

# 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: 02/03/2025

File No. 00125 Official Date Stamp:

H-25-07

Received

FEB 06 2025

Planning Department  
Hernando County, Florida

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

Address: 1800 Benjamin Franklin DR APT A-102

City: Sarasota

State: FL

Zip: 34236

Phone: (815) 953-9100 Email: shawn@omalleybuilders.com

Property owner's name: (if not the applicant)

**REPRESENTATIVE/CONTACT NAME:**

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: (352) 796-9423 Email: permits@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): 00370360
2. SECTION 33, TOWNSHIP 22, RANGE 20
3. Current zoning classification: CPDP with Specific C2 and R1MH Uses
4. Desired zoning classification: CPDP with Specific C2 and R1MH Uses
5. Size of area covered by application: 110.47
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 AFFIDAVIT

I, Shawn O'Malley, 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 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 6th day of February, 20 25, by Shawn O'Malley who is personally known to me or produced Driver's as identification.

Lic# 0540-7847-1037 IL

Signature of Notary Public



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

Notary Seal/Stamp

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Master Plan ☐ New ☐ Revised  
PSFOD ☐ Communication Tower ☐ Other  
**PRINT OR TYPE ALL INFORMATION**

Date: 02/03/2025

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

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

Address: 1800 Benjamin Franklin DR APT A-102

City: Sarasota

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Zip: 34236

Phone: (815) 953-9100 Email: shawn@omalleybuilders.com

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**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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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, SHAWN O'MALLEY, 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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

\_\_\_\_\_  
Notary Seal/Stamp



## PROJECT NARRATIVE

### SUNNY PINES

### PARCEL KEY 370360

#### 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 master plan renewal.



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

The request is to re-approve the existing expired master plan with modifications.

## **Project Description**

The project was previously approved by the Board of County Commissioners (Resolution 2012-8) on January 10, 2012, as a Combined Planned Development (CPDP) to include General Commercial with a specific use for mini-warehouse, Recreational, Resort Residential, and Single Family with a specific R-1-MH use for Park Models; and a reduction in setbacks (H 11-29). The current request to re-approve the expired master plan is for the residential area only and does not include the previously approved and expired commercial areas.

The residential area of the proposed master plan includes the following previously approved uses:

RV Spaces: 300  
Park Models: 50  
Primitive Camping: 149 sites  
Resort Residential: 49 Units

The proposed modifications to the previously approved master plan are as follows:

- Access to Mondon Hill Road will be emergency only
- The primary site access will be from SR 50
- The recreation area is moving to a more central location within the site
- The community will be gated and age restricted
- All internal lighting fixtures will comply with Dark Star Standards
- The minimum lease period for non-RV spaces will be a minimum of 6 months, and will be controlled by the Covenants and Restrictions.
- Allow an increase in the present number of Park Models allowed (50) in accordance with the following conversion matrix up to a maximum number of 275 Park Models:
  - Two (2) Resort Residential Lots = 3 Park Models
  - Two (2) RV Spaces = 1 Park Model

The project is located in the Residential Future Land Use Designation and the approved master plan is consistent with this designation.

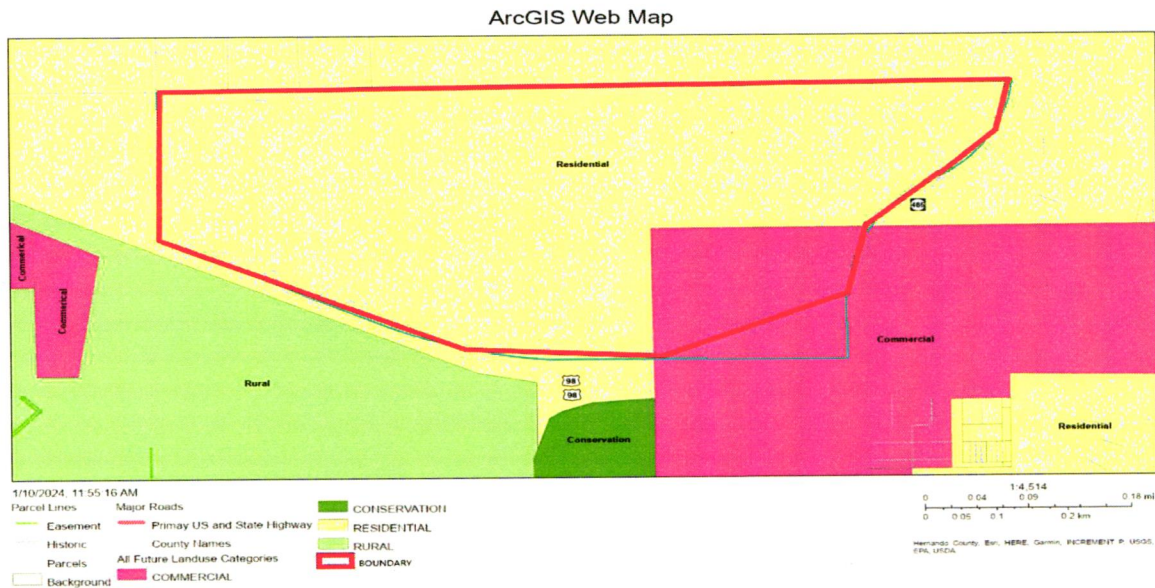
Where development is proposed, the site consists primarily of well-drained Candler sand soils. The applicant will be able to situate the development area between two natural features (floodplain-west; wetland-east), providing both a visual buffer and space for passive recreation. The onsite wetlands 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





**Figure 2. Sunny Pines Mobile Home/RV Park Parcel (Key no. 370360) Current Zoning 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. See Figure 3 for the current land use designation on the site.



**Figure 3. Sunny Pines Mobile Home/RV Park Parcel (Key no. 370360), Future Land Use Map**

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

	Zoning	Land Use/FLUM	Property Use
North	PDP/Rural and Agriculture	Residential	Rural Residential
South	Agriculture, Combined Planned Development and Commercial	Rural, Residential and Commercial	Vacant, gas station, commercial retail
East	R1A and commercial	Residential and Commercial	Vacant and Residential
West	PDP/Rural	Residential	Vacant

## **Setbacks and Buffers**

The setbacks, lot sizes and buffers for the residential uses/area were approved as indicated below. No changes to the previously approved standards are requested. All deviations indicated were previously approved.

### *RV Spaces*

- Front: 15' (deviation from 20')
- Side: 5' (deviation from 8')
- Rear: 10' (deviation from 15')
- Lot Size: 2800 sq. ft. (no minimum lot size for primitive camping)

### *Park Models*

- Front: 15' (deviation from 25')
- Side: 5' (deviation from 15')
- Rear: 10' (deviation from 15')
- Lot Size: 2800 sq. ft. (deviation from 5000 sq. ft.)
- Model Size: 500 sq. ft. max

### *Resort Residential*

#### *Single Family*

- Front: 25'
- Side: 10'
- Rear: 20
- Corner Lots: 25
- Lot Size: 6000 sq. ft.

#### *Townhome*

- Front: 25
- Side: 7.5' end units, internal units 0 (deviation from 10')
- Rear: 20'
- Lot Size: 3000 sq. ft.

#### *Duplex*

- Front: 25
- Side: 10
- Rear: 20
- Lot Size: 8500 sq. ft.



### Perimeter Setbacks and Buffers

<u>Buffers</u>	<u>Setbacks</u>
• SR 50: 25'	125' (a setback of 75' was previously granted)
• West: 25'	50'
• North: 50'	50'
• Mondon Hill: 25'	75'

### **Consistency with the Comprehensive Plan**

The site is consistent with the following Goals, Objectives and Strategies of the Hernando County 2040 Comprehensive Plan.

#### **Future Land Use Element**

*Residential Category Mapping Criteria:* The Residential Category is designed to accommodate a variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

*Strategy 1.04A(3):* 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.

#### *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.

*Strategy 1.04B(10):* Recreational vehicle parks are appropriate in the Residential, Commercial and Rural Future Land Use Categories and should be directed to areas containing tourist attractions or natural resources. Recreational vehicle parks shall have access to arterial or collector roads.

*Analysis:* The site is located in the Residential Category on the Future Land Use Map which is designed to accommodate a variety of residential and support uses. The project will

connect to public water and sewer, will be served with adequate public facilities and is located along an arterial and collector roadway.

### Economic Development Element

*Strategy 3.03A(1):* The Tourism Department should identify, create, support and enhance activities, consistent with community assets and character, that increase visitation and economic impact for Hernando County.

Analysis: The proposed use of the site for recreational vehicles, park models and resort residential will provide opportunities for visitors which promotes economic development, the collection of bed taxes, and the recreational pursuits of those visiting the County.

### Site Conditions

#### 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.

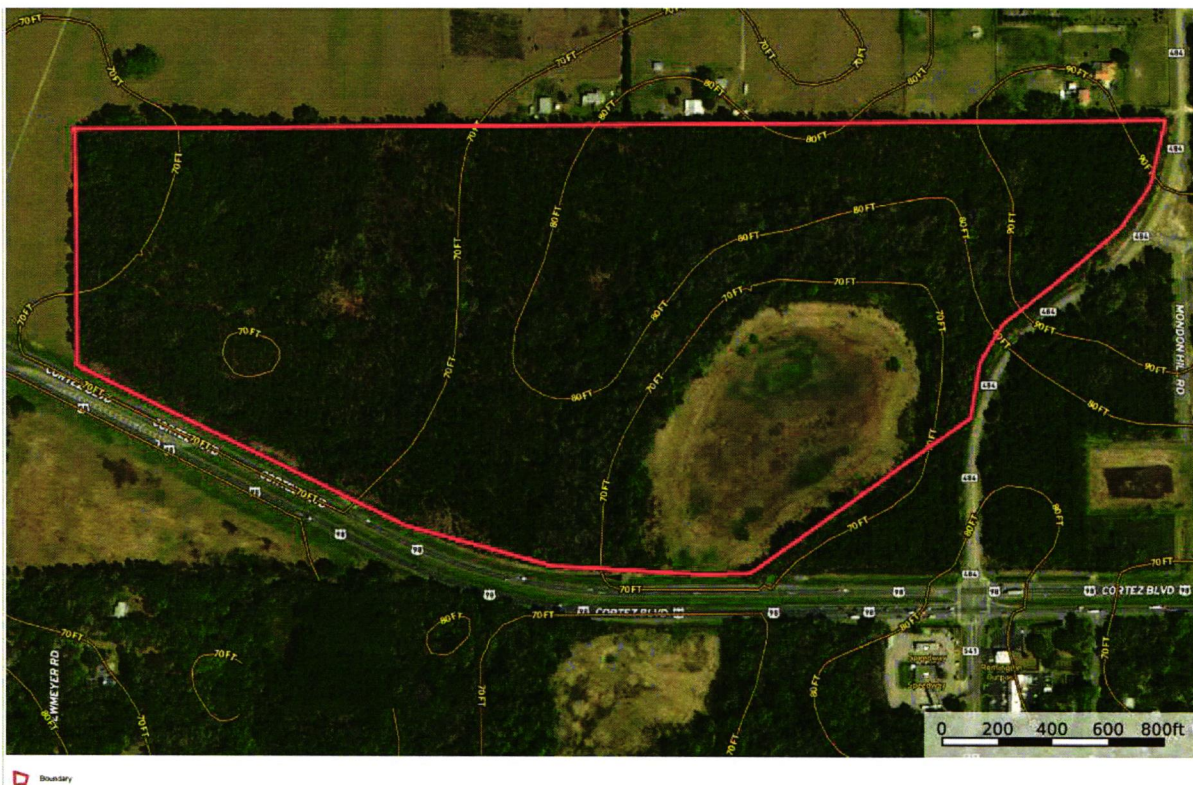


Figure 4. Sunny Pines Mobile Home/RV Park Parcel (Key no. 370360), Topography Map



## 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



## 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.



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

## Site Environmental

Based on a preliminary site visit the following is noted:

- 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.

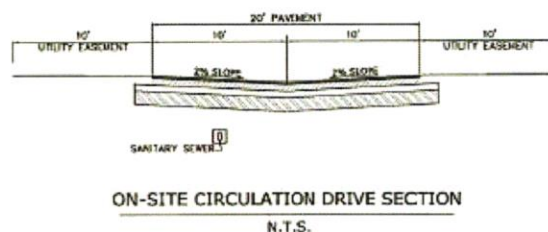
All required site surveys, reports and associated permits will be provided at the time of site development.

## Infrastructure

### Adequate Access/Transportation

The site will have primary access to SR 50, an arterial roadway operating at an acceptable level of service. Secondary access will be by emergency only to Mondon Hill Road, a collector roadway. The entrances will be designed and permitted in accordance with the requirements of the County Engineer and FDOT. A traffic study and access analysis will be provided as required by the County Engineer.

On-site circulation drives will consist of 20' of pavement width, with a cross section generally as shown below.



## 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

Since the project will be a retirement only community, there will be no impact to the public school system.

## **Deviations**

All deviations were previously granted with the approved master plan as indicated in the narrative. No additional deviations are requested.



### RESOLUTION NUMBER 2012- 8

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Chapter 163 and Section 125.01(1), *Fla. Stat.*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing on January 10, 2012 to consider the requested changes in zoning on the specified parcel(s) in Hernando County, Florida, as more fully described below.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:**

**APPLICANT:** Wayne Wetzel

**FILE NUMBER:** H-11-29

**PURPOSE:** Rezoning from AG (Agricultural) and C-2/(Highway Commercial) to C/PDP /(Combined Planned Development Project) to include (General Commercial) with specific C-2 use for mini-warehouse, (Highway Commercial), (Recreational), (Resort Residential), and (Single Family) with a specific R-1-MH use for Park Models; and a reduction in setbacks

**GENERAL LOCATION:** North side of SR 50, east and west of Mondon Hill Road

**REQUEST:** Rezoning from AR/(Agricultural/Residential) to PDP(MF)/Planned Development Project(Multifamily) and PDP(SF)/Planned Development Project (Single Family) ; and subject to performance condition(s) as enumerated in the BOCC Meeting Results Memorandum (which is incorporated herein by reference and made a part hereof). The representations contained in the Applicant's rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:** ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

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Attachment: Approved Resolution No. 2012-8 (RES-2012-8 : Rezoning - H1129 - Wayne Wetzel)

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions set forth in the BOCC Meeting Results Memorandum.

**CONCLUSIONS  
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Fla. Stat.* Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions set forth in the BOCC Meeting Results Memorandum.

**ACTION:**

After notice and public hearing, based upon the record in this matter and **ALL** of the findings of fact and conclusions of law above, the BOCC hereby APPROVES a Rezoning from AG (Agricultural) and C-2/(Highway Commercial) to C/PDP /(Combined Planned Development Project) to include (General Commercial) with specific C-2 use for mini-warehouse, (Highway Commercial), (Recreational), (Resort Residential), and (Single Family) with a specific R-1-MH use for Park Models; and a reduction in setbacks; subject to all conditions set forth in the BOCC Meeting Results Memorandum which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this application but not specifically approved herein are hereby deemed DENIED.

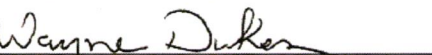
**ADOPTED IN REGULAR SESSION THE 10th DAY OF JANUARY, 2012**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

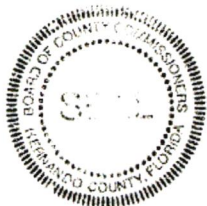
Attest:

  
KAREN NICOLAI, CLERK

By:

  
WAYNE DUKES, CHAIRMAN

(SEAL)



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Attachment: Approved Resolution No. 2012-8 (RES-2012-8 : Rezoning - H1129 - Wayne Wetzel)



Motion

To approve the staff recommendation (Resolution No. 2012-7).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John C. Druzbeck, Vice Chairman
<b>SECONDER:</b>	Jeff Stabins, Second Vice Chairman
<b>AYES:</b>	Dukes, Druzbeck, Stabins, Adkins, Russell Jr.

**STANDARD AGENDA****Rezoning Petition Submitted by Wayne Wetzel**

This petition was removed from the Unified Agenda and placed on the Standard Agenda.

The staff recommended approval of the rezoning from Agricultural and Highway Commercial (C-2) to Combined/Planned Development Project (General Commercial) with specific C-2 use for mini-warehouse, (Highway Commercial), (Recreational), (Resort Residential), and (Single-Family) with a specific R-1-MH use for Park Models; and a reduction in setbacks, with the unmodified performance conditions recommended by the Planning and Zoning (P&Z) Commission.

The P&Z Commission voted 5-0 to recommend approval with unmodified performance conditions.

Mr. Don Lacey, Executive Vice President of Coastal Engineering Associates, Inc., representing the applicant, under oath, utilized the staff zoning map, aerial photographs and the Master Plan as he reviewed the proposed project. He agreed with the staff's proposed performance conditions.

Mr. Gary Schraut, representing the applicant, under oath, commented on the benefits to the County's economy from recreational vehicle (RV) travelers.

Comm. Russell temporarily left and returned to the meeting during Mr. Schraut's comments.

Comm. Stabins inquired if Mr. Schraut was providing expert testimony.

Mr. Schraut replied affirmatively.

The following citizen spoke, under oath, concerning the petition: Mr. Mark Maloney, who submitted photographs of the subject property, as well as maps entitled Highway Network Map 2025 and Functionally Classified Roadway Map 2025, both of which were adopted by the Board on December 10, 2003, in conjunction with a Comprehensive Plan Amendment (CPAM-03-02).

At the request of Comm. Stabins, Land Services Director Ronald Pianta, under oath, and Senior Planner Paul Wieczorek, under oath, addressed Mr. Maloney's concerns



regarding the designation of the subject property in the Comprehensive Plan and the wetlands that existed on the subject property.

Comm. Adkins temporarily left and returned to the meeting during Mr. Pianta's comments.

Mr. Lacey further addressed the concerns expressed by Mr. Maloney relative to consistency of the proposed uses with the Comprehensive Plan, as well as issues involving water runoff and the existing wetlands on the subject property. He emphasized that the petitioner was required to comply with the strict guidelines of the Southwest Florida Water Management District (SWFWMD) to contain water on the subject property.

Mr. Lacey replied to queries from Comms. Adkins and Russell concerning water and sewer service and the permit review to be conducted by SWFWMD.

**Motion**

For petitioner (Resolution No. 2012-8).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	David D. Russell Jr., Commissioner
<b>SECONDER:</b>	John C. Druzbeck, Vice Chairman
<b>AYES:</b>	Dukes, Druzbeck, Stabins, Adkins, Russell Jr.

Mr. Bill Barnes, under oath, contended that the petitioner was not truthful regarding flooding that occurred on the subject property.

Mr. Pianta suggested that Mr. Lacey meet with Mr. Barnes to address his concerns.



## Board of County Commissioners

### AGENDA ITEM

Meeting: 01/10/12 09:00 AM  
Department: Planning  
Prepared By: Cyndie Bogert  
Initiator: Ronald Pianta  
DOC ID: 6109  
Legal Request Number: LR# 2011-780  
Bid/Contract Number:

2

#### TITLE

Rezoning Petition Submitted by Wayne Wetzel (H1129)

#### BRIEF OVERVIEW

**Request:**

Rezoning from AG (Agricultural) and C-2/(Highway Commercial) to C/PDP (GC), (HC), (RC), (RR) and (SF)/Combined Planned Development Project (General Commercial) with specific C-2 use for mini-warehouse, (Highway Commercial), (Recreational), (Resort Residential), and (Single Family) with a specific R-1-MH use for Park Models; and a reduction in setbacks

**General Location:**

North side of SR 50, east and west of Mondon Hill Road

**P&Z Action:**

Voted 5-0 to recommend approval with unmodified performance conditions.

**Hearing Detail:**

The following members were present at the December 12, 2011, Planning and Zoning Commission meeting: Chairman Denis Riley, Vice Chairman Ronald Caldi, Lisa Hammond, Robert Widmar, and Alternate Member Thomas Deutschle. Regular Member

Thomas Comunale was absent.

#### FINANCIAL IMPACT

A matter of policy.

#### REVIEW PROCESS

Ronald Pianta	Completed	12/21/2011 3:49 PM
Cyndi Gambrel	Completed	12/27/2011 4:23 PM
No Financial Impact		
George Zoettlein	Completed	12/22/2011 8:21 AM
Sue Bishop	Completed	12/21/2011 4:17 PM

Updated: 12/29/2011 12:29 PM by Alice Gura

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Packet Pg. 398

Resolution (ID # 6109)

Meeting of January 10, 2012

Richard Appicello	Completed	12/30/2011 2:02 PM
Jenine Wimer	Completed	12/30/2011 4:11 PM
County Administrator	Completed	12/22/2011 12:47 PM
Board of County Commissioners	Pending	
Final Review	Completed	01/04/2012 11:24 AM

Updated: 12/29/2011 12:29 PM by Alice Gura

Page 2

Packet Pg. 399



**P&Z ACTION:**

The Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to rezone from AG (Agricultural) and C-2/(Highway Commercial) to C/PDP/(Combined Planned Development Project) to include (General Commercial) with specific C-2 use for mini-warehouse, (Recreational), (Resort Residential), and (Single Family) with a specific R-1-MH use for Park Models; and a reduction in setbacks, 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. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner shall comply with the minimum open space standards of the Community Appearance Ordinance.
4. The 100-year floodplain must be delineated and shown on all site plans and all roadways, driveways, and finished floor elevations must meet the Facility Design Guidelines and adopted building codes. Park models and RV lots shall be located outside of the 100 year floodplain.
5. The petitioner shall provide a 25' buffer along the perimeter of the wetland/lake.
6. The development shall comply with all required fire codes as determined by Hernando County Fire, including the provision of hydrants and adequate fire flows based upon the requirements of State and Local fire codes and regulations.
7. Maximum Units Permitted for the Overall Project:
 

RV Spaces:	300
Park Models:	50
Primitive Camping:	149
Resort Residential:	49

continued on next page

Attachment: P&Z Recommendation for H1129 (6109 : Rezoning - H1129 - Wayne Wetzel)

8. Minimum Perimeter Building Setbacks for Principle Parcel:
 

SR 50:	75'
Mondon Hill Road:	75'
Old Mondon Hill Road:	
Outparcel 9:	35'
Outparcel 5 & 6	15'
Frontage Road:	35'
Northern Property Line:	50'
Eastern Property Line:	25'
9. Florida Yards & Neighborhoods (FYN) principles shall be used for landscaping within the development.

#### Recreation Commercial

10. No accessory structures associated with RV's including park models, attached or detached shall be permitted.
11. One (1) permanent resident structure shall be permitted for use by the property's operations manager.
12. No occupancy shall exceed 180 days, and no permanent units except Park Models shall be permitted.
13. Park models shall be located in general conformance with the master plan.
14. Park Models shall be limited to 50 units.
15. Minimum RV Setbacks:
 

Front:	15'	(deviation from 20')
Side:	5'	(deviation from 8')
Rear:	10'	(deviation from 15')
Lot Size:	2,800 Sq. Ft	(no minimum for primitive camp sites)
16. Minimum Park Model Setbacks:
 

Front:	15'	(deviation from 25')
Side:	5'	(deviation from 15')
Rear:	10'	(deviation from 15')
Lot Size:	2,800 Sq Ft	(deviation from 5,000 sq ft)
Model Size:	500 Sq. Ft Max.	

Attachment: P&amp;Z Recommendation for H1129 (6109 : Rezoning - H1129 - Wayne Wetzel)

17. The petitioner shall provide a twenty-five (25) feet, where applicable to be left in its natural state. The RV, primitive camping and resort residential shall provide the following buffers:
- |                         |     |
|-------------------------|-----|
| Along SR 50:            | 25' |
| Along West Boundary:    | 25' |
| Along North Boundary:   | 50' |
| Along Mondon Hill Road: | 25' |
18. There shall be only one parking space per RV/Camping site with no parking allowed on internal roadways.
19. No utilities shall be permitted in the primitive camping area.
20. Primitive Camping shall be defined as: Camping without the modern convenience of full-hookup facilities of potable water, sewer electricity and other similar utilities. Camping refers exclusively to the use of tents or similar portable campers. Intended for short term stay.

#### **Engineering Conditions**

21. A frontage road shall be provided as depicted on the master plan and in accordance with County standards. The applicant shall maximize conformance with the ordinance by providing for interconnectivity along the principle parcel with the understanding that any future redevelopment of the site may require full compliance with the rules.
22. The petitioner shall provide a transportation analysis for review and approval by the County Engineer and the Florida Department of Transportation prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all transportation and access improvements necessary, as determined by the approved transportation analysis.
23. Prior to development/platting, the petitioner shall provide an access management plan for approval by the County Engineer and FDOT.
24. A cross parking and cross access agreement shall be provided for the commercial areas at the time of development, or final plat review whichever comes first.
25. Pedestrian connectivity is required from the Resort Residential portion south to the contiguous Commercial areas.
26. A 15' building setback is allowed along Old Mondon Hill Road for parcels 5 and 6.



27. All access points to SR 50 shall be coordinated with, and approved by, the Florida Department of Transportation.
28. The reconfiguration of the existing drainage retention area shall be approved by the County Engineering Department.
29. Any development beyond what the existing infrastructure can accommodate will require the development to enter into an enforceable development agreement to participate and contribute their proportionate share to fund needed infrastructure improvements. This will occur prior to the issuance of a concurrency determination.

**Large Retail Project Conditions**

30. The project shall be limited to 160,000 square feet of Commercial including all outparcels.
31. The landscape plan shall be designed to provide clear sight windows and sight triangles at all points of external access and to the internal roadways.
32. A minimum 35' landscape buffer shall be provided along SR 50 and Mondon Hill Road. A minimum 15' landscape buffer shall be provided along Old Mondon Hill Road.
33. The developer shall meet the minimum parking requirements as required by the County's LDRs.
34. Pedestrian and bicycle access shall be provided throughout the project, and shall be designed to provide connectivity to, and between, all residential pods/uses and commercial uses.
35. 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.
36. 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.

Attachment: P&Z Recommendation for H1129 (6109 : Rezoning - H1129 - Wayne Wetzel)

37. All commercial structures shall maintain a cohesive aesthetic architectural theme through the development.
38. Lots 1-8 shall be limited to General Commercial (C-1). Lot 9 shall be General Commercial with one C-2 use for mini-warehouse.

**Resort Residential**

39. The maximum building height for Resort Residential shall be 35' and/or 2 ½ stories.
40. Minimum Single Family Detached Setback:
- |              |                      |
|--------------|----------------------|
| Front:       | 25'                  |
| Side:        | 10'                  |
| Rear:        | 20'                  |
| Corner Lots: | 25'                  |
| Lot Size:    | 6,000 Sq. Ft. (min.) |
41. Minimum Townhomes Attached Setback:
- |           |                           |
|-----------|---------------------------|
| Front:    | 25'                       |
| Side:     | 7.5' (deviation from 10') |
| Rear:     | 20'                       |
| Lot Size: | 3,000 Sq. Ft. (min.)      |
42. Minimum Duplex Setback:
- |           |                      |
|-----------|----------------------|
| Front:    | 25'                  |
| Side:     | 10'                  |
| Rear:     | 20'                  |
| Lot Size: | 8,500 Sq. Ft. (min.) |
43. 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.

☒ **Staff concurs**      ☐ **Staff does not concur**

Attachment: P&Z Recommendation for H1129 (6109 : Rezoning - H1129 - Wayne Wetzel)