

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [x] PDP
Master Plan [x] New [] Revised
PSFOD [] Communication Tower [] Other

PRINT OR TYPE ALL INFORMATION

Date: 10.27.23

File No. H-23-82
Official Date Stamp:
Received
NOV 1 2024
Planning Department
Hernando County, Florida

APPLICANT NAME: BBX Partners, Inc.

Address: 201 E LAS OLAS BLVD SUITE 1900
City: Fort Lauderdale State: FL Zip: 33301
Phone: 954-940-4944 Email: BKovacic@BBXCapital.com
Property owner's name: (if not the applicant) BBX Partners, Inc.

REPRESENTATIVE/CONTACT NAME: Don Lacey

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)796-9423 x1003 Email: DLacey@coastal-engineering.com

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

Contact Name:
Address: City: State: Zip: 34685

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1572550
2. SECTION 08, TOWNSHIP 23, RANGE 19
3. Current zoning classification: CPDP
4. Desired zoning classification: PDP(Multifamily)
5. Size of area covered by application: 25.70
6. Highway and street boundaries: Powell Rd and Broad Street
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Blaz Kovacic, Vice President of BBX Partners, Inc., 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): n/a
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

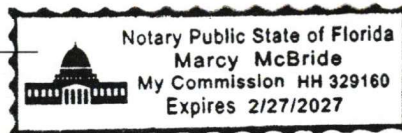
Handwritten signature of Blaz Kovacic

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27th day of October, 2023, by Blaz Kovacic who is personally known to me or produced as identification.

Handwritten signature of Marcy McBride
Signature of Notary Public



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

Notary Seal/Stamp

11/16/23 ORIGINAL

NOV 15 2024

Planning Department
Hernando County Florida

BBX CAPITAL – Powell Road Townhomes REZONING NARRATIVE

GENERAL

The subject property, consisting of approximately 26 acres, is located north of Powell Road, approximately ¼ mile west of Highway US 41. The property covered by this application is identified by the Hernando County Property Appraiser as Key Number 1572550. Refer to Figure 1 for the project Aerial Location Map.



Figure 1. Powell Road Townhomes 1572550 Aerial Location Map

Current zoning on the property is Combined Planned Development Project (CPDP) – Village Center with residential, office and commercial uses. The surrounding zoning consists of PDP-Recreation to the north, PDP - Residential Multifamily to the west, Commercial and Agricultural to the south and PDP Commercial to the east. Refer to Figure 2 for the project area Current Zoning Map.

The Hernando County Comprehensive Plan Future Land Use Map indicates that the subject property is designated Residential with Residential to the west, Recreation to the north, Airport Planned Development District to the south and a Commercial node to the east.

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Hernando County, Florida

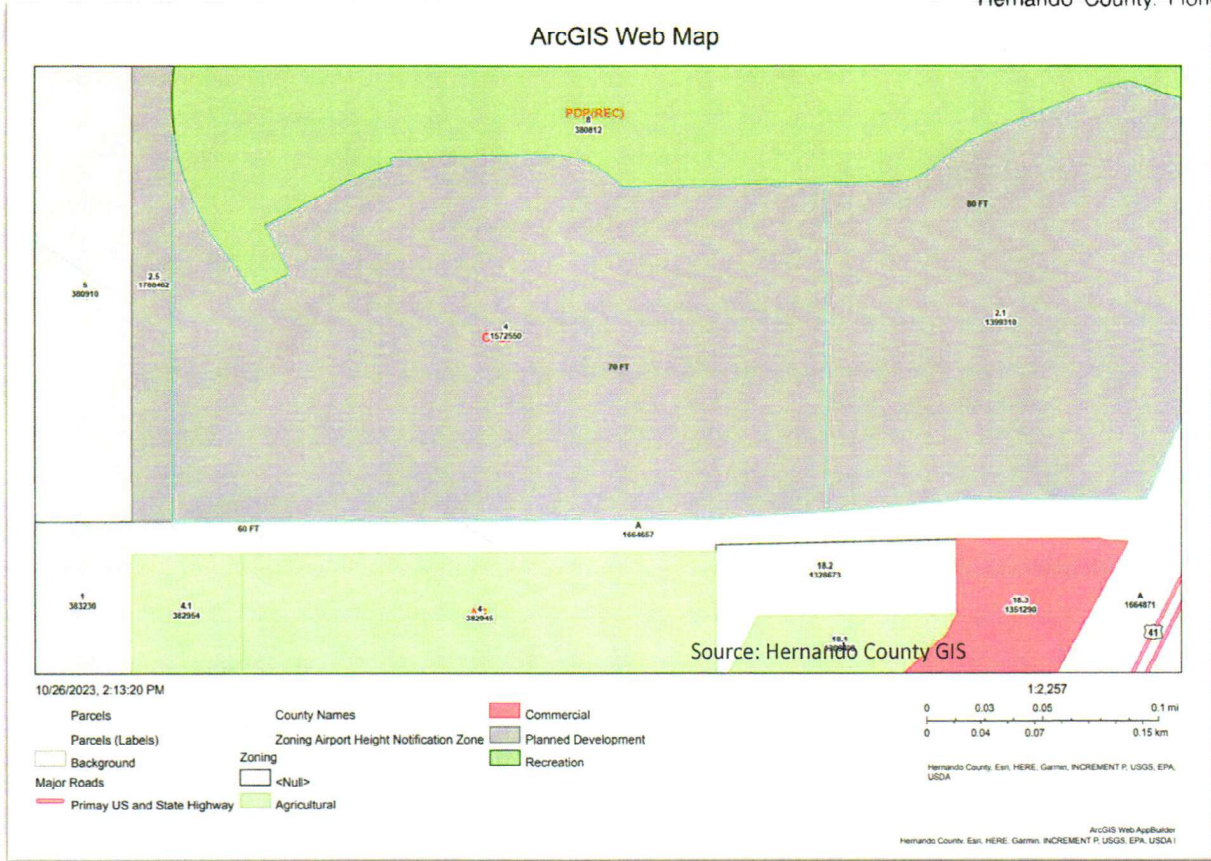


Figure 2. Powell Road Townhomes 1572550 Current Zoning Map

11/16/23

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Planning Department
Hernando County, Florida

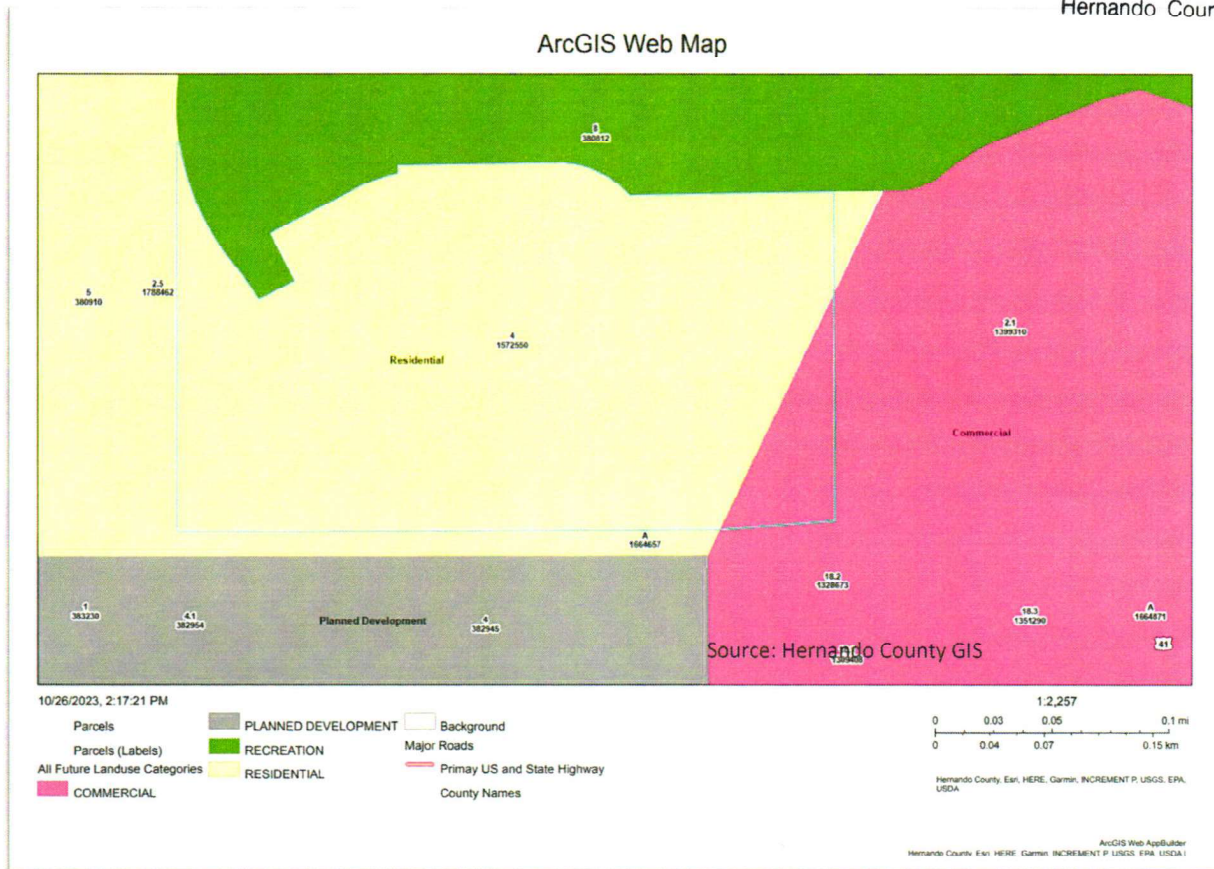


Figure 3. Powell Road Townhomes 1572550 FLU Map

APPLICANT’S REQUEST

The applicant is requesting a Designation of Planned Development Project – Multifamily to allow for the development of up to 200 townhomes on the property. The property is conducive to development, with significant frontage on a County arterial roadway with a good level of service (Powell Road) in close proximity to a signalized intersection at US 41, a six-lane major arterial roadway. County sewer and water are available. Several public schools are in close proximity. The site is well-treed, with moderately rolling topography sloping down to the east, where drainage retention will be retained. It is bordered on the north by the Hernando Oaks golf course, providing a tree-lined rough, scenic views and over 350 feet of spacing to the nearest residences.

The subject parcel was originally designated as one of the two “village centers” as part of the Hernando Oaks master plan. Both mixed-use parcels were designed to lie outside the Hernando Oaks community gates. The original mixed-use concept has never been viable and both parcels have remained vacant and unused in the project’s 25 year history. The existing master plan approval allows townhomes, but still contains unmarketable office and commercial entitlements. Via this application, the owner/applicant is requesting to be considered as an individual parcel and use the entire property for its intended (and presently-approved) residential use – townhomes.

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Planning Department
Hernando County, Florida

While a more detailed master plan will be prepared at a later stage in development, the attached master plan provides information on topography, floodplain, adjacent zoning and adjacent roadways along with guidance for access, drainage, perimeter building setbacks, internal building setbacks, typical building clusters and landscape buffer (along Powell Road). No vegetative buffer is proposed along the north boundary, since blocking the view of the golf course does not make sense and the golf course rough accomplishes the desired purpose. A 10' vegetative buffer is proposed along the west boundary, where adjacent to the townhomes or recreation area and along the eastern boundary where not adjacent to the drainage retention area. Undisturbed area will generally be located along the golf course, in the buffers and in available "pocket" areas within the project. Townhomes will have a minimum width of 20', will each have a garage and will generally be clustered in 4-6 unit buildings, with occasional 8-unit buildings possible. Trees will be retained where feasible. Each townhome will access directly onto an internal roadway network, which will loop through the property, providing easy access the boulevard entrance at Powell Road. Additional parking places will be provided throughout the community, where feasible. A recreation center will be provided within the community, with amenities appropriate for the residential market chosen by the developer.

Consistent with previous approvals and discussions with the County Engineer, the zoning master plan includes setting aside a 40 foot wide strip of property along the southern boundary for future roadway expansion of Powell Road. The applicant will work with the County Engineer to establish appropriate access improvements at the Powell Road entrance.

SETBACKS AND BUFFERS

PERIMETER BUILDING SETBACKS

- West 15'
- North 15'
- South 25' from future proposed ROW (deviation from 75')
- East 15'

INTERNAL BUILDING SETBACKS

- Front: 25'
- Rear: 15'
- Distance Between Townhome Clusters 15'

BUFFER

- South Perimeter 10' landscaped buffer (along future proposed ROW)
- North Perimeter None (golf course rough is adjacent)
- East Perimeter 10' vegetative buffer where not adjacent to the DRA
- West Perimeter 10' vegetative buffer where adjacent to townhomes or recreation

DRAFT OF PROTECTIVE COVENANTS

Protective covenants will be provided with SWFWMD permitting.

11/16/23

Received

NOV 15 2024

PRELIMINARY ENGINEERING REPORT

Planning Department
Hernando County, Florida

Topography & Drainage

The property ranges from a high of approximately 94' m.s.l. in the southwest corner to a low of 77' m.s.l. along the eastern boundary. A common drainage retention system will be constructed to accommodate onsite and any existing offsite stormwater. Drainage retention is anticipated to occupy at least 15% of the property.

Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0156E, effective date of January 15, 2021. According to the FIRM panel, there is one area in the southeast corner of the property designated Zone AE with a 100 year floodplain elevation between 77.6 ft above sea level. The areas is so small that it will have insignificant impact on development of the property. The remaining areas are within Zone A without Base Flood Elevations.

ArcGIS Web Map

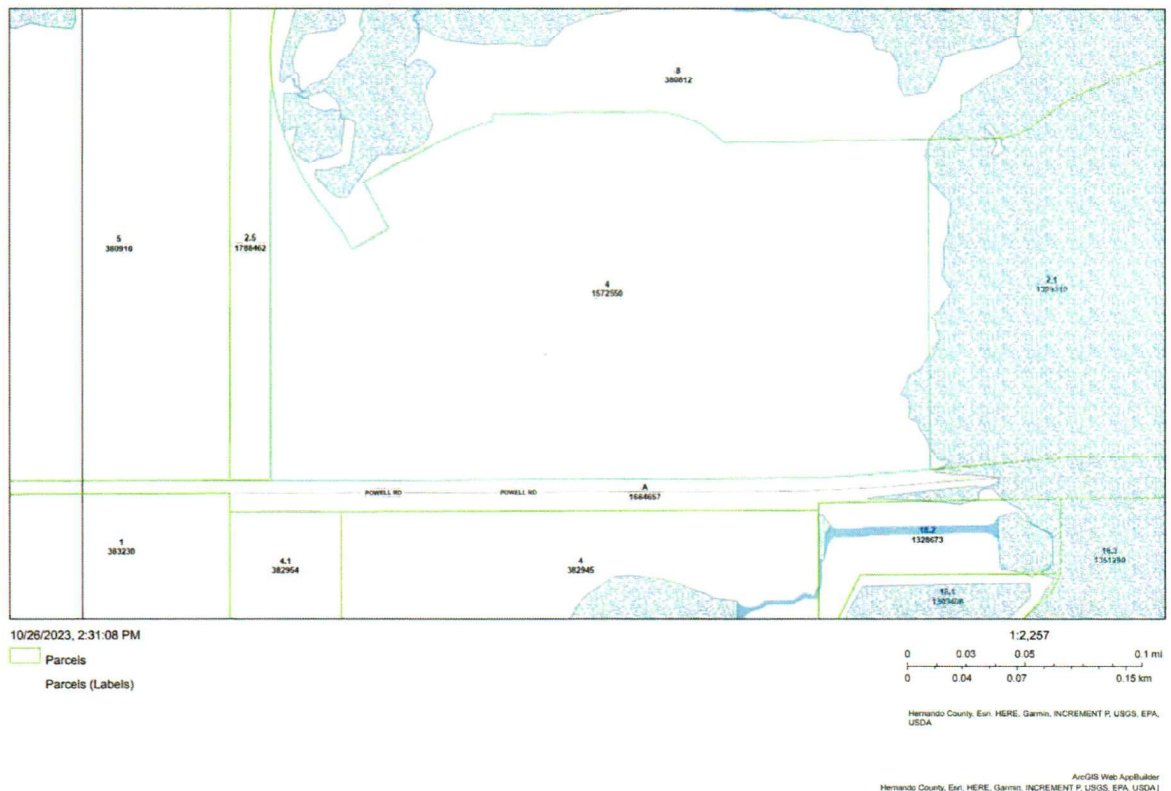


Figure 4. Powell Road Townhomes 1572550 FEMA Floodplain Map

11/16/23

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Soils

According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the site consists of the following soil types: Blitchton loamy fine sand, Flemington fine sandy loam, Floridana variant loamy fine sand, Kendrick fine sand, Micanopy loamy fine sand, and Nobleton fine sand. The soils are generally moderately-draining.

Planning Department
Hernando County, Florida

Environmental

The property contains a number of trees, particularly in the lower areas. The site consists of hardwood mixed with pine, with an understory of palmetto, immature trees, and several different shrub species. No wetlands or listed species were noted in the site visit.

DEVELOPMENT SCHEDULE

Development is anticipated to start in 2024.

ADEQUATE ACCESS

As depicted on the enclosed master plan, a single boulevard entrance is proposed directly to Powell Road. The configuration of the access will be worked out with the Hernando /County Engineer. Both Powell Road and US 41 have sufficient capacity and good levels of service. The Powell Road/US 41 intersection is already signalized. Prior to development, a traffic study will be submitted to the Hernando County Engineers for review. As mentioned above, a 40 foot wide strip of property along the southern boundary has been designated for future roadway expansion of Powell Road.

WATER AND SEWER

The property is within the Hernando County Utility Department (HCUD) service area. Water and sewer are available along Powell Road and US 41. An on-site pump station will likely be required. Discussions are underway with HCUD potential points of connection.

FIRE PROTECTION

With the extension of the public water system, adequate fire protection will be provided through utility design provision of fire hydrants. A Utility/Fire Service analysis will be prepared with the conditional platting.

PREVIOUS DEVELOPMENT APPROVALS:

The overall Hernando Oaks master plan was approved in 1999 and amended in 2000, 2006 and 2012.

REQUESTED DEVIATIONS

Perimeter Setback - South 25' from future proposed ROW (deviation from 75')

With the provision of 40 additional feet of ROW for Powell Road expansion and the inclusion of a landscape buffer, a 25' building setback from the new ROW line will be sufficient for the location of townhomes.

11/16/23

December 27, 2023

Cayce Dagenhart
Hernando County Planning and Zoning Department
1653 Blaise Drive, Brooksville, FL 34601

Received
DEC 27 2024
Planning Department
Hernando County, Florida

Project Name: BBX Partners — Key 1572550

Re: Hernando County Rezoning Application for BBX Partners — Key 1572550

Cayce,

This letter is in response to the sufficiency letter dated December 18th, 2023. Enclosed for Staff review are the following items:

- Powell Road Townhomes Revised Narrative 12-27-23.
- 4_MP 22099 – BBX Partners Updated 12-27-23

Please note that County comments have been restated below and an explanation of our response below each comment:

1. The Narrative does not match the Master Plan:

- a. There are no internal setbacks identified in the narrative though they are listed on the master plan.**
- b. The master plan does not include the buffers identified in the narrative.**
- c. The narrative does not mention that the perimeter setback is inclusive of the 10' buffer on US 41, though it is shown on the Master Plan.**
- d. Deviations identified on the master plan are not listed or cited in the narrative.**
- e. Building separation is not included on the master plan.**

RESPONSE (a): The internal building setbacks are identified on the Master Plan and in the Narrative as follows:

- Front - 25'
- Side - 7.5' end units and 0' attached units (deviation from 10)
- Rear - 15' (deviation from 20)

RESPONSE (b): The Master Plan includes a 10-foot landscape buffer along Powell Road adjacent to the future ROW line. The Narrative has been updated to be consistent with the Master Plan.

RESPONSE (c): The Narrative states that a 25-foot perimeter setback is requested to the South adjacent to the future ROW line for Powell Road. The Master Plan clearly shows that this setback is inclusive of the buffer.

RESPONSE (d): The deviations requested are as follows:

- Perimeter from the Future ROW line of Powell Road 25 feet (deviation from 75 feet)
- Internal Side- 7.5' end units and 0' attached units (deviation from 10')
- Internal Rear- 15' (deviation from 20')

The Narrative has been updated to include Internal Side and Internal Rear Deviation requests.

RESPONSE (e): The product type is townhomes, which will be located on individual platted and recorded lots. End units will have a 7.5-foot internal lot setback. This is shown on the Master Plan in the standard details as well as the Site Data notes. Therefore, the minimum distance between end units will be a min. of 15 feet.

2. **Please illustrate where the buffers on the east and west boundaries are on the master plan.**
 - a. **Explain this stipulation: buffers will be provided on the western property line “where not adjacent to townhomes or recreation”. The western property line is adjacent to a future roadway accessing the parcel behind. Buffers are required adjacent to roadways.**
 - b. **Explain why it won't be necessary to buffer the eastern property line, which is adjacent to commercially zoned property.**

RESPONSE: Buffers will be provided in accordance with the standard requirements of the Community Appearance Ordinance (Chapter 10). Additional buffers are not necessary as the eastern property line is buffered by a large retention pond, the north boundary is adjacent to an existing golf course and this project is part of a larger overall master planned community. A 10' Landscaped buffer has been added to the Master Plan on the Western Property line.

3. **Discuss the density of the proposed use and its compatibility with the surrounding area.**

RESPONSE: The project is proposed at 7.7 du/ac. The proposed density is compatible with the approved overall Master Plan for Hernando Oaks which included townhomes as an allowable use in addition to commercial. Additionally, the property is adjacent to two roadways, a golf course, and multiple commercial properties. In fact, the site in question was approved as a mixed-use village center which would have a more intensive proposed use.

4. **Include the maximum height for the proposed buildings.**

RESPONSE: The maximum building height will be 45 feet. This is consistent with the PDP/MF District which is governed by the dimensional regulations of the R-3 District which allows up to 45 feet.

Received

DEC 27 2024

Planning Department
Hernando County, Florida

5. Include the required open space per Chapter 10.

RESPONSE: The final project layout will comply with the requirements of the Community Appearance Ordinance (Chapter 10). A Note is also included on the Master Plan "Total Acreage will meet County Standards and be sized/located at the time of Conditional Plat".

6. Please discuss the second ingress/egress point.

RESPONSE: The project will have a single access to Powell Road. This access will be designed as a boulevard entrance in accordance with the County policy for 2 means of access. The boulevard entrance will allow for emergency access if one side of the boulevard is inaccessible.

7. Include in the Narrative that a Fire Protection Plan will be provided to the Fire Department upon submittal of the Conditional Plat.

RESPONSE: All requirements of the Fire Department, including a fire protection plan if requested, and all other departments and agencies will be complied with during the design and development phases.

8. Discuss the condition of and impact of the proposed development on the natural features and how the PDP will incorporate existing features into the overall design of the project.

RESPONSE: There are no significant natural features on the site. Existing vegetation will be retained in buffers where warranted, and the requirements of the Community Appearance Ordinance will be met for the preservation of natural vegetation.

9. Include in the narrative that all landscaping will meet the requirements of Chapter 10 Community Appearance.

RESPONSE: As previously stated, the final project layout will comply with the requirements of the Community Appearance Ordinance (Chapter 10).

10. Include the request in the narrative if you will be seeking a deviation for road width from the Hernando County guidelines require.

REPNSE: No deviations from the Hernando County Facility Design Guidelines for road widths have been requested.

We trust that the information provided will adequately address the County comments and allow for scheduling of the associated application for the required public hearings on the next available hearing cycle. Please contact Coastal at your convenience if you have any questions concerning

the supplemental information provided for this project.

Sincerely,

Elizabeth Rodriquez

Assistant Planner

Coastal Engineering Associates, Inc.

BBX CAPITAL – Powell Road Townhomes REVISED REZONING NARRATIVE 12-27-23

Received
DEC 27 2024
Planning Department
Hernando County, Florida

GENERAL

The subject property, consisting of approximately 26 acres, is located north of Powell Road, approximately ¼ mile west of Highway US 41. The property covered by this application is identified by the Hernando County Property Appraiser as Key Number 1572550. Refer to Figure 1 for the project Aerial Location Map.



Figure 1. Powell Road Townhomes 1572550 Aerial Location Map

Current zoning on the property is Combined Planned Development Project (CPDP) – Village Center with residential, office and commercial uses. The surrounding zoning consists of PDP-Recreation to the north, PDP - Residential Multifamily to the west, Commercial and Agricultural to the south and PDP Commercial to the east. Refer to Figure 2 for the project area Current Zoning Map.

The Hernando County Comprehensive Plan Future Land Use Map indicates that the subject property is designated Residential with Residential to the west, Recreation to the north, Airport Planned Development District to the south and a Commercial node to the east.

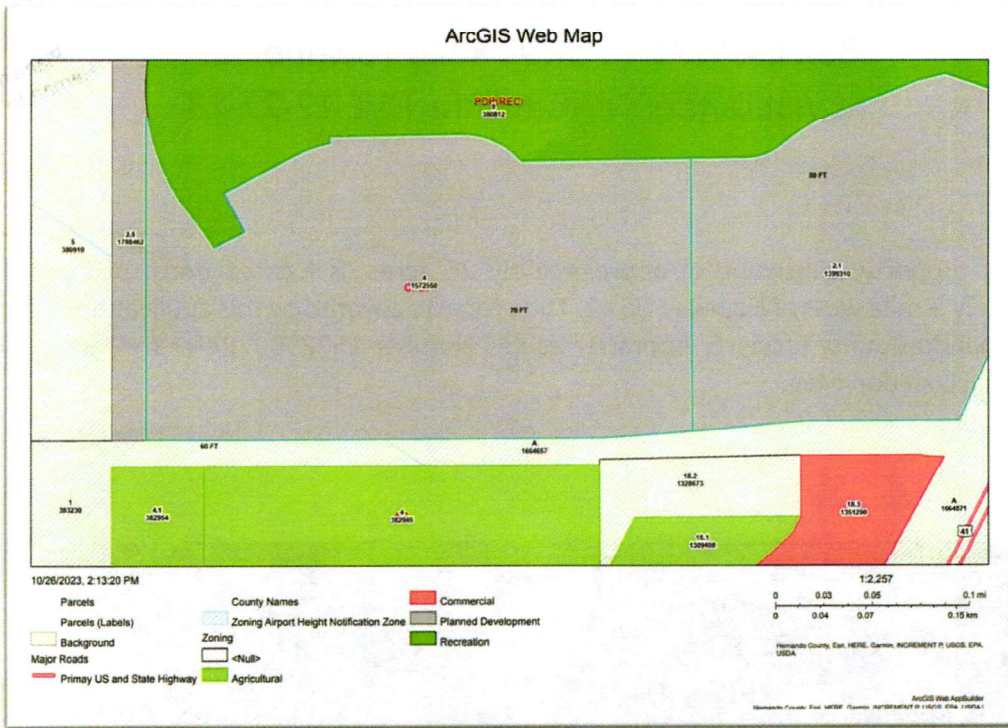


Figure 2. Powell Road Townhomes 1572550 Current Zoning Map

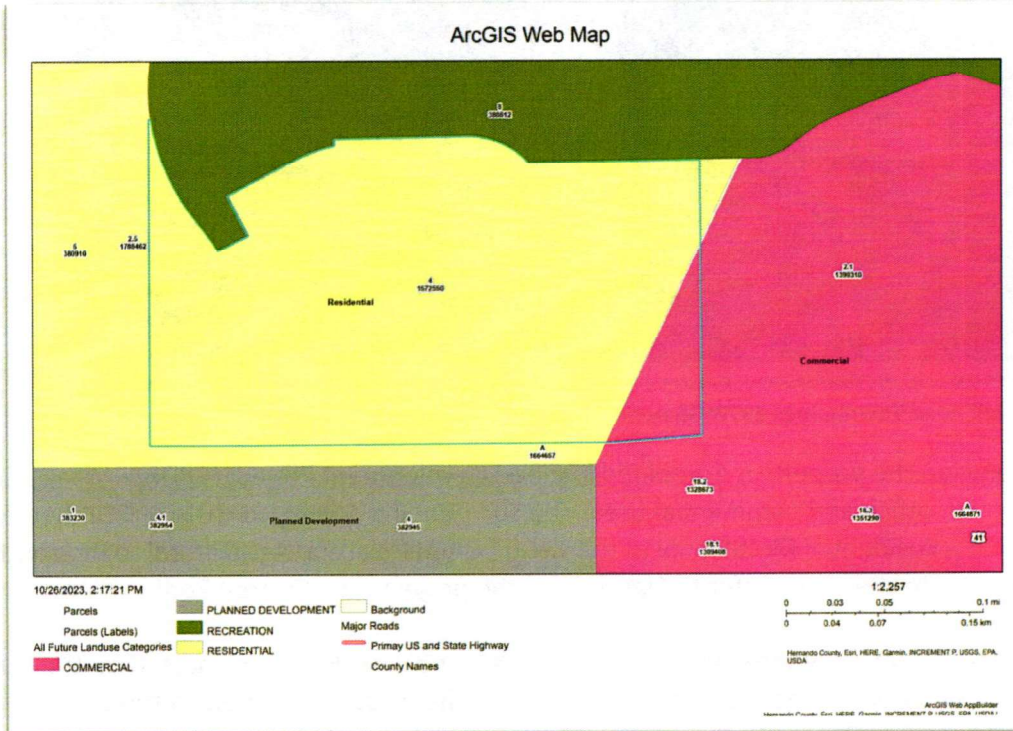


Figure 3. Powell Road Townhomes 1572550 FLU Map

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DEC 27 2024
Planning Department
Hernando County, Florida

APPLICANT'S REQUEST

The applicant is requesting a Designation of Planned Development Project – Multifamily to allow for the development of up to 200 townhomes on the property. The property is conducive to development, with significant frontage on a County arterial roadway with a good level of service (Powell Road) in close proximity to a signalized intersection at US 41, a six-lane major arterial roadway. County sewer and water are available. Several public schools are in close proximity. The site is well-treed, with moderately rolling topography sloping down to the east, where drainage retention will be retained. It is bordered on the north by the Hernando Oaks golf course, providing a tree-lined rough, scenic views and over 350 feet of spacing to the nearest residences.

The subject parcel was originally designated as one of the two “village centers” as part of the Hernando Oaks master plan. Both mixed-use parcels were designed to lie outside the Hernando Oaks community gates. The original mixed-use concept has never been viable and both parcels have remained vacant and unused in the project’s 25 year history. The existing master plan approval allows townhomes, but still contains unmarketable office and commercial entitlements. Via this application, the owner/applicant is requesting to be considered as an individual parcel and use the entire property for its intended (and presently-approved) residential use – townhomes. With the Airport Planned Development District to the south, Commercial zoned property to the east, planned collector access road to the west and 350 feet of golf course and rough to the north, townhomes at an overall density of less than 8 units per acre is an excellent addition to the area.

While a more detailed master plan will be prepared at a later stage in development, the attached master plan provides information on topography, floodplain, adjacent zoning, and adjacent roadways along with guidance for access, drainage, perimeter building setbacks, internal building setbacks, typical building clusters and landscape buffer (along Powell Road). No vegetative buffer is proposed along the north boundary, since blocking the view of the golf course does not make sense and the golf course rough accomplishes the desired purpose. A 10’ vegetative buffer is proposed along the west boundary, and no vegetative buffer along the eastern boundary as this area will be separated from the Commercial parcel by the drainage retention area. Undisturbed area will generally be located along the golf course, in the buffers and in available “pocket” areas within the project. Townhomes will have a minimum width of 20’, will each have a garage and will generally be clustered in 4-6 unit buildings, with occasional 8-unit buildings possible. Trees will be retained where feasible. Each townhome will access directly onto an internal roadway network, which will loop through the property, providing easy access to the boulevard entrance at Powell Road. With the looped internal circulation pattern, the boulevard entrance will be of a sufficient width to eliminate the need for a second access point. Additional parking places will be provided throughout the community, where feasible. A recreation center will be provided within the community, with amenities appropriate for the residential market chosen by the developer.

Consistent with previous approvals and discussions with the County Engineer, the zoning master plan includes setting aside a 40 foot wide strip of property along the southern boundary for future roadway expansion of Powell Road. The applicant will work with the County Engineer to establish appropriate access improvements at the Powell Road entrance.

SETBACKS AND BUFFERS

PERIMETER BUILDING SETBACKS

West	15'
North	15'
South	25' from future proposed ROW (deviation from 75')
East	15'

Perimeter setbacks are measured from the property boundary and are inclusive of any buffers.

INTERNAL BUILDING SETBACKS

Front:	25'
Rear:	15' (Deviation from 20')
Side:	0'/7.5' (Deviation from 10') *Distance Between Townhome Clusters 15'

Maximum Building Height

MBH	45'
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BUFFER

South Perimeter	10' landscaped buffer (along future proposed ROW)
North Perimeter	None (golf course rough is adjacent)
East Perimeter	None (separated by DRA)
West Perimeter	10' landscaped buffer along future access

The project will meet the County's open space, landscaping and recreation requirements and will be sized/located at the time of conditional plat.

DEVELOPMENT SCHEDULE

Development is anticipated to start in 2024.

DRAFT OF PROTECTIVE COVENANTS

Protective covenants will be provided with SWFWMD permitting.

PRELIMINARY ENGINEERING REPORT

Topography & Drainage

The property ranges from a high of approximately 94' m.s.l. in the southwest corner to a low of 77' m.s.l. along the eastern boundary. A common drainage retention system will be constructed to accommodate onsite and any existing offsite stormwater. Drainage retention is anticipated to occupy at least 15% of the property.

Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0156E, effective date of January 15, 2021. According to the FIRM panel, there is one area in the southeast corner of the property designated Zone AE with a

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Planning Department
Hernando County, Florida

100 year floodplain elevation between 77.6 ft above sea level. The area is so small that it will have insignificant impact on development of the property. The remaining areas are within Zone A without Base Flood Elevations.

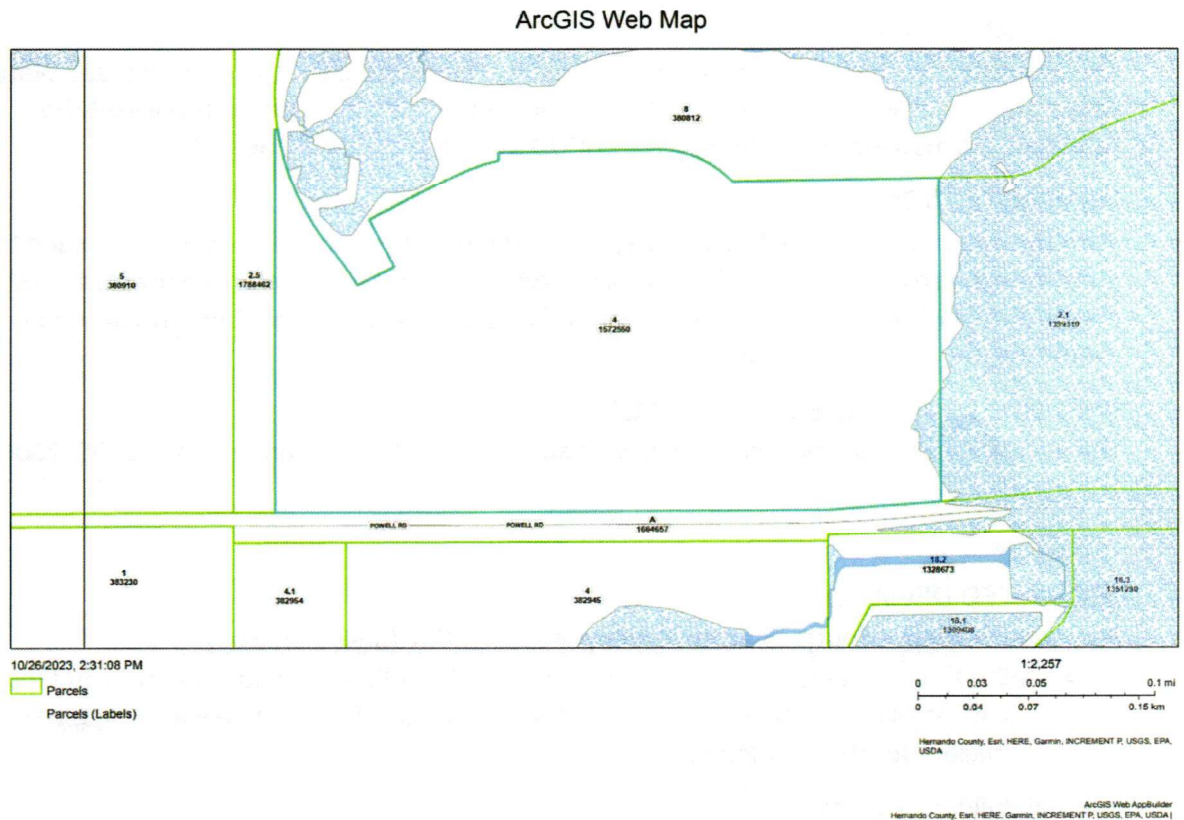


Figure 4. Powell Road Townhomes 1572550 FEMA Floodplain Map

Soils

According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the site consists of the following soil types: Blythe loamy fine sand, Flemington fine sandy loam, Floridana variant loamy fine sand, Kendrick fine sand, Micanopy loamy fine sand, and Nobleton fine sand. The soils are generally moderately draining.

Environmental

The property contains a number of trees, particularly in the lower areas. The site consists of hardwood mixed with pine, with an understory of palmetto, immature trees, and several different shrub species. No wetlands or listed species were noted in the site visit.

ADEQUATE ACCESS

As depicted on the enclosed master plan, a single boulevard entrance is proposed directly to Powell Road. The configuration of the access will be worked out with the Hernando /County Engineer. Both Powell Road and US 41 have sufficient capacity and good levels of service. The Powell Road/US 41 intersection is already signalized. Prior to development, a traffic study will

be submitted to the Hernando County Engineers for review. As mentioned above, a 40 foot wide strip of property along the southern boundary has been designated for future roadway expansion of Powell Road.

WATER AND SEWER

The property is within the Hernando County Utility Department (HCUD) service area. Water and sewer are available along Powell Road and US 41. An on-site pump station will likely be required. Discussions are underway with HCUD potential points of connection.

FIRE PROTECTION

With the extension of the public water system, adequate fire protection will be provided through utility design provision of fire hydrants. A Utility/Fire Service analysis will be prepared with the conditional platting. A Fire Protection Plan will be provided to the Fire Department upon submitting the Conditional Plat.

PREVIOUS DEVELOPMENT APPROVALS:

The overall Hernando Oaks master plan was approved in 1999 and amended in 2000, 2006 and 2012.

REQUESTED DEVIATIONS

Perimeter Setback - South 25' from future proposed ROW (deviation from 75')

- With the provision of 40 additional feet of ROW for Powell Road expansion and the inclusion of a landscape buffer, a 25' building setback from the new ROW line will be sufficient for the location of townhomes.

Internal Building Setbacks

- Internal Side- 7.5' end units and 0' attached units (deviation from 10')
- Internal Rear- 15' (deviation from 20')

*The requested internal building setbacks will not impact safety, the internal roadways are private, separation will have to meet fire code and are common for previously approved townhome communities.



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

December 18, 2023

Mr. Don Lacey
966 Candlelight Blvd
Brooksville, Florida 34601

Re: Hernando County Rezoning Application for BBX Partners – Key 1572550

Mr. Lacey:

The application for BBX Partners rezoning of Parcel Key 1572550 cannot be accepted at this time for the following reasons:

1. The Narrative does not match the Master Plan:
 - a. There are no internal setbacks identified in the narrative though they are listed on the master plan.
 - b. The master plan does not include the buffers identified in the narrative.
 - c. The narrative does not mention that the perimeter setback is inclusive of the 10' buffer on US 41, though it is shown on the Master Plan.
 - d. Deviations identified on the master plan are not listed or cited in the narrative.
 - e. Building separation is not included on the master plan.
2. Please illustrate where the buffers on the east and west boundaries are on the master plan.
 - a. Explain this stipulation: buffers will be provided on the western property line “where not adjacent to townhomes or recreation”. The western property line is adjacent to a future roadway accessing the parcel behind. Buffers are required adjacent to roadways.
 - b. Explain why it won't be necessary to buffer the eastern property line, which is adjacent to commercially zoned property.
3. Discuss the density of the proposed use and its compatibility with the surrounding area.
4. Include a maximum height for the proposed buildings
5. Include the required open space per Chapter 10
6. Please discuss the second ingress/egress point.
7. Include in the narrative that a Fire Protection Plan will be provided to the Fire Department upon submitting the Conditional Plat.
8. Discuss the condition of and impact of the proposed development on the natural features and how the PDP will incorporate existing features into the overall design of the project.
9. Include in the narrative that all landscaping will meet the requirements of Chapter 10 Community Appearance.

10. Include the request in the narrative if you will be seeking a deviation for road width from the Hernando County guidelines require.

Please review the application guidelines, and the requirements for Planned Development Projects in Appendix A, Article VIII Planned Development Project.

Sincerely,



Cayce Dagenhart
Planner III

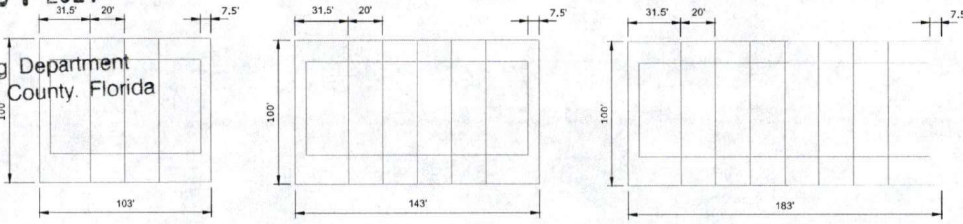
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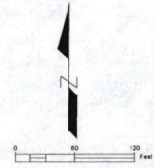
DEC 27 2024

TYPICAL TOWNHOME LOTS (N.T.S)



LEGEND

- 10' LANDSCAPER BUFFER
- TOWNHOMES
- DRA/REC



NOT IN PROJECT

NOT IN PROJECT

Planning Department
Hernando County, Florida

PDP(REC)

PDP(REC)

15' Perimeter Setback

15' Perimeter Setback

15' Perimeter Setback

10' LANDSCAPE BUFFER

25' Perimeter Setback

BOULEVARD ENTRANCE ROAD
Exact location to be determined by the County Engineer

40' ROW TO BE DEDICATED
TO HERNANDO COUNTY

POWELL ROAD

Site Data
Owner/Applicant:
 BEX Partners, Inc.
 201 E Las Olas Blvd; SUITE 1900
 Fort Lauderdale, FL 33301

Parcel Key No.: 1572550
Section/Township/Range: 08/23/19

Current Zoning: CPDP (Village Center)
Proposed Zoning: PDP (MF)

Area = +/- 25.73 acres
Proposed No. of Lots: 200

Perimeter Setbacks:
 North 15'
 South 25' from new ROW
 East 15'
 West 15'

Internal Building Setbacks:
 Front 25'
 Side 7.5' (Deviation from 10')
 Attach 0'
 Rear 15' (Deviation from 20')

Lot Size:
 Min Lot Width - 20'
 Min Lot Depth - 100'
 Min Lot SF - 2,000 SF

Buffers:
 South - 10' Landscaped Buffer

Park Site:
 Total Acreage will meet County standards and be sized/located at the time of Conditional Plat

FLOOD ZONE
AE EL=17.6

CPDP

25' BUILDING SETBACKS
10' LANDSCAPE BUFFER

ZONING MASTER PLAN

PARCEL KEY 1572550



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BASE MAP
AERIAL

PARCEL KEY 1572550

Coastal
Engineering, Inc.
1986 Campbell Road, Suite 34801
Norfolk, VA 23502
Tel: 757-629-8200
Fax: 757-629-8201
EB-0000742

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