

**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-24-14**  
**Received**  
**FEB 7 2024**  
 Planning Department  
 Hernando County, Florida

Date: 1/9/2024

**APPLICANT NAME:** Sunny Pines of Hernando, LLC

Address: 1800 Benjamin Franklin DR APT A-102  
 City: Sarasota State: FL Zip: 34236  
 Phone: (352) 278-2320 Email: jschlachta@conceptcompanies.net  
**Property owner's name:** (if not the applicant) \_\_\_\_\_

**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) \_\_\_\_\_

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

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 370360
2. SECTION 33, TOWNSHIP 22, RANGE 20
3. Current zoning classification: CPDP with Specific C2 and R1MH Uses
4. Desired zoning classification: Combined PDP with PDP Recreation and PDP Mobile Home
5. Size of area covered by application: 110.47 acres
6. Highway and street boundaries: North Side of Cortez BLVD and West side of Mondon Hill RD.
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, Charles Pratt JR. - Registered Agent for Sunny Pines of Hernando, 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): Coastal Engineering to submit an application for the described property.

Shawn O'Malley  
 Signature of Property Owner

STATE OF ~~FLORIDA~~ ILL  
COUNTY OF ~~HERNANDO~~ WILL

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2024, by Shawn O'Malley who is personally known to me or produced \_\_\_\_\_ as identification.

Mary Ellen Winemiller  
 Signature of Notary Public

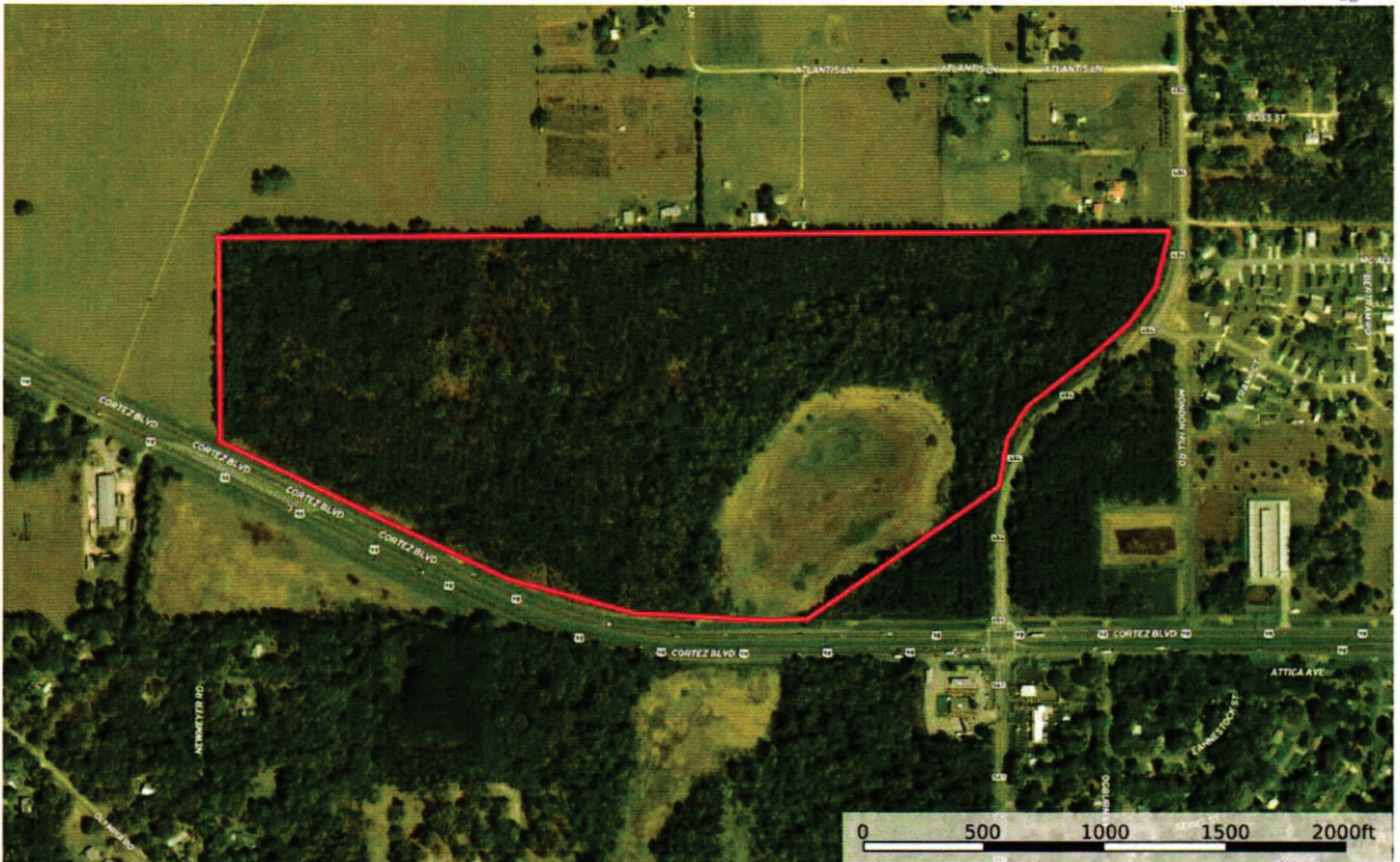


Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

SUNNY PINES MOBILE HOME/ RV PARK  
REZONING APPLICATION  
PARCEL KEY NO. 370360

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Boundary

Figure 1. Sunny Pines Mobile Home/RV Park Parcel (Key no. 370360) Aerial & Location Map

**General:**

The subject site, consisting of approximately 110.4 acres, lies within section/township/range: 33/22/20 and is located on the north side of Cortez BLVD and the west side of Mondon Hill RD. The property is identified by the Hernando County Property Appraiser (HCPS) as parcel key 370360. Refer to Figure 1 for location and aerial view. While the small “triangular” area between the subject site boundary and Mondon Hill Road is still designated as part of parcel key 370360, it is being retained by the present owner and is not part of this rezoning application.

ArcGIS Web Map

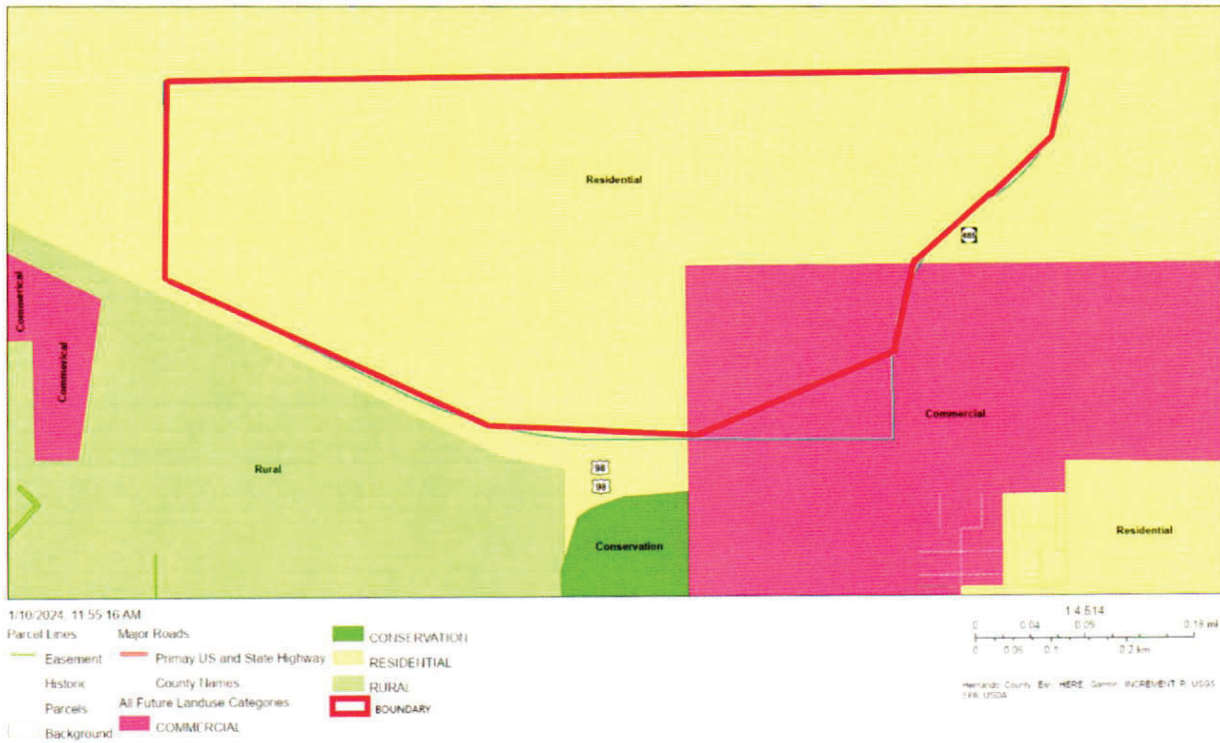


Figure 2. Sunny Pines Mobile Home/RV Park Parcel (Key no. 370360), Future Land Use Map

ArcGIS Web Map

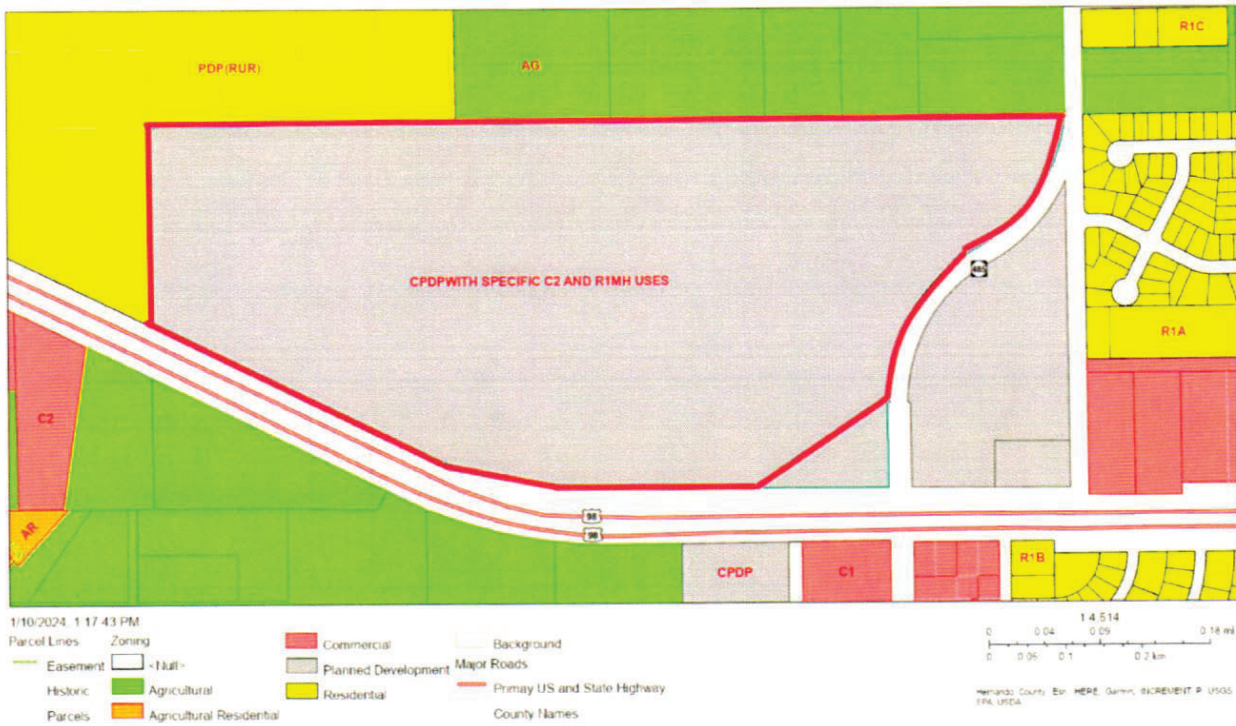


Figure 3. Sunny Pines Mobile Home/RV Park Parcel (Key no. 370360) Current Zoning Map

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As shown on Figures 2 & 3 above, the present land use designations on the property are as follows:

**Comprehensive Plan Future Land Use Map** – The bulk of the property is designated Residential, while the southeastern corner is part of a Commercial Node covering the SR 50/Mondon Hill intersection.

**Zoning** – The property is presently zoned as a Combined Planned Development District for an RV Park with R1-MH for park models; Resort Residential, and General Commercial with Specific C-2 uses.

The following table identifies adjacent zoning classification and their designation in the comprehensive plan’s future land use map.

	<u>Property Description</u>	<u>ZONING</u>	<u>FLU</u>
<b>North</b>	Rural Residential & Agricultural	<b>PDP Rural &amp; Agricultural</b>	<b>Residential</b>
<b>South</b>	Vacant/Gas Station	<b>Agricultural/PDP</b>	<b>Rural/Residential/Commercial</b>
<b>East</b>	Vacant	<b>PDP Residential &amp; Commercial</b>	<b>Residential/Commercial</b>
<b>West</b>	Vacant	<b>PDP Rural</b>	<b>Residential</b>

**Subject Site**

At present, the site is a well-forested sand hill with a large wetland feature in the southeast corner and a sandy floodplain dominating the western half of the property. The environmental section of this report provides more details.

**Request**

The applicant is requesting a Combined Planned Development (CPDP) with PDP-MH and PDP-Rec designation with the intention of developing a mobile home park that will have an interim use as an RV Park as the mobile home sites are being leased.

**The Project**

The applicant intends to create an upscale mobile home park by utilizing the sand hill portion of site (central and northeastern areas) to create up to 300 mobile home sites. Each leased space will be a minimum of 5,000 square feet, with a typical space being 50’ wide by 100’ deep. With a typical mobile home size of 28’ wide and 56’ long, each space will have room for a 12’ carport on the side. Other site appurtenances will generally include an area for picnic table and chairs. The property has many natural features surrounding the building area (wetlands, forested floodplain) and the initial tenants will be able to choose their space on site.

Until the mobile home park is fully leased, the applicant intends to utilize the unleased mobile home spaces as an RV park. With each mobile home space being nearly double the square footage of a typical RV park space, it will make for a spacious site for a recreational vehicle. The applicant will also be able to utilize the adjacent floodplain area for more primitive sites with plenty of space for passive recreation. The active recreation area, including a clubhouse and commensurate facilities such as a pool and pickleball courts, will likely be located adjacent to the floodplain area in order to provide easy access to the passive recreation.

The location of the project is ideal for both an RV park and a mobile home community. It is within the Residential FLUM designation and already approved for an RV Park and Resort Residential. From the previous zoning, the few adjacent

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property owners are already anticipating this intensity of use. The site lies mid-way between I-75 and the City of Brooksville along the major E-W arterial roadway (SR 50) carrying traffic to and from Hernando County. Hernando County utilities are available and the location of an on-site pump station will be determined during site permitting stage. Major commercial and services are located a few miles to the east and west.

Where development is proposed, the site consists primarily of well-drained Candler sand soils, The applicant will be able to situate the development area between two natural features (floodplain-west; wetland-east), providing both a visual buffer and space for passive recreation. The onsite wetlands will be protected and a 25' wide upland buffer provided, consistent with SWFWMD regulations. To the north, the applicant proposes a large (50') natural buffer, providing visual opacity from the adjacent rural residential. Landscape buffers will be provided where development is located along SR 50 and Mondon Hill Road. Stormwater retention will be located in the natural lower areas in the southeastern corner of the property and the large floodplain area in the western half of the property.

Two access points to the project are proposed, one directly to SR 50 and the second directly to Mondon Hill Road. The access configuration will be permitted with the appropriate agencies (FDOT; County Engineer). The entrance at Mondon Hill will allow tenants to access SR 50 at a signalized intersection. Both Mondon Hill Road and SR 50 have excellent levels of service. Circulation within the project will be via access drives consisting of pavement at least 20' in width. Sidewalks within the community are not anticipated, however pathways within the natural areas (floodplain, uplands surrounding the wetland) will be provided for passive recreation.

## **Setbacks and Buffers**

### *Perimeter Setbacks:*

*North: 50'*

*South: 125' (SR 50)*

*East: 75' (Mondon Hill Road)*

*West: 50'*

### *Internal Mobile Home Site Setbacks:*

*Front (From Access Drive): 15' (Deviation from 25')*

*Rear: 10' (Deviation from 15')*

*Side: 5' (Deviation from 10')*

Minimum Site Size: 5,000 square feet – generally 50' wide by 100' deep.

### *Buffers: Where depicted on the proposed Master Plan*

- *West: 25' wide Natural Vegetative Buffer*
- *North: 50' wide Natural Vegetative Buffer; 80% opacity Buffer where proposed mobile home sites and active recreation are adjacent to rural residences*
- *East: 25' Landscaped Buffer (Along Mondon Hill RD)*
- *South: 25' Landscaped Buffer along SR 50 where development is proposed, 25' Natural Buffer in floodplain and wetland area)*

## Development Schedule

Development of the site is anticipated to start in early 2025.

## Proposed Public Infrastructure Improvements

Access connections to SR 50 and Mondon Hill Road (to be permitted with FDOT and the County Engineer); Utility connections to County sewer and potable water (to be permitted with HCUD). All on-site access and utilities will be privately owned and maintained.

## Topography

As shown in Figure 4, site topography ranges from approximately 90 ft along the northeastern boundary to approximately 70 ft along the southeastern and western boundaries of the property.

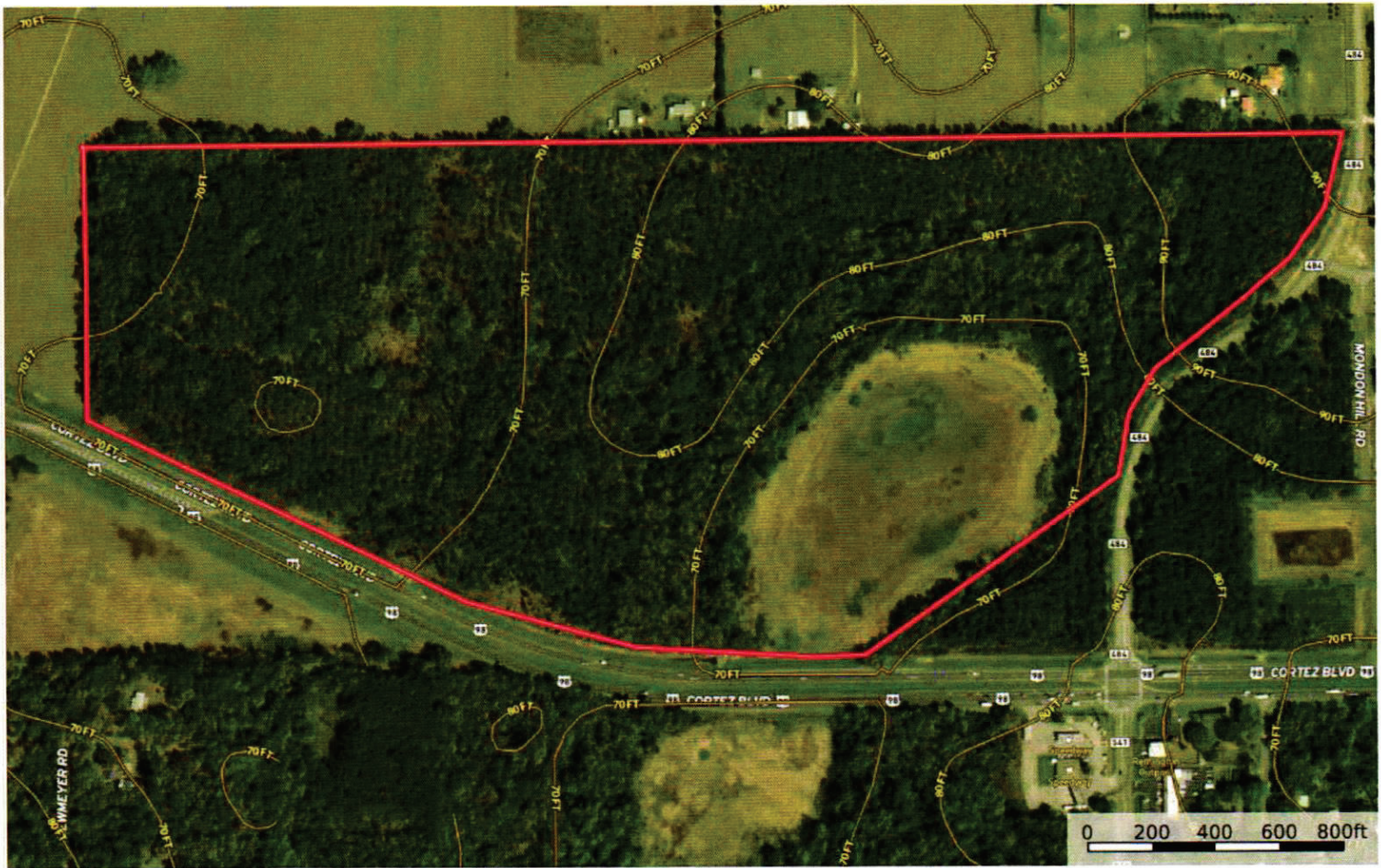


Figure 4. Sunny Pines Mobile Home/RV Park Parcel (Key no. 370360), Topography Map

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## Floodplain

The property is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0218D effective date of February 2, 2012. As depicted in figure 5, the map shows that the wetland feature (SE corner) and western 1/3 of the property is located in an AE 100-year flood zone. These floodplain areas will generally be incorporated into the stormwater retention area and open space. Sufficient opportunity is available to provide floodplain mitigation if the development area infringes on the floodplain.

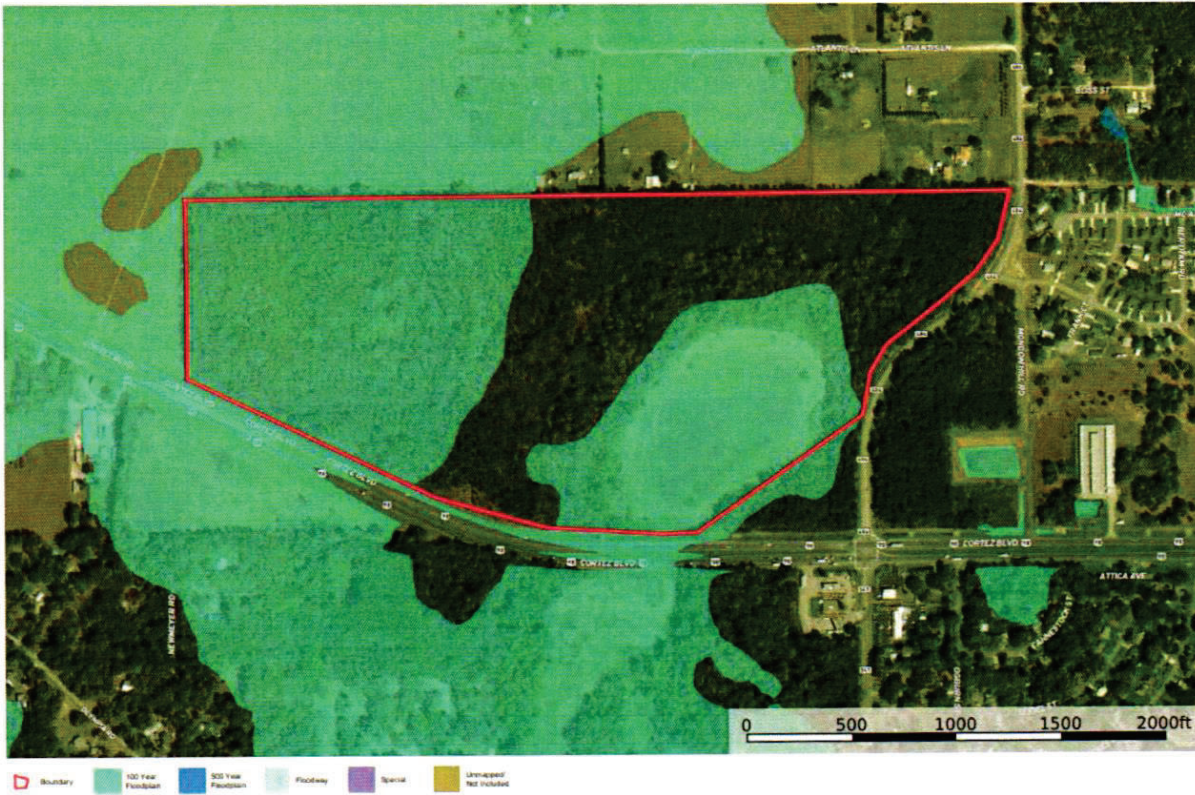
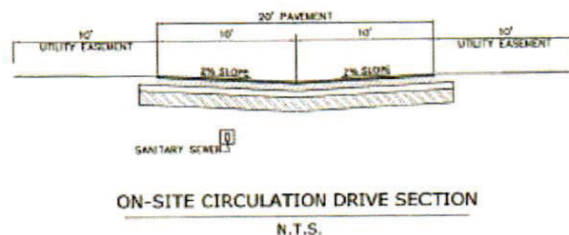


Figure 5. SUNNY PINES MOBILE HOME/ RV PARK Parcel (Key no. 370360) Floodplain Map

## Adequate Access

The subject property has significant frontage on both SR 50 and Mondon Hill Road, allowing for efficient access to two roads which have excellent levels of service. The signalized intersection at the confluence of those two roads will allow tenants and visitors to safely bring mobile homes and RVs into and out of the property. The on-site circulation drives will allow easy access to each entrance. The applicant will work with both FDOT and the County Engineer in the design and permitting of the entrances and a traffic study will be provided to the County Engineer as part of the development review process. On-site circulation drives will consist of 20' of pavement width, with a cross section generally as shown below.



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## Soils

Four (4) soils were identified on the subject site. Sparr fine sand, Candler fine sand, Kanapaha-Kanapaha wet fine sand, and Arredondo fine sand. Candler and Arredondo fine sands are well-drained soils, conducive for development. As shown in Figure 6, below, the great majority of development on site will be in the area of Candler and Arredondo fine sands. Sparr fine sand is also well draining, however, much of that area is within the 100 year floodplain and therefore planned for drainage, primitive RV sites, passive recreation and open space.



Boundary

SOIL CODE	SOIL DESCRIPTION
47	Sparr fine sand, 0 to 5 percent slopes
14	Candler fine sand, 0 to 5 percent slopes
28	Kanapaha-Kanapaha, wet, fine sand, 0 to 5 percent slopes
6	Arredondo fine sand, 0 to 5 percent slopes

Figure 6. SUNNY PINES MOBILE HOME/ RV PARK Parcel (Key no. 370360) Soil Map

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## **Site Environmental** – Based on a preliminary site visit performed within 30 days of submittal

- The subject site is primarily forested.
- The project site consists of two (2) habitat categories: Mixed Hardwoods and Cropland/Pasture.
- A total of two (2) listed species were observed on or within the vicinity of the subject property and included the little blue heron and the gopher tortoise.
- There were no other federal or state listed species observed.
- There is a large surface water feature, located in the southeastern portion of the property.
- No wetland impacts are proposed for this property.
- Large trees (> 18" DBH) were observed near the surface water feature.

### **Utilities**

The subject site is within the service boundaries of the Hernando County Utilities Department, which is in the process of increasing the capacity and coverage of both their sewer and potable water infrastructure in eastern part of Hernando County. HCUD has both sewer and potable water in the vicinity of the project and plans to construct a sewer force main along SR 50 south of the subject property. If required, the applicant will enter into a utilities service agreement with HCUD to ensure the timing of connection to those facilities. The applicant intends to construct a private pump station on the subject property.

### **Drainage**

With large low areas in the southeast and western sections of the subject property, the applicant intends to use those areas for much of the stormwater management. The rapid permeability of the sand soils will make drainage more efficient. Where feasible, naturally low areas may also be utilized for passive recreation and primitive RV sites. The stormwater management system will be permitted with the South Florida Water Management District.

### **Recreation:**

The project includes plans for an active recreation area with clubhouse, pool and space for other facilities, such as pickleball courts. The large floodplain area to the west also provides ample opportunity for passive recreation such as pedestrian trails and picnic areas. The area adjacent to the wetland (outside the 25' upland buffer) also provides an opportunity to include passive recreation.

### **Schools:**

The normal market for residents in Florida rental mobile home parks is heavily senior in nature and does not generate many children of school age. The interim use as RV sites would not normally generate students. A certification of concurrency will still be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of development. The subject site is within the school boundaries of Eastside Elementary school, Parrott Middle School and Hernando High School.

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**Deviations:**

Mobile Home Space Building Setbacks

Front: 15' (Deviation from 25')

Rear: 10' (Deviation from 15')

Side: 5' (Deviation from 10')

The deviations requested above are generally standard for most rental mobile home parks. With carports located on the side of the mobile home, a front setback of 15 is justifiable, since parking will not be totally within the front setback. The requested side and rear setbacks are not needed for open space and recreation, since the project will be providing major recreation facilities. an abundance of open space and opportunities for passive recreation pursuits.

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