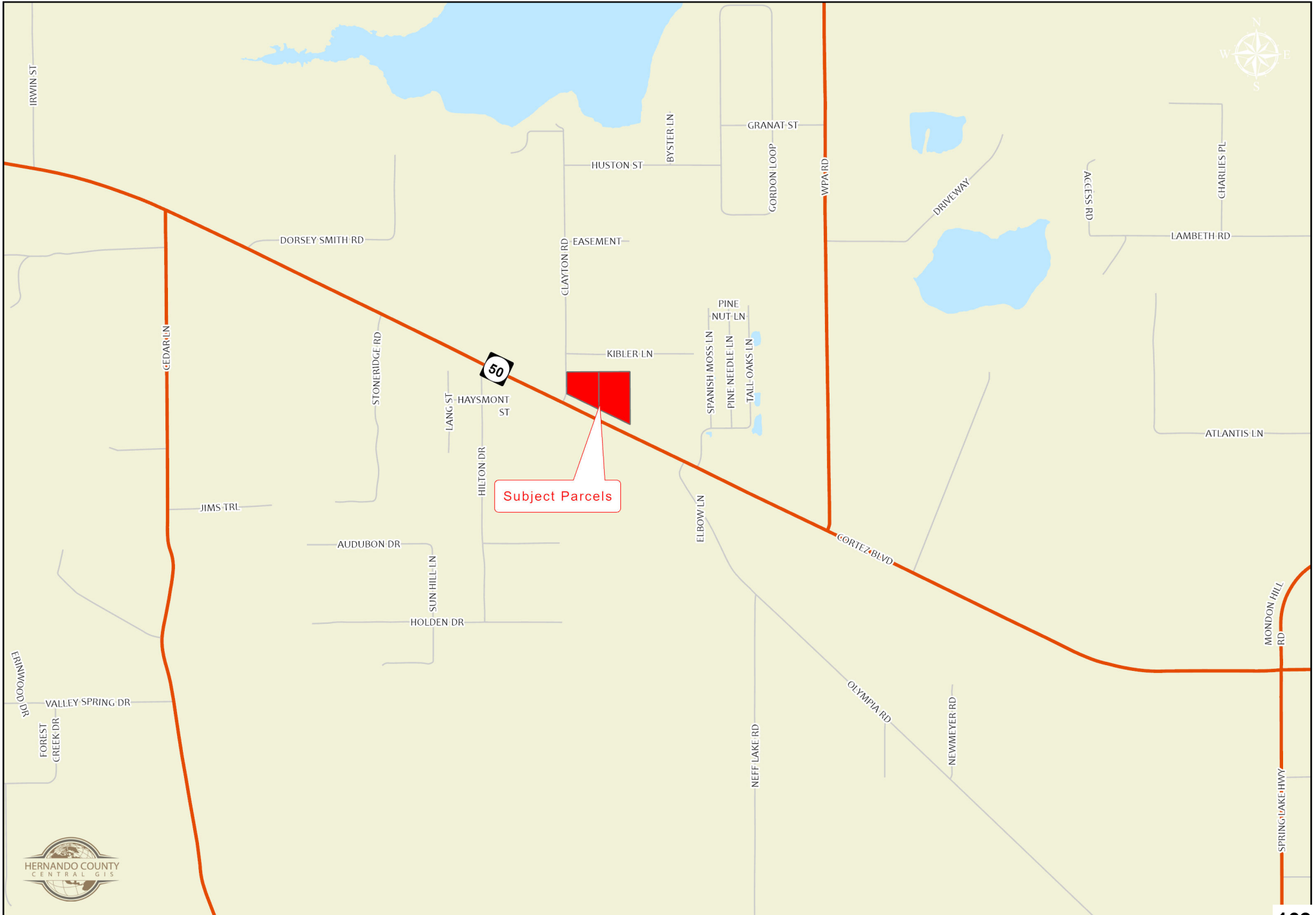
**APPENDIX A – STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION**

**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 AG (Agricultural) and C-2 (Highway Commercial) to C-2 (Highway Commercial).

# H-24-06 AREA MAP

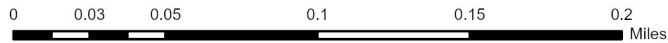
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# H-24-06

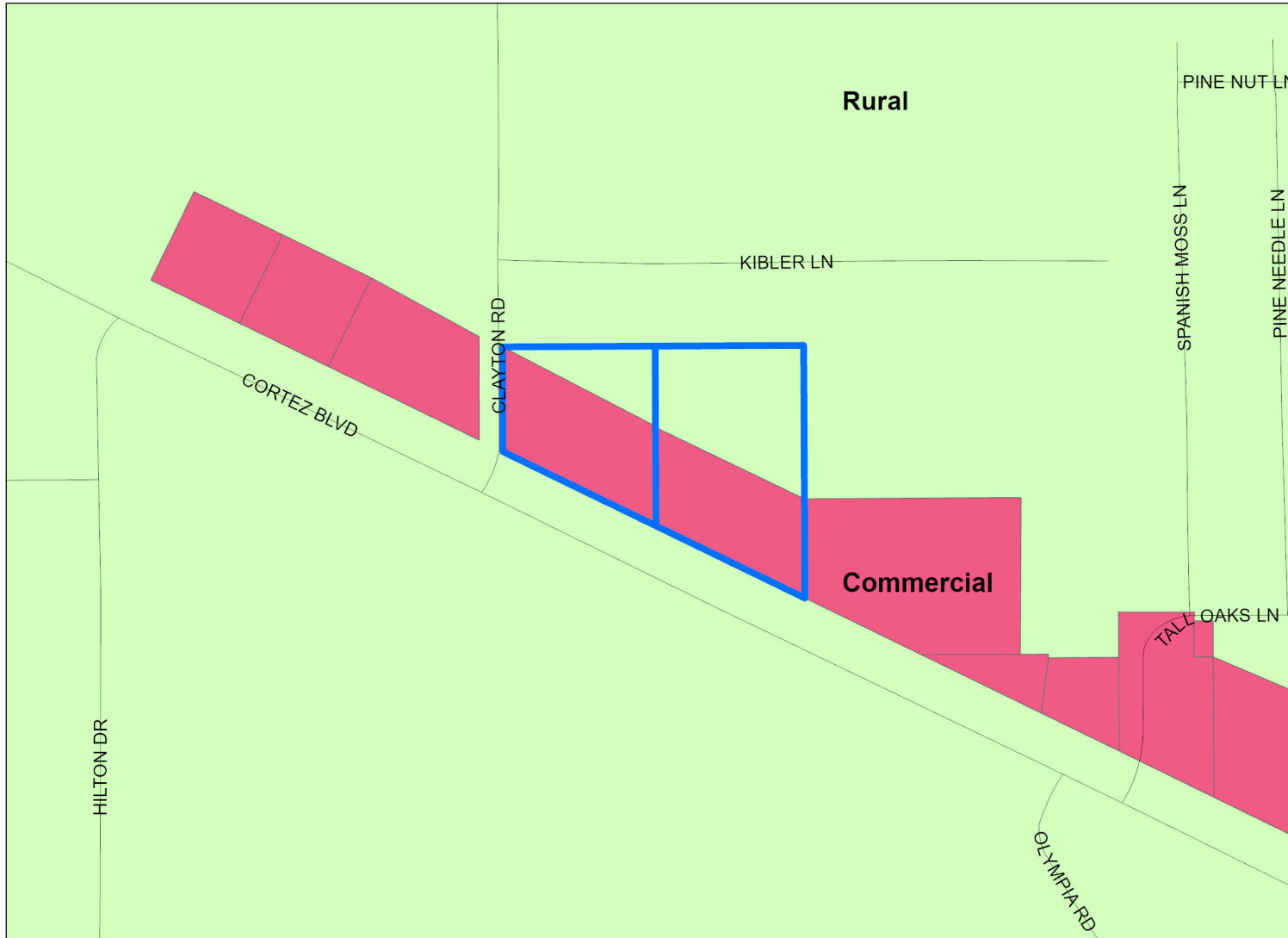
Photo date: 2023

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# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-06  
Version Date: 12/09/2022

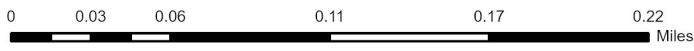


	H-24-06
	FLU Riverine District
	Regional Commercial
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
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	MINING
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	RECREATION
	RESIDENTIAL
	RURAL

**Future Land Use Map**

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

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



Date of mapping: 03/20/2024



# H-24-06

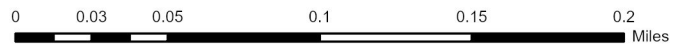
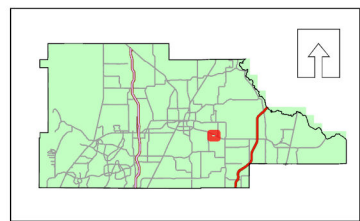
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**Zoning:**

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

City Zoning Pending





KLME Proxities II, LLC



## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14115  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition Submitted by Dr. Paresh Desai on behalf of Spring Hill Development Investments, LLC (H-24-12)

#### BRIEF OVERVIEW

**Request:**

Rezoning from PDP(IND)/ Planned Development Project (Industrial) to PDP(GC)/ Planned Development Project (General Commercial)

**General Location:**

North side of the intersection of Dorado Street and Industrial Loop; west side of the intersection of Industrial Loop and Anderson Snow Road.

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

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

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to rezone the subject site(s) from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/ Planned Development Project (General Commercial) with performance conditions.

#### REVIEW PROCESS

Omar DePablo	Approved	05/31/2024	3:13 PM
Peter Schwarz	Approved	06/03/2024	2:11 PM
Victoria Anderson	Approved	06/03/2024	3:10 PM

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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

File No. \_\_\_\_\_ Official Date Stamp:
Received
FEB 16 2024
Planning Department
Hernando County, Florida

Date: 01/15/2024

APPLICANT NAME: Spring Hill Development Investment, LLC

Address: 507 NW 9th Ave
City: Crystal River State: FL Zip: 34428
Phone: 352-634-0980 Email: desaipgcr@gmail.com
Property owner's name: (if not the applicant) Paresah Desai

REPRESENTATIVE/CONTACT NAME: Paresah Desai (same as above)

Company Name:
Address: 507 NW 9th Ave
City: Crystal River State: FL Zip: 34428
Phone: 352-634-0980 Email: desaipgcr@gmail.com

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 01059892 and 01059909
2. SECTION, TOWNSHIP, RANGE
3. Current zoning classification: Industrial
4. Desired zoning classification: General Commercial
5. Size of area covered by application: 44 acres + 2.7 acres = 21 acres
6. Highway and street boundaries: Anderson Snow Road + Dorado Street / Industrial loop
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDAVIT

I, Paresah Desai, 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):

- [X] 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 of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15 day of January, 2024, by Paresah Desai who is personally known to me or produced as identification.

Signature of Notary Public: Shannon R. Bryant



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



## PLANNING

## DRAFTING

- iii. N/a - Vacant Industrial
  - c. Environmental Considerations
    - i. No FEMA flood zones located on parcels
    - ii. None existing on site
    - iii. None existing on site
    - iv. Environmental Considerations TBD
    - v. No Impacts
  - d. Site Plan Discussion in the Narrative
    - i. Mixed use development with (1) hotel and (2) retail, medical, shop, commercial
    - ii. 10' vegetative buffer provided around entire proposed site
    - iii. Project shows 10x20 parking spaces, 26' aisles, ample parking, drainage retention locations, entrances off of two adjacent roadways.
    - iv. See Utility letter of service applicability
    - v. N/a
  - e. Impacts to Public Facilities
    - i. See Attached email correspondence
    - ii. See Attached email correspondence
  - f. Water and Sewer Services
    - i. See Attached email correspondence
  - g. Senior, Age-Restricted or Affordable Housing
    - i. N/a
- G. List and Map of Adjacent Property Owners
  - a. See attached
- H. Master Plan or Site Plan Requirements
  - a. All Provided on Concept Plan
- I. Public Inquiry Workshop
  - a. Noted

## Section 4: Application Sufficiency Determination

Noted

## Section 5: Postponement of Petitions

Noted

## Section 6: Withdrawal of the Application

Noted

## Section 7: Requirements for Notice of Public Hearings

Noted

## Section 8: Notice of Quasi – Judicial Proceedings

Noted

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 Hernando County, Florida

PLANNING

DRAFTING

Section 9: Public Hearings – Requirements, Location, and Equipment

Noted

Section 10: Public Records Request and Review

Noted

Section 11: Notice of Applicant

Noted

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**UTILITIES DEPARTMENT**

WATER ♦ WASTEWATER ♦ RECLAIMED WATER ♦ ENGINEERING ♦ CUSTOMER SERVICE

15365 CORTEZ BOULEVARD ♦ BROOKSVILLE, FLORIDA 34613  
P 352.754.4037 ♦ F 352.754.4485 ♦ W www.HernandoCounty.us

Date: 02/05/24

Attention: Paresh Desai

Re: Will Serve Request for HCUD Utility Services  
Parcel ID # R22 223 18 2586 0001 0030 / Anderson Snow Rd  
Parcel ID # R22 223 18 2586 0001 0040 / Dorado St

This letter acknowledges the subject parcel is within the Hernando County Utilities Department (HCUD) service area for  water  wastewater

HCUD intends to serve this project pending a capacity analysis by developer demonstrating that adequate water distribution, wastewater collection/transmission and water/wastewater treatment capacity exist.

Water/wastewater line extensions may be necessary based on the location of existing water/wastewater infrastructure in the area.

**Service is only guaranteed after water and wastewater connection fees are paid and accepted by HCUD.**

Sincerely,

**Sandra Arnold | Commercial Account Specialist**  
Hernando County Utilities Department  
15365 Cortez Boulevard, 1<sup>st</sup> Floor  
Brooksville, FL 34613  
P (352) 754-4037  
Email: [commercialaccountspecialist@co.hernando.fl.us](mailto:commercialaccountspecialist@co.hernando.fl.us)

Received

FEB 16 2024

Planning Department  
Hernando County, Florida

## REZONING CASE H-24-12

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

##### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION JUNE 3, 2024

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request and rezone the subject site(s) from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/ Planned Development Project (General Commercial) with performance conditions listed in **Appendix A** of this Staff Report.

**INTRODUCTORY INFORMATION:**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** Spring Hill Development Investment, LLC

**FILE NUMBER:** H-24-12

**REQUEST:** Rezoning from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/Planned Development Project (General Commercial)

**GENERAL LOCATION:** North side of the intersection of Dorado Street and Industrial Loop; west side of the intersection of Industrial Loop and Anderson Snow Road.

**PARCEL KEY NUMBER(S):** 1059892, 1059909

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**APPLICANT’S REQUEST**

The petitioner is seeking to rezone the subject property from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/Planned Development Project (General Commercial), in order to develop the combined 7.1 acre parcels with a mixed use retail and hotel use. The petitioner has indicated the development will consist of a 4 story, 100 room extended stay hotel (45,000 square feet) and two (2) 10,800 square foot retail plazas. Project will include associated parking, 10’ vegetative perimeter buffer and drainage retention area located to provide additional buffering. No deviations are requested.

**SITE CHARACTERISTICS**

**Site Size:** 7.1 acres

**Surrounding Zoning & Land Uses:** North: PDP(IND); Undeveloped  
South: PDP(IND); Undeveloped  
East: PDP(GC); Veterinary Clinic  
West: PDP(SF); Single Family

**Current Zoning:** PDP(IND)/ Planned Development Project (Industrial)

**Future Land Use  
Map Designation:** Airport Planned Development District

**ENVIRONMENTAL REVIEW**

**Soil Type:** Candler Fine Sand

**Comments:** Candler Fine Sand provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional during the construction plans stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

**Protection  
Features:** The property is not located within a Wellhead Protection Area (WHPA) according to County data resources.

**Hydrologic  
Features:** The subject property has no wetlands or Special Protection Areas (SPA) according to County data resources.

**Habitat:** Urban Open Lands according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).

**Water Quality:** The proposed development is within the Weeki Wachee Basin Management Action Plan, the Weeki Wachee Springs Priority Focus Area (PFA) and the Weeki Wachee Outstanding Florida Springshed (OFS). The property is subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate.

**Comments:** The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

**Flood Zone:** X

**UTILITIES REVIEW**

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. Water and sewer mains are available

along Anderson Snow Road, Industrial Loop and Dorado Steet. HCUD has no objection to the request, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

## **ENGINEERING REVIEW**

The subject site is located on the north side of the intersection of Dorado Street and Industrial Loop and the west side of the intersection of Industrial Loop and Anderson Snow Road. The petitioner has indicated two access points for the proposed development. One to Anderson Snow Road and the second to Dorado Street. The County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
- Anderson Snow is a Collector Roadway. A Sidewalk along Anderson Snow Road is required for the entire length of the project parcel.
- The petitioner shall install sidewalks along Dorado Street for pedestrian connectivity between the subject project and the exiting neighborhood to the west.
- Driveway and Parking layout shall meet Hernando County Standards.
- The proposed driveway to Anderson Snow Road shall be limited to a right-in/right-out.
- Sidewalk connections shall be provided from all proposed buildings to Dorado Street and Anderson Snow Road.

## **LAND USE REVIEW**

### **Residential Protection Standards**

1. There shall be no speakers or other sound equipment located within 100 feet of any single family residential district property line.
2. There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single family residential district property line.
3. 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.

- 4. No building within 100 feet of any single family district residential district property line shall be more than 20 feet in height.

**Comments:** The petitioner is proposing a 4-story hotel building along the west property line. Furthermore, the master plan proposes a retention area along the west in order to provide distance buffering against the existing single family homes, in addition to a 10' vegetative buffer along the property line. If approved, the hotel shall meet the minimum requirements of the Residential Protection Standards for structures that exceed 20' in height.

- 5. All loading bays and loading docks must be a minimum of 100' from any residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- 6. 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.

**Setbacks and Maximum Building Height**

Minimum Building Setbacks:

- Anderson Snow Road: 75'
- North: 20'
- West: 100' (Residential Protection Standards apply for any structure 20' or higher)
- Dorado Street: 35'

Maximum Building Height: The subject site is located within the Airport Influence Zone. Building heights should be coordinated with the Airport to ensure no conflict with flights paths.

**Lighting**

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare



accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

**Comments:** If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

### Large Retail Development Standards

The subject request is considered a large retail development and as such must comply with the standards provided for in the LDRs. The standards include, but are not limited to, architectural style, parking design, internal pedestrian circulation, and buffering. The master plan approval is a conceptual review. All applicable LDRs relating to large retail development must be met at the time of permit review.

The petitioner is proposing a Large Retail Development of approximately 69,600 square feet of commercial space. The County's LDRs provide that developments greater than 65,000 square feet in size require approval as a Planned Development Project. Because of the intensity of development, the County may require additional conditions to ensure appropriateness at a particular location. The following items are those the County must address under the Large Retail Development requirements:

1. 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 project boundary or any residential area 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.
2. For facilities that operate 24 hours a day, manned parking lot security is required between 10:00 PM and sunrise.
3. When the proposed commercial development consists of multiple buildings (excluding outparcels), 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 project boundary or any residential area and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls.
4. Large Retail Outdoor lighting shall meet the following requirements:
  - a. All fixtures must be full-cutoff or shielded;

- b. All lights must be pointed downward with the exception of low level accent lighting not exceeding 40 watts;
  - c. No spillover of light is permitted beyond property boundaries;
  - d. Fixtures with outputs of 2,000 lumens or more require manual turn-off switches;
  - e. At least fifty percent (50%) of all parking lot lighting must be turned off within one hour after close of business or between 10 p.m. and sunrise, whichever occurs first;
  - f. No pole height shall exceed twenty-five (25) feet; and
  - g. The placement or use of searchlights shall be prohibited
5. All on-site advertising signs, including outparcels, 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. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. Comments: The petitioner's master plan does not depict development signage along SR 50. The petitioner has not indicated the sizes or heights of the proposed signs. If approved, the petitioner shall meet all County LDR's for signage, including size, type, setback, and number.
6. The master plan shall meet the following increased setbacks and buffering requirements:
- a. Setbacks. Where any side or rear lot line adjoins (excluding roads) a residential or agriculturally zoned parcel or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.
  - b. Perimeter Buffering. A perimeter buffer shall be required along the full length of all streets serving a large retail development. The buffer shall be a minimum of thirty-five (35) feet in width and comprised of retained natural vegetation or planted with native planted with native plant species.
7. The site design shall provide that pedestrian circulation is coordinated onsite and between adjacent properties, providing for pedestrian circulation between complementary uses.
8. All internal walkways shall comply with Florida Accessibility Code design standards. Additionally, all internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, scored concrete, or stamped asphalt, to the extent not inconsistent with said standards.

- 9. Transit facilities, including but limited to bus stops, pull out lanes, transit related signage, shelters, and bicycle racks for transit users, shall be provided as determined by the County to accommodate transit service.
  - The County Design Standards for large retail projects provide guidelines for creating safer, efficient, pedestrian-friendly projects with human scale orientation, while discouraging large, nondescript buildings and “unfriendly” pedestrian design, limited landscaping, and vast non-shaded parking lots.

**Large Retail Development Signage**

- County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential there shall be a maximum of fifty (50) square feet of sign area.
- Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner must meet the minimum sign standards as required by the County LDRs.

Minimum County Required Sign Setbacks (based on total sign surface area):

Up to 75 square feet in area:	5' from property line
75 square feet and up to 150 square feet in area:	10' from property line
150 square feet or greater:	20' from property line

**Landscape**

The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

**Parking**

All required parking shall meet the requirements of the land development regulations. For Retail uses 4.0 parking spaces per 1,000 gross floor area (the total floor area contained within the building measured to the external face of the

external walls) and for hotels 1.0 parking space per room is required. The proposed retail square footage of 21,600, will require approximately 86 parking spaces, along with 100 parking spaces for the proposed 100 room hotel.

## COMPREHENSIVE PLAN REVIEW

The subject site is located within the Airport Planned Development District on the Comprehensive Plan. Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process. Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development.

**Strategy 1.05B(6):** Incompatible uses shall not be allowed within the Airport PDD. This includes, but is not limited to, residential development, hospitals, education facilities, nursing homes, religious establishments, and similar uses that would be impacted with respect to safety, noxious odors or noise emanating from the airport or that would detract from the land area designated for employment-based uses.

**Strategy 1.05B(7):** Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

**Comments:** The Airport PDD encourages Industrial use above other uses in order to meet County goal of manufacturing and trade job opportunities. The subject site is undeveloped and is not an ideal location for industrial uses due to its proximity to residential uses to the west. The Hotel and retail uses proposed are considered ancillary commercial uses to the Airport PDD and therefore are not considered incompatible with the strategies of the Comprehensive Plan.

## **FINDINGS OF FACT**

The requested rezoning from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/Planned Development Project (General Commercial) is appropriate:

1. The proposed project exceeds 65,000 square feet and therefore is considered a Large Retail Development. Appropriate performance conditions should be considered to mitigate impact.
2. As a PDP(GC)/ Planned Development Project (General Commercial) the development would be compatible with the Comprehensive Plan and the surrounding area.

## **NOTICE OF APPLICANT RESPONSIBILITY**

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

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

**APPENDIX A  
STAFF RECOMMENDATION TO PLANNING AND ZONING  
COMMISSION**

**APPENDIX A – STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request as a PDP/Planned Development Project and rezone the subject site(s) from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/ Planned Development Project (General Commercial) 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. This property is located outside the floodplain. Development on the site must conform to the stormwater design requirements of Hernando County Facility Design Guideline and Southwest Florida Water Management District Environmental Resource Permit process.
3. Minimum Building Setbacks:  
Anderson Snow Road: 75'  
North: 20'  
West: 100' (Residential Protection Standards apply for any structure 20' or higher)  
Dorado Street: 35'
4. The petitioner shall coordinate building heights with the Airport to ensure no conflicts with flight paths.
5. The development shall provide a minimum 10' vegetative buffer along the north, south and west property lines. A minimum 35' buffer shall be provided along Anderson Snow Road in accordance with the Large Retail Development Standards.
6. The development shall meet the minimum standards of the Large Retail Development standards.
7. The development shall meet the Residential Protection Standards
8. This 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.
9. A cross access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval.

10. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent light spillage onto neighboring properties.
11. A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
12. Anderson Snow is a Collector Roadway. A sidewalk along Anderson Snow Road is required for the entire length of the project parcel.
13. The petitioner shall install sidewalks along Dorado Street for pedestrian connectivity between the subject project and the exiting neighborhood to the west.
14. Driveway and parking layout shall meet Hernando County Standards.
15. The proposed driveway to Anderson Snow Road shall be limited to a right-in/right-out.
16. Sidewalk connections shall be provided from all proposed buildings to Dorado Street and Anderson Snow Road.
17. The developer is responsible for performing a utility capacity analysis and installing the required connection to the central water and sewer systems at time of vertical construction.
18. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
19. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



# H-24-12 AREA MAP

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



# H-24-12

Photo date: 2023

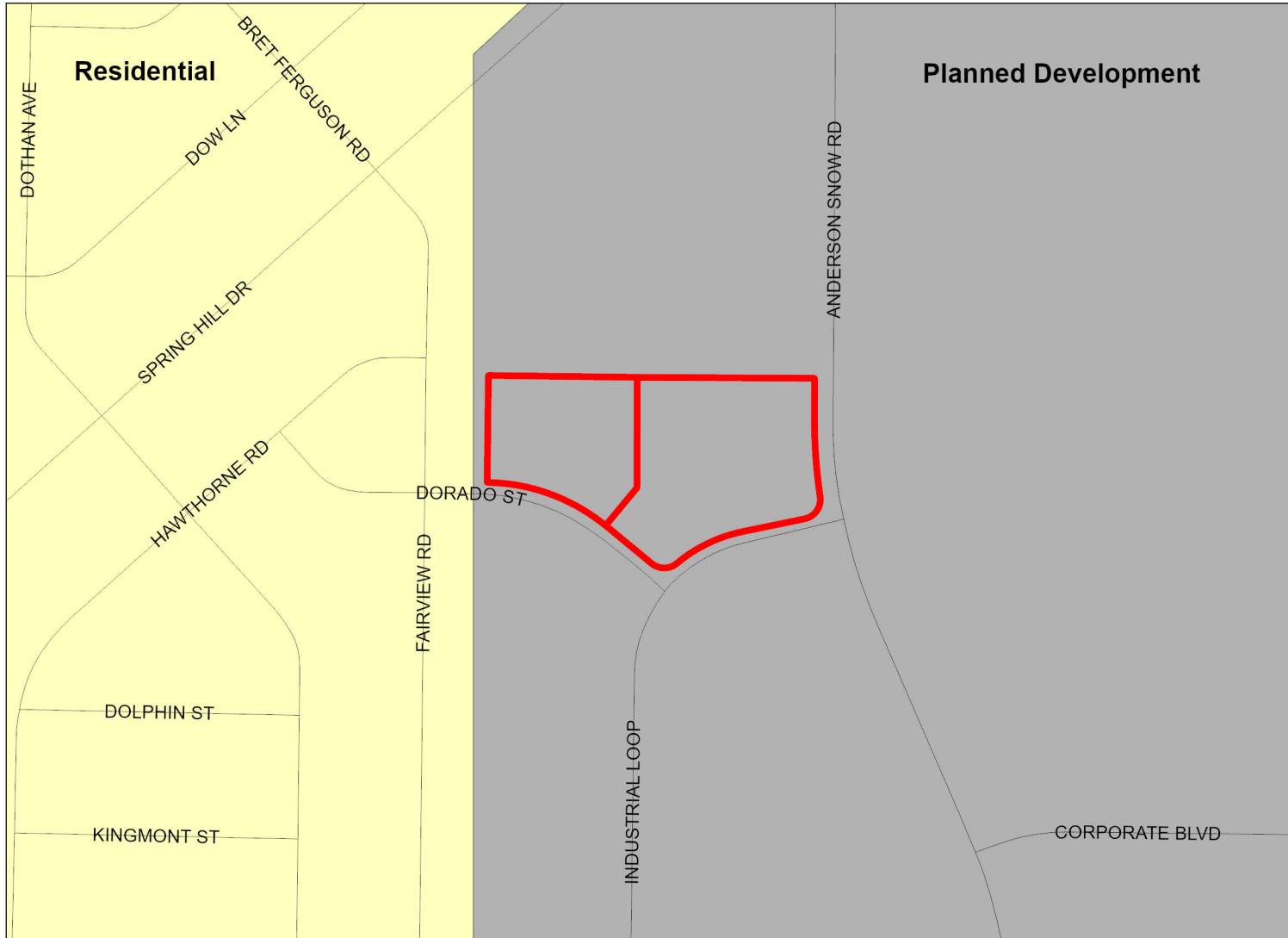
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.03 0.05 0.1 0.15 0.2  
Miles

# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-12  
Version Date: 12/09/2022



**H-24-12**

FLU Riverine District

Regional Commercial

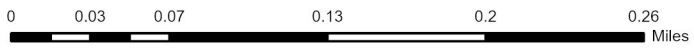
**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

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

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

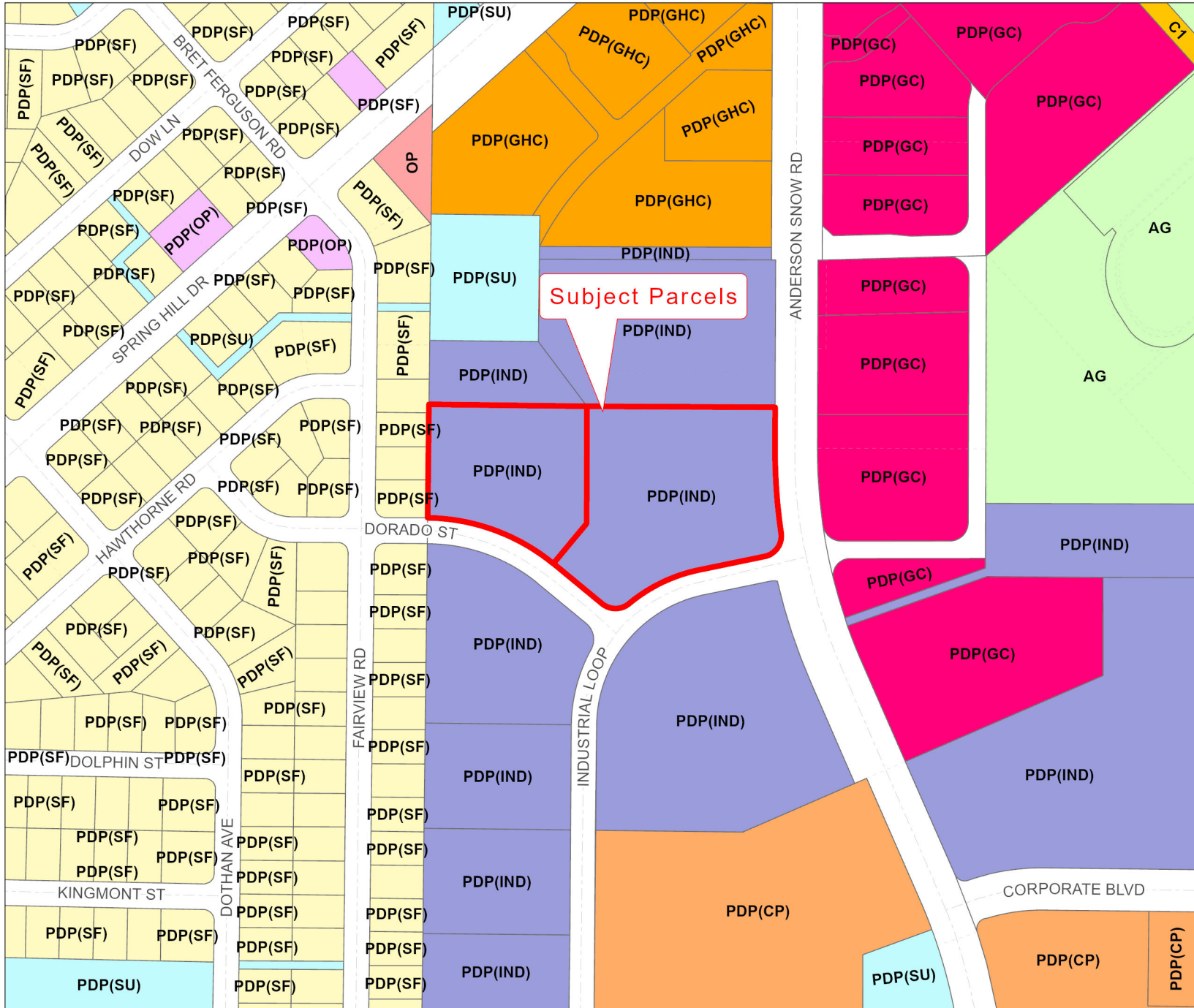


Date of mapping: 03/26/2024



# H-24-12

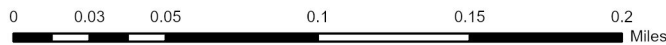
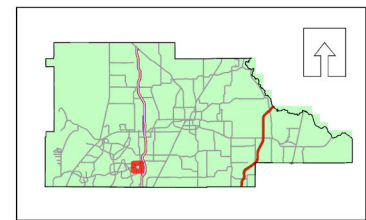
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

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

City Zoning Pending





CONCEPT PLAN  
SCALE: 1" = 120'  
DATE: 10/19/23  
DPR: SPRING HILL DEVELOPMENT INVESTMENT  
PAGE 1

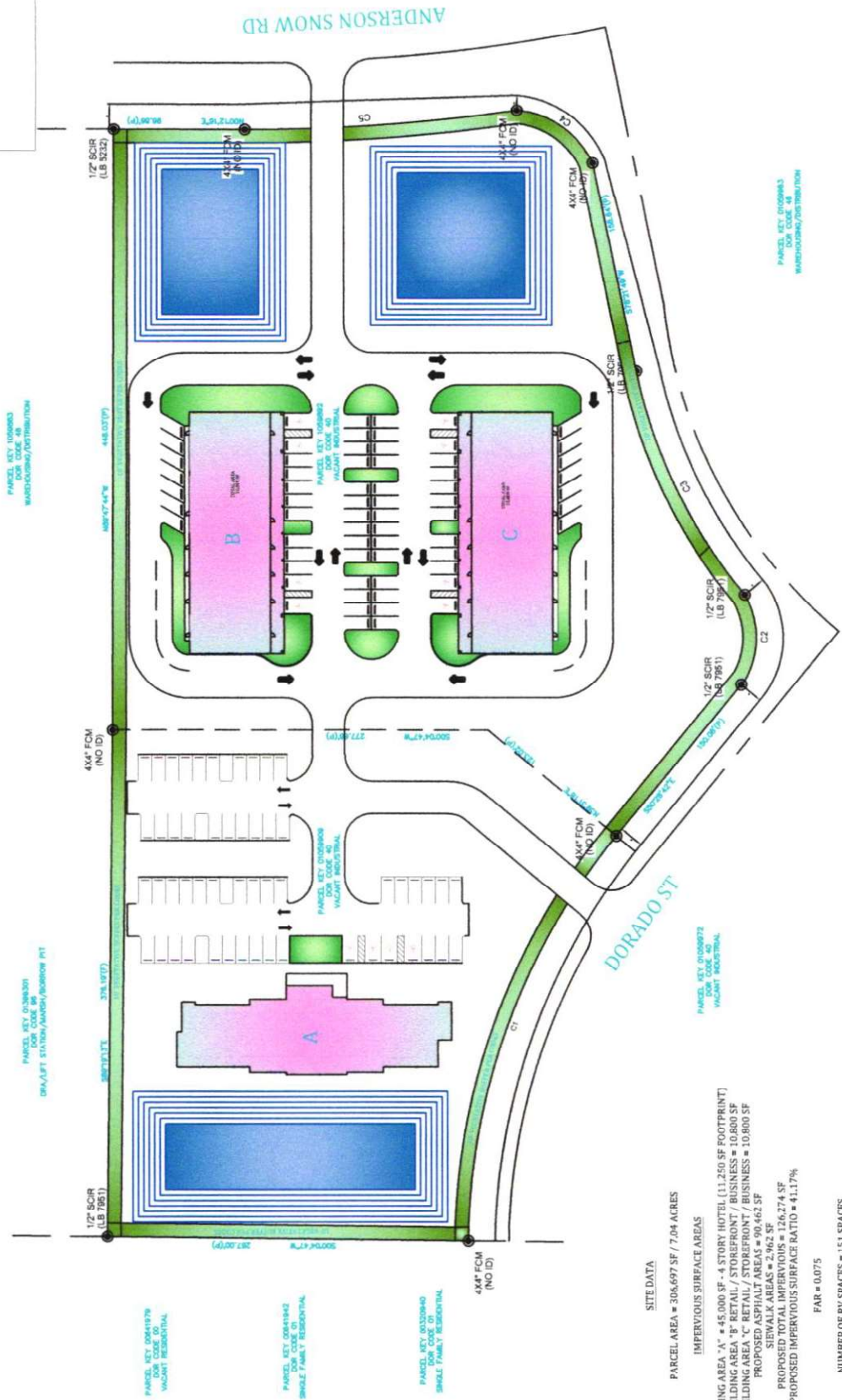
LOCAL ENGINEERING, INC.  
FD BOX 938  
FIDAL CITY, FL 34436  
PHONE (352) 697-5384

Planning Department  
Hernando County, Florida  
LEADER ID: 1001

ENGINEERING INSPECTIONS DRAFTING DESIGN

Received  
FEB. 16 2024

MICHAEL D. WILSON, P.E.



PARCEL KEY 1008003  
DOW CODE 48  
WALKWAY/STREET/ROW

PARCEL KEY 0130003  
DOW CODE 88  
GRAV/FT STATION/WALKWAY/ROADWAY PRT

PARCEL KEY 0244179  
DOW CODE 01  
VACANT RESIDENTIAL

PARCEL KEY 0244179  
DOW CODE 01  
VACANT RESIDENTIAL

PARCEL KEY 0244179  
DOW CODE 01  
VACANT RESIDENTIAL

PARCEL KEY 0244179  
DOW CODE 01  
VACANT RESIDENTIAL

PARCEL KEY 0100872  
DOW CODE 80  
VACANT INDUSTRIAL

SITE DATA

PARCEL AREA = 306,697 SF / 7.04 ACRES

IMPERVIOUS SURFACE AREAS  
PROPOSED BUILDING AREA "A" = 45,000 SF - 4 STORY HOTEL (11,250 SF FOOTPRINT)  
PROPOSED BUILDING AREA "B" RETAIL / STOREFRONT / BUSINESS = 10,800 SF  
PROPOSED BUILDING AREA "C" RETAIL / STOREFRONT / BUSINESS = 10,800 SF  
PROPOSED ASPHALT AREAS = 99,461 SF  
SEWALK AREAS = 2,962 SF

PROPOSED TOTAL IMPERVIOUS = 126,274 SF  
PROPOSED IMPERVIOUS SURFACE RATIO = 41.17%

FAR = 0.075

NUMBER OF RV SPACES = 151 SPACES  
WALKWAY/STREET/ROW/STATION/STATIONARY SITE  
WALKING TRAILS UTILIZING 24' ROADWAY (20' ROADWAY REQUIRED)  
CLUBHOUSE/AMENITIES

PROJECT TO BE PROVIDED OPTIONAL PHASING

A -> B -> C  
B -> A -> C

OR ANY VARIATION OF SUCH



## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14116  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition submitted by Alan Garman of ProCivil360, LLC on behalf of Fanta Land Corp.(H-24-10)

#### BRIEF OVERVIEW

##### Request:

Rezoning from R-1C (Residential) to PDP(MF)/ Planned Development Project (MultiFamily) with deviations

##### General Location:

East side of Commercial Way (US 19), approximately 482' south of its intersection with Yellow Hammer Road; west side of Necklace Warbler Avenue just north of its intersection with Florida Wren Avenue

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

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

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C to PDP(MF)/ Planned Development Project (Multifamily) with deviations and performance conditions.

#### REVIEW PROCESS

Peter Schwarz	Approved	06/03/2024	1:05 PM
Kyle Benda	Delegated	06/03/2024	1:13 PM
Victoria Anderson	Approved	06/03/2024	1:20 PM

## REZONING CASE H-24-10

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

##### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION JUNE 3, 2024

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 R-1C to PDP(MF)/ Planned Development Project (Multifamily) with deviations and performance conditions:listed in **Appendix A** of this Staff Report.

**INTRODUCTORY INFORMATION**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** Fanta Land Corp

**FILE NUMBER:** H-24-10

**REQUEST:** Rezoning from R-1C to PDP(MF)/ Planned Development Project (Multifamily) with deviations

**GENERAL LOCATION:** East side of Commercial Way(US Hwy 19), approximately 482' south of its intersection with Yellow Hammer Road; west side of Necklace Warbler Avenue just north of its intersection with Florida Wren Avenue

**PARCEL KEY NUMBER(S):** 676325, 554509

**APPLICANT’S REQUEST**

The petitioner requests a rezoning of the subject property from R-1C (Residential) to PDP(MF)/ Planned Development Project (Multifamily) to construct a multifamily complex with twelve (12) dwelling units. The petitioner shows the access point for the development on Necklace Warbler Avenue, with no access provided to Commercial Way (US Hwy 19).

**Requested Deviations**

- A fifty (50) foot reduction in the setbacks against Commercial Way (US 19) changing them from 125' to 75'.

**SITE CHARACTERISTICS**

**Site Size:** 1.14 Acres

**Surrounding Zoning; Land Uses:**

North:	R-1C (Residential); Undeveloped.
South:	PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses for Auto & Truck repair (including a body and welding shop) and a Cabinet Shop (H-13-14, master plan has expired); Undeveloped.
East:	R-1C (Residential); Single Family Residence
West:	R-1C (Residential); Undeveloped.



**Current Zoning:** AG (Agricultural)

**Future Land Use  
Map Designation:** Commercial

## ENVIRONMENTAL REVIEW

**Soils:** Basinger Fine Sand covers a small portion of the southwestern corner of the property. The remaining area has Candler Fine Sand with 0-5% slopes.

**Protection Features:** The County does not currently have access to the Well Head Protection Area (WHPA) Geographic Information Systems data or the Special Protection Areas (Special Protected Areas (SPAs) data.

**Comment:** The petitioner is not requesting any uses that are prohibited within the Wellhead Protection Area (WHPA). It is the responsibility of the property owner to hire qualified and licensed consultants to determine the presence of a Wellhead Protection Area (WHPA) on the site, if requested by the County.

**Hydrologic Features:** This is a karst sensitive area. According to the Florida Sinkhole Types for this area designated as "Bare or thinly covered limestone". There are no sinkholes or wetlands on the property according to the Department of Environmental Protection GIS Dataset.

**Habitat:** The subject property is designated Upland with deep sand substrate; xeric; panhandle to central peninsula; frequent fire (1-3 years); open canopy of longleaf pine and/or turkey oak with wiregrass understory according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).

**Comment:** Invasive plant species if present are to be removed during the development process.

**Water Quality:** The proposed development is within the Chassahowitzka-Homosassa Basin Management Action Plan (BMAP), the Chassahowitzka Outstanding Florida Springs (OFS) Group and the Chassahowitzka-Homosassa Priority Focus Area (PFA).

**Comment:** Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

**Flood Zone:** The subject property has a small portion of the property in an AE flood zone. The remaining property is in the X flood zone.

### UTILITIES REVIEW

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

- HCUD does not currently supply water or sewer service to these parcels.
- Water and sewer service are not available to these parcels.
- HCUD has no objection to the requested zoning change from R1C to PDP(MF) to allow a two-story 12-plex housing development, subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project.

### ENGINEERING REVIEW

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

- The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, an access management or drainage permit from the Florida Department of Transportation (FDOT), and/or a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Commission (FWC).
- Necklace Warbler Avenue shall be considered the reverse frontage road for the project and is to be paved from Yellow Hammer Road south to Florida Wren Avenue using a frontage road cross section design with a sidewalk on one side.
- Connect the building to the sidewalk along Commercial Way (US 19) and to the sidewalk constructed along Necklace Warbler.

### LAND USE REVIEW

The subject parcel is located toward the north end of the County. The property directly to the south has a PDP that allows C-2 uses for Auto & Truck repair (including a body and welding shop) and a Cabinet Shop, which has an expired master plan. Prior to developing the parcel, the owner will need to present a master plan to the Planning and Zoning Board as well as the Board of County Commissioners. The residential protection standards will apply to the adjacent properties when going through the rezoning process.

#### Setbacks

The petitioner requests a deviation to reduce the western setback by fifty (50) foot changing them from 125' to 75'. The western side of the property is adjacent to Commercial Way (US Hwy 19). The setback is 125' to accommodate frontage roads and access points on the Functionally Classified Road network. The County Engineer indicated the use of Necklace Warbler Avenue as the frontage road with removes the need to have 125' available for road construction.

**Comment:** Staff finds this request reasonable and recommends approval for this deviation.

### **Buffers**

The complex is required to be permanently screened from adjacent properties by a fence or a wall between five (5) and eight (8) feet tall or evergreen hedge with a minimum of five (5) feet at the time of planting. The petitioner proposes an increase in the buffers on the eastern and western boundaries to ten (10) feet.

Staff recommends increasing the southern buffer, out of concern that a five (5) foot buffer adjacent to an autobody shop will not provide adequate privacy or noise reduction for the future residents. A well planted buffer that is ten (10) feet wide, with the recommended masonry wall located on the inside of the buffer will help reduce noise and visual conflict between the two land-uses.

**Comment:** Staff recommend the use of a masonry wall against the interior of the southern and western property lines and an increase in the size of the southern buffer by five (5) feet making it ten (10) feet wide, providing enough room for the masonry wall and the plantings.

## **COMPREHENSIVE PLAN REVIEW**

### **Future Land Use Map, Commercial Category**

The Comprehensive Plan provides guidance with regards to the future development of the County, especially along major commercial corridors. Multifamily development can be appropriate in the commercial future land use, as long as there are performance conditions established that will protect the future residents and the surrounding commercial land uses.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. *Residential and mixed uses may be allowed subject to locational criteria and performance standards.*

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

## FINDING OF FACTS

1. The subject property is currently zoned R-1C, which is not compatible with the Future Land Use designation of "Commercial".
2. Residential uses may be allowed in the commercial future land use subject to locational criteria and performance standards.
3. The requested deviation in the setbacks adjacent to Commercial Way (US Hwy 19) is appropriate due to the layout of the project.
4. The use of the subject property for a small-scale multifamily complex is appropriate due to the increased residential density proposed, provided standards are established that will protect the future residents from the noise and commercial activity that may occur on adjacent properties.

## 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.*

*The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.*

**APPENDIX A  
STAFF RECOMMENDATION TO PLANNING AND ZONING  
COMMISSION**

## APPENDIX A – STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

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 R-1C to PDP(MF)/ Planned Development Project (Multifamily) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. **Planning**
  - A. Allowed Uses in this PDP: Multifamily complex and associated accessory uses.
  - B. Maximum number of Dwelling Units Allowed: Twelve (12)
  - C. Minimum Dwelling Unit Size: 600 square feet
  - D. Setbacks (inclusive of the vegetated buffer)
    - North: 10'
    - South: 10'
    - East: 35'
    - West: 75'
  - E. Building Coverage: 45%
  - F. Building Height: 45' / 3 stories
3. **Buffers and Permanent Screening:**
  - A. The subject property shall be permanently screened from the adjoining and contiguous properties by a vegetated landscaped buffer and a masonry wall. The vegetation shall have a minimum height of five (5) feet and a maximum height of eight (8) feet. The wall shall be a minimum of five (5) feet tall.
    - North: 5'
    - South: 10'
    - East: 10'
    - West: 10'

\*Buffer fencing – the required greenery shall be installed on the side of the fence or wall that faces the adjacent property.
  - B. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement within 12 months. Supplemental planting will be required if the natural buffer does not meet the opacity requirement.
  - C. Vegetated buffers shall remain undisturbed, with the exception of the removal of invasive species or dead trees (without the use of large machinery that would level the buffer). Buffers may not include any stormwater management facilities, drainage retention areas or utility easements.

**4. Environmental:****B. Required Open Space:** 7,449 square feet.

Multifamily Development (*Appendix A, Article VIII, Section 1 (H)(1)(e)*): The minimum open space required for multifamily developments containing twelve (12) or more units shall dedicate a minimum of fifteen (15) percent of the gross site to be maintained in open space. A minimum of fifty (50) percent of the required open space shall be in areas at least five hundred (500) square feet in size with no horizontal dimension less than fifteen (15) feet.

**C. Required Natural Vegetation:** 2,483 square feet.

Preserved natural vegetation and/or planted native vegetation shall be provided per the following standard (*Article II, Section 10-28 (2)*):

Projects on less than two (2) acres must designate an area of at least five (5) percent of the total project area as native vegetation and must plant that area using Florida Friendly Landscaping™. The native vegetation must consist of a single, contiguous area. Preserved natural vegetation may be considered.

**D. Landscaping**

A minimum of fifteen (15) trees per acre shall be either preserved or installed. At least five (5) of those trees shall be shade trees. Unless otherwise approved for removal, specimen and majestic trees shall be preserved.

- I. Invasive plant species if present are to be removed during the development process.
- II. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

**5. Engineering:**

- A. The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, an access management or drainage permit from the Florida Department of Transportation (FDOT), and/or a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Commission (FWC).



- B. Necklace Warbler Avenue shall be considered the reverse frontage road for the project. This frontage road shall be paved from Yellow Hammer Road south to Florida Wren Avenue using a frontage road cross section with a sidewalk on one side.
- C. The developer shall connect the building to the sidewalk along U.S.19/Commercial Way and to the sidewalk constructed along Necklace Warbler.

6. **Utilities**

Hernando County Utilities Department (HCUD) approval is subject to the Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project.

7. **Schools**

The petitioner must apply for and receive a "Finding of School Capacity" from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District and the County.

Without Conditional Plat or the functional equivalent in place, the School Districts finding of school capacity expires within one (1) year of issuance.

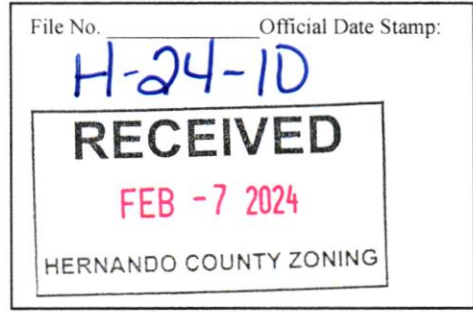
- 8. The petitioner shall remove any barbed wire and/or electric fencing from the subject parcel prior to the issuance of any Certificate of Occupancy being issued. This includes any areas designated as Buffers and Drainage Retention Areas designated as PDP(Special Use) on plats.
- 9. Prior to the issuance of an approved set of construction plans, the developer shall provide the Department of Public Works and the Planning Department with a contact list of any known contractors and professionals that will be working on the site as well as designating a primary contact should issues arise.
- 10. The petitioner shall provide a revised master plan in compliance with all approved performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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



Date: 1/31/2024

APPLICANT NAME: Fanta Land Corp

Address: 30082 Merilee Place
City: Wesley Chapel State: FL Zip: 33545
Phone: 727-365-7827 Email: fantalandcorp@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.com

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 676325 and 554509
2. SECTION 1, TOWNSHIP 21, RANGE 17
3. Current zoning classification: R1C
4. Desired zoning classification: PDP (MF)
5. Size of area covered by application: 1.14
6. Highway and street boundaries: Commercial Way
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, AARON TAM, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

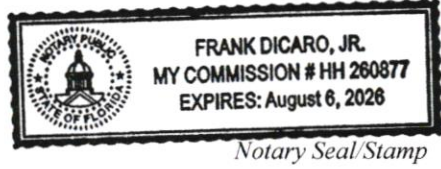
- [ ] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): Aaron Tam
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31 day of Feb, 2024, by who is personally known to me or produced as identification.

Signature of Notary Public



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

ZONING NARRATIVE  
FOR  
FANTA LAND CORP.  
REZONING  
FEBRUARY 2024

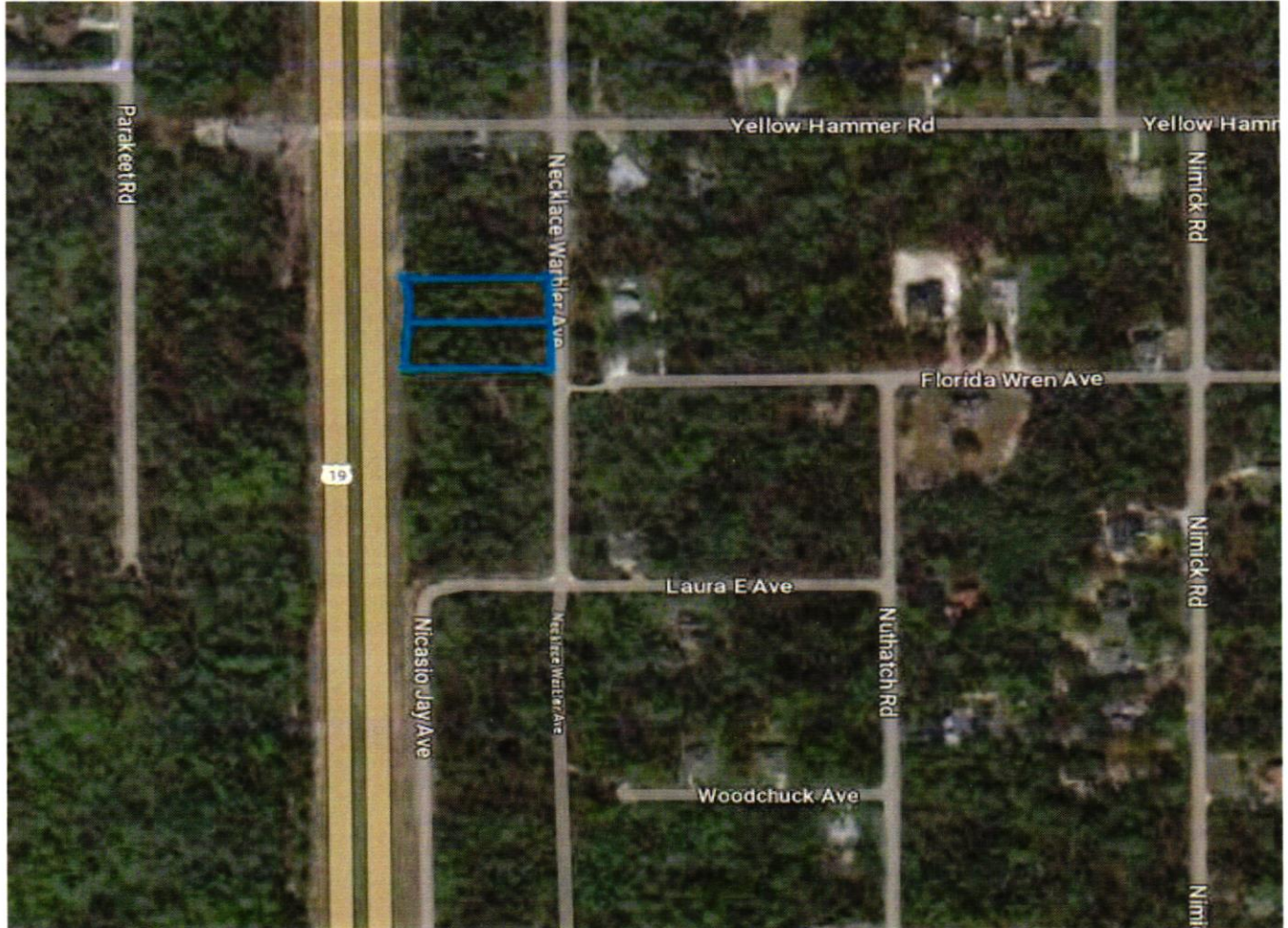


Received

FEB 7 2024

Planning Department  
Hernando County Florida

**Project Location:** The property is located in Royal Highlands Unit 1B, Block 87, Lots 7 & 8. The total acreage for the site is 0.9754. Commercial Way abuts the property on the West side, and Necklace Warbler Avenue abuts to the East.



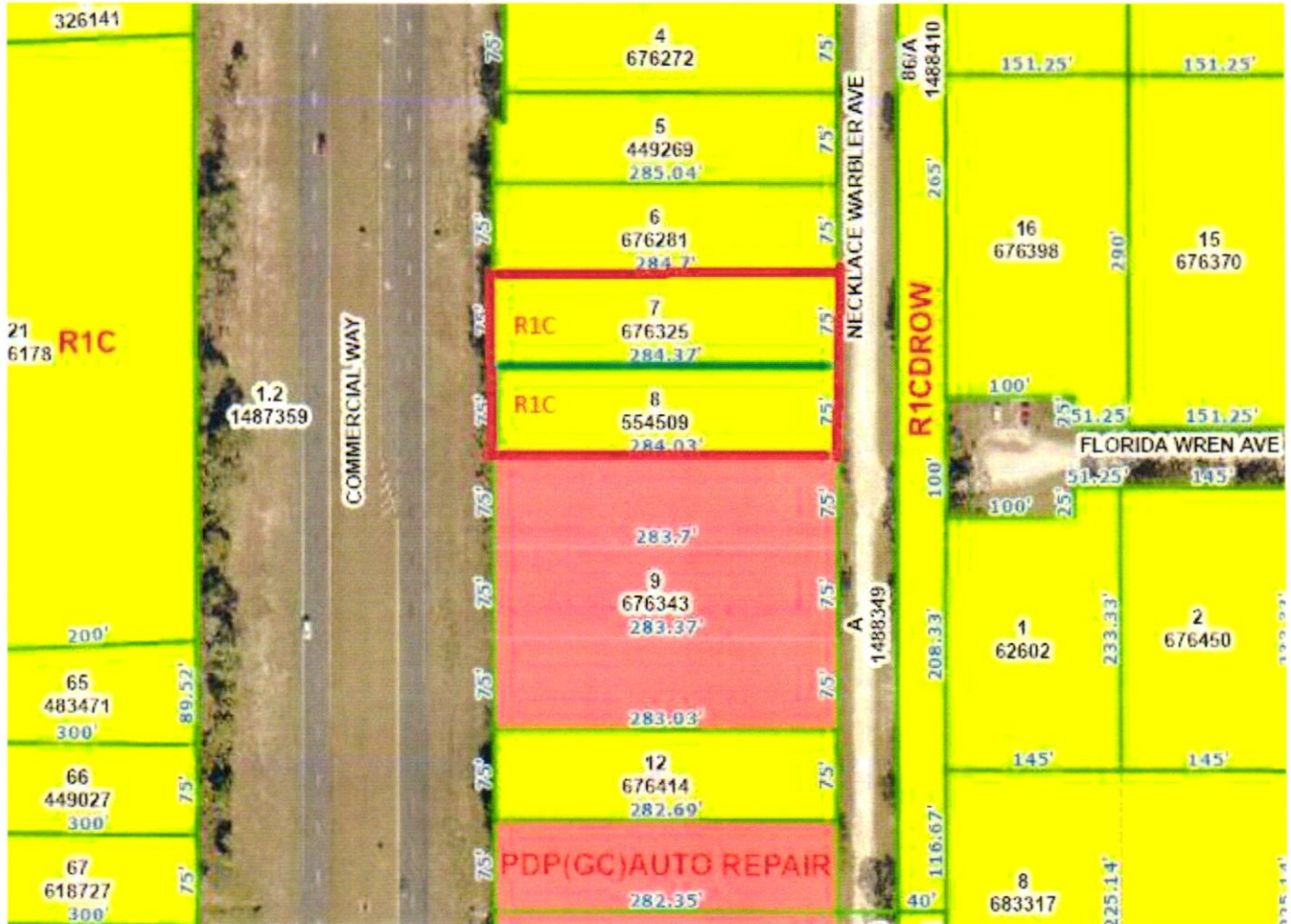
**ZONING NARRATIVE**  
FOR  
**FANTA LAND CORP.**  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

**Present Zoning:** The land is presently zoned R1C.

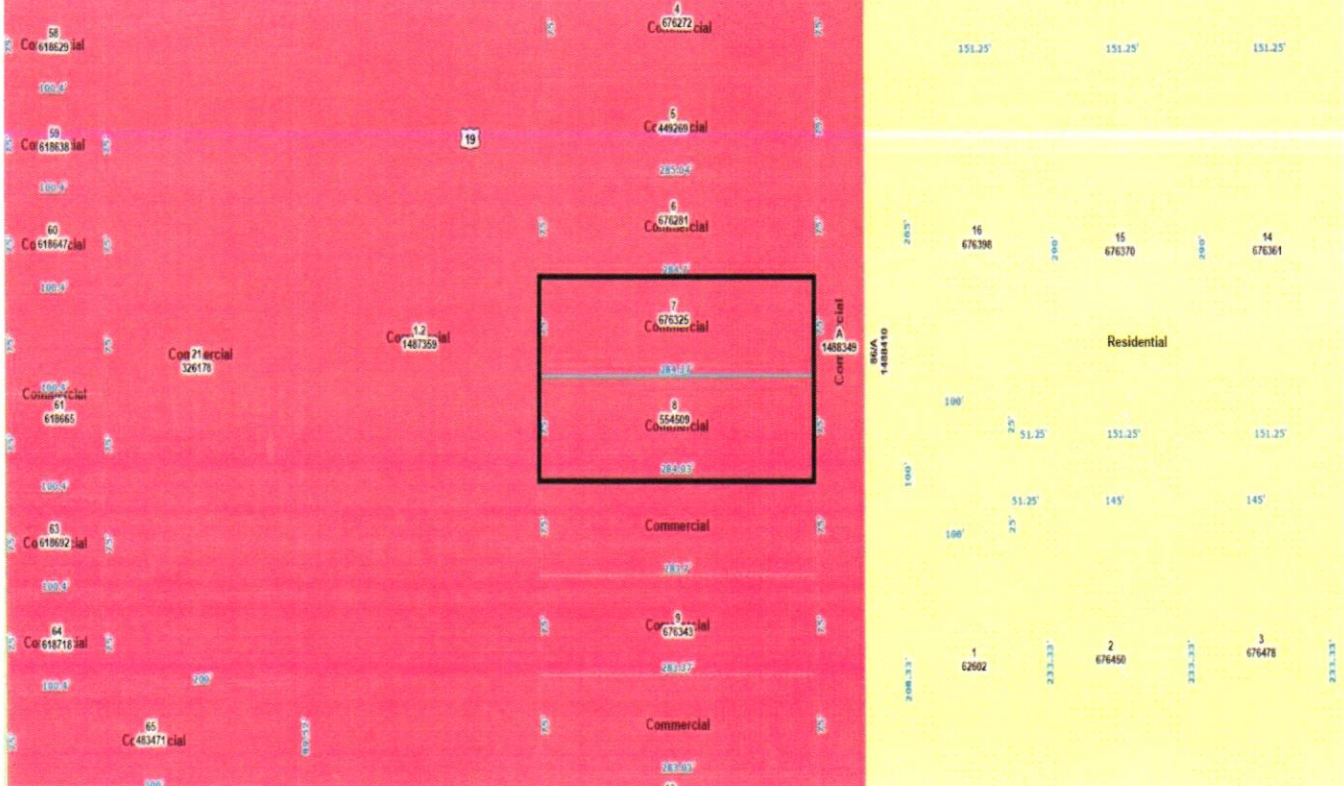


**ZONING NARRATIVE**  
**FOR**  
**FANTA LAND CORP.**  
**REZONING**  
**FEBRUARY 2024**

**Received**  
**FEB 7 2024**

Planning Department  
Hernando County, Florida

**Present Land use:** The land is within a commercial node on the COUNTY FLUM



**Desired Zoning:** The desired zoning is PDP (MF). The applicant would like to construct a 12 Unit Apartment Complex.

**Proposed Buffers:**  
**North: 5'**  
**South: 5'**  
**East (Necklace): 10'**  
**West (US 19): 10'**

ZONING NARRATIVE  
FOR  
FANTA LAND CORP.  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

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**Setbacks:** Below are the Setbacks set forth from Hernando County for R1C

**Existing Setbacks:**

Front: 125' (US 19); US 19 requires a frontage road

Sides: 10'

Rear: 50' (Necklace Warbler)

**Requested Setbacks:**

Front: 75' (US 19)

Sides 10'

Rear: 35' (Necklace Warbler); typical setback from a frontage road

The site Access is the reason for the requested reduction in setbacks for US 19 and Necklace Warbler. No Connection to US 19 is desired. Even though the proposed units will face US 19, access will be through Necklace Warbler.

**Access:** The project proposed access is along Necklace Warbler. The owner is trying to reduce access along US 19 and only connect to the Existing Road to the East. Necklace Warbler is the functional frontage road for this area.

**Sanitary Sewer:** Sewer service is not provided to this property by Hernando County Utility Department. A Septic System will be designed for the buildings based off Standard Codes.

**Potable Water:** Water service is not provided to this property by Hernando County Utility Department. A well will be designed per code to provide potable water. Fire suppression will be furnished under the Rural Fire Protection rules and regulations.

**Environmental:** The area has a propensity for Gopher Tortoises. If approved, prior to clearing, the Gopher Tortoise disposition will be addressed.

**Soils:** The existing soils are Candler Fine Sand and Basinger Fine Sand. The Developer will, prior to any construction, conduct a wildlife assessment.

ZONING NARRATIVE  
FOR  
FANTA LAND CORP.  
REZONING  
FEBRUARY 2024

Received  
FEB 7 2024  
Planning Department  
Hernando County, Florida

**Floodplain:** The site is within an area of Flood Plain "X"; an area of minimal flooding



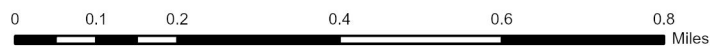
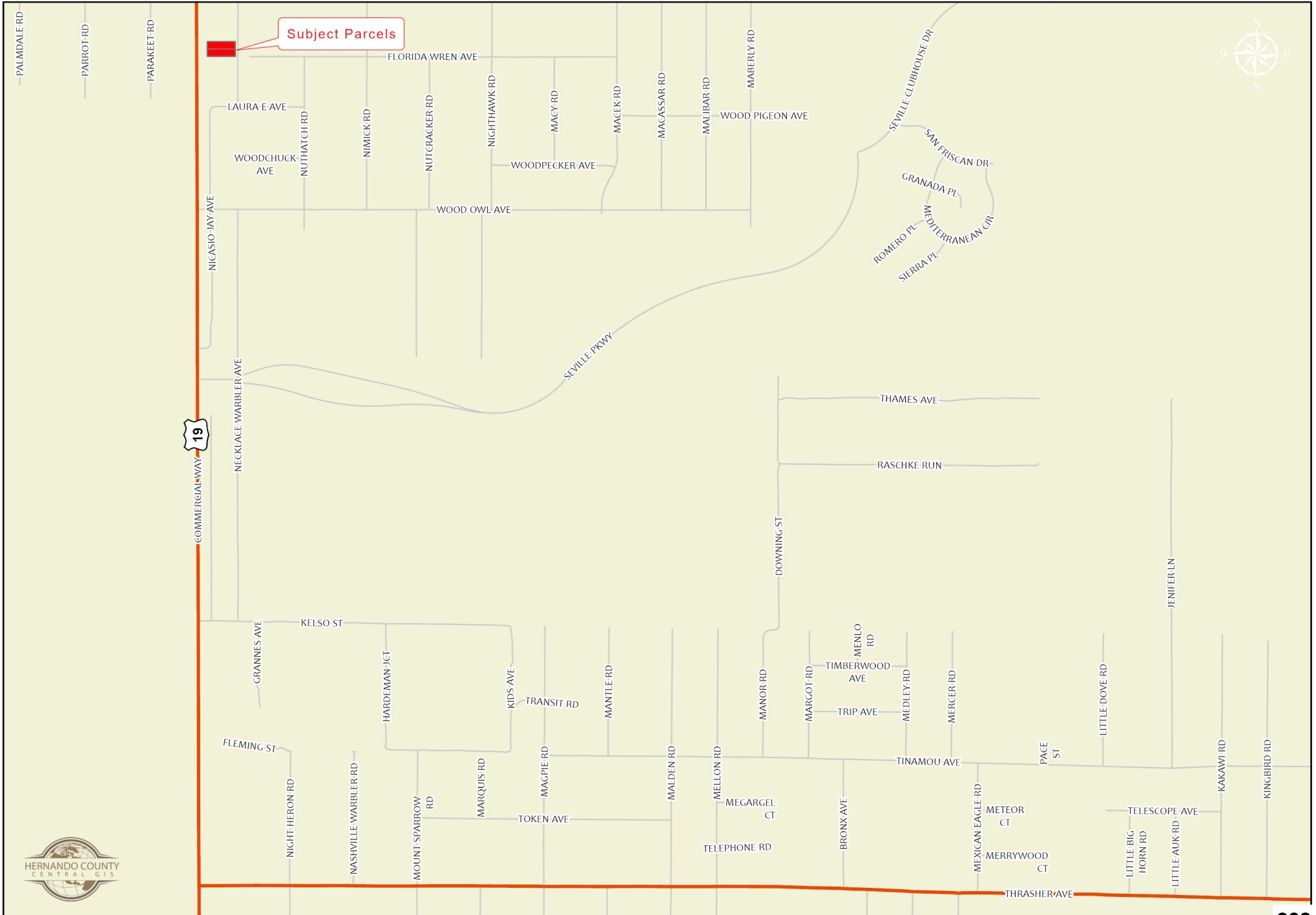
**Drainage:** There is no drainage system at the present time. When complete, the applicant will be required to Construct a surface drainage system to capture, attenuate, and treat runoff for the following required scenarios.

1. Water Quality
2. 25 Year – 24 hour event
3. 100 Year – 24 hour event.

**Traffic:** Traffic from this the proposed 12 plex during the Peak PM hour is 7 trips per the ITE Manual.  
12 Units @ 0.56 trips/unit = 7 trips

# H-24-10 AREA MAP

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

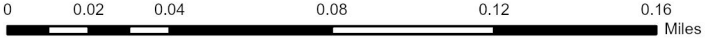




# H-24-10

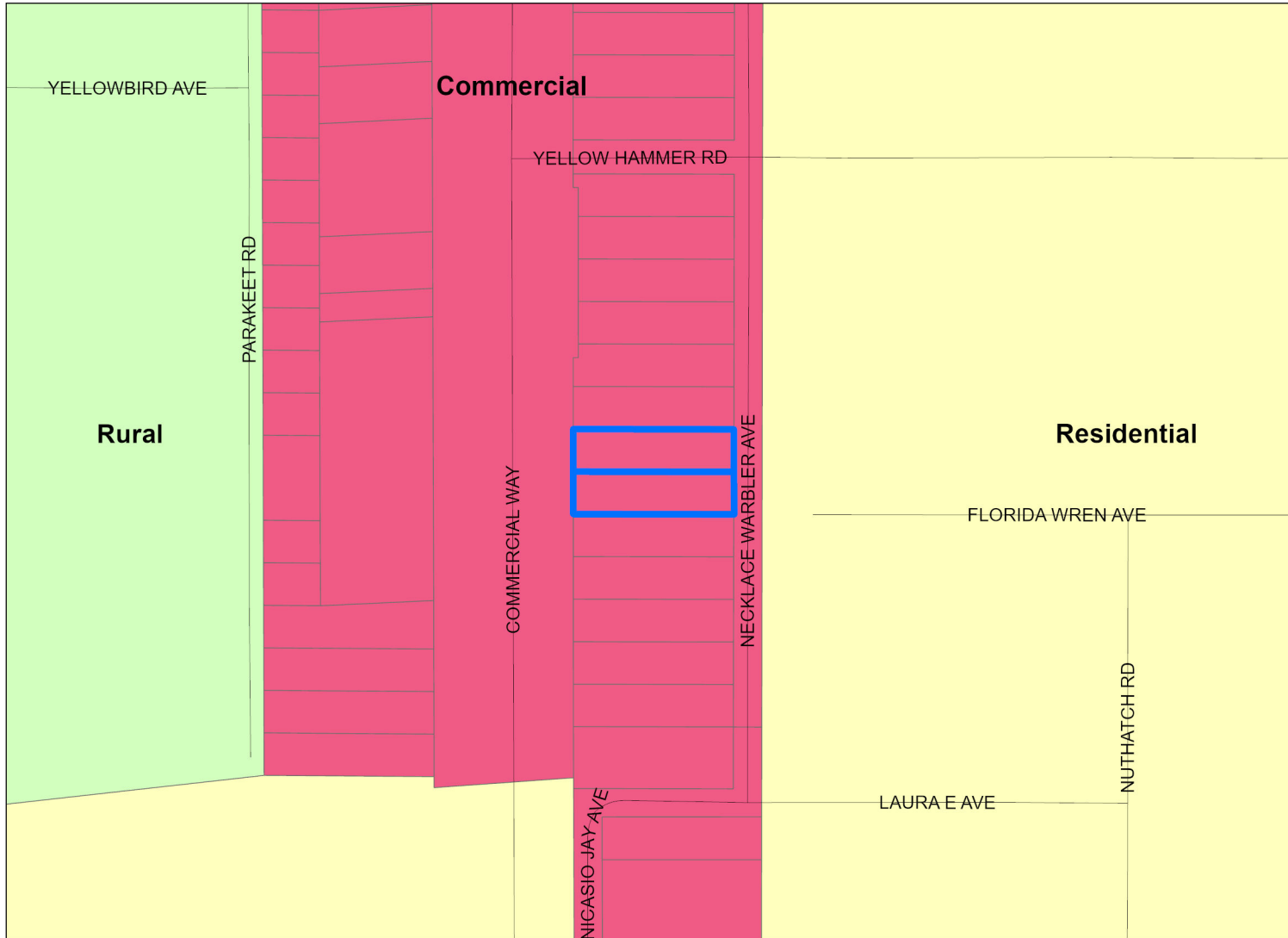
Photo date: 2023

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# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-10  
Version Date: 12/09/2022



**H-24-10**

**FLU Riverine District**

**Regional Commercial**

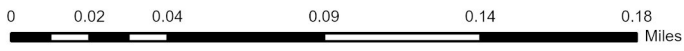
**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

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

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



Date of mapping: 03/22/2024



# H-24-10

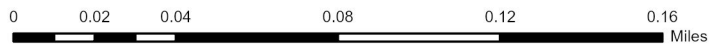
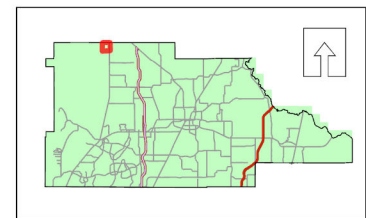
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**Zoning:**

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

City Zoning Pending







Learn it. Love it. Live it.

June 3, 2024

Hernando County Development Services Department  
 Lashaundra Ellison, Planner II  
 1653 Blaise Drive  
 Brooksville, Florida 34601

**RE: Rezoning – PDP (MF)  
 Fanta Land Corp. (Petition No. H2410)  
 Non-Binding School Capacity Analysis**

Ms. Ellison,

The School District has conducted a non-binding school capacity analysis for the proposed zoning amendment petition referenced above. The application data and our findings are summarized below:

<b>REVIEWING AUTHORITY</b>	Hernando County School District		
<b>PROJECT NAME / CASE NUMBER</b>	Fanta Land Corp. Apartments (H2410)		
<b>APPLICATION TYPE</b>	Rezoning		
<b>OWNER / DEVELOPER</b>	Fanta Land Corp.		
<b>PARCEL KEY NUMBER(S)</b>	676325 and 554509		
<b>LOCATION / ADDRESS</b>	Commercial Way, approx. 475' south of Yellow Hammer Rd.		
<b>ACREAGE</b>	1.14 acres, more or less		
<b>ZONING</b>	<b>CURRENT:</b> R1C	<b>PROPOSED:</b> PDP (MF)	
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 0	<b>MULTI FAM:</b> 12	<b>TOWNHS:</b> 0

**CAPACITY CALCULATIONS** Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS	STUDENT GENERATION RATE <sup>1</sup>	STUDENTS PER UNIT TYPE
Single Family	0	0.300	0
Multi Family	12	0.188	3
Townhouse	0	0.159	0
<b>TOTAL NUMBER OF STUDENTS</b>			<b>3</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	1
6-8	23 %	1
9-12	31 %	1

[ <sup>1</sup> Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August, 2022. ]

*It is the policy of the Hernando County School District not to illegally discriminate or allow its employees to illegally discriminate on the basis of race, color, religion, national origin, age, sex, marital status, disability or GINA in its educational programs or employment practices.*

**Fanta Land Corp. (Petition No. H2410)**  
**Non-Binding School Capacity Analysis**

CONCURRENCY SERVICE AREA <sup>2</sup>  (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED <sup>3</sup>	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING UTILIZATION (F ÷ (A+B))
Winding Waters K-8	1660	495	1640	404	2	2046	95%
Weeki Wachee HS	1629	119	1403	189	1	1593	91%

[ <sup>2</sup> There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

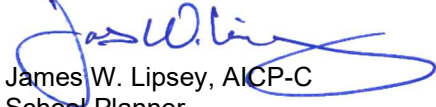
[ <sup>3</sup> As published on the district's website, 10-13-2023.]

**CAPACITY ANALYSIS** The Hernando County School District Level of Service (LOS) is 100% of school capacity. At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Areas (CSAs) of Winding Waters K-8 and Weeki Wachee HS.

**COMMENTS** This analysis represents a non-binding determination of capacity. A formal application for School Concurrency requesting a *Finding of Available School Capacity* should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is \$500.00.

We appreciate the opportunity to provide comments on the zoning amendment petition for this proposed residential development. Please let me know if you have any questions or comments.

Regards,



James W. Lipsey, AICP-C  
 School Planner  
 Hernando County School District

Copies to: Brian Ragan, Director of Facilities, HCSD  
 Steve Crognale, Executive Director of Support Operations, HCSD  
 Omar DePablo, Senior Planner, Hernando Co. Development Services Dept.  
 Alan K. Garman, Manager, ProCivil 360, LLC



## AGENDA ITEM

### TITLE

Rezoning Petition submitted by Alan Garman of ProCivil360, LLC on behalf of KAL Holdings, LLC (H-24-11)

### BRIEF OVERVIEW

**Request:**

Rezoning from AR (Agricultural/Residential) and C-2 (Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) with A specific C-2 use for outdoor storage

**General Location:**

West side of Broad Street (US HWY 41) at its intersection with Old Ayres Road

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

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

### RECOMMENDATION

Hernando County Planning and Zoning Staff requires additional time for this item. As the Item was advertised for public hearing, an action to postpone until the July 8, 2024, Planning and Zoning Commission Meeting is requested by staff. The postponement was discussed with the applicant and is not due to any deficiency or inaction on their part.

### REVIEW PROCESS

Omar DePablo	Approved	05/31/2024	3:14 PM
Peter Schwarz	Approved	06/03/2024	1:54 PM
Victoria Anderson	Approved	06/03/2024	3:33 PM

**REZONING CASE H-24-11  
STAFF REPORT**

**RECOMMENDATIONS/ACTIONS**

**STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION  
JUNE 3, 2024**

Hernando County Planning and Zoning Staff requires additional time for this item. As the Item was advertised for public hearing, an action to postpone until the July 8, 2024, Planning and Zoning Commission Meeting is requested by staff. The postponement was discussed with the applicant and is not due to any deficiency or inaction on their part..



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**INTRODUCTORY INFORMATION:**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** KAL Holdings, LLC

**FILE NUMBER:** H-24-11

**REQUEST:** Rezoning from AR (Agricultural/Residential) and C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with the C-2 use of outdoor storage

**GENERAL LOCATION:** West side of Broad Street (US 41) at its intersection with Old Ayres Road

**PARCEL KEY NUMBER(S):** 1088771

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**APPLICANT’S REQUEST**

The petitioner requests a rezoning of the subject property from AR (Agricultural/Residential) and C-2 (Highway Commercial) to PDP(GC)/ Planned Development Project (General Commercial) with the specific C-2 use of outdoor storage.

The petitioner proposes three 6,000 square foot “flex space” buildings as well as outdoor storage for use by the “flex space” tenants. Planned Development Project standards require the proposed land uses to be identified. No uses have been identified for this project.

Outdoor storage is a Special Exception use in the C-2 zone. Special exceptions from the C-2 zoning district may be requested as an allowable use in the PDP(HC) zone. Article V, Section 8(B) of the Hernando County Code states:

“A *special exception* use shall be used for only those buildings, uses and accessory buildings specifically indicated, and shall not exceed the maximum size, density, intensity, number of units or other measurement or limiting factors so indicated, in the approval of the *special exception* use.”

Outdoor storage is required to be screened from adjacent properties by a wall, fence, evergreen hedge and/or other approved enclosure when deemed necessary to buffer the use from surrounding areas. The petitioner has not provided information regarding what will be stored on the property or shown a location for the outdoor storage area on the proposed master plan.

**Staff Recommendation**

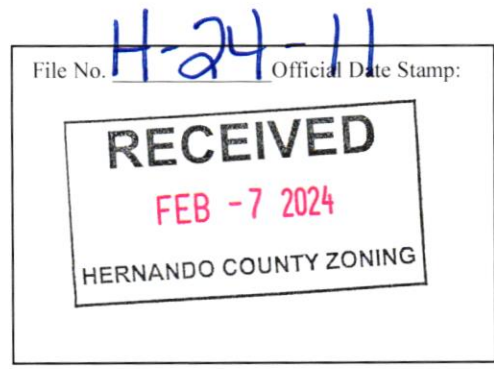
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners Postpone the petitioner’s request for Rezoning from AR (Agricultural/Residential) and C-2 (Highway Commercial) to PDP(GC)/ Planned Development Project (General Commercial) with A specific C-2 use for outdoor storage.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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



Date: 02-07-2024

APPLICANT NAME: KAL Holdings, LLC

Address: 19157 Andrea Lynn Lane
City: Land O' Lakes State: FL Zip: 34638
Phone: 813-508-4115 Email: alnicule@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.com

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1088771
2. SECTION 30, TOWNSHIP 23, RANGE 19
3. Current zoning classification: AR & C-2
4. Desired zoning classification: PDP (GHC) w/ Outside Storage
5. Size of area covered by application: 3.7 Acres
6. Highway and street boundaries: Broad Street
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, Alexander Nedesco, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [ ] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): ProCivil 360, LLC
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30 day of Jan, 2024, by Alex Nedesco who is personally known to me or produced as identification.

Signature of Notary Public



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

Notary Seal/Stamp

# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

**Project Location:** The property, 3.48 AC, (1283 Broad Street Brooksville, Florida 34604) is located on the west side of Broad Street and is directly across the street from Lead Foot City. The site is approximately 352 feet North of Ayers Road.



# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

**Present Zoning:** The land is presently zoned C-2 and AR. As the map denotes, the frontage on Broad Street is C-2 for about 221 feet on the North side of the property and 134 feet on the South side of the property. The West remainder of the property is AR.



# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

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**Present Land use:** The land is within a Planned Development area as designated on the FLUM.

**Desired Zoning:** PDP (GHC) with outside storage. Outside storage may be necessary to the renters of the Flex space. The applicant just wants that option without having to apply again.

**Desired use:** The existing remodeled Building is a 4617 sf Motorcycle sales and repair shop. The owner would like to add (3) 6,000 sf flex space buildings in phases. The First flex space building to be constructed will be directly behind the existing building. In addition, the applicant would like to develop the food truck court, to include outside seating and parking. The remaining (2) flex space buildings will be constructed in the future as needed. Infrastructure to services these two buildings would be developed with such.

**Proposed Buffers:**

- North:** Only a 5' Buffer is proposed, as this area is thought to be commercial in the future.
- South:** 5' Buffer between the existing and proposed commercial uses.
- East:** A 20' Buffer is required adjacent to Broad Street (US Hwy 41)
- West:** A future reverse frontage road is proposed here. If a buffer was established, the adjacent property would have no access to the frontage road.

**Setbacks:** Below are the current setbacks:

Front: 125' (C-2) US Highway 41 requires a 125' setback. The front 50 feet is designated for a frontage Road.

Sides: 20' (C-2) 10' (AR)

Rear: 35' (C-2) 35' (AR)

**Requested setbacks:**

Front: 75' (Existing building on the North side is 54.70' and is approved non-conforming)

We are requesting a deviation from 125' to 75' due to the reverse frontage road.

Sides: 10' (Existing building on North side is 11.05' and is approved non-conforming).

Rear: 35' off the future frontage road.

**Access:** The project has 2 existing access points from Broad Street. If approved, the applicant is willing to provide 50' for a reverse frontage road to be built upon demonstration of need in the West area. Depending on FDOT requirements, the applicant is willing to comply with FDOT for improvements for the southern drive connection.

# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

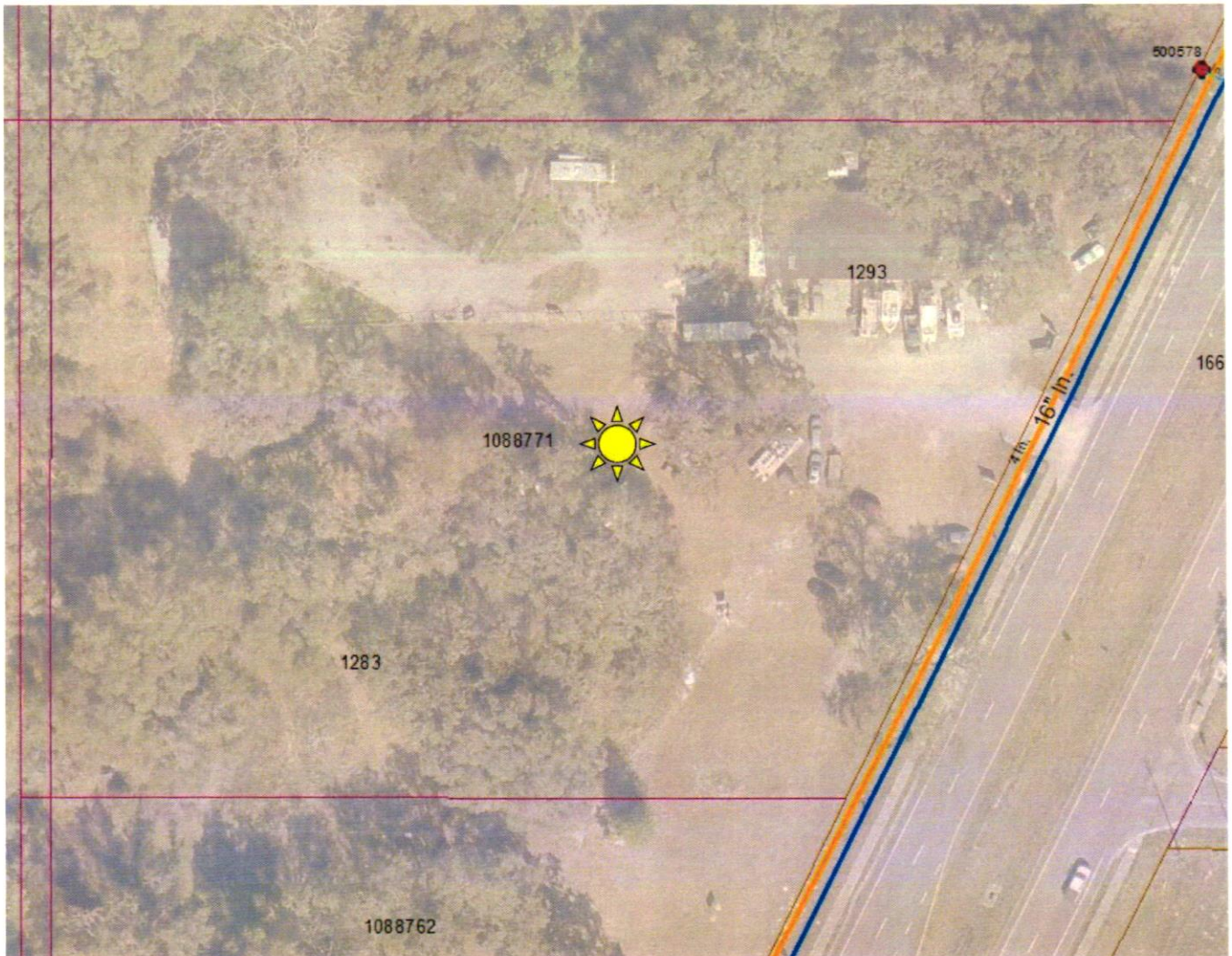
Received

FEB 7 2024

Planning Department  
Hernando County, Florida

**Sanitary Sewer:** Sewer service is currently provided by on-site septic but will connect to Hernando County Utility Department if deemed available at a reasonable expense to the owner. It appears from mapping provided by HCUD, there is a four-inch force main running within the r/w of Broad Street. The Applicant would be required to construct a pumping station on-site to connect to a force main.

**Potable Water:** Water service to existing building is provided by on-site well, but will connect to Hernando County Utility Department if approved. It appears from mapping provided by HCUD, there is a sixteen-inch water main running within the r/w of Broad Street.



# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB .7 2024

Planning Department  
Hernando County, Florida

**Soils:** The existing soils are mostly Masaryk Very Fine Sand. Masaryk is a Hydrologic Group "A" soil which indicates no wetlands, and rapid percolation. Ground water is typically six feet below the surface. The depth to any restrictive feature such as clay, or rock is typically greater than 80 inches below the surface. If approved, the applicant will have a Geotechnical Engineer perform one or more borings on the site to determine both of the previous characteristics, as well as the percolation rate needed for recovery of the stormwater pond.



# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

**Floodplain:** The site is within an area of Flood Plain "X"; an area of minimal flooding





# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

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**Environmental:** The applicant is agreeable to conduct a wildlife assessment at the proper time, during development of this site.

**Drainage:** This project, if approved, will create a master drainage plan to be filed with SWFWMD and Hernando County. There are no drainage improvements on this site. If approved, the applicant will be required to design, permit, and construct, a surface water drainage system to capture, attenuate, and treat runoff for the following required scenarios.

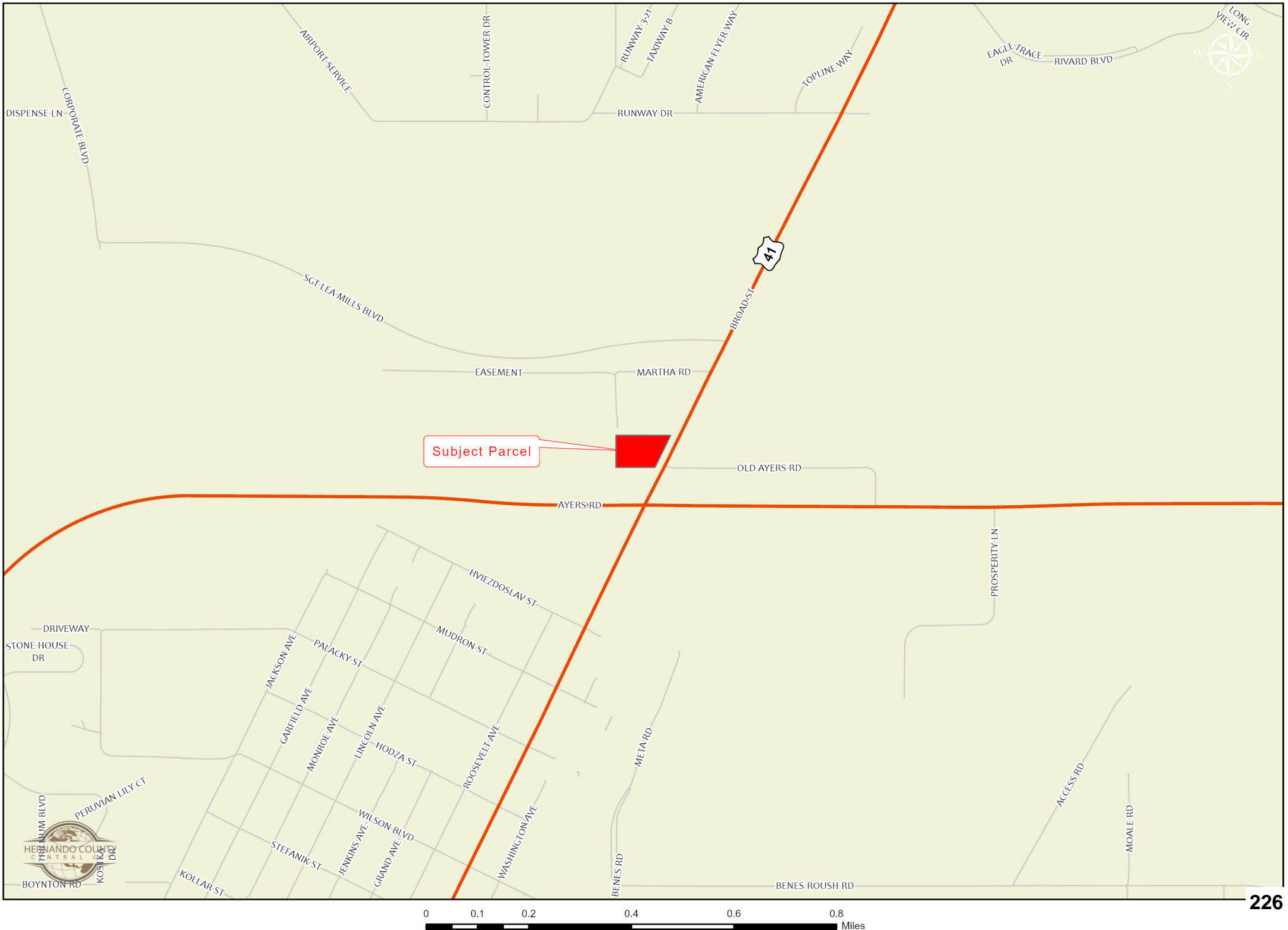
1. Water Quality (1/2 inch of runoff over the entire site)
2. 25 Year – 24 hour event
3. 100 Year – 24 hour event

Since the site is adjacent to the FDOT right-of-way, a drainage permit, or exemption will be necessary through the FDOT.

**Traffic:** The existing motorcycle sales and repair shop has 16 Peak PM hour trips. The proposed flex space buildings create 11 Peak PM Hour trips. The Food truck court creates 8 Peak Pm hour trips. A total of 35 Peak PM hour trips. This falls under the 50 peak hour threshold, to require a traffic study. Trips will be addressed with Concurrency.

# H-24-11 AREA MAP

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



# H-24-11

Photo date: 2023

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



0 0.03 0.05 0.1 0.15 0.2 Miles

# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-11  
Version Date: 12/09/2022

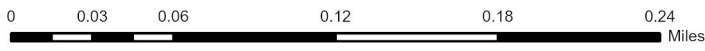


	H-24-11
	FLU Riverine District
	Regional Commercial
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

**Future Land Use Map**

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

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



Date of mapping: 03/22/2024



# H-24-11

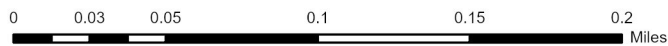
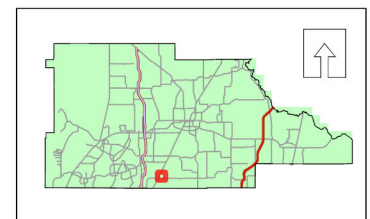
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

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

City Zoning Pending

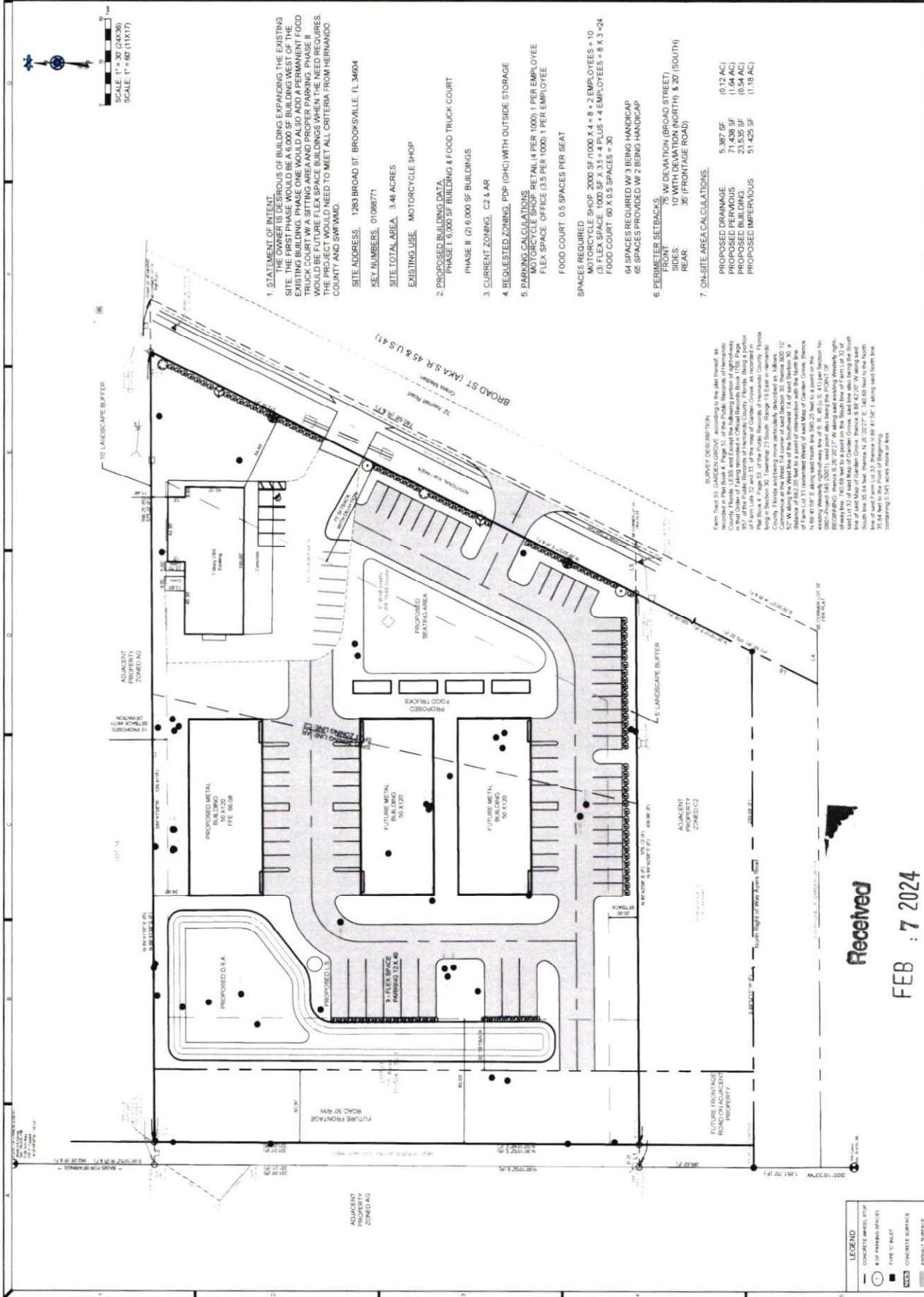


Planning Department  
Hernando County, Florida

Received  
FEB : 7 2024

LEGEND

- CONCRETE ASPHALT STOP
- # OF PARKING SPACES
- TYPE 'C' PAVEMENT
- CONCRETE SURFACE
- ASPHALT SURFACE



**1. STATEMENT OF INTENT:**  
THE OWNER IS DESIROUS OF BUILDING EXPANDING THE EXISTING SITE. THE FIRST PHASE WOULD BE A 6,000 SF BUILDING WEST OF THE EXISTING BUILDING. PHASE ONE WOULD ALSO ADD A PERMANENT FOOD COURT AND A MOTORCYCLE SHOP. PHASE TWO WOULD ADD A FUTURE FLEX SPACE BUILDING. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

**SITE ADDRESS:** 1283 BROAD ST, BROOKSVILLE, FL 34604  
**KEY NUMBERS:** 01068771  
**SITE TOTAL AREA:** 3.48 ACRES  
**EXISTING USE:** MOTORCYCLE SHOP

**2. PROPOSED BUILDINGS DATA:**  
PHASE I: 6,000 SF BUILDING & FOOD TRUCK COURT  
PHASE II: (2) 6,000 SF BUILDINGS

**3. CURRENT ZONING:** C2 & R

**4. REQUESTED ZONING:** PDP (GHC) WITH OUTSIDE STORAGE

**5. PARKING CALCULATIONS:**  
MOTORCYCLE SHOP: RETAIL 4 PER 1000/ 1 PER EMPLOYEE  
FLEX SPACE OFFICE: 3.5 PER 1000/ 1 PER EMPLOYEE  
FOOD COURT: 0.5 SPACES PER SEAT

**SPACES REQUIRED:**  
MOTORCYCLE SHOP: 2000 SF / 1000 X 4 = 8 + 2 EMPLOYEES = 10  
FLEX SPACE OFFICE: 6000 SF / 600 X 4 = 4 EMPLOYEES = 8 X 3 = 24  
FOOD COURT: 60 X 0.5 SPACES = 30

**64 SPACES REQUIRED W/ 3 BEING HANDICAP**  
**65 SPACES PROVIDED W/ 2 BEING HANDICAP**

**6. PERIMETER SETBACKS:**  
FRONT: 75' W/ DEVIATION (BROAD STREET)  
SIDES: 10' W/ DEVIATION (NORTH) & 20' (SOUTH)  
REAR: 35' (FRONTAGE ROAD)

**7. ON-SITE AREA CALCULATIONS:**  
PROPOSED PERIMETER: 5,387 SF  
PROPOSED PAVEMENT: 71,438 SF  
PROPOSED BUILDINGS: 25,335 SF  
PROPOSED IMPERVIOUS: 51,425 SF  
(0.12 AC)  
(1.64 AC)  
(0.54 AC)  
(1.19 AC)

**8. SUNDAY DESCRIPTION:** The site is located in the City of Brooksville, Hernando County, Florida. The site is currently zoned C2 & R. The site is adjacent to Broad Street (AKA SR 45 & US 41) to the north and a future frontage road to the south. The site is bounded by adjacent properties to the west and east. The site is currently vacant. The proposed development consists of three proposed metal buildings (50,120 sq ft each), a future metal building (50,120 sq ft), a parking area with 124 spaces, a food truck court, a motorcycle shop, and a food court. The project would need to meet all criteria from Hernando County and SWFWMD.

PROJECT NO.	1
SHEET NO.	1
DATE	02/07/2024
SCALE	1" = 30'
DESCRIPTION	MASTER PLAN
CLIENT	1283 BROAD STREET, BROOKSVILLE, FL 34604
DESIGNER	PRO-CIVIL 360
DATE	02/07/2024

**PRO-CIVIL 360**

CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL  
SITE DEVELOPMENT / PLANNING & ZONING /  
PERMITTING / CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 | PHONE: (352) 393-1252  
WWW.PRO-CIVIL360.COM

CONTRACT ELECTRICAL: SHARON L. HARRIS, P.E.  
CONTRACT MECHANICAL: JAMES M. HARRIS, P.E.  
CONTRACT PLUMBING: JAMES M. HARRIS, P.E.  
CONTRACT CIVIL: JAMES M. HARRIS, P.E.  
CONTRACT SURVEYING: JAMES M. HARRIS, P.E.

NO.	DATE	DESCRIPTION
1	02/07/2024	MASTER PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		



## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14118  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition submitted by Cliff Manuel of Coastal Engineering Associates, Inc. for KB Home Tampa Division (Michael Dady, VP of Land Acquisitions) on behalf of Powell Road Partners, LLC.: (H-24-15)

#### BRIEF OVERVIEW

**Request:**

Rezoning from CPDP (Combined Planning Development Project) with Single family and Multifamily uses to PDP(SF)/ Planned Development Project (Single Family) with deviations

**General Location:**

North side of Powell Road approximately 2,426' from its intersection with Board Street (US 41)

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

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

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from CPDP (Combined Planning Development Project) with single-family and Multifamily uses to PDP(SF)/ Planned Development Project (Single Family) without the requested deviations and performance conditions

#### REVIEW PROCESS

Peter Schwarz	Approved	06/03/2024	3:24 PM
Victoria Anderson	Approved	06/03/2024	3:40 PM

# REZONING CASE H-24-15

## STAFF REPORT

### RECOMMENDATIONS/ACTIONS

#### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION JUNE 3, 2024

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 CPDP (Combined Planning Development Project) with single-family and Multifamily uses to PDP(SF)/ Planned Development Project (Single Family) without the requested deviations and performance conditions listed in **Appendix A** of the Staff Report.



**INTRODUCTORY INFORMATION:**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** KB Home Tampa Division (Michael Dady), VP of Land Acquisitions

**FILE NUMBER:** H-24-15

**REQUEST:** Rezoning from CPDP (Combined Planning Development Project) with Single-family and Multifamily uses to PDP(SF)/ Planned Development Project (Single Family) with deviations

**GENERAL LOCATION:** North side of Powell Road approximately 2,426' from its intersection with Board Street (US 41)

**PARCEL KEY NUMBER(S):** 380910

**APPLICANT'S REQUEST**

The petitioner requests the rezoning of the subject property from CPDP (Combined Planning Development Project) with single family and Multifamily uses to PDP(SF)/ Planned Development Project (Single Family) with deviations to develop a single family subdivision with 220 dwelling units. The proposed density is 2.75, which is within the allowable density according to the Comprehensive Plan. There is one proposed access point for the subdivision, which connects directly to Powell Road.

**Requested Deviations**

1. Waive the requirement for a second entrance to be provided for residential developments with fifty (50) or more dwelling units. (*Hernando County BOCC Adopted Policy*)
2. A five (5) foot reduction in the side yard setbacks, decreasing them from 10' to 5'. (*Appendix A, Article III, Section 1*)
3. A five (5) foot reduction in the rear yard setbacks, decreasing it from 20' to 10'. (*Appendix A, Article III, Section 1*)
4. A thirty-five (35) foot reduction in the southern perimeter setback (Powell Road), decreasing it from 75' to 40'. (*Appendix A, Article III, Section 1*)

**SITE CHARACTERISTICS**

**Site Size:** 80.0 acres

**Surrounding Zoning;  
Land Uses:**

North:	AG; Single Family
South:	CPDP (Combined Planning Development Project) (H-17-01); Undeveloped
East:	PDP(SF)/ Planned Development Project (Single Family); Future Entrada Road
West:	AG; Single Family

**Current Zoning:** CPDP (Combined Planning Development Project) with single and multifamily uses. (H-10-13)

**Future Land Use  
Map Designation:** Residential

**ENVIRONMENTAL REVIEW**

**Soils:** Micanopy Loamy Fine Sand / 2% to 5% Slopes

**Protection Features:** The County does not currently have access to the Well Head Protection Area (WHPA) Geographic Information Systems data or the Special Protection Areas (Special Protected Areas (SPAs) data.

**Comment:** The petitioner is not requesting any uses that are prohibited within the Wellhead Protection Area (WHPA). It is the responsibility of the property owner to hire qualified and licensed consultants to determine the presence of a Wellhead Protection Area (WHPA) on the site, if requested by the County.

**Hydrologic Features:** There are four wetland areas on the subject property. The County does not currently have access to data regarding sinkholes on the property.

**Comment:** The petitioner shall provide information about the wetlands and include jurisdictional wetland lines on the Master Plan and all other plans submitted for review by the County. There shall be a buffer adjacent to all wetlands with an average width of 20', with no portion being less than 15' wide.

**Habitat:** There are several habitats on the property and the potential for several endangered species present on the site.

**Comment:** A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to

comply with all applicable FWC regulations and permitting. Invasive plant species if present are to be removed during the development process.

**Water Quality:** The proposed development is within the Weeki Wachee River Basin Management Action Plan (BMAP), the Weeki Wachee Priority Focus Area (PFA) and the Weeki Wachee Outstanding Florida Springs (OFS) Group.

**Comment:** Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

**Flood Zone:** The subject property has areas of AE, A and X flood zones present.

## UTILITIES REVIEW

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

- HCUD does not currently supply water or sewer service to this parcel.
- Water mains are available along the south side of Powell Road.
- There is a sewer force main that runs along the west side of Broad Street.
- HCUD has no objection to the requested zoning change from PDP(SF) and PDP(MF) to PDP(SF) to allow the development of 220 single-family homes, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction, with the stipulation that the developer will need to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.

**Please note:** Availability of existing water, sewer, and reclaimed water capacity is dependent on the engineer's estimated flows for the proposed development. Existing utility infrastructure may require upgrades to supply service to the proposed development. Complete a Utilities Capacity Request form located on HCUD's Engineering website and submit with a proposed site plan for capacity inquiries.

**\*\*Utility location does not guarantee capacity\*\***

## ENGINEERING REVIEW

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

- The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, an access management or drainage permit from the Florida Department of Transportation (FDOT), and/or a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife

Commission (FWC).

- All floodplain encroachment shall be compensated.
- Stormwater treatment and attenuation ponds shall be located outside of floodplain.
- A Traffic Access Analysis is required. Turn lanes may be required and will be determined by the Traffic Access Analysis. Any improvements identified by the Traffic Analysis shall be the responsibility of the developer to install.
- A sidewalk shall be constructed along Powell Road (Collector Roadway) for the entire frontage.
- The entrance road for the project shall be designed as a collector roadway.
- The petitioner shall specify if the roadways will be public or private.
- The petitioner shall provide roadway designation for all the other roadways in the development at the Conditional Plat stage.

## LAND USE REVIEW

The petitioner proposes a single family subdivision with 220 homes, a density of 2.76 homes per acre, three (3) acres of recreation and a single access point on Powell Road. The proposed lot sizes are 6,000 and 7,200 square feet, with lot widths of 50' and 60' respectively.

### Second Means of Access

The petitioner requests a waiver from the adopted County policy which requires that a second entrance to be provided for residential developments with fifty (50) or more dwelling units. There is currently not another road adjacent to the subject property. However, there is a road identified on the master plan for Hernando Oaks (Entrada) that is planned to connect to Powell Road on the east side of the property.

**Comments:** Staff recommends denial of the waiver. The proposed density (220 DU) is too intense for a single access and poses life safety issues. In order to alleviate potential congestion in an emergency, staff recommends the petitioner be required to work with the adjacent property owner to the east to provide a connection to the future Entrada Road.

### Perimeter Setbacks

The petitioner requests the following deviation to the southern perimeter setback:

- A thirty-five (35) foot reduction in the southern perimeter setback (Powell Road), decreasing it from 75' to 40'.

Powell Road will have to be widened to accommodate the 800 plus new vehicles accessing the road in the half mile between this proposed development and the recently approved 200 dwelling unit PDP(MF)/ Planned Development Project (Multifamily) (H-23-82) development directly to the east, and Broad Street (SR 41). The petitioner agrees to provide the County with a 40' right-of-way along Powell Road to accommodate this widening.

**Comments:** Staff recommends denial of this request. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility (*Hernando County Comprehensive Plan Objective 1.10D*). The petitioner has not based this request on the provision of environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits or quality community design and land use compatibility.

### Internal Lot Setbacks

The petitioner requests the following deviations to the lot setbacks:

1. A five (5) foot reduction in the side yard setbacks, decreasing them from 10' to 5'.
2. A five (5) foot reduction in the rear yard setbacks, decreasing it from 20' to 10'.

**Comments:** Staff recommends denial of these requests. At the Hernando County Workshop held in December of 2023, the Board members unanimously agreed that side yard setbacks should be no smaller than 7.5'. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility (*Hernando County Comprehensive Plan Objective 1.10D*).

The petitioner has not based these requests on the provision of environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits or quality community design and land use compatibility. Without the provision of any of the items identified in the Comprehensive Plan, the PDP process is only being used to increase the number of lots in the development and reduce the amount of open space.

### Buffers

The petitioner proposes the following buffers for the development:

- North: 15' natural vegetated buffer. Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.
- South (Powell Road): 20' landscaped buffer
- East: 25' natural vegetated buffer. Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.
- West: 25' when adjacent to rural residential lots. Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.

15' when adjacent to vacant parcels. Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.

### Neighborhood Park

The petitioner proposes a three (3) acre park area centrally located in the development with a recreation center and various active and passive recreation amenities available. The proposed development requires the creation of 2.7 acres of park area. The required neighborhood park system may consist of single or multiple neighborhood park sites, but in no event shall the required site be less than one (1) acre in size. A list of proposed active amenities is required to be provided with the conditional plat application.

### Natural Preserved Areas

The Land Development Regulations require the petitioner to designate 7% (5.6 acres) of the total development size as "Natural Preservation." The petitioner proposes 6 acres of designated natural preserved area within the development. The designated area must be at least 20,000 Square Feet with no portion less than 15' in width to qualify as a natural preserved area.

## COMPREHENSIVE PLAN REVIEW

### Future Land Use Map, Residential

The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

**Objective 1.04B:** The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

**Strategy 1.04B(2):** Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

### Single-Family Housing

**Strategy 1.04B(3):** The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and

dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

**Comments:** The proposed use for the property as a single-family development is consistent with the comprehensive plan.

## FINDING OF FACTS

1. The use of the subject parcel for a single family subdivision is appropriate with regards to the location and future land use.
2. The lack of a second access to the subdivision opens up the potential for more than 400 people to be stranded without emergency services or the ability to evacuate the area if a single point of access is blocked or damaged for any reason.
3. The petitioner has not based the deviation requests on the provision of environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits or quality community design and land use compatibility, and therefore recommends denial of the requested deviations.

## 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.*

*The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.*

**APPENDIX A:  
STAFF RECOMMENDATION  
TO THE PLANNING AND ZONING COMMISSION**



**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 CPDP (Combined Planning Development Project) with single-family and Multi-family uses to PDP(SF)/Planned Development Project (Single Family) without deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Planning

A. Maximum number of Lots Allowed: 220

B. Allowed Uses in this PDP:

- I. Single Family Residential Houses
- II. Associated accessory buildings
- III. Clubhouse
- IV. Park

C. Lot Information:

- Minimum Lot Size (square footage): 6,000 square feet
- Minimum Lot Width at the front setback line: 50'
- Minimum Lot Frontage: 50'
- Minimum Lot Frontage for lots on a cul-de-sac or lots on a curve with a radius less than fifty (50) feet: 30'
- Maximum Lot Coverage: 35%

D. Lot Setbacks:

- Front: 25'
- Side: 10'
- Rear: 20'

\*Corner lots shall have a front yard setback on each road frontage

E. Neighborhood Park: 3 acres

The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.

The approximate location and acreage of the neighborhood park system shall be identified within the project master plan. The final location of the park site(s), access and a list of proposed facilities shall be provided for review and approval during the conditional plat process. A neighborhood park(s) site plan, prepared by a registered landscape architect or professional civil engineer, shall be submitted for review and approval in conjunction with the final construction plans for the subdivision. Development of the neighborhood park system shall occur prior to receiving fifty-one (51) percent of the certificates of occupancy for the subdivision (based on complete build-out).

F. Perimeter Setbacks (inclusive of the vegetated buffer)

- North: 30'
- South: 75' from the future right-of-way
- East: 40'
- West: 30'

G. Buffers:

- North: 15' Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.
- South: 20' Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.
- East: 25' Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.
- West: 25' when adjacent to rural residential lots. Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.  
15' when adjacent to vacant parcels. Natural Vegetated enhanced with plantings to attain 80% opacity within 12 months.

Buffer fencing – If a fence is used, the greenery shall be installed on the side of the fence that faces the adjacent property at the conclusion of construction.

H. Perimeter Buffers and Setbacks shall not be included as a part of individual lots. A distinct lot edge shall be marked on lots to denote that preservation of that area is required.

I. Landscaping: A minimum of fifteen (15) trees per acre shall be either preserved or installed. At least five (5) of those trees shall be shade trees. Unless otherwise approved for removal, specimen and majestic trees shall be preserved.

3. Environmental:

B. Required Natural Vegetation: 6 Acres

Article II, Section 10-28 (2). Preserved natural vegetation and/or planted native vegetation shall be provided per the following standard:

Projects greater than twenty (20) acres shall designate an area of at least seven (7) 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 twenty thousand (20,000) square feet.

- C. Vegetated buffers shall remain undisturbed, with the exception of the removal of invasive species or dead trees. Buffers may not include any stormwater management facilities, utility easements or drainage retention areas.
- D. The petitioner shall provide information about the wetlands and include jurisdictional wetland lines on the Master Plan and all other plans submitted for review by the County. There shall be a buffer adjacent to all wetlands with an average width of 20', with no portion being less than 15' wide.
- E. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement within 12 months.
- F. Invasive plant species if present are to be removed during the development process.
- G. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. Engineering:

- A. The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies. These permits include, but are not limited to, a right-of-way use permit, an access management or drainage permit from the Florida Department of Transportation (FDOT), and/or a Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Commission (FWC).
- B. All floodplain encroachment shall be compensated.
- C. Stormwater treatment and attenuation ponds shall be located outside of floodplain.
- D. A Traffic Access Analysis is required. Refer to Hernando County Facility Design Guidelines IV-18. Turn lanes may be required and will be determined by the Traffic Access Analysis.

- E. Any improvements identified by the Traffic Analysis shall be the responsibility of the developer to install.
- F. A sidewalk shall be constructed along Powell Road (Collector Roadway) for the entire frontage.
- G. The entrance road for the project shall be designed as a collector roadway.
- H. The petitioner shall specify if the roadways will be public or private.
- I. The petitioner shall provide roadway designation for all the other roadways in the development at the Conditional Plat stage.

5. Utilities:

- A. A capacity analysis shall be performed and provided to the County as part of the conditional plat process.

**Please note:** Availability of existing water, sewer, and reclaimed water capacity is dependent on the engineer's estimated flows for the proposed development. Existing utility infrastructure may require upgrades to supply service to the proposed development. Complete a Utilities Capacity Request form located on HCUD's Engineering website and submit with a proposed site plan for capacity inquiries.

**\*\*Utility location does not guarantee capacity\*\***

- B. The petitioner shall connect to the central water and sewer systems at time of vertical construction.
- C. Utility placement details showing the locations of all utilities shall be shown on the conditional plat for lots with side setback deviations of five (5) feet. **(if the 5' side setback deviation is approved)**

6. Schools:

The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District and the County.

- 7. **Construction Buffer:** Article II, Section 10-28 (5) All new development (subdivision and commercial) greater than two (2) acres that abuts existing residentially zoned housing units not in previously developed or future phases of the same development must provide a construction buffer at the perimeter of the construction site boundary. It shall be a natural

vegetative buffer a minimum of ten (10) feet in width, provide a minimum of eighty (80) percent opacity, and minimize - airborne erosion to existing adjacent residentially zoned housing units. If natural vegetation is not adequate or available to provide such a buffer, a fence or wall at least six (6) feet in height above grade must be installed within thirty (30) days of clearing and prior to commencement of construction. If a fence is used it must include mesh or slats to minimize airborne erosion. If a permanent fence or wall is provided it must be dominated by greenery on the side facing adjacent property at the conclusion of construction. Retention of a natural vegetative buffer is encouraged. A permanent construction buffer can be used to meet all or part of the requirement for natural vegetation preservation.

8. The petitioner shall remove any barbed wire and/or electric fencing from the subject parcel(s) prior to the issuance of any Certificate of Occupancy being issued. This includes any areas designated as Buffers and Drainage Retention Areas designated as PDP(Special Use) on plats.
9. Prior to the issuance of an approved set of construction plans, the developer shall provide the Department of Public Works and The Planning Department with a contact list of any known contractors and professionals that will be working on the site as well as designating a primary contact should issues arise.
10. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

# 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: 01-10-2024

File No. \_\_\_\_\_ Official Date Stamp:  
**17-24-15**  
 Received  
 FEB 7 2024  
 Planning Department  
 Hernando County, Florida

**APPLICANT NAME:** KB Home Tampa Division (Michael Dady, VP of Land Acquisitions)

Address: 4105 Crescent Park Drive  
 City: Riverview State: FL Zip: 33578  
 Phone: 813-887-9625 Email: mdday@kbhome.com  
 Property owner's name: (if not the applicant) Powell Road Partners, LLC

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

Company Name: Coastal Engineering  
 Address: 966 Candlelight Blvd.  
 City: Brooksville State: FL Zip: 34601  
 Phone: 352-796-9423 Email: dlacey@coastal-engineering.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) Hernando Oaks Master HOA

Contact Name: Kim.Morris@inframark.com  
 Address: 2654 Cypress Ridge Road City: Wesley Chapel State: FL Zip: 33544

**PROPERTY INFORMATION:** \_\_\_\_\_

1. PARCEL(S) **KEY** NUMBER(S): 00380910
2. SECTION 07, TOWNSHIP 23, RANGE 19
3. Current zoning classification: PDP(SF) and PDP(MF) (Planned Development Project/Single-Family/Multi-Family)
4. Desired zoning classification: PDP/SF (Planned Development Project/Single-Family)
5. Size of area covered by application: 80 acres
6. Highway and street boundaries: North side of Powell Road, West of Broad Street
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

### PROPERTY OWNER AFFIDAVIT

I, John H. McCoskrie, 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): KB Homes  
 and (representative, if applicable): Coastal Engineering  
 to submit an application for the described property.

John H. McCoskrie  
 Signature of Property Owner

STATE OF FLORIDA  
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23 day of January, 2024, by John McCoskrie who is personally known to me or produced FLDC as identification.

Kimberly A. Willan  
 Signature of Notary Public Kimberly A. Willan



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

Notary Seal/Stamp

POWELL-KB HOMES  
REZONING APPLICATION  
PARCEL KEY # 380910



Figure 1. Powell KB Homes Parcel (Key no. 380910) Aerial & Location Map

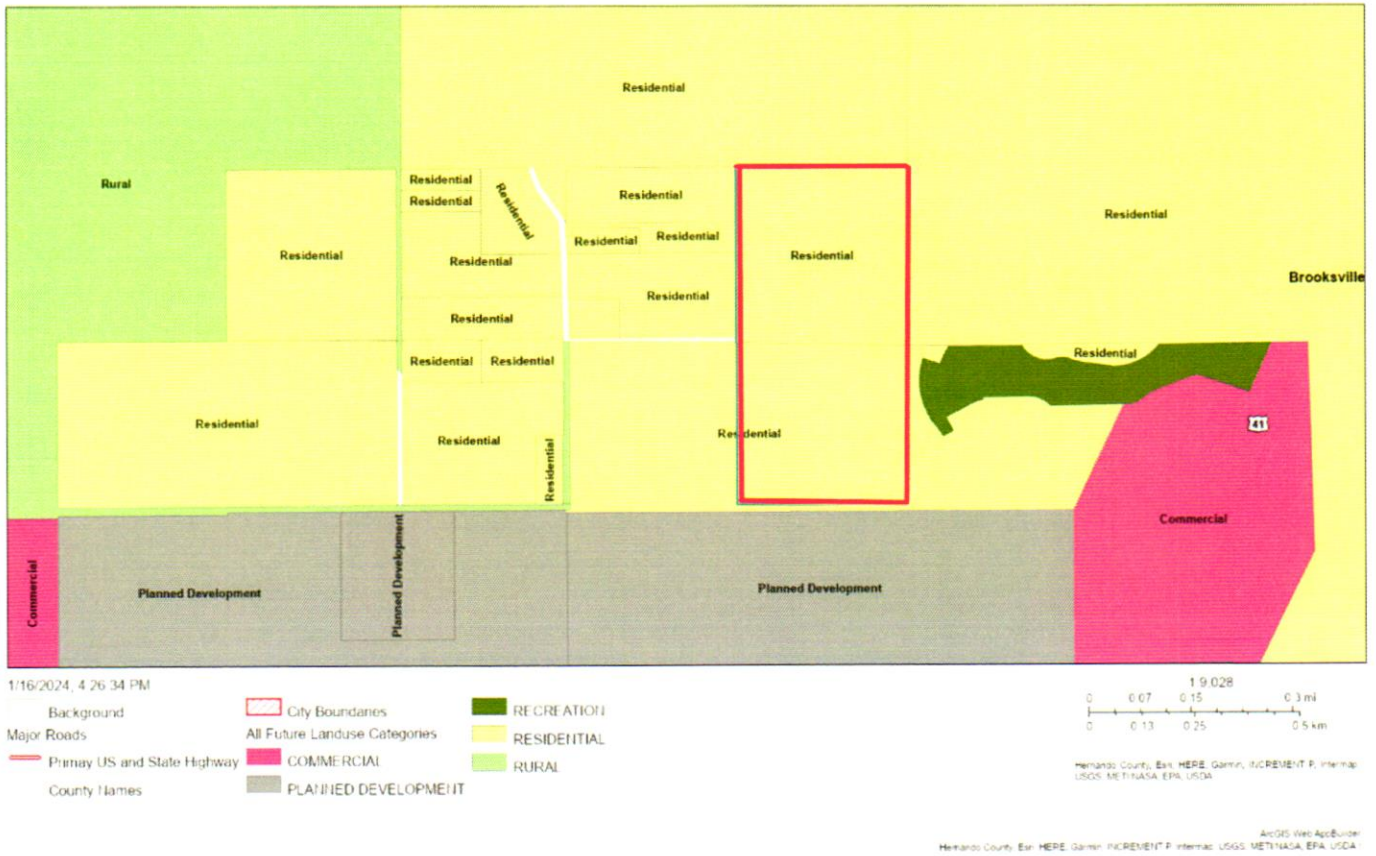
**General**

The subject property, consisting of approximately 80 acres, lies within section/township/range: 07 / 23 / 19 and is located on the north side of Powell Road, ½ mile west of U.S Hwy 41/Broad Street. The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key 00380910. Refer to Figure 1 for location and aerial view.

Received

FEB 7 2024

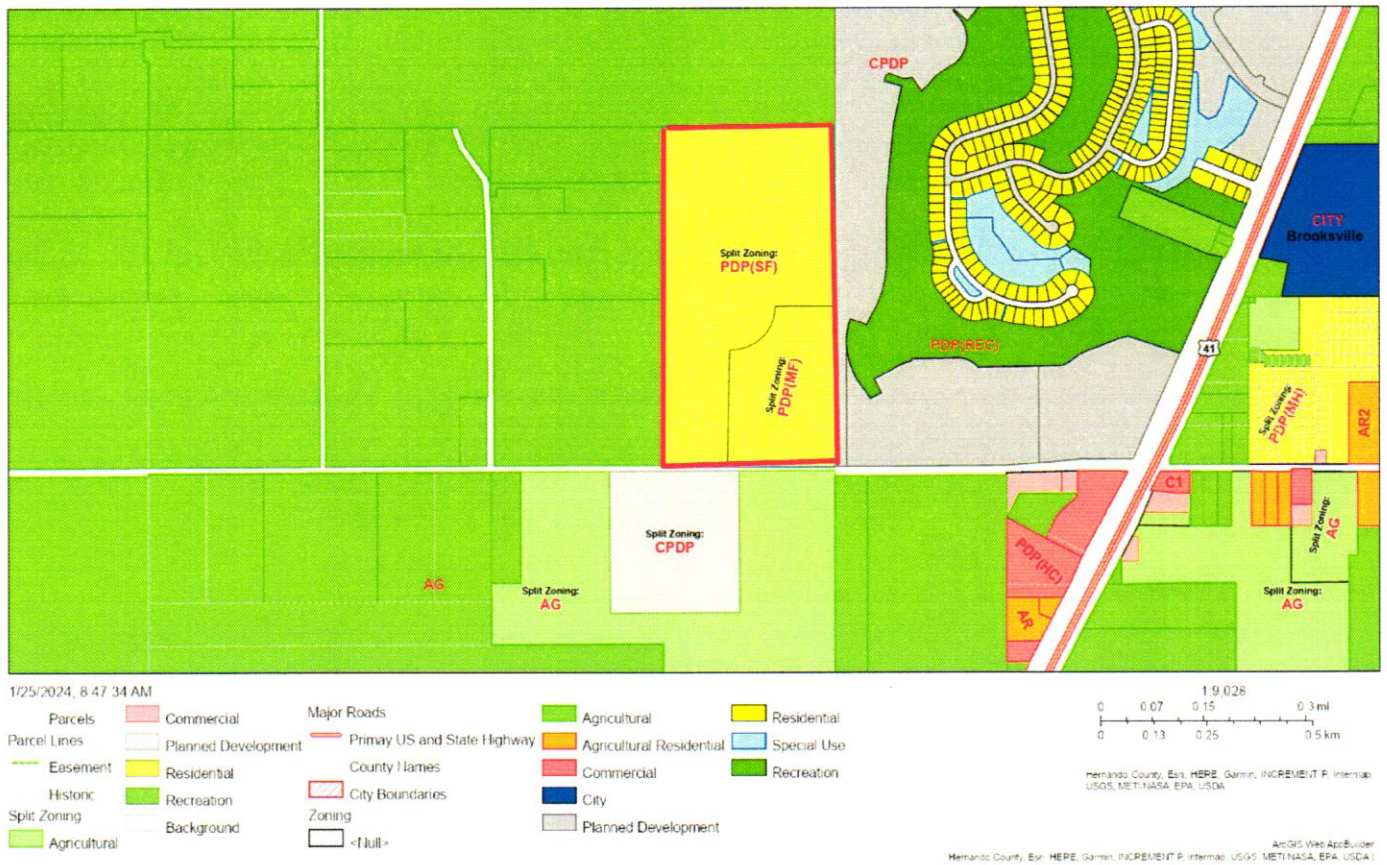
# ArcGIS Web Map



**Figure 2. Powell KB Homes Parcel (Key no. 380910), Future Land Use Map**

The proposed project is consistent with the Hernando County Comprehensive Plan Future Land Use Map, as depicted in the above figure 2. The project property and surrounding land use to the North, East, and West are residential. The property across Powell Road to the south is within the Airport Planned Development District.





**Figure 3. Powell KB Homes Parcel (Key no. 380910) Current Zoning Map**

As a Combined Planned Development Project with Single Family and Multi-Family designations, the subject property already has appropriate zoning. Surrounding land use to the west and north remain Agricultural at present, while Combined Planned Development Project lies to the east (Hernando Oaks) and south (BANTAM). See figure 3 above.

The following table identifies adjacent zoning classification and their designation in the comprehensive plan’s future land use map.

	<b><u>Property Description</u></b>	<b><u>ZONING</u></b>	<b><u>FLU</u></b>
<b>North</b>	Vacant Parcel	<b>AG</b>	<b>Residential</b>
<b>South</b>	Agriculture	<b>C-PDP(Combined)</b>	<b>Airport PDD</b>
<b>East</b>	Hernando Oaks Subdivision	<b>PDP(SF) &amp; Village Center</b>	<b>Residential</b>
<b>West</b>	Vacant Parcels & Rural Residential	<b>AG</b>	<b>Residential</b>

## Subject Site

At present, the southern half of the subject property has been cleared and is utilized for pasture, while the northern half is well-forested. The Environmental section of this report provides more detail.

## Request

The applicant intends to develop a community of single-family homes. While the property was previously approved for 264 single family and multi-family residences, this proposed community will consist of up to 220 single-family detached homes only, ranging from 50' to 60' in width. A revised master plan has been created and included in this submittal.

The property contains several natural environmental features (wetlands, floodplain, tree clusters) that have been accommodated in the design of the project master plan. Where feasible, these features were incorporated into open space, stormwater retention and recreation area. The major recreation area has been conceptually located adjacent to the largest environmental feature to provide passive recreation in close proximity to the community's active recreation. A series of buffers have also been provided along the boundary of the property to provide visual shielding for both project residents and adjacent property owners.

Access to the community will be directly from Powell Road, an arterial roadway with signalized intersections to the east (US 41) and west (California Street). Turning movement improvements will be provided at that entrance, consistent with direction from the County Engineer, once he has reviewed the traffic study provided during the conditional platting process. Since there is a single external entrance proposed for the project, the internal circulation system will be "looped" and the entrance itself will be constructed in a boulevard configuration, spacing the entrance and exit lanes with an intervening median. The entrance drive will become the project's tree-lined collector road, leading from Powell Road to the central recreation feature. The southernmost 40' of the property is being protected from development to allow sufficient right-of-way for future expansion of Powell Road.

The Hernando County Utilities Department (HCUD) has sufficient infrastructure in the area to serve the proposed project. A 14-inch potable water main is located along the south side of Powell and a 16-inch sewer force main is located at the corner of Powell Road and U.S 41/Broad Street. The applicant will coordinate with HCUD on the points of connection and the location of the internal pump station. The Hernando County School System has public schools at all levels located in close proximity to the project. A Certificate of Concurrency will be requested during the conditional platting process.

## Setbacks and Buffers

### *Perimeter Building Setbacks:*

- North – 30'
- South – 40' (from future ROW - Deviation from 75')
- East – 40'
- West – 30'

### *Internal Building Setbacks*

- Front – 25'
- Side - 5' - (Deviation from 10')
- Rear – 15' – (Deviation from 20')

### *Buffers:* where depicted on the proposed zoning master plan

- North – 15' natural vegetation
- South – (Powell Road) – 20' landscaped
- East – (Hernando Oaks) – 25' (80% opacity where adjacent to planned Hernando Oaks lots
- West – (Adjacent to rural residential lots) - 25' with 80% opacity  
(Adjacent to vacant parcels) - 15' natural vegetation

Minimum Lot Size: 6,000 square feet

## Draft of Protective Covenants

Protective covenants will be developed during the conditional platting process and a homeowners association created to maintain common tracts, recreation and drainage.

## Development Schedule

Development of the property is anticipated to start in 2024.

## Proposed Improvements

Offsite construction will include connection to HCUD utilities and construction of access to Powell Road. The above will be accomplished in accordance with the regulations and standards of the Hernando County Engineer and the Hernando County Utilities Department.

## Adequate Access

Project access will be provided via a “boulevard” entrance at Powell Road. Powell Road has a good level of service and signalized intersections to the east (US 41) and west (California Street). Access improvements at Powell Road will be coordinated with the County Engineer and a traffic study will be provided as part of the conditional platting process. Preliminary discussions have been held with the County Engineer and a strip of property has been designated along the southern boundary of the property for use in future improvements to Powell Road.

## Topography

As shown in Figure 4, site topography ranges from approximately 90’ high along the southeastern boundary to elevations slightly below 75’ in the northeast corner and along the western boundary of the property.



Figure 4. Powell KB Homes Parcel (Key no. 380910), Topography Map

## Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0327D, effective date of February 2, 2012. As depicted on Figure 5, the map shows the great majority of the site above the 100-year floodplain. Several pockets of the property, primarily in the northern half, lie within the 100-year floodplain and are designated AE. These floodplain areas will generally be incorporated into the stormwater retention system in conformance with SWFWMD permitting criteria.



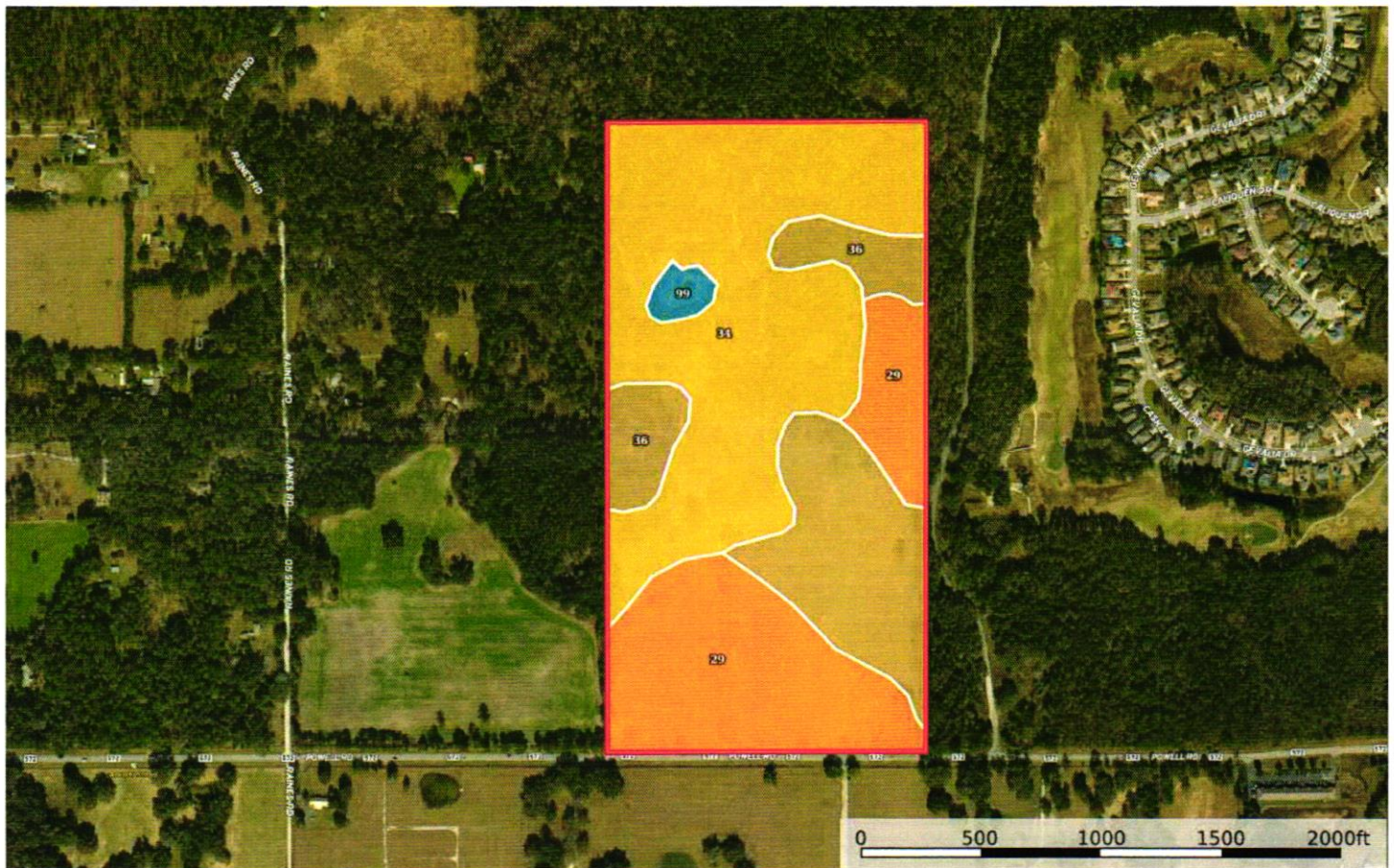
Figure 5. Powell KB Homes Parcel (Key no. 380910) Floodplain Map

## Drainage

This project is within Southwest Florida Water Management District. Additional stormwater generated by the proposed project will be handled on site using onsite DRAs as generally depicted on the proposed master plan. The exact size and location of all DRAs will be determined during the preliminary engineering design phase, however the anticipated location for most stormwater retention will be in the floodplains and lower areas of topography.

## Soils

Three (3) soils were identified on the subject site. Kendrick fine sand, a well-drained soil, Micanopy loamy fine sand, a moderately draining soil, and Nobleton fine sand, a moderately draining soil. All three soils are conducive for development. Refer to figure 6.



23052 - KB Homes

SOIL CODE	SOIL DESCRIPTION	ACRES
34	Micanopy loamy fine sand, 2 to 5 percent slopes	36.95
29	Kendrick fine sand, 0 to 5 percent slopes	22.48
36	Nobleton fine sand, 0 to 5 percent slopes	19.29
99	Water	1.19
TOTALS		79.91(*)

Figure 6. Powell KB Homes Parcel (Key no. 380910) Soil Map

## Site Environmental

A preliminary site visit was conducted within 30 days of this application. The following are the results of the site visit:

- The subject property is vacant and undeveloped.
- The southern half of the property is currently a pasture and used to graze cattle.
- The northern half of the subject property is well-treed of various types (mainly pines and oaks) and sizes. There are numerous trees 18 inch and greater on the subject property. A tree survey will be provided during the County permitting process.
- Jurisdictional wetlands (5 wetlands) are located on the subject property. Delineation and permitting of the wetlands will be undertaken during the development permitting process.
- One (1) potentially occupied gopher tortoise burrow was detected on the subject property. If necessary, an off-site gopher tortoise relocation permit will be obtained from the FWC, and the gopher tortoise relocated prior to any land clearing operations. No other state or federally listed species were detected.
- A Cultural Resources Assessment Survey) and report clearance letter from the State Historical Preservation Office (SHPO) was issued in 2006. A copy of the SHPO clearance letter is provided with this zoning application.

## Utilities

A 14-inch potable water main is located along the south side of Powell and internally along the west side of Hernando Oaks subdivision. Coordination with the Hernando County Utilities (HCUD) will be handled at the time of conditional platting. A 16-inch sewer force main is located at the corner of Powell Road and U.S 41/Broad Street. Coordination with the Hernando County Utilities Department (HCUD) will be required at the time of conditional platting.

## Recreation:

Hernando county has a wide selection of recreational opportunities for existing and new residents in the area. The closest District Park is Anderson Snow Park. Within the project will be an on-site recreation center and several open space areas, providing ample opportunities for active and passive recreation.

## Schools:

The subject property is within the school boundaries of: Chocachatti Elementary School, Challenger K-8 School, and Nature Coast Technical High School. A Certificate of Concurrency will be obtained from The Hernando County School District demonstrating adequate capacity at the time of conditional platting.

## Deviations:

### *Perimeter Building Setback*

South (Powell Road) – 40' from future ROW (deviation from 75')

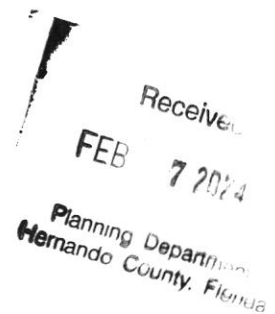
- With no driveways accessing directly to Powell Road and provision of additional ROW for County Line Road expansion, a 40' building setback to the rear of the residences from the future ROW should suffice. This is a deviation from the required 75 feet.

### *Internal Building Setback*

Side 5' (deviation from 10')

Rear 15' (deviation from 20')

- These deviations are common for residential lots of this size and provide the developer with some flexibility in subdivision design.





AGENT OF RECORD LETTER

Received

FEB 7 2024

To: HERNANDO COUNTY / SWFWMD / FDEP / FDOT

Planning Department  
Hernando County, Florida

I, John H. McCoskrie, TITLE of Manager-POWELL ROAD PARTNERS, LLC the owner, hereby designate and appoint **COASTAL ENGINEERING ASSOCIATES, INC.**, as Agent of Record, with the authority to apply for and sign all documents; For the purpose of representing the entity during the Development Review Process, more specifically, Planning and Zoning Submittals/ Reviews/ Approvals (Rezoning, CPAM, Special Exception, and Conditional Use), Building Department Submittals/ Reviews/ Approvals (Conditional Plat, Subdivision, Construction Drawings, and Final Plat), as well as Application/Permitting Reviews/ Approvals (SWFWMD/DEP/HCUD), with regard to: HERNANDO COUNTY PARCEL KEY NO. 380910

Date:

John McCoskrie  
Authorized Person (Signature)

John H. McCoskrie  
Authorized Person (Printed Name)

Applicant's Representative:

**COASTAL ENGINEERING ASSOCIATES, INC.**  
**966 CANDLELIGHT BLVD.**  
**BROOKSVILLE, FL 34601**

STATE OF Florida:  
COUNTY OF Hernando

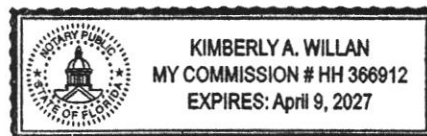
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, John McCoskrie, to me known to be the person described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of January, 2024.

Kimberly A Willan  
NOTARY PUBLIC  
State of Florida at Large

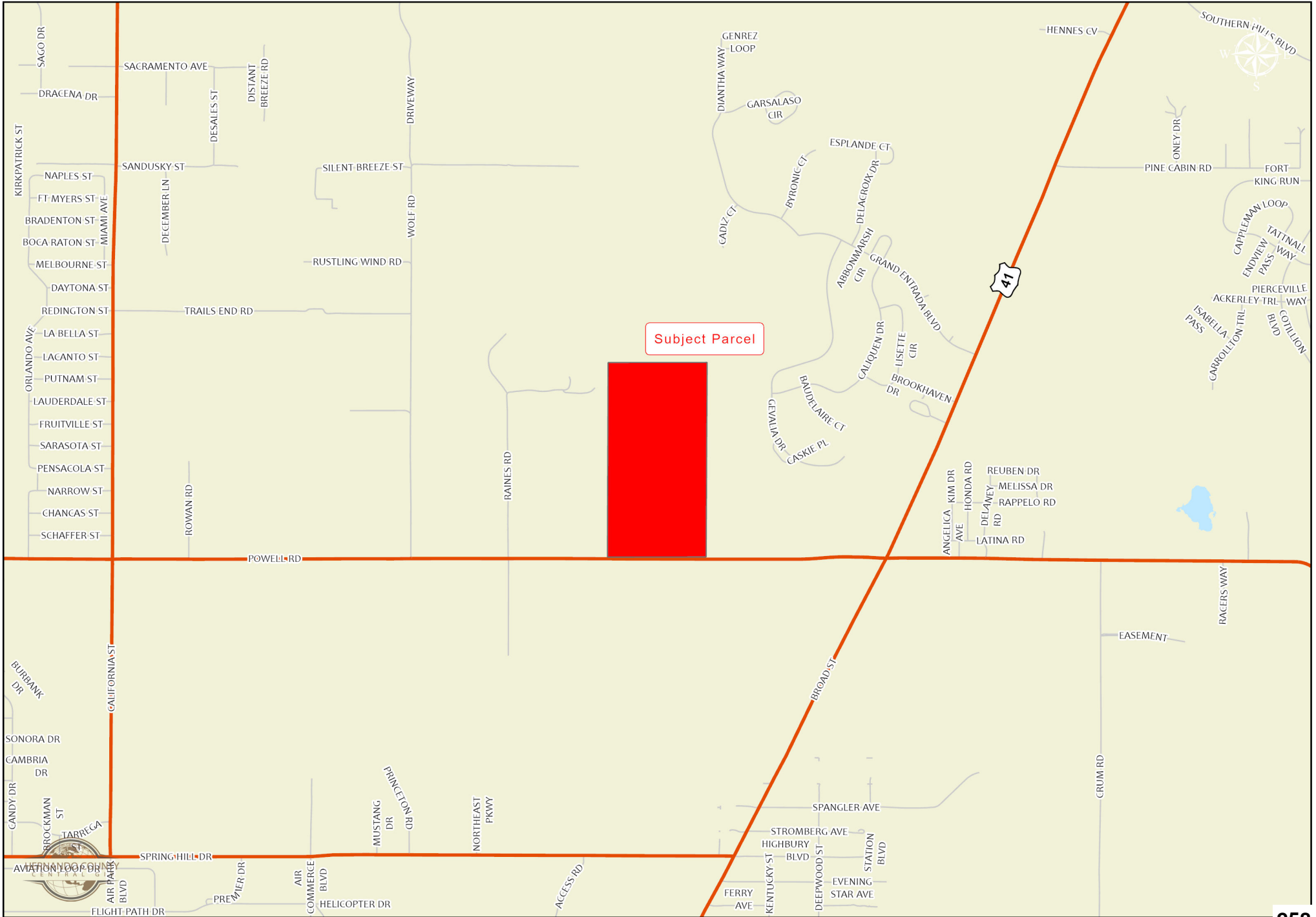
Personally known to me  
 Presented identification FL DL  
 DID Take an oath     DID NOT take an oath

My Commission Expires: 4/9/2027



# H-24-15 AREA MAP

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

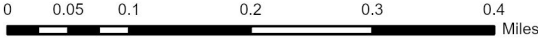


Subject Parcel

# H-24-15

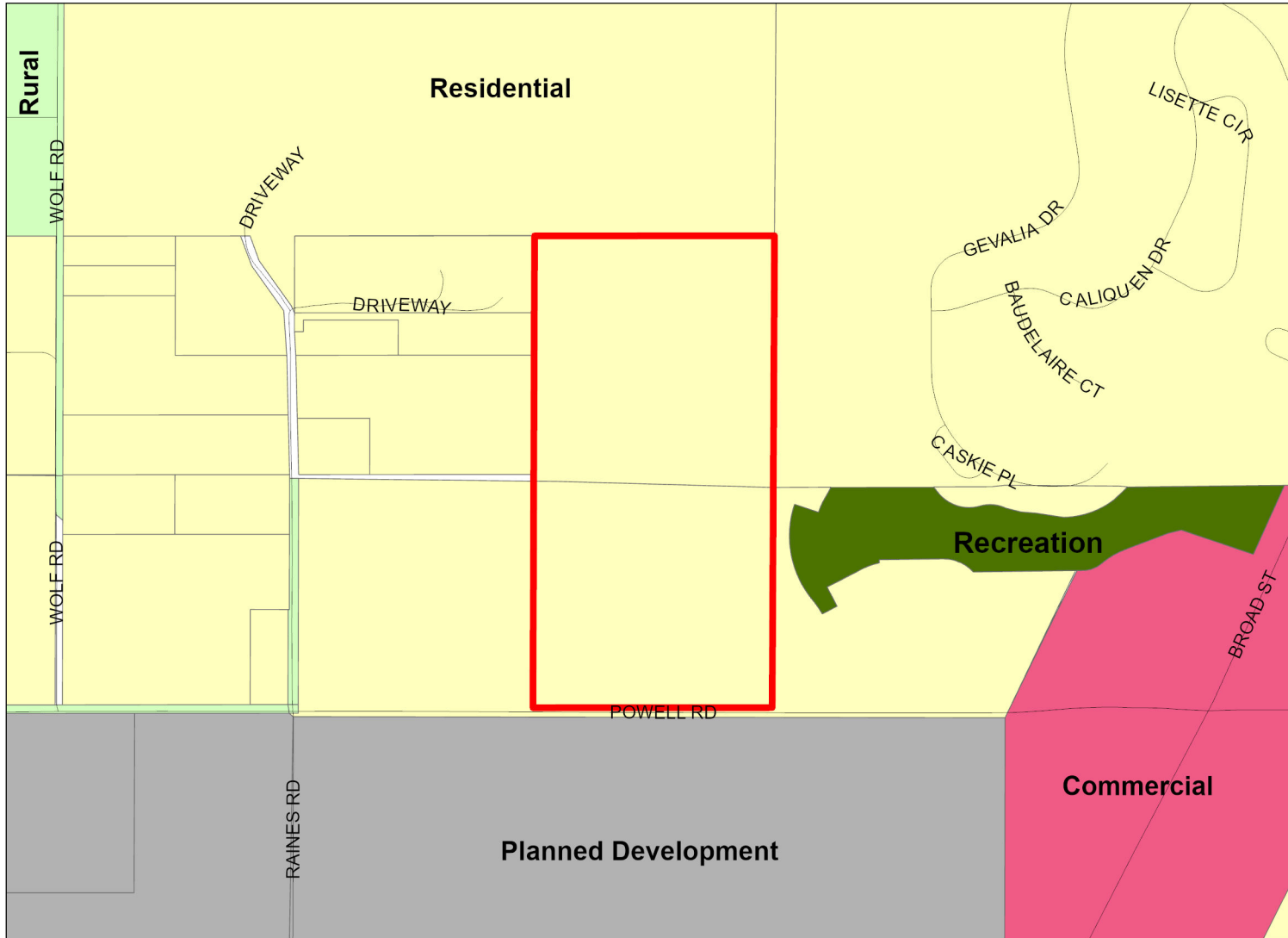
Photo date: 2023

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



# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-15  
Version Date: 12/09/2022



**H-24-15**

FLU Riverine District

Regional Commercial

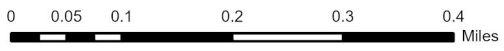
**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

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

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

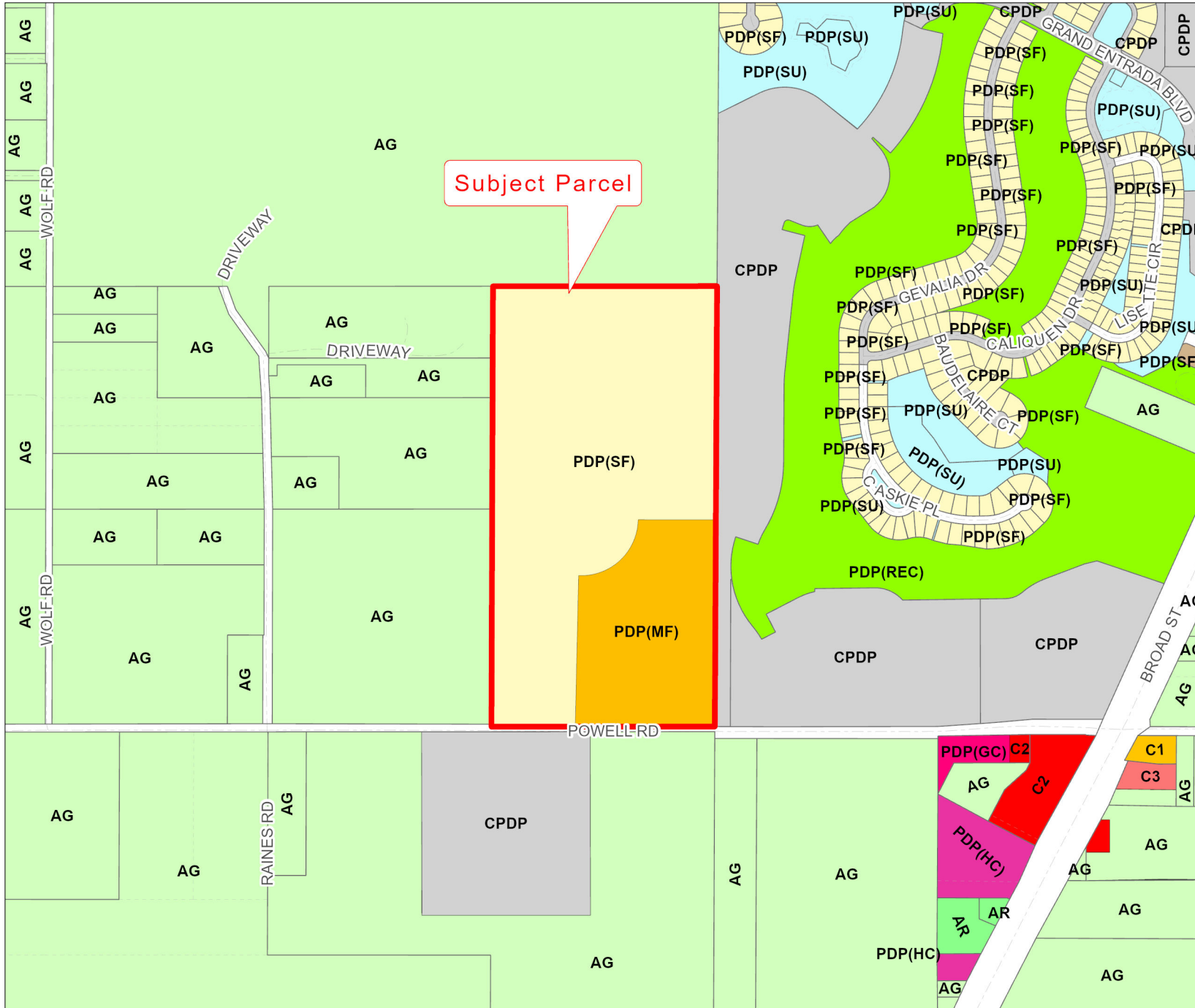


Date of mapping: 03/28/2024



# H-24-15

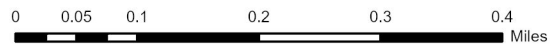
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Subject Parcel

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

City Zoning Pending







Learn it. Love it. Live it.

June 3, 2024

Hernando County Development Services Department  
 Lashaundra Ellison, Planner II  
 1653 Blaise Drive  
 Brooksville, Florida 34601

**RE: Rezoning & Master Plan  
 Powell-KB Homes (Petition No. H2415)  
 Non-Binding School Capacity Analysis**

Ms. Ellison,

The School District has conducted a non-binding school capacity analysis for the proposed zoning amendment petition referenced above. The application data and our findings are summarized below:

<b>REVIEWING AUTHORITY</b>	Hernando County School District		
<b>PROJECT NAME / CASE NUMBER</b>	KB Home (H2415)		
<b>APPLICATION TYPE</b>	Rezoning & Master Plan		
<b>OWNER / DEVELOPER</b>	KB Home / Powell Road Partners, LLC		
<b>PARCEL KEY NUMBER(S)</b>	380910		
<b>LOCATION / ADDRESS</b>	North side of Powell Road, west of Broad Street		
<b>ACREAGE</b>	80.00 acres, more or less		
<b>ZONING</b>	<b>CURRENT:</b> PDP (SF+MF)	<b>PROPOSED:</b> PDP (SF)	
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 220	<b>MULTI FAM:</b> 0	<b>TOWNHS:</b> 0

**CAPACITY CALCULATIONS** Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS	STUDENT GENERATION RATE <sup>1</sup>	STUDENTS PER UNIT TYPE
Single Family	220	0.300	66
Multi Family	0	0.188	0
Townhouse	0	0.159	0
<b>TOTAL NUMBER OF STUDENTS</b>			<b>66</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	30
6-8	23 %	15
9-12	31 %	21

[ <sup>1</sup> Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August, 2022. ]

*It is the policy of the Hernando County School District not to illegally discriminate or allow its employees to illegally discriminate on the basis of race, color, religion, national origin, age, sex, marital status, disability or GINA in its educational programs or employment practices.*

**Powell-KB Homes (Petition No. H2415)  
Non-Binding School Capacity Analysis**

CONCURRENCY SERVICE AREA <sup>2</sup> (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED <sup>3</sup>	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING UTILIZATION (F ÷ (A+B))
Moton ES	835	0	671	211	30	912	109%
JD Floyd ES	1529	0	959	41	30	1030	67%
DS Parrott MS	1040	0	729	172	15	916	88%
Nature Coast Tech HS	1296	0	1346	101	21	1468	113%
Hernando HS	1654	0	1267	360	21	1648	100%

[ <sup>2</sup> There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

[ <sup>3</sup> As published on the district's website, 10-13-2023.]

**CAPACITY ANALYSIS** The Hernando County School District Level of Service (LOS) is 100% of school capacity.

At the elementary and high school levels, sufficient capacity is not currently available in the assigned Concurrency Service Areas (CSAs) of Moton ES and Nature Coast Tech HS. However, sufficient capacity is available in the adjacent CSAs of JD Floyd ES and Hernando HS.


At the middle school level, sufficient capacity is available in the assigned CSA of DS Parrott MS.

**COMMENTS** This analysis represents a non-binding determination of capacity.

A formal application for School Concurrency requesting a *Finding of Available School Capacity* should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is \$500.00.

We appreciate the opportunity to provide comments on the zoning amendment petition for this proposed residential development. Please let me know if you have any questions or comments.

Regards,

  
James W. Lipsey, AICP-C  
School Planner  
Hernando County School District

Copies to: Brian Ragan, Director of Facilities, HCSD  
Steve Cognale, Executive Director of Support Operations, HCSD  
Omar DePablo, Senior Planner, Hernando Co. Development Services Dept.  
Don Lacey, Sr. Vice President, Coastal Engineering Associates





## Planning & Zoning Commission

Meeting: 06/10/2024  
Department: Planning  
Prepared By: Robin Reinhart  
Initiator: Omar DePablo  
DOC ID: 14119  
Legal Request Number:  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Rezoning Petition Submitted by Justyna Gale, Vice president of Planning for Forward Planning and Design, LLC on behalf of Raysor Ventures, LLC (H-24-27)

#### BRIEF OVERVIEW

**Request:**

Rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (MultiFamily) with deviations

**General Location:**

South side of Osowaw Boulevard, approximately 980' northeast of its intersection with Buccaneer Boulevard

#### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

#### LEGAL NOTE

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

#### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (Multi-Family) with deviations and performance conditions:

#### REVIEW PROCESS

Peter Schwarz	Approved	06/03/2024 12:25 PM
Victoria Anderson	Approved	06/03/2024 1:00 PM

## REZONING CASE H-24-27

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

##### **STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION JUNE 3, 2024**

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 AG (Agricultural) to PDP(MF)/ Planned Development Project (Multi-Family) with deviations and performance conditions listed in **Appendix A** of this Staff Report.

## STAFF REPORT

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
 Board of County Commissioners: June 25, 2024

**APPLICANT:** Razor Ventures

**FILE NUMBER:** H-24-27

**REQUEST:** Rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (Multi-Family) with deviations

**GENERAL LOCATION:** South side of Osowaw Boulevard, approximately 980' northeast of its intersection with Buccaneer Boulevard

**PARCEL KEY NUMBER(S):** 1695419

### APPLICANT’S REQUEST

The petitioner requests the rezoning of the subject parcel for the purpose of constructing a 125 dwelling unit multi-family residential complex on a 13.6-acre parcel, which equals a density of 9.19 dwelling units per acre. The subject parcel is unique in that nine (9) of the 13.6 acres are wetland, leaving 4.6 acres of developable upland. The petitioner intends for this development to cater exclusively to workforce housing and provide bicycle and pedestrian connectivity, a clubhouse with amenities, and open space that exceeds the requirements put forth in the Land Development Regulations.

#### Requested Deviations

1. A deviation from the maximum number of dwelling units per building, increasing it 48 units, from 12 to 60. *(Appendix A, Article IV, Section 2(G)(4)(K))*
2. A deviation from the maximum building height, increasing it 20', from 45' to 65'. *(Appendix A, Article IV, Section 2(G)(4)(I))*

### SITE CHARACTERISTICS

**Total Site Size:** 13.6 acres

**Surrounding Zoning & Land Use:**

North: CV (Conservation); Weeki Wachee Preserve

South: PDP(GC)/ Planned Development Project (General Commercial), PDP(SU)/Planned Development Project (Special Use); Walmart Shopping Center

East: PDP(GC)/ Planned Development Project (General Commercial) & AG (Agricultural); Walmart Shopping Center, County Utilities

West: PDP(GHC)/ Planned Development Project (General Highway Commercial), & PDP(MH)/ Planned Development Project (Mobile Home); Mobile Home Park, Church

**Current Zoning:** AG (Agricultural)

**Future Land Use Map Designation:** Residential

**ENVIRONMENTAL REVIEW**

**Soil Type:** Tavares Fine Sand, Myakka Fine Sand

**Comments:** A faunal (wildlife) survey shall be prepared by a qualified professional at the time of conditional plat. The petitioner is required to comply with all applicable FWC regulations and permitting.

**Water Quality:** The proposed development is within the Weeki Wachee River Basin Management Action Plan, the Weeki Wachee Primary Focus Area (PFA), and the Weeki Wachee Outstanding Florida Springs (OFS) Group.

**Comments:** The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

**Protection Features:** There are no protection features (Wellhead Protection Areas (WHPAs) present on this parcel.

**Hydrologic Features:** There is a Class 3 wetland along the northeast portion of the site; however, there are no Special Protection Areas (SPAs) present on this parcel.

**Comments:** Drainage should be designed to prevent runoff from going into the wetlands.

**UTILITIES REVIEW**

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

- HCUD does not currently supply water or sewer service to this parcel.
- There is an existing 12-inch water main that runs along the north side of Osowaw Boulevard.

- There is an existing 10-inch sewer force main that runs along the north side of Osowaw Boulevard, and an existing 4-inch sewer force main that runs on the south side of Osowaw Boulevard approximately 270 feet to the west of the parcel.
- HCUD has no objection to the request, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

**Please note:** Availability of existing water, sewer, and reclaimed water capacity is dependent on the engineer's estimated flows for the proposed development. Existing utility infrastructure may require upgrades to supply service to the proposed development. Complete a Utilities Capacity Request form located on HCUD's Engineering website and submit with a proposed site plan for capacity inquiries.

**\*\*Utility location does not guarantee capacity\*\***

## ENGINEERING REVIEW

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

- The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies including, but not limited to, Southwest Florida Water Management District, Florida Dept. of Environmental Resources, Florida Dept. of Wildlife, in addition to meeting the Hernando County permitting requirements.
- This site is adjacent to the "Nature Coast Commons" project and across the discharge path of the outfall from that project. The discharge flow path must be addressed in any development of the site. Development was after the detailed watershed study.
- A Traffic Access Analysis shall be performed and provided to the Conty during the development process. The Traffic Access Analysis shall include a queuing analysis.
- Any improvements identified by the Traffic Analysis shall be the responsibility of the developer to install.
- A sidewalk shall be constructed along Osowaw Boulevard for the entire length of the parcel.

## LAND USE REVIEW

The proposed use of the property as residential is appropriate. There is public transit route which travels on Osowaw Boulevard and stop on the adjacent commercial property. There is a single access point proposed for the development, which is not ideal, however only one access point can be provided due to the preservation of the wetlands which occupy a majority of the parcel frontage.

Workforce housing is commonly targeted at "essential workers" in a community i.e. police officers, firemen, teachers, nurses, medical personnel and government employees. 2021 Florida Statute 420.5095 states "The Legislature finds and declares that recent rapid increases in the median purchase price of a home and the cost of rental housing have far outstripped the increases in

median income in the state, creating the need for innovative solutions for the provision of housing opportunities.” This situation has gotten much worse since 2021.

According to the National Low Income Housing Coalition<sup>1</sup> in 2024 a person working for minimum wage (\$11 an hour) must work 90 hours a week to afford a studio apartment in Hernando County. To afford a one (1) bedroom rental the same worker must work 97 hours a week, and to afford a two-bedroom apartment, the worker must work 111 hours a week. There are 168 hours in one week, thus this level of effort is unsustainable if not impossible.

It is common practice to use thirty percent (30%) of the monthly income of an individual to calculate what is deemed “affordable” to that individual. Rental costs have increased so that 50% and 60% of the monthly income of an individual is regularly being used for housing costs. Hernando County recently increased the wages of the lowest paid employee to \$15. Before taxes, that generates a monthly income of \$1,200; thirty percent of \$1,200 is \$360. The National Low Income Housing Coalition estimates the fair market rent for a studio apartment in Hernando County is \$1,291. For a one-bedroom rental, the fair market value is \$1,381. The fair market value of a studio apartment is more than an employee making \$15 an hour makes, before taxes, in one month.

**Comment:** The petitioner should work with TheBus and the County Engineer to see if a transit stop can be installed on or near the development to provide access to alternate forms of transportation for the residents.

### Perimeter Setbacks

The perimeter setbacks for a residential use in a PDP are:

- North Osowaw Boulevard): 25'
- South (wetlands): 20'
- East (drainage retention): 10'
- West (wetlands): 10'

### Buffers

The petitioner proposes the following perimeter buffers:

- North (Osowaw Boulevard): 20' landscaped Buffer
- South (wetlands): 5' preserved natural vegetated buffer
- East (drainage retention): 5' preserved Natural vegetated buffer
- West (wetlands): 5' preserved Natural vegetated buffer

**Comment:** These buffers are consistent with the buffers required for a residential Planned Development Project adjacent to non-residential land uses. Jurisdictional

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<sup>1</sup> <https://nlihc.org/oor/state/FL>

wetland lines shall be established and shown on all plans submitted for this project. A buffer around the wetlands, with an average of 20', with no portion of the buffer being less than 15' wide, shall be shown all plans submitted for this project.

## COMPREHENSIVE PLAN REVIEW

### Future Land Use Map, Residential

The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

### Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a. proximity to existing or designated commercial areas, corridors, or employment centers;
- b. direct or limited local access to arterial or collector roadways;

- 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;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
- e. the character and density of existing and approved residential development in the surrounding area.

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;
- 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.

**Comments:**

The proposed development is consistent with the future land use of the parcel and is located in a n appropriate location for the proposed density.

**FINDING OF FACTS**

1. The proposed development is consistent with the future land use of the property.
2. The requested deviation to increase the maximum dwelling unit per building to 60 is reasonable, considering the presence of wetlands and the limited upland area in which all development on the property will be located.
3. The requested deviation in height, increasing it from 45' to 65' is reasonable considering the presence of wetlands and the limited upland area in which all development on the property will be located.

**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.*

*The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All*



*applications submitted for development activity on this project are expected to comply with the performance conditions established herein.*

**APPENDIX A**  
**STAFF RECOMMENDATIONS**  
**TO THE PLANNING AND ZONING COMMISSION**

## 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 AG (Agricultural) to PDP(MF)/ Planned Development Project (Multi-Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Planning
  - A. Allowed Uses in this PDP: Multifamily complex and associated accessory uses.
  - B. Maximum number of Dwelling Units Allowed: 125
  - C. Maximum number of dwelling units per building: 60 (Deviation from 12)
  - D. Maximum Building Coverage: 45%
  - E. Minimum Building Separation: 15'
  - F. Minimum dwelling unit square footage: 600 square feet
  - G. Maximum Building Height: 65' / 4 stories (deviation from 45' / 3 stories)
  - H. The petitioner should work with TheBus and the County Engineer to see if a transit stop can be installed on or near the development to provide access to alternate forms of transportation for the residents.
  - I. Setbacks (inclusive of the vegetated buffer)
    - North: 25'
    - South: 20'
    - East: 10'
    - West: 10'
3. **Buffers and Permanent Screening:**

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 (*Appendix A, Article VIII, Section 1(C)*).

- North: 20'
- South: 5'
- East: 5'
- West: 5'

\*Buffer fencing – the required greenery shall be installed on the side of the fence or wall that faces the adjacent property.

- A. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement within 12 months.
- B. Vegetated buffers shall remain undisturbed, with the exception of the removal of invasive species or dead trees (without the use of large machinery that would level the buffer). Buffers may not include any stormwater management facilities, utility easements or drainage retention areas.

#### 4. Environmental:

- A. A **comprehensive floral and faunal (wildlife) survey** shall be prepared by a qualified professional and submitted as part of the Conditional Plat application stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting. Jurisdictional wetland lines shall be established and shown on all plans submitted for this project. A buffer around the wetlands, with an average of 20', with no portion of the buffer being less than 15' wide, shall be shown on all plans submitted for this project.

- C. Required Open Space: 2.04 acres

The petitioner shall preserve the minimum seven percent (15%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

Multifamily Development (*Appendix A, Article VIII, Section 1 (H)(1)(e)*) Minimum open space required for multifamily developments containing twelve (12) or more units: A minimum of fifteen (15) percent of the gross site must be maintained in open space. A minimum of fifty (50) percent of the required open space shall be in areas at least five hundred (500) square feet in size with no horizontal dimension less than fifteen (15) feet.

The designated open space shall be at least 500 square feet with no areas less than 15' in width.

- D. Required Natural Vegetation: 29,621 square feet

*Article II, Section 10-28 (2)*. Preserved natural vegetation and/or planted native vegetation shall be provided per the following standard. The county administrator or designee may grant deviations to this standard if changes in elevation or other conditions preclude meeting this standard.

- E. Landscaping:

A minimum of fifteen (15) trees per acre shall be either preserved or installed. At least five (5) of those trees shall be shade trees. Unless otherwise approved for removal, specimen and majestic trees shall be preserved.

- F. Invasive plant species if present are to be removed during the development process.
- G. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. Engineering:

- A. The petitioner shall obtain all applicable permits from Hernando County and other applicable permitting agencies including, but not limited to, Southwest Florida Water Management District, Florida Dept. of Environmental Resources, Florida Dept. of Wildlife, in addition to meeting the Hernando County permitting requirements.
- B. This site is adjacent to the "Nature Coast Commons" project and across the discharge path of the outfall from that project. The discharge flow path must be addressed in any development of the site. Development was after the detailed watershed study.
- C. A Traffic Access Analysis shall be performed and provided to the County during the development process. The Traffic Access Analysis shall include a queuing analysis.
- D. Any improvements identified by the Traffic Analysis shall be the responsibility of the developer to install.
- E. A sidewalk shall be constructed along Osowaw Boulevard for the entire length of the parcel.

6. Utilities: HCUD has no objection to the request, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

7. Schools:

The petitioner must apply for and receive a "Finding of School Capacity" from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District and the County.

Without Conditional Plat or the functional equivalent in place, the School Districts finding of school capacity expires within 1 year of issuance.

8. The petitioner shall remove any barbed wire and/or electric fencing from the subject parcel(s) prior to the issuance of any Certificate of Occupancy being issued. This includes any areas designated as Buffers and Drainage Retention Areas designated as PDP(Special Use) on plats.
9. Prior to the issuance of an approved set of construction plans, the developer shall provide the Department of Public Works and The Planning Department with a contact list of any known contractors and professionals that will be working on the site as well as designating a primary contact should issues arise.
10. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

**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:  
H-24-27  
April 13, 2024

Date: 3/20/2024

**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: \_\_\_\_\_

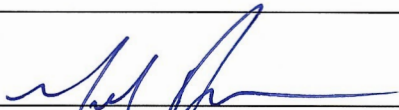
**PROPERTY INFORMATION:**

- 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: Osoyaw 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**

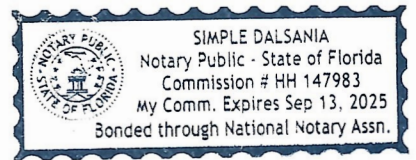
I, Michael Raysor, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- 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 of Property Owner

**STATE OF FLORIDA**  
**COUNTY OF ~~HERNANDO~~ Hillsborough**  
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2024, by Michael Raysor who is personally known to me or produced FL DL as identification.

  
\_\_\_\_\_  
Signature of Notary Public



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

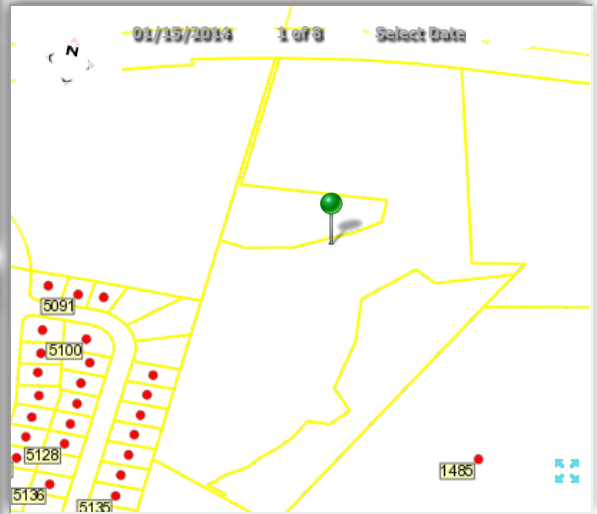
Parcel Key: 01695419 Parcel #: R29 223 17 2608 0000 0031

**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	Units	Value
NON-PROD AC	8.70 ACRES	1,305
ACREAGE	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

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

State of Washington

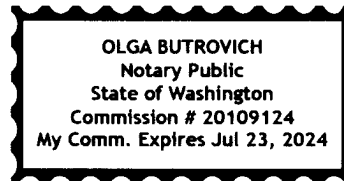
County of Pierce

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 initial registered agent at that address is Kathryn Everlove-Stone.

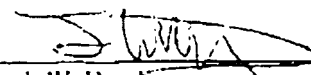
*Having been named to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to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

FILED  
JUN 16 11:54 AM '21  
CORPORATION

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

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$1,488.57	See reverse side for important information.
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<b>If Paid By</b>	<b>Nov 30, 2023</b>				
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

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

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

<b>If Paid By</b>	<b>Nov 30, 2023</b>				
Please Pay	\$1,429.03				

1 01695419 2023 9

11/07/2023  
 Receipt # HSP1AX-23-000907E  
 Paid By \$1,429.03

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

RETURN WITH PAYMENT.

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

# Forward Planning & Design

## 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.



# Forward Planning & Design

OSOWAW PDP (MF) AMENDMENT NARRATIVE  
HERNANDO COUNTY, FLORIDA [04/01/24]  
PAGE 4 OF 6

## 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.

# Forward Planning & Design

- (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' Side: 10' Rear: 20'
Perimeter Landscape Buffers	20' along Osowaw 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.

# Forward Planning & Design

OSOWAW PDP (MF) AMENDMENT NARRATIVE  
HERNANDO COUNTY, FLORIDA [04/01/24]  
PAGE 6 OF 6

## **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.

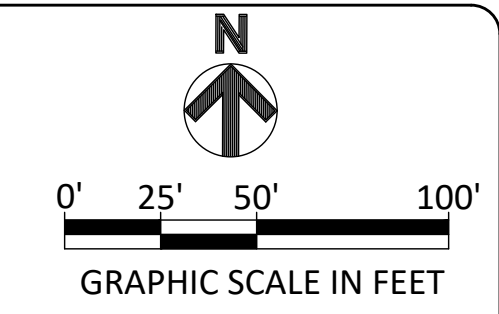
- The request deviation is for proposed multi-family buildings to be four (4) stories with a maximum height of 65 feet.

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.

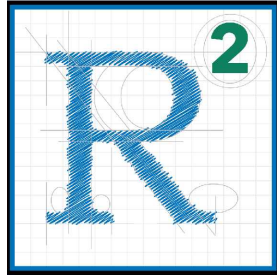
- This district has the above referenced limit to the number of 12 units per building. This is an antiquated standard in consideration of current market trends, and a maximum of 60 units/building is requested.



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DEVELOPER:  
**RV RAYSOR**  
 Ventures LLC  
 19046 BRUCE B. DOWNS BOULEVARD | #308  
 TAMPA | FLORIDA | 33647 | (813) 625-1699  
 CONTACT: MICHAEL D. RAYSOR

CONSULTANT:  
  
 R-SQUARED ENGINEERING, LLC  
 10312 BLOOMINGDALE AVE. STE. 108-367  
 RIVERVIEW, FL 33578  
 (727) 741-3536

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

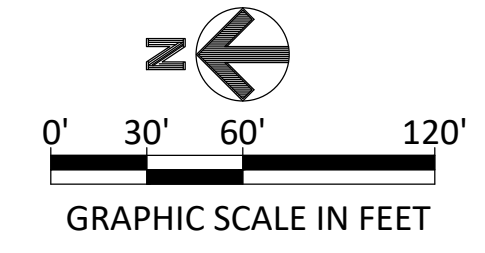
PROJECT:  
**OSOWAW RESIDENTIAL**  
 OSOWAW BLVD.  
 SPRING HILL, FL 34607  
 SECTION 29, TOWNSHIP 23 S, RANGE 17 E  
 PARCEL #: R29-223-17-2608-0000-0031

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. 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:	8.77 DU / AC



**SITE LEGEND:**

- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED BUILDING
- LANDSCAPE / OPEN SPACE
- EXISTING WETLAND AREA (TO REMAIN)
- PROPOSED STORMWATER POND
- PAVEMENT ARROW. REFER TO FDOT STANDARD INDEX #711-001.

SITE DATA TABLE	
PARCEL ID #:	R29-223-17-2608-0000-0031
SITE ADDRESS:	OSOWAW BLVD. SPRING HILL, FL 34607
OWNER:	RAYSOR VENTURES, LLC
DEVELOPER:	RAYSOR VENTURES, LLC
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EXISTING USE:	VACANT
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NUMBER OF DWELLING UNITS:	120
PROJECT SITE AREA:	596,095 SF / 13.68 AC
PROPOSED DENSITY:	8.77 DU / AC

DEVELOPER:

**RV RAYSOR**  
Ventures LLC

19046 BRUCE B. DOWNS BOULEVARD | #308  
TAMPA | FLORIDA | 33647 | (813) 625-1699

CONTACT: MICHAEL D. RAYSOR

CONSULTANT:

**R<sup>2</sup>**

R-SQUARED ENGINEERING, LLC  
10312 BLOOMINGDALE AVE. STE. 108-367  
RIVERVIEW, FL 33578  
(727) 741-3536

SEAL:

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

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**

AERIAL MAP



**Forward**  
Planning & Design

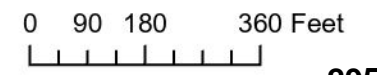
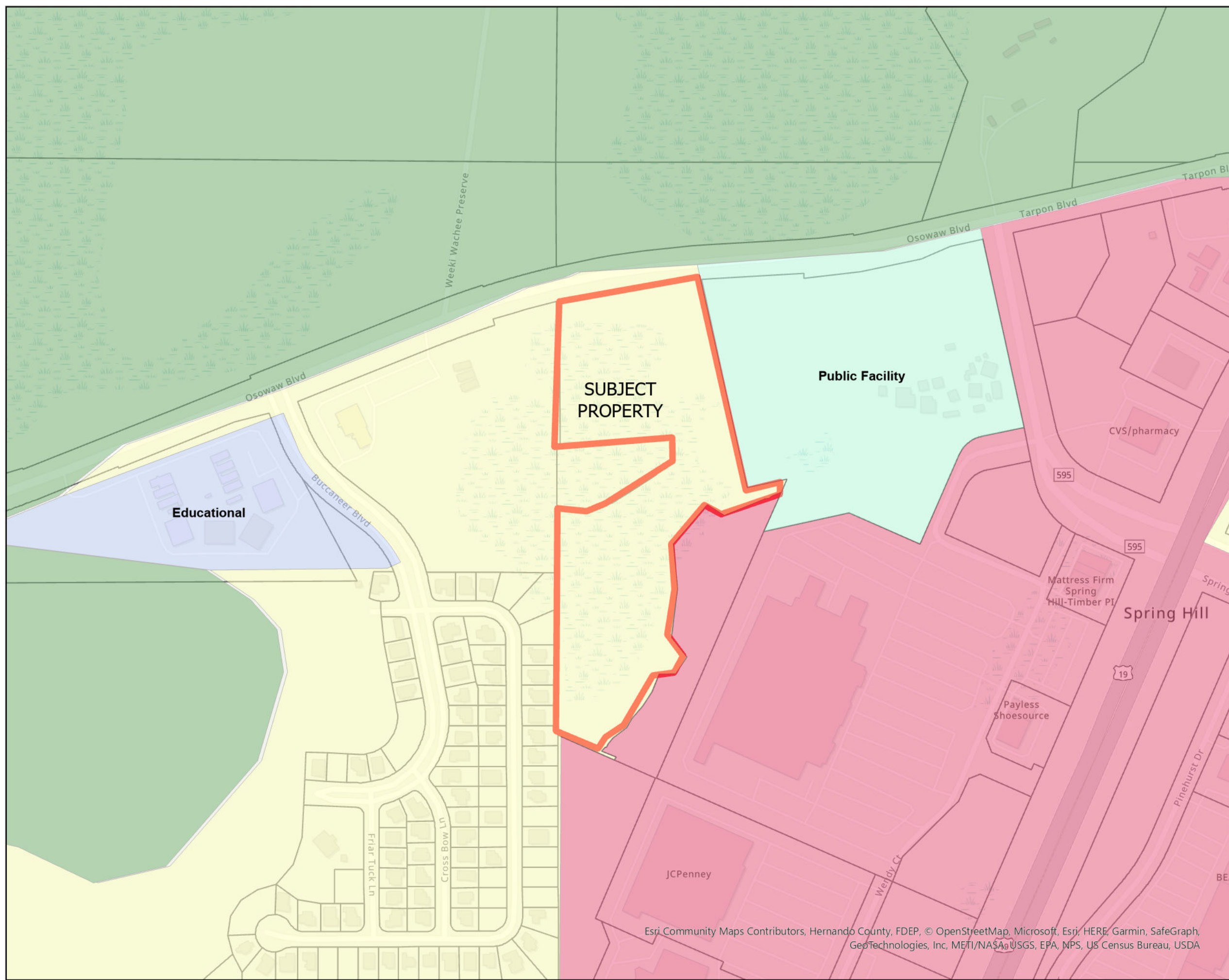


0 150 300 600 Feet

# FUTURE LAND USE MAP

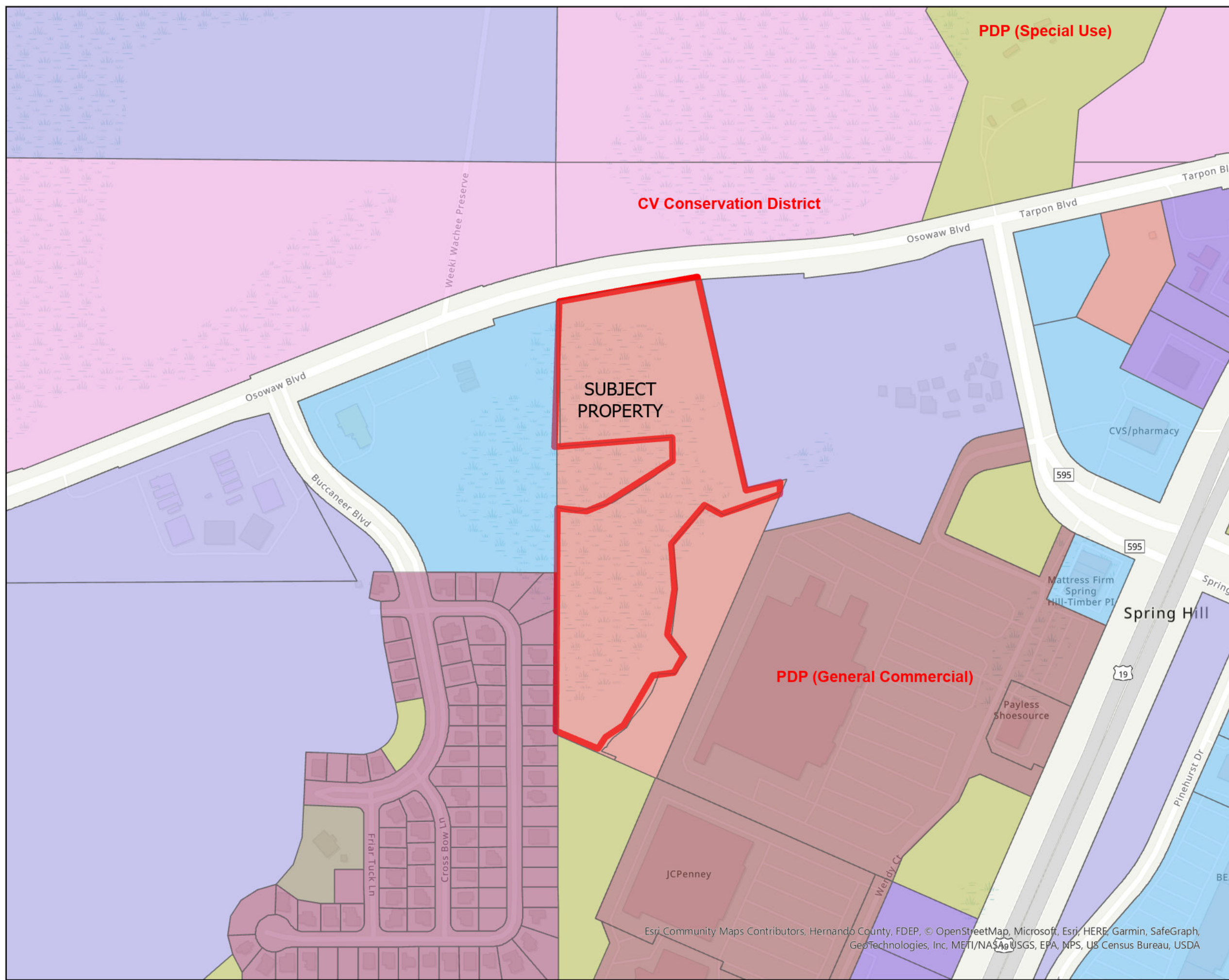
## FUTURE LAND USE

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



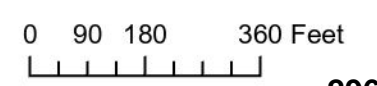
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# ZONING MAP



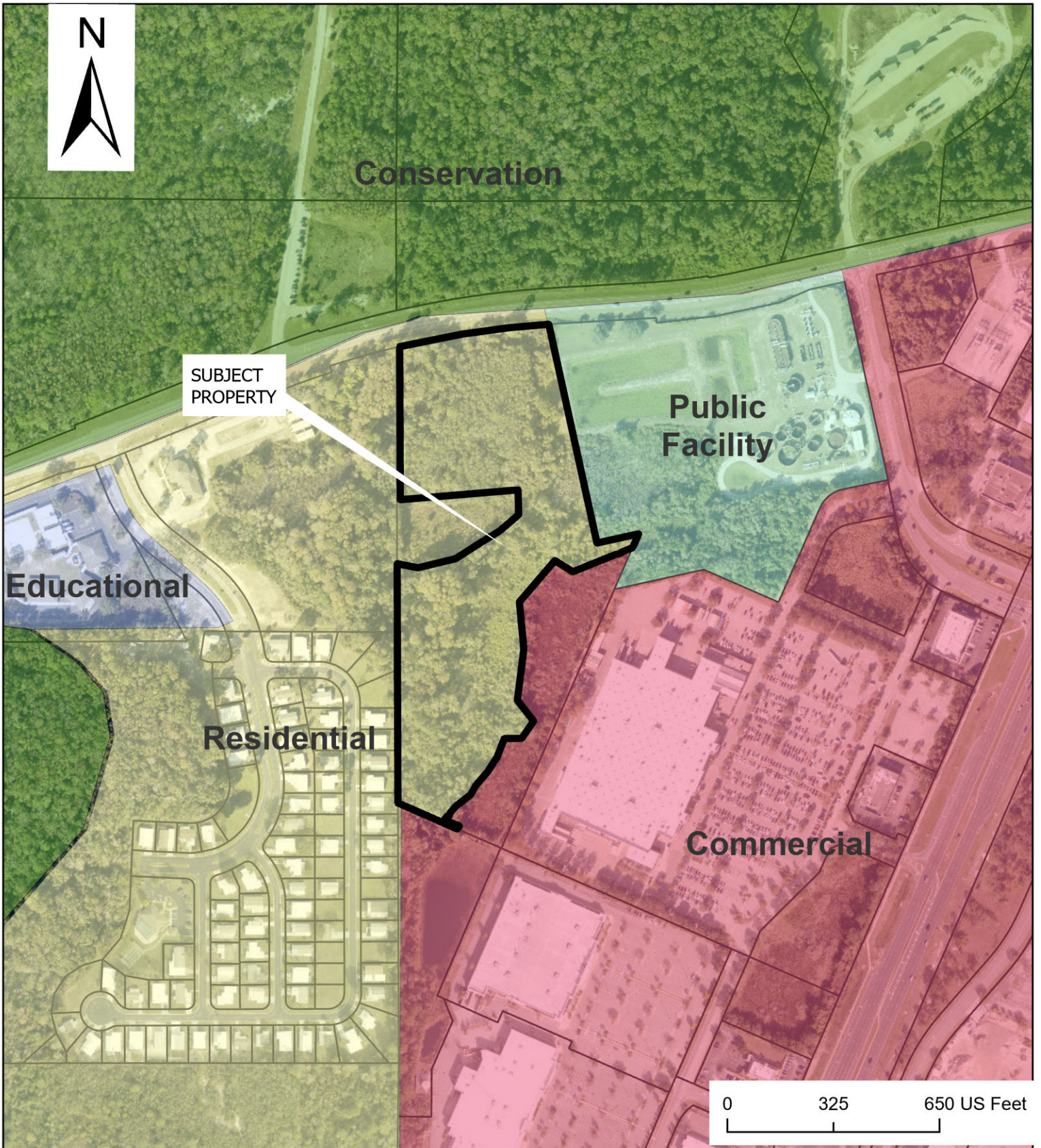
ZONEDESC	
<Null>	CV Conservation District
AC Agricultural Commercial District	City
AG Agricultural District	I1 Industrial District
AR Agricultural Residential District	I2 Heavy Industrial District
AR1 Agricultural Residential District	M Mining District
AR2 Agricultural/Residential Districts	OP Office-Professional 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)
CPDP (Combined)	PDP (Heavy Industrial)
	PDP (Highway Commercial)
	PDP (Industrial)
	PDP (Light Industrial)
	PDP (Mobile Home)

**Forward**  
Planning & Design



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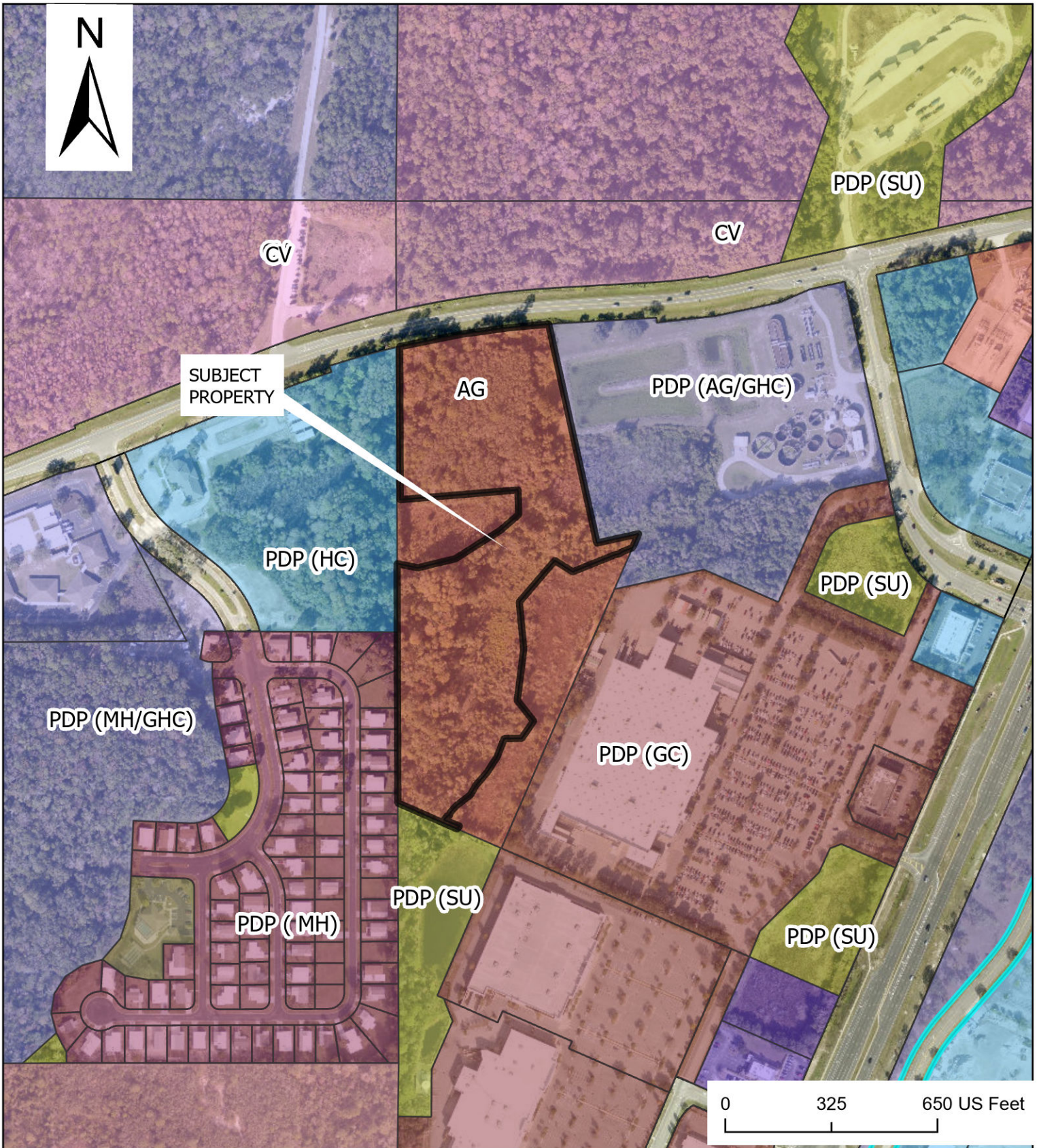


**FUTURE LANDUSE**

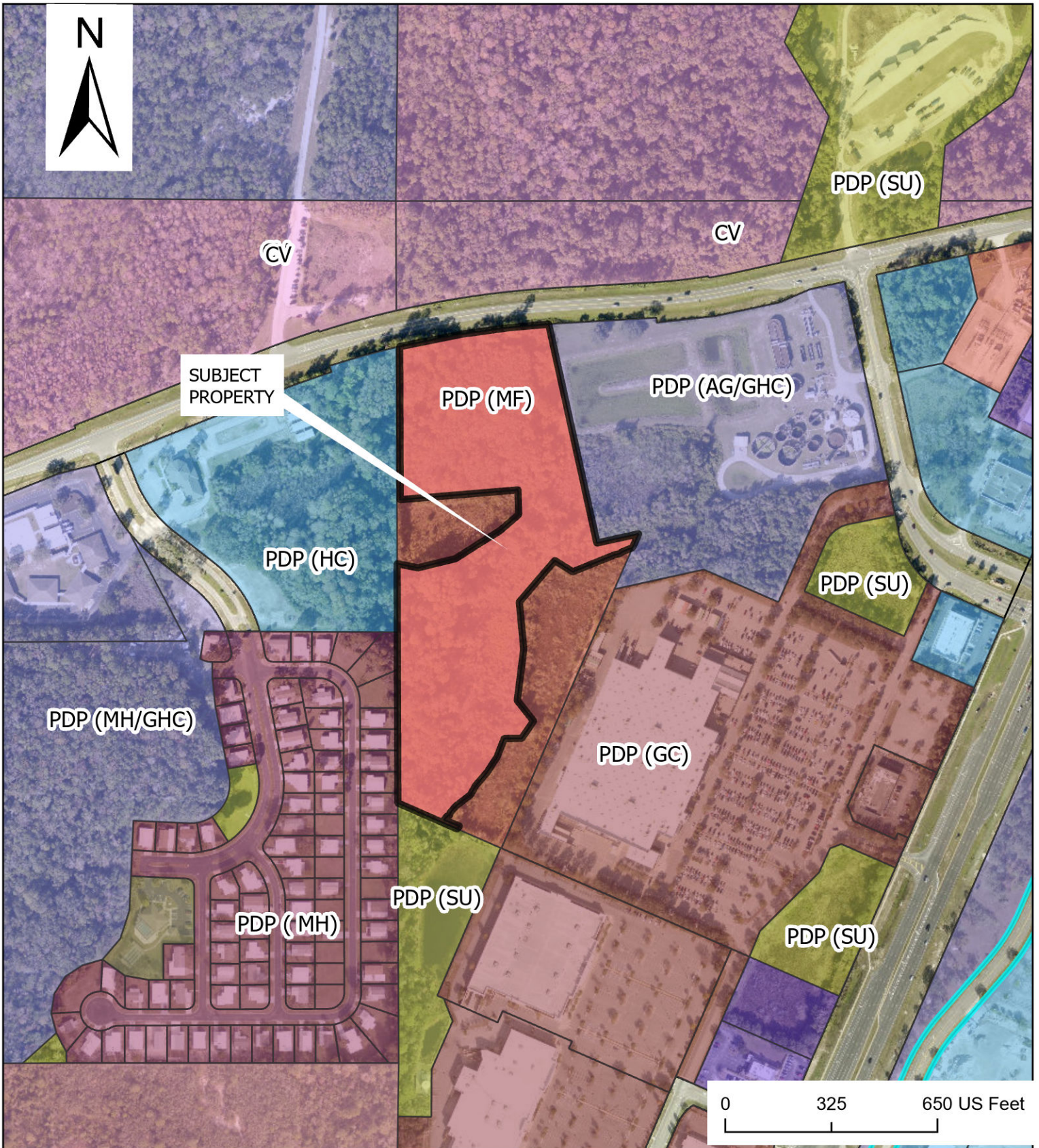


**OSOWAW PARCEL**

**EXHIBIT:**






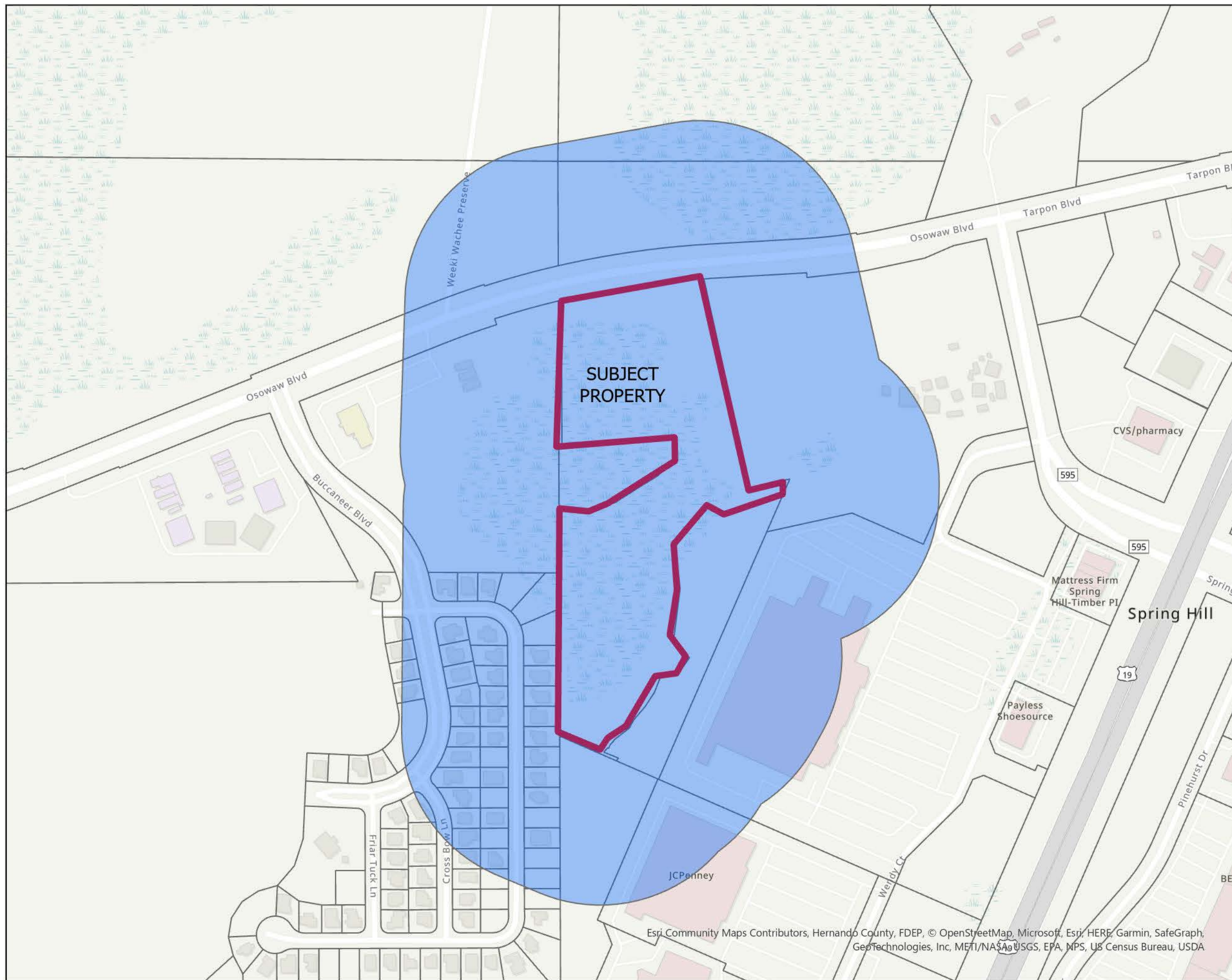
## ZONING (EXISTING)



## ZONING (PROPOSED)

# ADJACENT PROPERTY OWNERS MAP

-  SUBJECT PROPERTY
-  PARCELS
-  500' BUFFER



**Forward**  
Planning & Design



0 90 180 360 Feet

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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 GAINAY 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.	
<b>D. Subtotal</b>	

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

E.	\$250.00
F.	
<b>G. Subtotal</b>	
<b>Total Fee (D + G)</b>	

**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
<b>D. Subtotal</b>	1,386.00

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

E.	\$250.00
F.	27.20
<b>G. Subtotal</b>	277.20
<b>Total Fee (D + G)</b>	\$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.	
<b>D. Subtotal</b>	

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

E.	\$250.00
F.	
<b>G. Subtotal</b>	
<b>Total Fee (D + G)</b>	

**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.	
<b>Total Fee (A+B+C)</b>	

**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.	
<b>Total Fee (A+B+C)</b>	

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>	\$25.00
------------------------------	---------

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

*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 (±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.

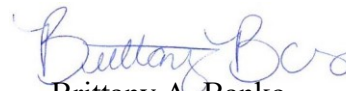
**Other Species:** No listed plants were observed and none of the listed plants are likely to occur. No other protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the surveys.

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

Sincerely,



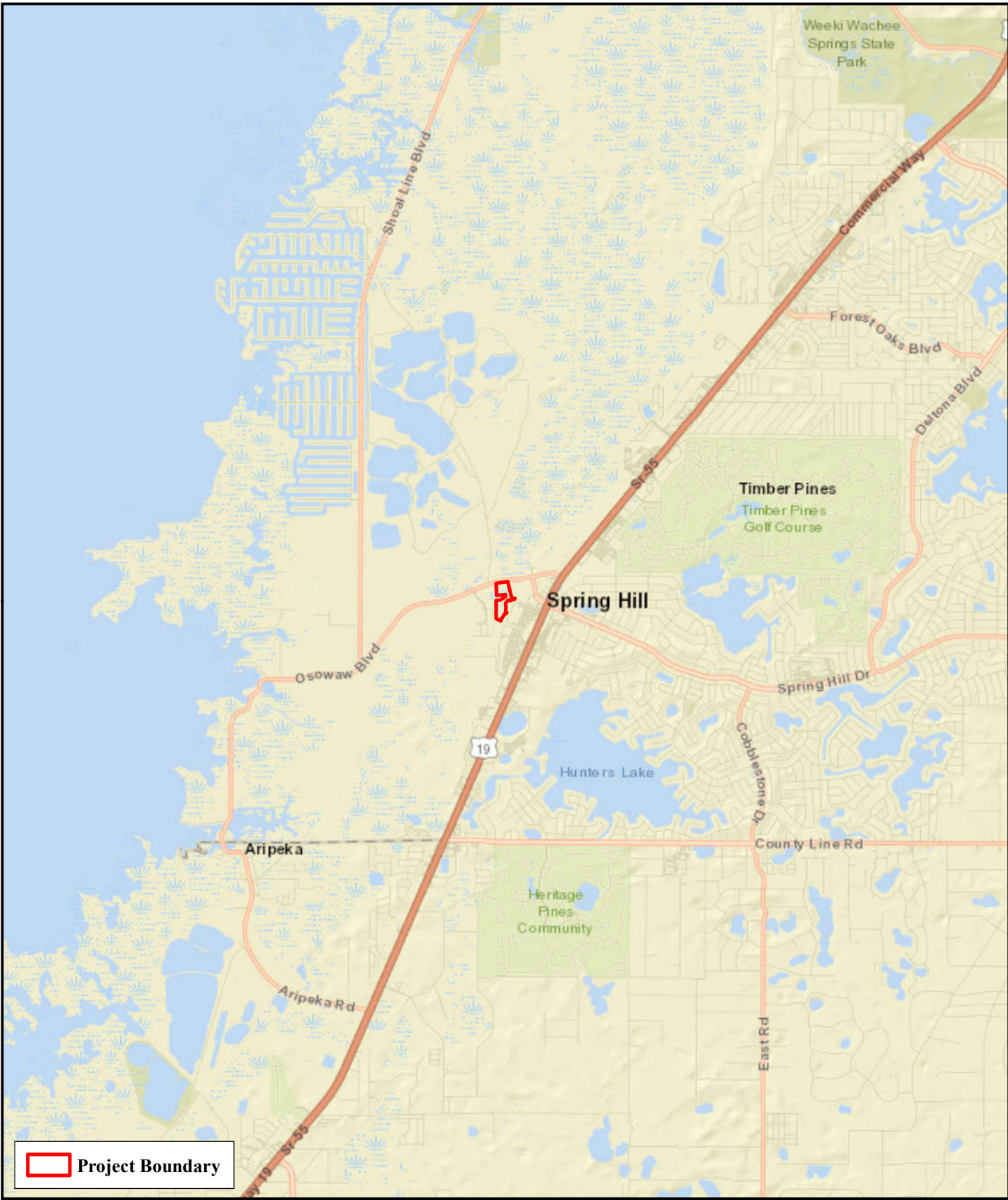
Cole F. Palmer  
Ecologist II



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

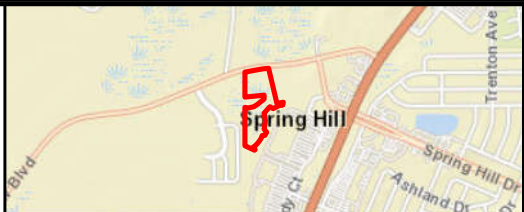
Miles  
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1 in = 1 miles



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

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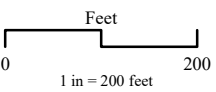
**HERNANDO COUNTY, FLORIDA**




**LOCATION MAP**



 Project Boundary



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

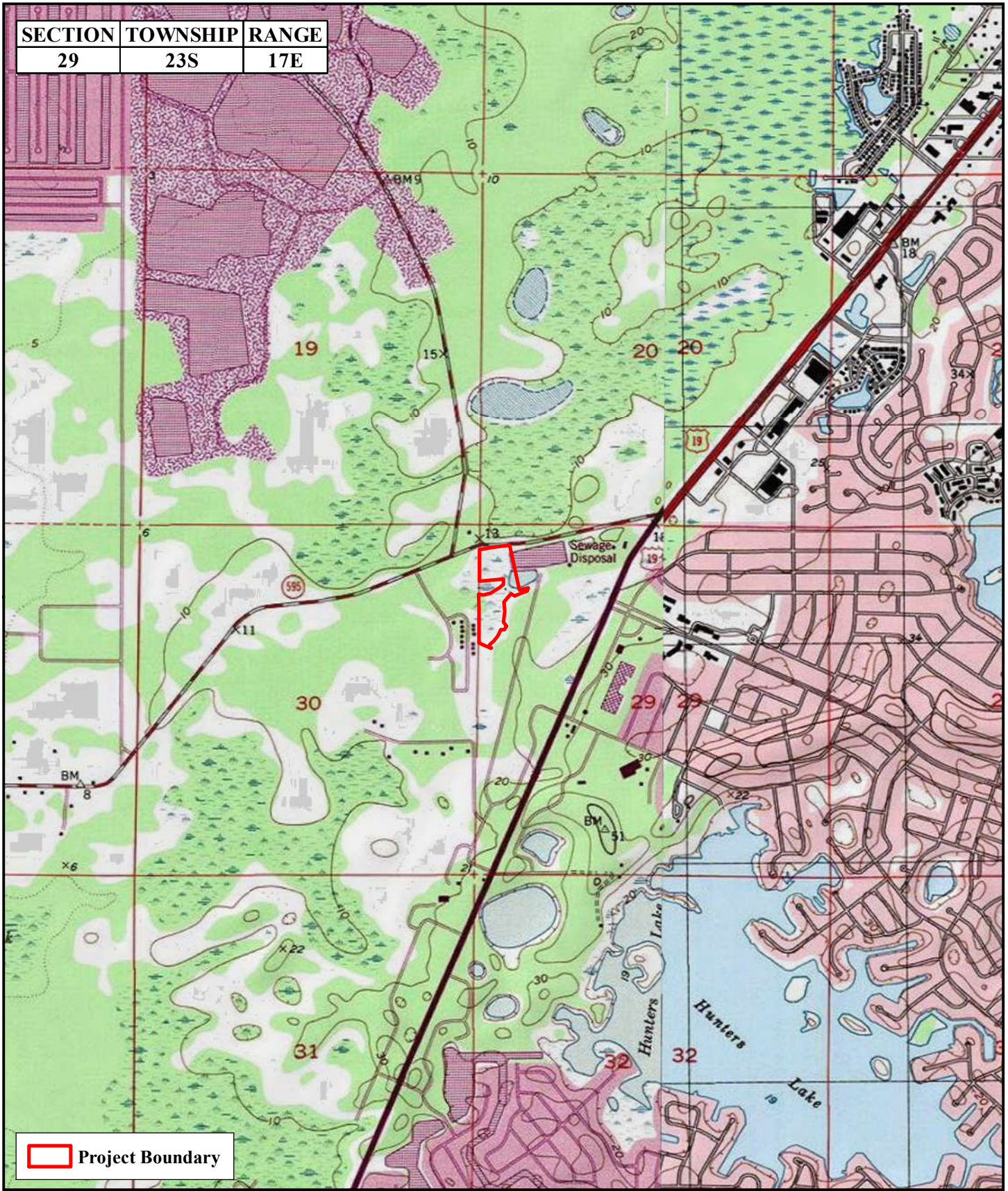

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**HERNANDO COUNTY, FLORIDA**

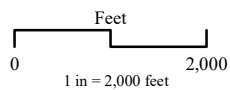


**AERIAL  
MAP**

SECTION	TOWNSHIP	RANGE
29	23S	17E



 Project Boundary



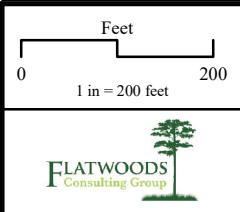
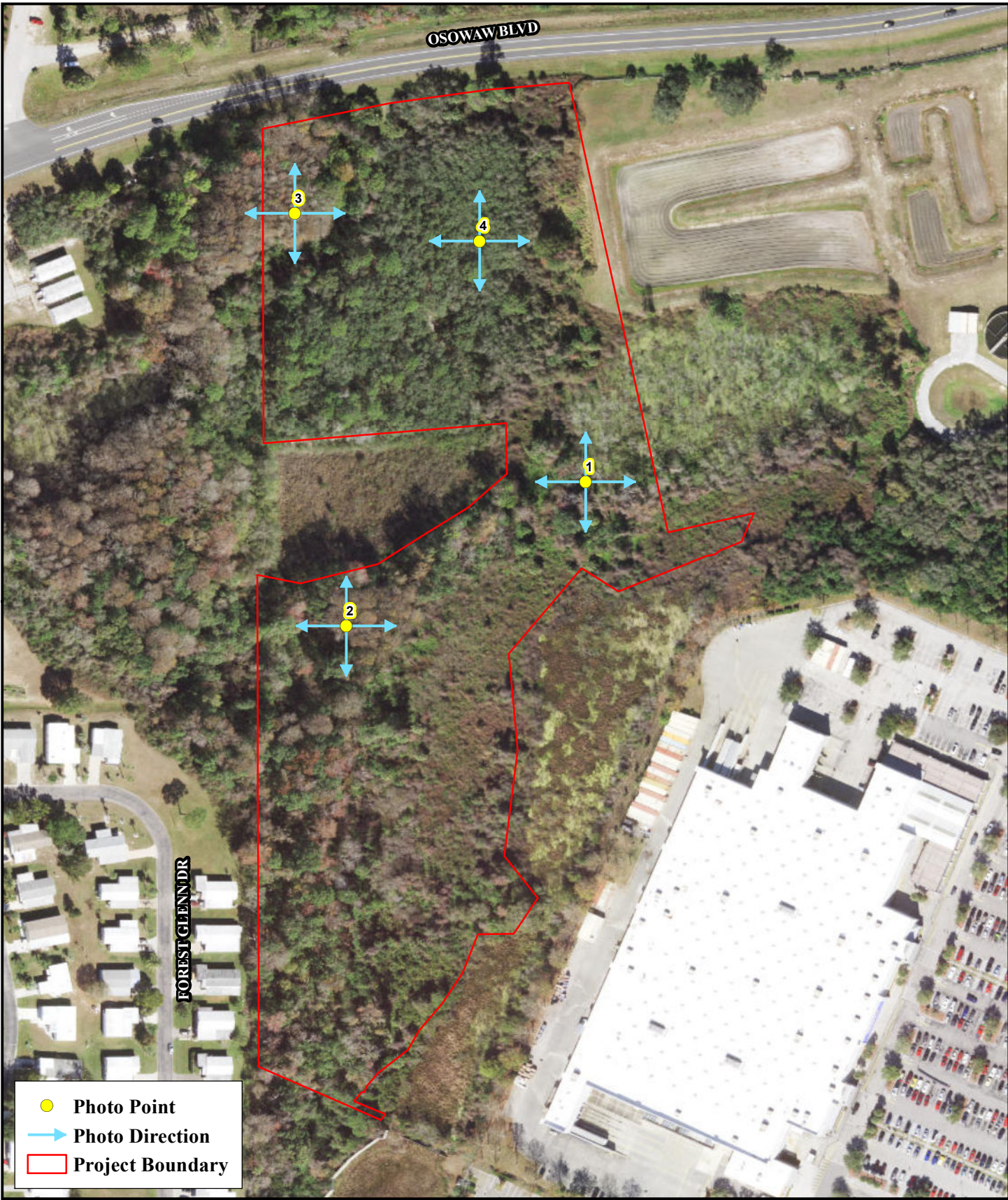
**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**  


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**HERNANDO COUNTY, FLORIDA**



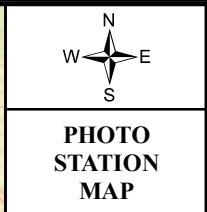
**QUAD  
MAP**



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

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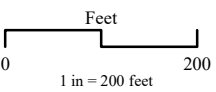
**HERNANDO COUNTY, FLORIDA**





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

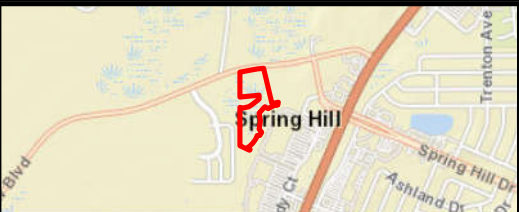
SOIL CODE	SOIL DESCRIPTION	ACRES
14	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES	0.59
35	MYAKKA-MYAKKA, WET, FINE SANDS, 0 TO 2 PERCENT SLOPES	11.21
49	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	1.86
TOTAL		13.66



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


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**HERNANDO COUNTY, FLORIDA**



**SOILS**  
**MAP**



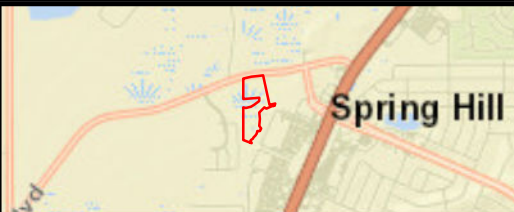


Feet  
0 180  
1 in = 190 feet

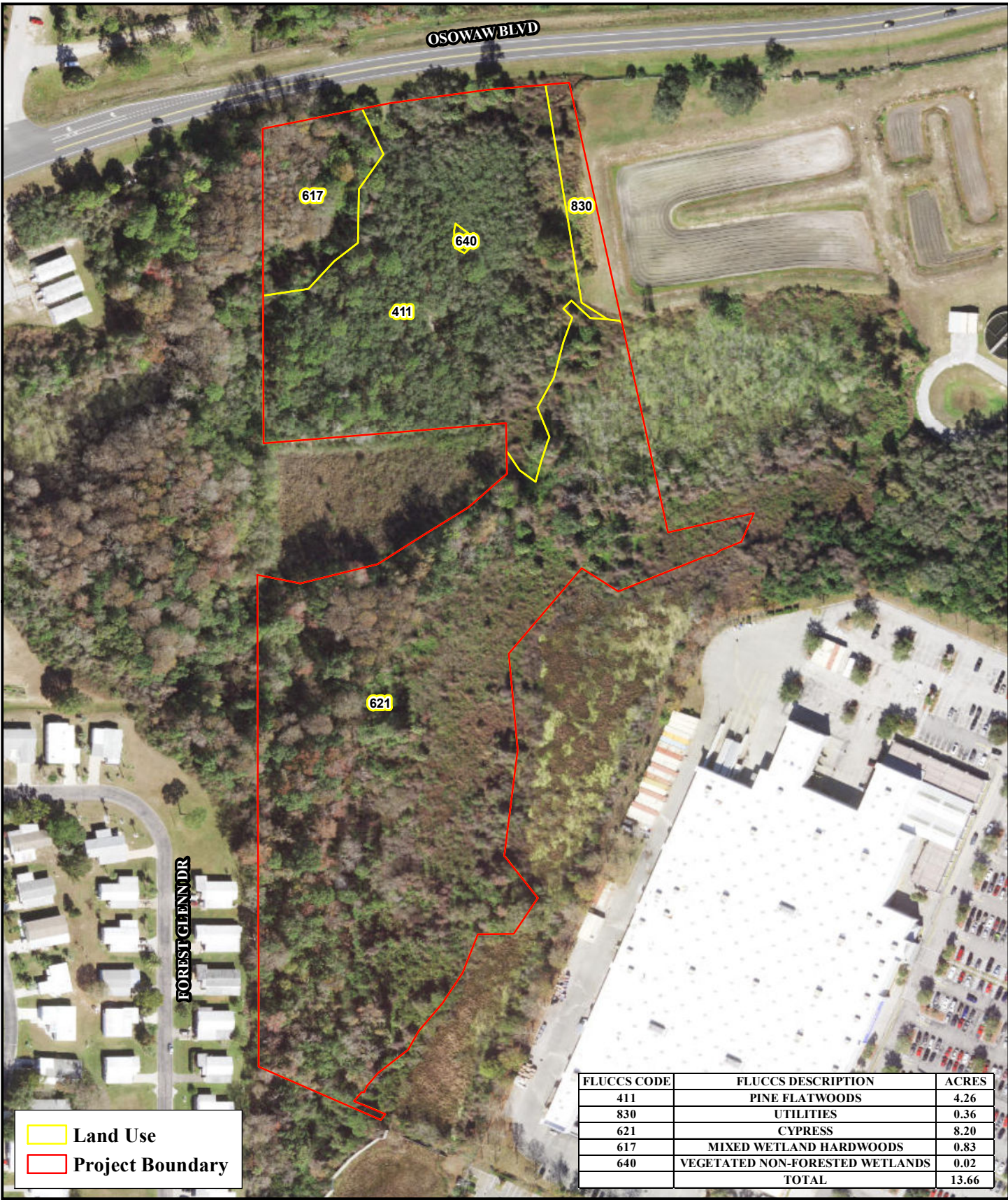
**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**

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**HERNANDO COUNTY, FLORIDA**

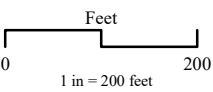


WETLAND  
MAP



Land Use  
 Project Boundary

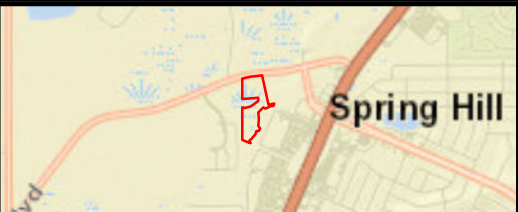
FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
411	PINE FLATWOODS	4.26
830	UTILITIES	0.36
621	CYPRESS	8.20
617	MIXED WETLAND HARDWOODS	0.83
640	VEGETATED NON-FORESTED WETLANDS	0.02
TOTAL		13.66



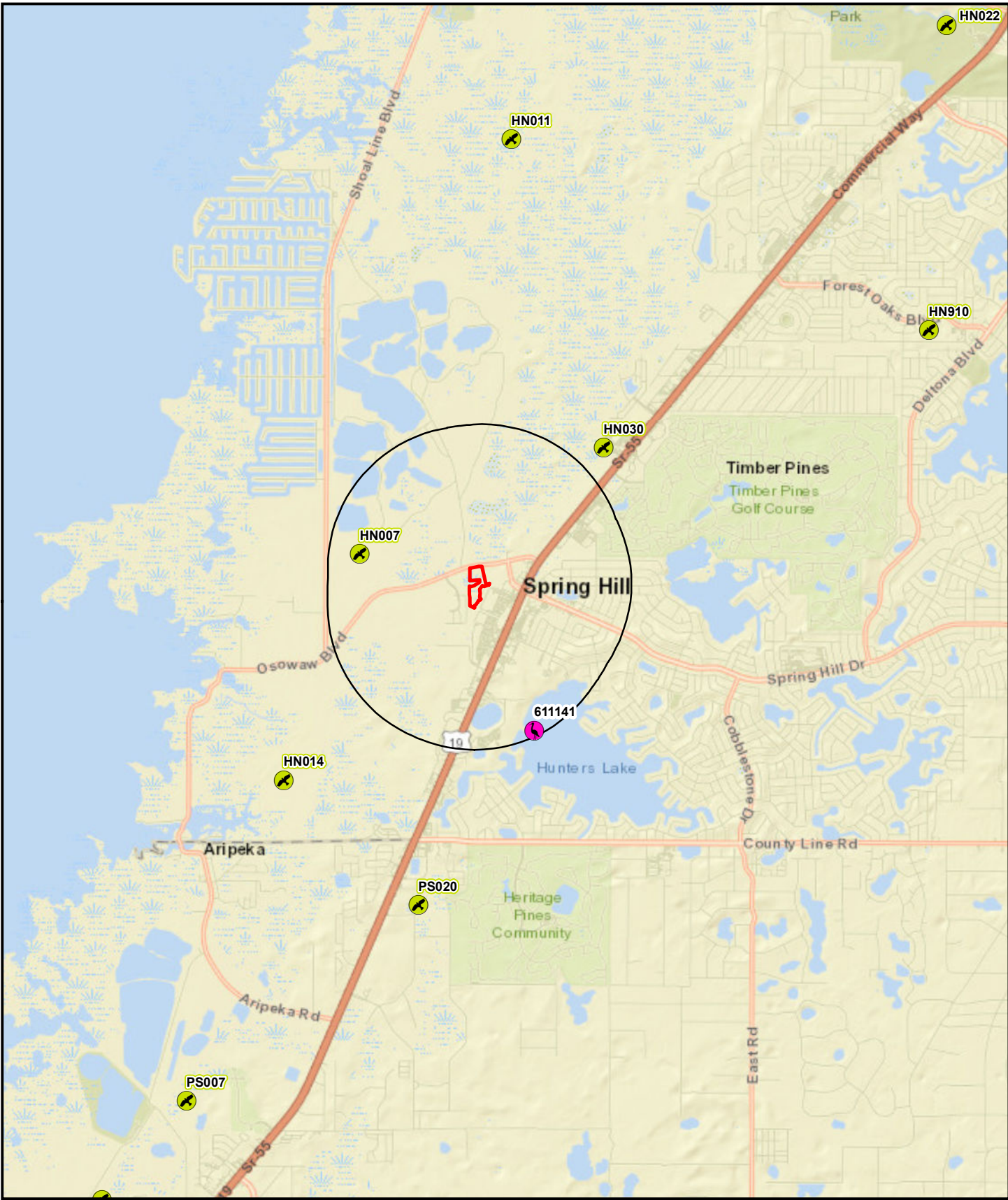
**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**  


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**HERNANDO COUNTY, FLORIDA**



**LAND USE**  
**MAP**



Miles  
0 1  
1 in = 0.95 miles

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




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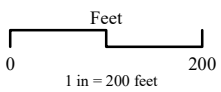
**HERNANDO COUNTY, FLORIDA**

- Eagle Nest
- Wading Bird Colony
- 1 Mile Buffer
- Project Boundary

**FNAI FWC  
MAP**

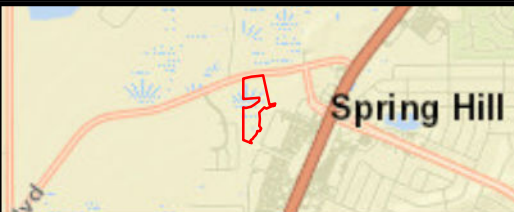


-  Abandoned GT Burrow (1)
-  Potentially Occupied GT Burrow (1)
-  Project Boundary

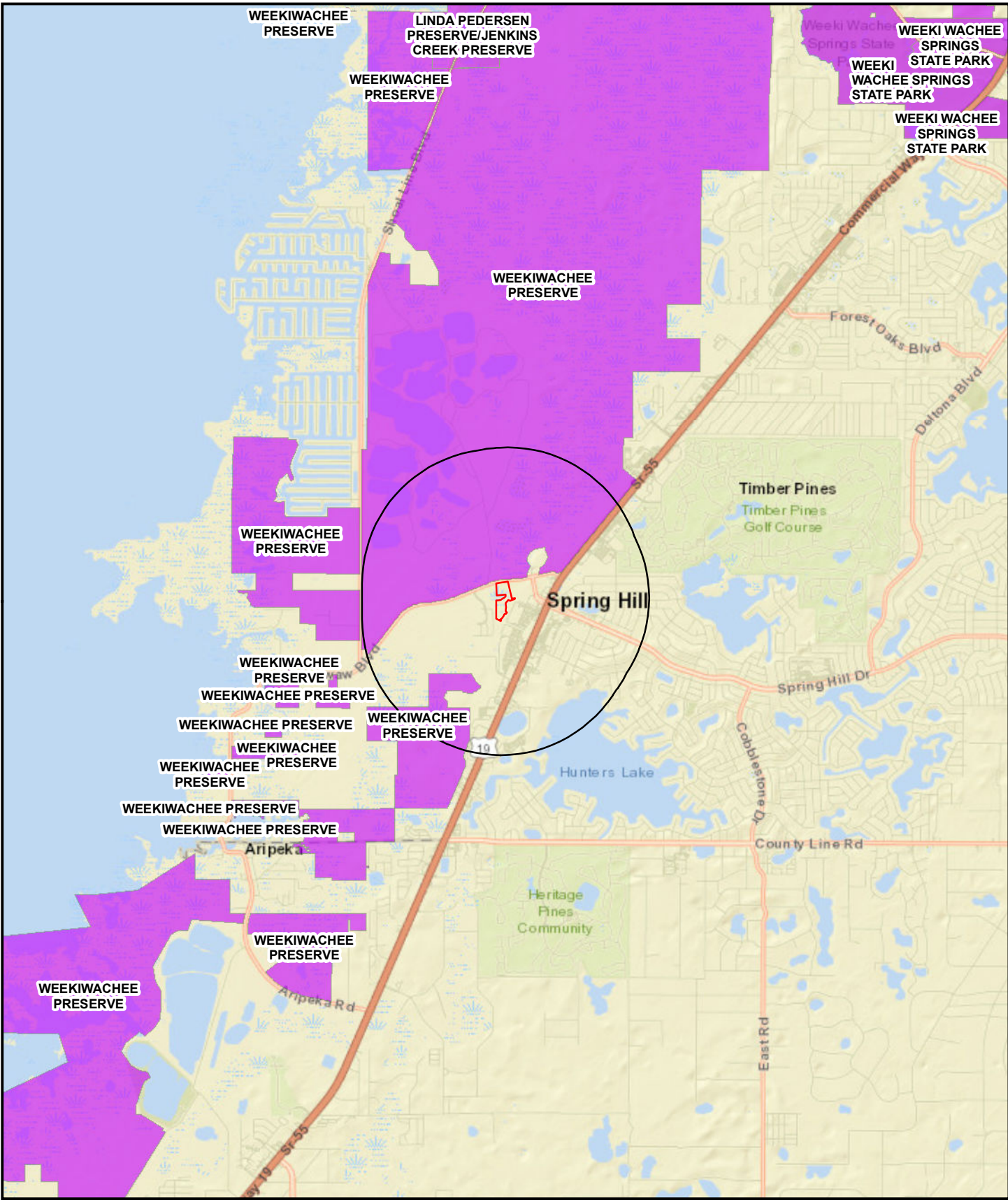


**OSOWAW BLVD. SITE**  
**R-SQUARED ENGINEERING**

**HERNANDO COUNTY, FLORIDA**



**GT BURROW**  
**LOCATION**  
**MAP**



Miles  
 0 1  
 1 in = 1 miles

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


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**HERNANDO COUNTY, FLORIDA**

- Florida Conservation Lands
- Buffer - 1 Mile
- Project Boundary

**PROTECTED  
WATERS  
MAP**



Miles  
0 1  
1 in = 1 miles

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

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**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



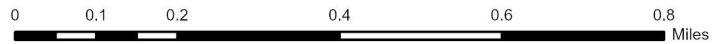
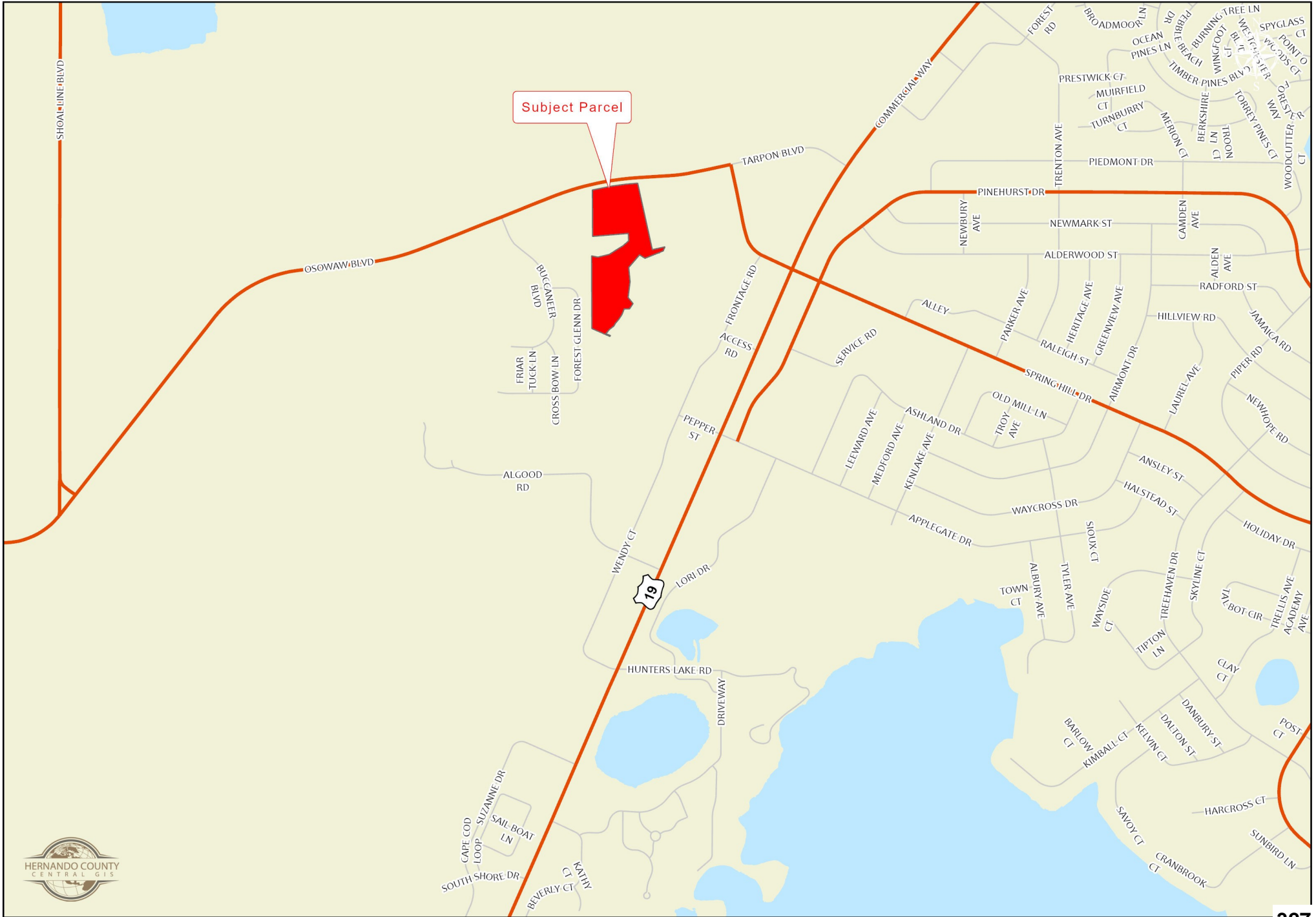
Photo Station 4, view south



Photo Station 4, view west

# H-24-27 AREA MAP

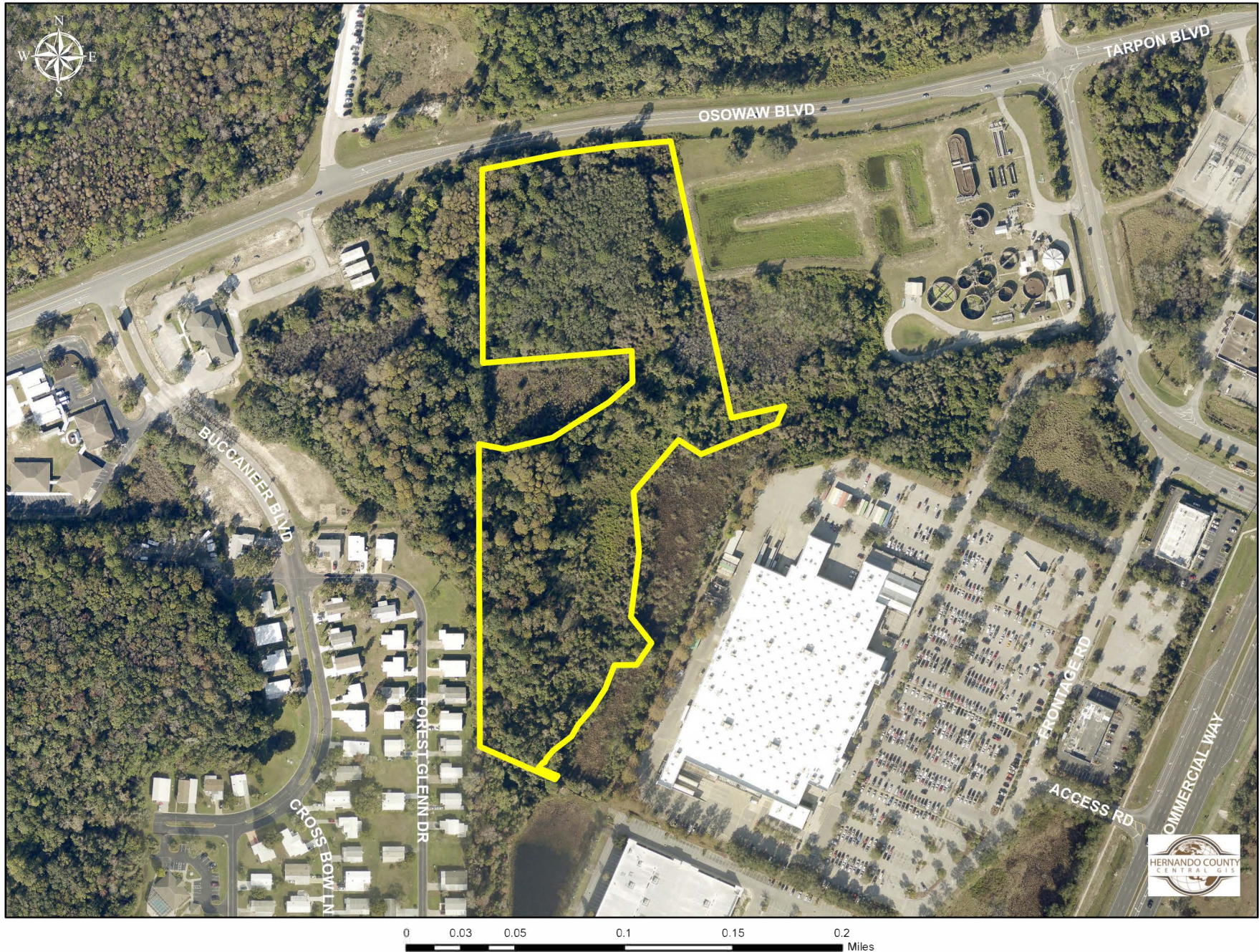
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



# H-24-27

Photo date: 2023

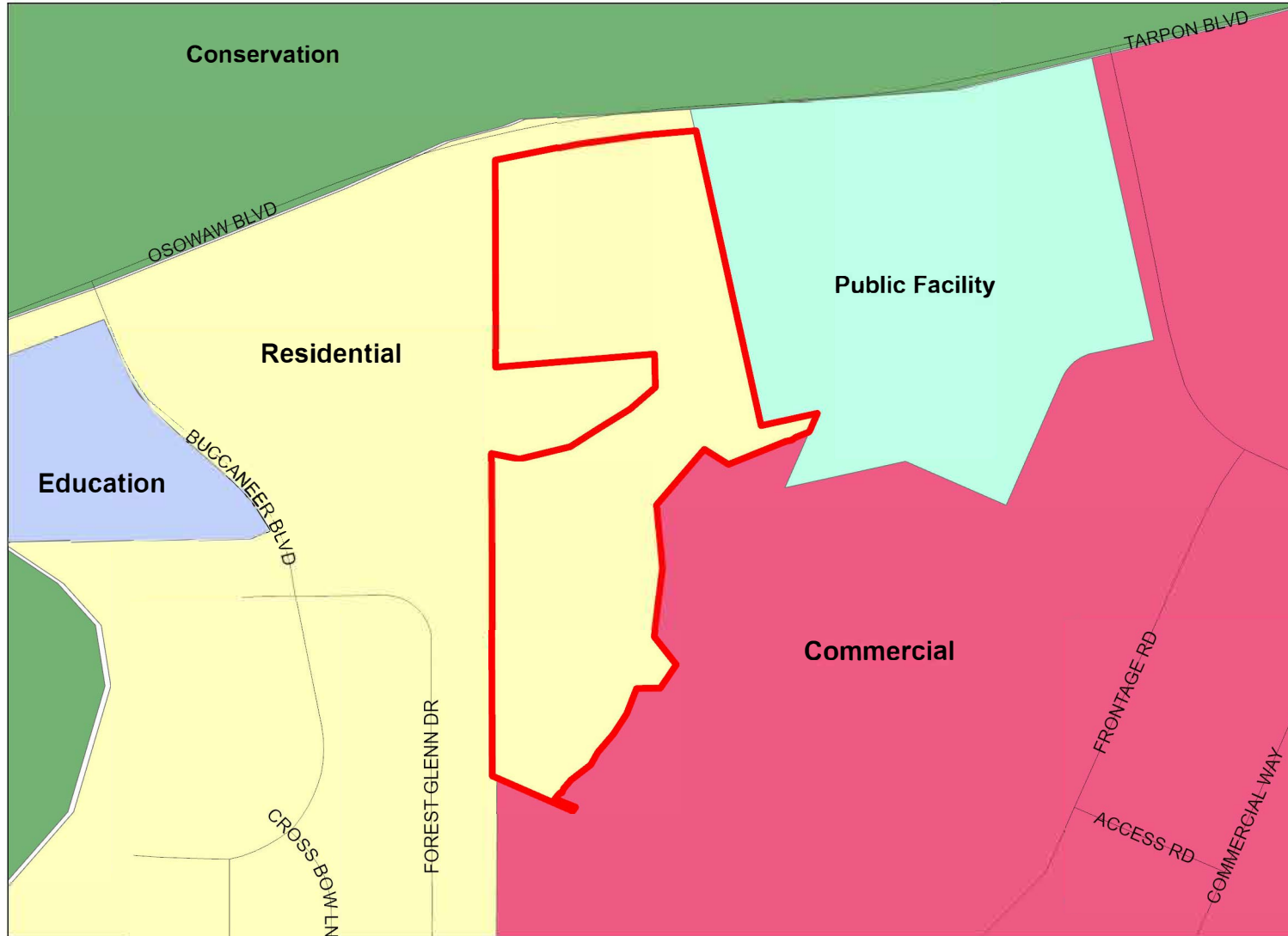
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-27  
Version Date: 12/09/2022



**H-23-36**

FLU Riverine District

Regional Commercial

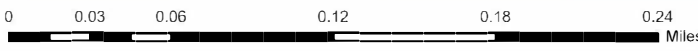
**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

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

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



Date of mapping: 07/21/2023



# H-24-27

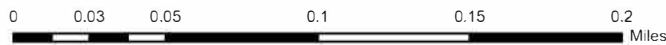
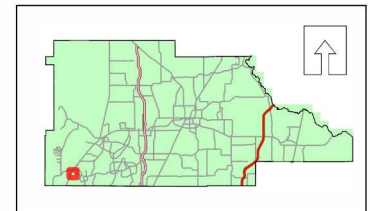
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

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

City Zoning Pending





**Public Information Workshop Summary  
Osowaw Boulevard Parcel PDP (Multi-family) Rezoning Amendment  
Tuesday, May 28, 2024 @ 6 pm**

**Workshop Details**

The workshop was held at the Holiday Inn Express & Suites Spring Hill, located at 3528 Commercial Way US 19, Spring Hill, FL 34606. The event began at 6:00 pm, 5/28/24. Approximately 34 residents from the surrounding area and the Forest Glenn community attended the workshop. The public information workshop lasted until 7:00 pm.

Presenters for the workshop were:

- Michael Raysor, P.E. - Owner
- Justyna Gale, MUP - Forward Planning & Design
- Ryan Renardo, P.E. - R-Squared Engineering
- Justin Corder, Newstar Development

**Summary of the Workshop**

Michael Raysor started the Workshop by introducing the project and the project team. Mrs. Gale followed with a 10-minute PowerPoint presentation of the Rezoning Amendment. The remainder of the event was a question-and-answer format.

The following is a summarized list of the comments from the neighbors and community members who attended the Public Information Workshop for the Osowaw Parcel PDP (MF) Rezoning Amendment:

- Residents said they would like to leave the area natural conservation and not develop.
- Where will the wildlife go? People concerned that the wildlife will be displaced and go into their neighborhood.
- Are there other four story apartments in the area?
- Questions about the workforce housing residence and rent limits.
- Concerns about increased crime.
- Residents would like fencing around the project or around Forest Glenn community.
- Increased traffic, utilities, school capacity and County services.
- A few of the residents said they were happy that the development would provide affordable housing options for new teachers, officers and the workforce community in the area.
- Questions about the stormwater and next phases of the permitting process.
- Questions about what will happen to the surplus land to the east (decommissioned wastewater treatment plant)
- Where will the people go during a hurricane?

Osowaw Parcel Rezoning  
Planned Development Project - Multi-family

Public Information Workshop  
May 28, 2023  
6pm - 7pm

# Overview

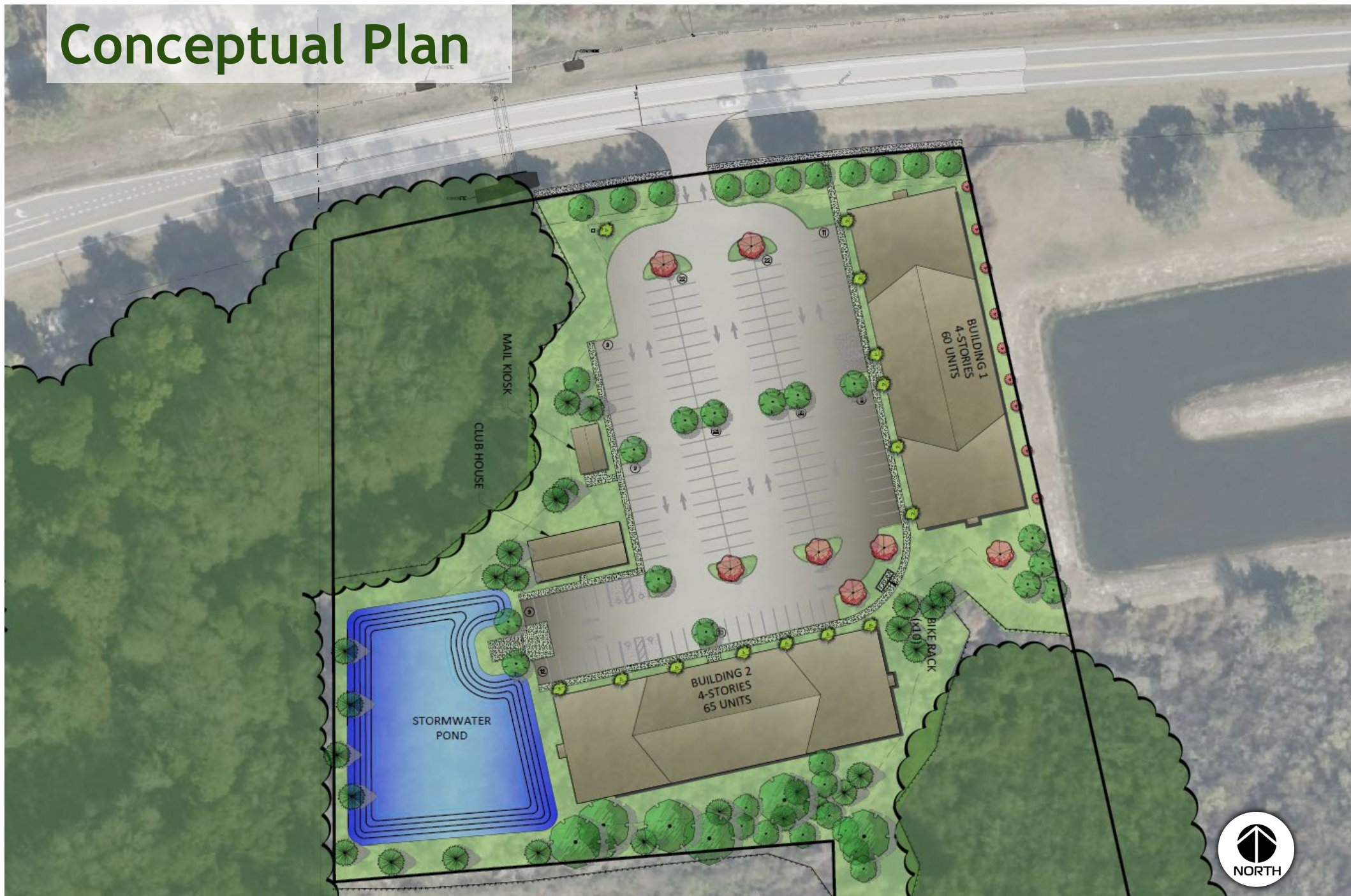
- ▶ Project site is approximately 13.6 acres located on the south side of Osowaw Boulevard
- ▶ Future Land Use is Residential
- ▶ Rezoning from Agricultural (AG) to Planned Development Project - Multi-family (PDP- MF)
- ▶ Planned for vertical development as Attainable/Workforce Housing
  - ▶ *Subject to State funding approval*
- ▶ 125 units maximum

**Table 3: Proposed Development Area**

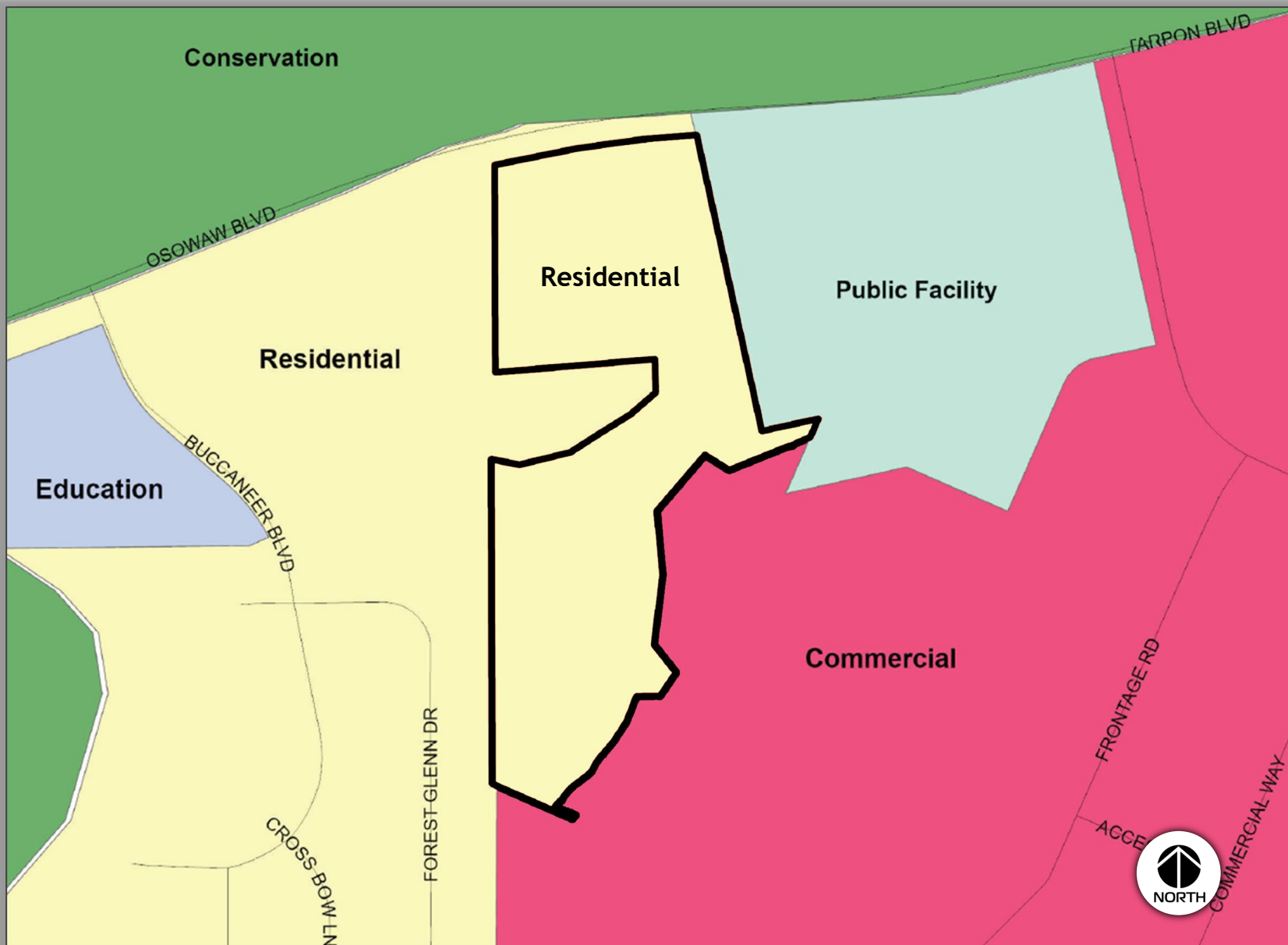
Description	±Ac.	Dwelling Units (DU)	Gross Density (DU/Ac.)
Gross Site Area	13.6 acres		
Estimated Wetlands	9 acres		
Net Developable Area	4.6 acres		
Multi-family Residential		125 units	9 du/ac
Allowed Density			22 du/ac



# Conceptual Plan



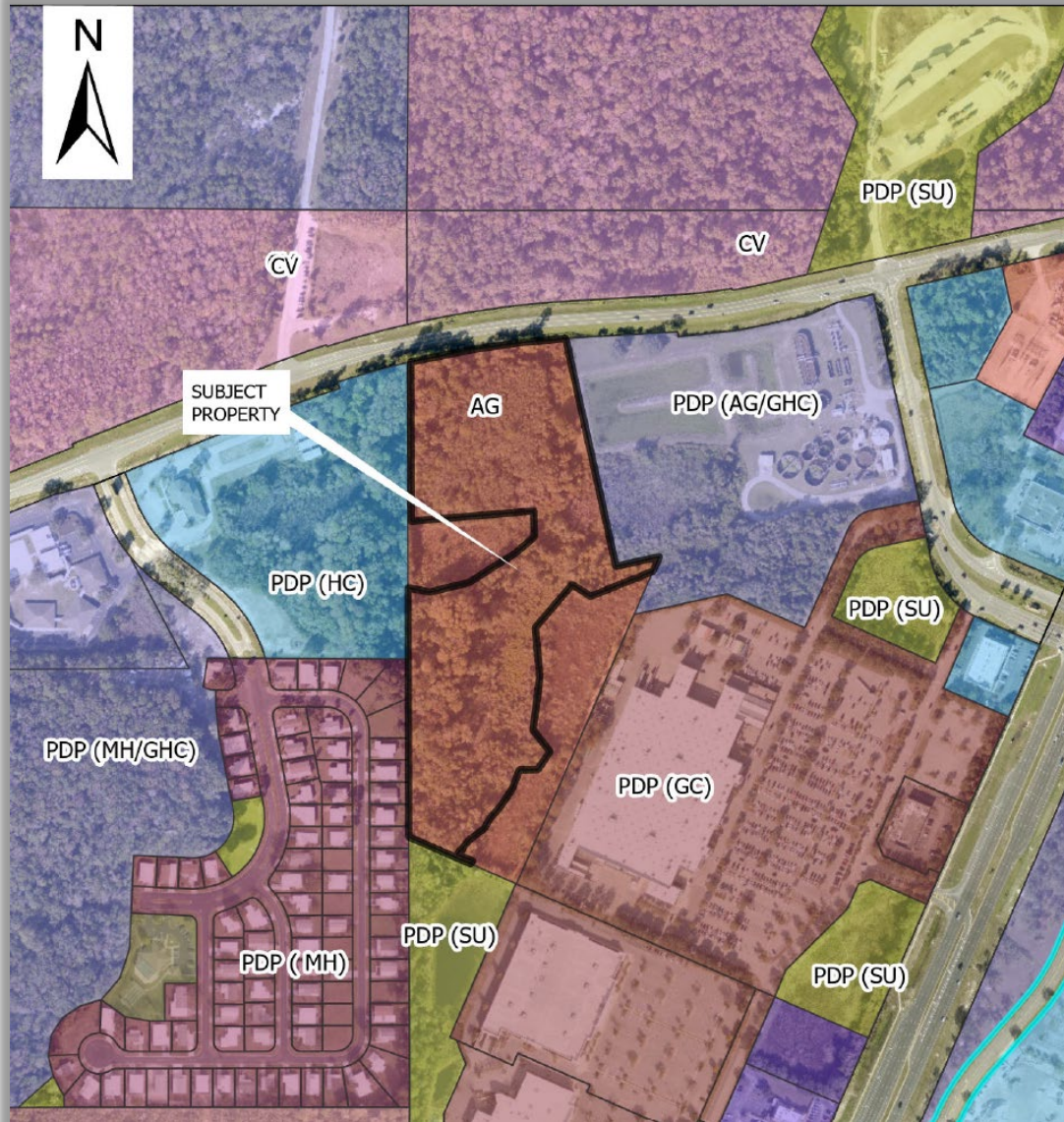
# Future Land Use (FLU) Map - Residential



- Comprehensive Plan is a document that defines a community's vision and establishes the associated goals, objectives, and policies that direct the decision making process to help achieve that vision.
- The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development.
- The categories on the Future Land Use Map illustrate the predominant future character of the area.

# Zoning Map

## ➤ Existing Zoning- Agricultural



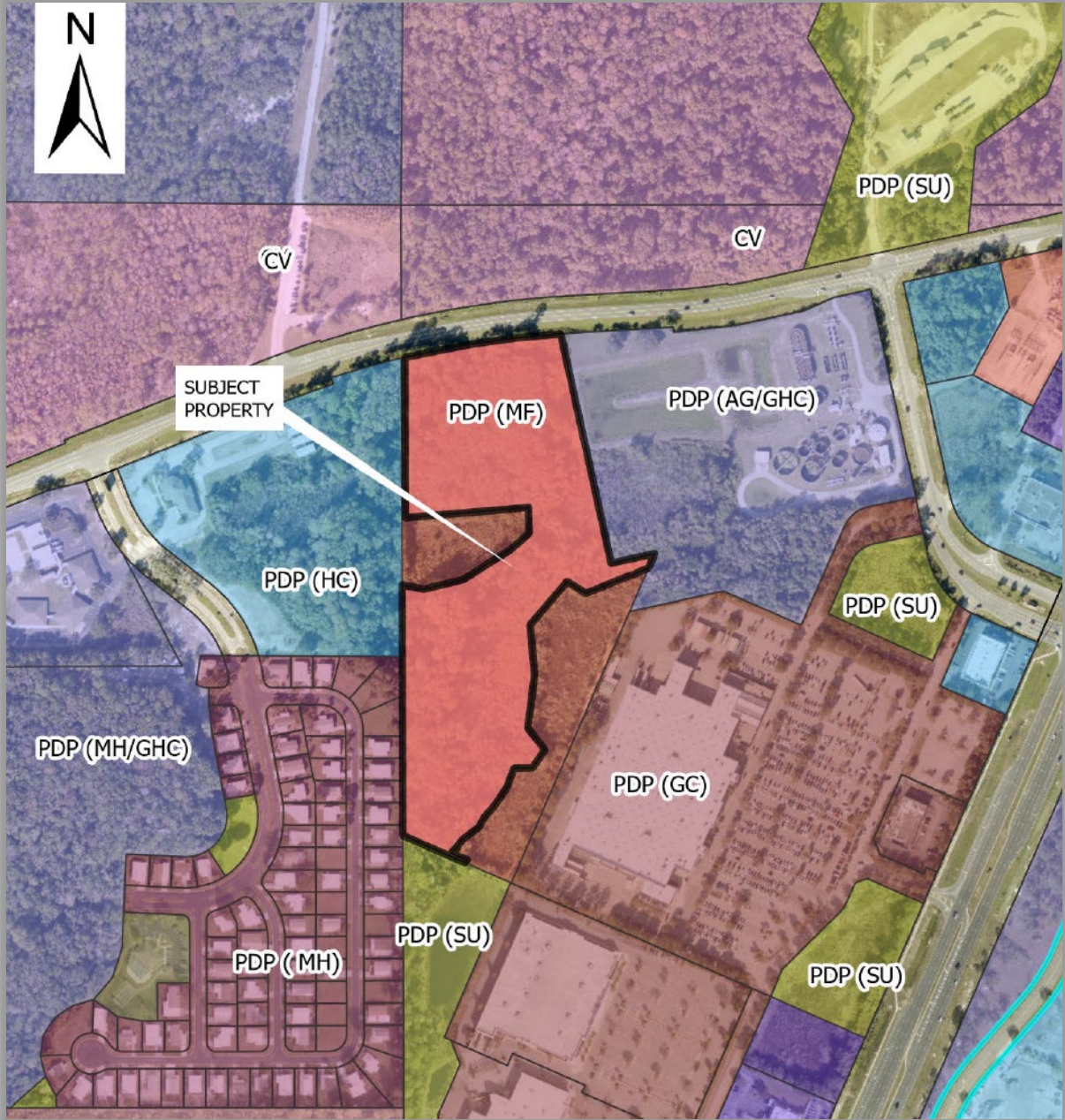
## Agricultural District Permitted Uses:

- Animal specialty establishment
- Farming and farming service establishments
- Fisheries
- Forestry and forestry service establishments
- Horticultural specialty farms
- Hunting, trapping and game propagation
- Landscaping service
- Single-family dwelling - 0.4 max density\*
- Mobile Home
- Land Application of Domestic Septage
- Wildlife management activities
- Resource-oriented recreational activities
- Aquaculture

**\*For Reference Purposes, Forest Glenn has a density of 4.0 du/acre.**



# Proposed Zoning- PDP (Multi-family)



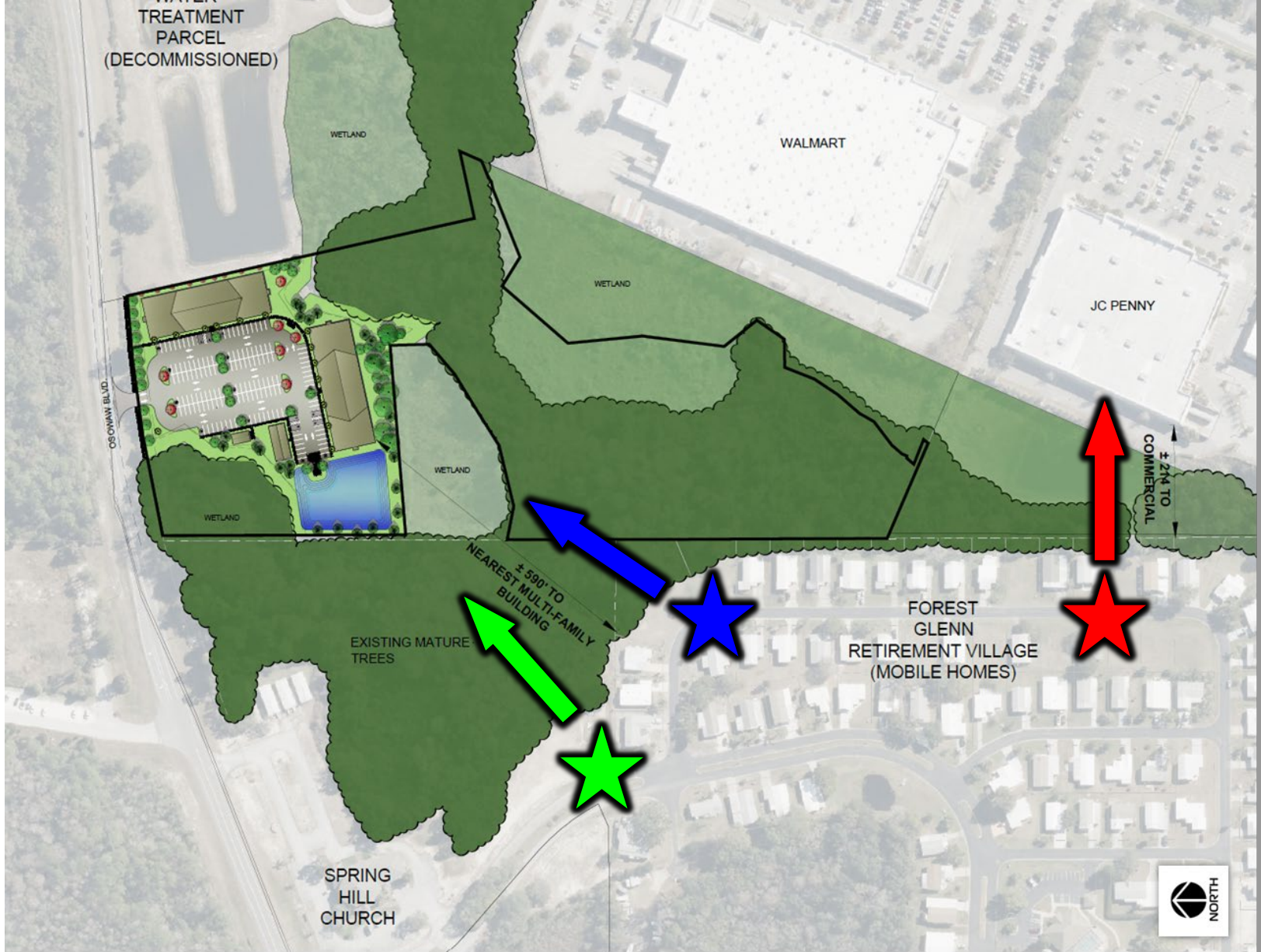
# Adjacent FLU and Zoning

- ▶ The proposed Zoning of Planned Development Project – Multi-family (PDP-MF) is compatible with the existing Residential Future Land Use and an appropriate transitional use from the commercial.

Direction	FLU Category	Zoning District	Existing Use
North	Conservation	Conservation	Weekiwachee Preserve
East	Commercial	PDP (GC) and Public Service Facility (PSP)	Shopping Center, Decommissioned Wastewater Treatment Plant
South	Commercial	PDP(GC)	Shopping Center
West	Residential	PDP (GHC), PDP (MH)	Church and Mobile Home Park



# VIEWS FROM AREA RESIDENTIAL

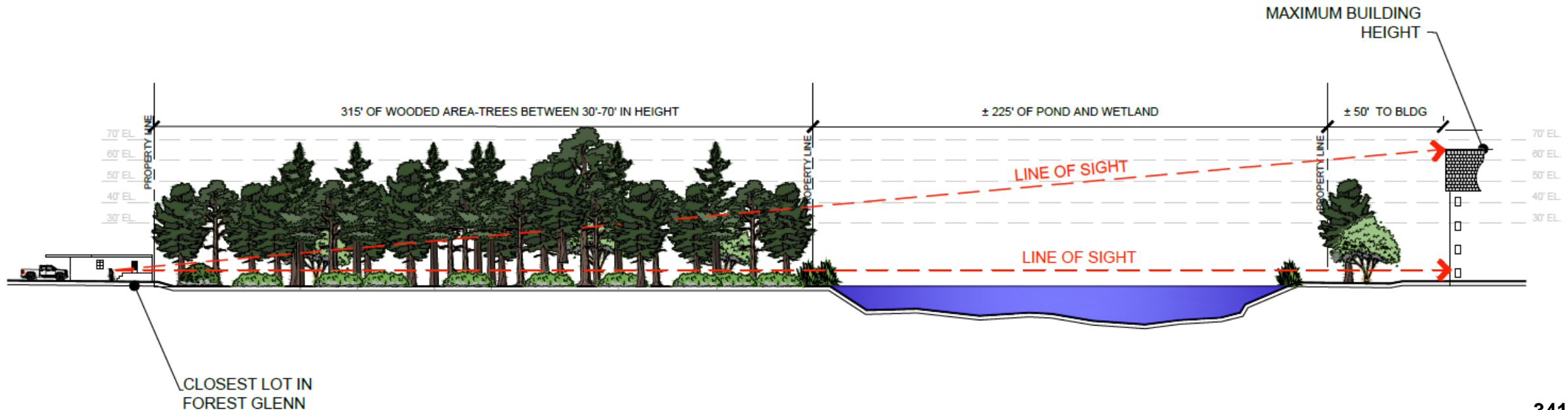


# Birds Eye View



# Preservation of Wetlands and Vegetation

- Stormwater ponds strategically placed to create additional buffering
- Existing wetland and vegetation will be retained to create a natural buffer



# Architecture



# Architecture



# Hernando County Range of Resident Income Limits by Number of Persons in Household

Families earning at or below 60% of Area Median Income.	Families earning at or below 80% of Area Median Income.
◦ 1 - \$40,140	◦ 1 - \$53,520
◦ 2 - \$45,840	◦ 2 - \$61,120
◦ 3 - \$51,600	◦ 3 - \$68,800
◦ 4 - \$57,300	◦ 4 - \$76,400
◦ 5 - \$61,920	◦ 5 - \$82,560
◦ 6 - \$66,480	◦ 6 - \$88,640



# Monthly Rent Limits

Maximum HUD Rent Limit by Number of Bedrooms in Unit

Percentage Category (AMI)	1 Bedroom	2 Bedroom	3 Bedroom
60%	\$1,074	\$1,290	\$1,490
80%	\$1,433	\$1,720	\$1,987

*\*Assumptions do not include Utility Allowance*

# Permitting Site Plan Approval Process- (Follows the Rezoning)

- ▶ Preparation of Engineered Site Plan
- ▶ Stormwater
- ▶ Environmental Study - Turtles and other wildlife
- ▶ Traffic Study
- ▶ Bus Stop/Transit access
- ▶ School Board Coordination

## Public Information Workshop Sign-In Sheet

Osoyaw Boulevard Parcel Rezoning Amendment PDP(MF)

Tuesday, May 28, 2024 @ 6 pm

Name	Address	Phone Number	Email
Jodie Pillarella	Aripaka FL	352 279 2122	Jodiepillarella@aol.com
Kris Kust	4040 Gentaro CRT		krist@ventsolutions.com
Robert Knutson	same "		robknt@smail.com
Chris Kapp	Gulfwinds Circle, HB		penfoldhearts@hotmail.com
Melanie Kapp	same		m2c2kapp@att.net
James Haas	4528 Rachel Spring Hill F	352 462 0045	pl.jahaas@gmail.com
John Paul Bree	Hernando Beach		
Scott & Teresa Walker	5107 Forest Glenn Dr Springhill		tewlooney@yahoo.com
Rose Ann Strawalle	5101 Forest Glenn Dr Springhill	352-606-1207	rstrawalle3@gmail.com
Michele Spore	Hernando Beach		mbgs331@gmail.com
Jeff Pevla	4020 GULFVIEW DR		
John Pietri	16799 Swamp duck Ave	352-613-9549	Spring Scope LLC@gmail.com
Jake Curtis			jake@pahome.com
Frank Pelenis	3211 Gardenia D. HB	(630) 488-1831	frank.pelenis@gmail.com

## Public Information Workshop Sign-In Sheet

Oswaw Boulevard Parcel Rezoning Amendment PDP(MF)

Tuesday, May 28, 2024 @ 6 pm

Name	Address	Phone Number	Email
Skip Irwin	1416 Crossbow Spring Hill	815-790-7573	Skipwin51@aol.com
Joan / Dan Shu	5087 Buccaneer Blvd	352 597 2230	jedparton@aol.com
ROBERT KNUTSON	4040 CENTAUR CT.	813 539 4386	roboknut@gmail.com
ROBERT RUCKEY	5072 BUCCANEER BLVD	813-858-3823	RJRUCKEY@YAHOO.COM
Bob Distula	5173 Forest Glenn Dr	352 683 3906	
Lee Crenan	1415 Cross Bow Spring Hill	315-450-1147	
CHRIS FRANKS	4536 RACHEL BLVD, Spring Hill	914 462 1792	DINA CHRIS@VERIZON.NET
Charles Applegate	11109 SAGE THATCHER AVE		
Carolyn Irwin	5213 Forest Glenn Dr	817-696-6448	
CHRIS MORRISSEY	4020 GOLFVIEW DRIVE	720 530-9547	
Brad Dowling	3499 Casa Ct. Hernando Beach	561-308-7851	email@dowlinghome.com
Mario Policastro	7289 Lindhurst Dr Pt	352-835-6768	trqator58@gmail.com
George Polkasho	247 Clearfield Ave	352-345-7551	
Cheryl Reil	5033 Forest Glenn Dr.	404-520-3016	



# Public Information Workshop Sign-In Sheet

Osoyaw Boulevard Parcel Rezoning Amendment PDP(MF)  
Tuesday, May 28, 2024 @ 6 pm

Name	Address	Phone Number	Email
Marlon			
Bill Roberts	4072 Galtowin DR #3 34607	540-419-5871	Wrobe56@gmail.com
Conrad Smith			
Bruce Oleson			
Alice Dickerson	5112 FOREST Glenn Dr, S.H. 34607		alice.dickerson@comcast.net
Jessie Oleson			



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

Workshop Date: \_\_\_\_\_

SIGN POSTING AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP

Instructions

- 1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. The Notice of Public Inquiry sign(s) must be posted on the property at least ten (10) days prior to the workshop pursuant to the adopted rules, and;
3. This affidavit must be returned to the Hernando County Planning Department along with all other Public Inquiry Workshop forms directly after the Workshop is conducted in order to complete the application file. Failure to return this affidavit may result in the petition not being scheduled for public hearing(s).

AFFIDAVIT

Before me, the undersigned authority, personally appeared \_\_\_\_\_ (Print or Type Name)

who, being duly sworn deposeth and says that:

- 1. The Notice of Public Hearing sign(s) were posted on \_\_\_\_\_, and;
2. The attached photograph(s) of the posted sign(s) were taken on \_\_\_\_\_

Application Name: Raysor Ventures, LLC \_\_\_\_\_

File Number: H-24-27 \_\_\_\_\_

(Signature)

State of Florida

County of Hernando

On this the \_ day of \_, 20 \_\_\_\_\_ before me, the undersigned Notary Public of the State of Florida, personally appeared

(Name(s) of the Individual(s) who appeared before notary)

and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, or Type as Commissioned)

9 Personally known to me, or 9 Produced Identification: \_\_\_\_\_ (Type of Identification Produced)

9 DID take an oath, or 9 DID NOT take an oath.

## HOW TO POST THE SIGN(S)

### WHEN:

The petitioner shall post the subject property proposed for petition consideration at least ten (10) days prior to the scheduled public inquiry workshop date.

### HOW:

The sign(s) furnished by the Planning Department shall remain in place until the day after the public inquiry workshop. Failure to maintain the sign(s) on the property may result in a delay to the public hearing process.

### WHERE:

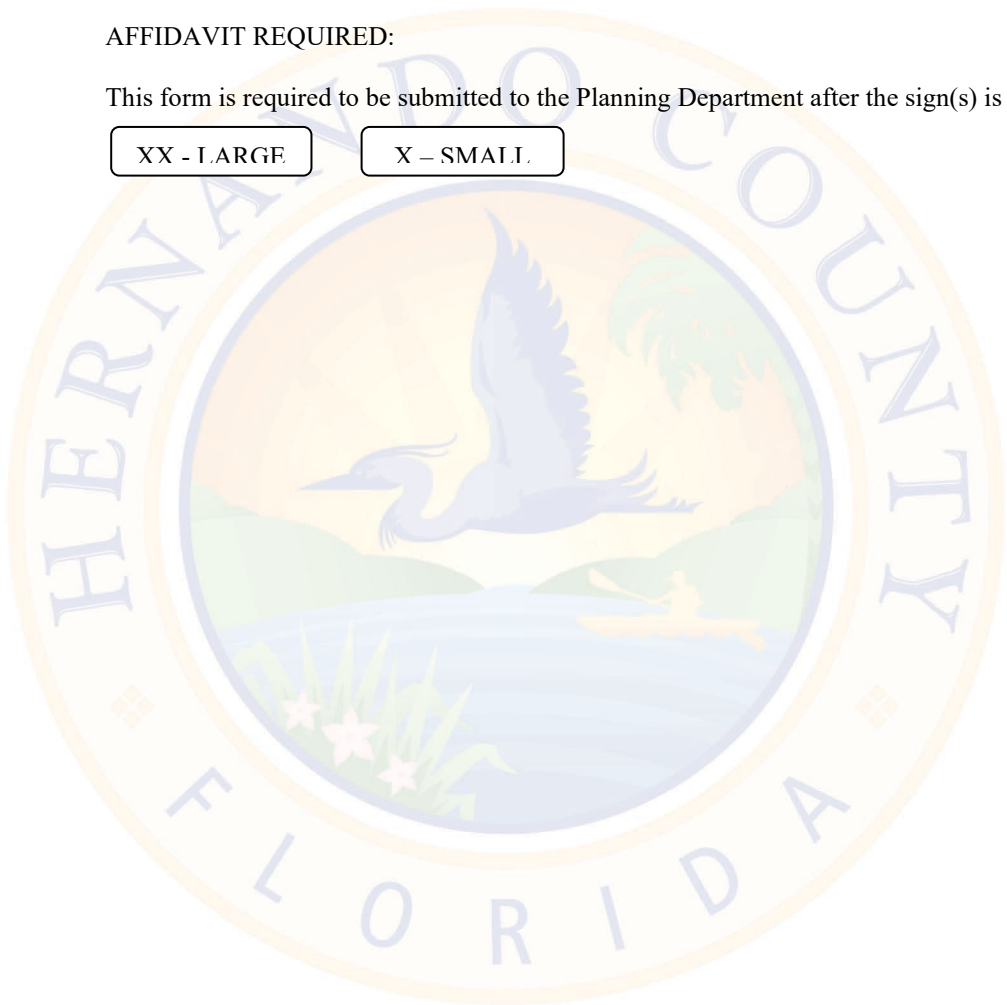
The sign(s) furnished by the Planning Department shall be posted by the applicant along each front lot line with the bottom of the sign(s) at least three feet above grade on the property being considered under this petition. The sign cards shall be posted at the outer property line along the road or street frontage and shall be clearly visible. If the frontage is in excess of three hundred (300) feet, posting of the signs shall be determined by the Planning Department. In those cases where the property does not have frontage on the road, the sign cards shall be posted at the property corners and where the access road intersects with the nearest County road.

### AFFIDAVIT REQUIRED:

This form is required to be submitted to the Planning Department after the sign(s) is posted.

XX - LARGE

X - SMALL



## Justyna Gale

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**From:** Karen Garvin <kgarvin@whcs.net>  
**Sent:** Wednesday, May 15, 2024 9:01 AM  
**To:** Justyna Gale  
**Subject:** Multi-Family Planned Development on Osowaw

Hello,

I am the Principal at West Hernando Christian School located at 2250 Osowaw Blvd., Spring Hill, FL 34606. Our facility is located across the street from the church, and we use the same entrance as the church and mobile home park. I am writing to provide comments for the Hernando County Planning Department regarding the proposed Future Land Use and Rezoning Amendments to the Osowaw Boulevard Parcel. Our school is located on the same side of the road directly past the wetlands and near the site where the Muti-Family Housing Development may be located. We are on the right side of the road at the entrance to the Forest Glen Mobile Home Park.

The main concern for our school is the traffic flow and how this might affect our school. The proposed Multi-Family Planned Development will most probably increase traffic to Osowaw Blvd. The suggestion from our Board of Directors is that the company be responsible for any added traffic to the area to include a school zone. That area previously had minimal traffic and will now have additional traffic coming to the area. We would hope that the county would not expect our school to bear or take responsibility for the extra cost involved in keeping our traffic flow safe and convenient for our families.

Of course, safety is paramount for the students and families who attend our school, and the added traffic will pose a safety concern for our school. We would appreciate that plans include specific considerations so as not to disrupt the traffic flow and safety of our school zone area.

I appreciate the opportunity to make comments.

**Karen Garvin**

Principal

West Hernando Christian School

2250 Osowaw Blvd.

Spring Hill, FL 34607

352-688-9918



**From:** [Joann Davidhizar](#)  
**To:** [Justyna Gale](#)  
**Cc:** [jedporter@aol.com](mailto:jedporter@aol.com)  
**Subject:** Osowaw Boulevard Parcel PDP(MF) Rezoning Amendment  
**Date:** Tuesday, May 21, 2024 3:40:18 PM

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A few questions about this project:

1. How will you deal with the tortoises living on this property?
2. What plans do you have to improve traffic flow on Osowaw Blvd as in turn lanes-speed reduction or????
3. Is this an age restricted community you are planning?
4. You mention public transportation close by...Will you be putting in sidewalks to that pick up site or planning a pick up stop on site?
5. Will you be building this project to manage yourself or to sell to someone else?
6. Is a wall or fence behind the Southern and Northwestern ends of the developed property planned-- in order to protect the existing sensitive wet lands?

Thank you for taking the time to answer my questions

Joann Davidhizar  
5087 Buccaneer Blvd  
Spring Hill, Fl. 34607

**Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments**

Name: Kris Knutson

Address: 4040 Gentaro Court  
Hermando Beach, FL 34607

Comment: Why Hermando Beach? Why build a  
multi family community where there is  
conservation all around, and zero  
infrastructure to support it?  
This would never be appropriate in  
South Tampa it isn't appropriate here!

\_\_\_\_\_  
\_\_\_\_\_

Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments

Name: BEN TISHOK

Address: 5123 FOREST GLENY DR  
SPRINGHILL 34607

Comment: ① FENCING OR SOUND BARRIER  
ON THE WEST BORDER LINE  
& THE SOUTH BORDER. ?

② ARE THERE ANY OTHER 4 STORIE HOUSING  
BUILDINGS IN HERMANDO CO. ?  
IF SO WHAT LOCATIONS

Osoaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments

Name: Katrina Kayzaniak

Address: 1416 Cross Bow Ln.  
Spring Hill, FL 34607

Comment: The plan is too big. Forever Glenn Subdivision  
only has 70-80 lots.

The ~~also~~ potential increase of:  
crime-traffic - county services - utilities  
Storm impact ~~is~~ -

Osoaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments

Name: CAROLYN TURNER  
Address: 5213 Forest Glenn Dr  
Spring Hill, FL 34607

Comment: I realize change is always happening.  
I am not apposed to affordable housing.  
I do feel ss plus affordable housing  
would be better in keeping with the  
Area  
I also do not understand if it  
takes 45' to build a 3 story  
complex why does it take 65'  
to build a 4 story unit

Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments

Name: Scott & Teresa Walker

Address: 5107 Forest Glenn Dr  
Spring Hill, FL 34607

Comment: We are opposed to the requested rezoning  
change request. Just leave it natural since  
its across from the wildlife preserve.  
There is so much wildlife and natural beauty  
here we hate to see it destroyed. Our  
property is in the front corner closest  
to this property in question and we don't  
want to look out our and see an apartment  
Complex. Right now we see woods and  
natural beauty.  
Also, what would this do to our property  
values?

**Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments**

Name: Jodie Pilibello

Address: Neipops FL

Comment: To INTENSE of A USE  
OVER taxing our schools, SEWER & WATER  
LOW income BRINGS CRIME & DRUGS ADJACENT  
to school, church & Elderly neighborhood

Osoaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments

Name: Stella Jeno C. Plummer, Lisa Stella

Address: 516 Forest Hill Dr.  
Spring Hill, 34607-3922

- Comment: 1. Outside boundary fence area around  
8' to 10' tall.
2. Age 55 and older.
3. 18 or older to live in housing  
development.
4. No need for pool or playground area.
5. All buildings are match other  
buildings in the area made of  
bricks.
6. No low income residential.  
No section 8 allow.



**Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments**

Name: Skip Irwin

Address: 1416 Cross Bow Ln  
Spring Hill, FL 34107

Comment: Keep zoning in place. (AG) Keep  
our beautiful preserve and beautiful  
land.

Build somewhere else in Hernando  
county to fulfill the need for affordable  
housing.

P.S. Landover is already building 600 units.

Osowaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments

Name: BERTHA RUCKEY

Address: 5072 BUCCANEER BLVD  
SPRING HILL FL

Comment: I Feel you are trying to  
change our neighborhood! Not  
in a good way either  
125 apartments would bring  
more traffic and cars leaking  
oil

Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment  
Public Information Workshop Comments

Name: Sandi Irwin

Address: 1416 Cross Bow Ln.  
Spring Hill, FL 34607

Comment: The streets and traffic are busy. A lot  
of building in Herndon Beach. Not to  
mention parking and additional patrons.  
The <sup>preserve</sup> park is busy. The recycle <sup>plant</sup> is busy  
and only one road to Shoal Line, which  
is busy. Not to mention one-lane to  
evacuate - Going all the way to Pine Island.  
Concern - S.H has had a increase of  
beggers - homeless - illegals ~~amen~~ - do not want  
this area turning into slums. Our beautiful  
preserve and beautiful marinas on Shoal Line.



Learn it. Love it. Live it.

June 3, 2024

Hernando County Development Services Department  
 Lashaundra Ellison, Planner II  
 1653 Blaise Drive  
 Brooksville, Florida 34601

**RE: Rezoning – PDP (MF)  
 Raysor Osowaw Residential (Petition No. H2427)  
 Non-Binding School Capacity Analysis**

Ms. Ellison,

The School District has conducted a non-binding school capacity analysis for the proposed zoning amendment petition referenced above. The application data and our findings are summarized below:

<b>REVIEWING AUTHORITY</b>	Hernando County School District		
<b>PROJECT NAME / CASE NUMBER</b>	Osowaw Residential (H2427)		
<b>APPLICATION TYPE</b>	Rezoning		
<b>OWNER / DEVELOPER</b>	Raysor Ventures, LLC		
<b>PARCEL KEY NUMBER(S)</b>	1695419		
<b>LOCATION / ADDRESS</b>	South side of Osowaw Blvd., ½ mi. West of Commercial Way		
<b>ACREAGE</b>	13.68 acres, more or less		
<b>ZONING</b>	<b>CURRENT:</b> AG	<b>PROPOSED:</b> PDP (MF)	
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 0	<b>MULTI FAM:</b> 125	<b>TOWNHS:</b> 0

**CAPACITY CALCULATIONS** Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS	STUDENT GENERATION RATE <sup>1</sup>	STUDENTS PER UNIT TYPE
Single Family	0	0.300	0
Multi Family	125	0.188	24
Townhouse	0	0.159	0
<b>TOTAL NUMBER OF STUDENTS</b>			<b>24</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	11
6-8	23 %	6
9-12	31 %	7

[ <sup>1</sup> Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August, 2022. ]

*It is the policy of the Hernando County School District not to illegally discriminate or allow its employees to illegally discriminate on the basis of race, color, religion, national origin, age, sex, marital status, disability or GINA in its educational programs or employment practices.*

**Raysor Osowaw Residential (Petition No. H2427)**  
**Non-Binding School Capacity Analysis**

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CONCURRENCY SERVICE AREA <sup>2</sup> (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED <sup>3</sup>	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING UTILIZATION (F ÷ (A+B))
Westside ES	776	0	535	3	11	549	71%
Fox Chapel MS	1207	0	780	10	6	796	66%
Weeki Wachee HS	1629	119	1403	189	7	1599	92%

[ <sup>2</sup> There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

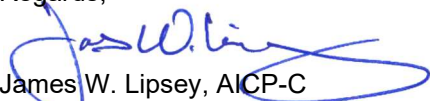
[ <sup>3</sup> As published on the district's website, 10-13-2023.]

**CAPACITY ANALYSIS** The Hernando County School District Level of Service (LOS) is 100% of school capacity. At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Areas (CSAs) of Westside ES, Fox Chapel MS, and Weeki Wachee HS.

**COMMENTS** This analysis represents a non-binding determination of capacity. A formal application for School Concurrency requesting a *Finding of Available School Capacity* should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is \$500.00.

We appreciate the opportunity to provide comments on the zoning amendment petition for this proposed residential development. Please let me know if you have any questions or comments.

Regards,

  
 James W. Lipsey, AICP-C  
 School Planner  
 Hernando County School District

Copies to: Brian Ragan, Director of Facilities, HCSD  
 Steve Crognale, Executive Director of Support Operations, HCSD  
 Omar DePablo, Senior Planner, Hernando Co. Development Services Dept.  
 Justyna Gale, Vice President of Planning, Forward Planning & Design, LLC