

HERNANDO COUNTY ZONING AMENDMENT PETITION



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

Date: July 26, 2022

File No. 112205 Official Date Stamp:
Received
OCT 05 2022
Planning Department
Hernando County, Florida

APPLICANT NAME: Tri County Development Inc

Address: 9400 River Crossing Blvd, Suite 102
City: New Port Richery State: FL Zip: 34655
Phone: Email: alex@deebcompanies.net
Property owner's name: (if not the applicant) YMCA of the Suncoast

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)848-3425 Email: tcsorba@coastal-engineering.com

HOME OWNERS ASSOCIATION: [X] Yes [ ] No (if applicable provide name) Seven Hills Homeowners Association, Inc

Contact Name: William Lacey
Address: 334 East Lake Rd. #244 City: Palm Harbor State: FL Zip: 34685

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 01085505
2. SECTION 30, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(SU) YMCA
4. Desired zoning classification: PDP(SU) YMCA & PDP(MF)
5. Size of area covered by application: 19.70 Acres
6. Highway and street boundaries: West- Mariner Blvd
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, G. Scott Goyer - YMCA of the Suncoast, 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): Tri County Development Inc.
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 26th day of Sept, 2022, by G Scott Goyer 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

TRI COUNTY YMCA PARCEL  
REZONING APPLICATION – PROJECT NARRATIVE  
TRI COUNTY DEVELOPMENT  
PARCEL KEY 01085505.

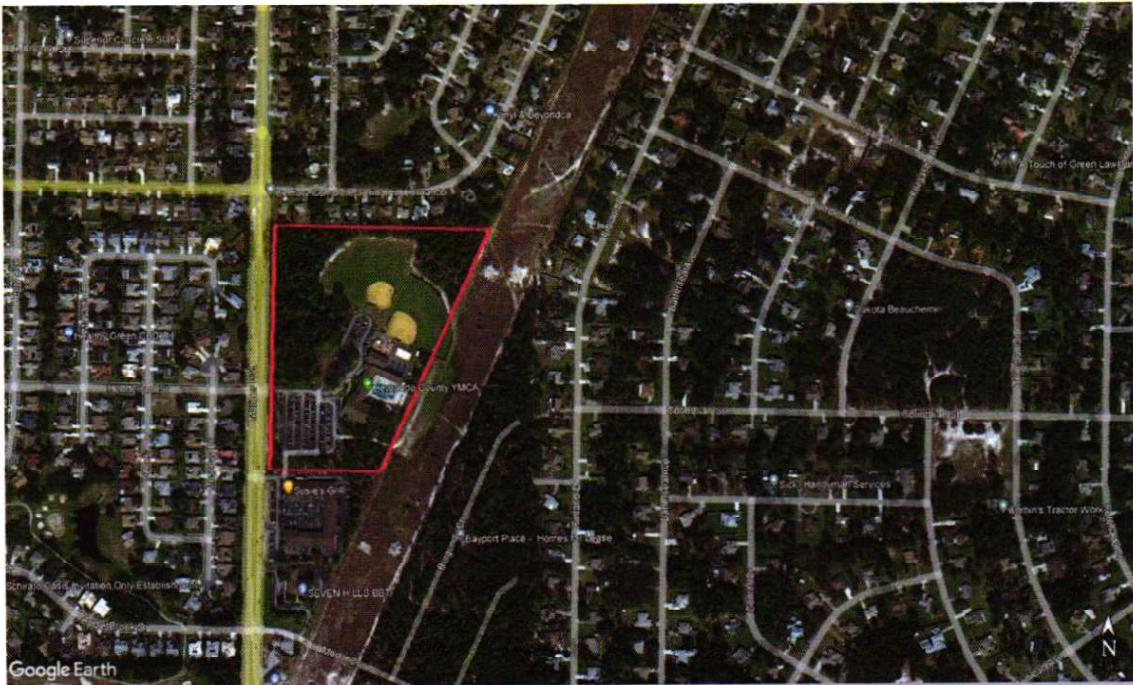


Figure 1. Deeb YMCA Parcel (Key No. 1085505) Aerial & Location Map

### General

The subject 19.60-acre ± property lies within section/township/range: 30 / 22S / 18E and is located on the east side of Mariner Boulevard, approximately ½ mile south of Spring Hill Drive . It is identified by the Hernando County Property Appraiser (HCPA) as Key No. 1085505 and outlined in Figure 1, above.

The current zoning for the subject property is Planned Development District – Special Use (PDP-SU) for a YMCA. Refer to Figure 2 for the property’s current zoning map. The property is also part of the Seven Hills Development of Regional Impact (DRI).



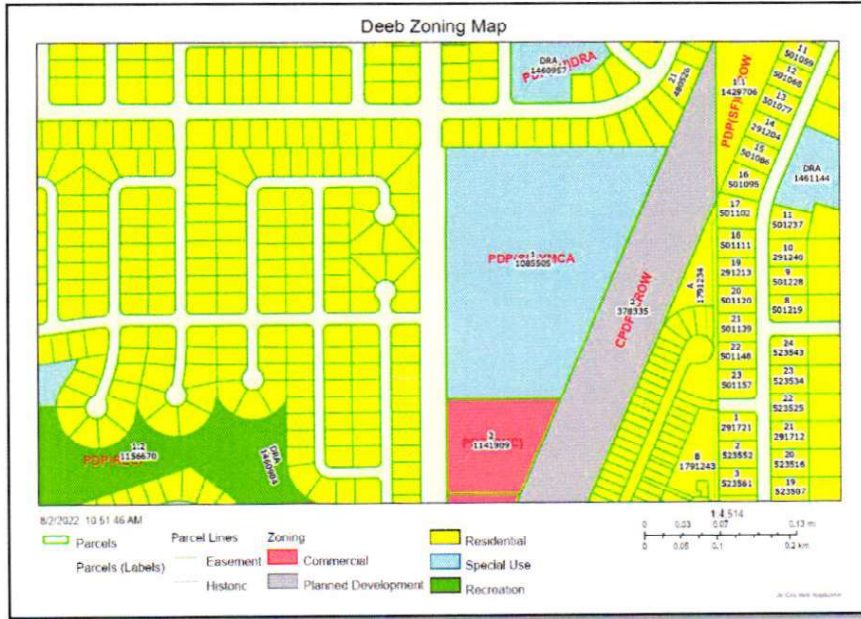


Figure 2. Deeb YMCA Parcel (Key No. 1085505) Current Zoning Map

The property has a Residential designation on the Hernando County Comprehensive Plan Future Land Use (FLU) Map. Refer to Figure 3 for the property's current FLU map.



Figure 3. Deeb YMCA Parcel (Key No. 1085505) FLU Map

The following table identifies adjacent zoning classifications 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>	Spring Hill Unit 8	<b>PDP(SF)</b>	<b>Residential</b>
<b>SOUTH</b>	Seven Hills Professional Center	<b>PDP(GHC)</b>	<b>Residential</b>
<b>EAST</b>	Duke Energy Power Line	<b>CPDP</b>	<b>Public Facility</b>
<b>WEST</b>	Seven Hills Unit 1	<b>PDP(SF)</b>	<b>Residential</b>

## Subject Site

At present, approximately half the subject property is being used actively by the Suncoast YMCA for athletics, fitness and education, with the required parking and circulation. The remaining half the property, primarily in the north and northwest, is undeveloped or consists of baseball/softball fields that no longer are in the YMCA's future activity plans (a portion of which will be converted to a multi-purpose field).

## Request

The applicant is requesting to retain the existing Planned Development Project (PDP-SU) YMCA designation for the portion of the property that will continue to be used for operation of the YMCA, but place a (PDP-MF) designation on the remaining 9.5 acres as shown in the proposed master plan to allow development of a rental residential villa community. It is this north/northwestern section of the site not in the long-range plans of the YMCA that the applicant is acquiring from the Suncoast YMCA and plans to utilize for development of up to 84 villas for seniors, 55 years of age and over. Each unit will consist of a single story villa and have a garage. These residences are of varying sizes, ranging from 1,000 square feet (sf) to 1,500 sf of living space, adding some variety to the housing options in the Seven Hills area. They will be marketed with an emphasis on their proximity to the YMCA and memberships for use of that facility for recreation will be incorporated into their rent. All property will be under common landscaping and maintenance and no further subdivision or creation of fee simple lots will be made.

The entire parcel is part of the Seven Hills Development of Regional Impact (DRI), a multifaceted community that includes single family residential (Seven Hills), private adult single family residential (Wellington), multifamily, senior multifamily, commercial, office, a golf course, a hospital a public school (Seven Hills Elementary) and the YMCA. With ongoing construction of the nearby Enclave parcel, virtually all of Seven Hills has now been developed, with just a few platted office/commercial lots still to be utilized. The proposed development of up to 84 villas is consistent with the entitlements approved in the Seven Hills DRI which allows for up to 900 multifamily units. While annual reports are no longer required for this virtually-completed DRI, the following table from the most recent report (2014) shows that only 336 multifamily units had been constructed at that time. Significant entitlements exist to accommodate the proposed villas.



# SEVEN HILLS DRI 2014 ANNUAL REPORT

## EXHIBIT I

DEVELOPMENT ACTIVITY THROUGH 2014			
LAND USE	OCCUPIED DWELLING UNITS		PHASE I + PHASE II + PHASE III (1987-1996) (1997-2002) (2003-2016)
	2014	Total thru 2014	Projections
Residential			
Single Family	0	1863	1,800
Multi-Family	<u>0</u>	<u>336*</u>	<u>900</u>
TOTALS	0	2,199	2,700

\* Includes 42 life care units

The project site consists entirely of Candler fine sands, a soil conducive to the proposed residential development. The limited floodplain area found on site will be accommodated as part of the on-site stormwater retention system. The project will utilize the existing YMCA point of access to Mariner Boulevard and add a second access point to the north, generally as depicted on the proposed master plan. Mariner Boulevard is in a four lane configuration and has adequate capacity. The project will be served with central water and sewer by the Hernando County Utilities Department, which has infrastructure along the Mariner ROW. As part of the Seven Hills DRI, all issues related to concurrency are vested.

### Setbacks & Buffers

#### *Perimeter Building Setbacks:*

- North – 20'
- South – 20'
- East – 20'
- West – 20'

#### *Internal Building Setbacks (there are no lots or residential street ROWs)*

- From access drive – 20'
- Side - 0' - (10' between buildings)

#### *Buffers: where depicted on the proposed zoning master plan*

- North – (Spring Hill lots) - 10' with 80% opacity
- South – (YMCA Facility) – 20' landscaped
- East – (Duke Power Line) – 10' landscaped

- West – (Mariner Boulevard) – 15' landscaped

Minimum Size of Residence 1,000 square feet

#### Draft of Protective Covenants

With no subdivision of lots, protective covenants are not required.

#### Development Schedule

Development of the property is anticipated to start in 2023.

#### Proposed Improvements

Offsite construction will include connection to HCUD utilities and construction of a second access to Mariner Blvd. The above will be accomplished in accordance with the regulations and standards of the Hernando County Engineer and the Hernando County Utilities Department.

#### Adequate Access

The two points of ingress and egress from the property will be from Mariner Blvd., a County major arterial roadway. According to the Hernando County Concurrency Management System's Tier I Concurrency Table, Mariner Boulevard is operating at an acceptable level of service and has available capacity. With driveways and garages for each unit, there will be no parking along the project access drives.

#### Topography

As shown in Figure 4, site topography ranges from a hill approximately 56' high along the southern boundary to an elevation of 35' in a depression along the western boundary. Drainage retention is planned for that depressional area.



Figure 4. Deeb YMCA Parcel (Key No. 1085505) Topography Map



# National Flood Hazard Layer FIRMMette

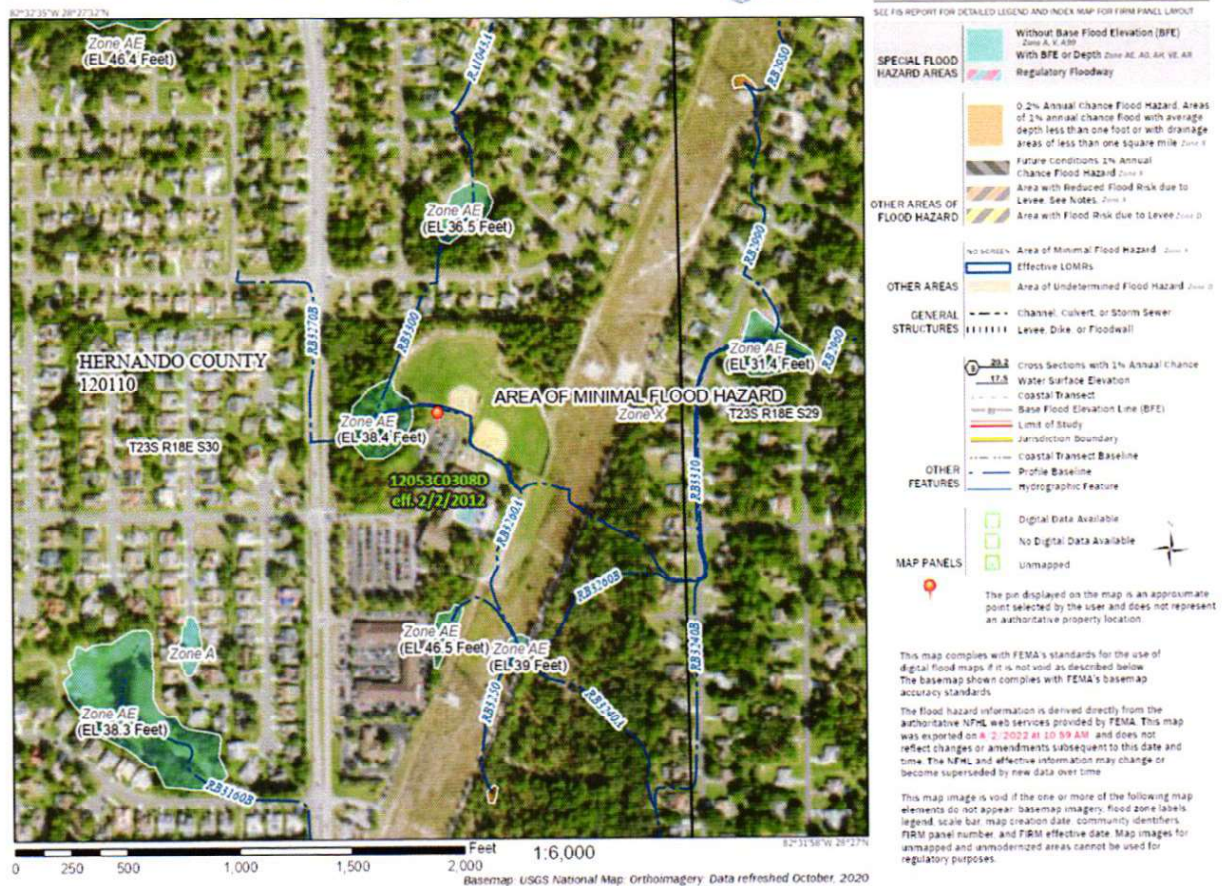


Figure 5. Deeb YMCA Parcel (Key No. 1085505) Floodplain Map

## Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0308D, effective date of February 2, 2012. As depicted on Figure 5, the map shows the great majority of the site above the 100 year floodplain, with the depressional area adjacent to Mariner Boulevard being in an AE designation, with an elevation of 38.4 feet. This floodplain area will be incorporated into the stormwater retention system in conformance with SWFWMD permitting criteria.



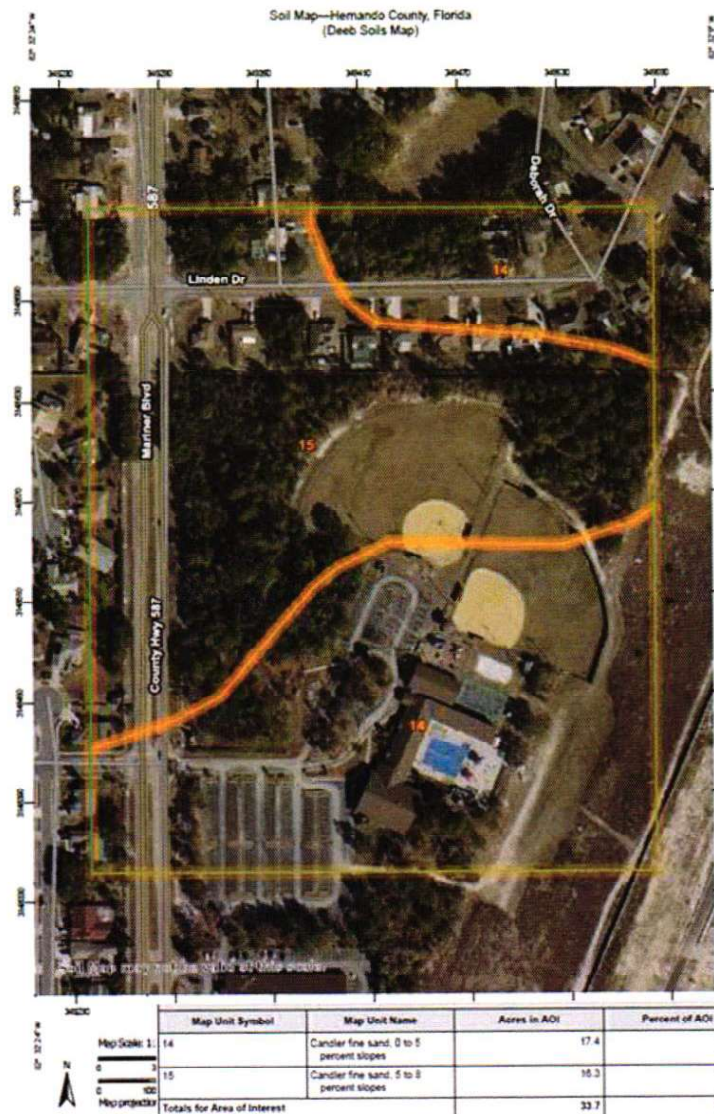


Figure 6. Deeb YMCA Parcel (Key No. 1085505) Soils Map

### Soils

Soils on the property consist entirely of Candler fine sands, an extremely well drained soil conducive to development.

### Site Environmental

A preliminary site visit was conducted on August 2, 2022. The following are the results of the site visit:

- The proposed project site consists of previously developed areas, including baseball fields and undeveloped woodlands.
- Typical tree species consist of turkey oak, sand pine, slash pine and sand live oak.
- Large trees (> 18" DBH) were not detected.

- The ground cover consists of leaf litter, pine straw, vines, wiregrass, gopher apple, annual forbs and bare sand.
- Gopher tortoise burrows were detected, but their density appears low.
- No other state or federally listed species were detected.
- No wetlands or other surface waters were detected.

### Utilities

The project will be served with central water and sewer. Discussions will be held with the Hernando County Utilities Department (HCUD) regarding capacity and points of connection. An additional pump station is not likely to be needed, however, a utility analysis will be conducted prior to design and permitting.

### Drainage

This project is within Southwest Florida Water Management District. Additional stormwater generated by the proposed project will be handled on site using onsite DRAs as generally depicted on the proposed master plan. The exact size and location of all DRAs will be determined during the preliminary engineering design phase, however the anticipated location for most stormwater retention will be in the lower areas of topography adjacent to Mariner Boulevard.

### Development of Regional Impact Thresholds

The proposed development is part of the Seven Hills DRI and is consistent with the entitlements established with that development order.

### Deviations:

#### *Perimeter Building Setback*

- West (Mariner Boulevard) – 20' (deviation from 50') With no commercial parcels, no driveways accessing directly to Mariner Boulevard and no need for additional ROW, a 20' building setback should suffice.