

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. H2226 Official Date Stamp:
Received
MAR 31 2022
 Planning Department
 Hernando County, Florida

Date: _____

APPLICANT NAME: Maxx Development Partners, LLC Attn: John Sabow, Manager

Address: 202 Aberdeen Pond Drive
 City: Apollo Beach State: FL Zip: 33572
 Phone: 727-946-4159 Email: johnsabow@gmail.com
Property owner's name: (if not the applicant) See Attached Property Owner List

REPRESENTATIVE/CONTACT NAME: Peter Pensa, AICP

Company Name: AVID Group, LLC
 Address: 2300 Curlew Road, Suite 201
 City: Palm Harbor State: FL Zip: 34683
 Phone: 727-789-9500 Email: peter.pensa@avidgroup.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1599274; 377577
2. SECTION 15, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP (GC)
4. Desired zoning classification: CPDP (PDP Combined)
5. Size of area covered by application: 37.0
6. Highway and street boundaries: Spring Hill Drive (South); Suncoast Expressway (East); Barclay Avenue (West)
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, _____, 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): MAXX Development Partners, LLC
 and (representative, if applicable): AVID Group, LLC.
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8 day of March, 2022, by D. Davy Mickel who is personally known to me or produced _____ as identification.

[Signature]
 Signature of Notary Public



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

HERNANDO COUNTY ZONING AMENDMENT PETITION



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MAR 31 2022

Planning Department
Hernando County, Florida

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 Phone: 727-946-4159 Email: johnsabow@gmail.com
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 City: Palm Harbor State: FL Zip: 34683
 Phone: 727-789-9500 Email: peter.pensa@avidgroup.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

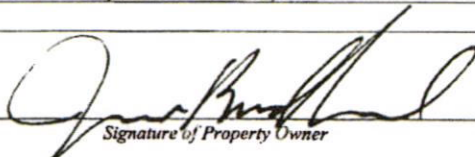
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8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

I, James Bradford, 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):

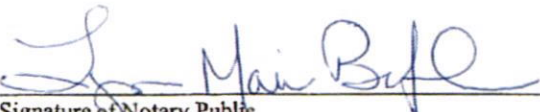
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): MAXX Development Partners, LLC
 and (representative, if applicable): AVID Group, LLC.
 to submit an application for the described property.



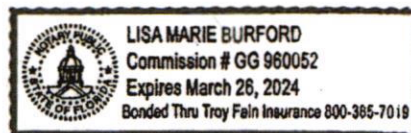
 Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 21 day of March, 2022, by James Bradford who is personally known to me or produced _____ as identification.



 Signature of Notary Public



Notary Seal/Stamp

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

LIST OF PROPERTY OWNERS

Key Number

Ownership

01599274

D. DEWEY MITCHELL and THOMAS D. MASTERSON, as co-Trustees of the JAMES. W. MITCHELL, SR. NON-EXEMPT FAMILY TRUST f/b/o D. DEWEY MITCHELL, as to an undivided one-half (1/2) interest and MARY MITCHELL, as Trustee of the JAMES W. MITCHELL, SR. NON-EXEMPT FAMILY TRUST f/b/o MARY MITCHELL, as to an undivided one-half (1/2) interest.

Authorized Signers

D. Dewy Mitchell, Co-Trustee

James Bradford, Co-Trustee

8324 State Road 54

New Port Richey, FL 34655

AND

00377577

Ownership

Elviretta Corporation

Authorized Signer

Johannes M. Schalekamp, President

PO Box 690428

Orlando, FL 32869

Received

MAR 31 2022

Planning Department
Hernando County, Florida

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter does hereby authorize AVID Group, LLC and MAXX Development Partners, LLC to act as our agent(s) for and with all regulatory agencies, departments, and their personnel for the Hernando County, Florida Department of Economic Opportunity, Florida Department of Transportation, Southwest Florida Water Management District, Florida Department of Environmental Protection, US Army Corps of Engineers, and any other regulatory agencies or utility providers in an effort to receive all approvals necessary for permitting and developing the proposed mixed use project on an approximately 37.0 acres, m.o.l. tract that is generally located West of Suncoast Parkway, North of Spring Hill Drive, and East of Barclay Avenue in unincorporated Hernando County, Florida. The parcel(s) identified below is/are a portion of the overall development tract. In addition, I authorize the above-listed agent(s) to bind me, or my corporation, to perform any requirements which may be necessary to procure these permits or authorizations.

Parcel Key Number(s):	Site Acreage	Street Address (if assigned):
01599274	20.98 Ac.	N/A

Property Owner:

Signature: [Handwritten Signature]

D. Dewey Mitchell
Co-Trustee
James. W. Mitchell, Sr. Non-Exempt Family Trust
8324 State Road 54
New Port Richey, FL 34655

Received

MAR 31 2022

Planning Department
Hernando County, Florida

STATE OF Florida
COUNTY OF Pasco

On this the 8 day of March 2022 before me, the undersigned Notary Public of the State of Florida, personally appeared D. Dewey Mitchell and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) are personally known to me, or presented the following identification: _____.

WITNESS MY HAND AND SEAL:

[Handwritten Signature]
NOTARY SIGNATURE

NOTARY SEAL &
COMMISSION EXPIRATION:



LETTER OF AUTHORIZATION

To Whom It May Concern:

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Parcel Key Number(s):	Site Acreage	Street Address (if assigned):
01599274	20.98 Ac.	N/A

Property Owner:

Signature:

James Bradford
Co-Trustee
James. W. Mitchell, Sr. Non-Exempt Family Trust
8324 State Road 54
New Port Richey, FL 34655

Received

MAR 31 2022

Planning Department
Hernando County, Florida

STATE OF Florida
COUNTY OF Pasco

On this the 21st day of March 2022 before me, the undersigned Notary Public of the State of Florida, personally appeared James Bradford and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) are personally known to me, or presented the following identification: _____

WITNESS MY HAND AND SEAL:

NOTARY SIGNATURE

NOTARY SEAL &
COMMISSION EXPIRATION:





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
MAR 31 2022
Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME: MAXX Development Partners, LLC Attn: John Sabow, Manager

Address: 202 Aberdeen Pond Drive
City: Apollo Beach State: FL Zip: 33572
Phone: 727-946-4159 Email: johnsabow@gmail.com
Property owner's name: (if not the applicant) See Attached Property Owner List

REPRESENTATIVE/CONTACT NAME: Peter Pensa, AICP

Company Name: AVID Group, LLC
Address: 2300 Curlew Road, Suite 201
City: Palm Harbor State: FL Zip: 34683
Phone: 727-789-9500 Email: peter.pensa@avidgroup.com

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

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

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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? [X] Yes [] 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, _____, 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): MAXX Development Partners, LLC
and (representative, if applicable): AVID Group, LLC.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO orange

The foregoing instrument was acknowledged before me this 1 day of March, 2022, by Alexandra Schaefer who is personally known to me or produced ID as identification.

Signature of Notary Public

Jesslyn Rose Fonseca
Notary Public
State of Florida
Comm# HH040955
Expires 9/9/2024

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

Notary Seal/Stamp

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter does hereby authorize AVID Group, LLC and MAXX Development Partners, LLC to act as our agent(s) for and with all regulatory agencies, departments, and their personnel for the Hernando County, Florida Department of Economic Opportunity, Florida Department of Transportation, Southwest Florida Water Management District, Florida Department of Environmental Protection, US Army Corps of Engineers, and any other regulatory agencies or utility providers in an effort to receive all approvals necessary for permitting and developing the proposed mixed use project on an approximately 37.0 acres, m.o.l. tract that is generally located West of Suncoast Parkway, North of Spring Hill Drive, and East of Barclay Avenue in unincorporated Hernando County, Florida. The parcel(s) identified below is/are a portion of the overall development tract. In addition, I authorize the above-listed agent(s) to bind me, or my corporation, to perform any requirements which may be necessary to procure these permits or authorizations.

Parcel Key Number(s):	Site Acreage	Street Address (if assigned):
00377577	16.08 Ac.	N/A

Property Owner:

Signature: [Handwritten Signature]

Elviretta Corporation
Alexandra Jeanetta Schalekamp, Vice President
PO Box 690428
Orlando, FL 32869-0428

Received

MAR 31 2022

Planning Department
Hernando County Florida


STATE OF Florida
COUNTY OF Orange

On this the 1 day of March 20 22 before me, the undersigned Notary Public of the State of Florida, personally appeared Alexandra Schalekamp whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) are FL ID personally known to me, or X presented the following identification: _____

WITNESS MY HAND AND SEAL:

NOTARY SEAL &
COMMISSION EXPIRATION: 9/9/2024

[Handwritten Signature]
NOTARY SIGNATURE

 Jesslyn Rose Fonseca
Notary Public
State of Florida
Comm# HH040955
Expires 9/9/2024

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter does hereby authorize AVID Group, LLC to act as our agent(s) for and with all regulatory agencies, departments, and their personnel for the Hernando County, Florida Department of Economic Opportunity, Florida Department of Transportation, Southwest Florida Water Management District, Florida Department of Environmental Protection, US Army Corps of Engineers, and any other regulatory agencies or utility providers in an effort to receive all approvals necessary for permitting and developing the proposed mixed use project on an approximately 37.0 acres, m.o.l. tract that is generally located West of Suncoast Parkway, North of Spring Hill Drive, and East of Barclay Avenue in unincorporated Hernando County, Florida. In addition, I authorize the above-listed agent(s) to bind me, or my corporation, to perform any requirements which may be necessary to procure these permits or authorizations.

Parcel Key Number(s):	Site Acreage	Street Address (if assigned):
01599274	20.98 Ac.	N/A
00377577	16.08 Ac.	N/A

Contract Purchaser / Developer:

Signature:

John Sabow, Manager
MAXX Development Partners, LLC
202 Aberdeen Pond Drive
Apollo Beach, FL 33572

Received

MAR 31 2022

Planning Department
Hernando County, Florida

STATE OF Florida
COUNTY OF Hillsborough

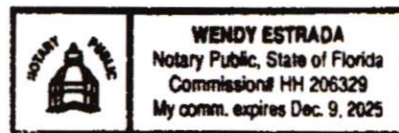
On this the 21 day of March 2022 before me, the undersigned Notary Public of the State of Florida, personally appeared John M. Sabow and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) are personally known to me, or presented the following identification: Drivers License.

WITNESS MY HAND AND SEAL:

[Signature]
NOTARY SIGNATURE

NOTARY SEAL &

COMMISSION EXPIRATION: 12/9/2025





AVID GROUP®
 2300 Curlew Road, Suite 201
 Palm Harbor, FL 34683
 Phone (727) 789-9500
 AVIDGROUP.COM

Combined Planned Development District (CPDP) Narrative

Received
MAR 31 2022

**Spring Hill Drive and Suncoast Parkway
 Hernando County, Florida**

Planning Department
 Hernando County, Florida

Parcel Keys:	Parcel ID Nos:
01599274	R14-423-18-0000-0020-0021
00377577	R15-423-18-0000-0010-0000

Project Description

The area of the subject property is approximately 37.06 Acres (Ac.) and it is located on the west side of the Suncoast Parkway, north of Spring Hill Drive and east of Barclay Avenue.

This application requests approval of a Combined Planned Development District (CPDP) Master Plan for the above-referenced property. The property owners Mitchell D. Dewey, Co-Trustee, and James Bradford, Co-Trustee of the James W. Mitchell, Sr. Non-Exempt Family Trust, and Elviretta Corporation, and the contract purchaser/developer, Maxx Development Partners, LLC seek to establish a new Master Plan to develop a Mixed-Use Commercial and Residential development on the property.

Two separate PDP zonings were previously approved by the Board of County Commissioners but are no longer valid due to an expiration date of two years from approval. A review the expired plan for Case 00-55 shows it was similar in concept and covered the eastern portion of the subject site, comprising 31 Ac. with 6 retail parcels fronting Spring Hill Drive, and a Multi-Family parcel north of the retail parcels. Current Zoning Maps indicate the western portion of the site is zoned PDP (GC); however, Hernando County was not able to find the expired a Master Plan for Rezoning Case 01-22.

An existing access easement located on-site would be no longer needed for this mixed-use project, and the easement will be vacated.

The proposed Mixed-Use project includes two (2) commercial tracts, two (2) residential tracts, one (1) commercial or residential or Adult Congregate Living Facility (ACLF) tract and supporting infrastructure tracts for a frontage road (Road Tract) and Drainage Retention Area [DRA] (Pond Tract).

Commercial Tract 1 is a larger tract fronting Spring Hill Drive and will be accessed by an internal reverse-frontage road and Right-In/Right/Out driveway located mid-frontage on Spring Hill Drive.

Commercial Tract 1 may be subdivided into 3-4 parcels. Commercial Tract 2 is located at the southwest corner of the site and will front Barclay Avenue but have internal access from the reverse-frontage road. In order to provide flexibility in development options, Commercial/Attached Townhome/ACLF Tract 3 would allow commercial use, or the tract may be incorporated into the Attached Townhome Tract with a corresponding increase in twenty (20) Dwelling Units (DU), or as a 120-bed ACLF. Commercial/Attached Townhome/ACLF Tract 3 fronts Barclay Avenue and will be served by a Right-In/Right-Out driveway along Barclay Avenue.

The residential component includes a western Attached Townhome Tract and eastern Multi-Family Tract. The Attached Townhome Tract may be either fee simple ownership or rental units. The Attached Townhome Tract's primary access will be from the reverse-frontage road, with additional secondary emergency cross-access through Commercial/Attached Townhome/ACLF Tract 3. The Multi-Family Tract will be accessed from the internal reverse-frontage road, with secondary/emergency access also through Commercial Tract 1.

Subject to the mutual consent of both property owners, two (2) cross-access points will be provided at the boundary of the Publix Super Market at Barclay shopping center. The first of these cross-access points is proposed to be along the southern boundary of Commercial Tract 2 and will connect to the shopping center's western roadway connection to Barclay Avenue. It is proposed to align with the existing SunTrust Bank's western-most driveway into their parking lot. The second cross-access point will be north of the proposed main entrance and signalized intersection on Spring Hill Drive. This is proposed to connect to the Publix eastern-most driveway on Spring Hill Drive.

As discussed, the project features a reverse-frontage road that will meet County frontage road design specifications. External access into the site will be provided by a full, signalized intersection and secondary Right-In/Right-Out driveways on Spring Hill Drive, and by a Right-In/Right-Out and Right-In/Right-Out/Left In driveways on Barclay Avenue.

Required residential open space will be provided in the Multi-Family and Attached Townhome sites and may include both passive and active recreational areas which may include the clubhouse, pool and pool deck, dog park, and fitness trails and similar amenities. The residential open space including tree preservation areas is anticipated to be more than the required acreage. Required Tree Preservation for the Commercial Tracts will be provided in the excess open space within the Multi-Family and Attached Townhome sites.

A Pre-Application Conference was held on July 21, 2021.

The site falls within the County Airport Height Notification Zone. Federal Aviation Administration (FAA) procedures will be followed including using the FAA Notice Criteria Tool to determine if additional study will be required.

1. The Proposal

a. Proposed Land Uses and Their Specific Acreages

A summary of the acreages of the uses is provided below.

Residential Development Tracts	Acreage
Multi-Family	13.99 Ac +/-
Rental Townhome	11.04 Ac +/-
Residential Subtotal	25.03 Ac +/-
Commercial Tracts	
Commercial Tract 1	5.33 Ac +/-
Commercial Tract 2	1.04 Ac +/-
Commercial/ Attached Townhome/ACLF Tract 3	1.76 Ac +/-
Commercial Subtotal	8.13 Ac +/-
Infrastructure Tracts	
Road Tract	2.23 Ac +/-
Pond Tract	1.67 Ac +/-
Infrastructure Subtotal	3.89 Ac +/-
TOTAL PROJECT AREA	37.06 Ac +/-

b. Proposed Density Levels of Residential Uses

- Option 1: The CPDP Master Plan includes two (2) residential tracts at a proposed total of 442 DU on 25.03 Ac. and at a proposed density of 17.66 DU/Ac.. The allowed density within the Residential Future Land Use Category is 22 DU/Ac., and as such, the proposed density is well below the allowed maximum. The residential components are proposed to include a 336 DU Multi-Family community, and 106 DU rental Townhome community. The Multi-Family buildings are requested to allow four (4) story, 60' building height, which is allowed with an additional one (1) foot of front yard setback and building separation per one (1) foot of building height over forty-five (45) feet.

A summary of the residential uses is shown in the table below.

Residential Development Tracts	Acreage	DU	Proposed Building Height
Multi-Family	13.99 Ac +/-	336	4 Story/60'
Attached Townhome	11.04 Ac +/-	106	2 Story/35'
Residential Total	25.03 Ac +/-	442	
Proposed Residential Density	17.66 DU/Ac.		
Allowed Residential Density	22.0DU/Ac.		

- Option 2: As previously discussed, the Applicant is requesting flexibility for either commercial or residential development in Commercial/Attached Townhome Tract 3. This

tract is 1.76 Ac., and if developed with residential, the tract would become part of the Attached Townhome Tract, for a total Attached Townhome area of 12.80 Ac., with a corresponding increase in twenty (20) DU. This scenario would make the entire residential area including the Multi-Family Tract a total of 26.79 Ac. and a total of 462 DU, for an overall density of 17.24 DU/Ac. This is still well below the allowed maximum of 22 DU/Ac.

3. Option 3: The Applicant is requesting flexibility for an option to develop Commercial/Attached Townhome/ACLF Tract 3 with a 120-Bed ACLF.

c. Proposed Square Footage of Development & Building Height of Commercial Uses

The CPDP Master Plan includes a total of two (2) commercial uses and one (1) commercial or residential tract fronting adjacent major roadways. Commercial Tract 1 is located along Spring Hill Drive and will have internal access provided by a fifty (50) foot wide reverse-frontage road that connects to Spring Hill Drive and Barclay Avenue. Commercial Tract 2 will front Barclay Avenue but will have access through the reverse-frontage road. Commercial /Attached Townhome Tract 3 also front Barclay Avenue and will have Right-In/Right-Out driveway access from Barclay Avenue.

A summary of the commercial uses is shown in the table below.

Commercial Development Tracts (1)	Acreage	SF	Proposed Building Height
Commercial Tract 1	5.33 Ac +/-	Note 2	4 Story/60'
Commercial Tract 2	1.04 Ac +/-	Note 2	4 Story/60'
Commercial/Attached Townhome/ACLF Tract 3)	1.76 Ac +/-	Note 2	4 Story/60'
Commercial Total (2)	8.50 Ac +/-	150,000	

Notes:

- (1) The allocation of commercial square footage in Commercial Tracts 1-3 shall be determined at the time of site plan submittal.
- (2) Proposed commercial square footage is up to 50,000 SF of C-2 uses and up to 100,000 SF of mini-warehouse.

These commercial uses are compatible and consistent with the Hernando County Comprehensive Plan according to Strategy 1.04B(1) of the Future Land Use Element, "Commercial...uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial...".

d. Proposed Deviations to the Land Development Regulations

In order to develop a mixed-use community, several deviations would be needed and are requested as follows:

1. Perimeter Building Setbacks Accessory Structures

Code Section: Article VIII Section 1 B Planned-Development Project, General provisions for planned development projects.

Requested Deviation: Twenty (20) foot setback for accessory structures adjacent to the Suncoast Parkway.

Justification: The free-standing garages will be one (1) story and placed along the perimeter. They also serve as a height transition to the multi-family buildings. They will be adjacent to a Perimeter Landscape Buffer and additional setback is not necessary as they function as a transitioning use to the taller multi-family buildings internal to the site.

2. Maximum Number of Multi-Family Units/Building

Code Section: Article II Section 2 H (4) (k) General Regulations, General regulations for structures and uses [R-4 District].

Requested Deviation: The maximum number allowed of unit/building shall be 76.

Justification: The existing multi-family building limit of twelve (12) units per building is an antiquated standard and does not reflect current industry standards for a multi-family development. A limit of 12 units/building would make the development of multi-family economically unfeasible.

3. Commercial Tree Preservation Tree Density Ratio

Code Sections: Section 10-21 (b) (1) Required Landscaping;

Section 10-23 (a) Tree Preservation, Commercial projects;

Section 10-25 (a) Approval of landscape design plan, Commercial projects

Requested Deviation: The required tree preservation ratio of 15 trees/acre shall be allowed to be provided in the larger residential tree preservation and open space areas that have excess tree preservation and open space acreage.

Justification: In order to efficiently develop this mixed-use development, it is requested to allow the commercial tree preservation tree density ratio within the residential portions of the project.

4. Commercial Tree Preservation 5% Natural Tree Preservation Area Ratio

Code Section: Section 10-21 (b) (2) (b) Required Landscaping.

Requested Deviation: The required 5% of the commercial project area to be preserved natural vegetation shall be allowed to be provided in the larger residential tree preservation areas.

Justification: In order to efficiently develop this mixed-use development, it is requested to allow the commercial tree preservation area ratio within the residential portions of the project.

2. Site Characteristics

a. Site Size (Acres)

The site is 37.06 acres.

b. Existing Land Uses and Their Specific Acreage

The site is vacant and undeveloped. The Property Appraiser’s Office has classified both parcels as DOR Land Use Code 10, Vacant Commercial.

c. Known Activities or Uses On-Site

There are no known activities or uses presently on the site.

3. Environmental Considerations

a. Flood Zone

Most of the site is located within FEMA Flood Zone “X” (an area of minimal flood hazard). There is an existing Drainage Retention Area (DRA) easement for Barclay Avenue at the northwest corner of the site. This existing stormwater pond is classified as Flood Zone “AE” (Elev. 63.6). Otherwise, the entirety of the development area is located within FEMA Zone “X”.

b. Drainage Features

The project site is located within the Wiscon Watershed and generally drains to the southwest. Stormwater detention is proposed withing several DRA easements and a DRA Tract (Pond Tract) to be distributed throughout the development. One or more Property Owner Associations will be created for their ownership and maintenance.

c. Water Features

There are no natural or man-made water features existing within the site.

d. Habitats

A wildlife survey was completed for the site by Naylor Environmental Solutions on 11/11/21. This report states that “Forty-nine (49) potentially occupied and four (4) abandoned gopher tortoise burrows were observed onsite. A total of approximately one hundred (100) burrows, or fifty (50) gopher tortoises, are anticipated onsite. A 100% gopher tortoise burrow survey and permitting with FWC will be required prior to construction to allow for the relocation of the gopher tortoises.”

e. Conditions and Impacts on Natural Features

The site is currently vacant and wooded. Landscape buffers along the Suncoast Parkway, and other adjoining properties will utilize existing natural vegetation to the extent practicable in consideration of grading.

Required Tree Preservation for the Commercial Tracts will be provided in the excess open space within the Multi-Family and Attached Townhome sites.

Site Plan Discussion in the Narrative

a. A Description of the Concept of the Development Plan

The concept of the planned development project as illustrated in the attached CPDP Master Plan is to create a mixed-use community that will anchor the northwestern quadrant of

intersection of the Suncoast Parkway and Spring Hill Drive. The commercial components take full advantage of the road frontages along Spring Hill Drive and Barclay Avenue, and will be served by an internal, fifty (50) foot wide reverse-frontage road. These commercial uses also provide land use buffering and transition to the Multi-Family and Attached Townhome uses located to the north of the reverse-frontage road. Additionally, perimeter buffers along the Suncoast Parkway, Spring Hill Drive, and Barclay Avenue, will provide screening and buffering to these roadways.

Landscape buffers will be provided along both sides of the entry road to the multi-family site. Similarly, tree preservation and open space areas will flank the entry road into the attached townhome site.

Both the multi-family and attached townhomes are proposed as rental communities.

b. Proposed Perimeter Buffers and Building Setbacks

Perimeter Building setbacks are proposed as follows:

PERIMETER BUILDING SETBACKS	
DESCRIPTION	
Primary residential structures to Suncoast Parkway	75'
Accessory residential structures to Suncoast Parkway	20'
Commercial to Suncoast Parkway	20'
To Spring Hill Drive	75'
To Barclay Avenue	75'

The perimeter setbacks are proposed to be reduced along the Suncoast Parkway in two locations. The first area is within the Multi-Family Tract and is proposed to allow for a 20' setback for accessory structures which include free-standing garage buildings. These garages typically have 6-8 separate garages in one structure and are 1 story in height. They would provide an appropriate height transition from the 4-story Multi-Family buildings in the center of the tract and will help screen the Suncoast Parkway.

The second area of reduced perimeter setback is for Commercial Building along the southern one-quarter of the Suncoast Parkway frontage. This is requested to allow for the efficient development of Commercial Tract 1.

Internal Building Setbacks are proposed as follows:

INTERNAL BUILDING SETBACKS	
DESCRIPTION	SETBACK
Commercial to Commercial	20'
Commercial to Road Tract	20'
Residential to Residential	20'
Residential to Commercial	20'
Residential to Road Tract	20'
Building Separation Under 45' building height	15'
Building Separation 45'-60' building height	15' + 1' / 1'Bldg. Height Over 45'

Landscape buffers will be provided as required by the Hernando County Land Development Code (LDC).

c. Impacts and Improvements to Infrastructure

Spring Hill Drive and Barclay Avenue are anticipated to have adequate capacity to accommodate the new traffic to be generated by the proposed development. A detailed Traffic Study is being prepared to evaluate traffic conditions and if any roadway and/or intersection improvements will be required.

Private parks/recreation amenities and common open space will be provided for the residential uses. Solid waste collection service will be provided as per County requirements. Drainage requirements are anticipated to be accommodated through a master drainage plan and will meet all applicable regulations.

Water and Sewer Services

The site will be served by Hernando County Utilities.

There is a 12” force main adjacent to the south and continuing to Spring Hill Drive and 12” force main along Barclay Avenue. A 12’ water main is located on the south side of Spring Hill Drive and on the west side of Barclay Avenue.

Summary of Findings

Approval of the proposed mixed-use CPDP master plan for the subject property will facilitate development of 442 multi-family and attached townhome residential units at a density of 17.66 units per acre, and up to 150,000 square feet of commercial uses. The proposed uses are compatible with surrounding area and will provide suitable commercial uses along road frontages, and residential uses transitioning behind the commercial. The residential uses will provide needed rental housing opportunities to Hernando County residents.

The proposed density and intensity are appropriate for its context and is below the maximum allowed by Hernando County Comprehensive Plan.

The proposed development is in an undeveloped portion of an area that is otherwise fully developed and supported with infrastructure. The project is not anticipated to not have a negative impact on the existing infrastructure.

The project site is surrounded by three (3) major roads, a Publix-anchored shopping center, a mini-warehouse/self-storage facility, and multi-family residential. All uses that are compatible with the proposed mixed-use project.

Prepared by:
AVID Group

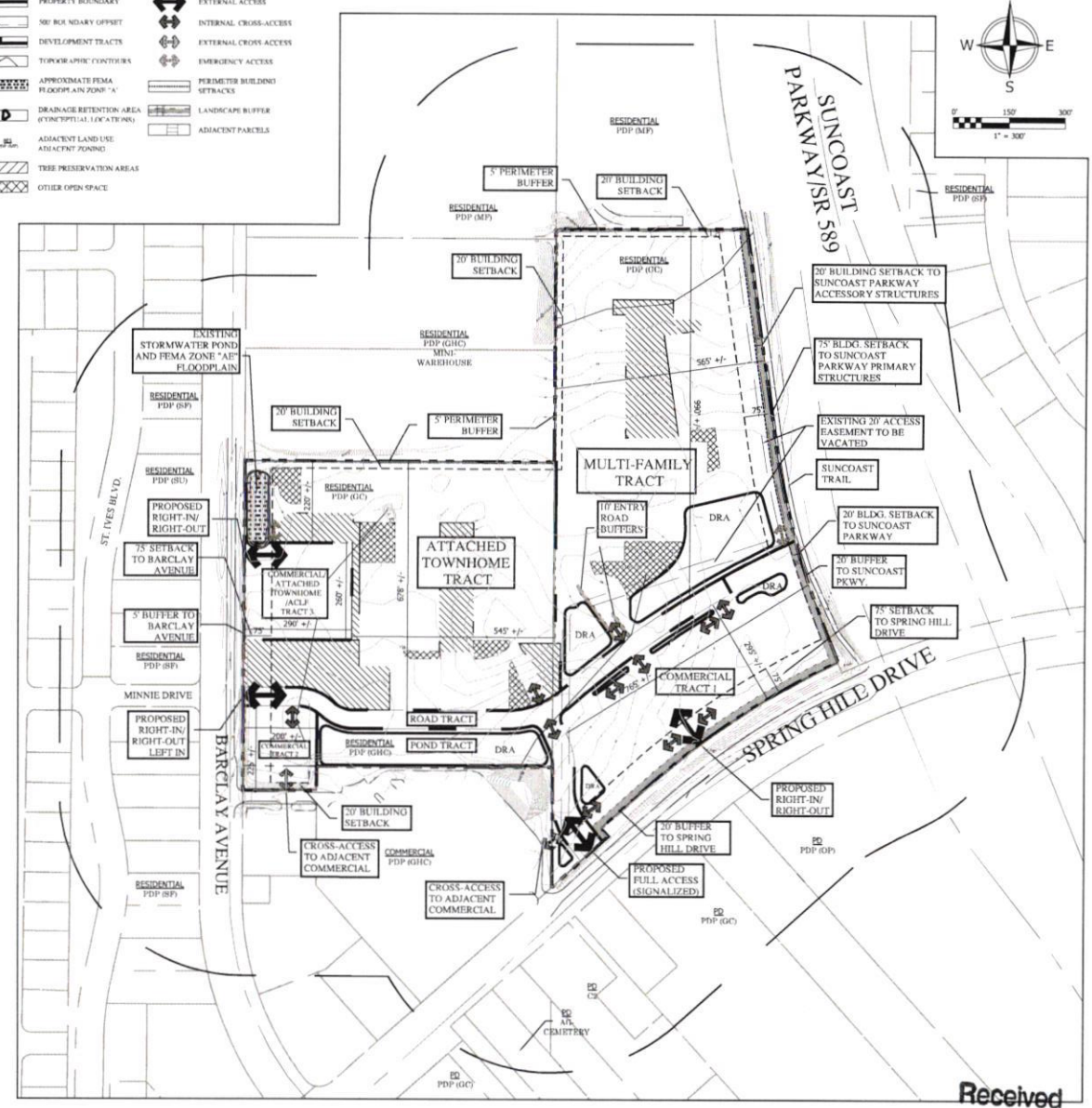
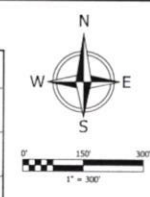


Peter R. Pensa, AICP
Director of Planning / Senior Associate

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LEGEND

- PROPERTY BOUNDARY
- 50' BOUNDARY OFFSET
- DEVELOPMENT TRACT
- TOPOGRAPHIC CONTOURS
- APPROXIMATE FEMA FLOODPLAIN ZONE "A"
- DRAINAGE RETENTION AREA (TYPICAL LOCATIONS)
- ADJACENT LAND USE ADJACENT ZONING
- TREE PRESERVATION AREAS
- OTHER OPEN SPACE
- EXTERNAL ACCESS
- INTERNAL CROSS-ACCESS
- EXTERNAL CROSS-ACCESS
- EMERGENCY ACCESS
- PERIMETER BUILDING SETBACKS
- LANDSCAPE BUFFER
- ADJACENT PARCELS



CDPD SITE DATA TABLE

GENERAL INFORMATION		
PARCEL KEYS:	159274 AND 377577	
PARCEL #S:	R14 +23 18 0000 0020 0021 R15 +23 18 0000 0010 0000	
EXISTING LAND USE:	VACANT	
FUTURE LAND USE:	RESIDENTIAL/COMMERCIAL	
EXISTING ZONING:	PDP (OC)	
PROPOSED ZONING:	CDPD	
PROJECT ACREAGE:	37.06 Ac.	
PROPOSED DEVELOPMENT INFORMATION		
RESIDENTIAL:	Ac.	DU¹
ATTACHED TOWNHOMES	11.04	106
MULTI-FAMILY	13.99	336
RESIDENTIAL SUBTOTAL	25.03	442
RESIDENTIAL DENSITY (DU/AC.)	17.65	
COMMERCIAL:	Ac.	SF
COMMERCIAL TRACT 1	5.33	Note 3
COMMERCIAL TRACT 2	1.04	Note 3
COMMERCIAL/ATTACHED TOWNHOME/ACLF TRACT 3	1.76	Notes 3,4
COMMERCIAL SUBTOTAL	8.13	150,000
INFRASTRUCTURE:	Ac.	
ROAD TRACT	2.23	
POND TRACT	1.67	
INFRASTRUCTURE SUBTOTAL	3.90	
PROJECT TOTAL	37.06	

NOTES:
 1. ALL ACRESAGES ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING DESIGN AND PERMITTING.
 2. THE ALLOCATION OF COMMERCIAL SQUARE FOOTAGE IN COMMERCIAL TRACTS 1-3 SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBMITTAL.
 3. PROPOSED COMMERCIAL SQUARE FOOTAGE IS UP TO 50,000 SF OF C-2 USES AND UP TO 100,000 SF OF MINI-WAREHOUSE.
 4. COMMERCIAL/ATTACHED TOWNHOME TRACT 3 MAY BE DEVELOPED FOR COMMERCIAL USE OR INCORPORATED INTO THE ATTACHED TOWNHOME TRACT WITH A CORRESPONDING INCREASE OF TWENTY (20) DU, OR AS AN 120-BED ADULT CONgregate LIVING FACILITY (ACLF).

TREE PRESERVATION AND OPEN SPACE SUMMARY¹

	Ac.
RESIDENTIAL:	
MULTI-FAMILY	13.93
15% OPEN SPACE REQUIRED	2.09
TREE PRESERVATION AREA	1.14
OTHER OPEN SPACE	0.76
TOTAL MULTI-FAMILY OPEN SPACE	1.85
TOTAL MULTI-FAMILY OPEN SPACE PERCENTAGE	13.3%
ATTACHED TOWNHOME ACREAGE	11.04
15% OPEN SPACE REQUIRED	1.66
TREE PRESERVATION AREAS	7.74
OTHER OPEN SPACE	0.63
TOTAL ATTACHED TH OPEN SPACE	3.37
TOTAL ATTACHED TH OPEN SPACE PERCENTAGE	30.5%
TOTAL COMBINED RESIDENTIAL ACREAGE	24.97
TOTAL COMBINED RESIDENTIAL REQUIRED OPEN SPACE	3.75
TOTAL RESIDENTIAL OPEN SPACE	5.22
TOTAL RESIDENTIAL OPEN SPACE PERCENTAGE	20.9%
SURPLUS TREE PRESERVATION/OPEN SPACE	1.47
COMMERCIAL	
TOTAL COMMERCIAL ACREAGE	8.13
15% TREE PRESERVATION REQUIRED	1.22
COMMERCIAL TREE PRESERVATION PROVIDED	0.06
AVAILABLE RESIDENTIAL TREE PRESERVATION	1.47

NOTES:
 1. ALL ACRESAGES ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING DESIGN AND PERMITTING.

CONTACT INFORMATION

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PLANNER/ENGINEER: AVID GROUP, LLC PETER PENSA, AICP 2300 CURLEW ROAD, SUITE 201 PALM HARBOR, FL 34683 (727) 789-9500	TRAFFIC ENGINEER: RAYBOR TRANSPORTATION CONSULTING MICHAEL R. AYSOR, PE 19046 BRUCE B. DOWNES BLVD. TAMPA, FL 33647 (813) 625-1899

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<p align="center">SPRING HILL DRIVE & SUNCOAST PKWY. HERNANDO COUNTY, FLORIDA CDPD MASTER PLAN</p>			

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Planning Department
 Hernando County

