



Oak Development
Group LLC



LANGAN



Lake Mirage H-23-54 Rezoning

Hernando County
Board of County Commissioners
February 25, 2025
H-23-54

TEAM

- Applicant: Oak Development Group LLC
 - Casey Krauser, Managing Partner
- Legal and Land Planning: Stearns Weaver Miller, PA
 - Jessica Icerman, Esq.
 - Cynthia D. Spidell, MBA, AICP
- Civil Engineer: Langan
 - Andrew Eiland, Jr., PE
- Environmental Consultant: Bio-Tech Consulting
 - Dillon Reeves
- Raysor Transportation Consulting
 - Mike Raysor, P.E.



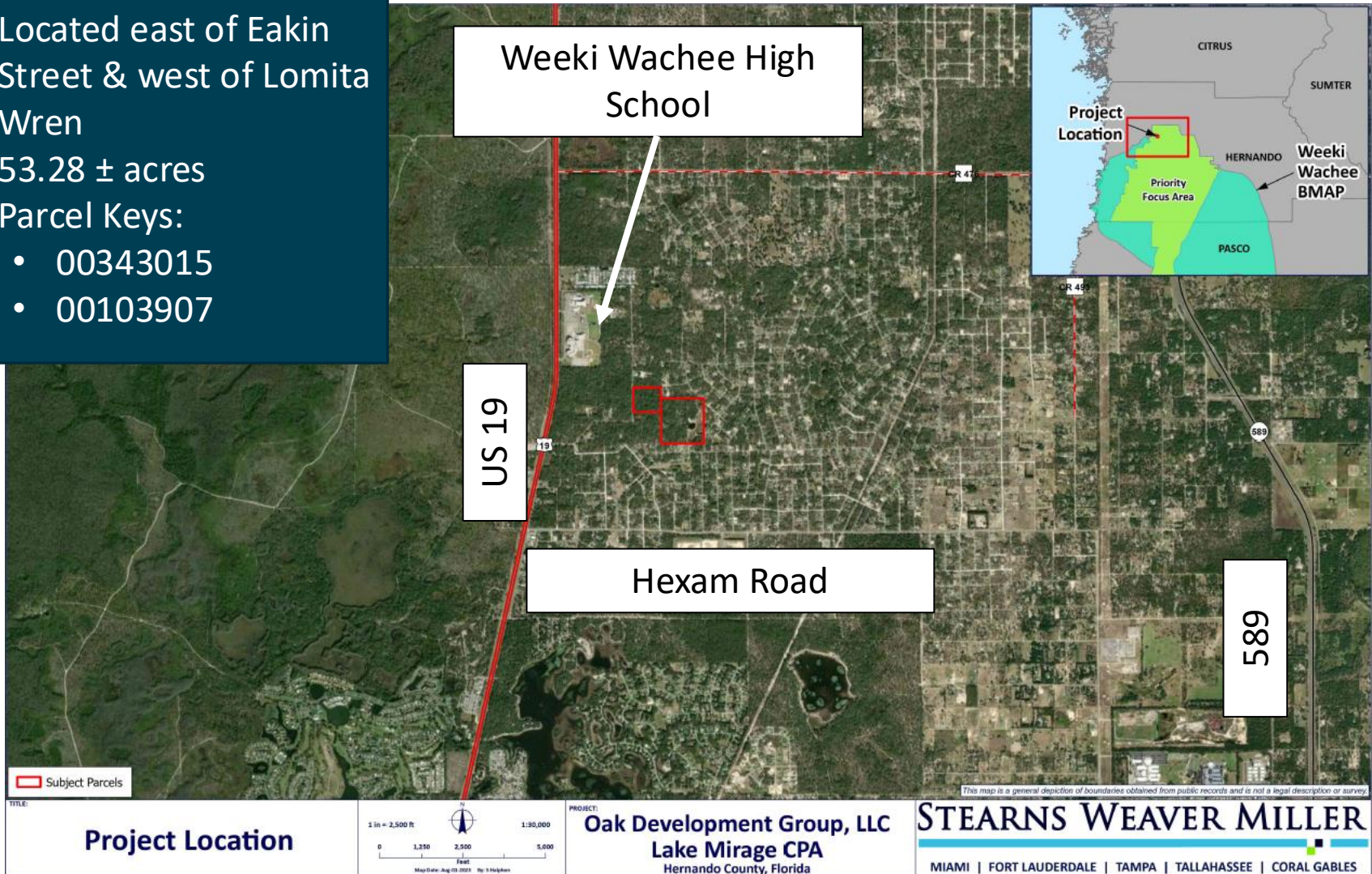
STEARNS
WEAVER
MILLER

LANGAN



VICINITY MAP

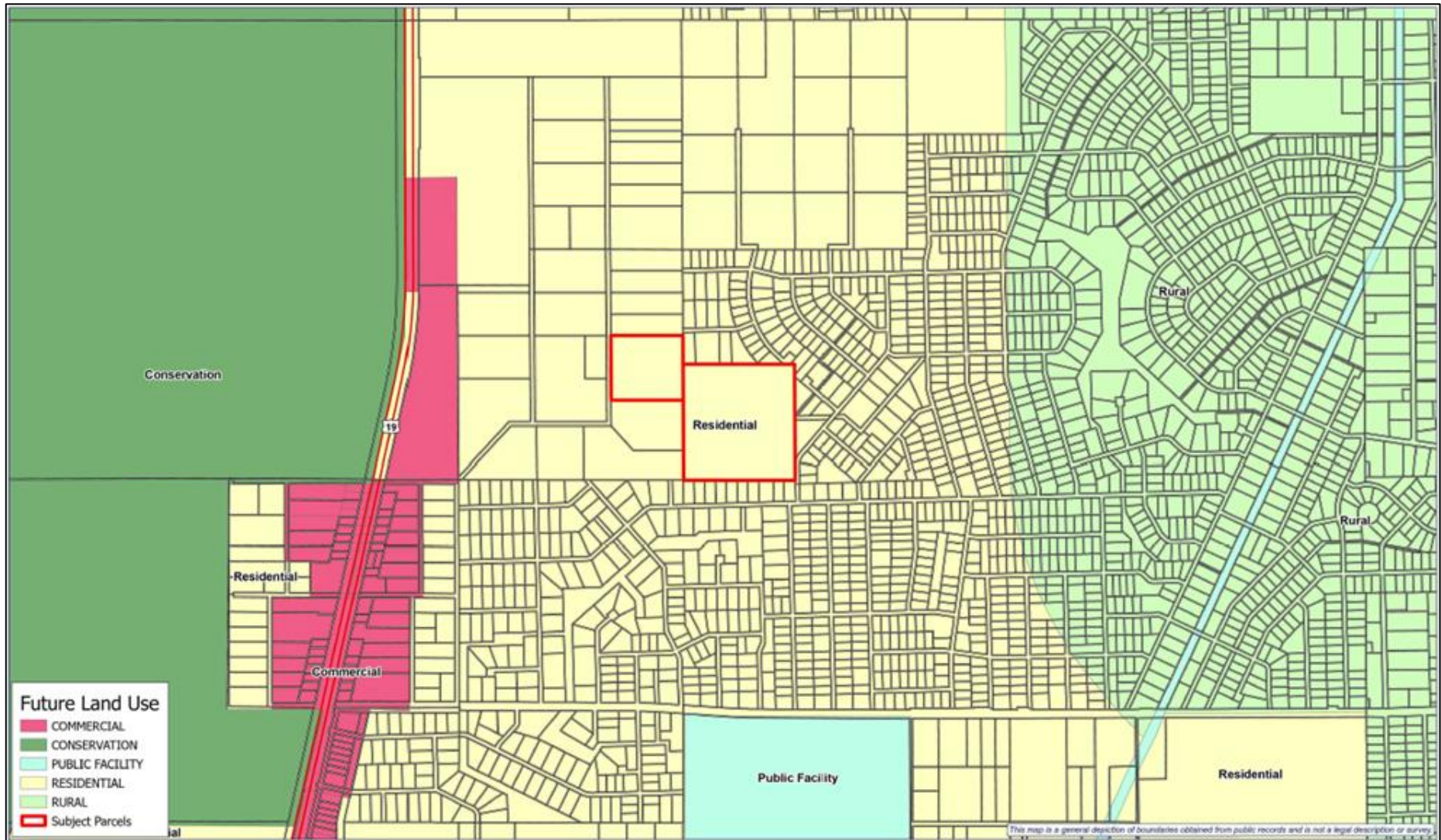
- Located east of Eakin Street & west of Lomita Wren
- 53.28 ± acres
- Parcel Keys:
 - 00343015
 - 00103907



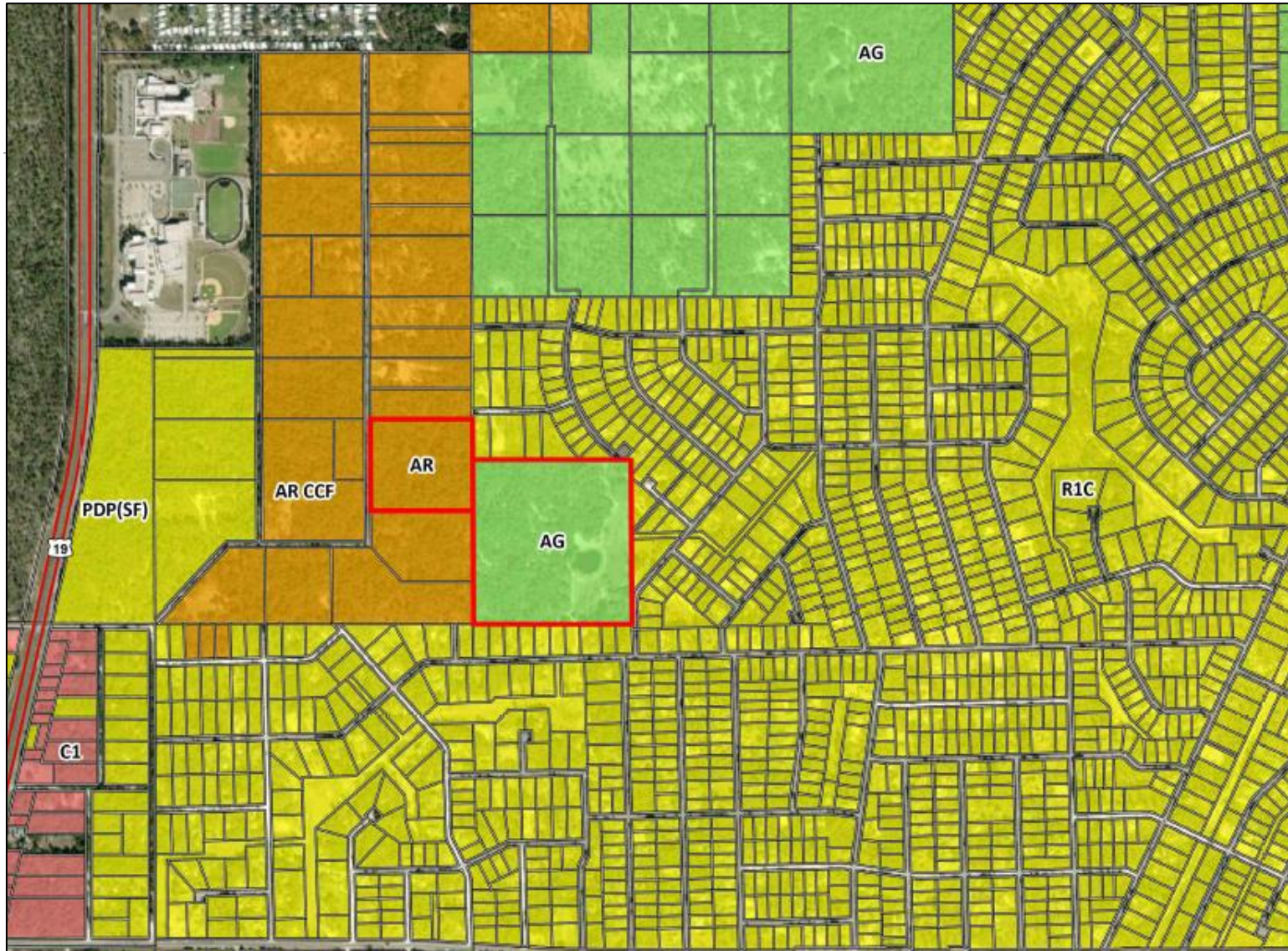
History

- **February 12, 2024:** Planning & Zoning Commission hearing
- **March 12, 2024:** Board of County Commissioners continued the public hearing and required the Applicant hold a Public Information Workshop
- **July 23, 2024:** Public Information Workshop held at the Nativity Lutheran Church at 6363 Commercial Way; Attended by +/- 50 residents for a full two (2) hours.
- **September 6, 2024:** Resubmittal to County with changes to PD Master Plan based on Community feedback.
- **February 25, 2025:** TODAY - Board of County Commissioners Public Hearing

FUTURE LAND USE MAP

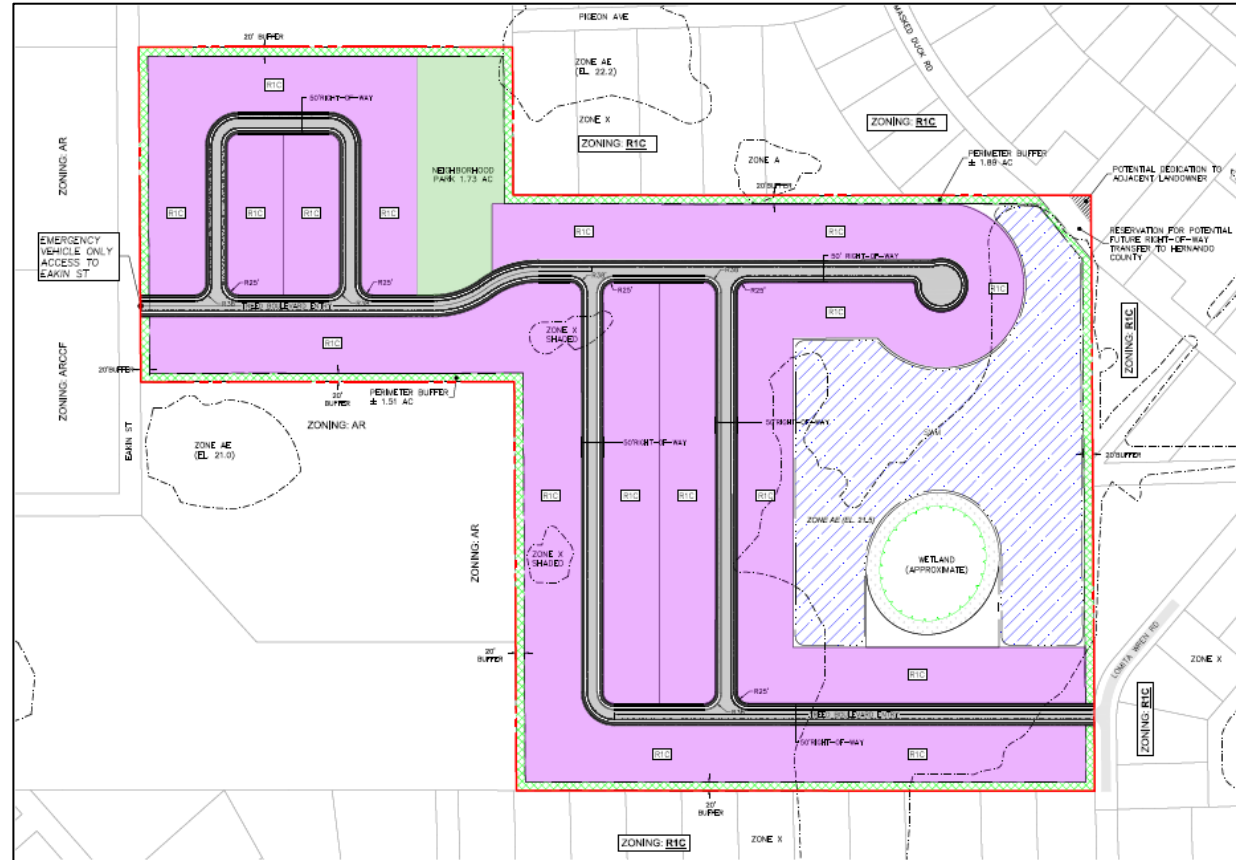


ZONING MAP



REQUEST

- R1-C Zoning District Standards
 - 10,000 SF min lot size
 - 75' min lot width
- Maximum 123 SF detached units
- 2.3 du/acre
- 20' perimeter buffer
- 1.73 acre neighborhood park
- One access point with one emergency access

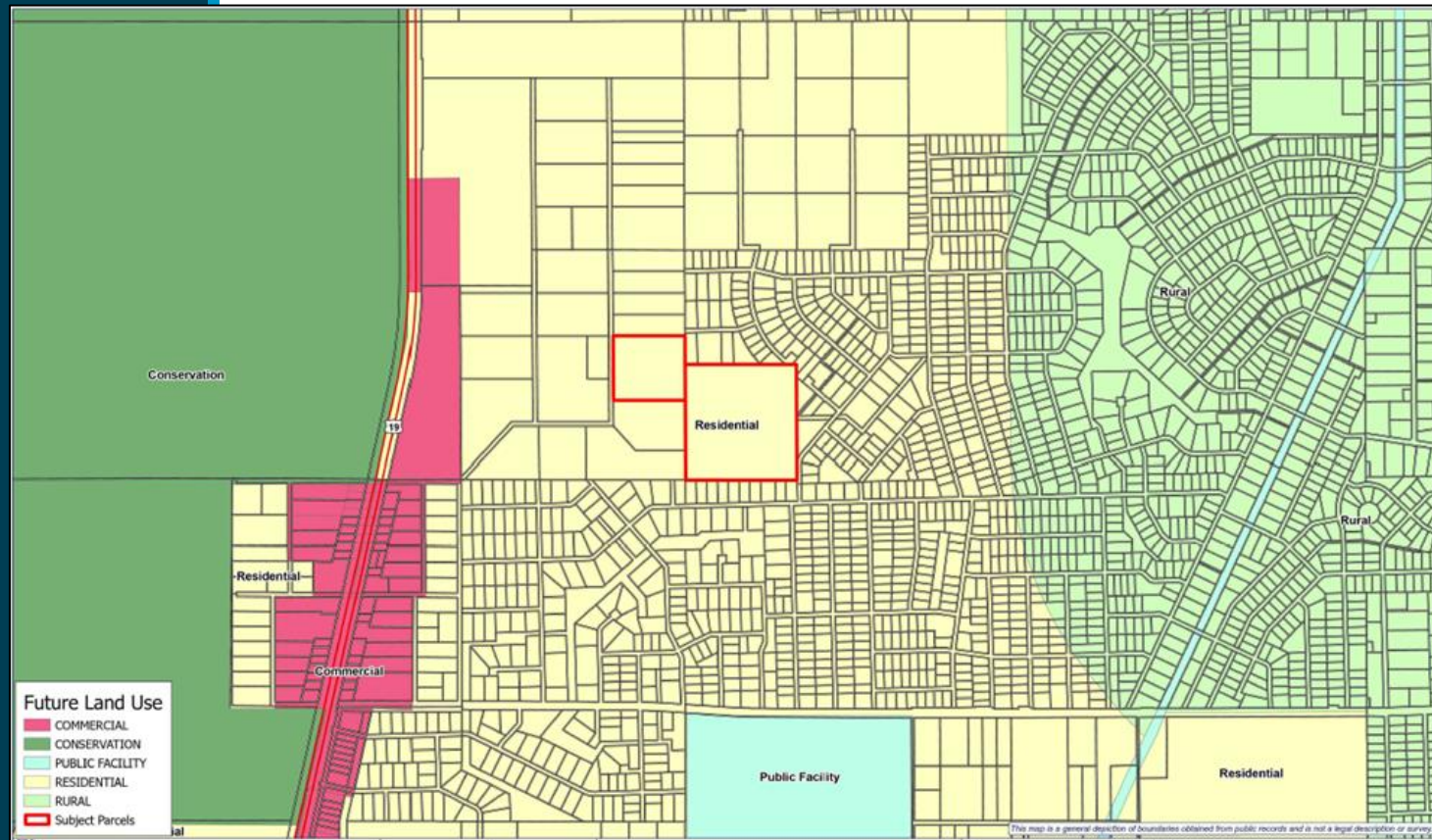


SUMMARY OF CHANGES

CHANGE DESCRIPTION	NEW	OLD	CHANGE
Zoning Standards	R1-C		
Lots	123	190	↓ 35%
Density	2.31	3.57	↓ 35%
Min. Lot Width	75'	50'	↑ 33%
Deviations	0	5	↓ 100%
Access	1 + Emergency Access	4	No Cut Through

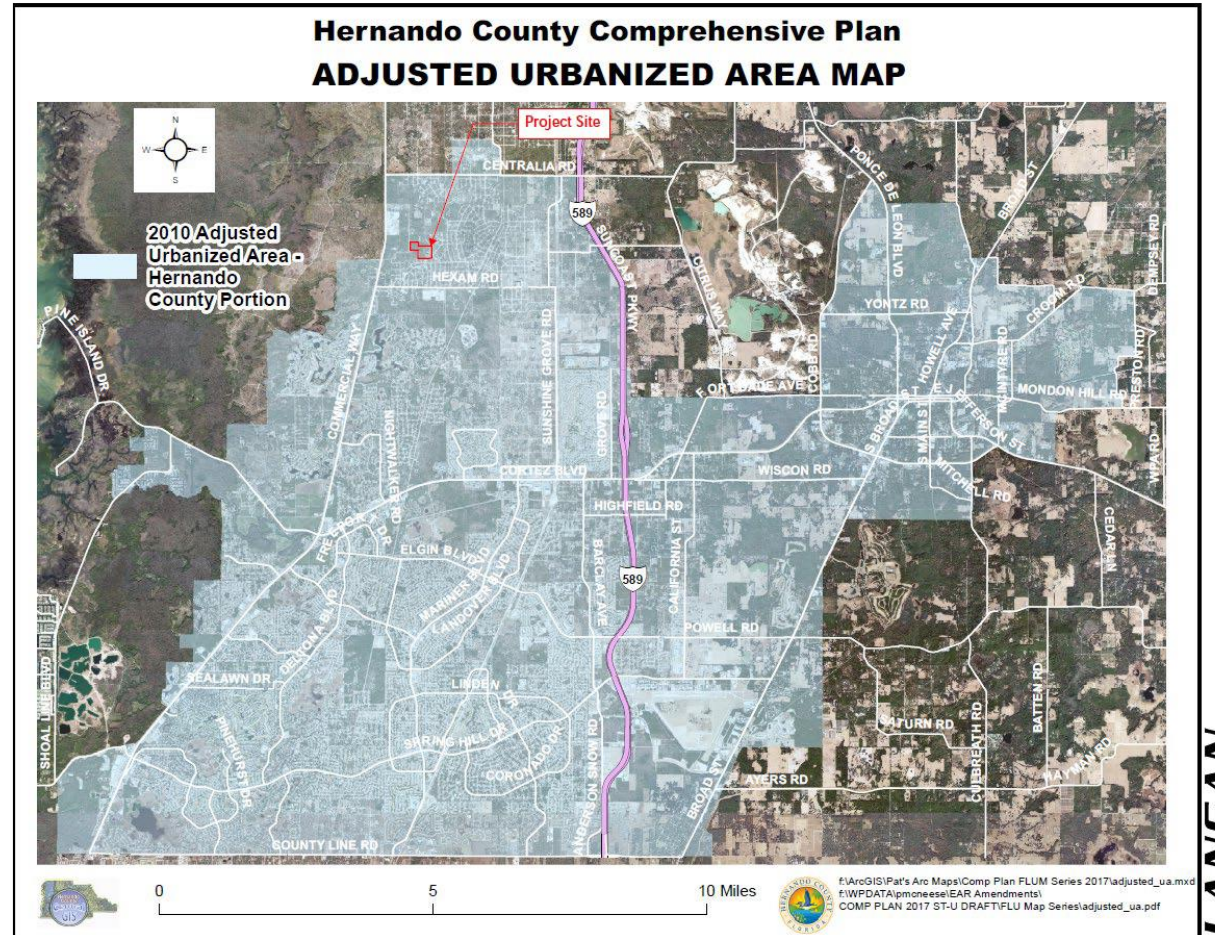
Comp Plan Consistency

- Future Land Use: Residential



Comp Plan Consistency

- Strategy 1.04A(2): Review of rezoning requests consistent with FLUM and Comprehensive Plan strategies
- Strategy 1.04A(3): Residential growth clustered in and around urbanized areas that maximize the efficient use of infrastructure
- Strategy 1.04B(3): Residential includes zoning for single-family housing 2.5 du/ga - 6.0 du/ga; varying lot sizes and dwelling unit types
- Goal 1.11 : Urban Sprawl; direct growth toward urbanized and urbanizing areas
- Strategy: 1.11A(1): Capital infrastructure shall be directed to Adjusted Urbanized Area Map



R-1C

- Lowest density residential district
- Same as Royal Highlands



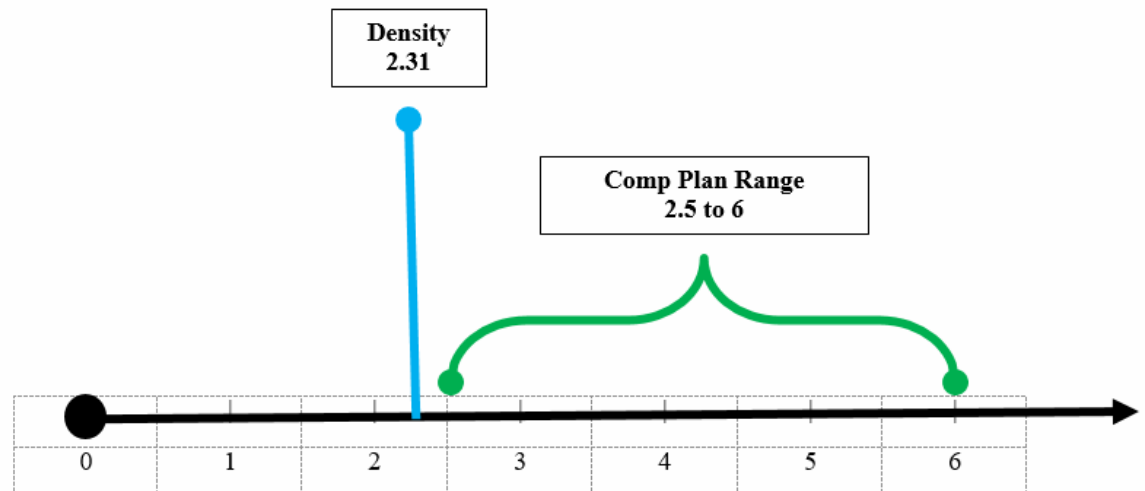
Residential District	General Description of Section 1 – Establishment of zoning districts.	Minimum Lot Width & Lot Area Size
R-1A	Permits continued development of established residential areas which include a mixture of single-family and mobile homes.	60' 6,000 s.f.
R-1B	Medium density, single family development. Intended to be the most utilized for regulating single family develop located within or adjacent to urbanizing areas	75' 7,500 s.f.
R-1C	Protect low-density single family development; is intended to be the district most utilized for single family development in the County.	75' 10,000 s.f.
R-2.5	Single Family Development at a maximum 2.5 units per acre. Not intended for extensive use in established neighborhoods. Any request in an established neighborhood requires a petition of owners within the area to be rezoned.	Petition & other criteria makes this is N/A; plus it still allows 2.5 per acre.
RM – Mobile Home	Low density mobile homes	75' 7,500 s.f.
R-2	Medium density with both single family and two family dwellings.	75' 7,500 s.f.
R-3	Higher density consisting of both single family and multifamily	75' SF: 7,500 MF: 12,000
R-4	Higher density consisting of both single family and multifamily	75' SF: 7,500 MF: 12,000



Comp Plan Density

- Future Land Use: Residential
- Density range of 2.5-6.0 du/ga
- Gross Density = 2.31 du/ga

Comprehensive Plan Residential Density Range: 2.5-6 du/acre

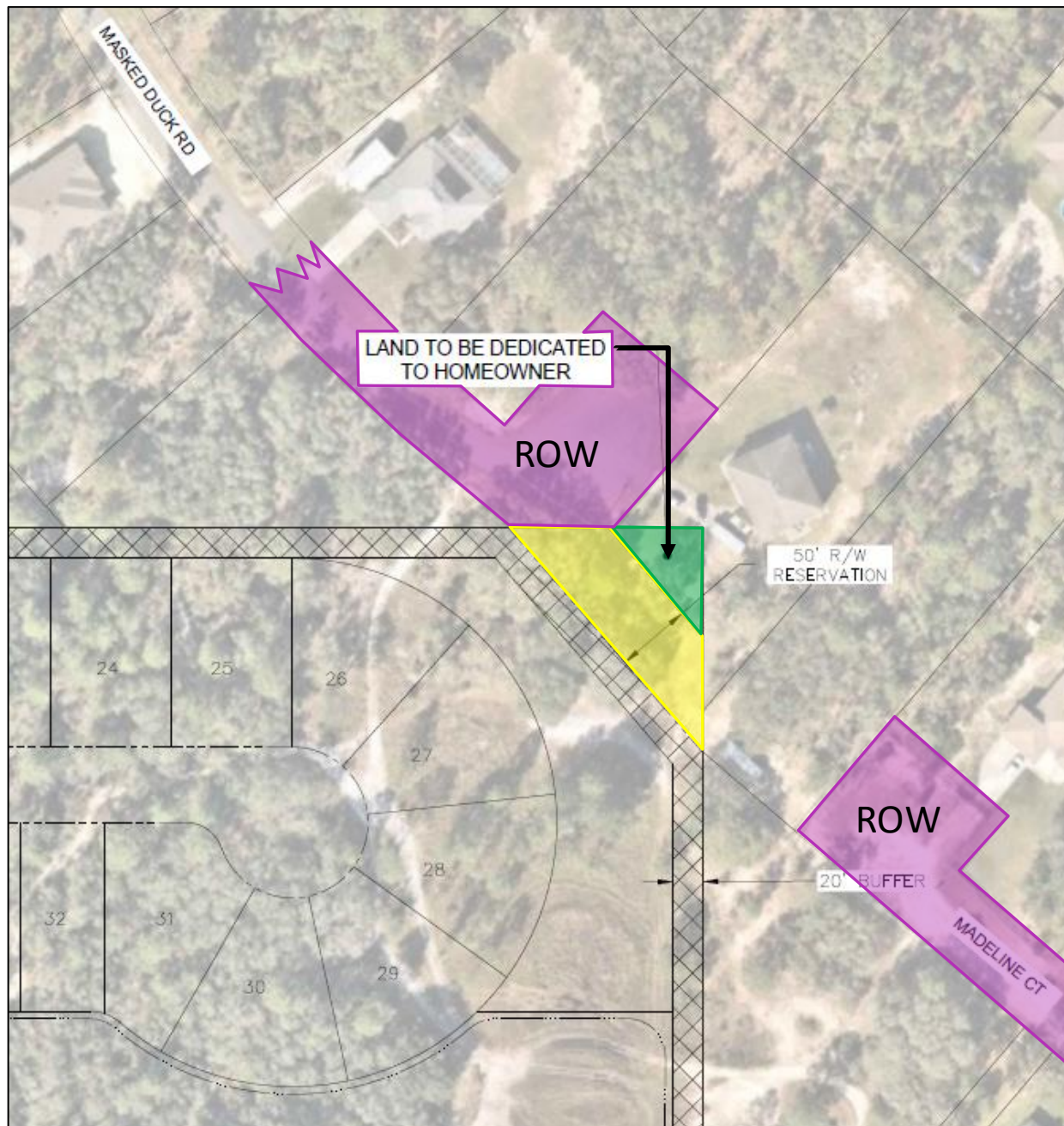


CONCLUSION

- Staff recommendation of approval.
- Project consistent with LDC and Comp Plan.
 - *No deviations*
- We respectfully request the Hernando County Board of County Commissioners approve the Rezoning as conditioned.

Back-Up Slides





Community Concerns

- Changing character of the community
- Gross vs. net density
- Traffic and access management
- Impacts to schools, emergency services, and police
- Buffers
- Roadway pavement assessments

Infrastructure & Impacts

- School Concurrency – Condition #10
- Parks – Neighborhood Parks – Condition #8
- Water & Sewer – Condition #9
- Payment of all Impact Fees required before building permit issuance

SUMMARY OF CHANGES

↓ 67 Lots from 190 to 123
[35% decrease]

↓ 1.6 du/ga from 3.57 to 2.31
[35% decrease]

↑ Lot Widths from 50' to 75'
[33% increase]

↑ Lot Size from 5,500 to 10,000 s.f.
[81% increase]

↓ Deviations from 5 to 0
[100% decrease]

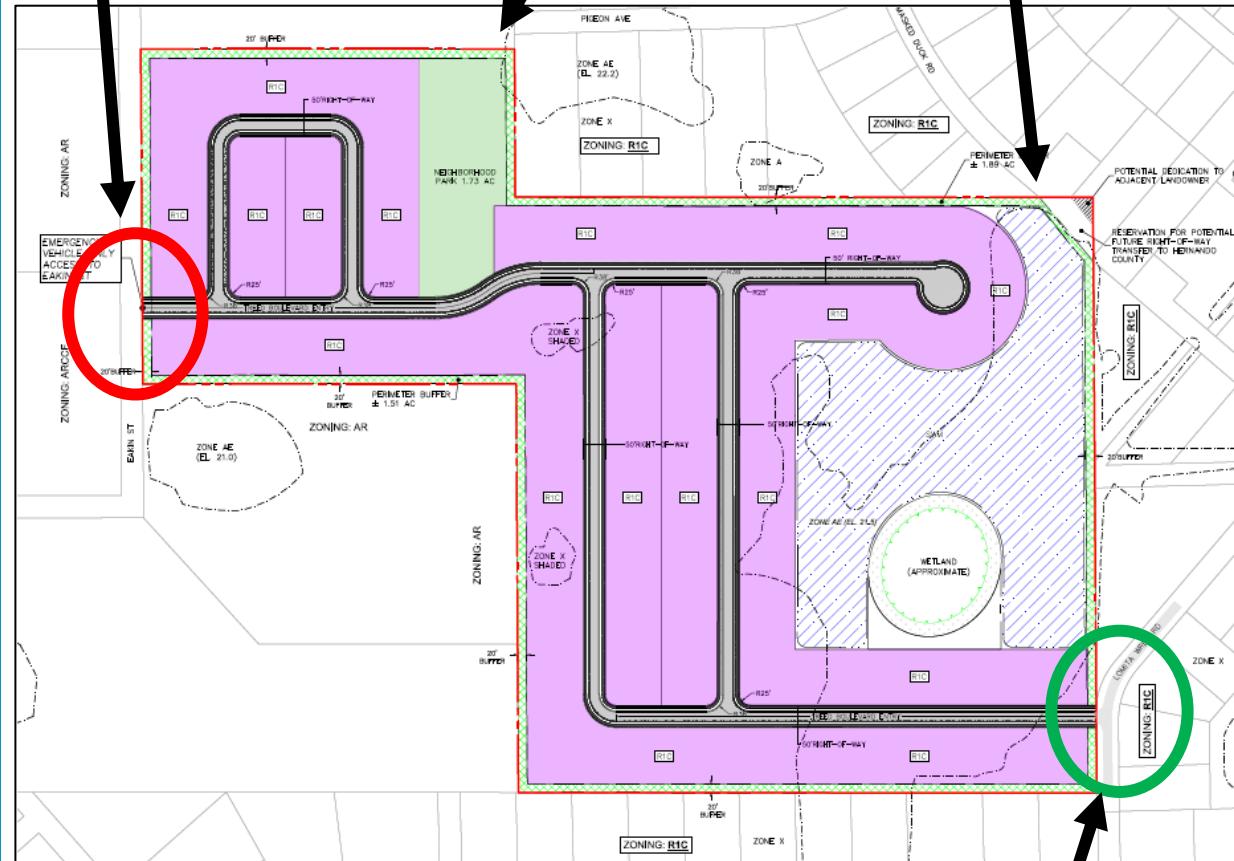
↓ No cut-through traffic –
Access points reduced

✓ Relocation of Park to
provide more
buffering/separation
along north side

Eakin: No Thru
Traffic/Emergency
Access ONLY

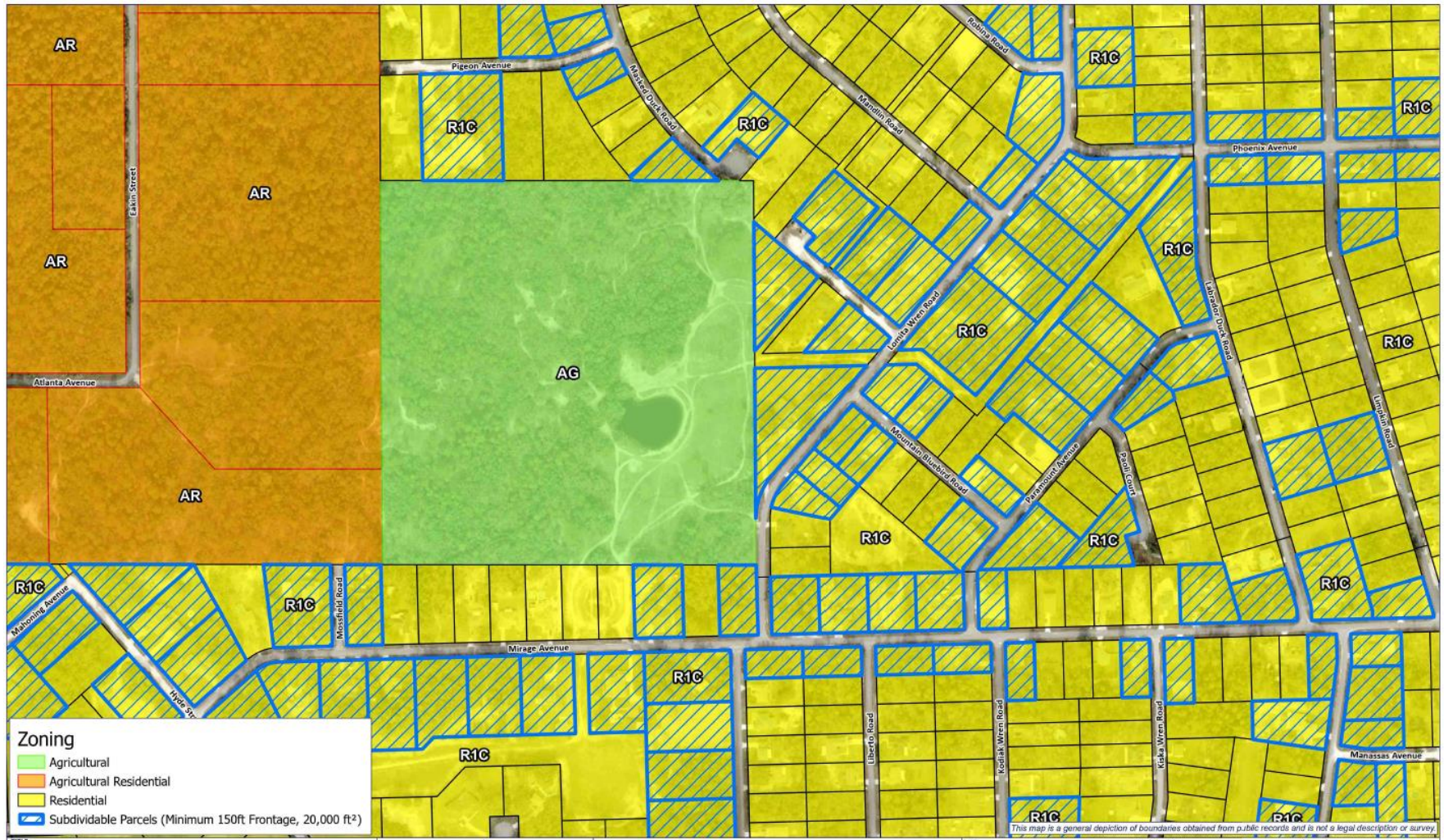
Park Relocated

No Access to Masked
Duck

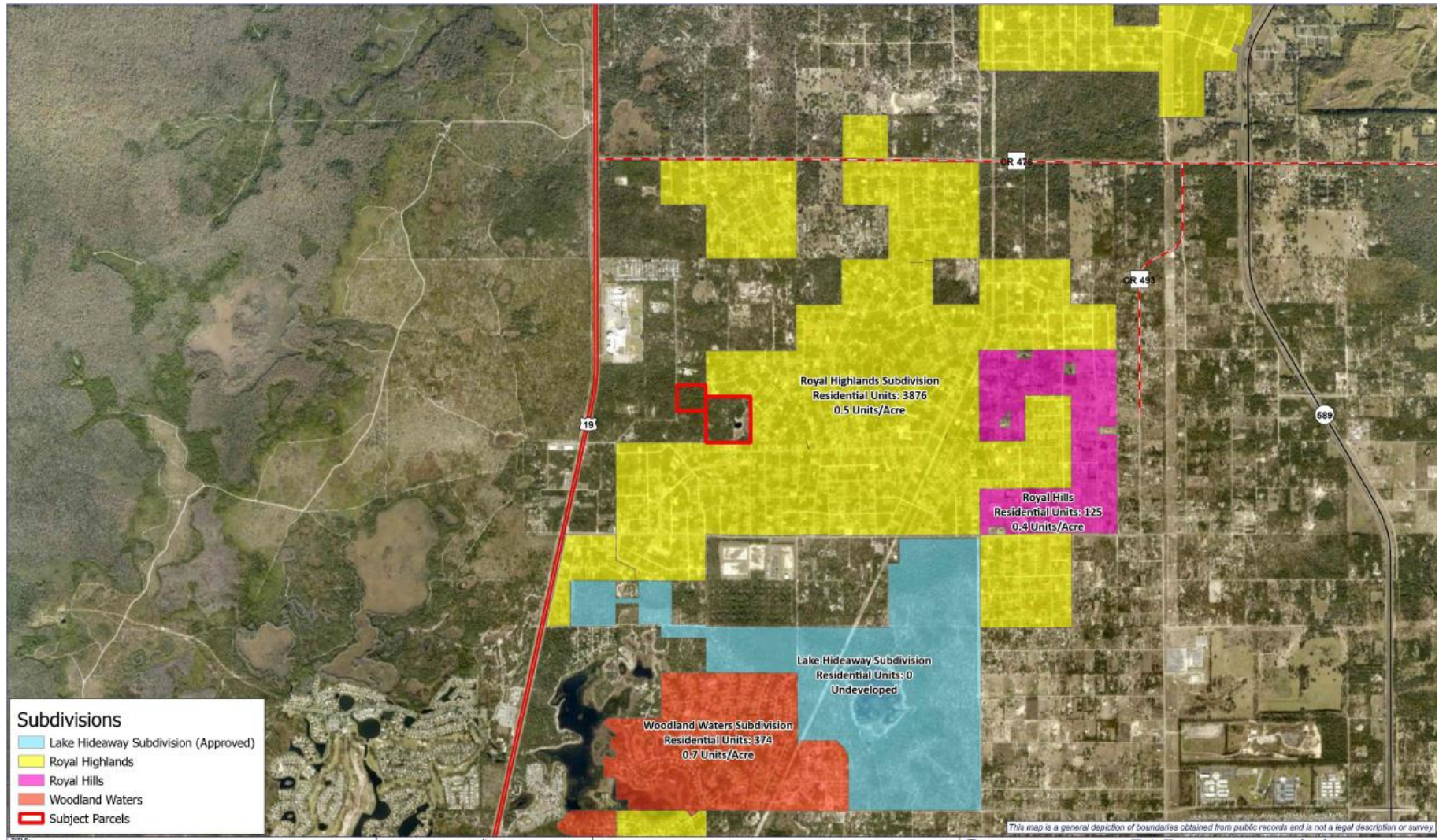


Full Access

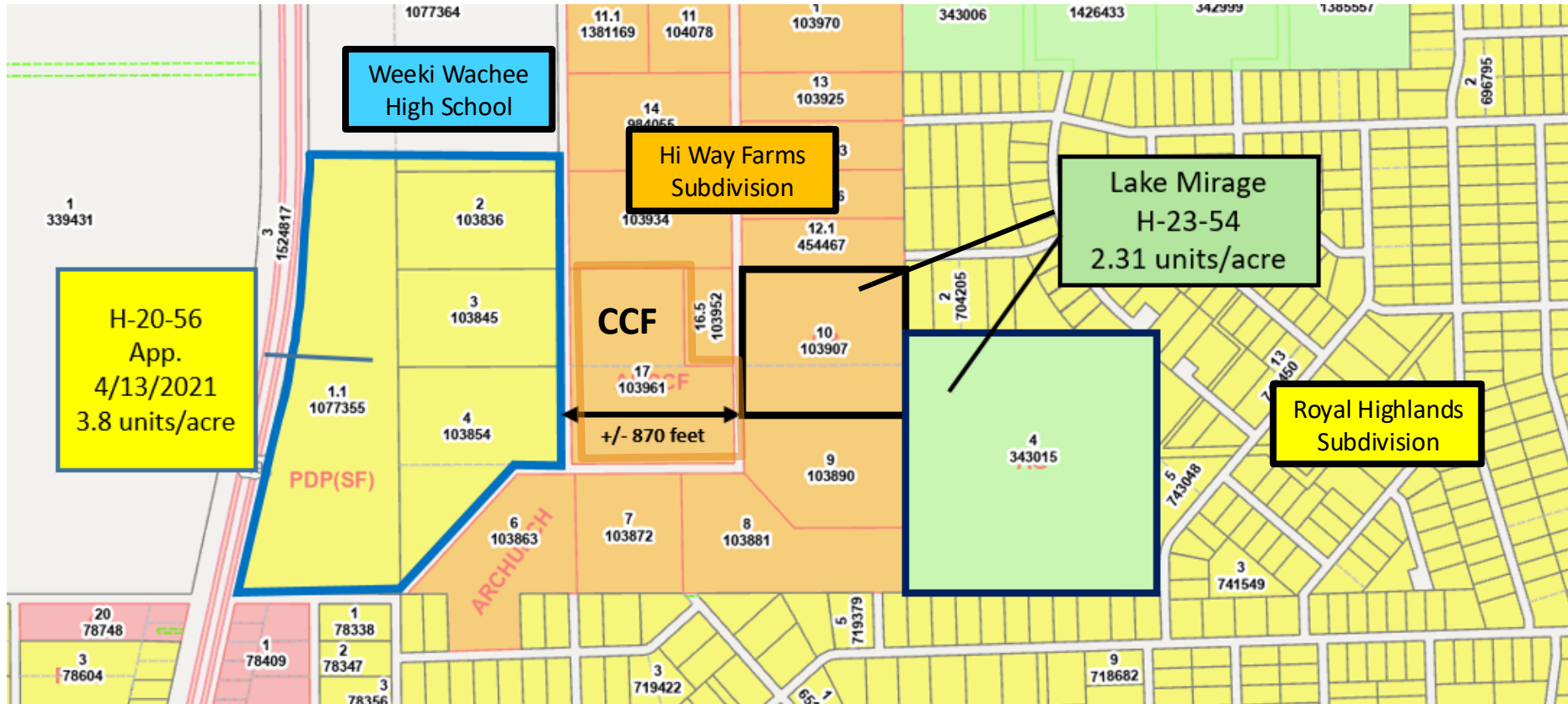
R1-C Standards – Subdividable Lots (Minimum 150 Feet of Frontage & 20,000 Square Feet Lot Size)



Surrounding Development below “Typical” Minimum 2.5 du/acre in Comprehensive Plan

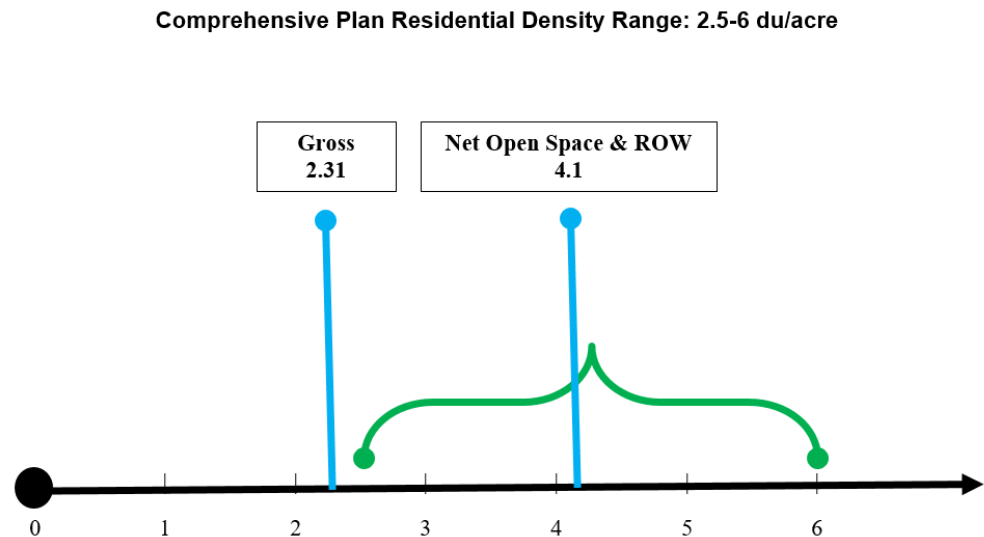


Surrounding Development



Comp Plan Density

- Future Land Use: Residential
- Density range of 2.5-6.0 du/ga
- Gross Density = 2.31 du/ga
- Net Density = 2.9 du/ga
- Density (Less All Open Space & ROW = 4.1 du/na)
- NOTE: Comprehensive Plan adopts gross density



Net vs Gross Density

Feature	Acres	% Total
Park	1.73	3.3%
Right-of-Way	6.94	13.0%
Landscape Buffers	3.37	6.3%
Vegetation Preservation (Outside of Buffer)	0.36	0.7%
Stormwater	9.21	17.3%
Wetlands	1.70	3.2%
Subtotal Open Space & ROW	23.31	43.8%
Total Acreage	53.28	
Subtotal Open Space (No ROW)	16.37	30.7%

Net vs Gross Density

Land Area	Acreage	Density
Total Gross Acreage	53.28	2.31
Acreage Net Wetlands & Stormwater	42.37	2.91
Acreage Net Wetlands + Open Space	36.91	3.33
Acreage Net Wetlands, Open Space & Right-of-Way	29.97	4.10

The Comprehensive Plan - 2040

Chapter 1 – Future Land Use Element

GOAL 1.11 – Urban Sprawl

In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and Urbanizing areas of the County. [F.S. 163.3177(6)(a)2.h, (6)(a)9.a., and, (6)(a)9.b]

**In Adj. Urbanized
Area**

Directed Infrastructure

Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.

Strategy 1.11A(1): The County's long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map

Comprehensive Plan – Compatibility

Strategy 1.10B (5): To promote compatible lot size and design and to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:

- a. Use of undisturbed native vegetation as a suitable buffer;
- b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
- c. Requirements for increased opacity of screening on the site perimeter;
- d. Increased setbacks on the site perimeter;
- e. The placement of smaller lots internal to the site;
- f. The placement of larger lots, similar in size to adjoining lots, on the site perimeter;
- g. Increased width of buffers on the site perimeter;
- h. Limitations on density consistent with adjoining land uses;
- i. Gradual transition of density and lot size; and
- j. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Comprehensive Plan – Compatibility

- a. Use of undisturbed native vegetation as a suitable buffer:** Met. Master Site Plan designates native vegetation areas. Condition #13 requires minimum natural vegetation.
- b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls:** Met. 20' perimeter buffer provided along the entire project boundary which in several locations is in addition to adjacent open space features such as stormwater ponds, wetlands, and/or open space.
- c. Requirements for increased opacity of screening on the site perimeter:** Met. Condition # 13 requires 85% opacity.
- d. Increased setbacks on the site perimeter:** Met. A minimum 20' perimeter buffer is in addition to those open space areas strategically located to increase setbacks from the surrounding area. Condition # 13 requires a 20' vegetative buffer.

Comprehensive Plan – Compatibility

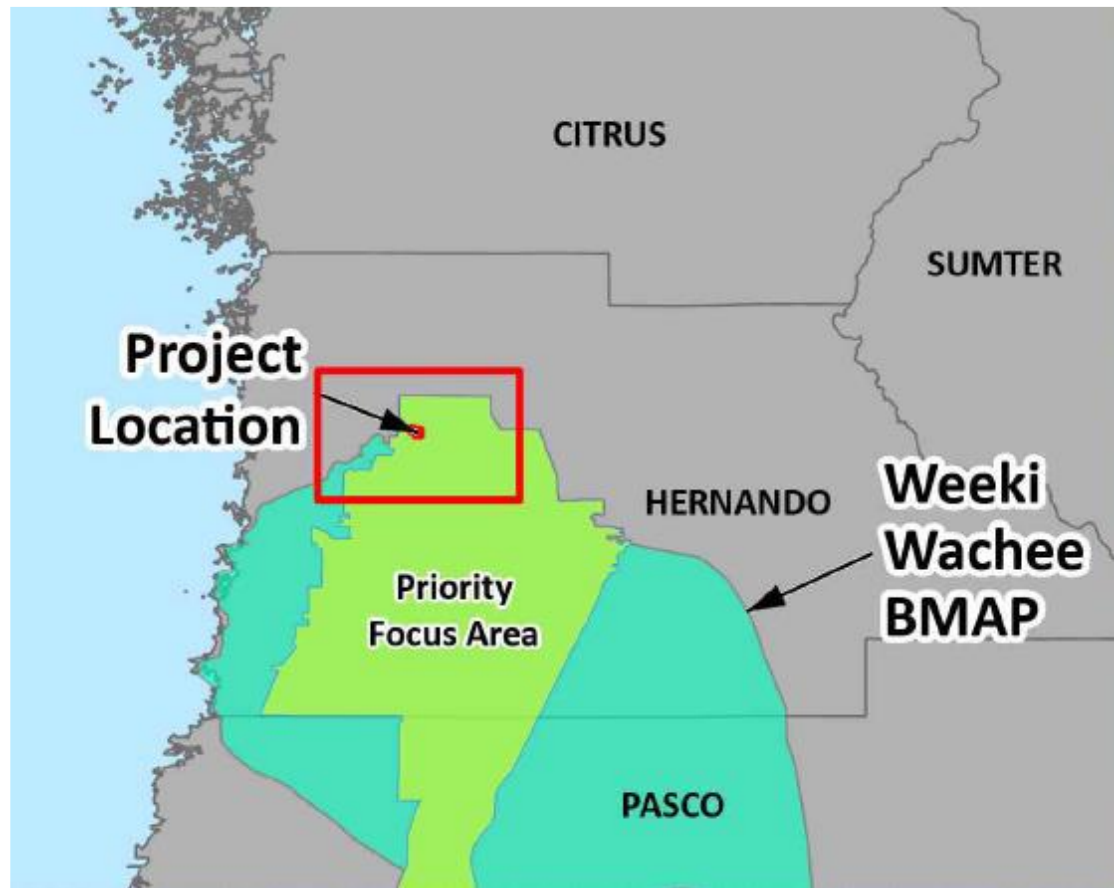
- e. **The placement of smaller lots internal to the site:** Met. All lots are a minimum of 75' wide and 10,000 SF.
- f. **The placement of larger lots, similar in size to adjoining lots, on the site perimeter:** Met. All lots are a minimum of 75' wide and 10,000 SF.
- g. **Increased width of buffers on the site perimeter:** Met. The 20' perimeter buffer which in some cases is in addition to the strategically located open space & stormwater ponds creates an increased setback.
- h. **Limitations on density consistent with adjoining land uses:** Met. The adjoining land uses are nonconforming and thus would not be approved today. The project proposes a density of 2.3, which is below the “typical” permitted density range in the Residential Future Land Use category.

Comprehensive Plan – Compatibility

- i. **Gradual transition of density and lot size:** Met. All lots are a minimum of 75' wide and 10,000 SF.
- j. **Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.** Met. Enhanced screening and buffering have been leveraged to demonstrate compatibility with the adjacent residential uses. Stormwater ponds and park space have been strategically located to add to the setbacks and separation from the surrounding area.

BMAP

- The Project and surrounding area are located in the Priority Focus Area (PFA) of the Weeki Wachee Basin Management Action Plan (BMAP) area.
- Well and Septic on large lots are no longer viable infrastructure solutions; Well & Septic are counterproductive to reducing urban sprawl and improving public health.



Florida Statutes
163.3167(1)(a),(b) and (c)



Comp Plan Goal 1.04



Comp Plan Strategy 1.04A(2)



County Code of Ordinances

State: County to accommodate Growth –
Comp Plan



County: 2040 Comp Plan
“Guides Land Use”

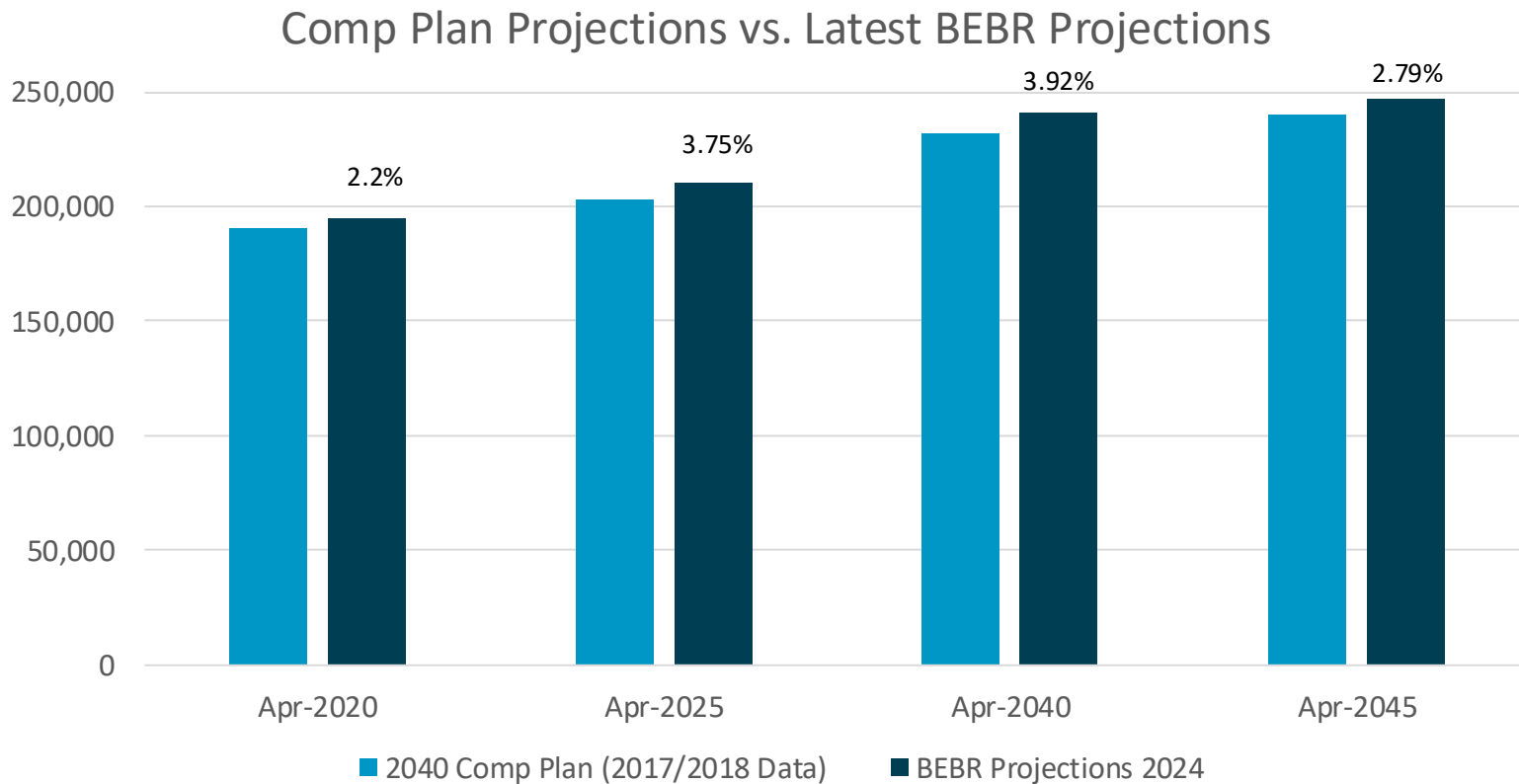


Rezoning Requests shall be consistent
with FLUM & Comp Plan



Section 2 – Residential Districts
Single Family: R1A, B, C, R-2.5,
Mobile Homes: RM
Multifamily: R-2, R-3, R-4,

Adopted Comprehensive Plan Population Projections – Estimated and Actual



Comp Plan Density

- Future Land Use: Residential
- Density range of 2.5-6.0 du/ga
- Gross Density = 2.31 du/ga

