Hernando County

Planning & Zoning Commission

John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

Regular Meeting

Agenda

Monday, July 14, 2025 - 9:00 A.M.

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

A. CALL TO ORDER

1. **Invocation**
2. **Pledge of Allegiance**
3. **Poll Commission for Ex Parte Communications**
4. **County Attorney Statement**
5. **Administering of the Oath**

B. STAFF ANNOUNCEMENTS

C. APPROVAL/MODIFICATION OF AGENDA

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

1. **16149** CP 1492158 Crystal Waters
2. **16120** Conditional Use Permit Petition Submitted by Jakub Kusnierz (CU2503)
3. **16112** Conditional Use Permit Petition Submitted by Robert Grange (SE2502)
4. **16113** Special Exception Use Permit Petition Submitted by Aliviya Rose Manor LLC (SE2505)
5. **16121** Approval of Minutes for Regular Meeting of June 9, 2025

F. STANDARD AGENDA

1. **16114** PSFOD Petition Submitted by Greater Tampa Bay Area Council Inc. Boy Scouts of America (H2514)
2. **16117** Master Plan Revision Petition Submitted by Granger Development LLC (H2509)
3. **16115** Rezoning Petition Submitted by Karen B. Leveritt TTEE (H2517)
4. **16116** Rezoning Petition Submitted by John P Shank and JoAnn Shank (H-25-18)
5. **16119** Rezoning Petition Submitted by William Bourguignon (H-22-89)

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 11, 2025, beginning at 9:00 AM, in the Commission Chambers

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: P&Z Agenda Item
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 16149
Legal Request Number:
Bid/Contract Number:

TITLE
CP 1492158 Crystal Waters

BRIEF OVERVIEW
Conditional Plat for Crystal Waters

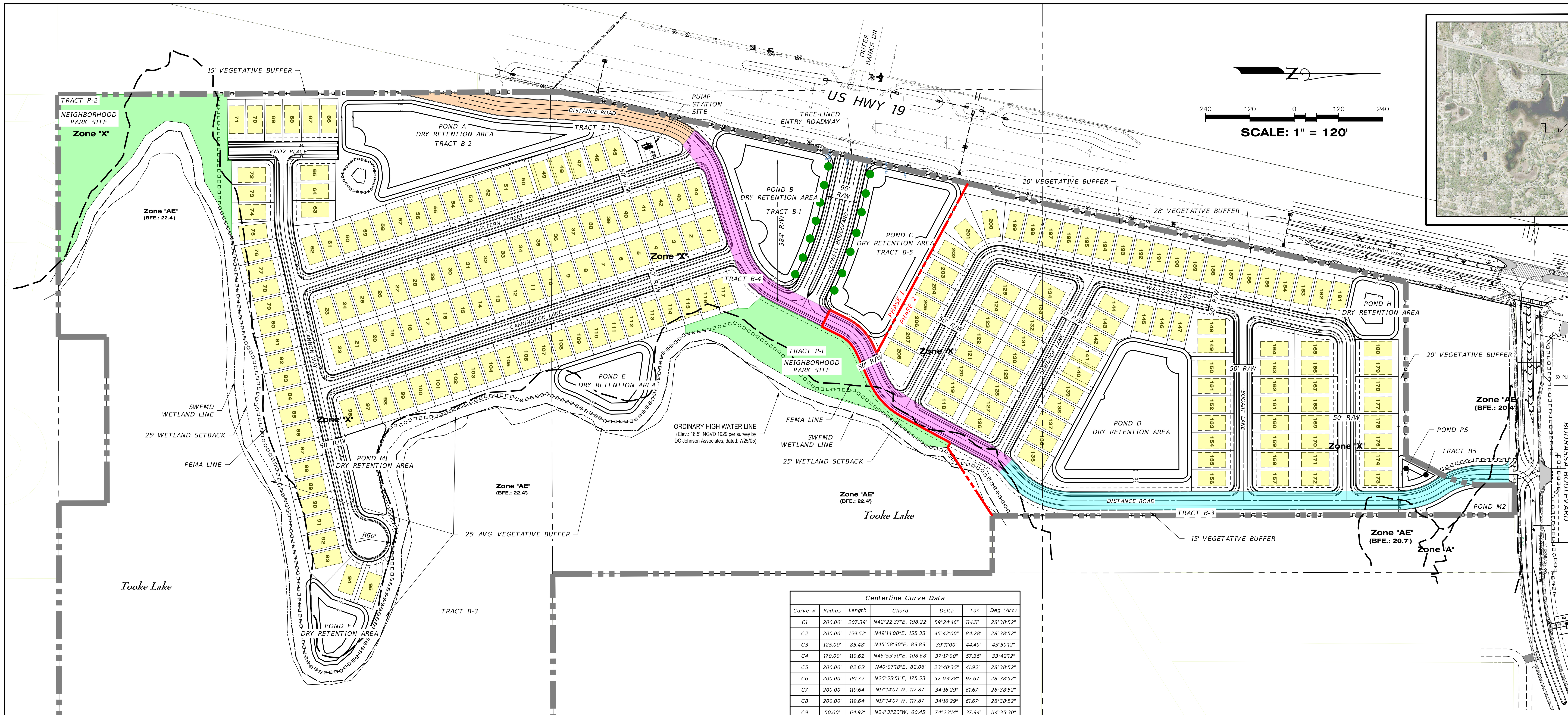
FINANCIAL IMPACT
No Financial Impact

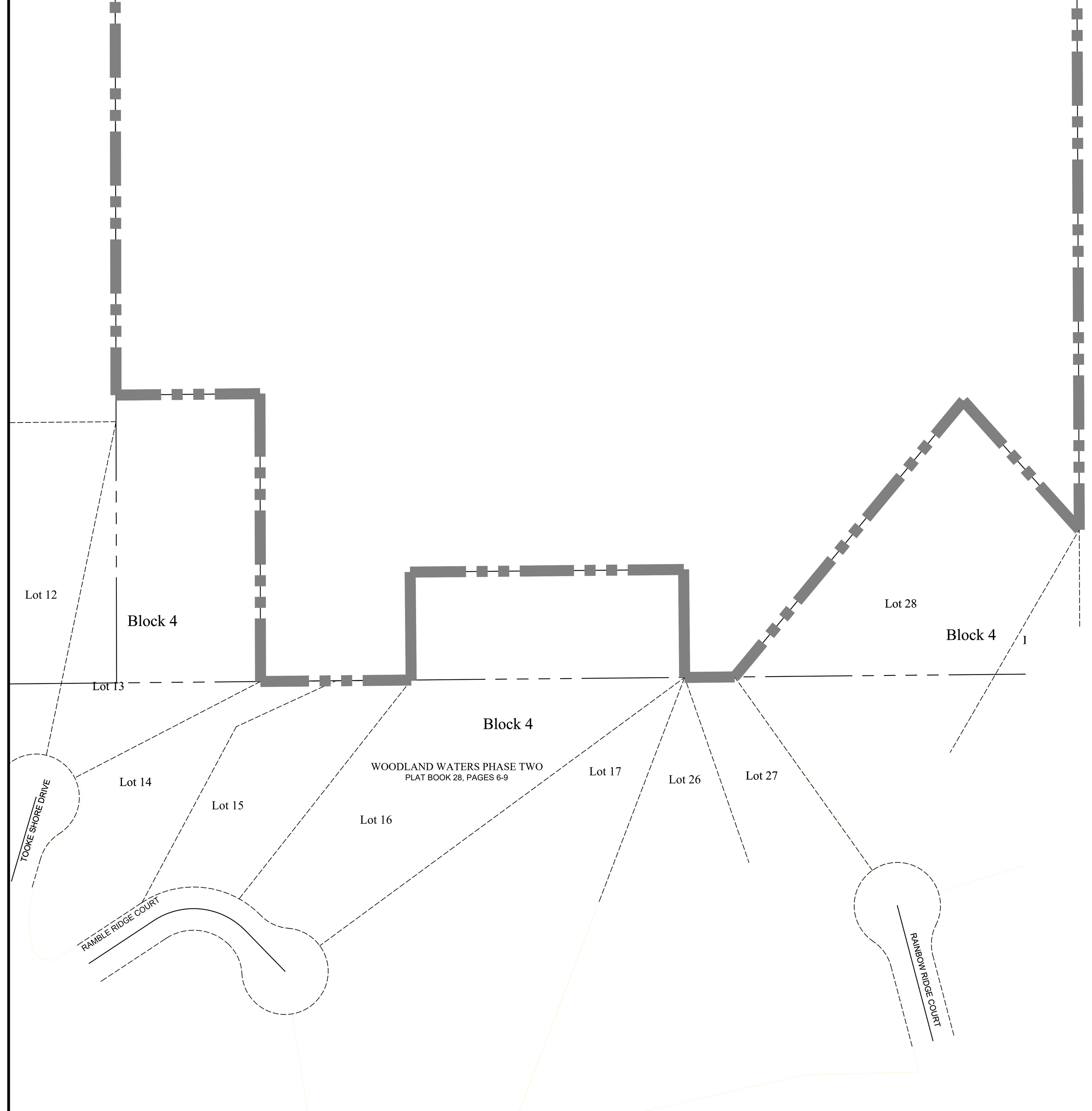
LEGAL NOTE
The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

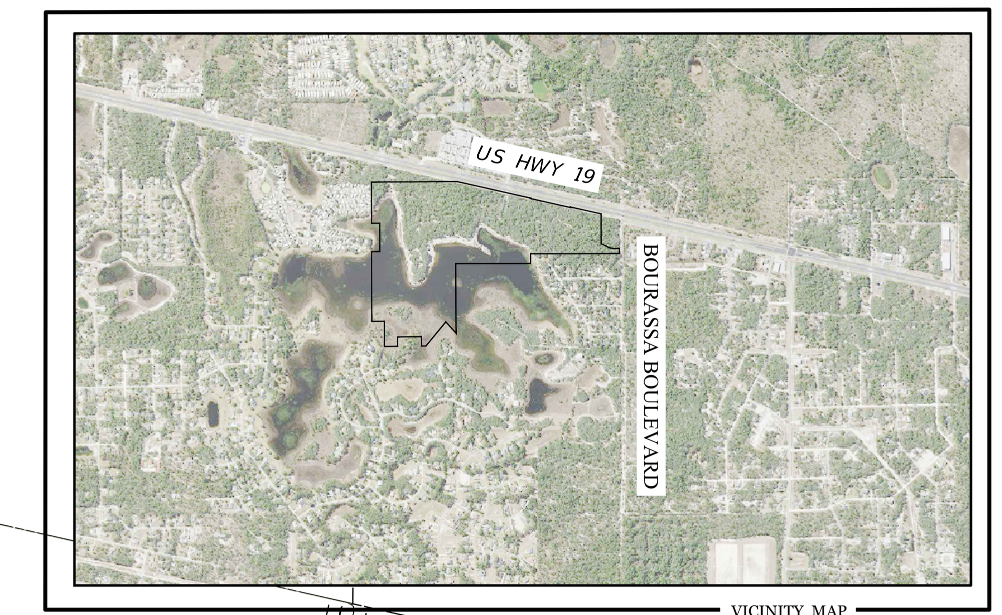
RECOMMENDATION
Approve the Conditional Plat for Crystal Waters

REVIEW PROCESS

Omar DePablo	Escalated	07/08/2025 4:16 PM
KayMarie Griffith	Approved	07/08/2025 5:27 PM
Toni Brady	Approved	07/09/2025 6:06 PM
Victoria Anderson	Approved	07/10/2025 10:04 AM
Pamela Hare	Approved	07/10/2025 10:05 AM
Victoria Vvia	Approved	07/10/2025 10:11 AM

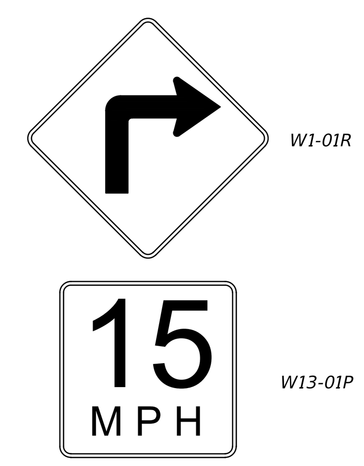






VICINITY MAP
HERNANDO COUNTY, FLORIDA
SECTION 13 TOWNSHIP 22 SOUTH, RANGE 17 EAST

Centerline Curve Data						
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)
C1	200.00'	207.39'	N42°22'37"E, 198.22'	59°24'46"	114.11'	28°38'52"
C2	200.00'	159.52'	N49°14'00"E, 155.33'	45°42'00"	84.28'	28°38'52"
C3	125.00'	85.48'	N45°58'30"E, 83.83'	39°11'00"	44.49'	45°50'12"
C4	170.00'	110.62'	N46°55'30"E, 108.68'	37°17'00"	57.35'	33°42'12"
C5	200.00'	82.65'	N40°07'18"E, 82.06'	23°40'35"	41.92'	28°38'52"
C6	200.00'	181.72'	N25°55'51"E, 175.53'	52°03'28"	97.67'	28°38'52"
C7	200.00'	119.64'	N17°14'07"W, 117.87'	34°16'29"	61.67'	28°38'52"
C8	200.00'	119.64'	N17°14'07"W, 117.87'	34°16'29"	61.67'	28°38'52"
C9	50.00'	64.92'	N24°31'23"W, 60.45'	74°23'14"	37.94'	114°35'30"
C10	200.00'	40.46'	N6°52'28"E, 40.40'	11°35'32"	20.30'	28°38'52"
C11	50.00'	77.51'	N45°29'25"E, 69.98'	88°49'25"	48.98'	114°35'30"
C12	900.00'	215.40'	S70°28'23"E, 214.89'	13°42'46"	108.22'	6°21'58"
C13	400.00'	88.65'	N83°17'55"E, 88.46'	12°41'51"	44.50'	14°19'26"



TYPICAL ADVANCED WARNING SIGNAGE

NOTES:

1. DEVELOPER/PERMITTEE:
   DR HORTON
   3300 SW 34TH AVE
   SUITE 101-A
   OCALA, FL 34474
2. Total Acres: 125.2
3. Total Lots: 208
4. 1.66 DU/AC
5. Parcel Key Numbers: 418907, 1381515, 469549, 1243835, 1357631, 1777492
6. Potable Water by Hernando County
7. Sewage Disposal by Hernando County.
8. Presently Zoned: PD (H-22-51, 7/30/2024)
9. Future Land Use: RES
10. Size and width of easements based on actual drainage design to be determined at construction plan stage.
11. Street names to be shown on final plat.
12. Minimum Lot Sizes: See details, this sheet.
13. Minimum Lot Setbacks: See details, this sheet.
14. Site lies within Flood Zones 'AE', 'A', and 'X' as per FEMA FIRM PANEL #12053C058D effective 2/2/2012.
15. Maximum building height: 35'.
16. Pre-Development 'C' Factor = 0.15
17. Pre-Development "Percent" impervious 0%
18. All roadway curves with radii less than code minimum will have speed advisory signage. Signage will be shown in final construction plans.
19. A minimum of 10% on-street parking spaces for residents will be provided in addition to the minimum parking required by the Hernando County land development code

PARK REQUIREMENTS:

PARK AREA REQUIRED:
1 ACRE FOR FIRST 50 LOTS PLUS 0.01 Ac.
FOR EACH ADDITIONAL LOT

1.0 Ac. + (208 - 50)x 0.01 = 2.58 Ac.

PARK AREA PROVIDED:
- PARK SITE NO. 1: 1.65 Ac. (MAIN PARK)
- PARK SITE NO. 2: 2.33 AC. (PASSIVE PARK)
TOTAL PARK PROVIDED = 3.98 Ac.

NATURAL PRESERVATION/OPEN SPACE:

PRESERVATION/OPEN SPACE AREA REQUIRED:
7% OF PROJECT AREA.

PROJECT AREA = 125.2 Ac.

PRESERVATION AREA REQUIRED: 125.13 Ac. x 0.07 = 8.76 Ac.

PRESERVATION AREA PROVIDED:
TRACT B-3 = 63.98 AC.
TRACT B-5 = 1.14 AC.
TOTAL PRESERVATION AREA PROVIDED = 65.12 Ac.

LOT SUMMARY

PHASE	50' LOTS
PHASE 1	117
PHASE 2	91
SUMMARY	208

RESIDENTIAL DIMENSIONAL STANDARD NOTES

SINGLE FAMILY DETACHED USE:

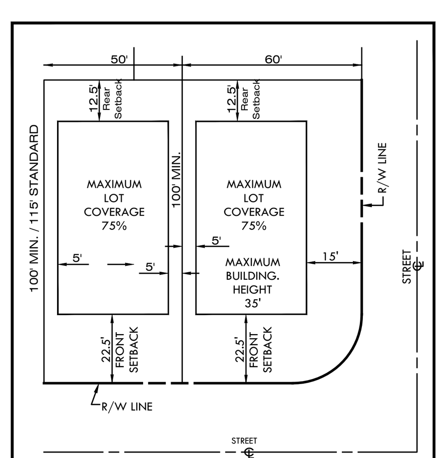
MINIMUM LOT WIDTH = 50'

MINIMUM LOT DEPTH = 100'

MINIMUM FRONT SETBACK = 22.5'

MINIMUM SIDE YARD SETBACK = 5'

MINIMUM REAR SETBACK = 12'



50' TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED LOT

TRACT SUMMARY

ID	USE
B-1	OPEN SPACE, DRAINAGE AREA
B-2	OPEN SPACE, DRAINAGE AREA, WETLAND CONSERVATION AREA
B-3	OPEN SPACE, DRAINAGE AREA, WETLAND CONSERVATION AREA, VEGETATIVE BARRIER
B-4	OPEN SPACE
B-5	OPEN SPACE, DRAINAGE AREA, VEGETATIVE BARRIER
P-1	NEIGHBORHOOD PARK SITE
P-2	NEIGHBORHOOD PARK SITE
Z-1	PUMP STATION

SITE DATA

PHASE	TOTAL AREA	UPLAND AREA	WETLAND AREA	NO. OF LOTS	GROSS DENSITY	NET DENSITY
PHASE 1	101.10 Ac.	41.33 Ac.	59.77 Ac.	117	1.16	2.83
PHASE 2	24.10 Ac.	24.10 Ac.	0 Ac.	91	3.79	3.79
TOTALS	125.2 Ac.	65.43 Ac.	59.77 Ac.	208	1.66	3.18

LEGAL DESCRIPTION:

ALL OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT A 3" X 3" CONCRETE MONUMENT LOCATED AT THE SW CORNER OF THE NE 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, THENCE N.00°18'25"W. ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 13 A DISTANCE OF 26.72 FEET TO A SET IRON ROD AND CAP (LB7200) AT A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 19 (COMMERCIAL WAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFIC PURPOSE SURVEY MAP, SECTION NO. 08020, F.P. NUMBER 4271521 1; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES, (1) N.12°40'15"E. A DISTANCE OF 1198.77 FEET TO A FOUND 5/8" DIAMETER IRON PIN (NO I.D.); (2) S.77°15'44"E. A DISTANCE OF 7.97 FEET TO A FOUND 5/8" DIAMETER IRON PIN (NO I.D.); (3) N.12°40'32"E. 650.15 FEET TO A FOUND 1/2" DIAMETER IRON PIN (NO I.D.); (4) N.77°45'37"W. A DISTANCE OF 8.06 FEET TO A FOUND 1/2" DIAMETER IRON PIN (NO I.D.); (5) N.12°40'20"E. A DISTANCE OF 495.16 FEET TO A FOUND 4"X4" CONCRETE MONUMENT (ILLEGIBLE); THENCE LEAVING SAID EAST RIGHT OF WAY LINE N.89°57'12"E. A DISTANCE OF 472.42 FEET TO A SET 5/8" DIAMETER IRON ROD AND CAP (LB7200) ON A POINT ON A NON TANGENT CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 14°03'34", A CHORD DISTANCE OF 79.55 FEET AND A CHORD BEARING OF N.25°34'50"E., THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.75 FEET SET 5/8" DIAMETER IRON ROD AND CAP (LB7200) BEING A POINT OF REVERSE CURVE TO THE LEFT BEING CONCAVE WESTERLY HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 32°44'31", A CHORD DISTANCE OF 155.02 FEET AND A CHORD BEARING OF N.16°16'23"E., THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 157.15 FEET SET 5/8" DIAMETER IRON ROD AND CAP (LB7200) AND THE POINT OF TANGENT; THENCE N.00°05'53"W. A DISTANCE OF 73.33 FEET TO A SET 5/8" DIAMETER IRON ROD AND CAP (LB7200) BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF BOURASSA BOULEVARD, SAID POINT BEING 50 FEET SOUTH OF, WHEN MEASURED PERPENDICULAR, TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST; THENCE S.89°41'59"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 80.04 FEET TO A FOUND 5/8" DIAMETER IRON ROD AND CAP (DC JOHNSON LB 4514); THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S.00°05'53"E. A DISTANCE OF 1382.23 FEET TO A SET 5/8" DIAMETER IRON ROD AND CAP (LB7200); THENCE CONTINUE S.00°05'53"E. A DISTANCE OF 30.00 FEET (INACCESSIBLE); THENCE S.89°58'34"E. A DISTANCE OF 155.00 FEET TO AN INACCESSIBLE POINT ON THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION 13; THENCE 5.00°05'53"E. ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 1189.52 FEET TO A POINT AN INACCESSIBLE POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 13; THENCE N.89°45'33"E. ALONG SAID NORTH LINE A DISTANCE OF 1103.57 FEET TO THE NORTHERNMOST CORNER OF LOT 28, BLOCK 4, WOODLAND WATERS PHASE TWO ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 6 THROUGH 9, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA (POINT INACCESSIBLE); THENCE S.48°03'12"W. ALONG THE WESTERLY LINE OF SAID LOT 28, BLOCK 4 A DISTANCE OF 240.83 FEET TO THE WESTERNMOST CORNER OF SAID LOT 28, BLOCK 4 (POINT INACCESSIBLE); THENCE S.50°21'34"E. CONTINUING ALONG SAID WESTERLY LINE OF SAID LOT 28, BLOCK 4 A DISTANCE OF 498.36 FEET TO A POINT ON THE EAST LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 13 (POINT INACCESSIBLE); THENCE ALONG SAID EAST LINE S.00°33'12"E. A DISTANCE OF 69.35 FEET TO THE NE CORNER OF LOT 16, BLOCK 4, OF SAID WOODLAND WATERS PHASE TWO (POINT INACCESSIBLE); THENCE S.89°26'48"W. ALONG THE NORTH LINE OF SAID LOT 16, BLOCK 4 A DISTANCE OF 150.00 FEET TO THE NW CORNER OF SAID LOT 16, BLOCK 4 (POINT INACCESSIBLE); THENCE ALONG THE WEST LINE OF SAID LOT 16, BLOCK 4 5.00°33'12"E. A DISTANCE OF 380.00 FEET TO THE SW CORNER OF SAID LOT 16, BLOCK 4 (POINT INACCESSIBLE); THENCE ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK 4 N.89°26'48"E. A DISTANCE OF 150.00 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTH 1/2 OF THE SE 1/4 (POINT INACCESSIBLE); THENCE ALONG SAID EAST LINE S.00°33'12"E. A DISTANCE OF 209.34 FEET TO THE NE CORNER OF LOT 13, BLOCK 4 OF SAID WOODLAND WATERS PHASE TWO (POINT INACCESSIBLE); THENCE ALONG THE NORTH LINE OF SAID LOT 13, BLOCK 4, S.89°53'08"W. A DISTANCE OF 400.01 FEET TO THE NW CORNER OF SAID LOT 13, BLOCK 4 (POINT INACCESSIBLE); THENCE ALONG THE WEST LINE OF SAID LOT 13, BLOCK 4, S.00°33'12"E. A DISTANCE OF 200.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 13 (POINT INACCESSIBLE); THENCE S.89°53'08"W. ALONG SAID SOUTH LINE A DISTANCE OF 1107.34 FEET TO A POINT ON THE NORTH LINE OF CAMP-A-WYLE R.V. RESORT CONDOMINIUM ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 31 THROUGH 35, PUBLIC RECORDS OF HERNANDO COUNTY FLORIDA (POINT INACCESSIBLE); THENCE ALONG THE NORTH LINE OF SAID CONDOMINIUM THE FOLLOWING FOUR (4) COURSES; (1) N.00°06'52"W. A DISTANCE OF 130.00 FEET (POINT INACCESSIBLE); (2) S.89°53'08"W. A DISTANCE OF 450.00 FEET (POINT INACCESSIBLE); (3) S.00°06152"E. A DISTANCE OF 130.00 FEET (POINT INACCESSIBLE); (4) S.89°53'08"W. 168.16 FEET TO A FOUND 4"X4" CONCRETE MONUMENT (ILLEGIBLE); THENCE CONTINUE S.89°53'08"W. A DISTANCE OF 486.84 FEET TO A 4"X4" CONCRETE MONUMENT AT THE SW CORNER OF THE N 1/2 OF THE SE 1/4 OF SAID SECTION 13; THENCE N.00°19'54"W. (BASIS OF BEARING) ALONG THE WEST LINE OF SAID N 1/2 OF THE SE 1/4 A DISTANCE OF 1332.48 FEET TO THE POINT OF BEGINNING.

LEGEND

EXISTING	PROPOSED	
----□----	—■— 12	STORM DRAINAGE STRUCTURE & PIPE PIPE SIZE IN INCHES
		PROJECT BOUNDARY
		50' LOT
		TREE LINE BLVD
		NEIGHBORHOOD PARK AREA (TOTAL 3.98 Ac.)
		FRONTAGE ROAD SECTION "A"
		FRONTAGE ROAD SECTION "B"
		FRONTAGE ROAD SECTION "C"
		SWFWMD WETLAND LINE

CRYSTAL WATERS PHASES 1 & 2 CONDITIONAL PLAT

PREPARED FOR:

DR HORTON

3300 SW 34TH AVENUE, SUITE 101-A
OCALA, FL 34474
PHONE: (352) 414 5658

ZONING PETITION #H-22-51
PARCEL KEY: 418907
PARCEL NUMBER: R13 422 17 0000 0020 0010
PROJECT # LNH-KA-008

Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +0.?? Feet

REVISIONS	
DESCRIPTION	DATE

Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

Brian G. Surak
Digitally signed by Brian G. Surak
Date: 2025.03.28 11:11:28-04'00'

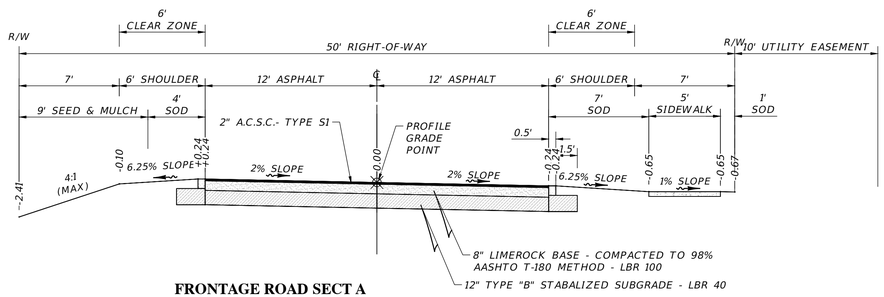
DATE: 03/28/2025

BRIAN G. SURAK, P.E. 59064
FLORIDA PROFESSIONAL ENGINEER

DRAWN: EKS	CHECKED: BGS
JOB NO.: DRH-CW-020	DATE: 3/27/2025
	FILE: PP

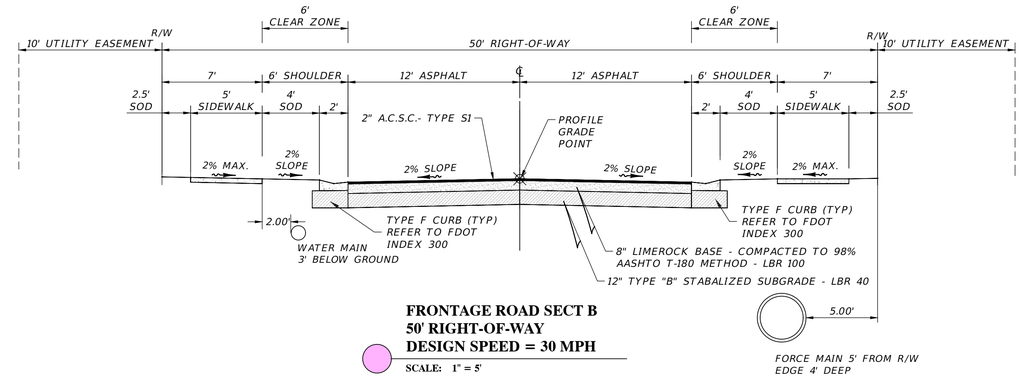
SHEET 1 OF 3

P:\CRYSTAL WATERS\MASTER PLAN\DRAWING\PRELIMINARY PLAT\PP.DWG-1 OF 3 2025/03/27 4:00 PM EMILY SANDAGE



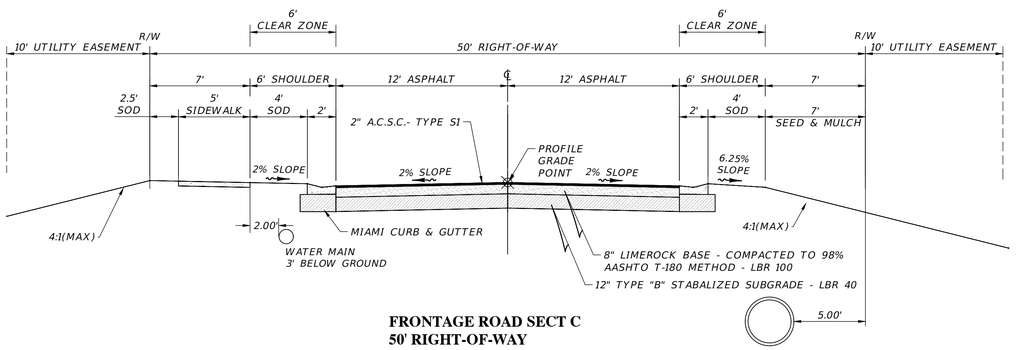
FRONTAGE ROAD SECT A
50' RIGHT-OF-WAY
DESIGN SPEED = 30 MPH

SCALE: 1" = 5'



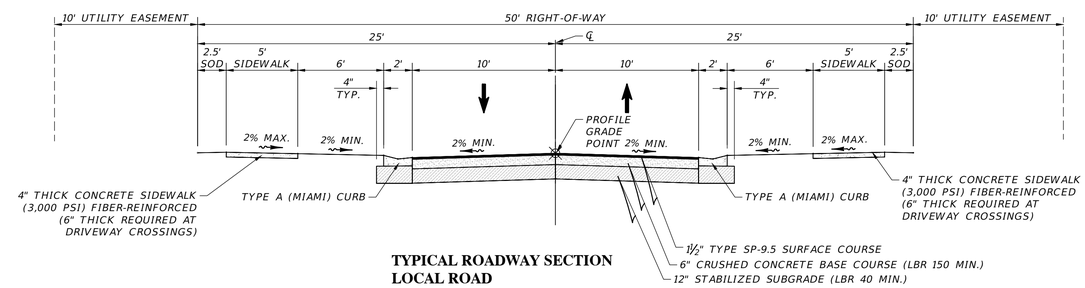
FRONTAGE ROAD SECT B
50' RIGHT-OF-WAY
DESIGN SPEED = 30 MPH

SCALE: 1" = 5'



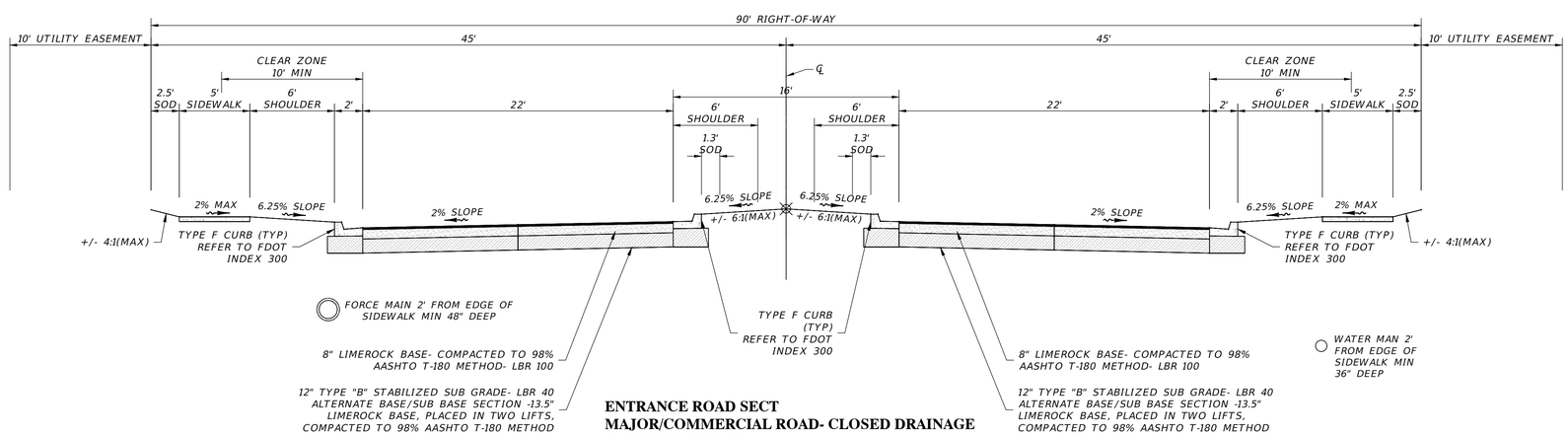
FRONTAGE ROAD SECT C
50' RIGHT-OF-WAY
DESIGN SPEED = 30 MPH

SCALE: 1" = 5'



TYPICAL ROADWAY SECTION
LOCAL ROAD
50' RIGHT-OF-WAY
DESIGN SPEED = 30 MPH

SCALE: 1" = 5'



ENTRANCE ROAD SECT
MAJOR/COMMERCIAL ROAD- CLOSED DRAINAGE
90' RIGHT-OF-WAY
DESIGN SPEED = 35 MPH

SCALE: 1" = 5'

CRYSTAL WATERS PHASES 1 & 2 TYPICAL ROAD SECTIONS

PREPARED FOR:

DR HORTON
3300 SW 34TH AVENUE, SUITE 101-A
OCALA, FL 34474
PHONE: (352) 414 5658

ZONING PETITION #H-22-51
PARCEL KEY: 418907
PARCEL NUMBER: R13 422 17 0000 0020 0010
PROJECT # LNH-KA-008

Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +0.?? Feet

REVISIONS	
DESCRIPTION	DATE

Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

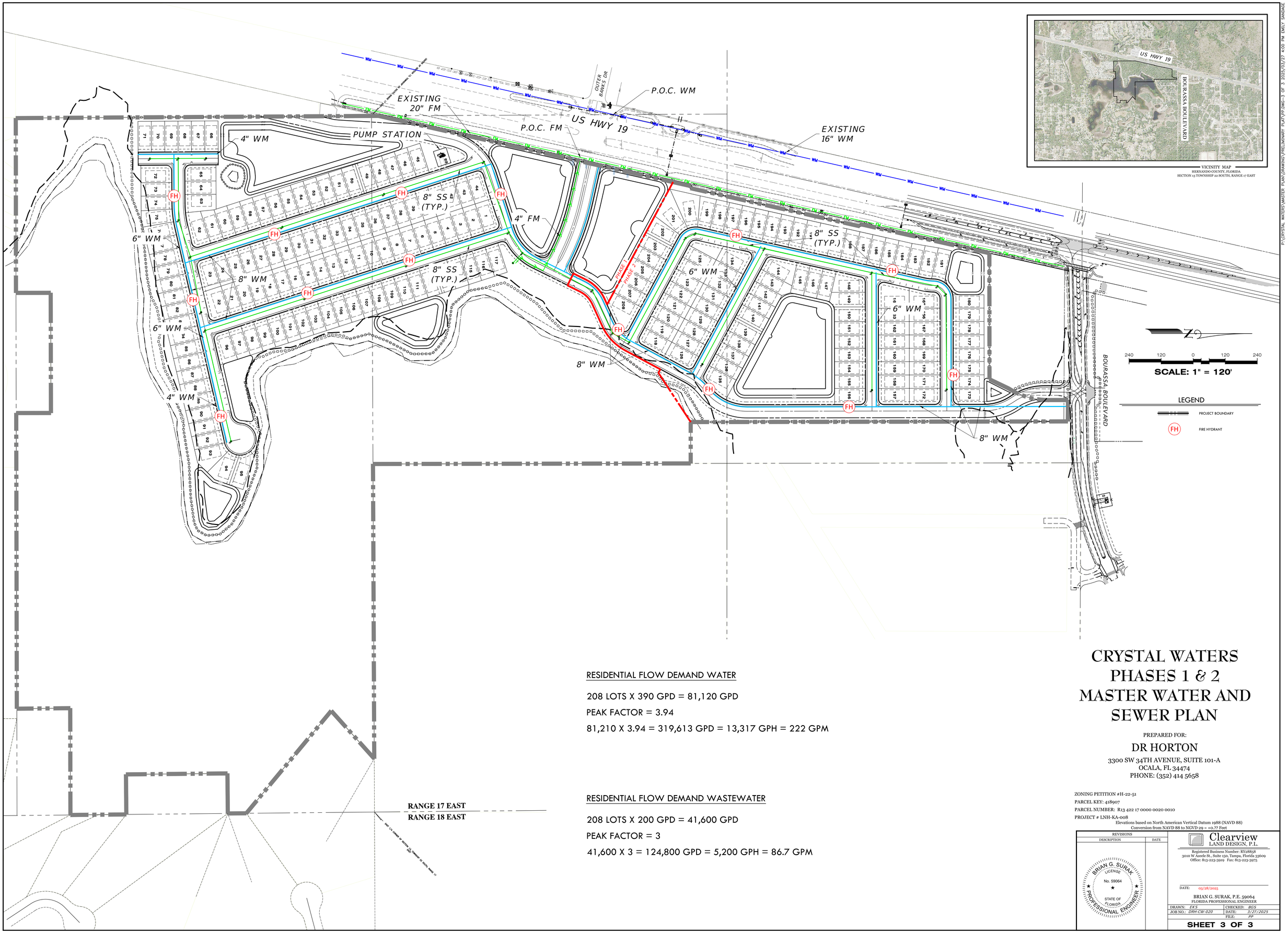
DATE:

BRIAN G. SURAK, P.E. 59064
FLORIDA PROFESSIONAL ENGINEER

DRAWN:	EKS	CHECKED:	BGS
JOB NO.:	DRH-CW-020	DATE:	3/27/2025
		FILE:	PP

SHEET 2 OF 3

P:\CRYSTAL WATERS\MASTER PLAN\DRAWING\PRELIMINARY PLAT\PP.DWG-2 OF 3 2025/03/27 4:00 PM EMILY SANDAGE



RESIDENTIAL FLOW DEMAND WATER

208 LOTS X 390 GPD = 81,120 GPD

PEAK FACTOR = 3.94

81,210 X 3.94 = 319,613 GPD = 13,317 GPH = 222 GPM

RESIDENTIAL FLOW DEMAND WASTEWATER

208 LOTS X 200 GPD = 41,600 GPD

PEAK FACTOR = 3

41,600 X 3 = 124,800 GPD = 5,200 GPH = 86.7 GPM

CRYSTAL WATERS PHASES 1 & 2 MASTER WATER AND SEWER PLAN

PREPARED FOR:

DR HORTON

3300 SW 34TH AVENUE, SUITE 101-A
OCALA, FL 34474
PHONE: (352) 414 5658

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Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
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DATE: 03/28/2025

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FLORIDA PROFESSIONAL ENGINEER

DRAWN:	EKS	CHECKED:	BGS
JOB NO.:	DRH-CW-020	DATE:	3/27/2025
		FILE:	PP

SHEET 3 OF 3

P:\CRYSTAL WATERS\MASTER PLAN\DRAWING\PRELIMINARY PLAT\PP.DWG-3 OF 3 2025/03/27 4:00 PM EMILY SANDAGE

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 14, 2022
Board of County Commissioners: December 13, 2022

APPLICANT: DR Horton

FILE NUMBER: H-22-51

REQUEST: Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with Single Family and General Commercial Uses with deviations

GENERAL LOCATION: East side of Commercial Way, across from Happy Days Drive

PARCEL KEY NUMBERS: 418907, 1243835, 1357631

APPLICANT'S REQUEST:

On November 14, 2007, the Board of County Commissioners approved a revision to a Master Plan on property zoned PDP(SF)/Planned Development Project (Single Family) with a rezoning of a portion from residential to PDP(GC)/Planned Development Project (General Commercial). The development at the time proposed 176 single family lots (1.3 DU/AC) with a mixture of 70' and 55' lots. Furthermore, deviations were requested and approved for internal front, side and rear setbacks. Since its approval no development has occurred on the site and the previous master plan has expired.

The petitioner now seeks to revise the previously approved master plan for the 128.0 acres to increase the number of lots to 250 (1.9 du/ac), reduce the lot width and side setbacks. The 3.5 acres allocated for commercial will remain along the north.

	Previously Approved	**Proposed**
Lot Width	70' and 55'	50' and 40'
Side Yard Setback	7.5'	5'
Lots	176	250

Deviations Requested:

The following deviations are requested with this application:

- Waiver of the required frontage road.
- Lot Width: 40' (deviation from previously approved 55')
- Residential Side Setback: 5' (deviation from previously approved 7.5')

SITE CHARACTERISTICS:

Site Size: 128.0 acres

Surrounding Zoning & Land Uses:
North: C-2; Undeveloped, Pool Contractor
South: AG, PDP(GC); Undeveloped, Mobile Homes
East: AG; Tooke Lake
West: PDP(SF), (GHC); Undeveloped, Publix Plaza

Current Zoning: PDP(SF)/Planned Development Project (Single Family, PDP(GC)/Planned Development Project (General Commercial) and AG/(Agricultural)

Future Land Use Map Designation: Residential, Commercial, Conservation (Lake)

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand, Basinger Fine Sand/Depressional

Habitat: Xeric Hammock, Wet Prairie and Lacustrine (lake) according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).

Comments: A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional at the conditional plat stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

Protection Features: There are no Well Head Protection Areas (WHPA) according to County data resources. The subject property contains a known sinkhole (Special Protection Area) approximately 858' from the southern property line and approximately 375' from Commercial Way. According to the Groundwater Protection

Ordinance (GPO), Special Protection Areas (SPA) are subject to restrictions.

Comments: The Special Protection Area (SPA) shall be delineated by a Florida Registered Geotechnical Engineer through a geotechnical/geophysical assessment and shall be incorporated into a revised master plan (before the submission of the conditional plat) as open space. The delineation shall include the extent of the subsurface karst feature(s).

A conservation easement shall be provided for the feature at time of final plat. Specific land uses are prohibited within 500' of a SPA, therefore, a 500' prohibited use buffer around the sinkhole shall be shown on any future plats and construction drawings.

Single-family residential parcels and associated stormwater, connected to central sewer, is permitted within the SPA buffer.

Hydrologic Features: The subject property contains Class I and Class II wetlands, and a 100-year floodplain associated with Tooke Lake.

Comment: Wetlands shall be delineated on all plats and plans (Strategy 10.03B(1)). The 100-year floodplain should be defined on the construction plans for the project. All finished floor elevations should be above the 100 year flood elevation.

Any removal, encroachment or alteration of these wetlands shall require permitting and mitigation by the appropriate state and federal agencies.

A vegetated buffer averaging 25' in width (with no portion of the buffer narrower than 15' wide) shall be maintained by development adjacent to Class I and/or Class II wetlands (the hydrologically connected sinkhole is also a Class I wetland). No development is allowed in the buffer except for walkways or boardwalks used for access or recreation. (Strategy 10.03B(8)). The wetland buffers should be planted with native vegetation to control erosion.

The wetlands and associated buffer areas shall include a conservation easement in favor of the developer and including a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), Florida Statutes on the master plan and construction drawings.

The lake to the east of the subject property is owned by the petitioner and should be included within the zoning approval and designated as a conservation area.

A stormwater plan shall be designed and maintained upland of the wetland buffer to prevent direct stormwater runoff, provide treatment, and avoid adverse impacts to the wetlands and the Lake. There should be a minimum 25' average upland buffer between the drainage system and the lake's wetland line. This buffer should be indicated on all plans for this development and final plat.

Natural vegetation is to be retained in the non-wetland buffers and enhanced with trees and vegetation to meet 80% opacity requirement.

Water Quality: The proposed development is within the Weeki Wachee River Basin Management Action Plan (BMAP), the Weeki Wachee Primary Focus Area (PFA), and the and Weeki Wachee Outstanding Florida Springs (OFS) Group.

Comment: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information, include FFL language in the HOAs covenants and restrictions, and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

Flood Zone: AE and X

SCHOOL DISTRICT REVIEW:

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate

share mitigation agreement between the applicant, the School District, and the County.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. There is an existing 16-inch water main that runs along the west side of Commercial Way. There are existing 10-inch and 20-inch sewer force mains that run along the east side of Commercial Way. HCUD has no objections to the request, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction, with the stipulation that the developer will need to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.

ENGINEERING REVIEW:

The subject site is located on east side of Commercial Way/US Hwy 19, across from Happy Days Drive. The petitioner is requesting two access points for the residential development and the commercial development located at the southeast corner of US Hwy 19 and Bourassa Boulevard. The main access for the residential development will algin with Glen Lakes Boulevard. The second mains of access will be off Bourassa through the commercial development and is proposed as a right-in/right-out. The commercial development will also provide for right-in only off US Hwy 19 and a shared access off Bourassa Boulevard. Furthermore, due to the nature of the residential development and site constraints, the petitioner is requesting a wavier of the frontage road

The County Engineer has reviewed the petitioner's request and has the following comments:

- This project generates over 50 PM Peak Hour trips. A Traffic Access Analysis is required. The analysis must include a queuing analysis.
- Any improvements identified by the Traffic Access Analysis are the responsibility of the developer.
- Properties along Commercial Way/US Hwy 19 are required to install a frontage road, per Ordinance Chapter 24, Article I, Section 24-2. A Frontage Road is required the entire property frontage of Commercial Way/ US Hwy 19.
- This property contains three areas of 1% annual chance floodplain (Zone AE). Development within the floodplain requires specific permitting and mitigation.

LAND USE REVIEW:

Commercial Setbacks

Proposed Commercial Building Setbacks:

US Hwy 19: 125'
Rear: 20'
Side: 35'

Comments: The petitioner has not proposed a use for the commercial parcel nor provided design criteria for the commercial parcel. If approved the commercial will be required to meet the minimum Commercial Design Standards.

Residential Setbacks, Lot Width and Sizes:

The petitioner is proposing the following lot widths and sizes:

Lot Width: 40' (deviation from the previously approved 55')

Proposed Residential Building Setbacks:

Front: 20' (previously approved)
Side: 5.5 (deviation from the previously approved 7.5')
Rear: 15' (previously approved)

Buffers:

Due to the development predominate lake frontage, the petitioner has indicated a 5' landscape buffer along the north, northeast portion of the development. The petitioner will also utilize drainage retention areas as buffers along US Hwy 19.

Comments: If approved, all buffers shall meet the minimum County LDR's standards

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has not indicated a treed boulevard entrance; however, has provided for two means of access for the residential development. If approved, a treed boulevard entrance must be provided for the main access along US Hwy 19.

Neighborhood Park:
All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres.

Comments: The petitioner has proposed a 1.27 acre neighborhood park. If approved the petitioner must provide the minimum 3.0 acre neighborhood park as required by County LDR's.

Natural Vegetation:
Projects greater than twenty (20) acres shall designate an area of at least seven (7) percent of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet.

Comments: If approved, the petitioner must provide a minimum of seven (7) percent natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Fire Protection Plan:
Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Residential and Commercial land use classification on the adopted Future Land Use Map.

Future Land Use Map

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(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Comments: Based on the forgoing Strategies, the subject site's unique location (US Hwy 19 to the west and Tooke Lake to the east) provides for ample transition to neighboring parcels. The development and its proposed lot sizes would be an enclave and not create adverse compatibility concern.

Wetlands

Strategy 10.03B(2): Hernando County shall only allow the alteration of Class I Wetlands consistent with the requirements of state and federal regulatory agencies.

Strategy 10.03B(4): The alteration of Class II wetlands is discouraged. If feasible alternatives are not viable, alteration should be limited to 25% of the wetland area and be designed in a manner that maintains the cross-sectional volume and primary hydrologic flow of the wetland.

FINDINGS OF FACT:

The request to establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with Single Family and General Commercial Uses with deviations is appropriate based on the following conclusions:

1. The following requested deviations are justified with appropriate performance conditions:
    - Minimum Lot Width: 40'
    - Minimum Side Setback: 5' (deviation from 7.5')

2. The subject site has extensive environmental features. Appropriate performance conditions should be in place to mitigate potential impacts to the features (SPA, Wetland, Lake).

3. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of county Commissioners adopt a resolution approving the petitioner's request to Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with Single Family and General Commercial Uses with deviations and the following 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. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional at the conditional plat stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features.

6. The Special Protection Area (SPA) shall be delineated by a Florida Registered Geotechnical Engineer through a geotechnical/geophysical assessment and shall be incorporated into a revised master plan (before the submission of the conditional plat) as open space. The delineation shall include the extent of the subsurface karst feature(s).

7. A conservation easement shall be provided for the Special Protection Area (SPA) at time of final plat. Specific land uses are prohibited within 500' of a SPA, therefore, a 500' prohibited use buffer around the sinkhole shall be shown on any future plats and construction drawings.

8. Wetlands shall be delineated on all future plats and plans.

9. A vegetated buffer averaging 25' in width (with no portion of the buffer narrower than 15' wide) shall be maintained by development adjacent to Class I and/or Class II wetlands. No development is allowed in the buffer except for walkways or boardwalks used for access or recreation. The wetland buffers should be planted with native vegetation to control erosion.

10. The wetlands and associated buffer areas shall include a conservation easement in favor of the developer and including a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), Florida Statutes on the master plan and construction drawings.

11. A stormwater plan shall be designed and maintained upland of the wetland buffer to prevent direct stormwater runoff, provide treatment, and avoid adverse impacts to the wetlands and the Lake. There should be a minimum 25' average upland buffer between the drainage system and the lake's wetland line. Said buffer shall be indicated on all plans for this development and final plat.

12. A conservation easement shall be provided for Tooke Lake, wetlands and Special Protection Area.

13. Natural vegetation is to be retained in the non-wetland buffers and enhanced with trees and vegetation to meet 80% opacity requirement.

14. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

15. This project generates over 50 PM Peak Hour trips. A Traffic Access Analysis is required. The analysis must include a queuing analysis.

16. Any improvements identified by the Traffic Access Analysis are the responsibility of the developer.

17. The subject site shall install a frontage road for the entire property frontage of Commercial Way/ US Hwy 19, per Ordinance Chapter 24, Article I, Section 24-2. A Frontage Road is required the

18. Minimum Lot Widths: 40' (deviation from 50')

19. Minimum Residential Building Setbacks:

Front:	20'
Rear:	15'
Side:	5' (deviation from 7.5')

20. Minimum Commercial Building Setbacks:

US Hwy 19:	125'
Bourassa Blvd:	35'
Side:	20'
Rear:	35'

21. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.

22. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

23. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.

24. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction. Furthermore, the developer will be required to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.

25. The petitioner shall be required to provide a treed boulevard entrance from Commercial Way/US Hwy 19.

26. The petitioner shall submit a GIS Shapefile showing the final SPA, wetlands, and buffer delineations at the conditional plat phase of project development.

27. The petitioner shall be required to conduct and/or supply a State reviewed and approved Cultural Resource Assessment Survey (CRAS) performed by a qualified professional in accordance with the guidelines published by the Florida Bureau of Archaeological Research, prior to the conditional plat phase of development.

28. The petitioner shall provide a revised plan in compliance with all the performance conditions within 60 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of county Commissioners adopt a resolution approving the petitioner's request to Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with Single Family and General Commercial Uses with deviations and the following 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. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional at the conditional plat stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features.

6. The Special Protection Area (SPA) shall be delineated by a Florida Registered Geotechnical Engineer through a geotechnical/geophysical assessment and shall be incorporated into a revised master plan (before the submission of the conditional plat) as open space. The delineation shall include the extent of the subsurface karst feature(s).

7. A conservation easement shall be provided for the Special Protection Area (SPA) at time of final plat. Specific land uses are prohibited within 500' of

a SPA, therefore, a 500' prohibited use buffer around the sinkhole shall be shown on any future plats and construction drawings.

8. Wetlands shall be delineated on all future plats and plans.

9. A vegetated buffer averaging 25' in width (with no portion of the buffer narrower than 15' wide) shall be maintained by development adjacent to Class I and/or Class II wetlands. No development is allowed in the buffer except for walkways or boardwalks used for access or recreation. The wetland buffers should be planted with native vegetation to control erosion.

10. The wetlands and associated buffer areas shall include a conservation easement in favor of the developer and including a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), Florida Statutes on the master plan and construction drawings.

11. A stormwater plan shall be designed and maintained upland of the wetland buffer to prevent direct stormwater runoff, provide treatment, and avoid adverse impacts to the wetlands and the Lake. There should be a minimum 25' average upland buffer between the drainage system and the lake's wetland line. Said buffer shall be indicated on all plans for this development and final plat.

12. A conservation easement shall be provided for Tooke Lake, wetlands and Special Protection Area.

13. Natural vegetation is to be retained in the non-wetland buffers and enhanced with trees and vegetation to meet 80% opacity requirement.

14. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

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17. The subject site shall install a frontage road for the entire property frontage of Commercial Way/ US Hwy 19, per Ordinance Chapter 24, Article I, Section 24-2. A Frontage Road is required the

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19. Minimum Residential Building Setbacks:
    Front: 20'
    Rear: 15'
    Side: 5' (deviation from 7.5')

20. Minimum Commercial Building Setbacks:
    US Hwy 19: 125'
    Bourassa Blvd: 35'
    Side: 20'
    Rear: 35'

21. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.

22. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

23. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.

24. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction. Furthermore, the developer will be required to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.

25. The petitioner shall be required to provide a treed boulevard entrance from Commercial Way/US Hwy 19.

26. The petitioner shall submit a GIS Shapefile showing the final SPA, wetlands, and buffer delineations at the conditional plat phase of project development.

27. The petitioner shall be required to conduct and/or supply a State reviewed and approved Cultural Resource Assessment Survey (CRAS) performed by

a qualified professional in accordance with the guidelines published by the Florida Bureau of Archaeological Research, prior to the conditional plat phase of development.

28. The petitioner shall provide a revised plan in compliance with all the performance conditions within 60 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025
APPLICANT:	DR Horton
FILE NUMBER:	1492158
PURPOSE:	Conditional Plat Approval Crystal Waters
GENERAL LOCATION:	East side of Commercial Way, across from Happy Days Drive
PARCEL KEY NUMBER:	418907, 1243835, 1357631

The conditional plat for the Crystal Waters is for 222 residential units & C-1 (General Commercial) uses on approximately 128.0 +/- acres located on the East side of Commercial Way, across from Happy Days Drive. The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for the development.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Crystal Waters Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.
5. Delineate the FEMA floodplains on the conditional plat.
6. Label the curve numbers (C1, C2, C3, etc.) at their respective locations on the Conditional Plat.
7. The Manual on Uniform Traffic Control Devices (MUTCD) permits the use of Reverse Curve (W1-3 L/R) and Winding Road (W1-5L/R) signs when the tangent of the two curves is less than 600-feet in separation. Please utilize these signs as curve warning signage on this project.
8. Submit a final utility capacity analysis to the Hernando County Utilities Department during the Construction Drawing review meeting the following conditions:
    a. **Potable Water Analysis:** The EOR has provided an initial capacity analysis which is acceptable for the conditional plat review. Submit a final capacity analysis during Construction Drawing review meeting the following condition:

i. The water distribution system must provide a 40-psi minimum static pressure and 20-psi minimum pressure during fire flow.
ii. The water distribution system shall have two feeds (connections) to HCUD's existing system per HCUD specification 3.4.2.2.

b. **Wastewater Analysis:** The EOR has provided an initial capacity analysis which is acceptable for the conditional plat review. Submit a final capacity analysis during the Construction Drawing review meeting the following conditions:
i. Proposed and existing force main velocities must be greater than 2 feet per second (fps) but are less than or equal to 5 fps.
ii. Proposed and existing force main pressure(s) cannot exceed 50 psi.
iii. Proposed and existing lift station(s) pumps cannot exceed 6 starts per hour per pump.

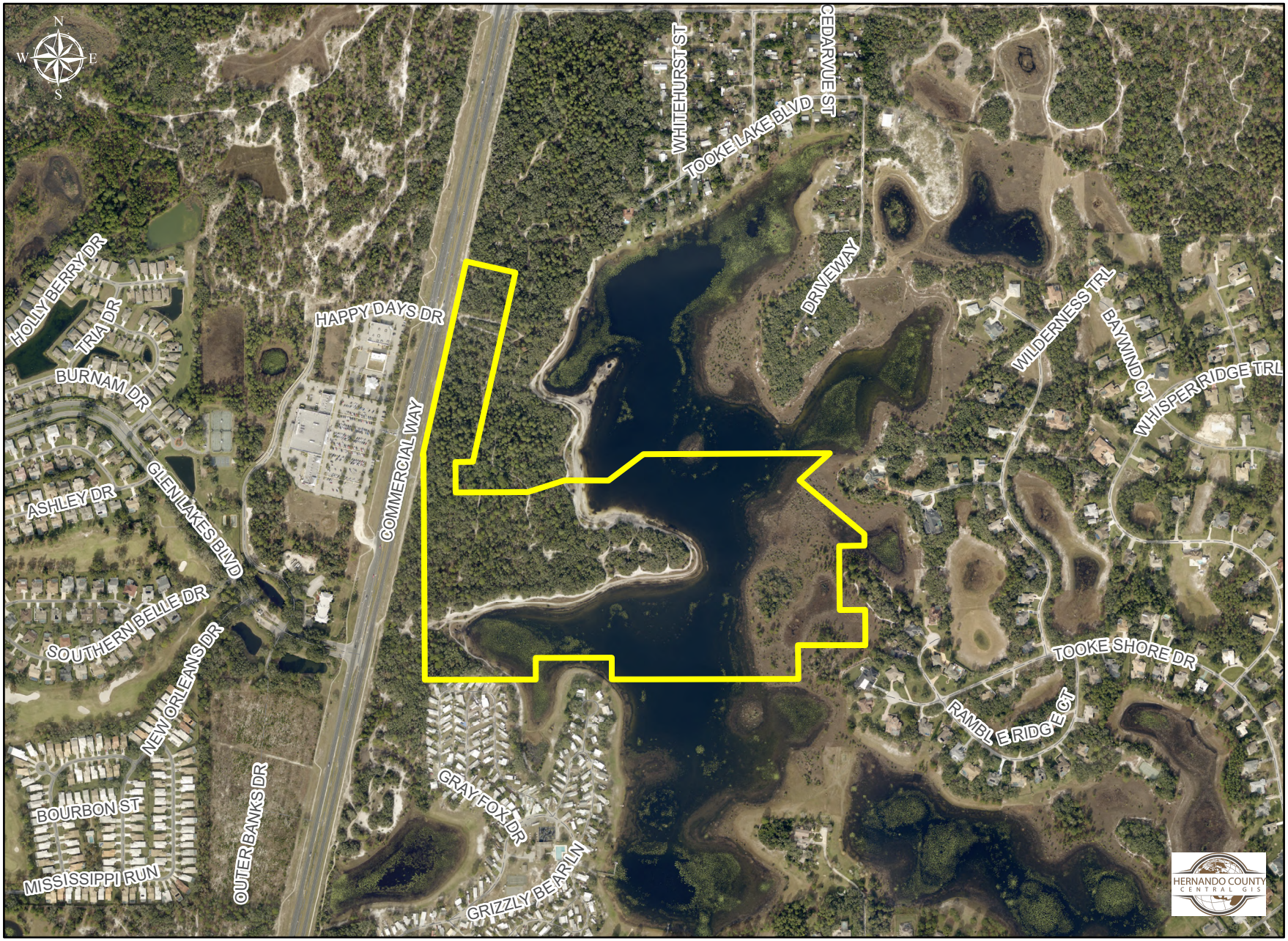
9. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
10. The developer shall either install all proposed utility infrastructure within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
11. If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
12. Submit construction drawings showing the pump station's wet well and valve vault finished slab elevations at or above the 100-year flood elevation per HCUD specification 4D.19.11.

The revised conditional plat consistent with these conditions must be submitted to the Planning Division prior to the submittal of any further subdivision development applications.

CP1492158

Photo date: 2023

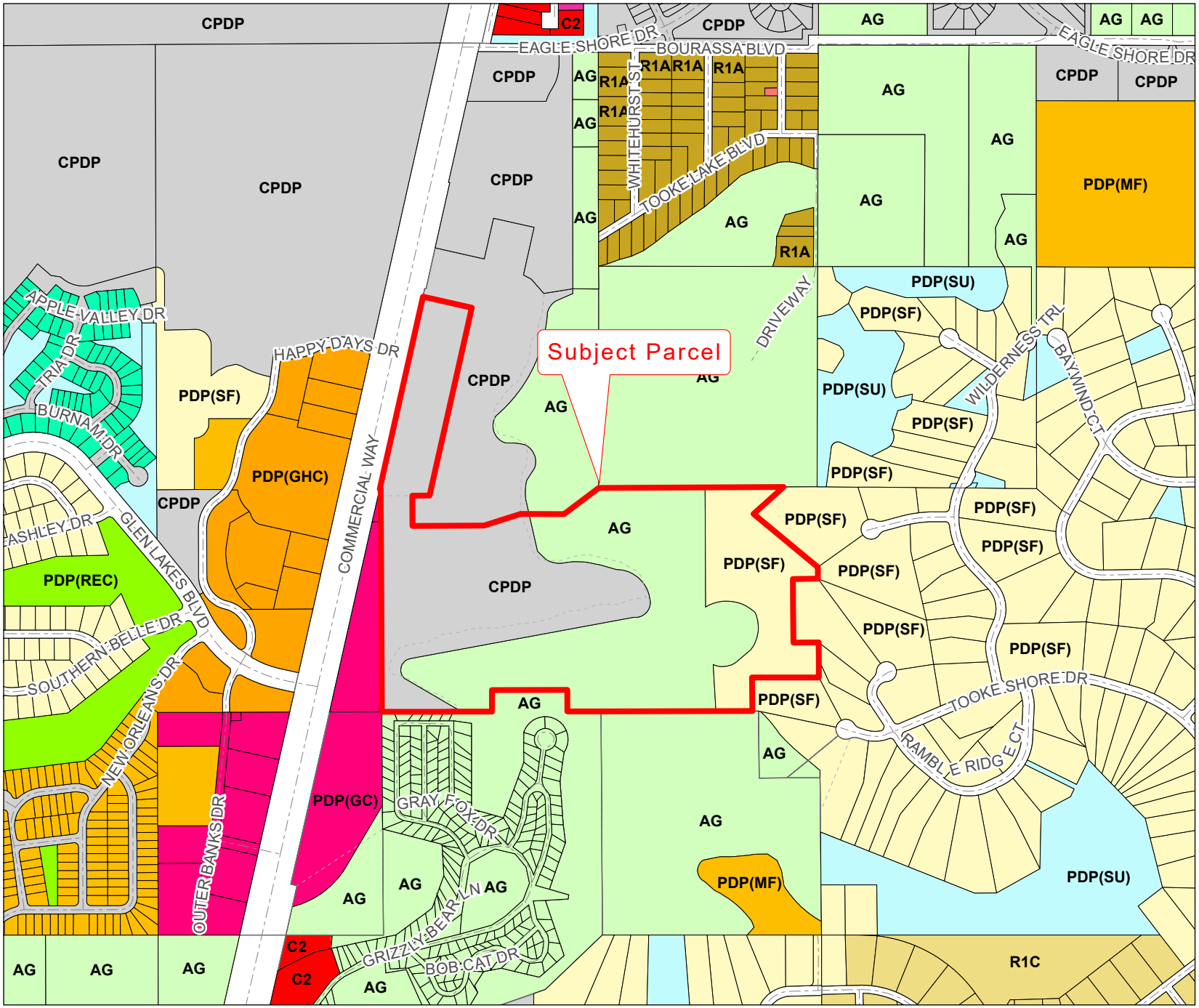
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.05 0.1 0.2 0.3 0.4 Miles

CP1492158

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

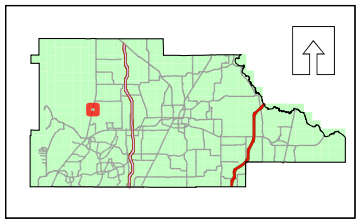


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 07/02/2025

0 0.05 0.1 0.2 0.3 0.4 Miles

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16120
Legal Request Number:
Bid/Contract Number:

TITLE
Conditional Use Permit Petition Submitted by Jakub Kusnierz (CU2503)

BRIEF OVERVIEW
Request:
Conditional Use Permit for Temporary Security Residence

General Location:
Northwest terminus of Snow Goose Avenue

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Second Residence for a Temporary Security Residence for a period of up to One (1) year with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	07/03/2025	3:26 PM
Omar DePablo	Approved	07/07/2025	1:11 PM
Toni Brady	Approved	07/07/2025	2:03 PM
Victoria Anderson	Approved	07/07/2025	3:04 PM
Danielle Nigro	Approved	07/07/2025	4:26 PM

CK# 1555

File No. CU-25-03 Official Date Stamp:

RECEIVED
APR 04 2025
Hernando County Development Services
Zoning Division

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

Application request *(check one)*:
☑ **Conditional Use Permit**
☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 3/17/2025

APPLICANT NAME: JAKUB KUSNIERZ
Address: 9182 GERANIUM AVE
City: SPRING HILL State: FL Zip: 34606
Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: JAKUB KUSNIERZ
Company Name: THE PERMIT TECH INC
Address: PO BOX 15133
City: BROOKSVILLE State: FL Zip: 34604
Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* N/A
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 751485
2. SECTION 20, TOWNSHIP 21, RANGE 18
3. Current zoning classification: VACANT RESIDENTIAL
4. Desired use: Temp RV = RV Permit during Bldg.
5. Size of area covered by application:
6. Highway and street boundaries:
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, JAKUB KUSNIERZ, 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)*: Lisa Wilson The Permit Tech
and *(representative, if applicable)*:
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 19th day of March, 20 25, by ~~John Longobardi~~ Jakub Kusnierz. who is personally known to me or produced FLDL as identification.

PAULA B. CLARK
Notary Public-State of Florida
Commission # HH 252357
My Commission Expires
April 12, 2026

Signature of Notary Public

Notary Seal/Stamp

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

PO BOX 15133
BROOKSVILLE, FL 34604
352-585-8326

NARRATIVE

3/21/2025

Hernando County Building Division
789 Providence Blvd
Brooksville, FL 34601

Regarding: JAKUB KUSNIERZ
12137 SNOW GOOSE AVE
WEEKI WACHEE, FL 34614
Key Number: 751485

Hernando Code of Ordinances, Chapter 13 Flood Damage Prevention and Protection, Article XIV, Section 13-76 Temporary Placement. Property is zoned R1C which does not allow for Mobile Homes.

This property owner has obtain a permit to build his new single family home and would like to stay on the property in his RV (recreational vehicle) while he builds the new home.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025
APPLICANT:	Jakub Kusnierz
FILE NUMBER:	CU-25-03
REQUEST:	Conditional Use Permit for Temporary Security Residence
GENERAL LOCATION:	Northwest terminus of Snow Goose Avenue
PARCEL KEY NUMBER:	751485

APPLICANT'S REQUEST

The applicant is requesting approval to place a Temporary Security Residence on their property, specifically an RV, to stay in the RV while the home is being built.

SITE CHARACTERISTICS

Site Size:	34,042.00 Square Feet	
Surrounding Zoning & Land Uses:	North:	RIC (Residential)
	South:	ROW / RIC (Residential)
	East:	RIC (Residential)
	West:	AG (Agricultural)
Current Zoning:	RIC (Residential)	
Future Land Use Map Designation:	Residential	

UTILITIES REVIEW

The Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to allow a temporary RV (recreational vehicle) on the parcel while a home is being built. Subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.

LAND USE REVIEW

Minimum Building Setbacks Required in the RIC (Residential) District:

- Front: 25'
- Side: 10'
- Rear: 20'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Second Residence for a Temporary Security Residence for a period of up to One (1) year with the following 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 proposed RV shall meet the setbacks of the R1C (Residential) zoning district.

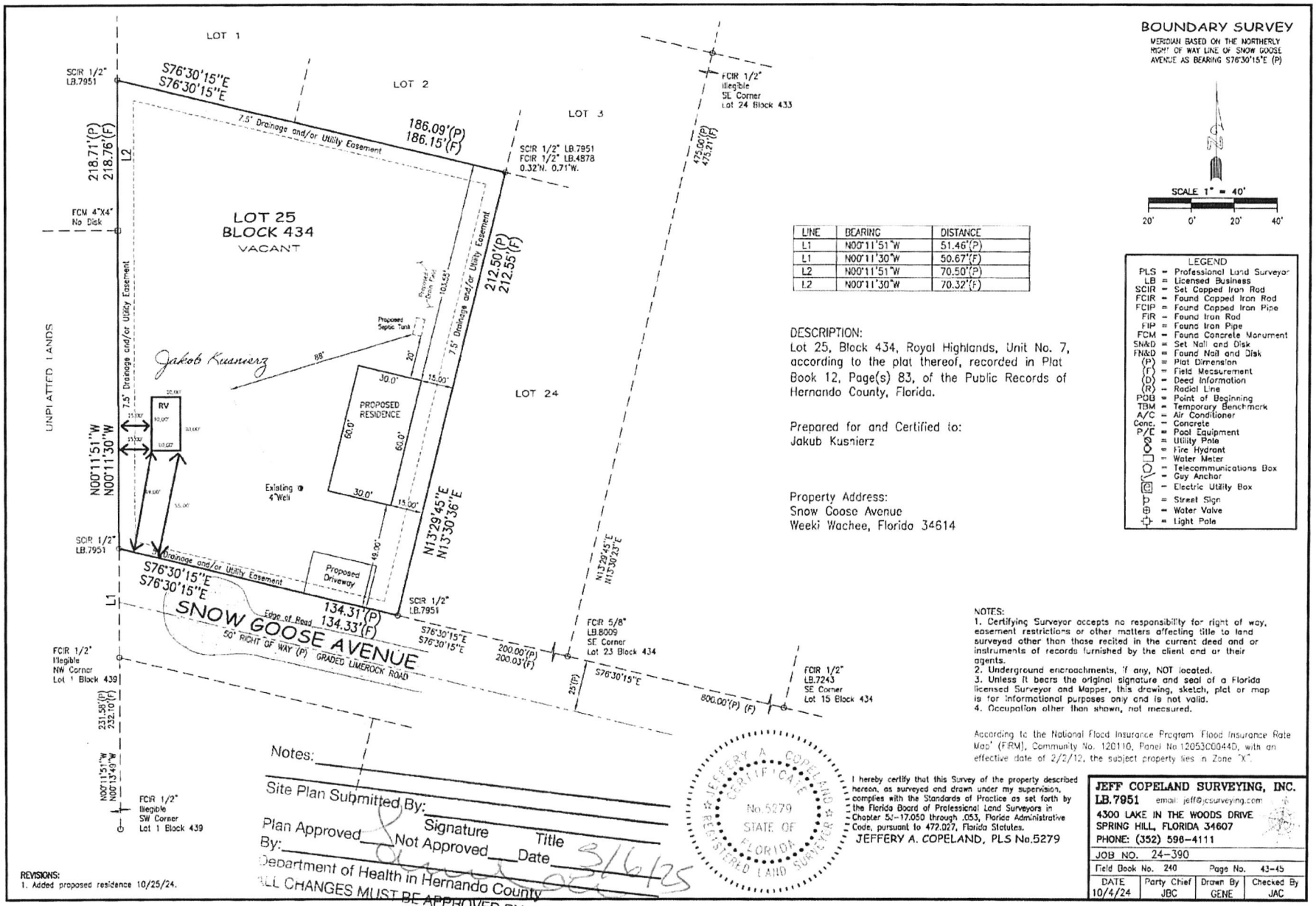
   Front: 25’
   Side: 10'
   Rear: 20'

3. The applicant shall coordinate with the Florida Department of Health for any septic system upgrades.

4. The Conditional Use Permit shall expire on May 8, 2024.

BOUNDARY SURVEY

MERIDIAN BASED ON THE NORTHERLY RIGHT OF WAY LINE OF SNOW GOOSE AVENUE AS BEARING S76°30'15"E (P)



LINE	BEARING	DISTANCE
L1	N00°11'51"W	51.46'(P)
L1	N00°11'30"W	50.67'(F)
L2	N00°11'51"W	70.50'(P)
L2	N00°11'30"W	70.32'(F)

SCALE 1" = 40'

20' 0' 20' 40'

LEGEND

- PLS = Professional Land Surveyor
- LB = Licensed Business
- SCIR = Set Capped Iron Rod
- FCIR = Found Capped Iron Rod
- FCIP = Found Capped Iron Pipe
- FIR = Found Iron Rod
- FIP = Found Iron Pipe
- FCM = Found Concrete Monument
- SN&D = Set Nail and Disk
- FN&D = Found Nail and Disk
- (P) = Plat Dimension
- (F) = Field Measurement
- (D) = Deed Information
- (R) = Radial Line
- POB = Point of Beginning
- TBM = Temporary Benchmark
- A/C = Air Conditioner
- Conc. = Concrete
- P/E = Pool Equipment
- = Utility Pole
- = Fire Hydrant
- = Water Meter
- = Telecommunications Box
- = Guy Anchor
- = Electric Utility Box
- = Street Sign
- = Water Valve
- = Light Pole

DESCRIPTION:
Lot 25, Block 434, Royal Highlands, Unit No. 7, according to the plat thereof, recorded in Plat Book 12, Page(s) 83, of the Public Records of Hernando County, Florida.

Prepared for and Certified to:
Jakub Kusnierz

Property Address:
Snow Goose Avenue
Weeki Wachee, Florida 34614

NOTES:
1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and or instruments of records furnished by the client and or their agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the original signature and seal of a Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

According to the National Flood Insurance Program Flood Insurance Rate Map' (FIRM), Community No. 120110, Panel No.12053C0044D, with an effective date of 2/2/12, the subject property lies in Zone "X".

Notes:

Site Plan Submitted By:

Plan Approved___ Not Approved___ Signature Title

By:_____ Date 3/6/25

Department of Health in Hernando County

ALL CHANGES MUST BE APPROVED BY DEPT OF HEALTH

JEFFERY A. COPELAND CERTIFICATE No.5279 STATE OF FLORIDA REGISTERED LAND SURVEYOR

I hereby certify that this Survey of the property described hereon, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 through .053, Florida Administrative Code, pursuant to 472.027, Florida Statutes.

JEFFERY A. COPELAND, PLS No.5279

JEFF COPELAND SURVEYING, INC.
LB.7951 email: jeff@jcsurveying.com
4300 LAKE IN THE WOODS DRIVE
SPRING HILL, FLORIDA 34607
PHONE: (352) 596-4111

JOB NO. 24-390			
Field Book No. 240		Page No. 43-45	
DATE 10/4/24	Party Chief JBC	Drawn By GENE	Checked By JAC

REVISIONS:
1. Added proposed residence 10/25/24.

CU-25-03

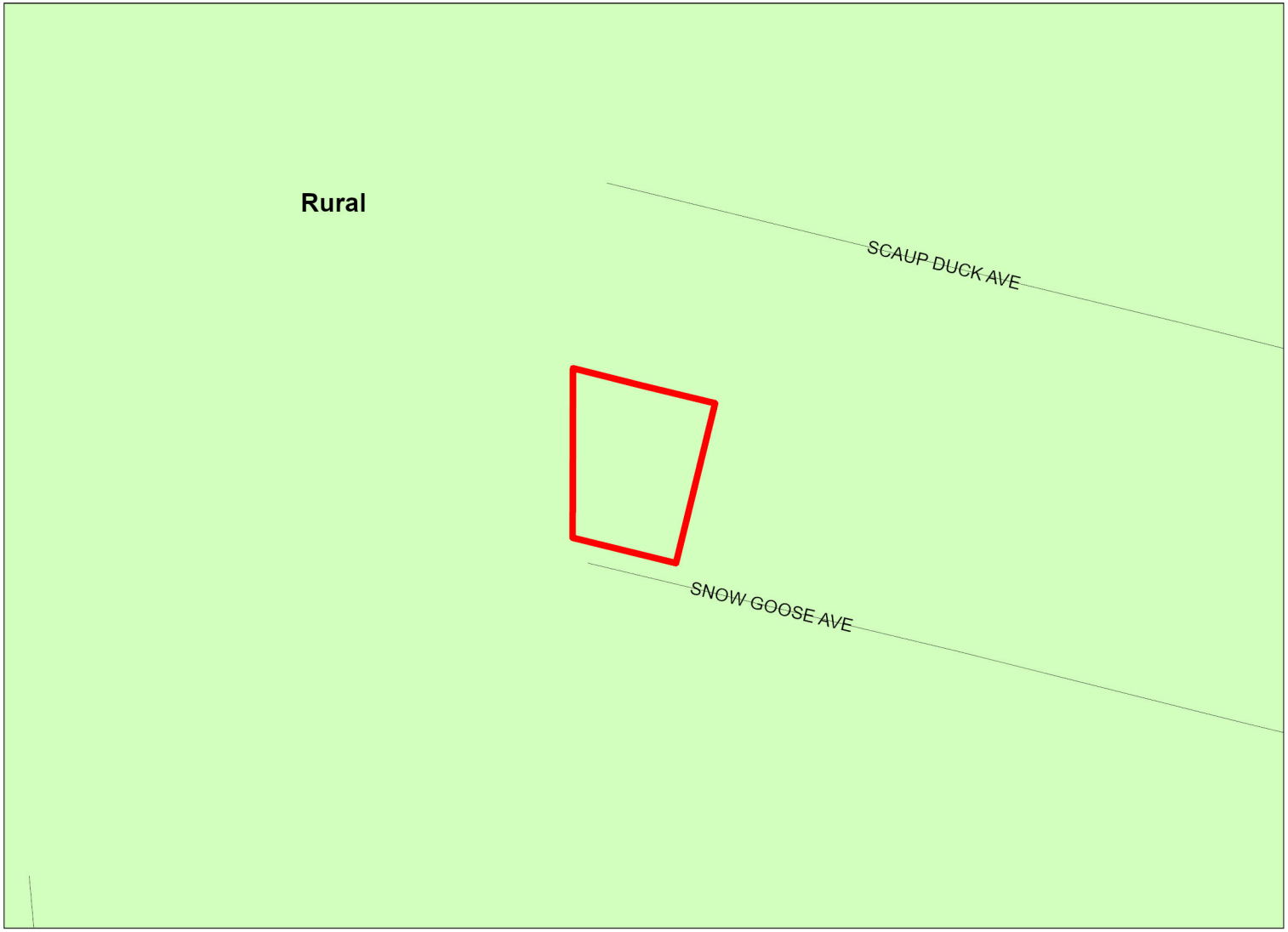
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

0 0.01 0.03 0.05 0.08 0.1 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-25-03
Version Date: 12/09/2022



CU-25-03
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.01 0.03 0.06 0.09 0.12 Miles

N W E S

Date of mapping: 06/18/2025

HERNANDO COUNTY CENTRAL GIS

CU-25-03 AREA MAP

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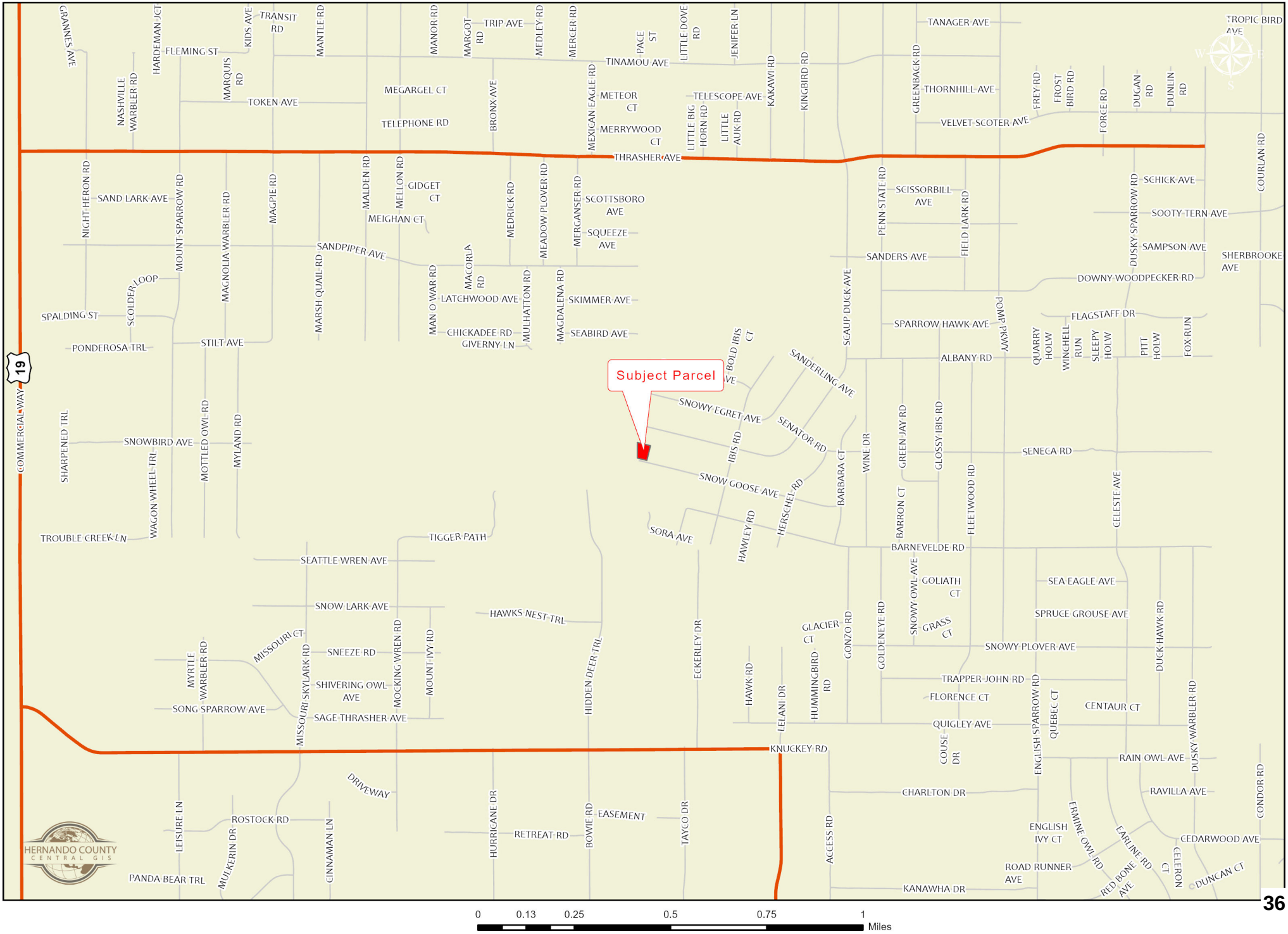

CU-25-03

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
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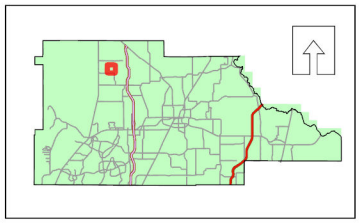
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 06/18/2025

0 0.01 0.03 0.05 0.08 0.1 Miles

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16112
Legal Request Number:
Bid/Contract Number:

TITLE
Conditional Use Permit Petition Submitted by Robert Grange (SE2502)

BRIEF OVERVIEW
Request:
Conditional Use Permit for a Farmers Market

General Location:
North of County Line Road, west of Peach Tree Drive, approximately 360' from the intersection of Peach Tree Drive and County Line Road

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission convert the Special Exception request to a Conditional Use Permit request based upon the need for future evaluation by the County Engineer to determine traffic impacts.

REVIEW PROCESS

Michelle Miller	Approved	07/02/2025	2:30 PM
Omar DePablo	Escalated	07/04/2025	5:17 PM
KayMarie Griffith	Approved	07/07/2025	5:53 PM
Albert Bertram	Delegated	07/08/2025	8:17 AM
Danielle Nigro	Approved	07/08/2025	8:17 AM
Toni Brady	Approved	07/09/2025	6:08 PM
Victoria Anderson	Approved	07/10/2025	10:19 AM
Danielle Nigro	Approved	07/10/2025	11:41 AM

HERNANDO COUNTY CONDITIONAL USE PERMIT
***OR* SPECIAL EXCEPTION USE PERMIT PETITION**

RECEIVED
JAN 03 REC'D
Hernando County
Zoning Division

File No. 04/25 Official Date Stamp:
RECEIVED
JAN 03 REC'D
Hernando County
Zoning Division
SE-25-02

Application request *(check one)*:
☐ **Conditional Use Permit**
☑ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 11-25-2024

APPLICANT NAME: Robert Grange
Address: 9227 County line rd
City: Spring Hill State: FL Zip: 34608
Phone: 352-584-0219 Email: PARTY@ADVENTURECOAST FUN PARK.COM
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Adventure Coast Fun Parks
Address: 9227 County line rd
City: Spring hill State: FL Zip: 34608
Phone: 352-340-7223 Email: PARTY@ADVENTURECOAST.FUNPARKS.COM

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 01150765
2. SECTION 36, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP (REG) CONCAT
4. Desired use: Farmers Market
5. Size of area covered by application: 5.6 Acres
6. Highway and street boundaries: County line 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, Robert Grange, 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)*: Thomas J. Lombardo Jr
and *(representative, if applicable)*:
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 by means of ☑ physical presence or ☐ online notarization, this 18TH day of DECEMBER, 20 24, by ROBERT GRANGE who is ☑ personally known to me or ☐ produced _____ as identification.

Signature of Notary Public

THOMAS J. COUGHLIN
MY COMMISSION # HH 425398
EXPIRES: September 24, 2027

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

Project Narrative for Weekend Farmers Market at the Adventure Coast Fun Park
9227 County Line Rd
Spring Hill FL, 34608

Introduction
This project proposes the establishment of a vibrant and inclusive farmers market that will operate on weekends, offering a diverse range of products and fostering community engagement. The market aims to provide a platform for local farmers, artisans, and small businesses to showcase their goods while promoting sustainable practices, supporting the local economy, and creating a welcoming space for residents and visitors alike.

Project Goals
The primary objectives of the farmers market are:

1. Community Building: Create a gathering place that fosters connections among local residents, vendors, and visitors.
2. Economic Opportunity: Support small-scale businesses providing them with a cost-effective venue to sell and market their products directly to consumers.
3. Sustainability: Encourage environmentally responsible practices by promoting locally sourced, seasonal, and eco-friendly products.
4. Diversity of Offerings: Cater to a wide audience by featuring a broad spectrum of goods.

Market Features

1. Location: The market will be centrally located in an accessible outdoor venue, Adventure Coast Fun Park 9227 County Line Rd Spring Hill FL 34608 ensuring convenience for vendors and visitors.
2. Vendor Variety: The market will feature a mix of family friendly vendors selling such as but not limited to:
   - Fresh fruits, vegetables, and herbs Artisanal bread, cheeses, and baked goods.
   - Garage sale items.
     - Swap meet items
   - Pet Items
   - Handmade crafts, jewelry, and home decor.
   - Plants, flowers, and gardening supplies.
   - Prepared foods and beverages, including coffee, smoothies, and local delicacies.

   And more…
3. Community Activities: Beyond shopping, the market will host activities such as live music, Car Meets, and children's activities in the fun park like miniature golf, video game room, batting cages and Go-Carts to enhance the overall experience.
4. Infrastructure: The site will include vendor stalls, shaded seating areas and signage for easy navigation.
5. Signage Promoting Weekend Farmer Market which also includes signs for designated parking from entrance to the exit.

Operational Plan
The market will operate on Saturdays and Sundays, from 9 AM to 3 PM, aligning with peak times for community engagement. A market manager will oversee operations, including vendor selection, space allocation, and compliance with health and safety regulations. Vendors will pay a nominal fee for stall rental, which will help cover operational costs.

Benefits

1. For the Community: Access to fresh, high-quality products, a stronger sense of belonging, and opportunities for education about sustainability and local agriculture.
2. For Vendors: Increased visibility, direct sales opportunities, and networking with other small businesses.
3. For the Local Economy: Increased circulation of money within the community and attraction of visitors to the area.

Conclusion
The weekend farmers market is more than just a place to shop; it is a dynamic community hub that celebrates local culture, nurtures small businesses, and promotes sustainable living. By establishing this market, we aim to create a long-lasting positive impact on the community and its economy while offering an enjoyable and enriching experience for all participants.

Thank you for your time,
TJ Lombardo
727-418-1711

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025
APPLICANT:	Robert Grange
FILE NUMBER:	SE-25-02
REQUEST:	Special Exception Use Permit for a Farmers Market
GENERAL LOCATION:	North of County Line Road, west of Peach Tree Drive, approximately 360' from the intersection of Peach Tree Drive and County Line Road.
PARCEL KEY NUMBER:	01150765

APPLICANT'S REQUEST

The petitioner is requesting a Special Exception Use Permit approval to establish a weekend only farmers' market. The proposed will feature a diverse selection of products and serve as a platform for local farmers, artisans, and small businesses to showcase their goods. The market will feature a variety of family friendly vendors offering a broad range of items including but not limited to, pet items, crafts, plants, prepared food, and swap meet goods. The site will include designated vendor stalls, shaded seating areas, and clearly marked signage to ensure easy navigation for all visitors.

The proposed market will be centrally located at an accessible outdoor venue at 9227 County Line Road. In addition to the farmers market, the site will host a variety of complementary activities, including live music, car meets, and family-friendly attractions within the on-site fun park. Planned amenities include miniature golf, a video game room, batting cages, and go-kart facilities.

During market hours, Saturday and Sunday from 9:00 a.m. to 3:00 p.m., a market manager will be on site to oversee operations, including vendor selection, space allocation, and compliance with health and safety regulations.

Based on the potential traffic concerns and lack of historical data for this type of use, staff is recommending converting the application to a Conditional Use Permit with an expiration date of one year after approval.

SITE CHARACTERISTICS

Site Size:	2.4 acres	
Surrounding Zoning & Land Uses:	North:	AR-2; Developed
	South:	PDP(REC), PDP(GHC); Undeveloped
	East:	AR-2; Undeveloped
	West:	PDP(REC), PDP (GC); Developed

Current Zoning: PDP(REC)/Planned Development Project (Recreational)

Future Land Use Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. There is a sewer force main that runs along County Line Road. HCUD has no objection to the requested Special Exception use permit to allow a farmers' market on the property, subject to Health Department approval of any upgrades to the onsite sewage treatment and disposal system that may be necessary.

Comments: The parcel shall be subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The site is located north of County Line Road, west of Peach Tree Drive, approximately 360' from the intersection of Peach Tree Drive and County Line Road. The Engineering Department has conducted a preliminary review of the request and indicated the following:

- This project lies within the Spring Hill Lakes watershed, lying within basin G0790. The base flood elevation is 33.5'.
- The stacking of vehicles on County Line Road is not permitted. An alternative queueing analysis and plan will need to be completed to prevent backup onto County Line Road.
- The 120' x 300' area to the North of the vendor area proposed for the parking of 250 Cars may be a designated drainage detention/retention area.
- The petitioner shall meet the Hernando County Facility Design Guideline requirements for drainage retention.
- The petitioner may be required to obtain a Southwest Florida Water Management District Environmental Resource Permit.

Comments: The petitioner addressed the queuing and stacking concerns with the Department of Public Works and submitted a revised site plan. The County Engineer is conceptually in agreement with the proposed traffic movement and recommends a one-year approval. The one-year approval will provide the project with an opportunity to demonstrate that it does not have any adverse impact on the surrounding traffic network, particularly in terms of stacking on County Line Road. The project will be reevaluated at the end of a one-year period. If all requirements are met and the project presents no concerns, approval of a Special Exception may be granted.

LAND USE REVIEW

Perimeter Setbacks

- Front: 75'
- Side: 25'
- Rear: 25'

***Comments*:** All additional structures erected on the site shall comply with existing setback requirements.

Landscaping:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

Buffers

The petitioner has indicated that they will be adding a 10' vegetive buffer around the perimeter of the parcel. Existing vegetation will be utilized as much as possible.

Lighting

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.

COMPREHENSIVE PLAN REVIEW:

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(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

FINDINGS OF FACT:

The proposed use is allowable and consistent with the Comprehensive Plan. A Special Exception request is inappropriate due to insufficient historical data for the specified use and

potential traffic concerns. Staff recommends that the request be converted to a Conditional Use Permit, with an expiration date set one year from the date of approval.

NOTICE OF APPLICANT RESPONSIBILITY

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission convert the Special Exception request to a Conditional Use Permit request based upon the need for future evaluation by the County Engineer to determine traffic impacts with the following 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 120’ x 300’ area to the north of the vendor area proposed for the parking of 250 Cars may be a designated drainage detention/retention area. Parking requirements and design shall meet current County Land Development Regulations (LDRs)

3. The petitioner shall meet the Hernando County Facility Design Guideline requirements for drainage retention.

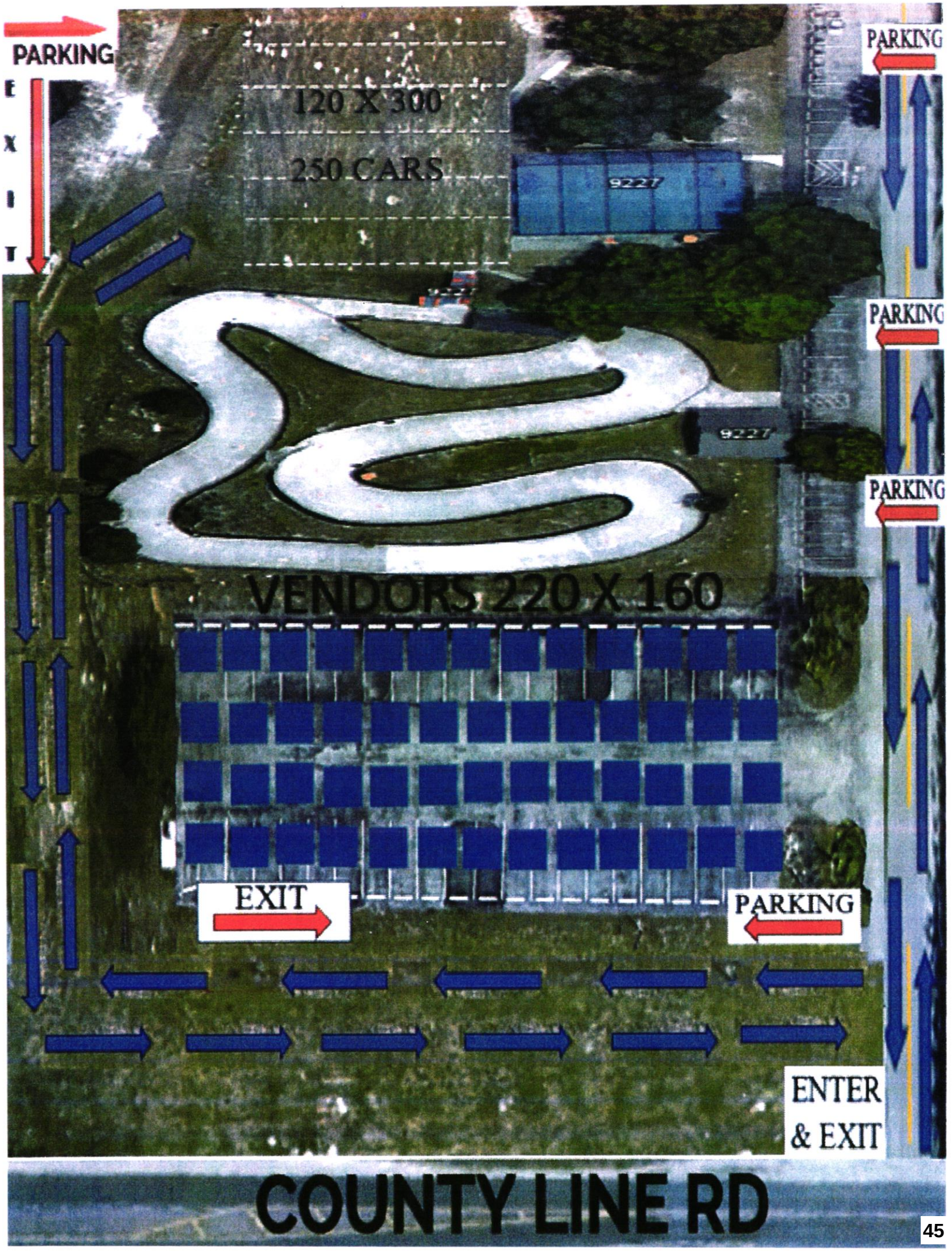
4. The petitioner may be required to obtain a Southwest Florida Water Management District Environmental Resource Permit.

5. The petitioner shall be required to submit a commercial development permit prior to any activity on the site.

6. The parcel shall be subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

7. Minimum Building Setbacks:
   - Front: 75'
   - Side: 25'
   - Rear: 25'

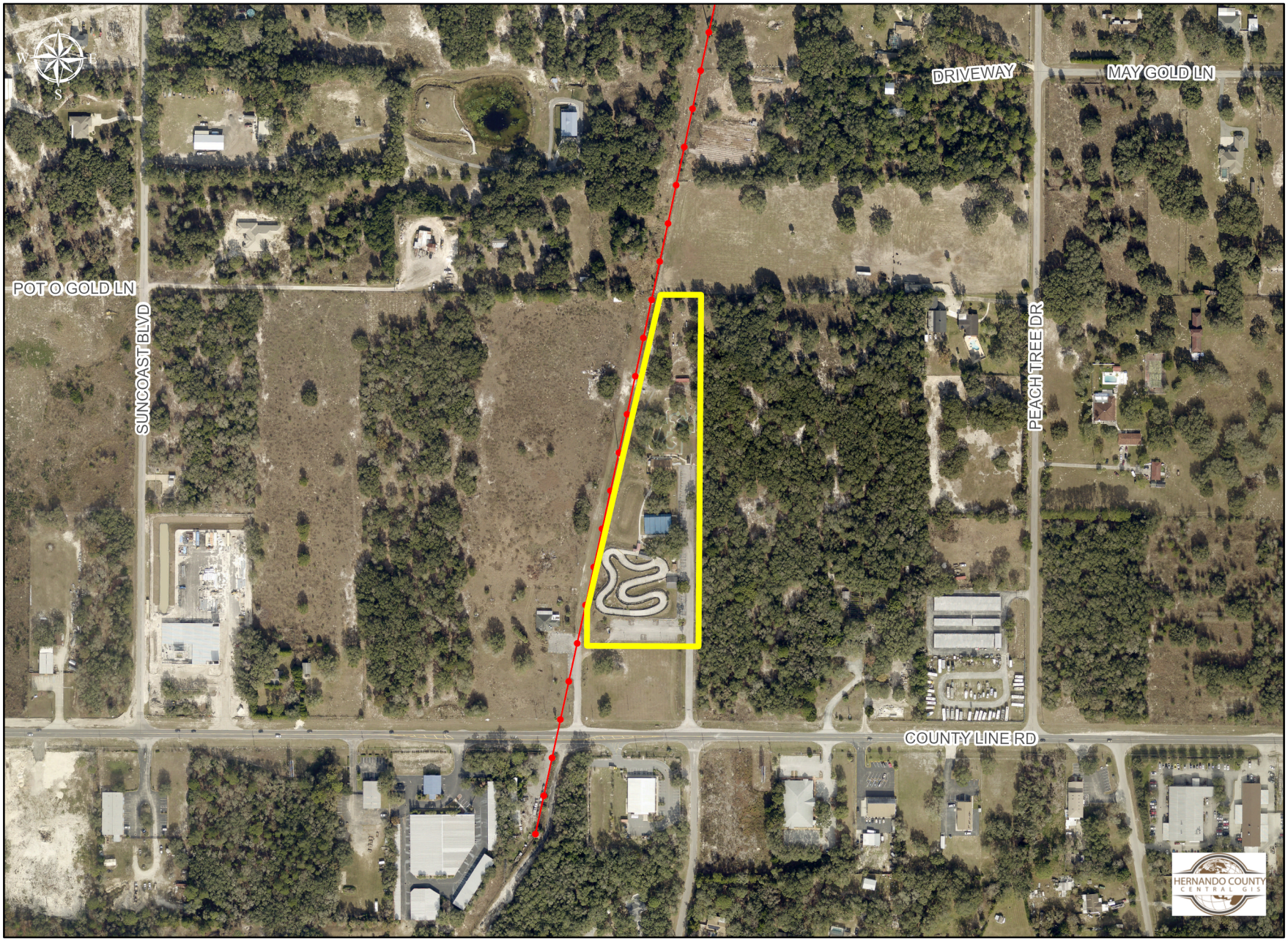
8. The Conditional Use Permit shall be valid until July 14, 2026. At such time, the petitioner shall coordinate with the Department of Public Works to determine the impact of the uses on site. Based on Department of Public Works analysts the petitioner may be permitted to apply for a Special Exception.


PARKING
EXIT
120 X 300
250 CARS
9227
PARKING
PARKING
PARKING
VENDORS 220 X 160
EXIT
PARKING
ENTER
& EXIT
COUNTY LINE RD

SE-25-02

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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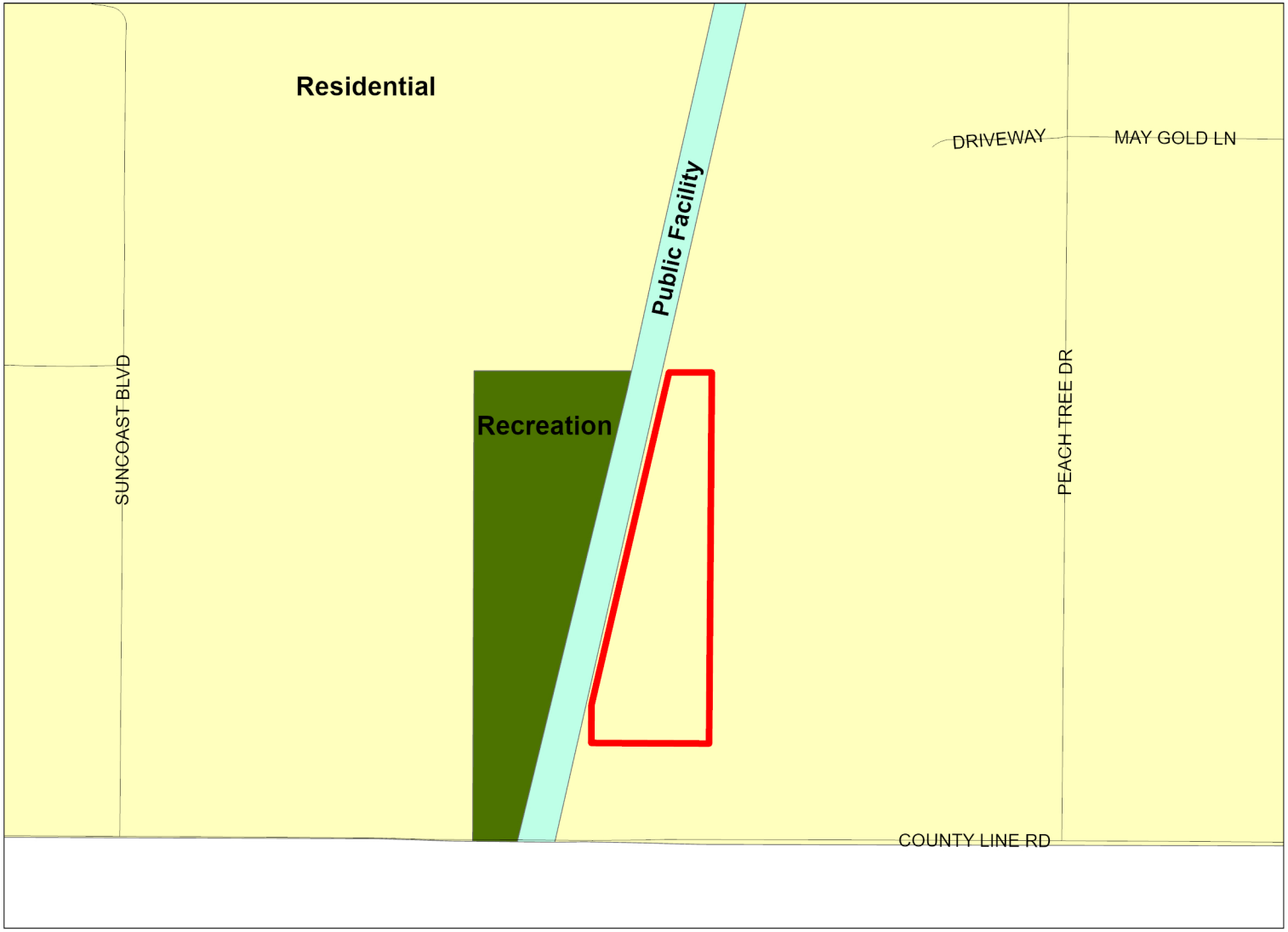
Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-25-02
Version Date: 12/09/2022



SE-25-02
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.04 0.07 0.14 0.21 0.28 Miles

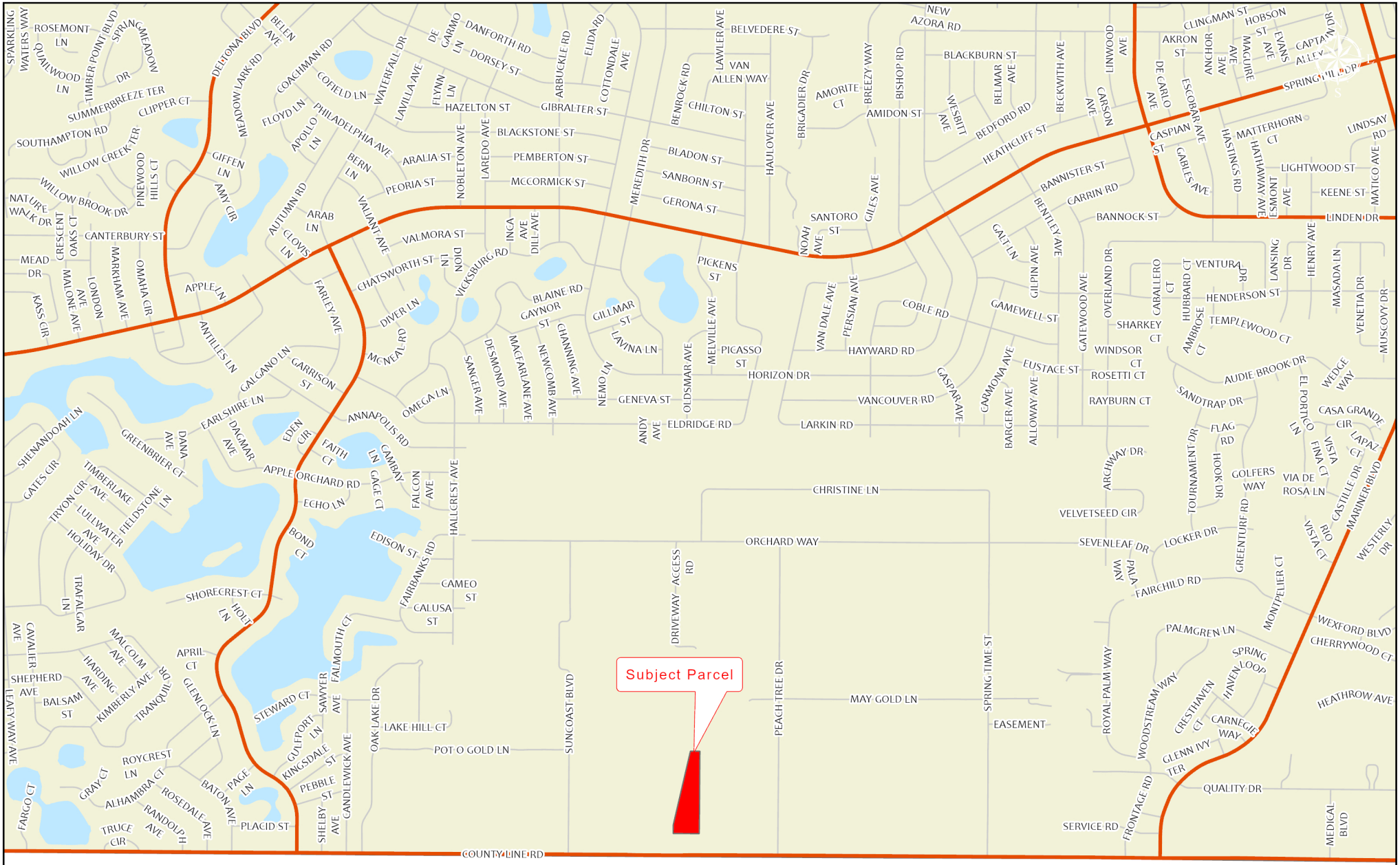
N W E S

Date of mapping: 02/14/2025

HERNANDO COUNTY CENTRAL GIS

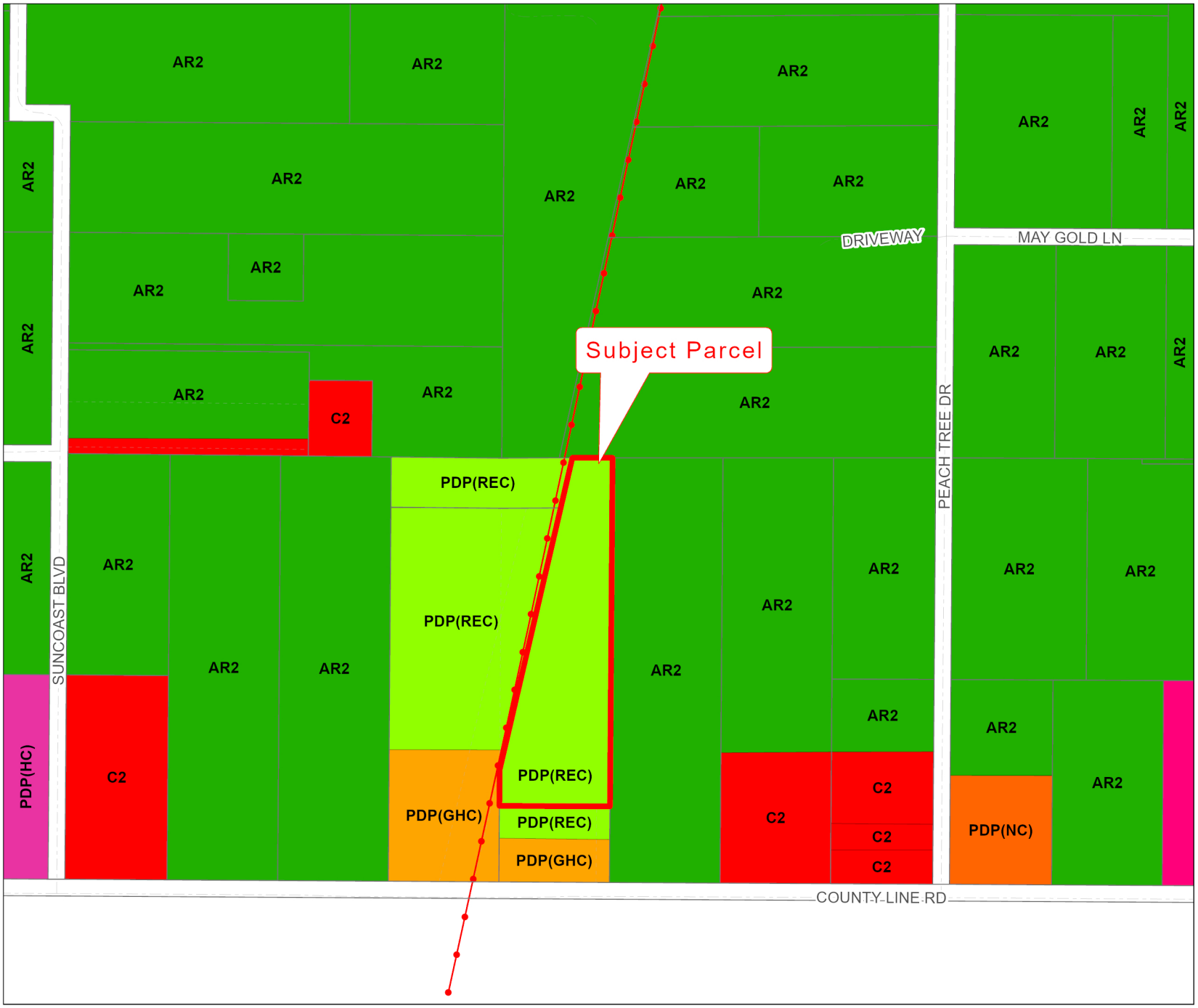
SE-25-02 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



SE-25-02

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

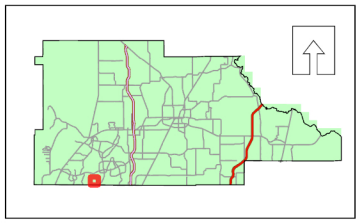


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 02/14/25

0 0.03 0.07 0.13 0.2 0.26 Miles

From:	Kandi McCorkel
To:	TJ LOMBARDO
Cc:	Michelle Miller
Subject:	RE: SE-25-02
Date:	Thursday, May 15, 2025 3:35:31 PM
Attachments:	Screenshot 2024-12-19 181304.png

Hi TJ,

Reviewed the attached revised site plan with the Director of Public Works, County Engineer- Scott Herring today and are conceptually OK with this traffic movement, would like to approve for a 1-year basis -so that project can demonstrate there are no adverse impacts to the surrounding traffic network (especially stacking on County Line Rd.) then reevaluate and if no issues have come about approve the Special Exception.

A Special Exception runs with the Land. A Conditional Use Permit is for a specific use with conditions. Please reach out to Michelle Miller, Planning Dept.(copied on this email) to convert to a Conditional Use Permit, she can also assist with any questions on the process you may have.

If you have any traffic operational questions please reach out to Dept. of Public Works Engineering. Thank you.

Kandi McCorkel
Engineering Development Coordinator
Hernando County Department of Public Works
1525 East Jefferson St. Brooksville, FL 34601
Office: 352-754-4062 ext 17030
Direct: 352-754-4826
Email: KMcCorkel@co.hernando.fl.us
Website: Public Works | Hernando County, FL

Hernando County Facility Design Guidelines can be found online at:
http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines

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From: TJ LOMBARDO <lombardoflooring@yahoo.com>
Sent: Wednesday, May 14, 2025 9:05 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Subject: Re: SE-25-02

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes
the Blue squares are the vendors
the white lines are the cars

TJ Lombardo
President
Lombardo Flooring Inc.
727-418-1711
lombardoflooring@yahoo.com
SAY NO TO RUGS

On Wednesday, May 14, 2025 at 04:33:04 PM EDT, Kandi McCorkel <kmccorkel@co.hernando.fl.us> wrote:

Hi TJ,

I have received a few voicemails from you about the special exception SE-25-02.

Do you have a revised site plan to send?

If so, please send to me by email.

I have meetings all morning tomorrow, will try to give you a call if any end early, otherwise around 2pm will be able to call & discuss with you.

Thank you.

Kandi McCorkel

Engineering Development Coordinator

Hernando County Department of Public Works

1525 East Jefferson St. Brooksville, FL 34601

Office: 352-754-4062 ext 17030

Direct: 352-754-4826

Email: KMcCorkel@co.hernando.fl.us

Website: Public Works | Hernando County, FL

Hernando County Facility Design Guidelines can be found online at:
http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16113
Legal Request Number:
Bid/Contract Number:

TITLE
Special Exception Use Permit Petition Submitted by Aliviya Rose Manor LLC (SE2505)

BRIEF OVERVIEW
Request:
Special Exception Use Permit for an Assisted Living Facility

General Location:
Bounded by Fayson Lane, Arrendonda Avenue and Chippendale Street approximately 670 feet South of Spring Hill Drive

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Assisted Living Facility, with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	07/02/2025 2:34 PM
Omar DePablo	Escalated	07/04/2025 5:17 PM
KayMarie Griffith	Approved	07/07/2025 6:07 PM
Toni Brady	Approved	07/09/2025 6:09 PM
Victoria Anderson	Approved	07/10/2025 9:46 AM
Danielle Nigro	Approved	07/10/2025 11:40 AM

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. _____ Official Date Stamp:

RECEIVED
JUN 04 2025
Hernando County Development Services
Zoning Division

Application request *(check one)*:
☐ **Conditional Use Permit**
☒ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: June 3, 2025

APPLICANT NAME: Terrance Schabilion / Aliviya Rose Manor
Address: 14180 Ameno Lane
City: Spring Hill State: FL Zip: 34609
Phone: 262-721-4765 Email: office@aliviyarosemanor.com
Property owner's name: *(if not the applicant)* Revolv Investment Group LLC

REPRESENTATIVE/CONTACT NAME: Terrance Schabilion / Alyssa Schabilion
Company Name: Aliviya Rose Manor
Address: 14180 Ameno Lane
City: Spring Hill State: FL Zip: 34609
Phone: 262-721-4765 Email: office@aliviyarosemanor.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00417301
2. SECTION 22, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP (SF)
4. Desired use: One 14 bed assisted Living Home
5. Size of area covered by application: 7.5 Acres
6. Highway and street boundaries: Fawson Ave and Arrendonda Ave
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, Zachary Sorrentino for Revolv Investment Group LLC, 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)*: Terrance Schabilion / Aliviya Rose Manor and *(representative, if applicable)*: Alyssa Schabilion to submit an application for the described property.

Zachary Sorrentino
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3rd day of June, 2025, by Zachary Sorrentino who is personally known to me or produced D.L as identification.

Sharon Wheatley
Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
SHARON WHEATLEY
Commission # HH 423366
Expires August 7, 2027

Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

This proposal seeks zoning approval for the development of a 14 bed assisted living home on a currently vacant parcel of land. The intended use aligns with community needs for residential care facilities and is designed to be consistent with applicable zoning ordinances governing residential health care and group living arrangements.

RECEIVED
JUN 04 2025
Hernando County Development Services
Zoning Division

Intended Use:
The proposed project involves the construction of a single-story assisted living home, licensed to accommodate up to 14 residents. This home will provide non-institutional, long-term residential care for seniors who require assistance with daily activities but do not need full-time skilled nursing care.

Zoning Considerations:
We respectfully request that the proposed use be reviewed and approved under the applicable zoning category for residential care facilities or similar group housing. The development is intended to operate within the scope of a Residential Care Home/Facility classification and will comply with all density, setback, height, and parking requirements as outlined in local ordinances.

Site and Design Overview:

- The home will house a maximum of 14 residents in private or semi-private rooms.
- The design mimics traditional residential architecture to blend into the surrounding community and avoid institutional appearance.
- The building will include common living and dining areas, ADA-compliant restrooms, caregiver space, and a full-service kitchen.
- Outdoor green space, walking paths, and sitting areas will be incorporated to promote resident wellness.
- Driveways and parking areas will be designed to accommodate staff, visitors, and emergency access.
- Buffer zones and landscaping will be installed to minimize impact on neighboring properties.

Public Interest and Compatibility:
This development addresses a critical community need by expanding local capacity for elder care in a setting that promotes dignity, safety, and social connection. The project is

intentionally low-impact, with 24/7 supervision, minimal traffic generation, and no commercial signage, maintaining the quiet character of the area.

Licensing and Operational Oversight:
The home will be licensed in accordance with state and local regulations for assisted living facilities, including building codes, zoning requirements, fire safety standards, and healthcare licensing. Operations will be overseen by experienced administrators, with a staffing model that supports individualized care and emergency preparedness.

RECEIVED
JUN 04 2025
Hernando County Development Services
Zoning Division

Request:
We are requesting a zoning determination or approval to permit the use of the vacant land for a 14 -bed assisted living home. We are prepared to provide site plans, traffic analysis, drainage studies, and any other documentation necessary for review.

Conclusion:
We believe this proposed development is an appropriate and beneficial use of the property that is consistent with the city's planning goals and zoning framework. We respectfully seek the department's support and guidance to move forward with this important project.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025
APPLICANT:	Aliviya Rose Manor LLC
FILE NUMBER:	SE-25-05
PURPOSE:	Special Exception Use Permit for an Assisted Living Facility
GENERAL LOCATION:	Bounded by Fayson Lane, Arrendonda Avenue and Chippendale Street approximately 670 feet South of Spring Hill Drive.
PARCEL KEY NUMBER:	00417301

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to establish an Assisted Living Facility. The proposal includes the construction of a one-story, 6,000-square-foot single-family residence designed to accommodate up to fourteen (14) residents in private or semi-private rooms. The facility will feature a common living room, dining area, ADA-compliant restrooms, caregiver accommodations, and a full-service kitchen. Outdoor amenities such as green space, walking paths, and sitting areas will be incorporated to support resident wellness. Parking requirements are based on a ratio of 0.3 spaces per bed, resulting in a total of four (4) required parking spaces, in addition to one (1) ADA-accessible parking space. The subject parcel was rezoned in 2021 under application H-21-62, changing its designation from PDP(REC) – Planned Development Project (Recreation) to PDP(SF) – Planned Development Project (Single Family). The rezoning allowed for the development of 12 single-family homes on the 7.5-acre site. The parcel was originally designated as a park site in the Spring Hill Master Plan and includes an existing drainage retention area (DRA).

SITE CHARACTERISTICS:

Site Size:	7.5 acres
Surrounding Zoning; Land Uses:	**North:** PDP(SF)/Planned Development Project (Single Family): Developed **South:** PDP(SF)/ Planned Development Project (Single Family): Developed **East:** PDP(SF)/ Planned Development Project (Single Family): Developed **West:** PDP(SF)/ Planned Development Project (Single Family): Developed
Current Zoning:	PDP(SF)/ Planned Development Project (Single Family)

Future Land Use Map Designation: Residential

Flood Zone: X (Existing DRA)

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water service is available to this parcel. Wastewater service is not currently available. HCUD has no objection to the requested special exemption to allow a 14-bed assisted living home on the parcel, subject to connection to the central water system and Health Department approval of any proposed Onsite Sewage Treatment and Disposal System at time of site development, Parcel Key# 417301.

ENGINEERING REVIEW:

The subject site is bounded by Fayson LN, Arrendonda Ave and Chippendale St approximately 670 feet South of Spring Hill Dr. This project lies within the Pithlachascotee watershed. This property contains an area of flood Zone "A". The Base flood elevation (BFE) is 59.446 feet in the North American Vertical Datum of 1988 (NAVD 88) per Flood Insurance Rate Map (FIRM) Panel 12101C0075F effective 9/26/2014.

At the time of development, the parking and driveway designs will need to meet County standards. Additionally, handicap parking shall be required.

LAND USE REVIEW:

The subject parcel was rezoned under application H-21-62 in 2021, changing its designation from PDP(REC) – Planned Development Project (Recreation) to PDP(SF) – Planned Development Project (Single Family) to allow for the construction of 12 single-family homes. The parcel was originally identified as a park site in the Spring Hill Master Plan. A shared drainage retention area (DRA) currently exists on the property and will remain functional.

In accordance with County LDRs- Land Development Regulations, if a developer fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

MINIMUM BUILDING SETBACKS:

- Front (Chippendale St): 25'
- Side(west): 10'
- Side (Arrendibda Ave): 15'
- Rear (Fayson Ln): 20'

PARKING

The minimum land development regulations (LDRs) would require 0.3 parking spaces per bed based on maximum occupancy. The LDRs indicate that an Assisted Living Facility may have up to fifty percent of the required parking spaces (including aisles) surfaced with grass, lawn or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator

Comments: Parking requirements are calculated for an Assisted Living Facility at a rate of 0.3 spaces per bed with a maximum of 14 beds. This will require 4 parking spaces.

LIGHTING

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full cutoff fixtures to retain all light on-site and prevent any light spillage onto neighboring residential uses.

BUFFERS:

Per BOCC action in rezoning file H-21-62, A 5' natural vegetated buffer enhanced to 80% opacity shall be constructed along the north boundary of the property adjacent to existing residential lots.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Residential Category of the adopted Comprehensive Plan states:

Objective 1.04B The Residential Category allows primarily single family, duplex, resort, 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(1) Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential use may also be allowed.

Comments: An Assisted Living Facility is permitted in all zoning districts as a special exception use.

FINDINGS OF FACT:

1. A Special Exception Use Permit for an Assisted Living Facility is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas and subject to appropriate performance conditions.
2. The proposed project shall require a commercial review.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners' associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Assisted Living Facility, with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory 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 proposed project shall require a commercial review.

3. Minimum Building Setbacks:

   - Front (Chippendale St): 25'
   - Side(west): 10'
   - Side (Arrendibda Ave): 15'
   - Rear (Fayson Ln): 20'

4. The parking and driveway designs will need to meet County standards.

5. Handicap parking is required.

6. Parking requirements are calculated for an Assisted Living Facility at a rate of 0.3 spaces per bed with a maximum of 14 beds. This will require 4 parking spaces.

7. The petitioner shall be required to connect to the central water system and coordinate with the Health Department with approval of any proposed Onsite Sewage Treatment and Disposal System at time of site development.

8. The petitioner shall provide full cutoff fixtures, in order to retain all light on-site and prevent any light spillage onto neighboring residential uses.

9. Per BOCC action in rezoning file H-21-62, A 5' natural vegetated buffer enhanced to 80% opacity shall be constructed along the north boundary of the property adjacent to existing residential lots.

10. The site shall be developed in accordance with the site plan as provided by the applicant and attached to this application.

11. Any additional development on the site above and beyond the Assisted Living Facility shall require an amendment to the Special Exception.

12. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

SE-25-05

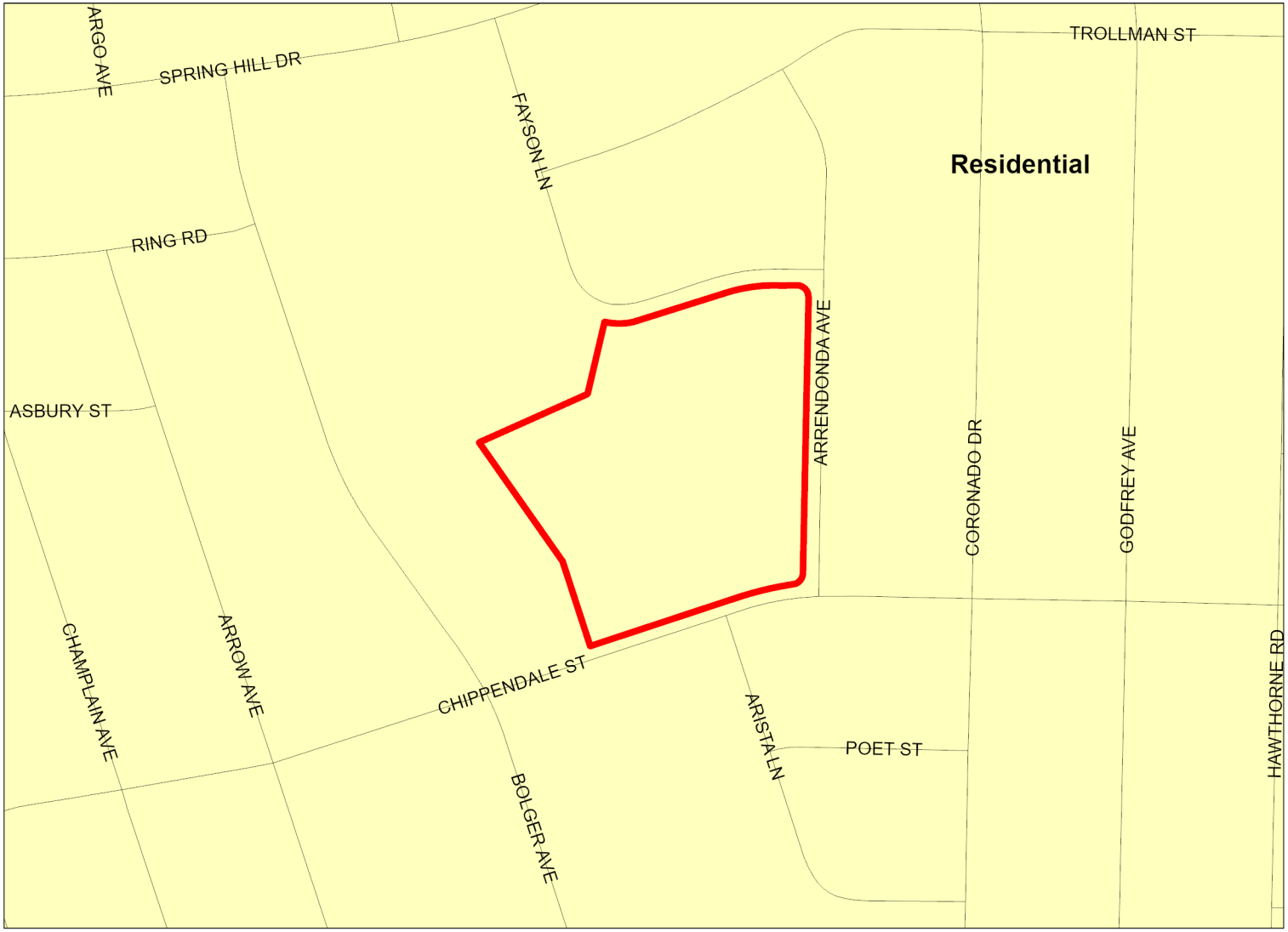
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

0 0.02 0.04 0.08 0.12 0.16 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-25-05
Version Date: 12/09/2022



0 0.03 0.05 0.1 0.15 0.2 Miles

N W E S

SE-25-05
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

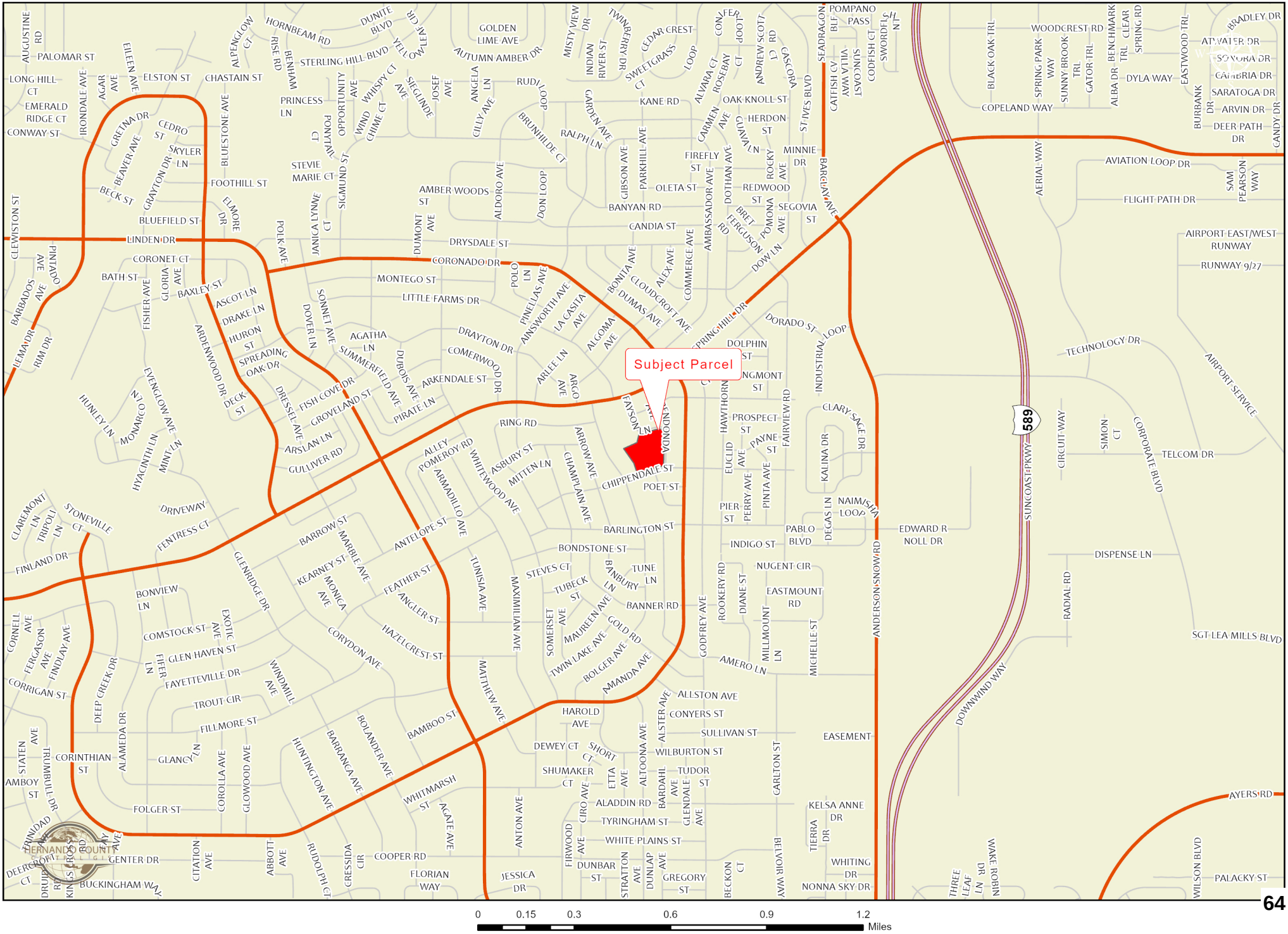
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Date of mapping: 05/13/2025

HERNANDO COUNTY CENTRAL GIS

SE-25-05 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.15 0.3 0.6 0.9 1.2 Miles

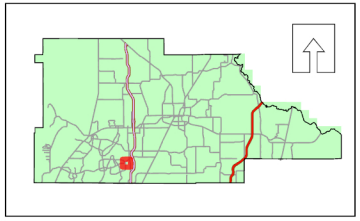
SE-25-05

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

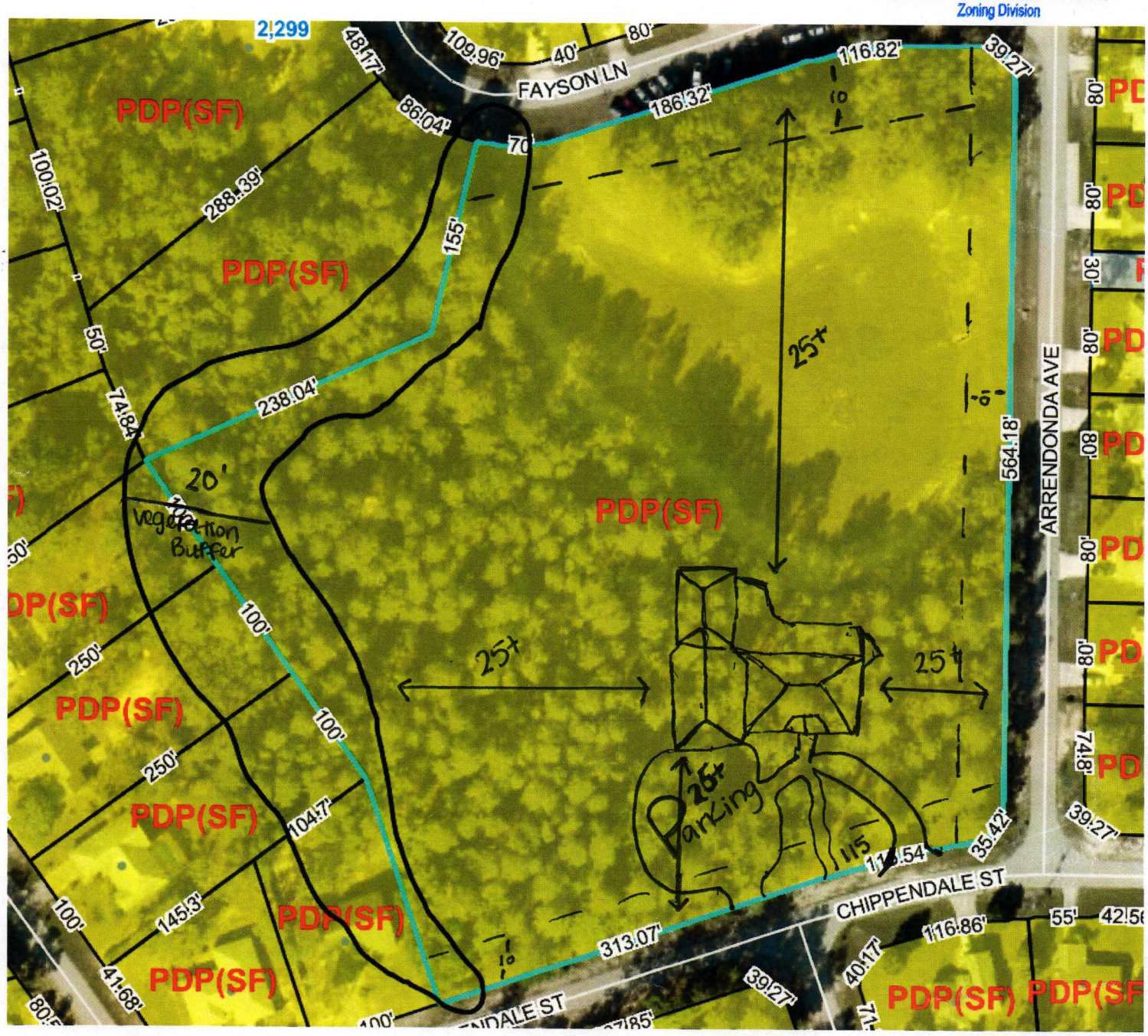
City Zoning Pending



Hernando County Planning Department
Project date: 05/13/25

0 0.02 0.04 0.08 0.12 0.16 Miles

RECEIVED
JUN 04 2025
Hernando County Development Services
Zoning Division



From:	Planning Resource Object
To:	Danielle Nigro
Subject:	FW: Opposition to SE25-05 – Special Exception Use Permit for Assisted Living Facility
Date:	Monday, July 7, 2025 7:08:19 AM

From: Desiree <kndjones@tampabay.rr.com>
Sent: Sunday, July 6, 2025 8:09 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to SE25-05 – Special Exception Use Permit for Assisted Living Facility

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hernando County Planning Department,

I am writing to formally oppose the Special Exception Use Permit (File Number: SE25-05) requested by Aliviya Rose Manor LLC for the construction of an Assisted Living Facility near Fayson Lane, Arrendonda Avenue, and Chippendale Street.

As a resident of this community, I believe this proposal is incompatible with our quiet, single-family neighborhood. The increased traffic from staff, medical providers, emergency services, deliveries, and visitors would create serious safety risks for children, seniors, and pedestrians. The additional noise, lighting, and infrastructure demands would significantly disrupt the peaceful environment we rely on.

I respectfully urge the Planning and Zoning Commission to deny the application due to these valid concerns regarding safety, compatibility, and quality of life for existing residents.

Please include this letter in the official public record.

Sincerely,
Desiree Jones
2296 Fayson Ln, Spring Hill, FL, 34609
352-573-1723

From:	Planning Resource Object
To:	Danielle Nigro; Nichole Street; Michelle Miller
Subject:	FW: Opposition to Proposed Assisted Living Faciliy on Fayson Lane & Arrendonda
Date:	Wednesday, July 9, 2025 7:13:44 AM

From: Denise Rivera-Sanchez <denise@mbscapitalmarkets.com>
Sent: Tuesday, July 8, 2025 5:49 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Cc: Denise Rivera-Sanchez <denise@mbscapitalmarkets.com>
Subject: Opposition to Proposed Assisted Living Faciliy on Fayson Lane & Arrendonda

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am writing as a concerned resident of 14004 Chippendale Street, Spring Hill, FL 34609, regarding the proposed construction of an assisted living facility at Fayson La., Arredonda Ave. and Chippendale St.. I respectfully urge the zoning board to reconsider approval of this development.

While I fully support the need for quality elder care in our community, this location raises significant concerns for me and many of my neighbors. Our objections include:

Traffic Safety: increased traffic from staff, visitors, service vehicles would create congestion on already busy streets and pose safety risks for pedestrians, especially children and seniors.

Neighborhood Character: The scale and nature of the facility are not compatible with the surrounding single-family residential homes and would drastically alter the character of our community.

Environmental Impact: Construction and long-term operation may affect local green spaces, increase noise, and strain utilities and infrastructure not designed for such a facility. In addition, there are turtles which have their homes on that property.

Property Values: An assisted living facility often leads to decline in nearby residential property values, a concern for many homeowners in the area.
Residents in the area have worked very hard to keep their home values up and for some it's their only asset.

I ask that the zoning board consider alternative locations suitable for this type of development and consider the strong concerns of local residents.

Thank you for your attention and service to our community.

Sincerely
Denise Rivera-Sanchez

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Danielle Nigro
DOC ID: 16121
Legal Request Number:
Bid/Contract Number:

TITLE
Approval of Minutes for Regular Meeting of June 9, 2025

BRIEF OVERVIEW
The attached Minutes for the Regular Meeting of the Planning & Zoning Commission on June 9, 2025, are submitted for review and approval.

FINANCIAL IMPACT
N/A

LEGAL NOTE
N/A

RECOMMENDATION
The attached Minutes for the Regular Meeting of the Planning & Zoning Commission on June 9, 2025, are submitted for review and approval.

REVIEW PROCESS

Heidi Prouse	Approved	06/30/2025 10:02 AM
Danielle Nigro	Approved	06/30/2025 10:04 AM

Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

June 9, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, June 9, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the agenda packet was available on-line at www.hernandocounty.us.

Attendee Name	Title
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
Mike Fulford	Alternate Member
Victoria Anderson	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Planner III
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Planning and Zoning Operations Manager

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren and Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Members David, Holmes and Noe announced that they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Victoria advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Administering of the Oath

STAFF ANNOUNCEMENTS

Planner Michelle Miller announced that there was a scrivener's error in the Agenda, and that the Master Plan for Item No. F-1 [Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)] was incorrect and provided copies to the Board. It was also announced that the Agenda was republished to add Item No. E-2 [CP 1481235 Nichols Property & CP 1491895 Oakview Woods (Nichols) Phase II].

APPROVAL/MODIFICATION OF AGENDA

Item Nos. E-3 [CP 1490027 Emerald Creek Phase 2] and E-6 [Approval of Meeting Minutes of May 12 2025] were moved to the Standard Agenda.

Motion
To approve the Agenda with changes.

RESULT:	**ADOPTED**
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the packet into evidence.

RESULT:	**ADOPTED**
SECONDER:	Nicholas Holmes
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1484172 Lake Hideaway Phase 1 Pods E, F, G, & H

CP 1481235 Nichols Property & CP 1491895 Oakview Woods (Nichols) Ph II Property

CP 1490027 Emerald Creek Phase 2

This item was pulled moved to the Standard Agenda during approval of the Agenda.

CP 1487494 Somerset Bay Phase 2 Subdivision

CP 1469207 Spring Hill Multi-Commercial Development

Approval of Minutes for Regular Meeting of May 12, 2025

This item was pulled moved to the Standard Agenda during approval of the Agenda.

Motion
To approve the Unified Agenda.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

STANDARD AGENDA

CP 1490027 Emerald Creek Phase 2

Motion
To approve staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Approval of Minutes for Regular Meeting of May 12 2025

Motion
To approve with modifications.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)

The Board accepted public input on this matter.

Motion
To approve with modified conditions as approved by the Planning Department.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Arsany 66th Street, LLC (H2501)

The Board accepted public input on this matter.

Motion
To approve staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	David, Holmes and Noe
NAYES:	Birren and Fulford
ABSENT:	McDonald

RECESS/RECONVENE

The Board recessed at 1:30 p.m. and reconvened at 1:45 p.m

Rezoning Petition Submitted by Sunny Pines of Hernando LLC (H2507)

The Board accepted public input on this matter.

Motion
To approve with modifications as presented.

RESULT:	**DEFEATED**
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Holmes and Fulford
NAYES:	Birren, David and Noe
ABSENT:	McDonald

Motion
To approve with modified conditions as approved by the Planning Department.

RESULT:	**ADOPTED**
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:45 a.m.

Rezoning Petition Submitted by Lance Lowery (H2481)

There was no public input.

Motion
To approve staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Axl David
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Meridien Development LLC Mark Keschl (H2482)

The Board accepted public input on this matter.

Chairwoman Birren passed the gavel to Vice Chairman David and temporarily left the meeting, and upon returning shortly thereafter, she resumed the chairwomanship.

Member Fulford temporarily left the meeting and returned shortly thereafter.

Motion
To approve with modified conditions as approved by the Planning Department.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, Holmes and Noe
NAYES:	David and Fulford
ABSENT:	McDonald

RECESS/RECONVENE

The Board recessed at 3:35 p.m. and reconvened at 3:40 p.m

Rezoning Petition Submitted by Alton B. Wingate (H2505)

There was no public input.

Motion
To approve with modified conditions as approved by the Planning Department.

RESULT:	**ADOPTED**
MOVER:	Axl David
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Britton and Kayla Cox (H2511)

The Board accepted public input on this matter.

Motion
To approve staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Axl David
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Jorge Sabater (H2512)

There was no public input.

Motion
To approve staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

COMMISSIONERS AND STAFF ISSUES

There were no staff issues.

ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 14, 2025, beginning at 9:00 AM, in the Commission Chambers.

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16114
Legal Request Number:
Bid/Contract Number:

TITLE
PSFOD Petition Submitted by Greater Tampa Bay Area Council Inc. Boy Scouts of America (H2514)

BRIEF OVERVIEW
Request:
Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative

General Location:
South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The applicable Public Service Facility (PSF) Overlay District Standards are contained in Article IV, Section 11. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center with performance conditions

REVIEW PROCESS

Michelle Miller	Approved	07/02/2025 2:40 PM
Omar DePablo	Escalated	07/04/2025 5:17 PM
KayMarie Griffith	Approved	07/07/2025 6:14 PM
Toni Brady	Approved	07/09/2025 6:09 PM
Victoria Anderson	Approved	07/10/2025 10:31 AM
Danielle Nigro	Approved	07/10/2025 11:41 AM

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

File No. H-25-14 Official Date Stamp:

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☑ Other
PRINT OR TYPE ALL INFORMATION

Date: 02/24/2025

APPLICANT NAME: Greater Tampa Bay Area Council Inc. Boy Scouts of America
Address: 13228 N Central Ave
City: Tampa State: FL Zip: 33612
Phone: 813-872-2691 Email: Mike.Butler@scouting.org
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
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): 00346708
2. SECTION 31, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG (Agriculture)
4. Desired zoning classification: PSF (Public Service Facility Overlay)
5. Size of area covered by application: 52
6. Highway and street boundaries: Cortez Boulevard (SR 50) and Cortez Oaks Boulevard
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, Greater Tampa Bay Area Council Inc. Boy Scouts of America, 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)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough
The foregoing instrument was acknowledged before me this 6 day of March, 20 25, by Michael Butler who is personally known to me or produced as identification.

Signature of Notary Public

DONNA MARIE WENTZLER
Notary Public - State of Florida
Commission # HH 391617
My Comm. Expires Apr 27, 2027
Bonded through National Notary Assn.

Notary Seal/Stamp

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

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H2513 Official Date Stamp:

RECEIVED
MAR 05 2025
Hernando County Development Services
Zoning Division

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: 02/24/2025

APPLICANT NAME: Greater Tampa Bay Area Council Inc. Boy Scouts of America
Address: 13228 N Central Ave
City: Tampa State: FL Zip: 33612
Phone: 813-872-2691 Email: Mike.Butler@scouting.org
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
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): 00346708
2. SECTION 31, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG (Agriculture)
4. Desired zoning classification: PSF (Public Service Facility Overlay)
5. Size of area covered by application: 52
6. Highway and street boundaries: Cortez Boulevard (SR 50) and Cortez Oaks Boulevard
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, , have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☒ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough
The foregoing instrument was acknowledged before me this 25 day of February, 20 25, by Michael Butler who is personally known to me or produced as identification.

Signature of Notary Public

DONNA MARIE WENTZLER
Notary Public - State of Florida
Commission # HH 391617
My Comm. Expires Apr 27, 2027
Bonded through National Notary Assn.

Notary Seal/Stamp

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

Zoning Application Narrative

Gulf Ridge Council, Inc. Property

Parcel Key 346708

General

The subject site consists of approximately 52 acres and is located on the south side of Cortez Boulevard (SR 50) opposite Cortez Oaks Subdivision. The property is a portion of Parcel Key 346708 as identified by the Hernando County Property Appraiser. See Figure 1 for the site aerial and property location.

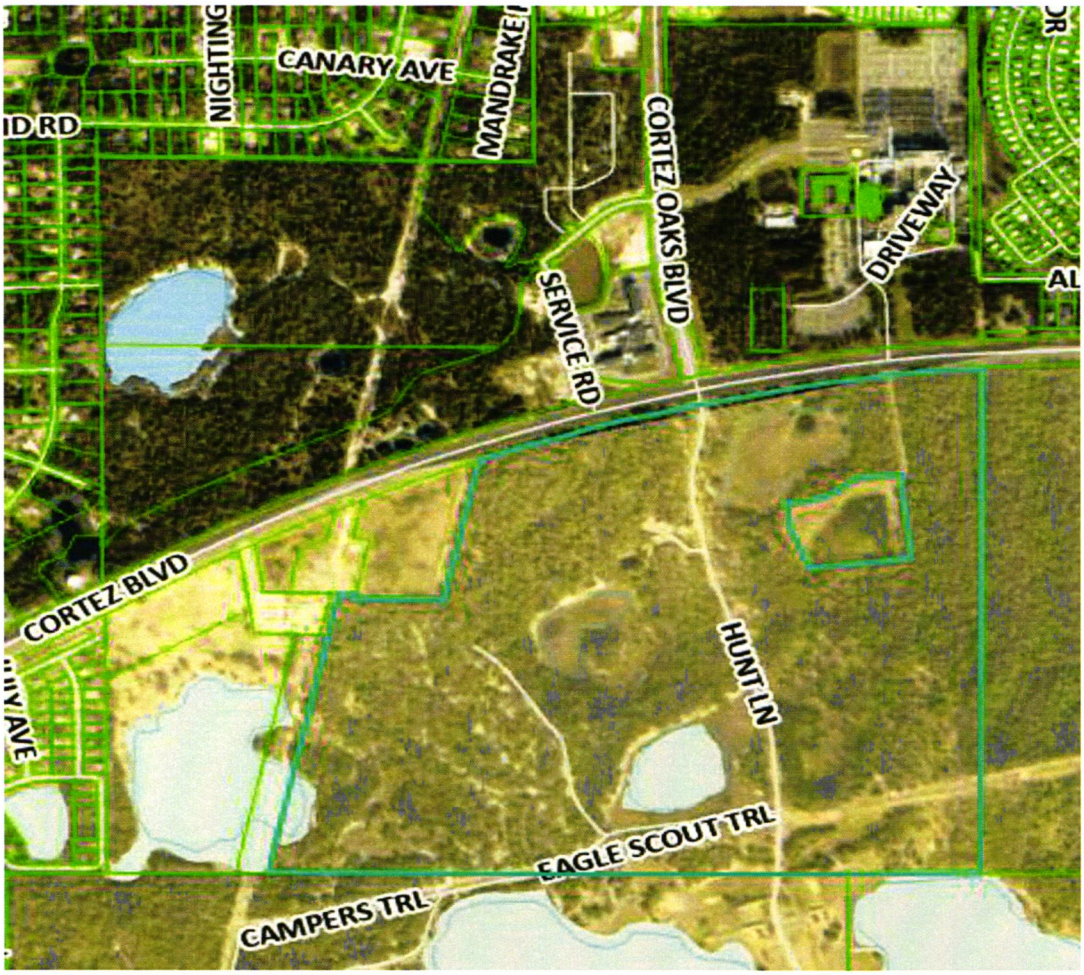


Figure 1-General Location Aerial

Current Zoning and Land Use

The current zoning on the site is AG (Agriculture). Please refer to Figure 2 for the current site zoning.

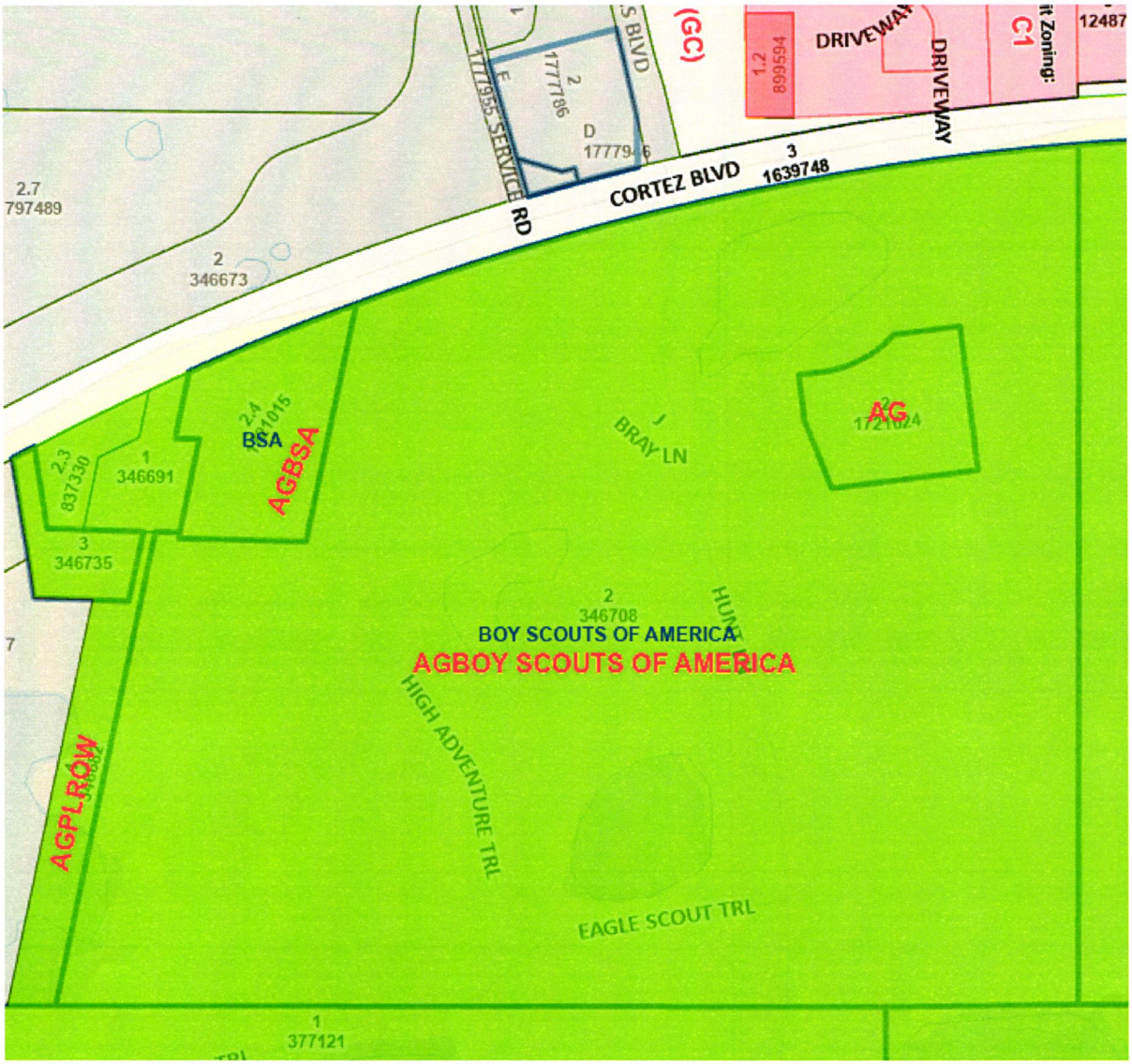


Figure 2-Curent Zoning

The current land use designation on the site is Recreation. Please refer to Figure 3 for the current land use designation on the site.

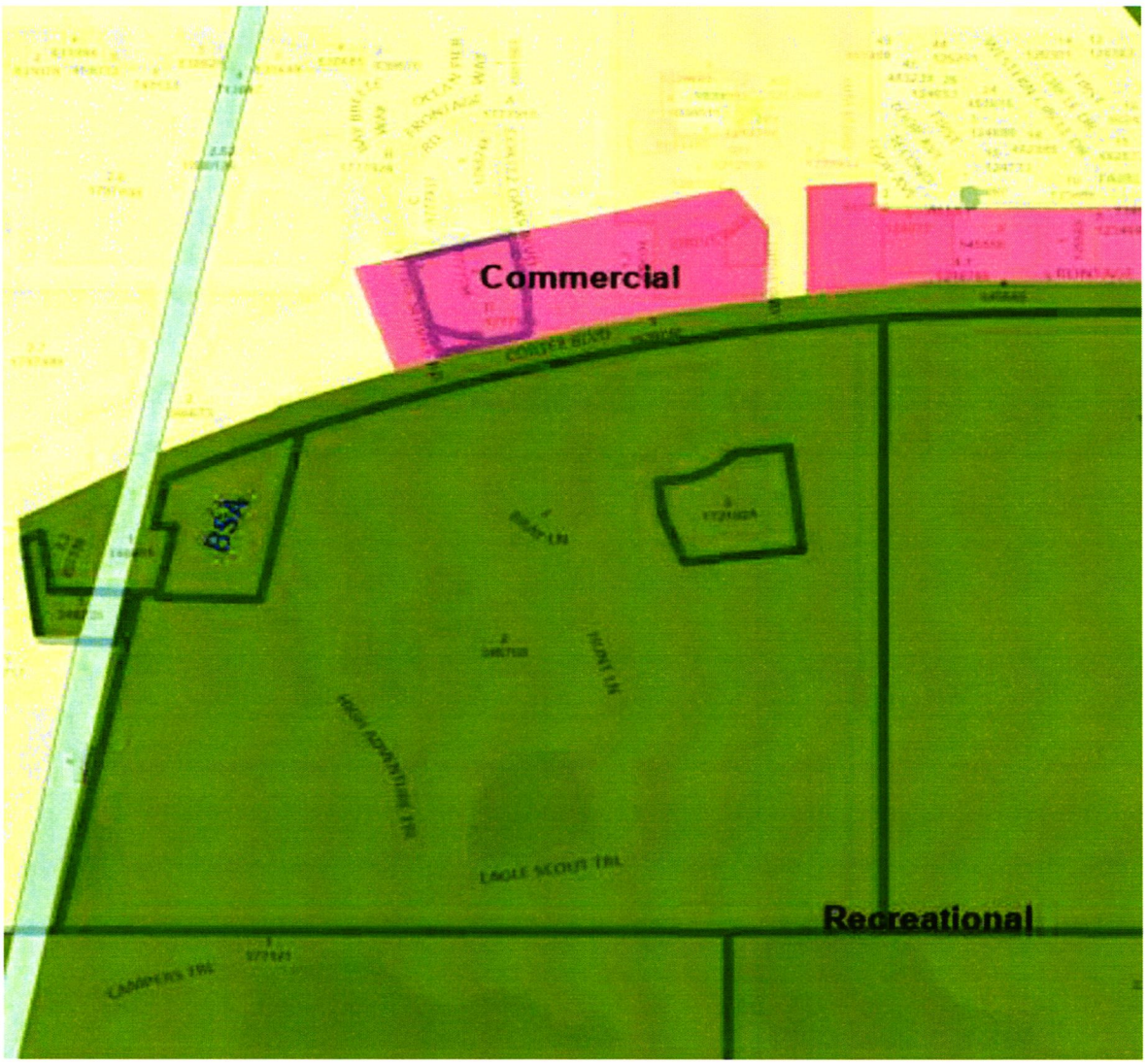


Figure 3-Current Land Use

The surrounding zoning, land use and property use is depicted by the following table.

Direction	Zoning	Future Land Use	Property Use
North	CPDP (Combined Planned Development), Commercial and Office (C-1, CDP/OP, C-3)	Commercial; Residential	Waterford Residential, Congregate Care, medical, Oak Hill Hospital
South	AG (Agriculture)	Recreation	Boy Scout Reservation
East	AG (Agriculture)	Recreation	Boy Scout Reservation
West	PDP/MF (Planned Development/Multi-Family), Public Facility	Public Facility; Residential	Power line right of way, vacant

Request

The request is to change the present zoning from Agriculture (AG) to Public Service Facility Overlay (PSF) to allow a full array of facilities associated with a western county operations center for the Withlacoochee River Electric Cooperative (WREC). The PSF District is designed to allow for, and includes, public service uses and structures consistent with the PSF Approval and may be placed over any underlying zoning district. Uses anticipated on the proposed WREC site will include office, customer service, customer & employee parking, equipment parking, warehouse, a transportation & equipment shop, fuel island and indoor and outdoor storage for equipment and material. A portion of the site will be used as a staging area for emergencies such as hurricanes. Also noted on the proposed master plan is a future substation at the western end of the property, adjacent to the power line easement. While zoning approval for the substation is not required, the proposed site is shown on the master plan for informational purposes.

The property is appropriate for the proposed development in that is located along a major arterial roadway (SR 50), adjacent to a major powerline corridor, has soils conducive for construction and DRAs, has adjacent County sewer and water facilities and will have its primary access at a signalized intersection (SR 50 and Cortez Oaks Blvd.). Direct access to SR 50 from the property is not envisioned and a landscape buffer is proposed along the road frontage. Environmental features along the southern boundary of the site will be

buffered appropriately. There are no adjacent residential developments. The Boy Scout Camp will continue to operate as usual and will share access to the signalized intersection.

Consistency with the Comprehensive Plan

The request is consistent with the following Goals, Objectives and Policies of the Hernando County 2040 Plan.

Future land Use Element

Objective 1.04K: The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

Strategy 1.04K(2): The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

Analysis:

The proposed use of the property is for a minor public facility use which is allowed in any Future Land Use Category. Minor public facilities include public service buildings and uses which are not regional in nature and are intended to serve the local community. A private utility (WREC) office, customer service and related logistics facility is consistent with the standard classification of a minor public service facility.

Dimensional Standards and Buffers

Article IV, Section 11.B.1 (PSF Public Service Facility Overlay) of Appendix A requires that no building or use with a PSF Overlay be located within 50 feet of the property line of an adjoining parcel containing a residence or residentially zoned parcel. The proposed site meets this requirement as there are no abutting residential uses or zoning.

Article IV, Section 11.D (PSF Public Service Facility Overlay) of Appendix A requires that the development meet the dimension and area regulations of the underlying zoning district in

addition to the criteria stated above. The site is zoned AG (Agriculture and will meet the required dimensional regulations of that district.

Setbacks

Front: 125 feet (SR 50)

Sides: 35 feet

Rear: 50 feet

Building Height: 45 feet

Buffers and Screening

Areas used for outdoor storage will be permanently screened from adjoining properties by a wall, fence and/or approved enclosure. The approved screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at planting.

The buffers shall consist of the following:

- A five (5) foot vegetative buffer along SR 50 that meets the requirements of the Community Appearance ordinance for commercial projects which states "A vegetative buffer at least five (5) feet in width shall abut the street right-of-way/pavements for at least half of the street right-of-way frontage. If only installed planting areas are used, the vegetative buffer shall include a hedge of shrubs with a minimum height of eighteen (18) inches at time of planting. Shrubs shall be appropriately spaced according to growth needed of the species for the hedge to attain eighty (80) percent opacity within twelve (12) months of planting."
- A five (5) foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects which states in part "the vegetative buffer shall include plants with a minimum height of eighteen (18) inches at time of planting... and a five-foot-wide landscape strip consisting of one (1) tree that is three-inch minimum caliper every twenty-five (25) linear feet."
- Perimeter buffers will consist of 10 foot wide buffer consisting of natural vegetation supplemented with landscaping where needed.

Deviations

Article IV, Section 11.D (PSF Public Service Facility Overlay) of Appendix A states in part that "Any reduction of the minimum dimension and area regulations or other development standards ... must be specifically enumerated in the application and would require the approval of a deviation by the board of county commissioners." No deviations are requested in conjunction with this application.

Site Characteristics

Topography

Topography ranges from a high of 30 feet NAVD in the southeastern boundary of the property to 41 feet NAVD. The topography on the site is indicated by Figure 4.

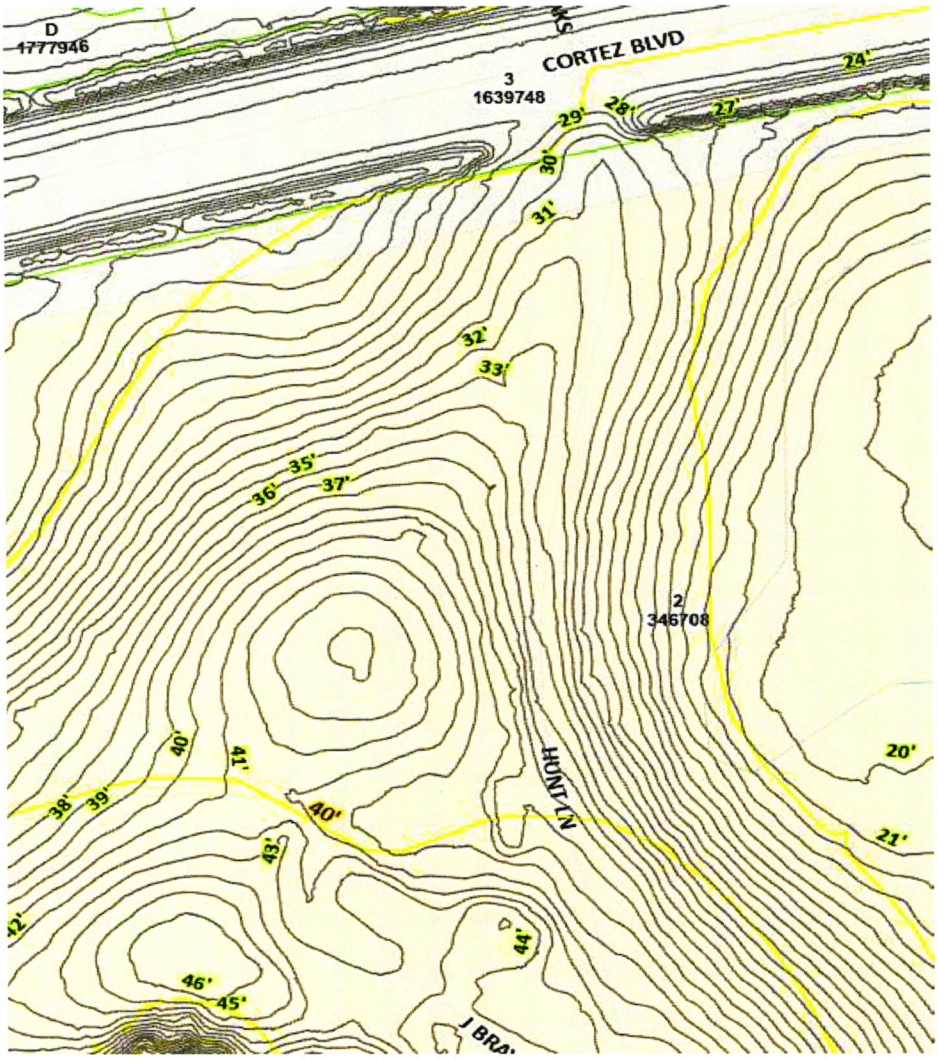


Figure 4-Topography

F*loodplain*

Portions of the larger parcel key are located in a FEMA Zone AE as indicated by FEMA Panel 12053C0166D. See Figure 5 for the flood zone information.

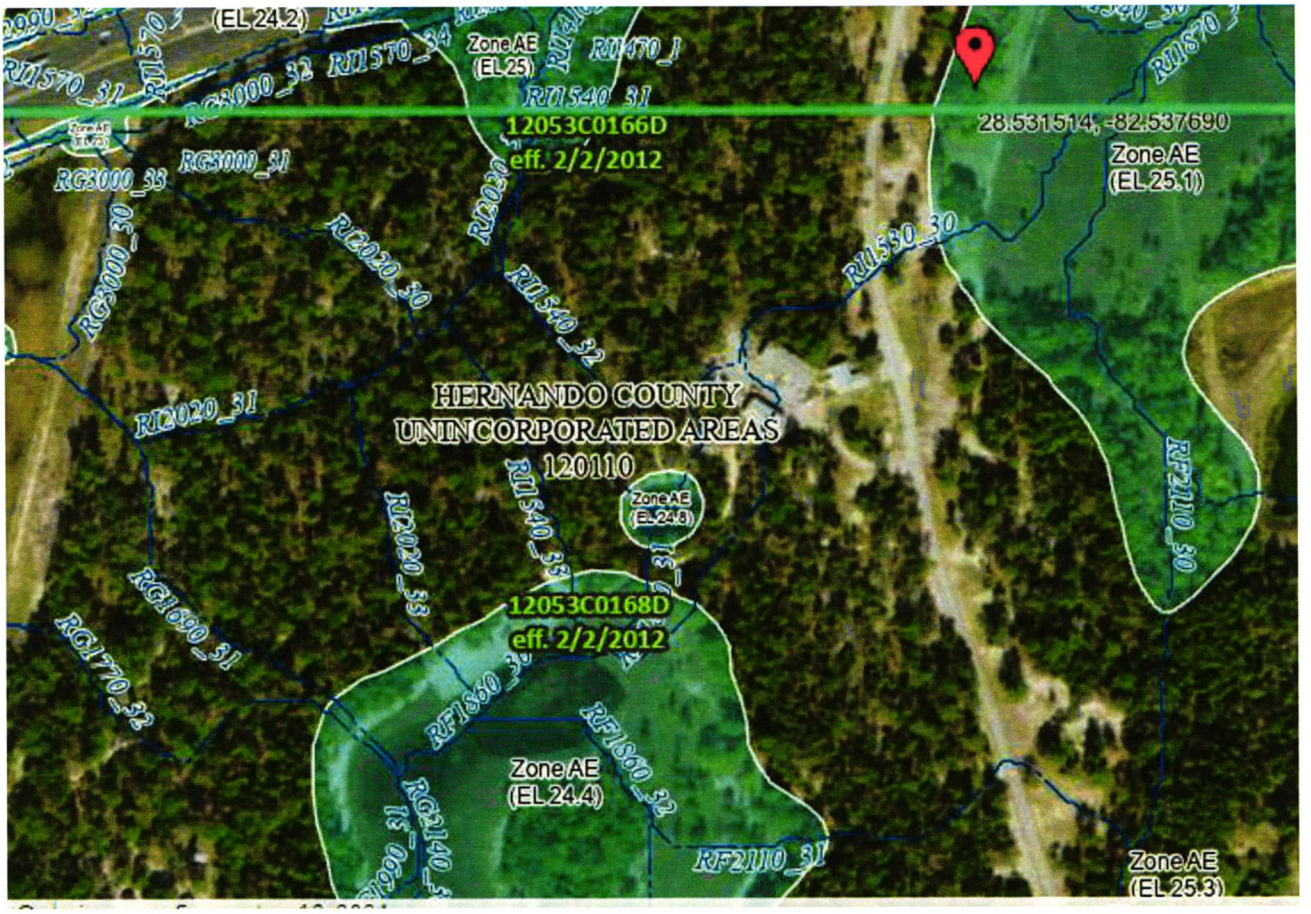


Figure 5-Floodplain

Soils

The site contains Myakka Fine Sand, Candler Fine Sand and Blichton Loamy Fine Sand soil types. See Figure 6 for the soil types located on the site.

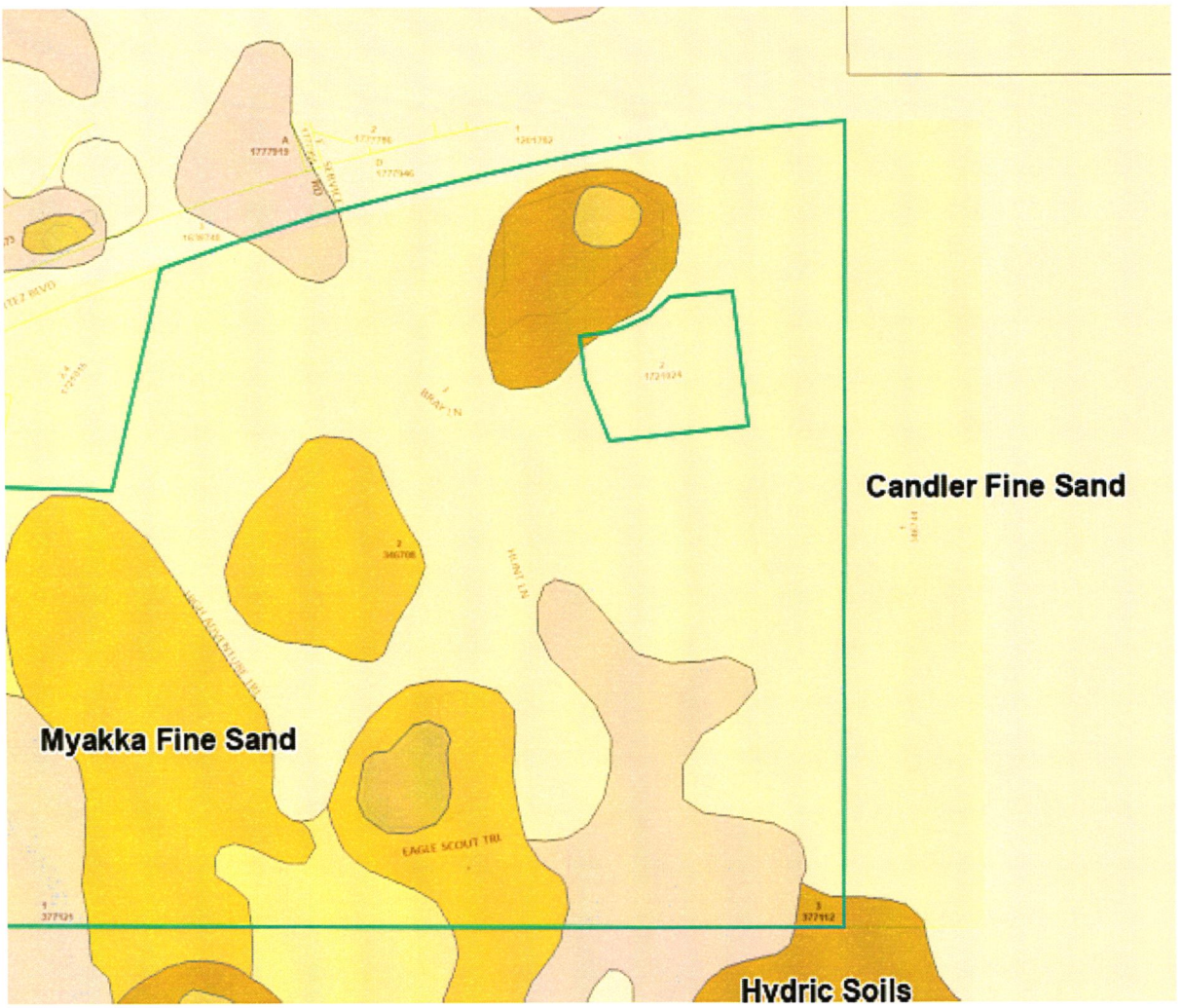


Figure 6-Soil Types

Environmental

A preliminary environmental site visit was conducted on March 3, 2025. The following is a brief summary:

- The subject property is moderately forested with an assemblage of turkey oak, sand live oak, slash pine and long-leaf pine trees.
- The groundcover contains leaf litter, pine straw and various vine species.

- Gopher tortoise burrows were detected; however, their density is low.
- No other state or federally listed species were detected.
- A jurisdictional wetland (karst sink) is located on the southern portion of the site.

All federal, state and local permitting requirements will be complied with.

Adequate Access

The site has access to SR 50, a multilane arterial roadway with an adequate level of service. Access will utilize the existing access to the Boy Scout Reservation (Hunt Lane) which aligns with a traffic signal at Cortez Oaks Boulevard. A transportation and/or access analysis will be provided as required by the County Engineer at the time of site development.

Public Facilities

Water and Sewer: The site will be served by the Hernando County Utilities, which has potable water and sewer facilities in close proximity. The developer will conduct a utility capacity analysis as required at the time of site development.

Solid Waste: The site will be served by Hernando County.

Police and Fire: The site is served by the Hernando County Sheriff's Office for police protection and Hernando for fire/rescue service by Station 12.

Drainage: The site will comply with the requirements of the Southwest Florida Water Management District for stormwater and flood prevention.

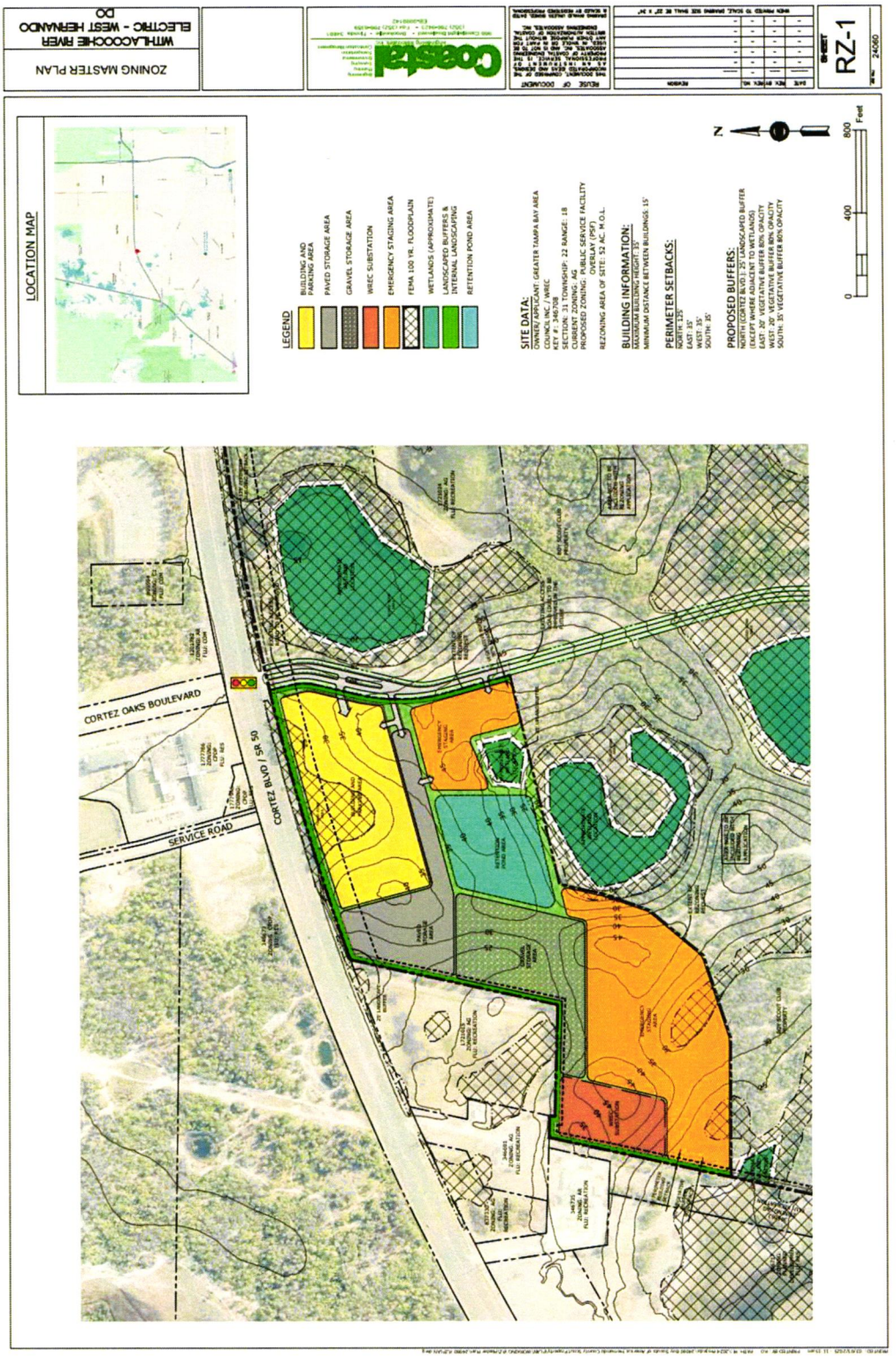
Concurrency

A Certificate of Concurrency will be required at the time development review. The following facilities will be reviewed for adequate capacity:

- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste Disposal
- Transportation (roadways)

At this time, it is anticipated that adequate capacity will be available to support the project.

Figure 7-Zoning Master Plan



STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	July 14, 2025 September 2, 2025
APPLICANT:	Greater Tampa Bay Area Council Inc. Boy Scouts of America	
FILE NUMBER:	H2514	
REQUEST:	Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative	
GENERAL LOCATION:	South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)	
PARCEL KEY NUMBER(S):	A 52-acre +/- portion of 346708	
PIW DATE:	May 12, 2025	

APPLICANT'S REQUEST

The petitioner has submitted a request to establish a Public Service Facility Overlay District for an electric utility operations center, including administrative offices, customer service, customer and employee parking, equipment parking, warehouse, transportation and equipment shop, fuel island, and indoor/outdoor storage for equipment and materials. A portion of the site will be used as a staging area for emergencies, such as hurricanes. The Master Plan also includes a location denoted for a future substation at the western edge of the property, adjacent to the power line easement.

The remainder of the parcel shall remain in the ownership of the Greater Tampa Bay Area Council Inc. Boy Scouts of America and is not included in this application.

SITE CHARACTERISTICS

Site Size:	A 52-acre +/- portion of 346708
Surrounding Zoning; Land Uses:	North: Combined Planned Development Project with Commercial and Office Uses; Hospital and Residential Uses South: AG (Agricultural); Existing Boy Scout Reservation East: AG (Agricultural); Existing Boy Scout Reservation West: PDP(MF) Planned Development Project (Multifamily) and Public Facility Uses; powerline and vacant
Current Zoning:	AG
Future Land Use Map Designation:	Recreation

ENVIRONMENTAL REVIEW

A preliminary environmental site assessment was completed by the petitioner on March 3, 2025. Their findings included the following:

- The subject property is moderately forested with an assemblage of turkey oak, sand, live oak, slash pine and long-leaf pine trees.
- The groundcover contains leaf litter, pine straw and various vine species.
- Gopher tortoise burrows were detected; however, their density is low
- No other state or federally listed species were detected.
- A jurisdictional wetland (karst sink) is located on the southern portion of the site

Comments: At the time of site development, the jurisdictional wetland line shall be set. A 25-foot vegetated buffer shall be placed along the perimeter of the wetland in accordance with all South West Florida Water Management District regulations and shall be shown on all civil site plans for the subject site. The petitioner shall be required to comply with all federal, state, and local environmental regulations.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) currently supplies water to this parcel via an existing 8-inch water main crossing under Cortez Boulevard to a fire hydrant onsite. The closest wastewater infrastructure is located within the Cortez Oaks commercial development on the north side of Cortez Boulevard.

HCUD has no objection to the establishment of a Public Service Facility Overlay District, subject to a utility capacity analysis and connection to the central water and wastewater systems as required per ordinance at time of site development.

ENGINEERING REVIEW

The subject site is located on the South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation). The County Engineer has reviewed the petitioner's request and has the following comments:

- When developed, a Frontage (or reverse) Road will be required along the entire frontage along Cortez Boulevard.
- A Traffic Access Analysis will be required. Any improvements identified will be the responsibility of the developer to install.
- This project lies within the Willow Sink watershed and multiple sub-basins.
- Florida Department of Transportation access management permit required, Florida Department of Transportation drainage permit may be required.

LAND USE REVIEW

Public Service Facility Overlay District is a mechanism to allow governmental uses and structures, as well as public service facility uses and structures in all zoning districts. The Public Service Facility Overlay District is approved by the Board of County Commissioners for a site-specific location and use.

Governmental uses and structures and public service structures are permitted within the Public Service Facility Overlay District which may be approved in all zoning districts after review and approval by the Commission and Governing Body. The procedures for review and approval of the Public Service Facility Overlay District shall be consistent with those for rezoning of any properties within the zoning district.

Permitted Uses

The following uses are permitted within a Public Service Facility Overlay District:

- Any use permitted in the underlying zoning district.
- Governmental uses and structures consistent with the PSF approval.
- Public service uses and structures consistent with the PSF approval.
- Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Comments: The proposed use for the subject site is a not-for-profit utility service, to include administrative offices, customer service, customer and employee parking, equipment parking, warehouse, transportation and equipment shop, fuel island, and indoor/outdoor storage for equipment and materials. These uses are permissible in the Public Service Facility Overlay District (PSFOD).

Special regulations:

The following special regulations apply to all Public Service Facility Overlay Districts

- No building, structure or use within a Public Service Facility Overlay District shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.
- No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

Comments: The petitioner is not proposing any building or structure within 50' of a property line of an adjoining parcel containing a residence, or any residentially zoned parcel. Additionally, no odor or dust-producing substance or use is proposed through the creation of this Public Service Facility Overlay District.

Site Development Requirements:

All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The Board of County Commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and requires the approval of a deviation by the Board of County Commissioners.

The petitioner has not indicated any deviations from the setbacks or locational requirements for the Public Service Facility Overlay District or underlying Agricultural District.

If approved, the petitioner shall be required to meet the following setbacks and building heights for the Agricultural district:

- Front: 125'
- Side: 35'
- Rear: 50'
- Building Height: 45'

Buffers

The petitioner has proposed the following buffers for the subject site:

- A 5-foot vegetative buffer along S.R. 50 (Cortez Blvd) that meets the requirements of the Community Appearance ordinance for commercial projects.
- A 5-foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects.
- All other perimeter buffers will consist of 10-foot-wide buffer consisting of natural vegetation supplemented with landscaping where needed.

Outdoor Storage

The petitioner has proposed the following outdoor storage for equipment and materials. In addition, a portion of the site will be used as a staging area for emergencies, such as hurricanes. Hernando County LDR's require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line with a minimum height of 5-feet and maximum of 8-feet.

Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and specifically addresses lighting intensity levels and glare. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site preventing any light spillage onto neighboring properties.

Impact Statement

The petitioner has conducted an impact statement for the subject site, It has identified that the property is moderately forested with an assemblage of turkey oak, sand live oak, slash pine and long-leaf pine trees. The groundcover contains leaf litter, pine straw and various vine species. Gopher tortoise burrows were detected; however, their density is low. No other state or federally listed species were detected. A jurisdictional wetland (karst sink) is located on the southern portion of the site

Comments: Based on the analysis of the site, the proposed Public Service Facility Overlay District will not create a significant impact for the site or the surrounding parcels. Staff has no objection to the request.

COMPREHENSIVE PLAN REVIEW

Public Facilities Category

Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

Comments: The electric substation is considered a minor public facility in accordance with the Comprehensive Plan and may be placed in any future land use classification. The use is consistent with the surrounding land uses and is conditioned to avoid any negative impact to the surrounding community.

Strategy 1.04K(2): The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

Infrastructure Services

GOAL 1.12: In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, the provision of adequate facilities shall be ensured for new development through a variety of mechanisms.

Urban Sprawl

GOAL 1.11: In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County.

Directed Infrastructure

Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.

Strategy 1.11A(2): The County shall manage infrastructure availability to influence the timing and location of development. Strategy 1.11A(3): Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

Comments: The electric substation as proposed by Withlacoochee River Electric Cooperative will ensure that Hernando County has adequate electric infrastructure for its expanding population. The subject site is located

immediately across S.R. 50 (Cortez Boulevard) from its existing operation, within the County's existing Urban Service Area. Locating the expanded facility within the urban service boundary will not create urban sprawl and will ensure the continuation of electric service and Withlacoochee River Electric Cooperative's capability to respond to urgent and emergent situations in the community.

FINDINGS OF FACT

The request to establish a Public Service Facility Overlay District for an electric utility operations center is appropriate based on the following:

1. The proposed use is a minor public facility and is allowable within any Comprehensive Plan land use classification.
2. The Public Service Facility Overlay District is the appropriate land use tool for placement of minor public facilities.
3. The petitioner has not requested any deviations to the underlying AG (Agricultural) zoning setback and building height criteria.
4. The proposed use will not adversely impact any adjacent parcels or uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County as well as other applicable agencies, meeting all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. At the time of site development, the jurisdictional wetland line shall be set. A 25-foot vegetated buffer shall be placed along the perimeter of the wetland in accordance with all South West Florida Water Management District regulations and shall be shown on all civil site plans for the subject site.

3. The petitioner shall be required to comply with all federal, state, and local environmental regulations.

4. The petitioner shall be required to submit a utility capacity analysis and connect to the central water and wastewater systems at the time of development.

5. When developed, a Frontage (or reverse) Road will be required along the entire frontage along Cortez Boulevard.

6. A Traffic Access Analysis will be required. Any improvements identified will be the responsibility of the developer to install.

7. The petitioner shall coordinate with the Florida Department of Transportation to determine the applicable access management and drainage permits required for the project.

8. At the time of development, the petitioner shall be required to meet all commercial site development requirements.

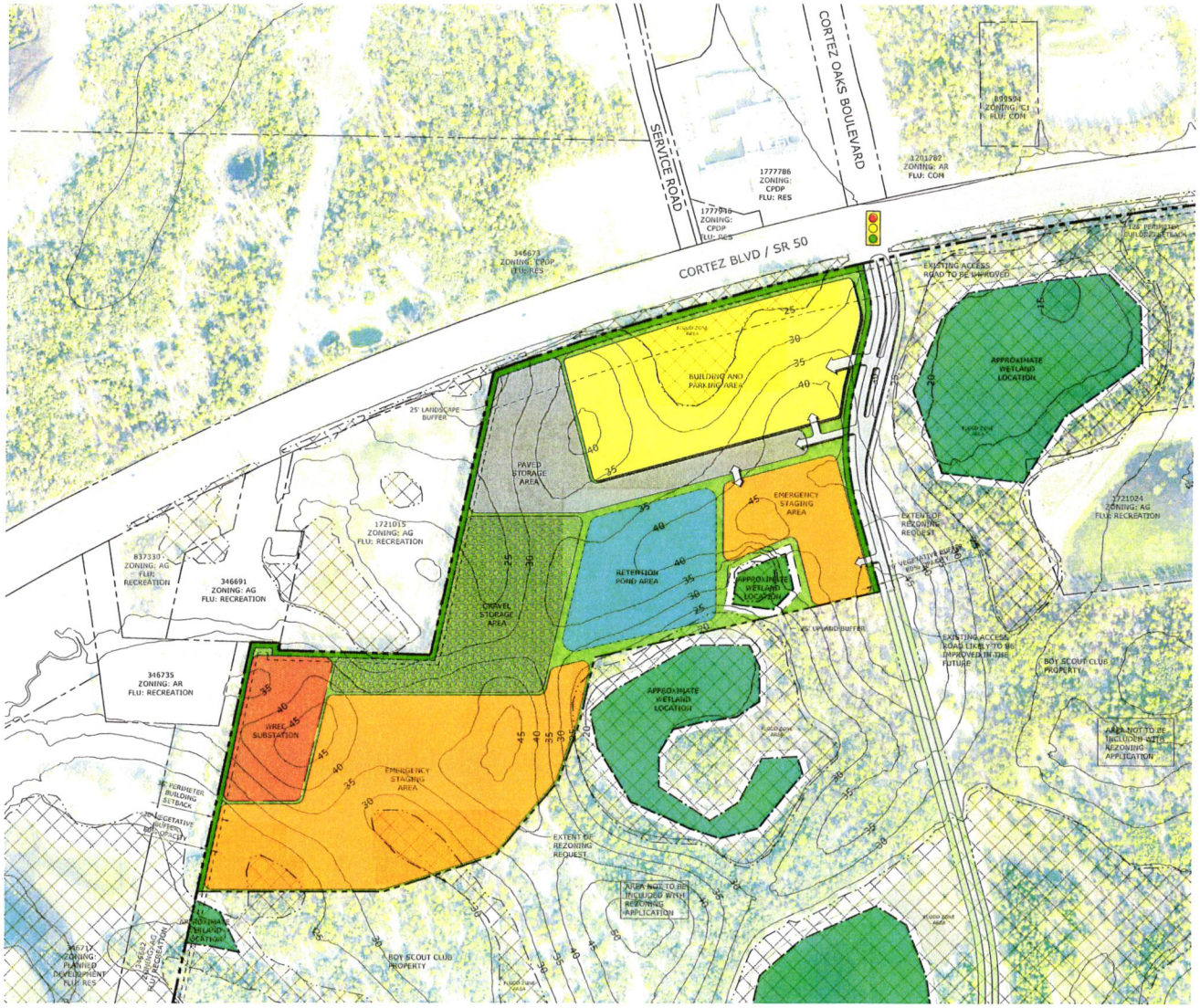
9. Minimum Setbacks and Building Height:
    - Front: 125'
    - Side: 35'
    - Rear: 50'
    - Building Height: 45'

10. The following buffers shall be placed within the development:
    - A 5-foot vegetative buffer along S.R. 50 (Cortez Blvd) that meets the requirements of the Community Appearance ordinance for commercial projects.
    - A 5-foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects.
    - All other perimeter buffers will consist of 10-foot-wide buffer consisting of natural vegetation supplemented with landscaping where needed.

11. Screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an 80 percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of 5-feet and maximum of 8-feet.

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site preventing any light spillage onto neighboring properties.

13. The petitioner shall provide a master plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioner's approval. Failure to submit the revised plan will result in no further development permits being issued.



LOCATION MAP

LEGEND

- BUILDING AND PARKING AREA
- PAVED STORAGE AREA
- GRAVEL STORAGE AREA
- WREC SUBSTATION
- EMERGENCY STAGING AREA
- FEMA 100 YR. FLOODPLAIN
- WETLANDS (APPROXIMATE)
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

SITE DATA:

OWNER/ APPLICANT: GREATER TAMPA BAY AREA COUNCIL INC. / WREC
KEY #: 346708
SECTION: 31 TOWNSHIP: 22 RANGE: 18
CURRENT ZONING: AG
PROPOSED ZONING: PUBLIC SERVICE FACILITY OVERLAY (PSF)
REZONING AREA OF SITE: 52 AC. M.O.L.

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 35'
MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

PERIMETER SETBACKS:

NORTH: 125'
EAST: 35'
WEST: 35'
SOUTH: 35'

PROPOSED BUFFERS:

NORTH (CORTEZ BLVD.): 25' LANDSCAPED BUFFER (EXCEPT WHERE ADJACENT TO WETLANDS)
EAST: 20' VEGETATIVE BUFFER 80% OPACITY
WEST: 20' VEGETATIVE BUFFER 80% OPACITY
SOUTH: 35' VEGETATIVE BUFFER 80% OPACITY

N

0 400 800 Feet

ZONING MASTER PLAN

WITHLACOOCHEE RIVER ELECTRIC - WEST HERNANDO DO

Coastal Engineering Consultants, Inc.
Engineering
Surveying
Environmental
Transportation
Construction Management
7601 Cantwright Boulevard - Brooksville - Florida 34601
(352) 796-4423 - Fax (352) 796-0260
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AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
MAILING OF NOTICE

I, Concetta Cook, hereby certify that I did mail a notice of the May 21, 2025 Public Inquiry Workshop, at least ten days prior to said workshop, to property owners of every parcel of land within 1000 feet in any direction from the property in accordance with the listing provided by the Hernando County Property Appraiser's Office. A copy of the mailed notice and property owner list is attached herewith.

Concetta A. Cook
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 7th day of May, 2025, by Concetta Cook who is ☐ personally known to me or ☐ produced N/A as identification.

WITNESS my hand and official seal at Hernando County, Florida

Lindsay N. Ollier
Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

Notary Seal/Stamp

Rev. 01/3/17

F:\Agenda Coordinator\CJB\Public Inquiry Workshop Sample Forms\Public Inquiry Workshop Mailing Notification Affidavit 01.03.17.Docx

7020 1290 0001 5239 9442

11463 CORTEZ BLVD LLC
C/O AURO PROPERTY MANAGEMENT LLC
5327 COMMERCIAL WAY STE C113
SPRING HILL FL 34606

7020 1290 0001 5239 9459

BARN HOLDINGS INC
C/O MAHMOOD AKEL, M.D.
13932 BASSINGTHORPE DR
SPRING HILL FL 34609-2164

7021 0350 0000 6986 9222

BROWNING JOAN
7331 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

7021 0350 0000 6986 9215

CARR PENNY M
4020 CRIMSON CT APT 205
INDIAN LAND SC 29707-8050

7021 0350 0000 6986 9192

CARR PENNY M
3444 HIGH MESA DR
DALLAS TX 75234-7942

7021 0350 0000 6986 8379

CLEVER COW LLC
13210 SPRING HILL DR
SPRING HILL FL 34609-5064

7021 0350 0000 6986 8324

COOK ALAN R, MCGOWAN ARLENE
7378 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

7021 0350 0000 6986 8287

DOHERTY MARIA
9002 BONNET WAY
WEEKI WACHEE FL 34613-5131

7021 0350 0000 6986 8263

DUKE ENERGY CENTER, TAX DEPT-
DEC41B
PO BOX 37996
CHARLOTTE NC 28237-7996

7021 0350 0000 6986 8270

FATHER SONS & DAUGHTERS LLC, CHRIST
CHARITY FOR KIDS INC
12416 ARSLAN LN
SPRING HILL FL 34609

7021 0350 0000 6986 8294

GRABOWSKI DANIEL L, GRABOWSKI
IRENE A, GRABOWSKI DOUGLAS M
7366 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

7021 0350 0000 6986 8317

GULF RIDGE COUNCIL INC
BOY SCOUTS OF AMERICA
13228 N CENTRAL AVE
TAMPA FL 33612-3462

7020 1290 0001 5239 9312

HATHAWAY CINDIE
7385 SECOND LOOP AVE
BROOKSVILLE FL 34613-7302

7020 1290 0001 5239 9329

HCA HEALTH SERVICES OF FL INC
C/O DUCHARME, MCMILLEN &
ASSOCIATES
PO BOX 80610
INDIANAPOLIS IN 46280-0610

7020 1290 0001 5239 9336

HERNANDO HEALTH CARE PROPERTIES LLC
1800 N WABASH RD STE 300
MARION IN 46952-1300

7020 1290 0001 5239 9343

HIGH POINT COMM PROP OWNERS
8008 BALTIC ST
BROOKSVILLE FL 34613-5528

7020 1290 0001 5239 9350

HOLM DEBORAH
7337 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

7021 0350 0000 6987 5995

JAGIELLO HELEN P
473 RIVERSIDE DR
WYANDOTTE MI 48192-2631

7021 0350 0000 6987 6008

OAK HILL LAND LLC
18125 WAYNE RD
ODESSA FL 33556-4723

7021 0350 0000 6987 6015

OAK HILL SENIOR LIVING PROPERTY
OWNERS ASSOC INC
1800 N WABASH RD STE 300
MARION IN 46952-1300

7021 0350 0000 6987 6022

PALER STEPHEN C TTEE
7372 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

7021 0350 0000 6987 6039

PHILLIPS RANDY, PHILLIPS SANDRA
7343 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

7021 0350 0000 6987 6046

STATE OF FLORIDA DOT
11201 N MCKINLEY DR
TAMPA FL 33612-6456

7021 0350 0000 6987 6053

STEPHENS GEORGE EMERY LIFE
ESTATE,
STEPHENS LINDA F LIFE ESTATE
7356 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

7021 0350 0000 6987 6060

SURGICARE OF BROOKSVILLE LLC
C/O DUCHARME, MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS IN 46280-0610

7021 0350 0000 6987 6077

SWANUR LLC
20809 LAKE VIENNA DR
LAND O LAKES FL 34638-8322

7021 0350 0000 6987 6084

SZYDLOWSKI WALTER J JR MD
6475 SUGAR TREE DR
WEEKI WACHEE FL 34607-2517

9589 0710 5270 0009 7433 49

THOMPSON ED, THOMPSON DANIELLE
7363 SECOND LOOP AVE
BROOKSVILLE FL 34613-7302

9589 0710 5270 0009 7433 56

WITHLACOOCHEE RIVER ELEC
COOPERATIVE INC
PO BOX 278
DADE CITY FL 33526-0278

9589 0710 5270 0009 7433 63

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SPRING HILL FL 34606

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BARN HOLDINGS INC
C/O MAHMOOD AKEL, M.D.
13932 BASSINGTHORPE DR
SPRING HILL FL 34609-2164

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7021 0350 0000 6986 9222

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BROWNING JOAN
7331 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

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CARR PENNY M
4020 CRIMSON CT APT 205
INDIAN LAND SC 29707-8050

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CARR PENNY M
3444 HIGH MESA DR
DALLAS TX 75234-7942

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CLEVER COW LLC
13210 SPRING HILL DR
SPRING HILL FL 34609-5064

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COOK ALAN R, MCGOWAN ARLENE
7378 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

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7021 0350 0000 6986 8287

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DOHERTY MARIA
9002 BONNET WAY
WEEKI WACHEE FL 34613-5131

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Charlotte, NC 28237

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DUKE ENERGY CENTER, TAX DEPT-
DEC41B
PO BOX 37996
CHARLOTTE NC 28237-7996

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FATHER SONS & DAUGHTERS LLC, CHRIST
CHARITY FOR KIDS INC
12416 ARSLAN LN
SPRING HILL FL 34609

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GRABOWSKI DANIEL L, GRABOWSKI
IRENE A, GRABOWSKI DOUGLAS M
7366 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

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Tampa, FL 33612

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GULF RIDGE COUNCIL INC
BOY SCOUTS OF AMERICA
13228 N CENTRAL AVE
TAMPA FL 33612-3462

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HATHAWAY CINDIE
7385 SECOND LOOP AVE
BROOKSVILLE FL 34613-7302

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Indianapolis, IN 46280

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BROOKSVILLE FL 34601 01372 22
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HCA HEALTH SERVICES OF FL INC
C/O DUCHARME, MCMILLEN &
ASSOCIATES
PO BOX 80610
INDIANAPOLIS IN 46280-0610

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HERNANDO HEALTH CARE PROPERTIES LLC
1800 N WABASH RD STE 300
MARION IN 46952-1300

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HIGH POINT COMM PROP OWNERS
8008 BALTIC ST
BROOKSVILLE FL 34613-5528

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HOLM DEBORAH
7337 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

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Wyandotte, MI 48192

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JAGIELLO HELEN P
473 RIVERSIDE DR
WYANDOTTE MI 48192-2631

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Odessa, FL 33556

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OAK HILL LAND LLC
18125 WAYNE RD
ODESSA FL 33556-4723

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OAK HILL SENIOR LIVING PROPERTY
OWNERS ASSOC INC
1800 N WABASH RD STE 300
MARION IN 46952-1300

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PALER STEPHEN C TTEE
7372 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

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PHILLIPS RANDY, PHILLIPS SANDRA
7343 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

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Tampa, FL 33612

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STATE OF FLORIDA DOT
11201 N MCKINLEY DR
TAMPA FL 33612-6456

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STEPHENS GEORGE EMERY LIFE
ESTATE,
STEPHENS LINDA F LIFE ESTATE
7356 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

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Indianapolis, IN 46280

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SURGICARE OF BROOKSVILLE LLC
C/O DUCHARME, MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS IN 46280-0610

34601

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Land O Lakes, FL 34638

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- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
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Postage $0.73

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$5.58

SWANUR LLC
20809 LAKE VIENNA DR
LAND O LAKES FL 34638-8322

34601

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Spring Hill FL 34607

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SZYDLOWSKI WALTER J JR MD
6475 SUGAR TREE DR
WEEKI WACHEE FL 34607-2517

34601

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THOMPSON ED, THOMPSON DANIELLE
7363 SECOND LOOP AVE
BROOKSVILLE FL 34613-7302

34601

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Dade City, FL 33526

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Postage $0.73

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WITHLACOOCHEE RIVER ELEC
COOPERATIVE INC
PO BOX 278
DADE CITY FL 33526-0278

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Greenup, KY 41144

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05/07/2025

$5.58

WORKMAN ROBERT, SHEARS BARBARA
100 CHESTNUT ST W
GREENUP KY 41144-1079

34601

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

37121

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter WORKSHOP was published in said newspaper by print in the issues of 05/11/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **05/11/2025**

Signature of Notary of Public
Personally known X or produced identification.
Type of identification produced _____

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

NOTICE OF PUBLIC INFORMATION WORKSHOP

A Public Information Workshop will be held as indicated below to discuss a rezoning application made to Hernando County.

DATE/TIME: May 21, 2025 – 5:30pm

LOCATION: **Sand Hill Scout Reservation,**
Greater Tampa Bay Area Council
Boy Scouts of America
11210 Cortez Boulevard
Brooksville, FL 34613

APPLICANT: Greater Tampa Bay Area Council, Inc. - Boy Scouts of America
REQUEST: Change the present zoning from Agriculture (AG) to Public Service Facility Overlay (PSF) to allow a full array of facilities associated with a western county operations center for the Withlacoochee River Electric Cooperative (WREC).

GENERAL LOCATION: South side of Cortez Boulevard (SR 50) opposite Cortez Oaks Subdivision

PROPERTY SIZE: 52 acres

PARCEL IDENTIFICATION NUMBER: R31 422 18 0000 0020 0000

Interested parties will be given the opportunity to hear about the rezoning application, be given the opportunity to ask questions and provide meaningful input.

The application may be reviewed by interested parties at the Hernando County Planning
Department, located at 1653 Blaise Drive, Brooksville, Florida during normal business hours.

Interested parties may also contact Ronald Pianta at Coastal Engineering for information or to provide written comments by calling (754) 289-1452 or emailing rpianta@coastal-engineering.com.
mAY 11, 2025 37121

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
CITIZEN SIGN-IN SHEET
EXECUTIVE SUMMARY

This affidavit attests that the attached **original** citizen sign-in sheet is an official record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. All exhibits displayed at the workshop are included.

File Number: H-25-14

Applicant Name: Greater Tampa Bay Area Council, Inc. - Boy Scouts of America

Public Inquiry Workshop Date: May 21, 2025

Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 22nd day of May, 2025, by Concetta Cook who is ☒ personally known to me or ☐ produced _____ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Signature of Notary Public

Notary Public State of Florida
Elena Sutton
My Commission HH 636412
Expires 2/4/2029

Notary Seal/Stamp

H-25-14 GREATER TAMPA BAY AREA COUNCIL, INC - BOY SCOUTS OF AMERICA

NEIGHBORHOOD MEETING - MAY 21, 2025, 5:30PM

SAND HILL SCOUT RESERVATION, GREATER TAMPA BAY AREA COUNCIL
BOY SCOUTS OF AMERICA
11210 CORTEZ BOULEVARD
BROOKSVILLE, FL 34613

NO	NAME	PHONE	EMAIL
1	Phillip Welch	727-510-2956	Phillip@welch.cc
2	Betsy Hoeft	727.692.4289	BHOEFT59@AOL.COM
3	Travis Johnston	727-487-4961	traviswjohnston@hotmail.com
4	Jean + Tony Albano	352-596-7435	cjalbano@tampabay.rr.com
5	Jon + Kym Hunter	727-641-8564	Kym821@hotmail.com
6	Yusuf El-Shihibi	727-645-9602	Elshihibi1790@Gmail.com
7	TAylor Briggs	727-902-2786	TBRIGG1@Yahoo.com
8	Aja Moore	352-247-9314	aja.marie24@gmail.com
9	Emory & Nancy Alexsuk	352-585-6240	nalexsuk@gmail.com
10	Eric Cupps	813-546-4252	EricCupps@gmail.com
11			
12			
13			

H-25-14 GREATER TAMPA BAY AREA COUNCIL, INC - BOY SCOUTS OF AMERICA
Neighborhood Meeting – May 21, 2025, 5:30pm

Name: Phillip Welch **Phone#:** 727-510-2956 **Email:** philiffwelch@yahoo.com

Comments: I feel that although this project would have minimal Impact to the surrounding Property, I still disagree with the Boy scouts selling property that had restrictions by the benefactor who donated it. the intent was clearly stated that it should never be used for commercial purposes and be donated back to the county if the Boy Scouts no ~~no~~ longer desired to use the property. The inevitabe reality is it will slowly be sold off, starting with this 52 acres and then move to continue to sell other pieces of property. This directly goes against the clear expectation of the will.

H-25-14 GREATER TAMPA BAY AREA COUNCIL, INC - BOY SCOUTS OF AMERICA
Neighborhood Meeting – May 21, 2025, 5:30pm

352

Name: Christina J. Albano **Phone#:** 5967435 **Email:** cjalbano@tampabay.rr.com

Comments: After All the studies are ~~down~~ done and if Planning and Zoning passes this it will be very helpful to Hernando County to have a Large enough place for Out of State Trucks etc. that come to help us during the Hurricanes.

H-25-14 GREATER TAMPA BAY AREA COUNCIL, INC - BOY SCOUTS OF AMERICA

Neighborhood Meeting – May 21, 2025, 5:30pm

Name: Eric Cupps **Phone#:** 813 546-4252 **Email:** EricCupps@gmail.com

Comments: I represent a Facebook group that has been advocating against the sale of any Scout Property. Our rally in September of '24 had well over half a million impressions. online, in Print and Broadcast media.

Although the Scouts found a way to open the deed to the property, I assure you there are at least enough citizens, former scouts, current scouts and neighbors who oppose any development.

I speak for these people.

I'm available for any conversations that would be warranted.

Regards,

Eric Cupps

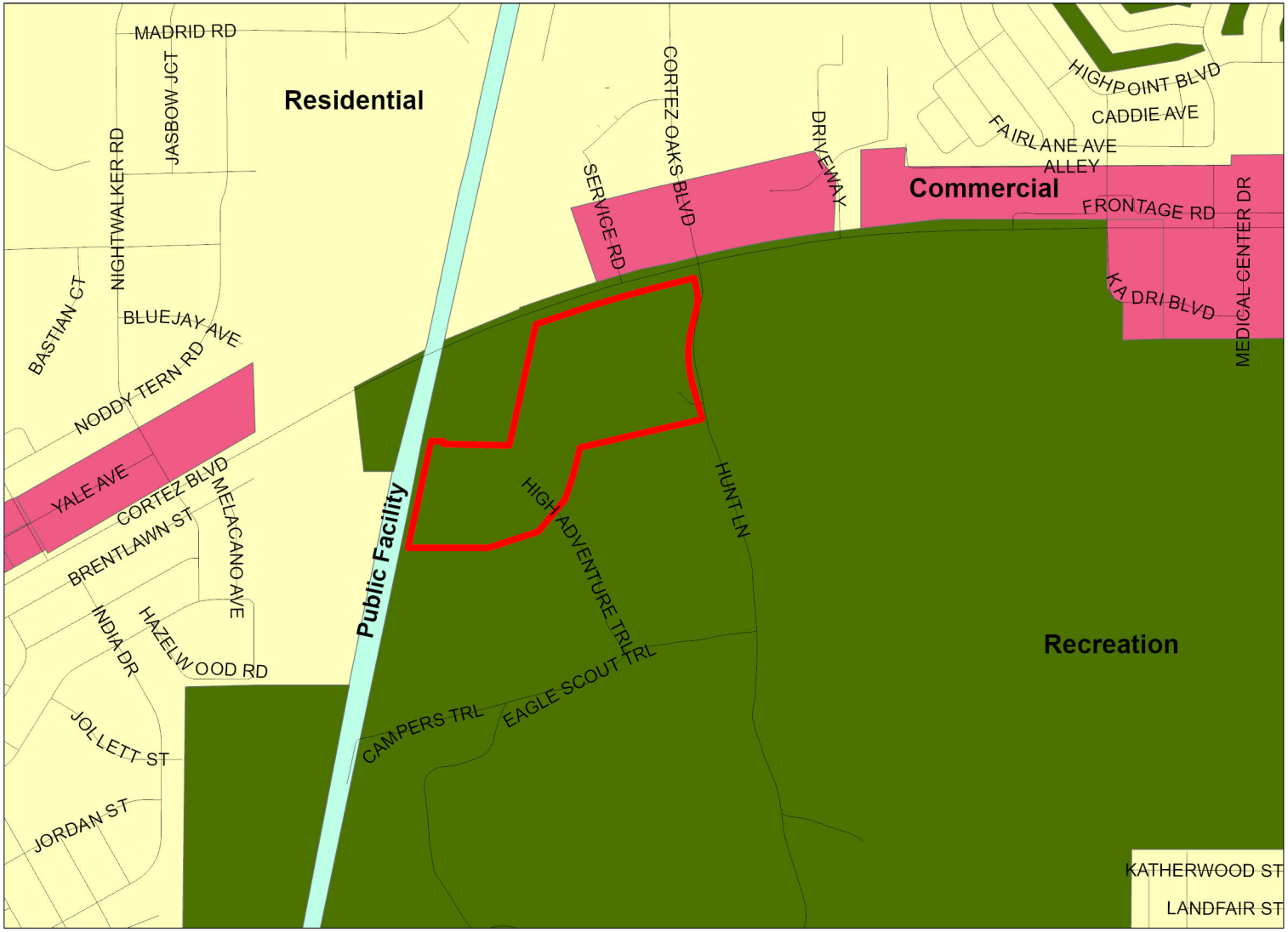
H-25-14

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-14
Version Date: 12/09/2022



0 0.1 0.2 0.4 0.6 0.8 Miles

N W E S

H-25-14
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

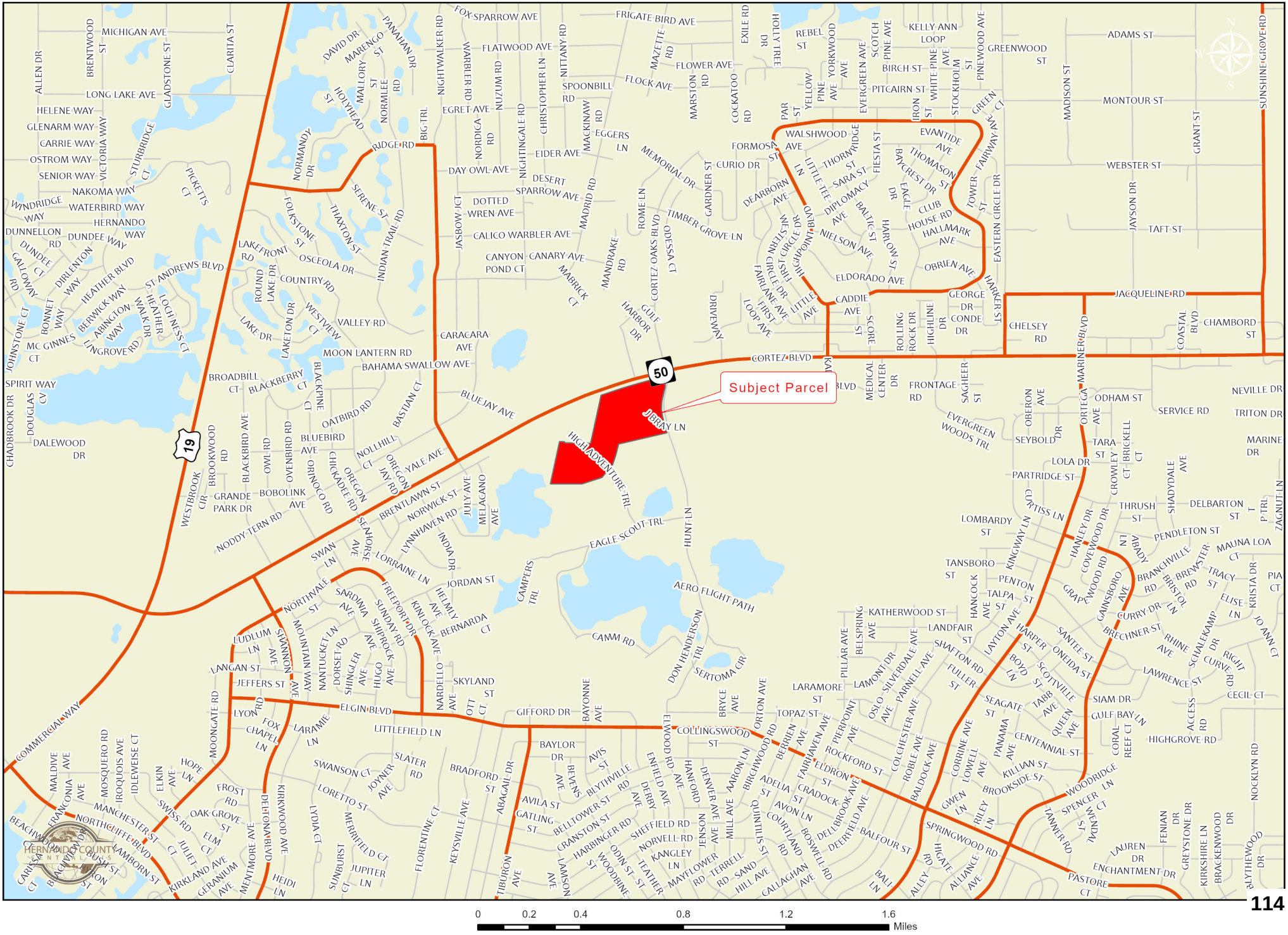
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Date of mapping: 07/01/2025

HERNANDO COUNTY CENTRAL GIS

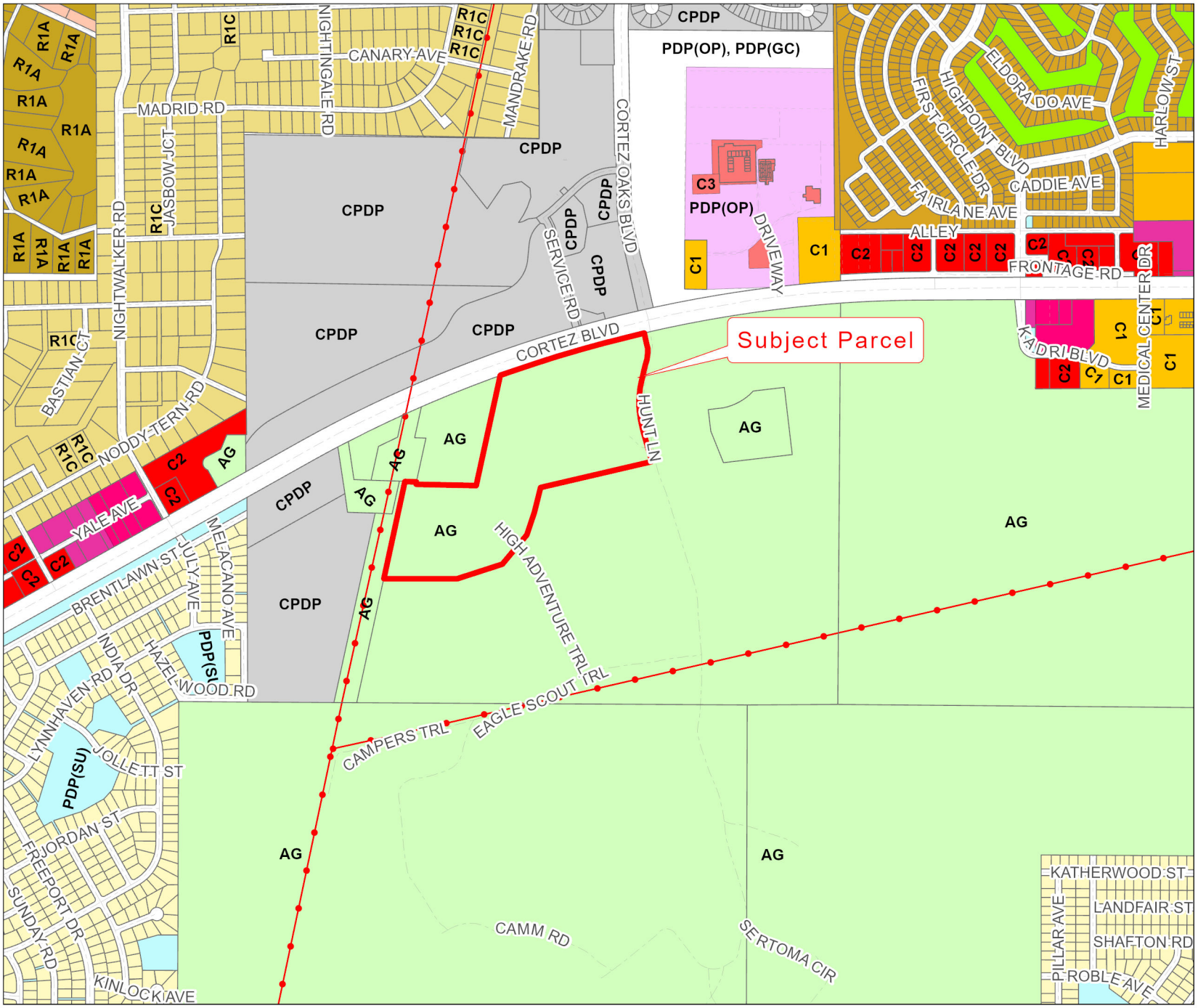
H-25-14 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-14

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

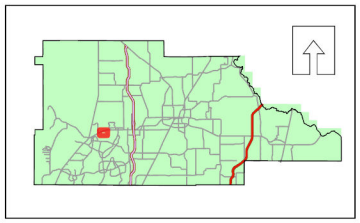


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 07/01/25

0 0.1 0.2 0.4 0.6 0.8 Miles

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16117
Legal Request Number:
Bid/Contract Number:

TITLE
Master Plan Revision Petition Submitted by Granger Development LLC (H2509)

BRIEF OVERVIEW
Request:
Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations

General Location:
North side of County Line Road, approximately 340' east of Seven Hills Drive

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations and performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	07/03/2025	3:30 PM
Omar DePablo	Approved	07/07/2025	1:28 PM
Toni Brady	Approved	07/07/2025	2:14 PM
Victoria Anderson	Approved	07/07/2025	2:48 PM
Danielle Nigro	Approved	07/07/2025	4:27 PM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. 00/25 Official Date Stamp:

H-25-09

Received

FEB 07 2025

Planning Department
Hernando County, Florida

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: January 23, 2025

APPLICANT NAME: Granger Development LLC
Address: 401 East Chase Street, Suite 101
City: Pensacola State: FL Zip: 32502
Phone: 561.339.9327 Email: bryan@grangerdev.com
Property owner's name: *(if not the applicant)* RAIN DANCER LLC and EVERGREEN PARTNERS LLC

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): 01317685
2. SECTION 32, TOWNSHIP 23, RANGE 18
3. Current zoning classification: H2417 / PDP(GC) with C-2 uses
4. Desired zoning classification: Master Plan Modification for existing PDP(GC) with C-2 uses and PDP(MF)
5. Size of area covered by application: 9.3
6. Highway and street boundaries: North Side of County Line Road, approximately 340' East of Seven Hills Drive
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, Shane Jackola, 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)*: Granger Development LLC and *(representative, if applicable)*: Coastal Engineering Associates, Inc. to submit an application for the described property.

Signature of Property Owner

STATE OF ~~***FLORIDA***~~ MONTANA
COUNTY OF ~~***HERNANDO***~~ FLATHEAD

The foregoing instrument was acknowledged before me this 3rd day of February, 2025, by Shane Jackola who is personally known to me or produced MT ID as identification.

Signature of Notary Public

TRENA FULLER NOTARIAL SEAL STATE OF MONTANA

TRENA FULLER
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
July 28, 2025

Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

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: January 23, 2025

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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, MATTHEW J WAATTI, 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)*: Granger Development LLC
and *(representative, if applicable)*: Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF ~~FLORIDA~~ Montana
COUNTY OF ~~HERNANDO~~ Flathead
The foregoing instrument was acknowledged before me this 3rd day of February, 20 25, by Matthew J. Waatti who is personally known to me or produced known as identification.

Signature of Notary Public

JENNA GILLILAND NOTARIAL SEAL STATE OF MONTANA
JENNA GILLILAND
NOTARY PUBLIC for the State of Montana
Residing at Kalispell, Montana
My Commission Expires
August 15, 2026

Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

APPLICATION NARRATIVE

RAIN DANCER, LLC & EVERGREEN PARTNERS, LLC

PARCEL KEY 01317685

General

The subject site, consisting of approximately 9.3 acres, lies within section/township/range 32/23/18 and is located on the north side of County Line Road, the south side of Quality Drive, approximately one mile east of Seven Hills Drive. The property is identified by the Hernando County Property Appraiser as Parcel Key 01317685. See Figure 1 for the aerial view and location of the site.

Figure 1. Aerial and location map

Zoning and Land Use

The property has a Commercial land use designation on Hernando County's Future Land Use Map (See Figure 2).

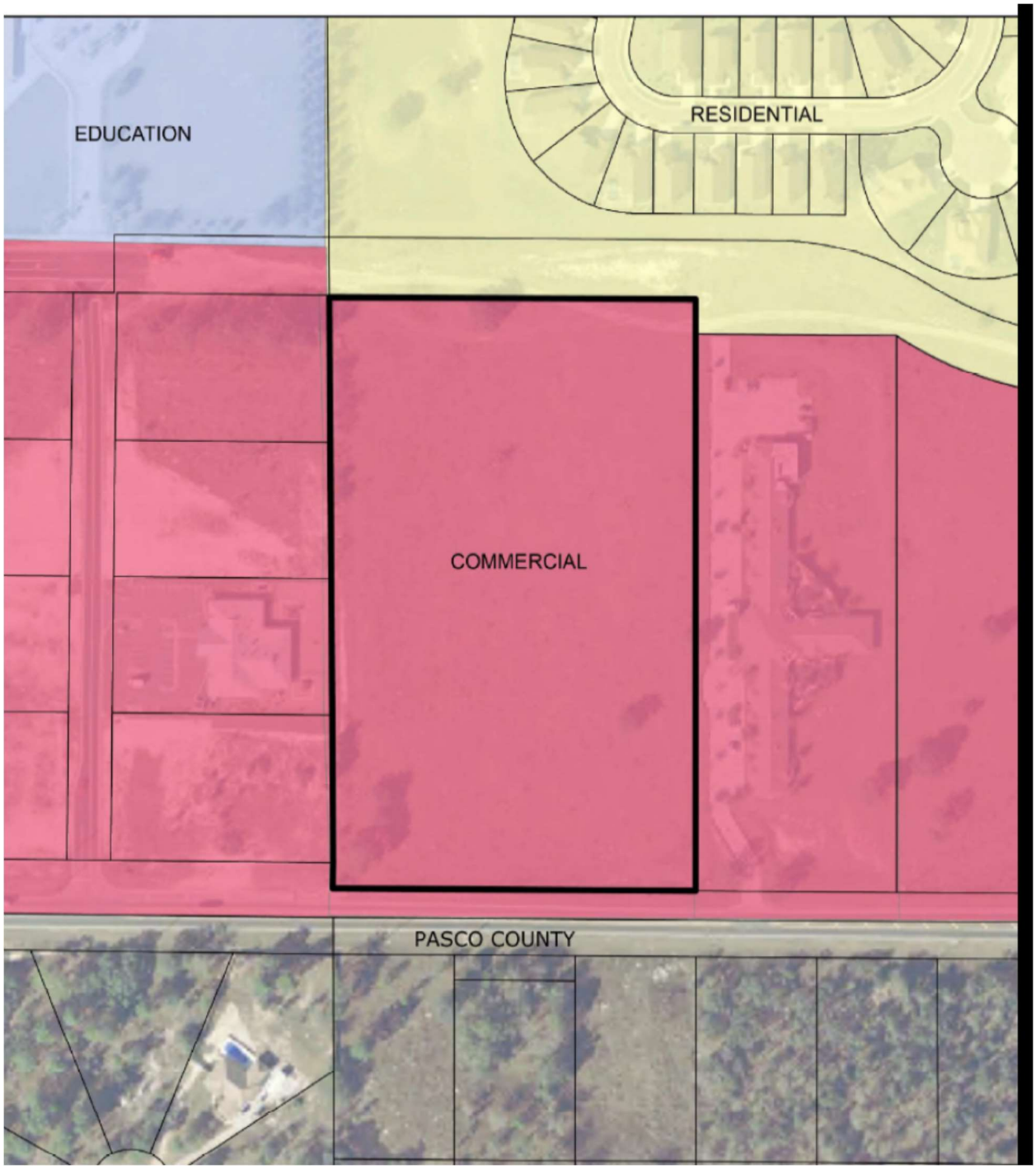

Figure 2 - Current Land Use Designation Parcel Key 01317685

The property is presently zoned Planned Development Project/General Commercial (PDP/GC) and approved for C-2 uses with Mini warehouses and outdoor storage. See Figure 3 for the current zoning on the site.

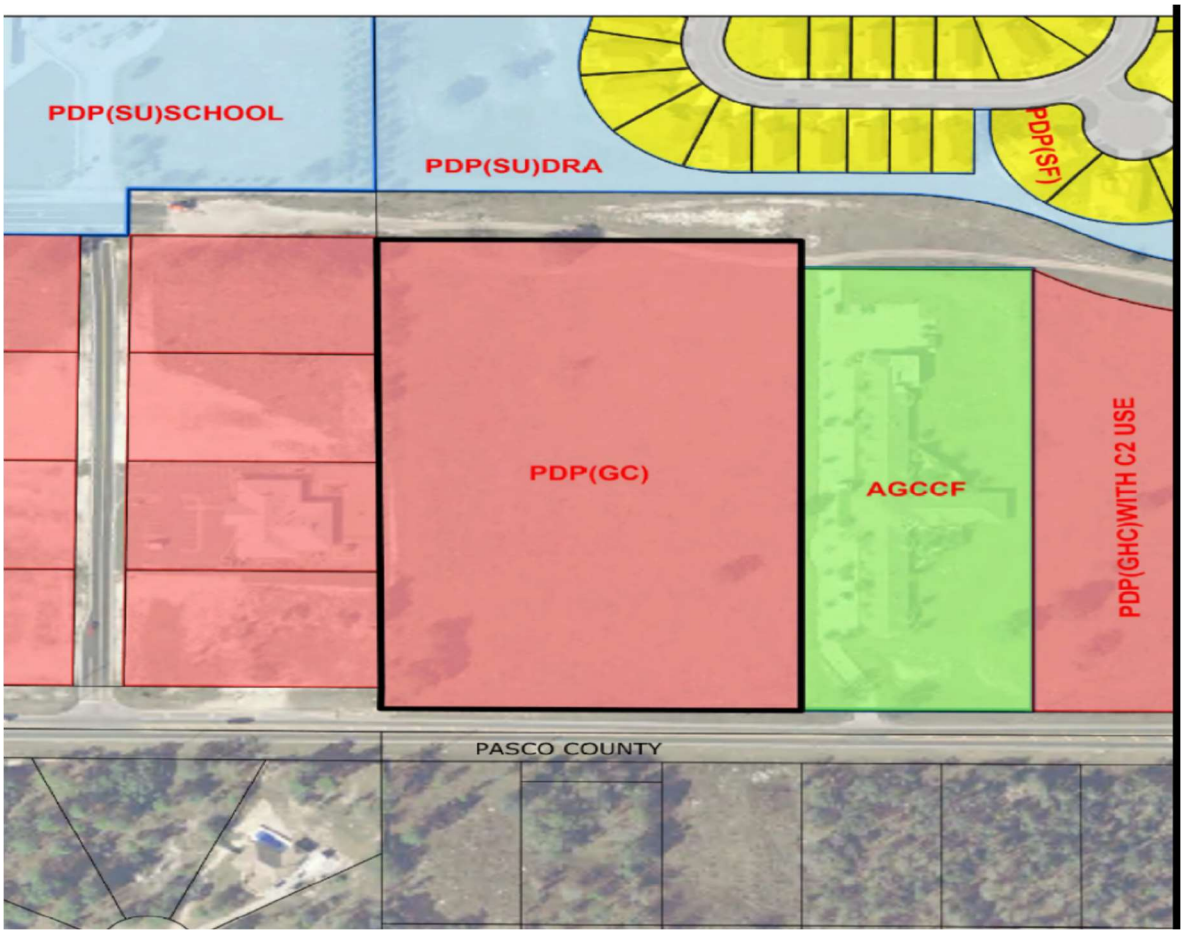

Figure 3-Current Zoning Map Parcel Key 01317685

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/SF and PDP/SU	Residential and Public Facilities	Residential (Wellington at 7 Hills), school (Suncoast Elementary)
South	NA	NA	Pasco County
East	Congregate Care Facility	Commercial	Congregate Care Facility
West	PDP/GHC	Commercial	Commercial Development

Request

The request is for a master plan modification to retain the already approved PDP/GC (General Commercial) zoning with specific C-2 Uses and add additional C-2 and special exception uses and change the zoning category to Combined Planned Development (CPDP).

Project Description

The property is retaining its previously approved PDP/GC (General Commercial) C-1 uses and specific C-2 uses across the site. The size of the property and location along County Line Road make it attractive for a variety of different uses, ranging from highway commercial to medical facilities. Additionally, a reverse frontage road (Quality Drive) already exists along the property's northern boundary. The size and location of the property will allow up to three commercial sites along County Line Road (Area 1) and a 5-acre parcel to the north (Area 2) that would be attractive for a number of uses, including already approved self-storage or outdoor storage uses, medical offices, congregate care or a commercial flex building complex. An internal access drive or cross access agreements would provide all uses on site to have access to/from Quality Drive. Additional right of way will be provided along County Line Road as determined by the County Engineer and all access points will be designed to meet County Standards. The total project nonresidential square footage will not exceed 155,000 square feet.

The project site is cleared and vacant. The sand soils are conducive for development and stormwater retention. There are no wetlands on the property and only a small corner of the site is within the 100 year floodplain. Hernando County utilities are available. The property has direct access to both County Line Road and Quality Drive, which serves as a reverse frontage road leading to a signal at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in Area 1 along County Line Road are requested:

- Mini warehouses (previously approved and requested in Area 1 & Area 2)
- Outdoor RV/boat storage (previously approved and requested in Area 1 & Area 2)
- Drive-in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excludes body shops)
- Veterinary clinics and hospital establishments
- Alcoholic beverage dispensation

In Area 2 along Quality Drive the following Special Exception Uses are requested:

- Congregate Care facilities
- Hospitals (requested in Area 1 & Area 2 due to the number of acres required)

Project History

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as Planned Development Project/General Commercial (PDP/GC) with specific C-2 uses for Mini warehouses and outdoor storage with deviations (H 21-36) . The associated master plan included the following uses and intensity:

- 3 phases
- Phase 1 approved for 110,00 square feet of Mini warehouse
- Phase 2 approved for 15,000 square feet of Mini warehouse and outdoor storage of 48 RV/boat spaces
- Phase 3 approved for 3 commercial outparcels at 30,000 square feet with all allowable uses under the C-1 District
- A 75 foot setback along County Line Road (deviation from 125 feet)
- A rear setback of 25 feet (deviation from 35 feet)

The approved Resolution 2021-157 for H21-36, the minutes, associated performance conditions and approved master plan are provided in Attachment 1 to this narrative.

The applicant requested the Board of County Commissioners approve a master plan modification on August 27, 2024 (H24-17). The modifications were not approved; however, the Board of County Commissioners re-approved the original request and master plan. Therefore, the original master plan remains effective.

Proposed Setbacks and Buffers

Perimeter Building Setbacks

- South (County Line Road) - 75 feet (deviation from 125 feet previously approved)
- North (Quality Drive) - 20 feet (deviation from 35 feet previously approved)
- East-20 feet
- West-20 feet

Internal Commercial Lot Setbacks (previously approved)

- Side-10 feet (deviation from 20 feet)
- Rear-10 feet (deviation from 35 feet)
- Mini warehouses-Front 15 feet

Maximum Height

- 45 feet

Buffers-all buffers will meet commercial standards per the LDR's

- North-10 feet landscape buffer, 0 feet along DRA
- South-20 feet landscape buffer
- East-20 feet vegetative buffer
- West-10 feet vegetative buffer

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

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The

Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes: a. are located at the intersections of roads having collector status or greater; b. recognize concentrations of existing commercial development; c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County; d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County; e. may be located in Centers or Corridors pursuant to the related strategies

Analysis: The site is designated Commercial by the Hernando County 2040 Future Land Use Map and is located in a commercial node.

Site Conditions

Topography

The property slopes from County Line Road to Quality Drive with a high point of 65 feet above MSL to a low of 42 feet above MSL. See Figure 4.

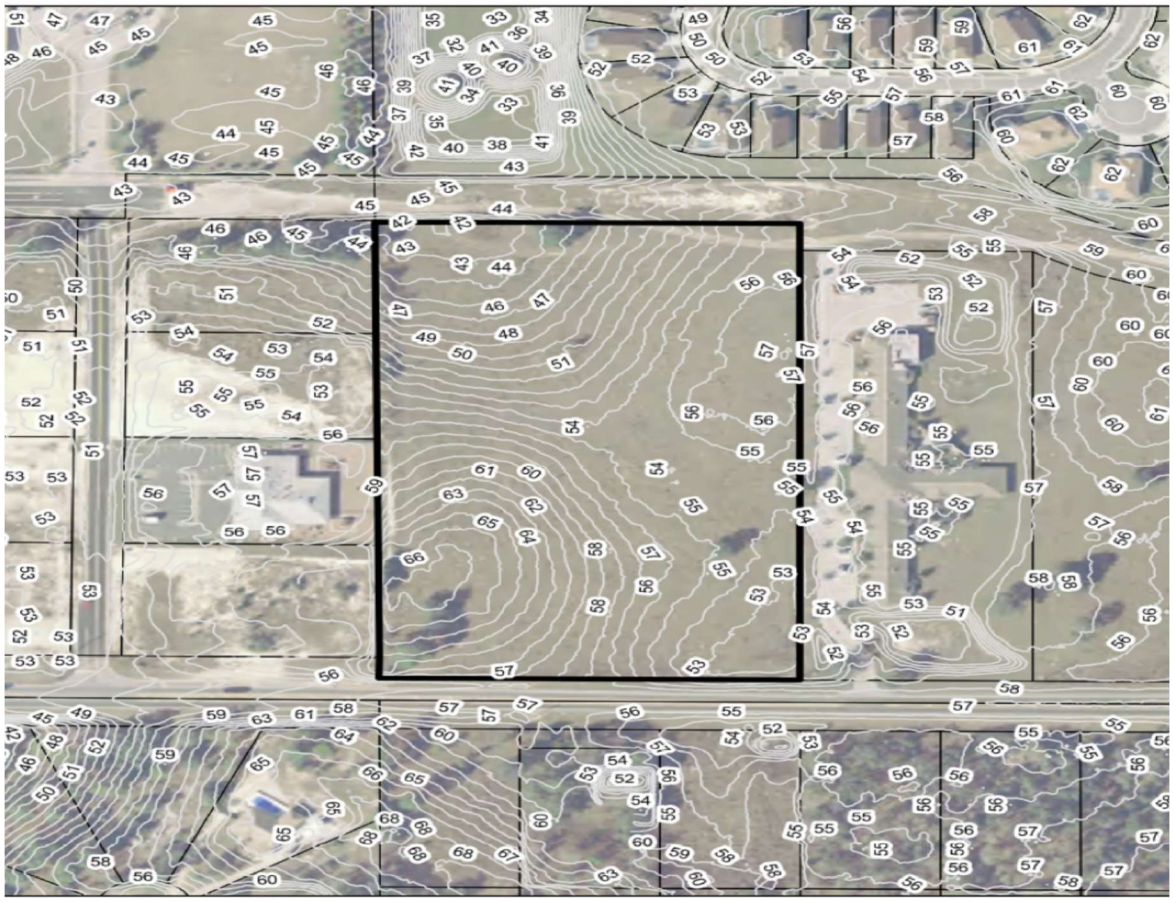

Figure 4-Topographic Information

Floodplain

The property is not located in a designated FEMA flood zone. See Figure 5.

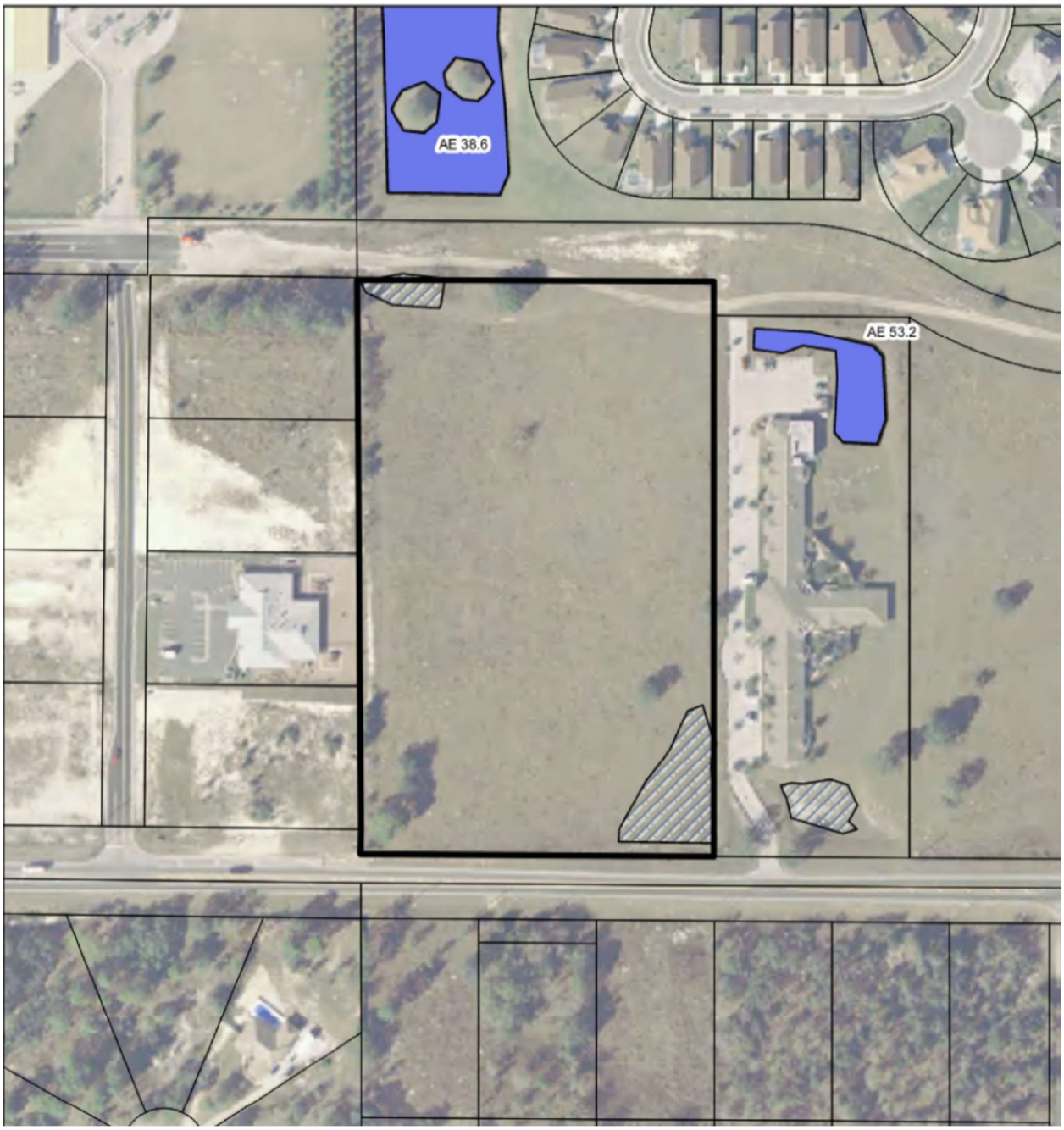

Figure 5-Flood Zone Information

Soils

The soil is classified as Candler Fine Sand which is well drained. See Figure 6.

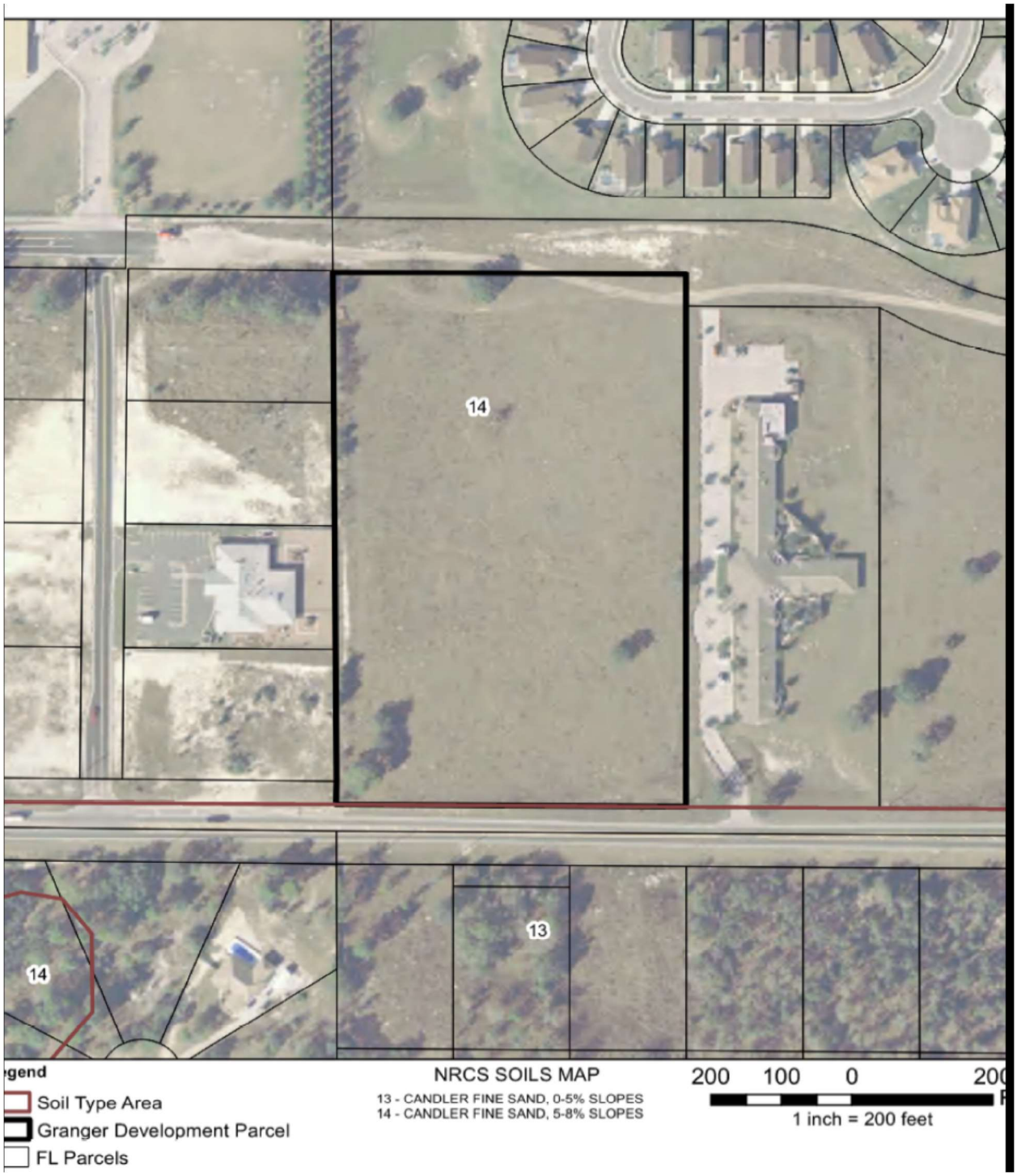

Figure 6-Soils Information (Source : Hernando County GIS)

Site Environmental

The following site characteristics are noted:

- The subject site is primarily vacant grassland.
- Gopher tortoise were observed on or within the vicinity of the subject property.
- There are no other federal or state listed species present on the property.
- No wetlands are located on this property.
- No significant trees or tree cover is present on the property.
- The soil is classified as Candler Fine Sand which is well drained

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

Infrastructure

Adequate Access/Transportation

The site has access to County Line Road, a major collector roadway, and Quality Drive, a local street. The applicant proposes a single connection to each roadway.

In addition, the applicant proposes the following relative to access and transportation:

- All access points shall meet county commercial driveway requirements
- The applicant will provide additional right of way along County Line Road as determined by the County Engineer
- The applicant will construct a sidewalk along Quality Drive in conjunction with that phase of development
- A traffic analysis will be provided at the time of development, and the developer will construct all improvements recommended by the approved study
- All outparcels will be interconnected by cross access easements; identified, provided and recorded at the time of subdivision plat approval
- Cross access to adjoining parcels on the east and west will not be provided as those sites are currently developed. The parcel also has access to Quality Drive, which is the designated frontage road for this area.

Utilities

The subject site is within the service boundaries of the Hernando County Utilities Department. HCUD has both sewer and potable water in the vicinity of the project and the project will connect to County Water and Sewer. If required, the applicant will enter into a

utilities service agreement with HCUD to ensure the timing of connection to those facilities and/or conduct any required engineering study to identify any infrastructure capacity needs.

Drainage

The stormwater management system will be permitted with the South Florida Water Management District.

A certificate of adequate public facilities (concurrency) will be obtained at the time of site development.

Deviations

The following deviations are approved with the current valid and unexpired master plan:

Perimeter Setbacks

- County Line Road-75 feet (deviation from 125 feet previously approved)
- Quality Drive-20 feet (deviation from 35 feet previously approved)

Additional deviation requests:

Internal Commercial Lot Setbacks

- Side-10 feet (deviation from 20 feet)
- Rear-15 feet (deviation from 35 feet)

Attachment 1

RESOLUTION NUMBER 2021- 157

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *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 September 14, 2021, to consider the requested changes in zoning on the specified parcels 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: Generations Christian Church of Trinity, Inc.

FILE NUMBER: H-21-36

REQUEST: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations

GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive

PARCEL KEY NUMBERS: 1317685

REQUEST: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations, as enumerated in the BOCC Action which is incorporated herein by reference and made a part hereof. The representations contained in the 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 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:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

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.

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 the request for a Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations, as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 14th DAY OF SEPTEMBER 2021.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Kruger, D.C.
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: _____
John Allocco
Chairman

(SEAL)

Approved as to Form and
Legal Sufficiency

By: Shannon Ellis

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Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

Comm. Champion returned to the meeting.

Motion
To postpone this to meeting of October 12, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Holcomb, Second Vice Chairman
SECONDER:	Steve Champion, Vice Chairman
AYES:	Allocco, Champion, Holcomb, Dukes, Narverud

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Rezoning Petition Submitted by Generations Christian Church of Trinity, Inc.

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2021-157).

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wayne Dukes, Commissioner
SECONDER:	Elizabeth Narverud, Commissioner
AYES:	Allocco, Champion, Holcomb, Dukes, Narverud

Master Plan Revision Petition Submitted by 5000 Calienta Street, LLC

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Resolution No. 2021-158).

(Note: The Motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Jeff Holcomb, Second Vice Chairman
SECONDER:	Steve Champion, Vice Chairman
AYES:	Allocco, Champion, Holcomb, Narverud
NAYS:	Dukes

Comm. Champion temporarily left the meeting.

BCC ACTION:

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-157 approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage, with deviations, and the following 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 to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.

6. All driveways to the subject development shall meet County Commercial Driveway Standards.

7. County Line Road is an Arterial Roadway; the petitioner shall be limited to one access point along County Line Road, and all outparcels shall be interconnected by cross-access easements, recorded at the time of subdivision plat approval. Additionally, the petitioner shall be allowed one access point along Quality Drive.

8. A sidewalk shall be constructed along the entire width of property along County Line Road.

9. Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.

10. The developer shall connect to the central water and sewer systems at time of vertical construction.

Attachment: Summary of BOCC Action (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

11. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.

12. The only C-2 uses permitted shall be mini-warehouses and outdoor storage for boats/recreational vehicles.

13. Minimum Setbacks and Maximum Height:
    Front: 75' (Deviation from 125')
    Side: 20'
    Rear: 20' (Deviation from 35')
    Maximum Height: 35 feet

14. Perimeter Setbacks:
    Side: 20'
    Rear: 35'

15. The petitioner shall be required to screen the mini-warehouse and outdoor storage in accordance with the minimum requirements of the Land Development Regulations.

16. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.

17. The petitioner shall be required to meet the requirements for large retail development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.

18. The petitioner shall be required provide a 10-foot wide landscape buffer along the entire perimeter of the property. Existing vegetation shall be retained and/or enhanced to achieve a minimum of 80% opacity.

19. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.

20. The petitioner shall provide a revised plan in compliance with all 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.

APPLICATION NARRATIVE

RAIN DANCER, LLC & EVERGREEN PARTNERS, LLC

PARCEL KEY 01317685

General

The subject site, consisting of approximately 9.3 acres, lies within section/township/range 32/23/18 and is located on the north side of County Line Road, the south side of Quality Drive, approximately one mile east of Seven Hills Drive. The property is identified by the Hernando County Property Appraiser as Parcel Key 01317685. See Figure 1 for the aerial view and location of the site.

Figure 1. Aerial and location map

Zoning and Land Use

The property has a Commercial land use designation on Hernando County's Future Land Use Map (See Figure 2).

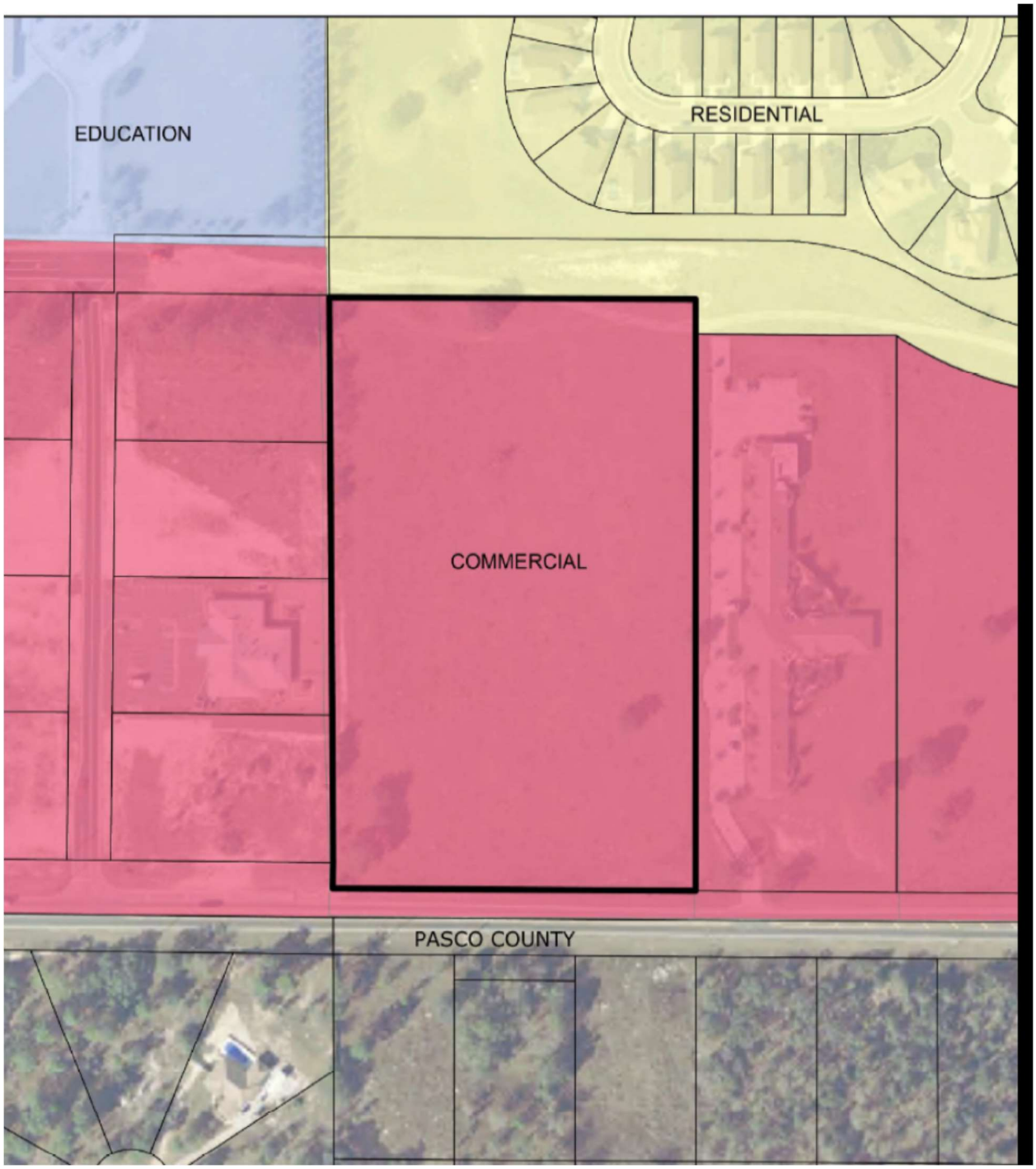

Figure 2 - Current Land Use Designation Parcel Key 01317685

The property is presently zoned Planned Development Project/General Commercial (PDP/GC) and approved for C-2 uses with Mini warehouses and outdoor storage. See Figure 3 for the current zoning on the site.

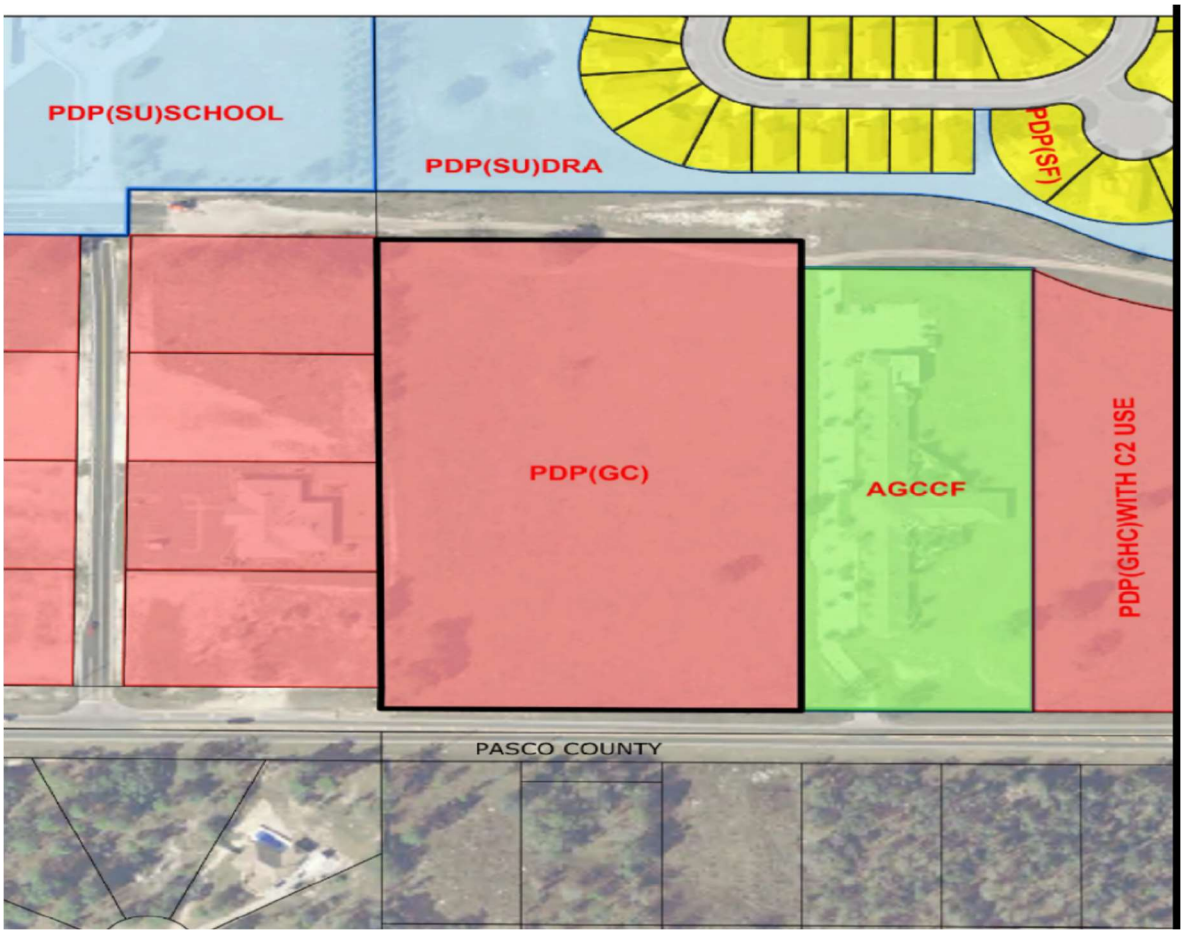

Figure 3-Current Zoning Map Parcel Key 01317685

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/SF and PDP/SU	Residential and Public Facilities	Residential (Wellington at 7 Hills), school (Suncoast Elementary)
South	NA	NA	Pasco County
East	Congregate Care Facility	Commercial	Congregate Care Facility
West	PDP/GHC	Commercial	Commercial Development

Request

The request is for a master plan modification to retain the already approved PDP/GC (General Commercial) zoning with specific C-2 Uses and add additional C-2 and special exception uses and change the zoning category to Combined Planned Development (CPDP).

Project Description

The property is retaining its previously approved PDP/GC (General Commercial) C-1 uses and specific C-2 uses across the site. The size of the property and location along County Line Road make it attractive for a variety of different uses, ranging from highway commercial to medical facilities. Additionally, a reverse frontage road (Quality Drive) already exists along the property's northern boundary. The size and location of the property will allow up to three commercial sites along County Line Road (Area 1) and a 5-acre parcel to the north (Area 2) that would be attractive for a number of uses, including already approved self-storage or outdoor storage uses, medical offices, congregate care or a commercial flex building complex. An internal access drive or cross access agreements would provide all uses on site to have access to/from Quality Drive. Additional right of way will be provided along County Line Road as determined by the County Engineer and all access points will be designed to meet County Standards. The total project nonresidential square footage will not exceed 155,000 square feet.

The project site is cleared and vacant. The sand soils are conducive for development and stormwater retention. There are no wetlands on the property and only a small corner of the site is within the 100 year floodplain. Hernando County utilities are available. The property has direct access to both County Line Road and Quality Drive, which serves as a reverse frontage road leading to a signal at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in Area 1 along County Line Road are requested:

- Mini warehouses (previously approved and requested in Area 1 & Area 2)
- Outdoor RV/boat storage (previously approved and requested in Area 1 & Area 2)
- Drive-in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excludes body shops)
- Veterinary clinics and hospital establishments
- Alcoholic beverage dispensation

In Area 2 along Quality Drive the following Special Exception Uses are requested:

- Congregate Care facilities
- Hospitals (requested in Area 1 & Area 2 due to the number of acres required)

Project History

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as Planned Development Project/General Commercial (PDP/GC) with specific C-2 uses for Mini warehouses and outdoor storage with deviations (H 21-36) . The associated master plan included the following uses and intensity:

- 3 phases
- Phase 1 approved for 110,00 square feet of Mini warehouse
- Phase 2 approved for 15,000 square feet of Mini warehouse and outdoor storage of 48 RV/boat spaces
- Phase 3 approved for 3 commercial outparcels at 30,000 square feet with all allowable uses under the C-1 District
- A 75 foot setback along County Line Road (deviation from 125 feet)
- A rear setback of 25 feet (deviation from 35 feet)

The approved Resolution 2021-157 for H21-36, the minutes, associated performance conditions and approved master plan are provided in Attachment 1 to this narrative.

The applicant requested the Board of County Commissioners approve a master plan modification on August 27, 2024 (H24-17). The modifications were not approved; however, the Board of County Commissioners re-approved the original request and master plan. Therefore, the original master plan remains effective.

Proposed Setbacks and Buffers

Perimeter Building Setbacks

- South (County Line Road) - 75 feet (deviation from 125 feet previously approved)
- North (Quality Drive) - 20 feet (deviation from 35 feet previously approved)
- East-20 feet
- West-20 feet

Internal Commercial Lot Setbacks (previously approved)

- Side-10 feet (deviation from 20 feet)
- Rear-10 feet (deviation from 35 feet)
- Mini warehouses-Front 15 feet

Maximum Height

- 45 feet

Buffers-all buffers will meet commercial standards per the LDR's

- North-10 feet landscape buffer, 0 feet along DRA
- South-20 feet landscape buffer
- East-20 feet vegetative buffer
- West-10 feet vegetative buffer

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

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The

Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes: a. are located at the intersections of roads having collector status or greater; b. recognize concentrations of existing commercial development; c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County; d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County; e. may be located in Centers or Corridors pursuant to the related strategies

Analysis: The site is designated Commercial by the Hernando County 2040 Future Land Use Map and is located in a commercial node.

Site Conditions

Topography

The property slopes from County Line Road to Quality Drive with a high point of 65 feet above MSL to a low of 42 feet above MSL. See Figure 4.

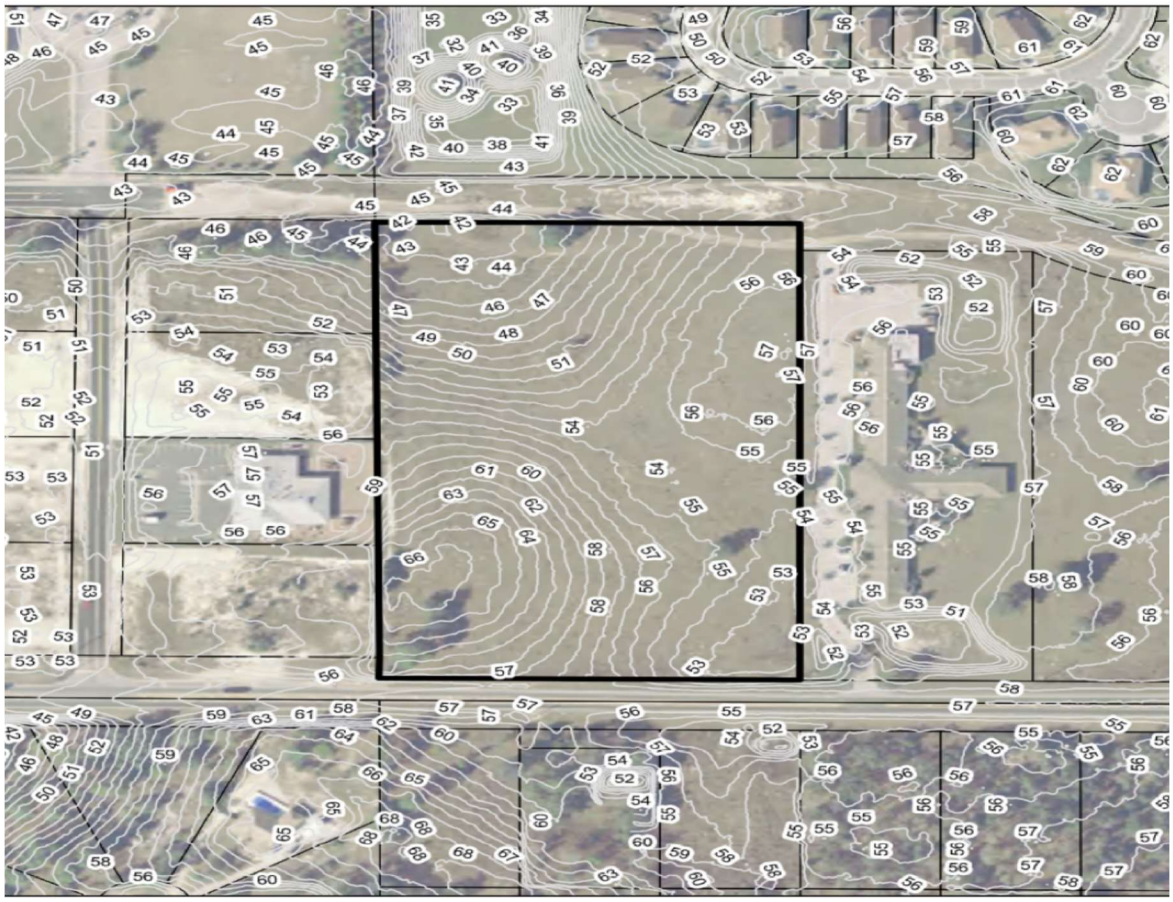

Figure 4-Topographic Information

Floodplain

The property is not located in a designated FEMA flood zone. See Figure 5.

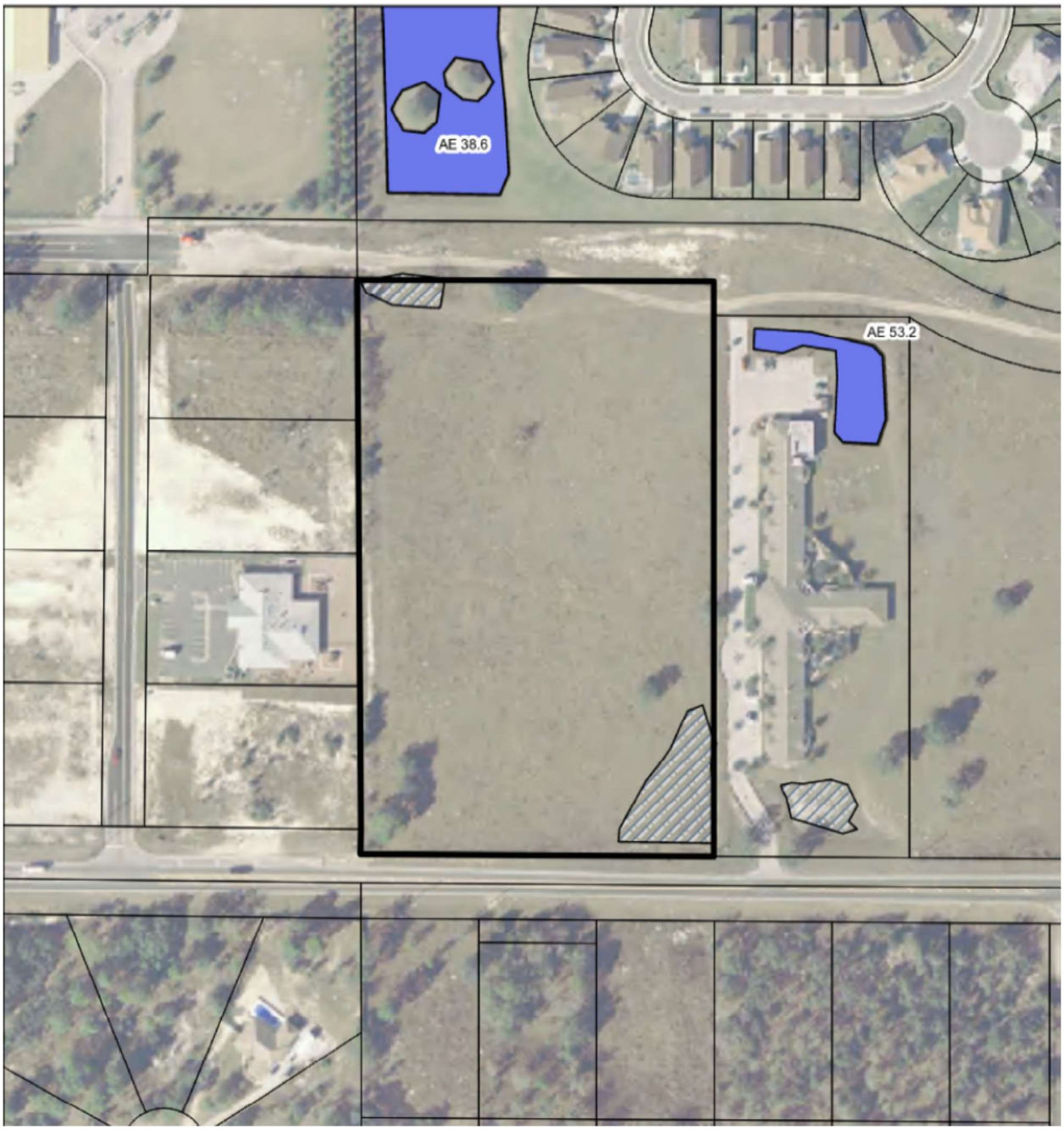

Figure 5-Flood Zone Information

Soils

The soil is classified as Candler Fine Sand which is well drained. See Figure 6.

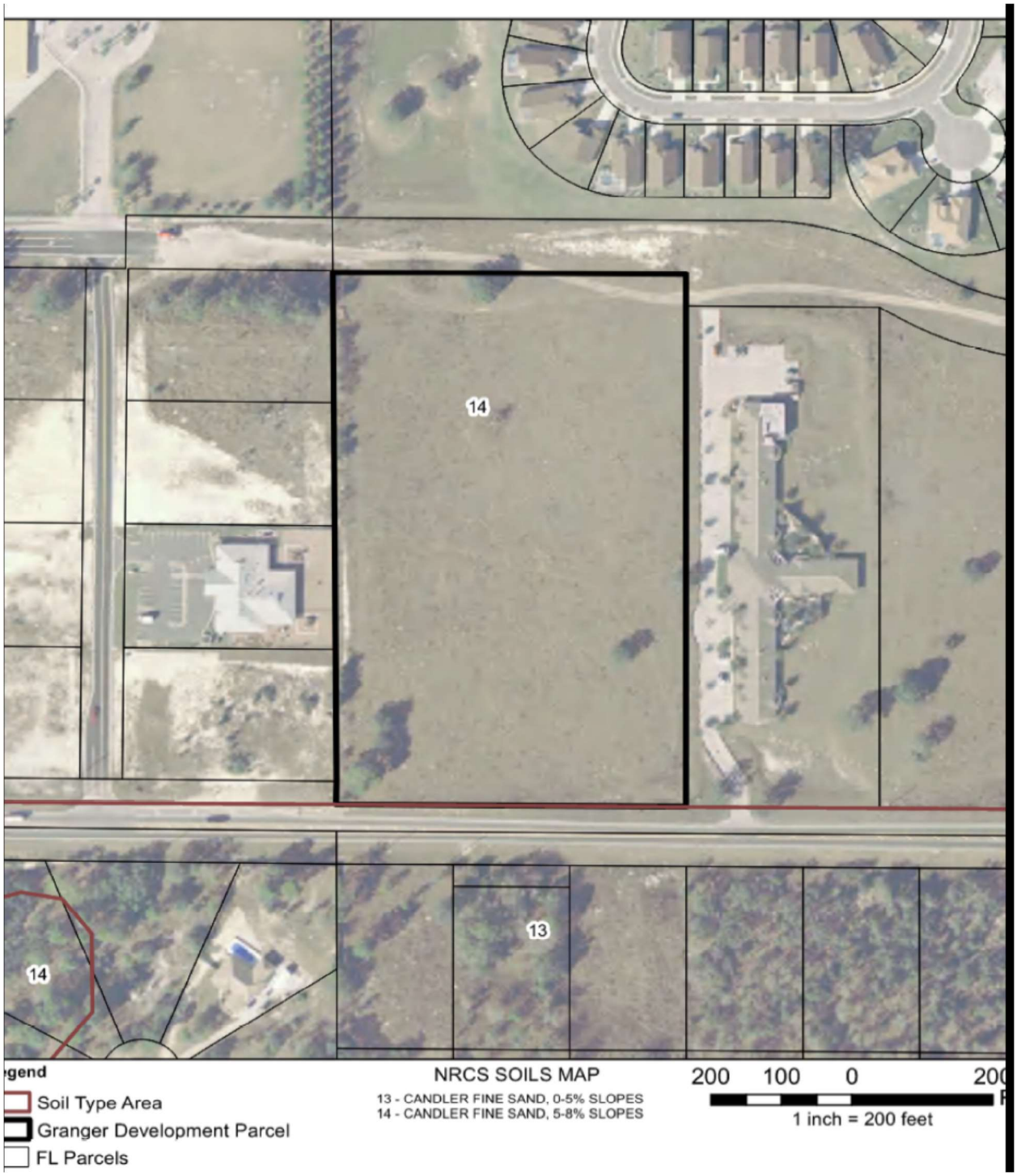

Figure 6-Soils Information (Source : Hernando County GIS)

Site Environmental

The following site characteristics are noted:

- The subject site is primarily vacant grassland.
- Gopher tortoise were observed on or within the vicinity of the subject property.
- There are no other federal or state listed species present on the property.
- No wetlands are located on this property.
- No significant trees or tree cover is present on the property.
- The soil is classified as Candler Fine Sand which is well drained

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

Infrastructure

Adequate Access/Transportation

The site has access to County Line Road, a major collector roadway, and Quality Drive, a local street. The applicant proposes a single connection to each roadway.

In addition, the applicant proposes the following relative to access and transportation:

- All access points shall meet county commercial driveway requirements
- The applicant will provide additional right of way along County Line Road as determined by the County Engineer
- The applicant will construct a sidewalk along Quality Drive in conjunction with that phase of development
- A traffic analysis will be provided at the time of development, and the developer will construct all improvements recommended by the approved study
- All outparcels will be interconnected by cross access easements; identified, provided and recorded at the time of subdivision plat approval
- Cross access to adjoining parcels on the east and west will not be provided as those sites are currently developed. The parcel also has access to Quality Drive, which is the designated frontage road for this area.

Utilities

The subject site is within the service boundaries of the Hernando County Utilities Department. HCUD has both sewer and potable water in the vicinity of the project and the project will connect to County Water and Sewer. If required, the applicant will enter into a

utilities service agreement with HCUD to ensure the timing of connection to those facilities and/or conduct any required engineering study to identify any infrastructure capacity needs.

Drainage

The stormwater management system will be permitted with the South Florida Water Management District.

A certificate of adequate public facilities (concurrency) will be obtained at the time of site development.

Deviations

The following deviations are approved with the current valid and unexpired master plan:

Perimeter Setbacks

- County Line Road-75 feet (deviation from 125 feet previously approved)
- Quality Drive-20 feet (deviation from 35 feet previously approved)

Additional deviation requests:

Internal Commercial Lot Setbacks

- Side-10 feet (deviation from 20 feet)
- Rear-15 feet (deviation from 35 feet)

Attachment 1

RESOLUTION NUMBER 2021- 157

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *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 September 14, 2021, to consider the requested changes in zoning on the specified parcels 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: Generations Christian Church of Trinity, Inc.

FILE NUMBER: H-21-36

REQUEST: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations

GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive

PARCEL KEY NUMBERS: 1317685

REQUEST: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations, as enumerated in the BOCC Action which is incorporated herein by reference and made a part hereof. The representations contained in the 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 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:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

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.

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 the request for a Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations, as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 14th DAY OF SEPTEMBER 2021.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Kemper, D.C.
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: _____
John Allocco
Chairman

(SEAL)

Approved as to Form and
Legal Sufficiency

By: Shannon Ellis

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Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

Comm. Champion returned to the meeting.

Motion
To postpone this to meeting of October 12, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Holcomb, Second Vice Chairman
SECONDER:	Steve Champion, Vice Chairman
AYES:	Allocco, Champion, Holcomb, Dukes, Narverud

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Rezoning Petition Submitted by Generations Christian Church of Trinity, Inc.

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2021-157).

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wayne Dukes, Commissioner
SECONDER:	Elizabeth Narverud, Commissioner
AYES:	Allocco, Champion, Holcomb, Dukes, Narverud

Master Plan Revision Petition Submitted by 5000 Calienta Street, LLC

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Resolution No. 2021-158).

(Note: The Motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Jeff Holcomb, Second Vice Chairman
SECONDER:	Steve Champion, Vice Chairman
AYES:	Allocco, Champion, Holcomb, Narverud
NAYS:	Dukes

Comm. Champion temporarily left the meeting.

BCC ACTION:

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-157 approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage, with deviations, and the following 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 to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.

6. All driveways to the subject development shall meet County Commercial Driveway Standards.

7. County Line Road is an Arterial Roadway; the petitioner shall be limited to one access point along County Line Road, and all outparcels shall be interconnected by cross-access easements, recorded at the time of subdivision plat approval. Additionally, the petitioner shall be allowed one access point along Quality Drive.

8. A sidewalk shall be constructed along the entire width of property along County Line Road.

9. Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.

10. The developer shall connect to the central water and sewer systems at time of vertical construction.

Attachment: Summary of BOCC Action (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

11. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.

12. The only C-2 uses permitted shall be mini-warehouses and outdoor storage for boats/recreational vehicles.

13. Minimum Setbacks and Maximum Height:
    Front: 75' (Deviation from 125')
    Side: 20'
    Rear: 20' (Deviation from 35')
    Maximum Height: 35 feet

14. Perimeter Setbacks:
    Side: 20'
    Rear: 35'

15. The petitioner shall be required to screen the mini-warehouse and outdoor storage in accordance with the minimum requirements of the Land Development Regulations.

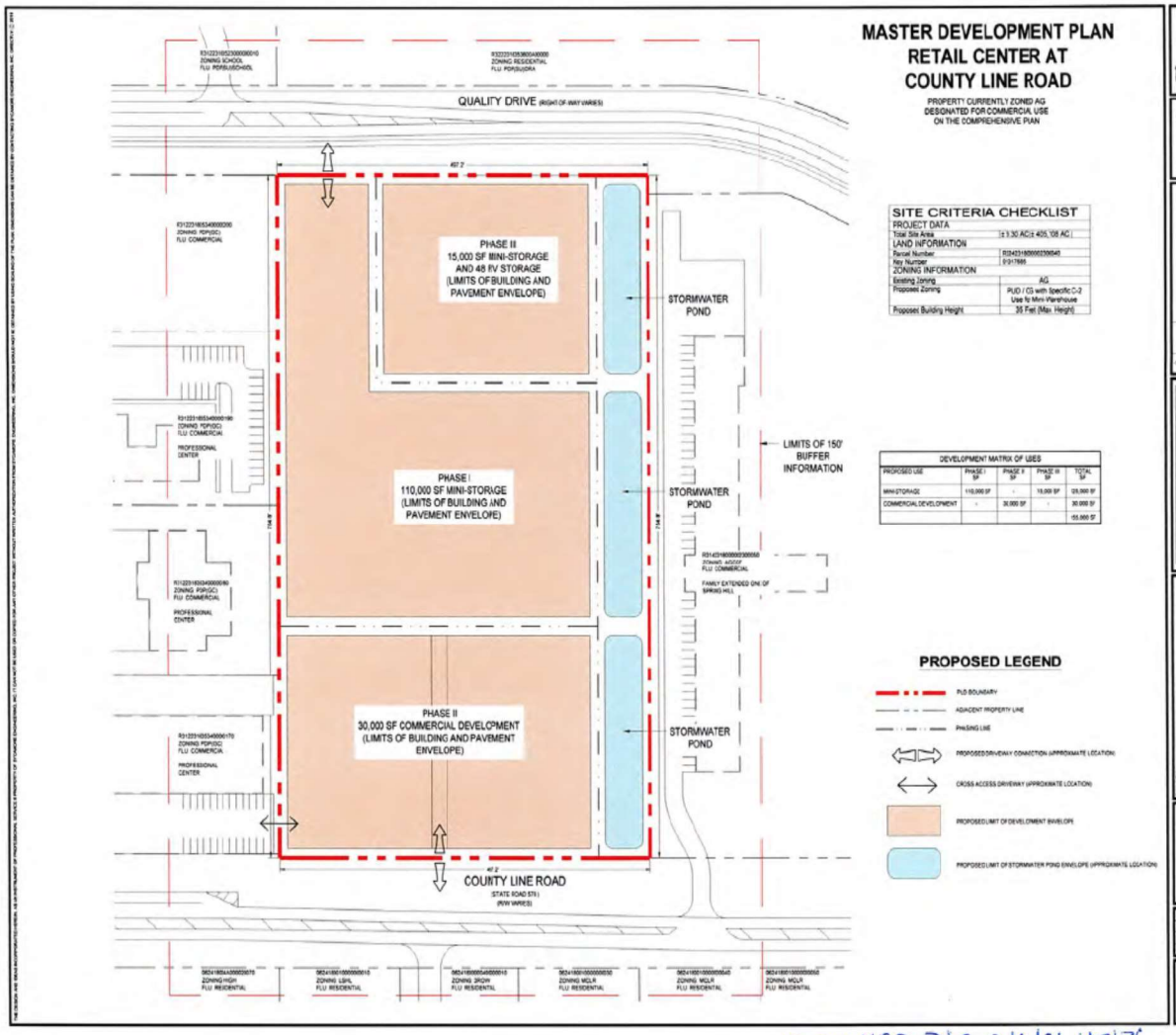
16. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.

17. The petitioner shall be required to meet the requirements for large retail development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.

18. The petitioner shall be required provide a 10-foot wide landscape buffer along the entire perimeter of the property. Existing vegetation shall be retained and/or enhanced to achieve a minimum of 80% opacity.

19. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.

20. The petitioner shall provide a revised plan in compliance with all 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.



SUBMITTED P&Z 8/9/21 H2136

Attachment: H2136 P&Z Submitted Exhibits (18744 : Rezoning H2136 - Generations Christian Church of

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 14, 2025
Board of County Commissioners: September 2, 2025

APPLICANT: Granger Development LLC

FILE NUMBER: H-25-09

REQUEST: Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations

GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive.

PARCEL KEY NUMBER(S): 01317685

BACKGROUND

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as PDP (GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouse and outdoor storage with deviations (H-21-36). The associated master plan included the following uses and intensity:

Development Phase	Uses/ Intensity
Phase 1	110,000 square feet of mini warehouses
Phase 2	5,000 square feet of mini warehouses and outdoor storage of 48 RV/boat spaces
Phase 3	3 commercial outparcels at 30,000 square feet with all allowable uses under the C-1 District

Deviations Approved (H-21-36):

- A 75' setback along County Line Road (deviation from 125')
- A rear setback of 25' (deviation from 35')

The Board of County Commissioners approved a Master Plan Revision for the site on August 27, 2024 (H-24-17) re-establishing the uses and modifying perimeter setbacks.

APPLICANT'S REQUEST

The petitioner is requesting a revision to the approved master plan to maintain the existing PDP(GC) Planned Development (General Commercial) zoning designation, which includes the previously approved C-2 uses of mini warehouse and outdoor storage, while seeking to incorporate additional C-2 uses.

The proposed development consists of three 3 commercial sites along County Line Road (designated as Area 1) and a 5-acre parcel to the north (designated as Area 2), both of which are anticipated to accommodate a variety of commercial uses.

An internal access drive or cross access agreement will allow all components of the development to access Quality Drive. In addition, a right of way dedication along County Line Road will be provided as required by the County Engineer.

The total non-residential square footage for the project will not exceed 155,000 square feet. The subject property is currently cleared and vacant, with direct access to both County Line Road and Quality Drive. Quality Drive functions as a reverse frontage road and connects to a signalized intersection at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in **Area 1** along County Line Road are requested:

- Drive-in Restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excluding body shops)
- Veterinary clinics
- Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)
- Alcoholic beverage dispensation
- Mini warehouses (previously approved in Area 1 & 2)
- Outdoor storage for boats/recreational vehicles (previously approved in Area 1 & 2)

The following Special Uses are requested in **Area 2** along Quality Drive:

- Congregate Care facilities
- Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)

Additionally, the petitioner is requesting the capability to construct only uses requested in either Area 1 or 2 and spread across the entirety of the site without any increase to approved development intensity, if an appropriate use reflects the need for the additional acreage.

Deviations Requested

- Internal Commercial Lot setback, side 10’ (deviation from 20’)
- Internal Commercial Lot setback, rear 10’ (deviation from 35’)
- Maximum Building Height 45’ (deviation from 35’)

The petitioner is also seeking to retain the deviations previously approved via H-24-17.

SITE CHARACTERISTICS

Site Size: 9.3 acres

Surrounding Zoning; Land Uses:

North:	PDP(SU); PDP(SF); PDP(MF); Suncoast Elementary; Wellington subdivision
South:	Pasco County
East:	AG; Congregate Care Facility
West:	PDP(GC); Medical/Office Facilities

Current Zoning: PDP(GC) Planned Development Project (General Commercial) with Specific C-2 uses for Mini-warehouse and Outdoor Storage, with deviations.

Future Land Use Map Designation: Commercial

ENVIRONMENTAL REVIEW

The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

Flood Zone: X

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to the parcel. Water and sewer services are available to the subject parcel. HCUD has no objection to the master plan revisions and additional uses on the property. The site is subject to a utility capacity analysis and connection to the central water and wastewater systems at time of site development.

ENGINEERING REVIEW

The subject parcel is located north of County Line Road, approximately 340' east of Seven Hills Drive. The County Engineer has reviewed the petitioner's request and provided the following comments:

- This project lies within the Weeki Wachee watershed, in basins C5410, -440, and -503. The base flood elevation is 53.2 in basin -410, 42.5 in basin -440, and 42.2 in basin -503 in NAVD 88. The parcel elevation ranges from 66 to 42.
- The driveway connection to County Line Road may be limited to right-in/right-out only, upon the expansion of County Line Road to 4 (four) lanes.
- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- Dedication of 40' of right of way along County Line Road is required.

Comments: The final access configuration to and from County Line Road will be determined through coordination between the petitioner and the County Engineer and memorialized on the Conditional Plat. Revisions to the access management

strategy for this access point may occur without requiring a revision to the master plan.

LAND USE REVIEW

The project is proposed to consist of 2 phases of commercial development, with a maximum of 155,000 square feet of all C-1 and specific C-2 uses. The project has been proposed to allocate specific uses to each phase, with the flexibility to extend a use across both phases if the need arises through a specific user utilizing the site.

General Project Requirements

Proposed Perimeter Setbacks:

The petitioner has proposed the following perimeter setbacks for the subject site:

Perimeter Setback	Setback Width
South (County Line Road)	75' (Previously Approved Deviation from 125')
North (Quality Drive)	20' (Previously Approved)
West & East Sides	20'

Comments: The County Engineer has approved the setback deviation request submitted by the petitioner. The petitioner shall dedicate 40' of right of way as required by the Department of Public Works. The perimeter setbacks shall be measured from the property line, excluding any future right-of-way dedication.

Proposed Commercial Building Setbacks (Internal):

The petitioner has proposed the following setbacks for the commercial buildings:

Internal Lot Setback	Setback Width
Side	10' (deviation from 20')
Rear	10' (deviation from 35')
Front Mini Storage	15'

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

Buffer Location	Buffer Width
South	20' Landscaped Buffer
North	10' Landscaped Buffer, 0' Along DRA
East	20' Vegetative Buffer
West	10' Vegetative Buffer

Comments: All buffers shall meet the minimum County Land Development Regulations requirements. The petitioner shall be required to meet the buffer requirements for Large Retail Development Standards along the northern perimeter of the property due to its adjacency to residential neighborhoods. The northern buffer shall be buffered with a 35' landscape buffer supplemented to 80% opacity and enhanced

with a 6' landscape fence or wall as determined by the applicant. No buffer has been proposed along the drainage retention area. A buffer and landscape plan shall be provided at the time of site development. The northern property buffer is defined under the Large Retail Standards below.

Large Retail Development Standards:

The petitioner has indicated that the proposed project will consist of 155,000 square feet of office and/or commercial square footage. Due to the complexity and size of the project, it will be required to meet large retail development standards as specified below in addition to the general commercial standards:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project and which otherwise satisfies these requirements and this article. This type of development may be compatible in a given commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location.

  The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.

  - **Mechanical/operational equipment including HVAC located at ground level** shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and **shall be visually shielded with a parapet wall.** All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

  - Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

- All on-site advertising signs, including out parcels, 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.

- *Buffering*. A thirty-five (35) ft. wide buffer screened at 80% opacity at a height of six (6) feet above finished made shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

Comments: The petitioner shall be required to meet the buffer requirements for Large Retail Development Standards along the northern perimeter of the property due to its adjacency to residential neighborhoods. This perimeter shall be buffered with a 35' landscape buffer supplemented to 80% opacity and enhanced with a 6' landscape fence or wall as determined by the applicant.

Screening*:*
Hernando County Land Development Regulations require screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

Comments: If mini storage is constructed on the site, it shall be screened in accordance with the minimum requirements of the Land Development Regulations.

Parking:
County Land Development Regulations require minimum off-street parking ratios based on the type of use. If the master plan is approved, the petitioner shall be required to meet the minimum parking requirements of the Land Development Regulations.

Lighting:
County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Landscape

The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

Residential Protection Standards

In addition to the Large Retail Development Standards, the subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6. If there is a conflict between the Residential Protection Standards and the Large Retail Development Standards, the Large Retail Development Standards shall govern.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, Commercial Category

The area is characterized by commercial and residential uses. The subject property is located within the Commercial land use classification on the adopted Future Land Use Map. The subject site is located on the north side of County Line Road, approximately 340' east of Seven Hills Drive.

<u>Commercial Category</u>

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Strategy 1.04G(4): Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.

Strategy 1.04G(5): Commercial development in nodes may be required to utilize unified plans in accordance with adopted land development regulations for services and amenities including, but not limited to, drainage, landscaping, access management, multi-modal site circulation, and signage.

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

a. are located at the intersections of roads having collector status or greater;

b. recognize concentrations of existing commercial development;

c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;

d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;

e. may be located in Centers or Corridors pursuant to the related strategies.

Strategy 1.04G(4): Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.

Comments: The subject site is located within the Commercial land use classification. The uses requested through this application are consistent with the Comprehensive Plan, Future Land Use Element strategies for the commercial classification.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Strategy 1.10D(3): Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

a. relationships to community focal points such as schools, shopping centers, government offices, parks, and public gathering areas;
b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe, and convenient access to business fronts and transitions between residential and business areas.

Strategy 1.10D(5): Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

a. architectural styles, building materials, design elements, roof shapes and architectural details;
b. building mass step-down scale;
c. street-visible and hidden facades;
d. accessory buildings;
e. doors, windows and storefronts;
f. awnings, canopies, and arcades
g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

Comments: At the time of development, the petitioner shall be required to provide a comprehensive site development plan that will incorporate consistent architectural styles, building materials, and design elements to ensure continuity of the development style within the proposed project.

Additionally, the petitioner shall provide a multi-modal transportation plan that incorporates not only vehicular transportation, but incorporates bicycle and pedestrian access to the development, including those residents living in Wellington.

Transportation Element

Road Network – Frontage Roads

Objective 5.01B: Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.

Strategy 5.01B(3): The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

Strategy 5.01B(4): The County should encourage land use patterns that optimize the function of frontage roads and similar access management strategies through:

a. clustering of development to enhance the establishment of viable frontage road links;
b. application of site-specific standards and techniques at Centers and Corridors outlined in the Future Land Use Element of this Plan.

Comments: As the subject site is located off County Line Road, a frontage road is not required; however, the development shall be constructed to utilize Quality Drive as a reverse frontage road, providing for adequate cross-access and shared parking throughout the development. Regardless of the final users, the project shall be developed as one unified project with continuity in access, architectural design and layout.

FINDINGS OF FACT

Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas, subject to appropriate performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations and the following 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 to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

4. A Traffic Analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.

6. All driveways to the subject development shall meet County Commercial Driveway Standards.

7. The petitioner shall dedicate 40' of right of way along County Line Road for its future expansion.

8. Additional permitted C-2 uses shall be restricted to the following:

   - Drive-in Restaurants
   - Tire and automotive accessory establishments
   - Automotive specialty establishments
   - Automobile service establishments exceeding 4 bays (excluding body shops)
   - Veterinary clinics
   - Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)
   - Alcoholic beverage dispensation
   - Mini warehouses (previously approved in Area 1 & 2)
   - Outdoor storage for boats/recreational vehicles (previously approved in Area 1 & 2)
   - Hospital (Special Exception Use)
   - Congregate Care Facility (Special Exception Use)

9. Minimum Perimeter Setbacks and Maximum Height:

   - South/County Line Road: 75' (deviation from 125')
   - North/Quality Drive: 20' (previously approved)
   - East: 20'
   - West: 20'
   - Maximum Height: 45' (deviation from 35')

   Perimeter setbacks shall be measured from the property line, excluding any future right of way.

10. Internal Lot Setbacks:
    - Side: 10'
    - Rear: 10'
    - Front (mini storage): 15'

11. Buffers
    - South: 20'
    - North: 35'
    - East: 35'
    - West: 10'

    All buffers must meet 80% opacity within 18 months of planting.

12. The petitioner shall be required to meet the requirements of the Large Retail Development Standards, Residential Protection Standards and General Commercial Standards, in accordance with the Land Development Regulations. If there is a conflict between these provisions, the Large Retail Development Standards shall govern.

13. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.

14. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.

15. The petitioner shall be required to meet the minimum parking requirements in accordance with the Land Development Regulations.

16. The petitioner shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

17. The developer shall provide a utility capacity analysis and connection to the central water and wastewater systems at the time of site development.

18. The final access configuration to and from County Line Road will be determined through coordination between the petitioner and the County Engineer and memorialized on the conditional plat. Any revisions to the access management strategy for this access point may occur without requiring a revision to the master plan.

19. The petitioner shall be required to meet the screening requirements for outdoor storage of Hernando County Land Development Regulations. Screening shall meet an 80% opacity standard. Such screening shall be located behind the building line and shall have a minimum of five (5) feet and maximum of eight (8) feet.

20. The petitioner shall be required to provide a comprehensive site development plan that will incorporate consistent architectural styles, building materials, and design elements to ensure continuity of the development style within the proposed project.

21. The petitioner shall provide a multi-modal transportation plan that incorporates not only vehicular transportation, but incorporates bicycle and pedestrian access to the development, including those residents living in Wellington.

22. The development shall be constructed to utilize Quality Drive as a reverse frontage road, providing for adequate cross-access and shared parking throughout the development.

23. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of Board of County Commission approval. Failure to submit the revised plan will result in no further development permits being issued.

H-25-09

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

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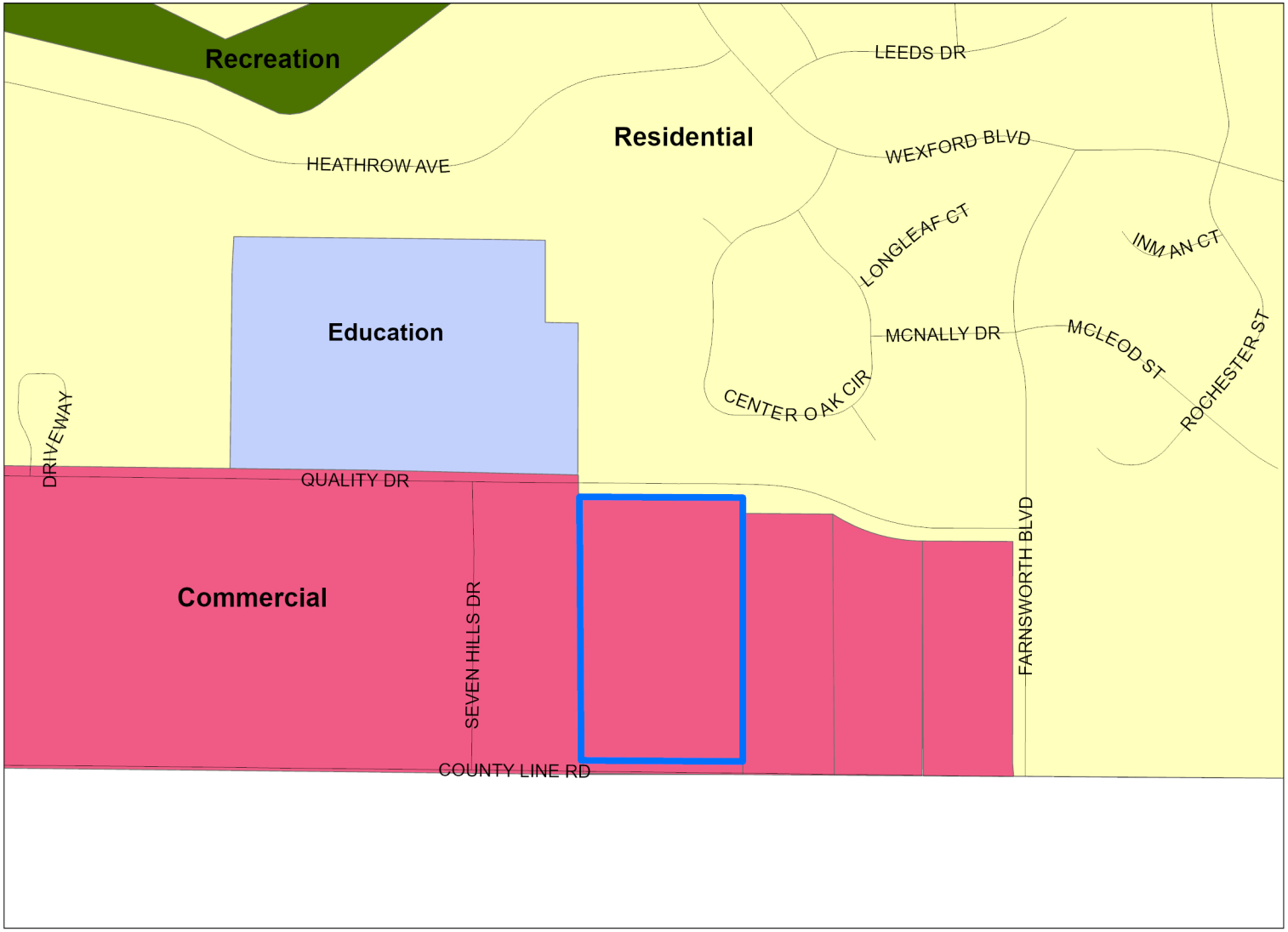
Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-09
Version Date: 12/09/2022



H-25-09
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.04 0.08 0.16 0.24 0.32 Miles

N W E S

Date of mapping: 04/15/2025

HERNANDO COUNTY CENTRAL GIS

H-25-09 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

H-25-09

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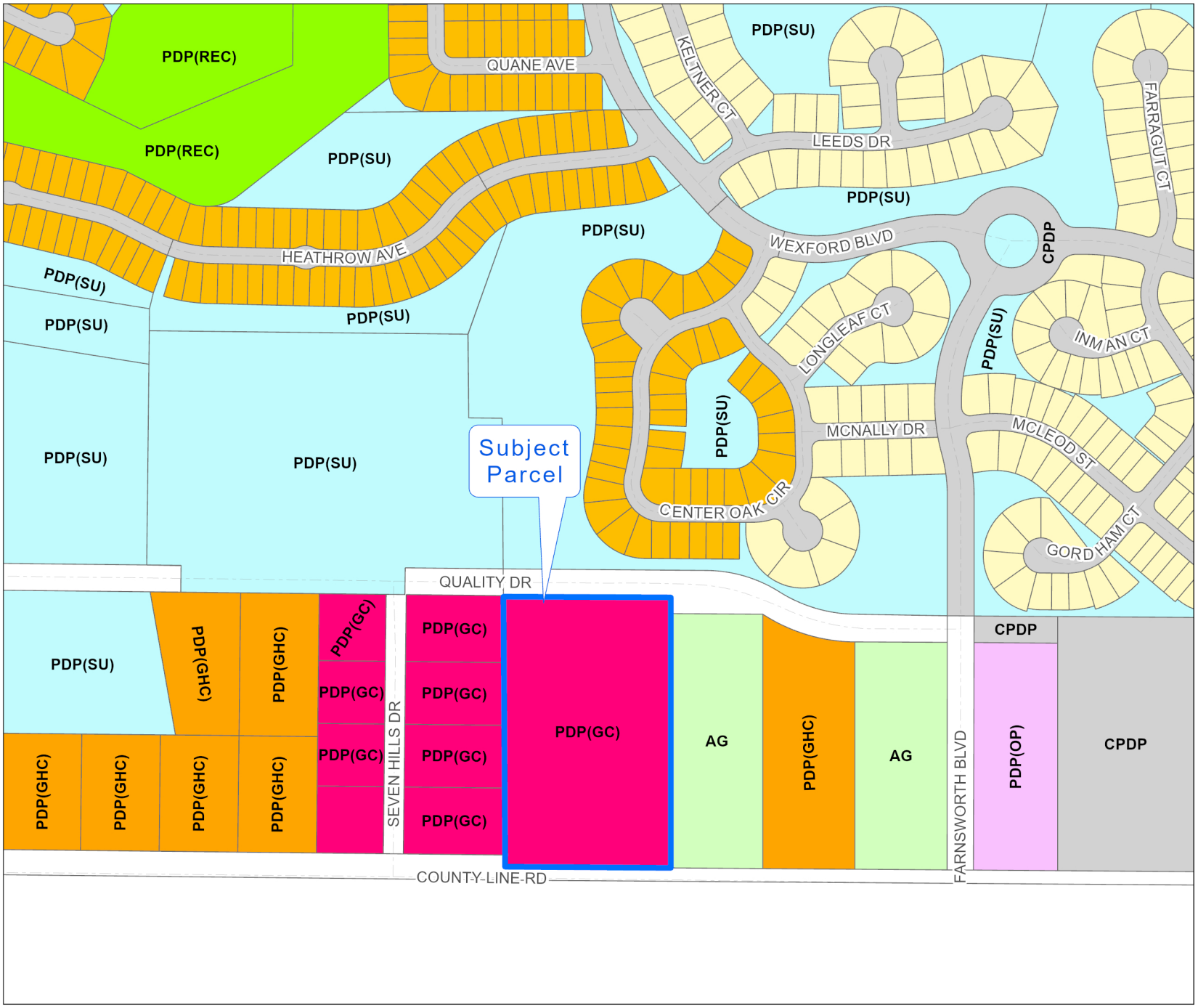
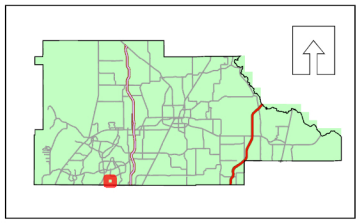


HERNANDO COUNTY
CENTRAL GIS

Zoning:

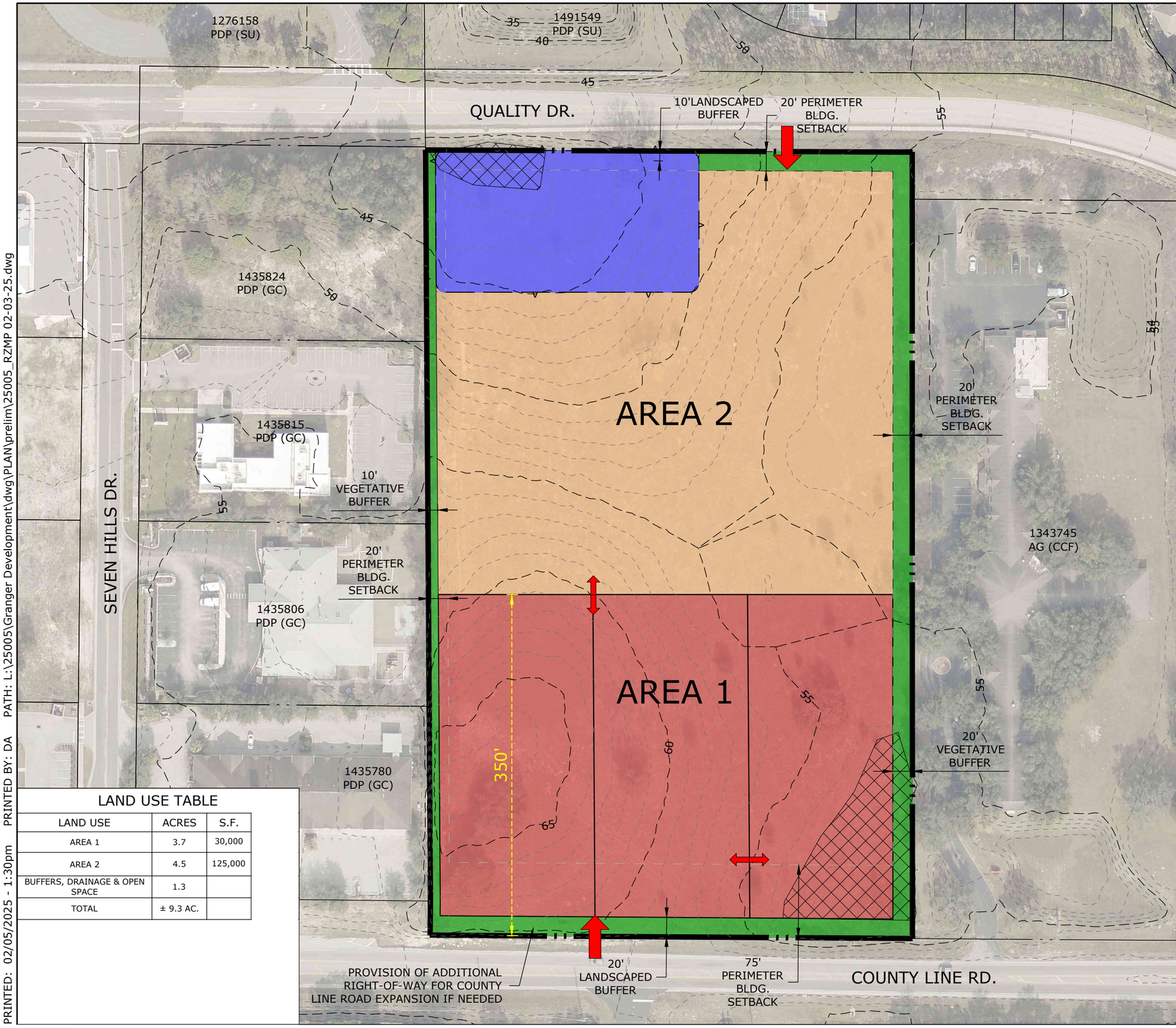
- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 04/15/25

0 0.03 0.07 0.13 0.2 0.26 Miles



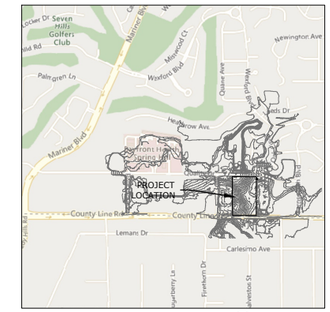
PRINTED: 02/05/2025 - 1:30pm PRINTED BY: DA PATH: L:\25005\Granger Development\dwg\PLAN\prelim\25005_RZMP 02-03-25.dwg

LAND USE TABLE

LAND USE	ACRES	S.F.
AREA 1	3.7	30,000
AREA 2	4.5	125,000
BUFFERS, DRAINAGE & OPEN SPACE	1.3	
TOTAL	± 9.3 AC.	

N

0 100 200 Feet



LOCATION MAP
N.T.S.

SITE DATA:

Owner:	RAIN DANCER LLC & EVERGREEN PARTNERS LLC
Applicant:	GRANGER DEVELOPMENT LLC
Parcel Key No:	1317685
STR:	36 / 23S / 18E
Current Zoning:	PDP-GC W/ MINI WAREHOUSES
Proposed Zoning:	CPDP W/ MINI WAREHOUSES SPECIFIC C2 USES & SPECIAL EXCEPTIONS
Area:	+/- 9.3 AC.
Max. Commercial SF:	155,000 SF

PERIMETER BUILDING SETBACKS:

South (County Line Rd) :	75' (PREVIOUSLY APPROVED)
North (Quality Dr):	20' (PREVIOUSLY APPROVED)
East:	20'
West:	20'

MAX. BUILDING HEIGHT: 45'

INTERNAL COMMERCIAL LOT SETBACKS:

Side :	10' (PREVIOUSLY APPROVED)
Rear:	10' (PREVIOUSLY APPROVED)
Mini Storage:	15' FRONT SETBACK

BUFFERS:

North:	10' LANDSCAPED BUFFER, 0' ALONG DRA
East:	20' VEGETATIVE BUFFER
West:	10' VEGETATIVE BUFFER
South:	20' LANDSCAPED BUFFER

LEGEND:

- PROJECT BOUNDARY
- FEMA FLOOD ZONE
- 58 EXISTING ELEVATION CONTOUR LINE
- GENERAL COMMERCIAL, MINI STORAGE & SEE ADDITIONAL C-2/SPECIAL EXCEPTION USES (GC & C-2 MAY BE SUBDIVIDED INTO UP TO 3 PARCELS)
- GENERAL COMMERCIAL, MINI STORAGE & SEE OTHER C-2/SPECIAL EXCEPTION USES (MAY BE SUBDIVIDED INTO UP TO 10 PARCELS)
- BUFFER
- DRAINAGE AREA (CONCEPTUAL)
- ACCESS POINT
- CROSS ACCESS

REZONING MASTER PLAN

GRANGER DEVELOPMENT

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

, P.E.
FL. REG. NO. ####

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS PROFESSIONAL SERVICES OF PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REV. NO.	REVISION
6/11/25	ERJ	3	Remove MF
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

SHEET
1

JOB No.: 25005

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16115
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Karen B. Leveritt TTEE (H2517)

BRIEF OVERVIEW
Request:
Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)

General Location:
Frontage on Lake Lindsey Road at its intersection with Forbes Street

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).

REVIEW PROCESS

Michelle Miller	Approved	07/02/2025 2:41 PM
Omar DePablo	Escalated	07/04/2025 5:17 PM
KayMarie Griffith	Approved	07/07/2025 6:24 PM
Toni Brady	Approved	07/09/2025 6:11 PM
Victoria Anderson	Approved	07/10/2025 10:37 AM
Danielle Nigro	Approved	07/10/2025 11:40 AM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-17 Official Date Stamp:

Received

APR 21 2025

Planning Department
Hernando County, Florida

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: _____

APPLICANT NAME: Karen B. Leveritt TTEE
Address: 29270 Lake Lindsey Rd
City: Noblefon State: FL Zip: 34661
Phone: 352-303-0260 Email: LeveritPA@AOL.COM
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 337950
2. SECTION 24, TOWNSHIP Township 21 So, RANGE 20 East
3. Current zoning classification: Commercial
4. Desired zoning classification: Residential
5. Size of area covered by application: _____
6. Highway and street boundaries: CR476 + Oak Lane
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: none)

PROPERTY OWNER AFFIDIVAT

I, Karen B. Leveritt, 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)*: _____
to submit an application for the described property.

Karen B. Leveritt
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 21st day of April, 2025, by Karen B. Leveritt who is ☒ personally known to me or ☐ produced _____ as identification.

Holly M Rhodes
Signature of Notary Public

HOLLY M RHODES
Notary Public-State of Florida
Commission # HH 504942
My Commission Expires
March 23, 2028

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

We are requesting our property to be rezoned back to Residential in order to install a pool.

Karen B. Luverth
4/21/25

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025 Board of County Commissioners: September 2, 2025
APPLICANT:	Karen B Levitt TTEE
FILE NUMBER:	H-25-17
REQUEST:	Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)
GENERAL LOCATION:	Frontage on Lake Lindsey Road at its intersection with Forbes Street
PARCEL KEY NUMBER:	337950

APPLICANT'S REQUEST

The petitioner is requesting to rezone their 1.9-acre parcel PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential). The petitioner was unaware of the zoning when she purchased the home and property as it is surrounded by R-1A. She would like to rezone the property back to the original zoning to install a pool.

SITE CHARACTERISTICS

Site Size:	1.9 acres
Surrounding Zoning & Land Uses:	North: PDP(REC) MPR South: R-1A; Single-family East: AG; Single-family West: R-1A; Single-family
Current Zoning:	PDP(OP) Planned Development Project (Office Professional)
Future Land Use Map Designation:	Agricultural

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater services are not available to this parcel. HCUD has no objection to the zoning change from Commercial to Residential to allow the installation of a pool, subject to

Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The County Engineering Department has reviewed the request and indicated no traffic concerns.

LAND USE REVIEW

Minimum R-1A (Residential) Building Setbacks:

- Front: 25’
- Side: 10'
- Rear: 20’

The R-1A district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 2 identifies the permitted uses within the R 1A zoning district as follows:

The following regulations apply in the residential districts as indicated:

A. R-1A Residential District:

(1) Permitted uses:

(a) Single-family dwellings.

(b) Mobile Homes:

Homes of six or fewer residents which meet the definition of a community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.

Special Exceptions:

i. Home occupation

ii. Lodging

iii. Bed and Breakfast establishments

COMPREHENSIVE PLAN REVIEW

The subject is located within the Residential Land Use designation on the County’s adopted Comprehensive Plan. The petitioner’s parcel is located on Lake Lindsay Road, rezoning from PDP OP (Office Professional) to R -1A (residential) is acceptable due to the surrounding zoning in the area and the previous zoning of the property.

Future Land Use, Residential Category

<u>Strategy 1.04A (3)</u> 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.

Comments: The parcel is within the Residential land use classification and is surrounded by residential parcels. The proposed rezoning is consistent with the strategies for residential density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

A rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan and consistency with the surrounding residential uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).

BOUNDARY SURVEY

SECTION 24 , TOWNSHIP 21 SOUTH , RANGE 20 EAST ,
HERNANDO COUNTY, FLORIDA

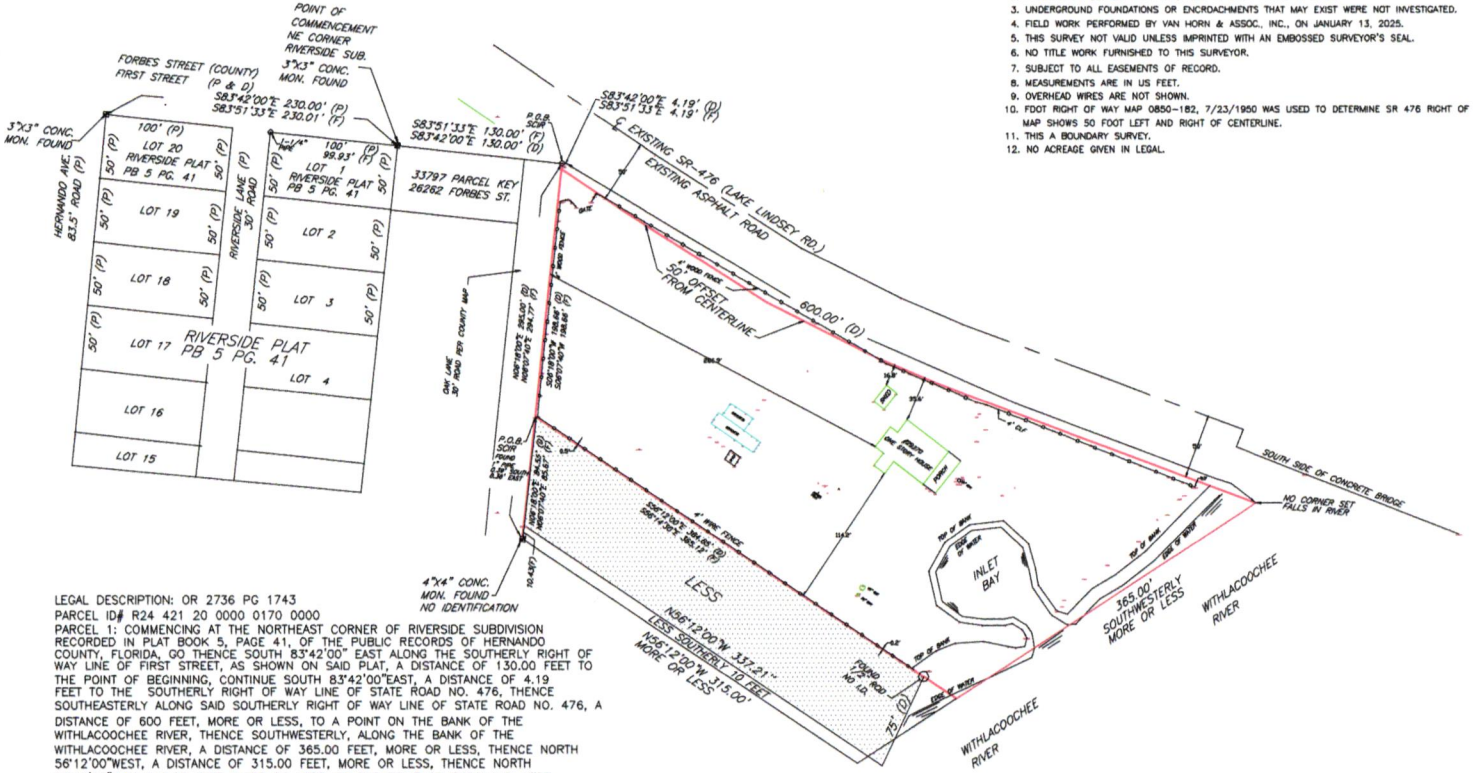
SCALE: 1" = 40'

LEGEND

AC. ACRES
AC AIR CONDITIONER
AVE. AVENUE
ADS ADVANCED DRAINAGE SYSTEMS
BL BASELINE
(C) CALCULATED MEASUREMENT
CIP CAST IRON PIPE
CL CENTERLINE
CLD CENTERLINE DITCH
CLF CHAINLINK FENCE
CH CHORD
CB CHORD BEARING
CONC CONCRETE
CP CONDUIT
CMP CORRUGATED METAL PIPE
CO. COUNTY
CR COUNTY ROAD
(D) DEED MEASUREMENT
DB DEED BOOK
E EAST
EOP EDGE OF PAVEMENT
ERCP ELLIPTICAL REINFORCE CONCRETE PIPE
EL. ELEVATION
(F) FIELD MEASUREMENT
FB FIELD BOOK
F.F.EL. FINISH FLOOR ELEVATION
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
FLATH FOUND WOOD LATH
FIRS FOUND RAILROAD SPIKE
FIR FOUND IRON ROD
FIPK FOUND NAIL AND DISC (AS NOTED)
FIP FOUND IRON PIPE (AS NOTED)
FICP FOUND IRON PIPE/CAP (AS NOTED)
FIPKP FOUND PK NAIL AND DISC (AS NOTED)
FNBT FOUND NAIL AND TIN TAG
FNAD FOUND NAIL AND DISC (AS NOTED)
FCM FOUND CONCRETE MONUMENT
GI GRATE TOP INLET
HT HEIGHT
HILLS. HILLSBOROUGH
ID IDENTIFICATION
INV. INVERT
LT. LEFT
L LEGAL DESCRIPTION
LB LICENSE BUSINESS
MH MANHOLE
MB MAP BOOK
MON. MONUMENT
N NORTH
N.A. NOT APPLICABLE
NAVD NORTH AMERICAN VERTICAL DATUM
NGVD NATIONAL GEODETIC VERTICAL DATUM
NO. NUMBER
OR OFFICIAL RECORD
PG PAGE
P PARCEL
PK PARKER-KALON
PCS PASCO COUNTY ENGINEERING DEPARTMENT
PCP PERMANENT CONTROL POINT
PB PLAT BOOK
(P) PLAT MEASUREMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
PC POINT OF CURVE
PT POINT OF TANGENT
PCC POINT OF COMPOUND CURVE
PRC POINT OF REVERSE CURVE
PLS PROFESSIONAL LAND SURVEYOR
PLA PROFESSIONAL LAND SURVEYOR
P/L PROPERTY LINE
R RADIUS
RNG RANGE
RCP REINFORCED CONCRETE PIPE
RT. RIGHT
R/W RIGHT OF WAY
ROW RIGHT OF WAY MAP
S SOUTH
SAN SANITARY
SEC. SECTION
SIR SET 5/8"FIRE IRON REF. L.C. LB 5907
SNIP SET NAIL AND TAG (LB 5907)
SNTP SET DIA. AND TAG (LB 5907)
SQ.FT. SQUARE FEET
S.R. STATE ROAD
ST STREET
TAN TANGENT
TBM TEMPORARY BENCH MARK
TOE TOE OF SLOPE
TOB TOP OF BANK
T TOWNSHIP
W WEST
WD WIDTH

SYMBOLS

BFP BACKFLOW PREVENTER
BM BENCH MARK
BOLLARD
BGM BURIED GAS MARKER
BTM BURIED TELEPHONE MARKER
CM CONCRETE MONUMENT
COMBINATION POLE
DEGREES
ELECTRIC BOX/TRANSFORMER
EM ELECTRIC METER
FEET WHEN USED IN A DISTANCE
FH FIRE HYDRANT
FP FLAG POLE
FL FLOOD LIGHT
GV GAS VALVE
GM GAS METER
GA GUY ANCHOR
INCHES WHEN USED IN A DISTANCE
LP LIGHT POLE
MB MAIL BOX
MINUTES WHEN USED IN A BEARING
MS MULTIPLE SUPPORT SIGN
MOL MORE OR LESS
PP POWER POLE
PC PROPERTY CORNER
RM RECLAIMED WATER METER
RMK RECLAIMED WATER MARKER
RV RECLAIMED WATER VALVE
SCO SANITARY SEWER CLEANOUT
SFM SANITARY FORCE MAIN
SM SANITARY SEWER MANHOLE
SV SANITARY SEWER VALVE
SECONDS WHEN USED IN A BEARING
SC SECTION CORNER
SS SINGLE SUPPORT SIGN
SIZE AND TYPE OF TREES
TBS -18" DIA. LOQ -18" CABBAGE PALM
TBP -9" PINE WPA -9" ROYAL PALM
+ 33.3 SPOT ELEVATION IN FEET
SPRINKLER
SD STORM SEWER MANHOLE
TM TELEPHONE HANDHOLE
TP TELEPHONE PEDESTAL
WM WATER METER
WV WATER VALVE
WELL, SIZE AS NOTED
WOODEN LATH



LEGAL DESCRIPTION: OR 2736 PG 1743
PARCEL ID# R24 421 20 0000 0170 0000
PARCEL 1: COMMENCING AT THE NORTHEAST CORNER OF RIVERSIDE SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 83°42'00" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FIRST STREET, AS SHOWN ON SAID PLAT, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, CONTINUE SOUTH 83°42'00"EAST, A DISTANCE OF 4.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 476, THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 476, A DISTANCE OF 600 FEET, MORE OR LESS, TO A POINT ON THE BANK OF THE WITHLACOOCHEE RIVER, THENCE SOUTHWESTERLY, ALONG THE BANK OF THE WITHLACOOCHEE RIVER, A DISTANCE OF 365.00 FEET, MORE OR LESS, THENCE NORTH 56°12'00"WEST, A DISTANCE OF 315.00 FEET, MORE OR LESS, THENCE NORTH 06°18'00"EAST 295.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE SOUTHERLY 10 FEET THEREOF; AND LESS THAT CERTAIN PARCEL DESCRIBED AS: COMMENCE AT THE NE CORNER OF RIVERSIDE, A SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE RUN S.83°42'00"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FIRST STREET, AS SHOWN ON SAID PLAT, A DISTANCE OF 130 FEET; THENCE S. 06°18'00" W, A DISTANCE OF 198.66 FEET TO THE POINT OF BEGINNING; THENCE S. 56°12'00" E, A DISTANCE OF 364.65 FEET TO A POINT AT THE WATER'S EDGE OF THE WITHLACOOCHEE RIVER; THENCE SOUTHWESTERLY ALONG THE WATERS EDGE OF THE WITHLACOOCHEE RIVER, A DISTANCE OF 75 FEET, MORE OR LESS; THENCE N 56°12'00" W, A DISTANCE OF 337.21 FEET, THENCE N. 06°18'00" E, A DISTANCE OF 84.55' TO THE POINT OF BEGINNING.

GENERAL NOTES:
1. BASIS OF BEARINGS: NORTH LINE OF RIVERSIDE SUB. AS S83°51'33"E.
2. A BOUNDARY SURVEY WAS PERFORMED TO SHOW PROPERTY LINES.
3. UNDERGROUND FOUNDATIONS OR ENCROACHMENTS THAT MAY EXIST WERE NOT INVESTIGATED.
4. FIELD WORK PERFORMED BY VAN HORN & ASSOC., INC., ON JANUARY 13, 2025.
5. THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.
6. NO TITLE WORK FURNISHED TO THIS SURVEYOR.
7. SUBJECT TO ALL EASEMENTS OF RECORD.
8. MEASUREMENTS ARE IN US FEET.
9. OVERHEAD WIRES ARE NOT SHOWN.
10. FDOT RIGHT OF WAY MAP 0850-182, 7/23/1950 WAS USED TO DETERMINE SR 476 RIGHT OF WAY. MAP SHOWS 50 FOOT LEFT AND RIGHT OF CENTERLINE.
11. THIS A BOUNDARY SURVEY.
12. NO ACREAGE GIVEN IN LEGAL.

BOUNDARY SURVEY

This Survey Prepared For: MIKE HART

VAN HORN & ASSOCIATES, INC.
Surveying & Mapping - Licensed Business No. 7939

12810 SYDNEY ROAD
DOVER, FL. 33527
(813) 684-4060
EMAIL: SURVEYSVH@GMAIL.COM

REVISIONS

DRAWN: DLV	CHECKED: D.L.V.	CREW: D.L.V.	X'ref: D.L.V.	DESCRIPTION	DATE	DESCRIPTION	DATE
DATE: 1/16/2025	DWG: LEVENIT.DWG						
SECTION 24 , TOWNSHIP 21 SOUTH, RANGE 20 EAST							
DATE OF FIELD SURVEY: 1/13/2025	F.B.125, PG.77-78						

SURVEYOR'S CERTIFICATE

This certifies that a survey of the herein described property was made under my supervision and meets the minimum technical standards set forth by the Florida Department of Agriculture and Consumer Services, Division of Florida Land Boundary Surveying and Mapping, Chpt. 61G17-6 and Chapter 5J-17.050 to 5J-17.055.

DANIEL LEE VAN HORN
FLORIDA REGISTERED LAND SURVEYOR NO. 4267

H-25-17

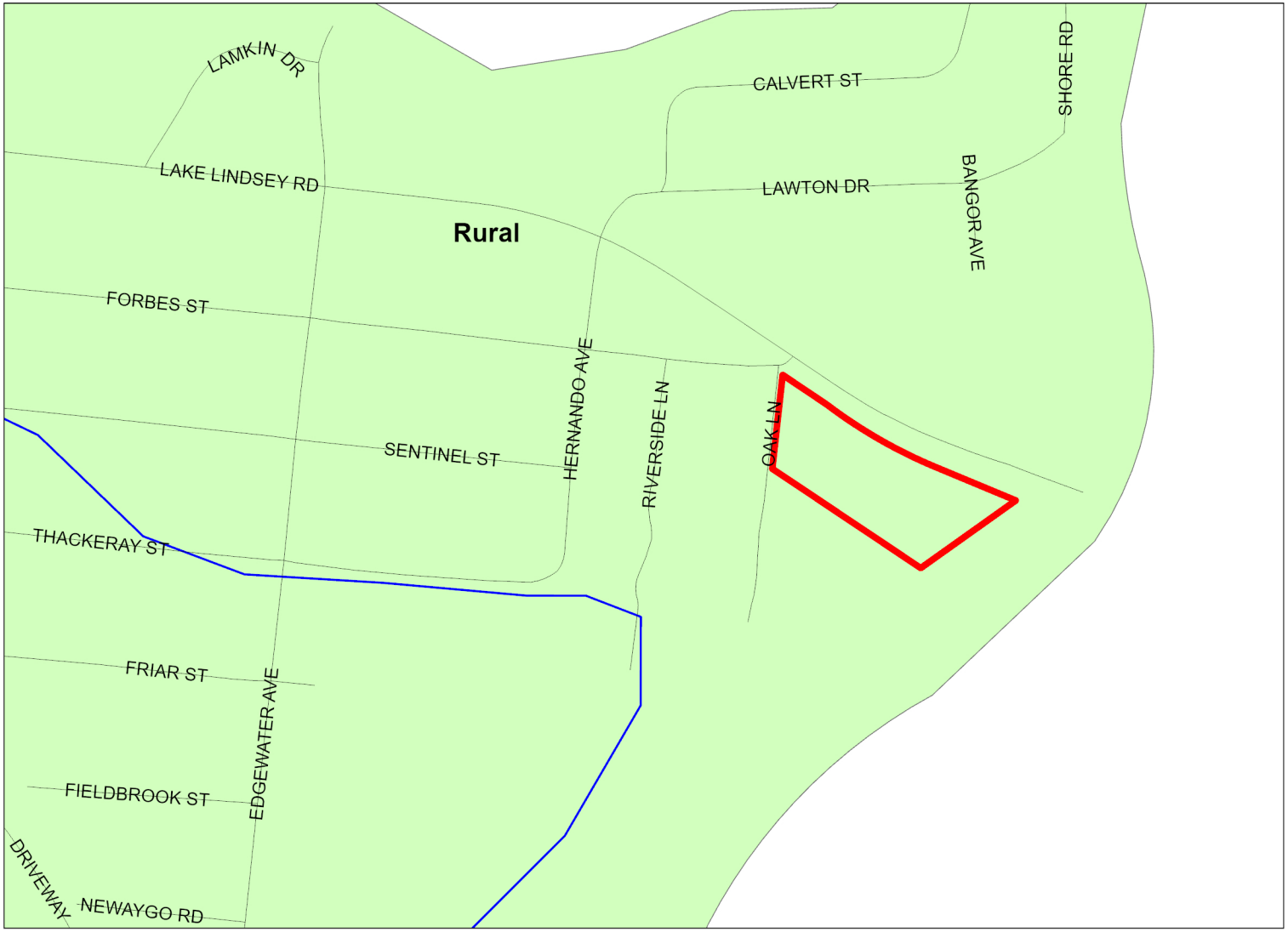
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

0 0.03 0.05 0.1 0.15 0.2 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-17
Version Date: 12/09/2022



0 0.03 0.05 0.1 0.15 0.2 Miles

N W E S

H-25-17
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

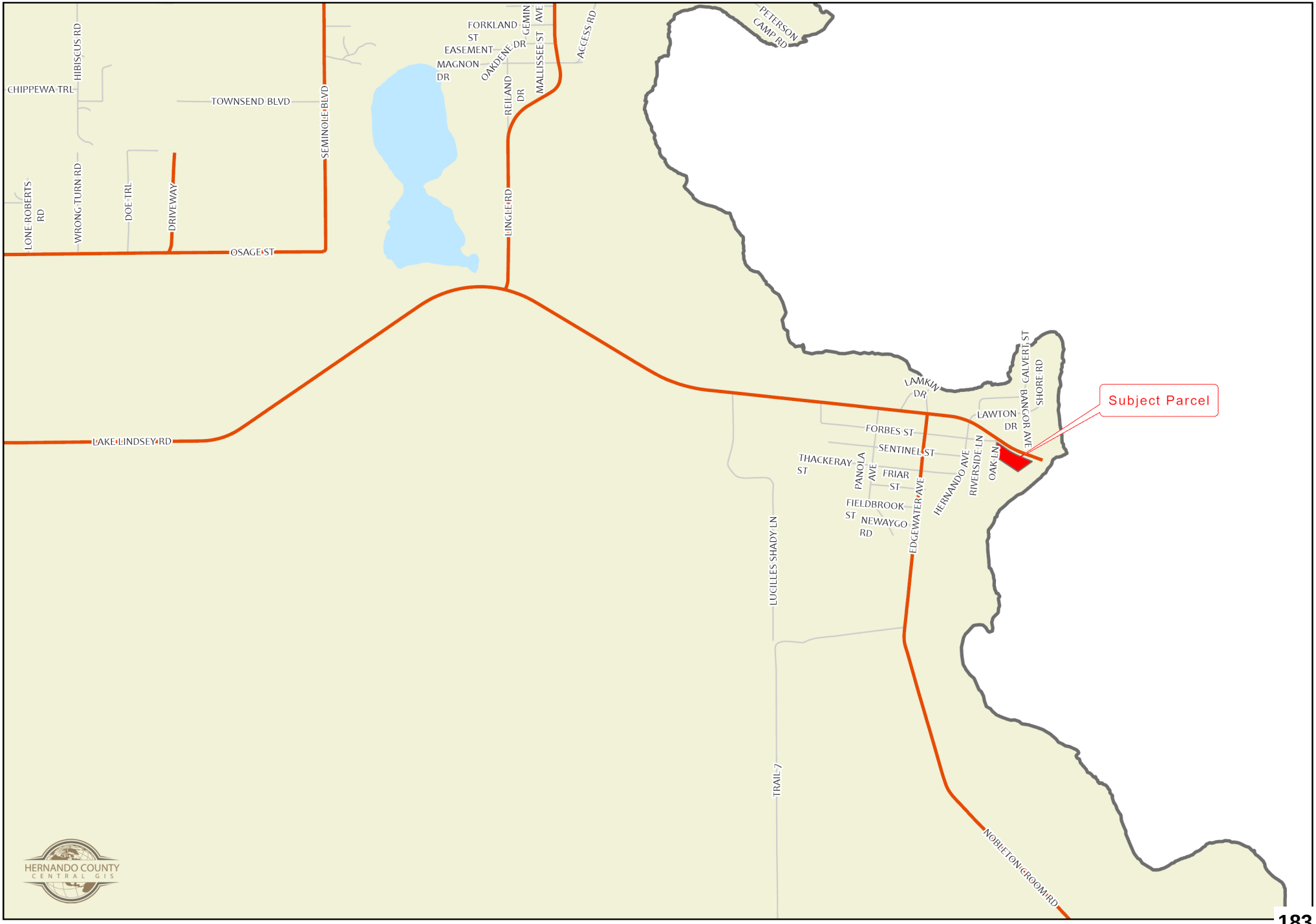
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Date of mapping: 05/08/2025

HERNANDO COUNTY CENTRAL GIS

H-25-17 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-17

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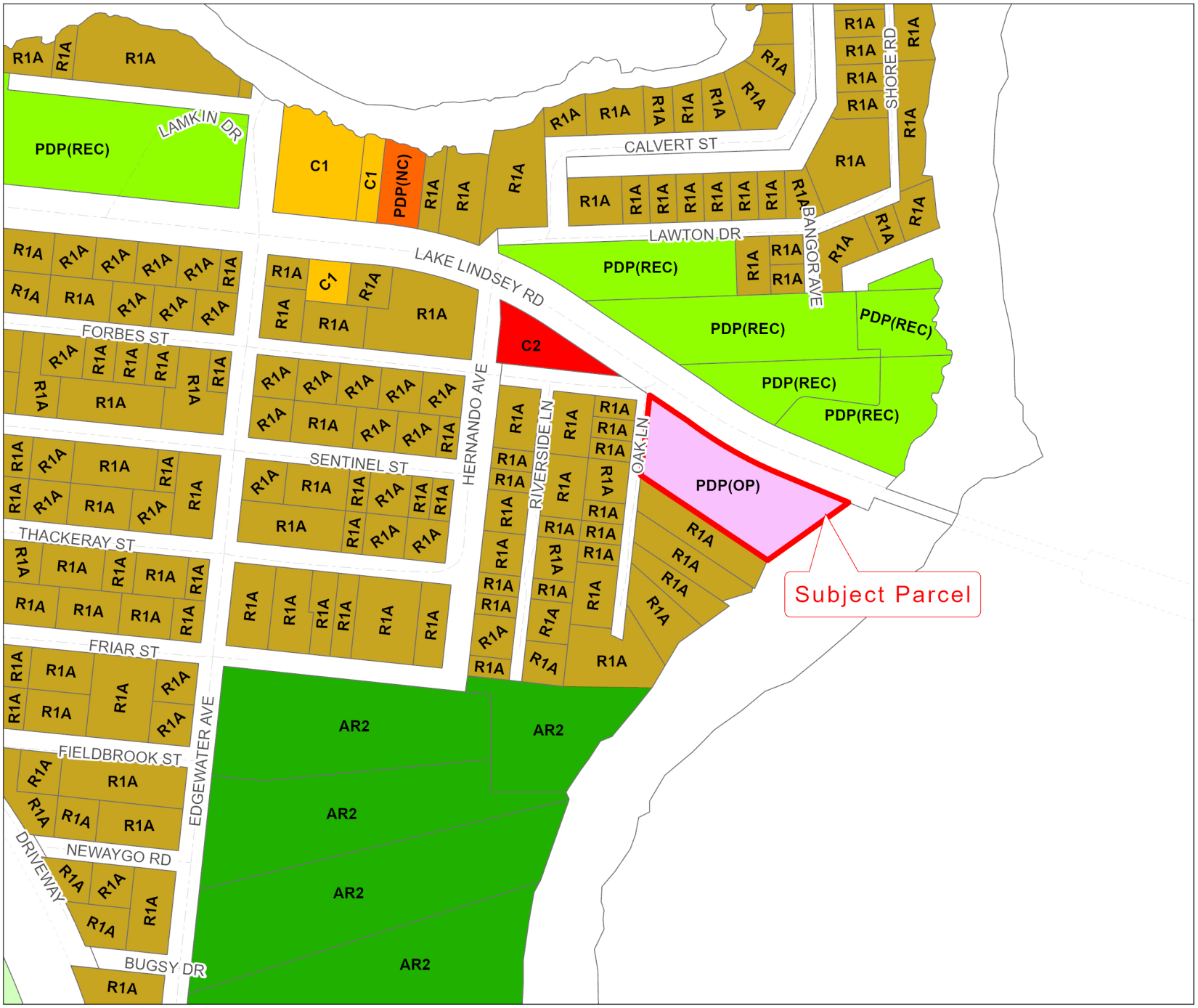
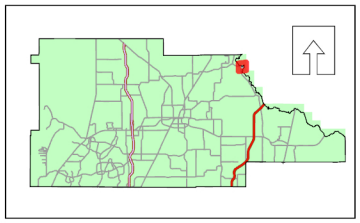


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 05/08/25

0 0.03 0.05 0.1 0.15 0.2 Miles

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16116
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by John P Shank and JoAnn Shank (H-25-18)

BRIEF OVERVIEW
Request:
Rezoning from PDP(MF) to AR-2 (Agricultural Residential 2)

General Location:
North side of Jacqueline Road, approximately 325' west of Madison Street

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

REVIEW PROCESS

Michelle Miller	Approved	07/02/2025 2:41 PM
Omar DePablo	Escalated	07/04/2025 5:17 PM
KayMarie Griffith	Approved	07/07/2025 6:32 PM
Toni Brady	Approved	07/09/2025 6:12 PM
Victoria Anderson	Approved	07/10/2025 10:40 AM
Danielle Nigro	Approved	07/10/2025 11:41 AM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

RECEIVED
APR 21 2025
Hernando County Development Services
Zoning Division

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: 4-12-2025

APPLICANT NAME: John P Shank & JoAnn Shank
Address: 13013 Jacqueline Rd
City: Brooksville, State: Fl Zip: 34613
Phone: 302-312-6359 Email: jacknjo1@aol.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): R28-222-18-3040 01190758 00D0 0192
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: PDP(MF)
4. Desired zoning classification: AR
5. Size of area covered by application: _____
6. Highway and street boundaries: _____
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, John P Shank JoAnn Shank, 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)*: _____
to submit an application for the described property.

John P Shank JoAnn Shank
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 21st day of april, 2025, by John P Shank + JoAnn Shank who is personally known to me or produced FLDL Photo ID's as identification.

Carrie L. Cline
Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA

CARRIE L. CLINE
Commission # HH 259804
Expires May 1, 2026
Notary Seal/Stamp

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

RECEIVED
APR 21 2025
Hernando County Development Services
Zoning Division

4-21-25

I'am looking to rezone back to AR2, in order to have our garage on to our parcel

Thank you.

JoAnn Skark

John P. Skark

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	July 14, 2025
	Board of County Commissioners:	September 2, 2025
APPLICANT:	John P and JoAnn Shank	
FILE NUMBER:	H-25-18	
REQUEST:	Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)	
GENERAL LOCATION:	North side of Jacqueline Road, approximately 325' west of Madison Street	
PARCEL KEY NUMBER(S):	1190758	

APPLICANT'S REQUEST

In May 2024, the petitioners purchased the subject site. At the time, the property was listed as AR-2 (Agricultural Residential) according to the County public records. The petitioner received a mobile home permit for the subject site and had it installed. Unfortunately, the zoning was listed incorrectly, and the parcel had been rezoned to PDP(MF)/Planned Development Project (Multifamily). This was discovered when the petitioner submitted for a detached garage permit for the parcel in March of 2025.

The petitioner's request is to rezone the subject property back to AR-2 (Agricultural Residential – 2) to bring the mobile home on the site into conformance and to allow the placement of a detached garage. The petitioner had purchased the property and placed the mobile home in good faith and wishes to continue to live on the property. No non-conforming uses will be created through this rezoning application; the mobile home meets setback requirements and the detached garage will be placed in accordance with AR-2 setbacks upon building permit approval.

SITE CHARACTERISTICS

Site Size:	1.25 acres	
Surrounding Zoning; Land Uses:	North:	PDP(MF); single family residential uses
	South:	AR2, C1 residential and commercial uses
	East:	AR2; vacant agricultural-residential
	West:	AR2, PDP(MF); single-family residential uses
Current Zoning:	PDP(MF) Planned Development Project (Multifamily)	
Future Land Use Map Designation:	Residential	

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water service is not available. There is an 8" sewer force main that runs along Jacqueline Road. HCUD has no objection to the requested rezoning subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project.

Comments: The petitioner has an existing onsite sewage treatment and disposal system on the site, installed at the time of mobile home permitting.

ENGINEERING REVIEW

The subject site is located on the North side of Jacqueline Road, approximately 325' west of Madison Street. The County Engineer reviewed the petitioner's request and had the following comments:

- No additional driveways will be permitted.
- May need to upgrade existing driveway to current Hernando County Standards. Refer to Hernando County Facility Design Guideline IV-26.

Comments: The petitioner shall be required to coordinate with the Department of Public Works to determine what upgrades are necessary to the existing driveway. Any upgrades shall be the responsibility of the applicant.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR-2 district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

i. Aquaculture
ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
iv. Horticultural specialty farms, including the cultivation of crops.
v. Accessory structures related to the principal use of the land.
vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.

vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) Agricultural/residential:

i. Single-family dwellings
ii. Mobile homes

COMPREHENSIVE PLAN REVIEW

Property Rights Element

Objective 12.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.

Strategy 12.02A(2): Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished.

Comments: The petitioner purchased the property in good faith based on county records that were incorrect at the time of property purchase. Once this issue was identified, the petitioner coordinated with the Development Services Department staff to submit a rezoning application to revert the zoning back to the previous AR-2 zoning district. The Comprehensive Plan recognizes vested property rights through the Property Rights Element; as the petitioner is coordinating with the County to rezone the parcel, staff has no objection to the rezoning request.

FINDINGS OF FACT

The rezoning from PDP(MF) Planned Development Project (Multifamily) to AR (Agricultural Residential) is appropriate based on the following findings of fact:

1. The subject site has existing property rights as evidenced by the approved mobile home permit on the site;
2. The petitioner purchased the property in good faith based on County records indicating an incorrect zoning;
3. The request is consistent with the Comprehensive Plan and is compatible with the development patterns along Jacqueline Road.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or

construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

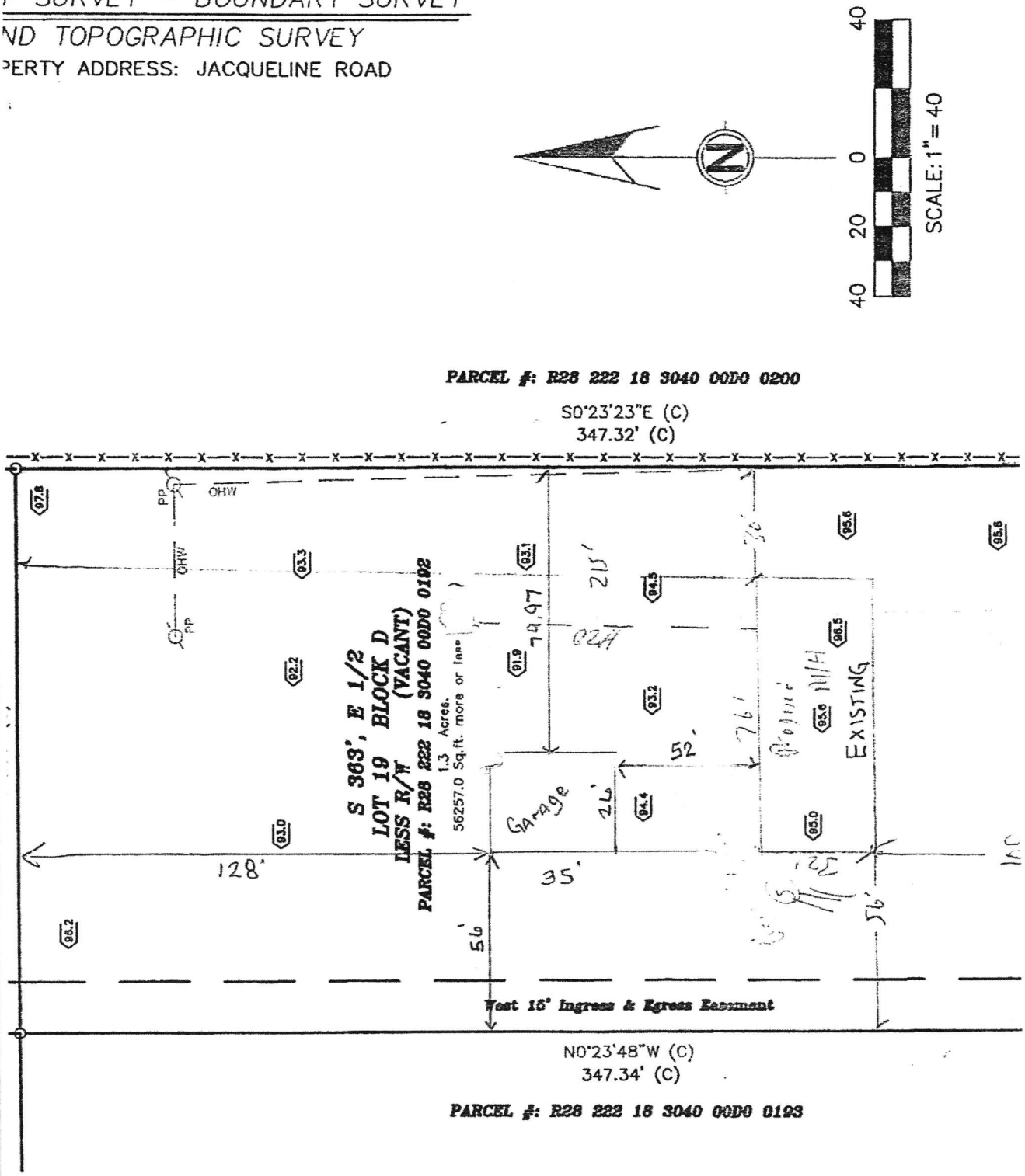
STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

F SURVEY – BOUNDARY SURVEY

ND TOPOGRAPHIC SURVEY

PERTY ADDRESS: JACQUELINE ROAD



H-25-18

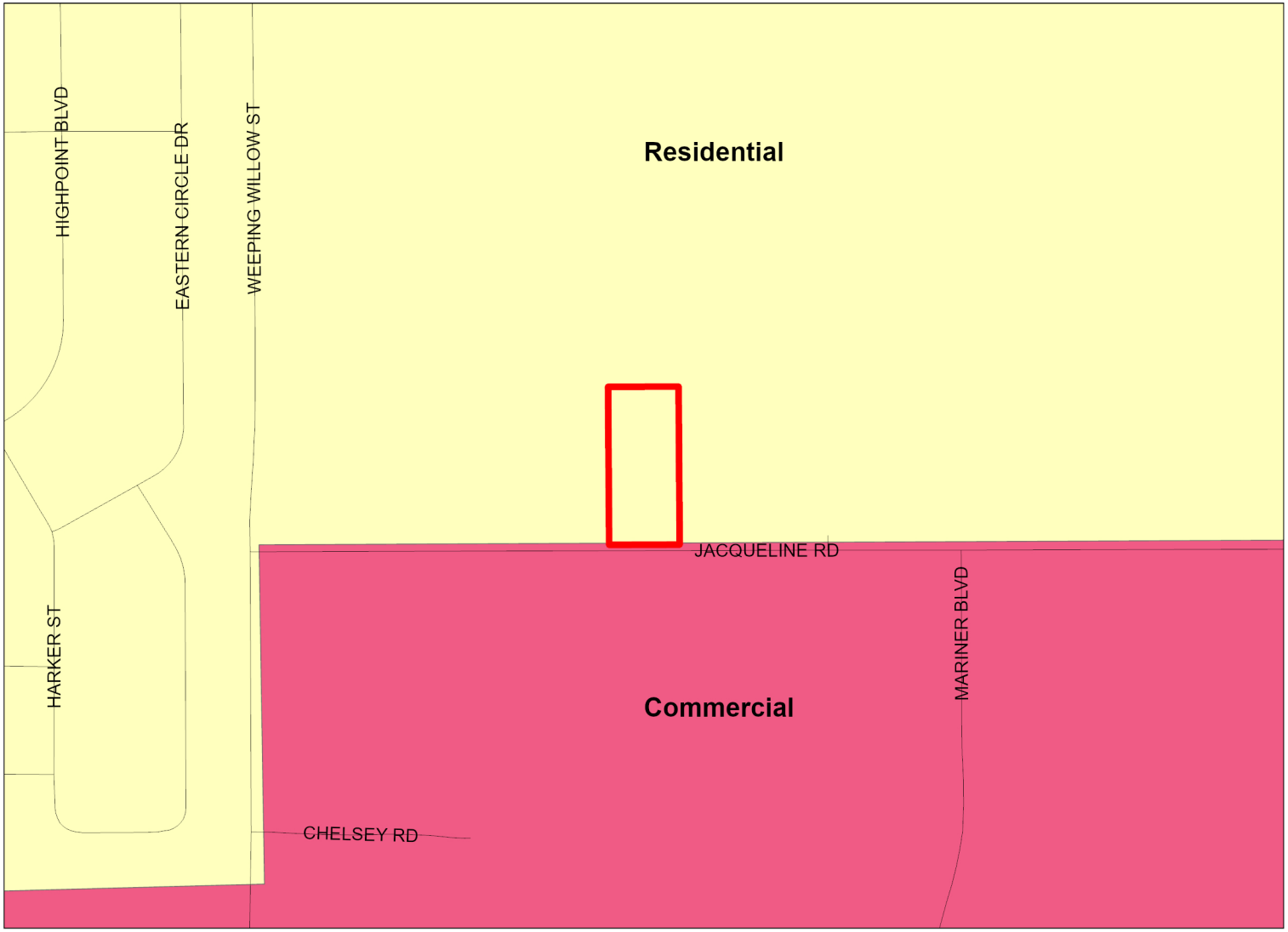
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

0 0.03 0.06 0.11 0.17 0.22 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-18
Version Date: 12/09/2022



0 0.03 0.06 0.12 0.18 0.24 Miles

N W E S

H-25-18
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

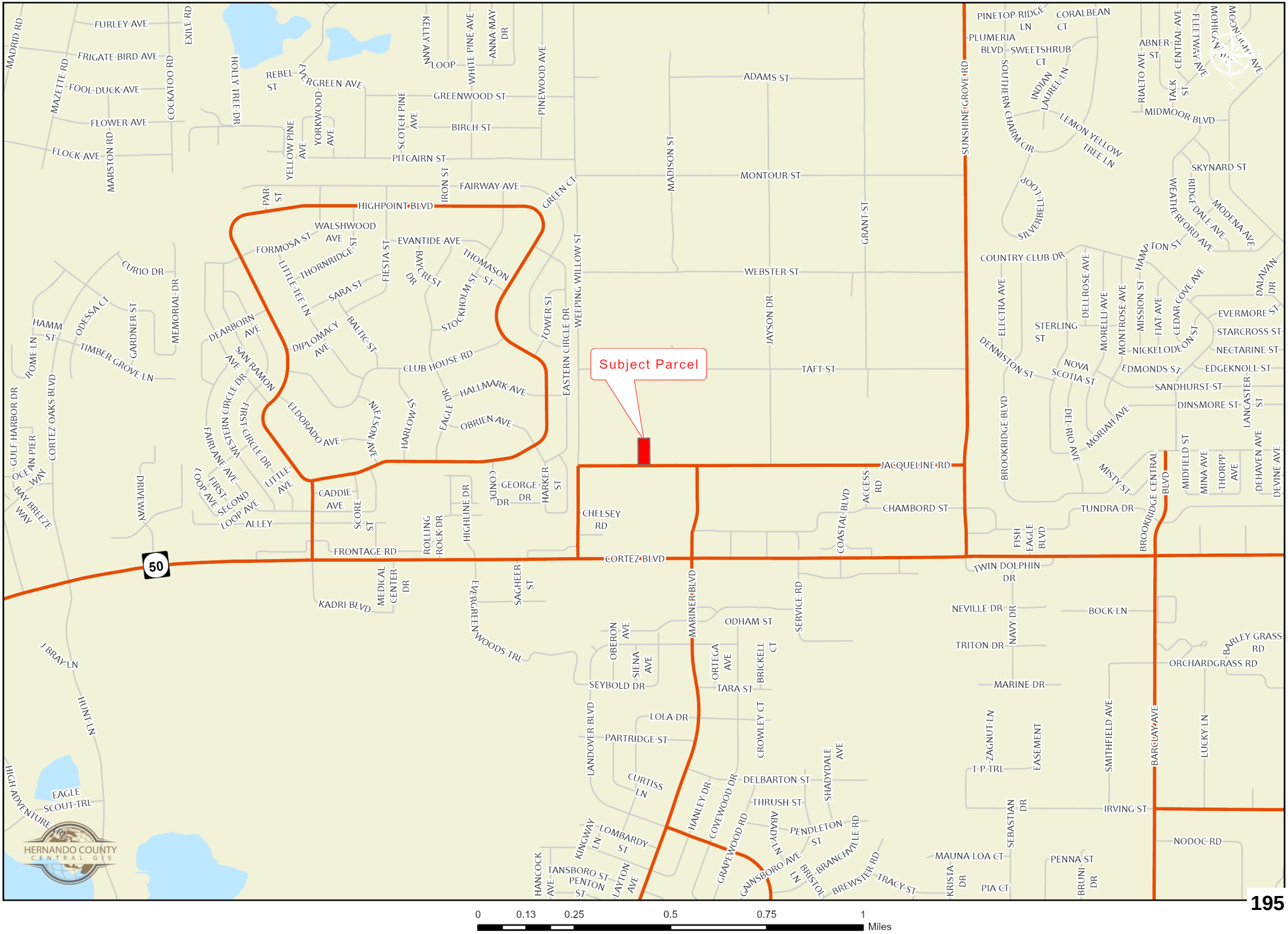
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Date of mapping: 05/12/2025

HERNANDO COUNTY CENTRAL GIS

H-25-18 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-18

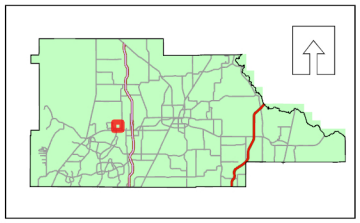
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 05/12/25

0 0.03 0.05 0.1 0.15 0.2 Miles

Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16119
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by William Bourguignon (H-22-89)

BRIEF OVERVIEW
Request:
Rezoning from R-1A (Residential) to C-1 (Highway Commercial)

General Location:
East side of Maplewood Drive, approximately 275' of Calienta Street

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution denying a rezoning from R1-A (Residential) to C-1 General Commercial and convert the petitioner's request to a rezoning from R1-A (Residential) to PDP(GC)Planned Development Project (General Commercial) with specific C-2 uses for outdoor storage, with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	07/02/2025 2:45 PM
Omar DePablo	Escalated	07/04/2025 5:17 PM
KayMarie Griffith	Approved	07/07/2025 6:42 PM
Toni Brady	Approved	07/09/2025 6:13 PM
Victoria Anderson	Approved	07/10/2025 10:47 AM
Danielle Nigro	Approved	07/10/2025 11:41 AM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H2289 Official Date Stamp:

Received

DEC 29 2022

Planning Department
Hernando County, Florida

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: 12/21/2022

APPLICANT NAME: William Bourguignon
Address: 5048 Maplewood Dr
City: Hernando Beach, Fl 34607 State: Fl Zip: 34607
Phone: 352 585 1684 Email: Jbbourg@tampabayoRR.com
Property owner's name: *(if not the applicant)* Same

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00152569
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: Residential
4. Desired zoning classification: Commercial
5. Size of area covered by application: 60' x 125'
6. Highway and street boundaries: Maplewood Dr
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, William Bourguignon, 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)*: _____
to submit an application for the described property.

William Bourguignon
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 21 day of December, 2022, by William Bourguignon who is personally known to me or produced _____ as identification.

Margaret Caldwell
Signature of Notary Public

Notary Public State of Florida
Margaret M Caldwell
My Commission HH 002401
Expires 05/20/2024

Notary Seal/Stamp

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

Received

DEC 29 2022

Planning Department
Hernando County, Florida

December 23, 2022

Hernando County Planning Department

Narrative Letter: requestion property to be re-zoned from Residential to Commercial

I, William Bourguignon own the property to the north and west of the property needing to be re-zoned. The property to be re-zoned abuts the commercial property owned by pelican marina on the south. See surveys submitted with application. The properties were combined to make one L shaped property in which we wish to construct an office and a storage building to conduct business.

Our business name is Bill Bourguignon Construction Company LLC CBC1262628

The property address would be 5040 Maplewood Dr. Hernando beach, Fl, for the new construction office

We build coastal homes and some commercial buildings along with additions and renovations in Hernando County and surrounding counties.

We believe it will have a minimum impact on the surrounding community and the property is fenced in.

Thank You for your consideration,

Respectfully, William Bourguignon

H2289

DESCRIPTION SKETCH

SECTION 7, TOWNSHIP 23 SOUTH, RANGE 17 EAST & SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST HERNANDO COUNTY, FLORIDA

NORTH

SMITH SURVEYORS

SCALE 1" = 30'

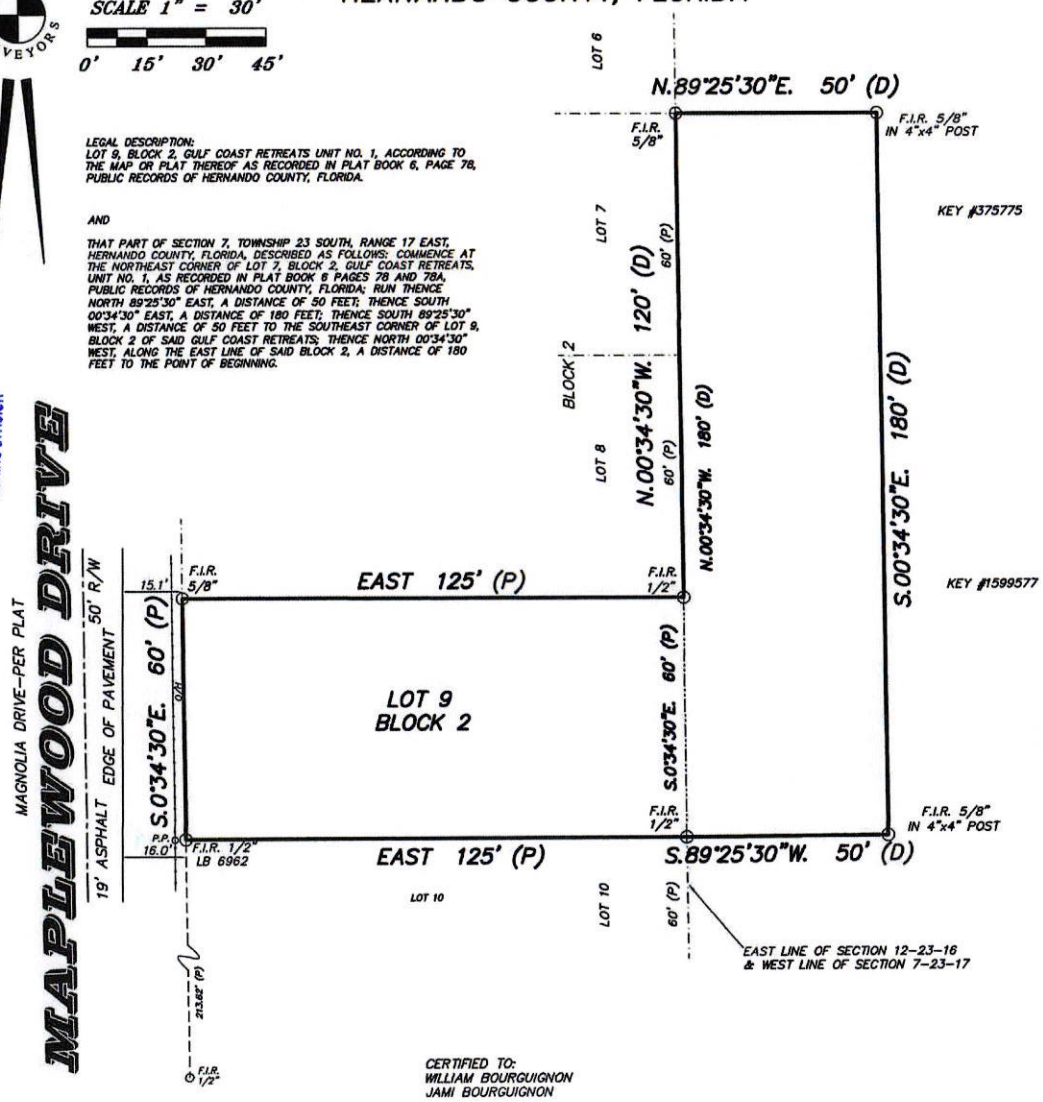
0' 15' 30' 45'

SCALE : 1"= 30'

LEGAL DESCRIPTION:
LOT 9, BLOCK 2, GULF COAST RETREATS UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 78, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

THAT PART OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 7, BLOCK 2, GULF COAST RETREATS, UNIT NO. 1, AS RECORDED IN PLAT BOOK 6 PAGES 78 AND 78A, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 89°25'30" EAST, A DISTANCE OF 50 FEET; THENCE SOUTH 00°34'30" EAST, A DISTANCE OF 180 FEET; THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2 OF SAID GULF COAST RETREATS; THENCE NORTH 00°34'30" WEST, ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING.



CERTIFIED TO:
WILLIAM BOURGUIGNON
JAMI BOURGUIGNON

BEARINGS ARE BASED ON THE WEST BOUNDARY LINE AS BEING, "S.0°34'30"E.", PER PLAT.

RECEIVED
FEB 10 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

Legend

PC	:Point of Curvature
PT	:Point of Tangency
PRC	:Point of Reverse Curvature
PCC	:Point of Compound Curvature
P.I.	:Point of Intersection
SIR	:Set Capped Iron Rod 1/2" #6962
FIR	:Found Iron Rod
FIP	:Found Iron Pipe
FCM	:Found Concrete Monument
S.C.M.	:Set Concrete Monument
SET DISK	:Set P-K Nail & Disk
FND DISK	:Found P-K Nail & Disk
FND RRS	:Found Railroad Spike
NCF	:No Corner Found or Set
PRM	:Permanent Reference Monument
O/H	:Overhead Wires
C.L.F.	:Chain Link Fence
P.O.B.	:Point of Beginning
P.O.C.	:Point of Commencement
P-K	:Parker-Kalon
O.R.B.	:Official Records Book
V.G.	:Concrete Valley Gutter
TBM	:Temporary Benchmark
BM	:Benchmark
PP	:Power/Utility Pole
PSM	:Professional Surveyor & Mapper
LB	:Licensed Business
RLS.	:Registered Land Surveyor
ATIMA	:As Their Interests May Appear
ISAOA	:It's Successors And/Or Assigns
R.C.P.	:Reinforced Concrete Pipe
U.S.	:United States

(P)	:Plat
(D)	:Deed
(Desc)	:Description
(C)	:Calculation
(F)	:Field Measured
SEC.	:Section
TWP.	:Township
RGE	:Range
C/L	:Centerline
A/C	:Air Conditioner
O/A	:Overall
CONC.	:Concrete
A.P.O.	:A Part Of
COV.	:Covered
MAS.	:Masonry
RES.	:Residence
P.B.	:Plat Book
PG.	:Page
TYP.	:Typical
W.F.	:Wood Fence
EL.	:Elevation
ASPH.	:Asphalt
W.C.	:Witness Corner
R/W	:Right Of Way
ESMT.	:Easement
S/W	:Sidewalk
C.B.	:Chord Bearing
COL	:Column
SQ.	:Square
DIA.	:Diameter

PARTY CHIEF:	D.S.
DRAWN BY:	C.B.

Surveyor's Notes:

1) Property shown hereon appears to be located in Flood Zone "AE" per F.I.R.M. No. 12053C 0144E Dated 1-15-21. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification. Base Flood Elevation=12'.
2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
4) Unless otherwise noted, distances shown hereon refer to plat and field measurements and are measured in U.S. feet.
5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.

SMITH SURVEYORS

DAVID L. SMITH
SURVEYING AND MAPPING, INC.
1406 W. LINEBAUGH AVE. Tampa, Fl. 33612
Phone (813) 935-1960 Fax (813) 933-9446

Digitally signed by James Michael Fuqua
Date: 2025.02.07 08:41:01 -05'00'

Certificate of Authorization "L.B. #6962"

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 5J-17.050.051.052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

J. MICHAEL FUQUA P.S.M. 4192 Signature Date 2/07/25

Field Date: 02/05/25
Job Number: 2502-006

STAFF REPORT

HEARINGS: Planning and Zoning Commission: July 14, 2025
Board of County Commissioners: September 2, 2025

APPLICANT: William Bourguignon

FILE NUMBER: H-22-89

REQUEST: Rezoning from R-1A (Residential) to C-1 (Highway Commercial)

GENERAL LOCATION: East side of Maplewood Drive, approximately 275' of Calienta Street

PARCEL KEY NUMBERS: 152569

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning of the subject property from R1-A (Residential) to C-1 (Commercial). The proposed use is for the storage of building materials, trailers, and construction equipment associated with the petitioner's existing business, Bill Bourguignon Construction Company LLC.

The property encompasses approximately 0.40 acres and is fully enclosed with fencing along all property boundaries. A storage building with an office is proposed on-site, with a maximum building height of 20 feet from ground level.

The petitioner is also requesting that the property not be connected to water or sewer services, as the building will be used solely for storage purposes. If restroom facilities are required for public use, the petitioner is proposing to make them available at the petitioner's adjacent residence.

SITE CHARACTERISTICS:

Site Size: 0.40 acres

Surrounding Zoning & Land Uses:

North: R-1B/ Residential: Developed
South: CPDP/ Combined Planned Development Project: Developed
East: PDP(RR)/ Planned Development Project (Resort Residential): Undeveloped
West: R1B/ Residential: Undeveloped

Current Zoning: R1B/ Residential and PDP(RR)/ Planned Development Project (Resort Residential)

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW:

The petitioner shall be required with all appropriate Florida Fish and Wildlife Conservation Commission permitting requirements.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently provide water or sewer service to this parcel, but it does provide water and sewer service to the parcel to the north (both parcels owned by applicant) via a 10-inch water main that runs along the west side of Maplewood Drive and an 8-inch sewer gravity main that runs in Maplewood Drive. HCUD has no objection to the submitted zoning change from Residential to Commercial to allow construction of office and storage buildings, subject to a commercial connection to the central water and sewer systems at time of vertical construction. Parcel Key #: 152569.

ENGINEERING REVIEW:

The subject site is located on the East side of Maplewood Drive, approximately 275' of Calienta Street. The County Engineer has reviewed the petitioner's request and has the following comments:

- This project is located in FEMA Coastal Flood Zone "AE (El. 12)", landward of the LiMWA line. The proposed storage site is adjacent to a salt marsh.
- Depending on the structure size, a Traffic Access Analysis could be required.
- Driveway apron will be required to meet Hernando County commercial driveway standards. Refer to Hernando County Facility Design Guidelines IV-25.
- A Right of Way Use permit is required for any driveway work in the County right of way.
- Any on-site parking will need to meet Hernando County commercial parking standards. Refer to Hernando County Facility Design Guidelines IV-28.
- If site is open to public; handicap parking is required. Refer to Hernando County Facility Design Guideline V-09.

Comment: The petitioner shall be required to coordinate with the Department of Public Works prior to site plan submission and determine if a traffic Access Analysis is required.

LAND USE REVIEW:

Building Setbacks

Minimum Building Setbacks:

Front: 75'
Side: 20'
Rear: 35'

Buffers

Hernando County Land Development Regulations require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced.

Comments: The screening shall be required to meet the minimum landscaping and opacity standards of the Hernando County Land Development Regulations.

Landscaping:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and design techniques, principles, materials, and plantings for required landscaping

Comments: The petitioner is required a Ten (10) foot landscape buffer along the North property line adjacent to residential property. All other property lines will require a Five (5) foot landscape buffer

Parking:

County Land Development Regulations require four (4) spaces per 1,000 square feet for office and one (1) space per peak time employee for outdoor storage. If approved, the petitioner must provide the minimum parking requirements of the County's Land Development Regulations.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity

levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Residential Land Use classification on the adopted Future Land Use Map. The area is characterized by single family homes to the North and to the West, The East and South are zoned CPDP/ Combined Planned Development Project. PDP(GC) with specific C2 uses for outdoor storage are considered permitted uses in the Residential Land Use designation with appropriate performance conditions.

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(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Comments: While not all commercial uses are consistent with the Residential Future Land Use classification, outdoor storage may be an acceptable ancillary use to residential development. Therefore, to accommodate the petitioner's request for the outdoor storage, staff recommends rezoning to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage. This will allow the site to develop with appropriate buffers, setbacks and conditions to protect existing residential neighborhoods and ensure continuity with the surrounding community.

FINDINGS OF FACT:

The Petitioner's request for a rezoning of the subject property from R1-A (Residential) to C-1 Commercial with outdoor storage is inappropriate based on the following:

1. Staff is recommending converting the zoning from the requested R1-A (Residential) to PDP(GC)Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage to allow for performance conditions on lighting, landscape buffers, setbacks, and Protection Standards for the neighboring parcels.

2. The petitioner's request to utilize the existing bathroom in his residence is not feasible; at the time of development, they shall be required to provide a public restroom within the storage building office and must comply with ADA requirements as well as the Hernando County Building Code.

3. The staff recommendation is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution denying a rezoning from R1-A (Residential) to C-1 General Commercial and convert the petitioner's request to a rezoning from R1-A (Residential) to PDP(GC)Planned Development Project (General Commercial) with specific C-2 uses for outdoor storage, with the following 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. A faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation (FWC) regulations and permitting.

3. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

4. A commercial connection to the central water and sewer systems shall be required at time of vertical construction.

5. A Traffic Access Analysis could be required depending on the size of the structure. The petitioner shall be required to coordinate with the Department of Public Works prior to site plan submission and determine if a traffic Access Analysis is required.

6. Driveway apron will be required to meet Hernando County commercial driveway standards under the Hernando County Facility Design Guidelines IV-25.

7. A Right of Way Use permit is required for any driveway work in the County right of way.

8. On-site parking will need to meet Hernando County commercial parking standards under the Hernando County Facility Design Guidelines IV-28.

9. The petitioner is required to have handicap parking if the site is open to the public following the Hernando County Facility Design Guideline V-09.

10. Minimum Building Setbacks:
    Front: 75'
    Side: 20'
    Rear: 35'

11. Hernando County Land Development Regulations require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced.

12. The petitioner is required a ten (10) feet landscape buffer along the North property line adjacent to residential property. All other property lines will require a five (5) feet landscape buffer

13. County LDRs require four (4) spaces per 1,000 square feet for office and one (1) space per peak time employee for outdoor storage. If approved, the petitioner must provide the minimum parking requirements of the County's Land Development Regulations.

14. The petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

15. A public restroom shall be provided within the storage building office and must comply with ADA requirements as well as the Hernando County Building Code.

16. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioner approval. Failure to submit the revised plan will result in no further development permits being issued.

H-22-89

Photo date: 2020

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

0 0.01 0.01 0.02 0.03 0.04 Miles

H-22-89

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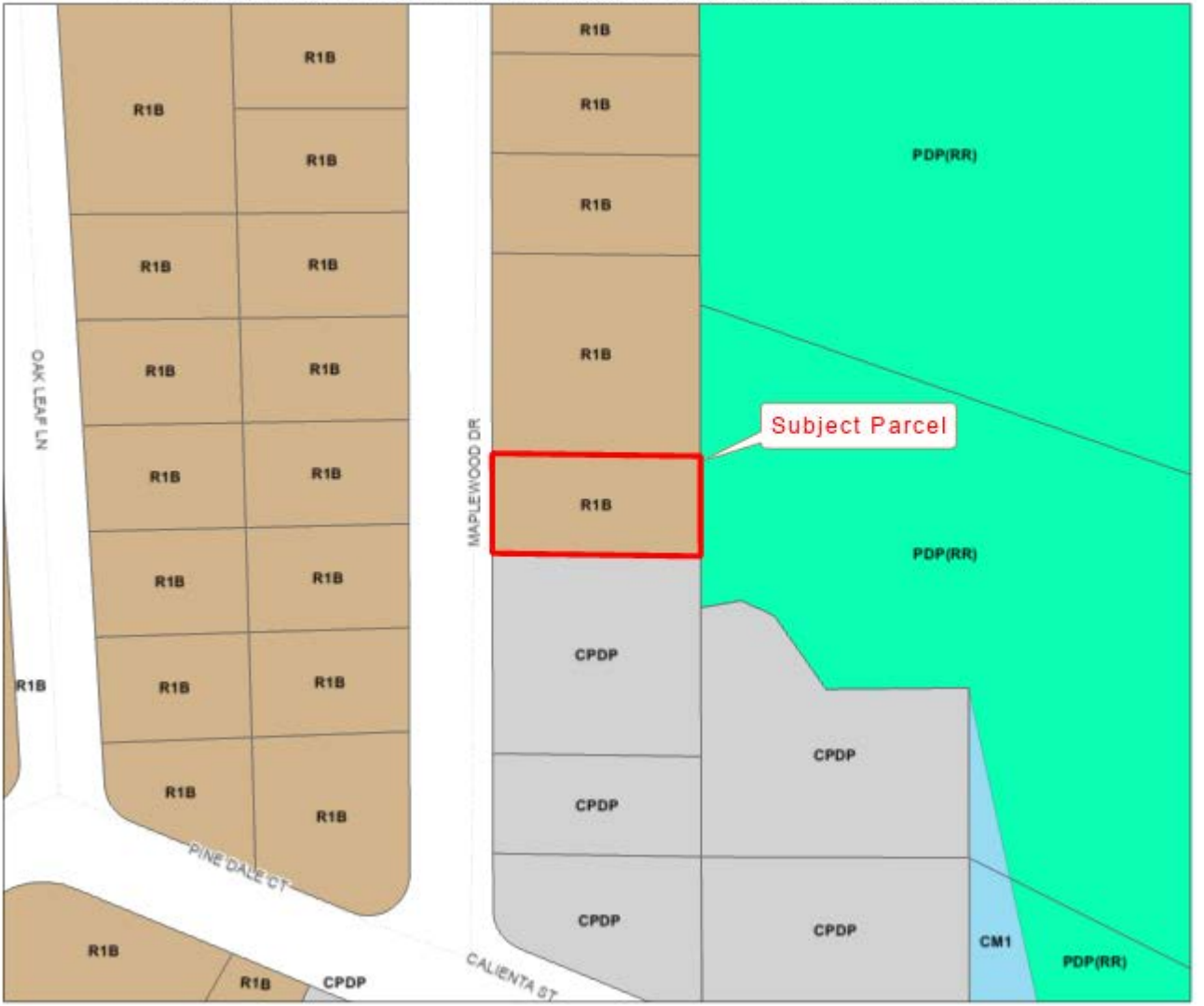
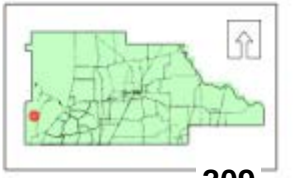


HERNANDO COUNTY
CENTRAL GIS

Zoning:
AC
AG
AR
AR1
AR2
C1
C2
C3
C4
CITY
CM1
CM2
CPDP
CV
I1
I2
M
OP
PDP(AF)
PDP(CM)
PDP(CP)
PDP(GC)
PDP(GHC)
PDP(HC)
PDP(HHC)
PDP(HID)
PDP(IND)
PDP(LI)
PDP(MF)
PDP(MH)
PDP(NC)
PDP(OP)
PDP(PSF)
PDP(REC)
PDP(RR)
PDP(RUR)
PDP(SF)
PDP(SU)
R1A
R1B
R1C
R1MH
R2
R2.5
R3
RC
RM

City Zoning Pending



Hernando County Planning Department
Project date: 01/27/2023

0 0.01 0.01 0.02 0.03 0.04 Miles

H-22-89

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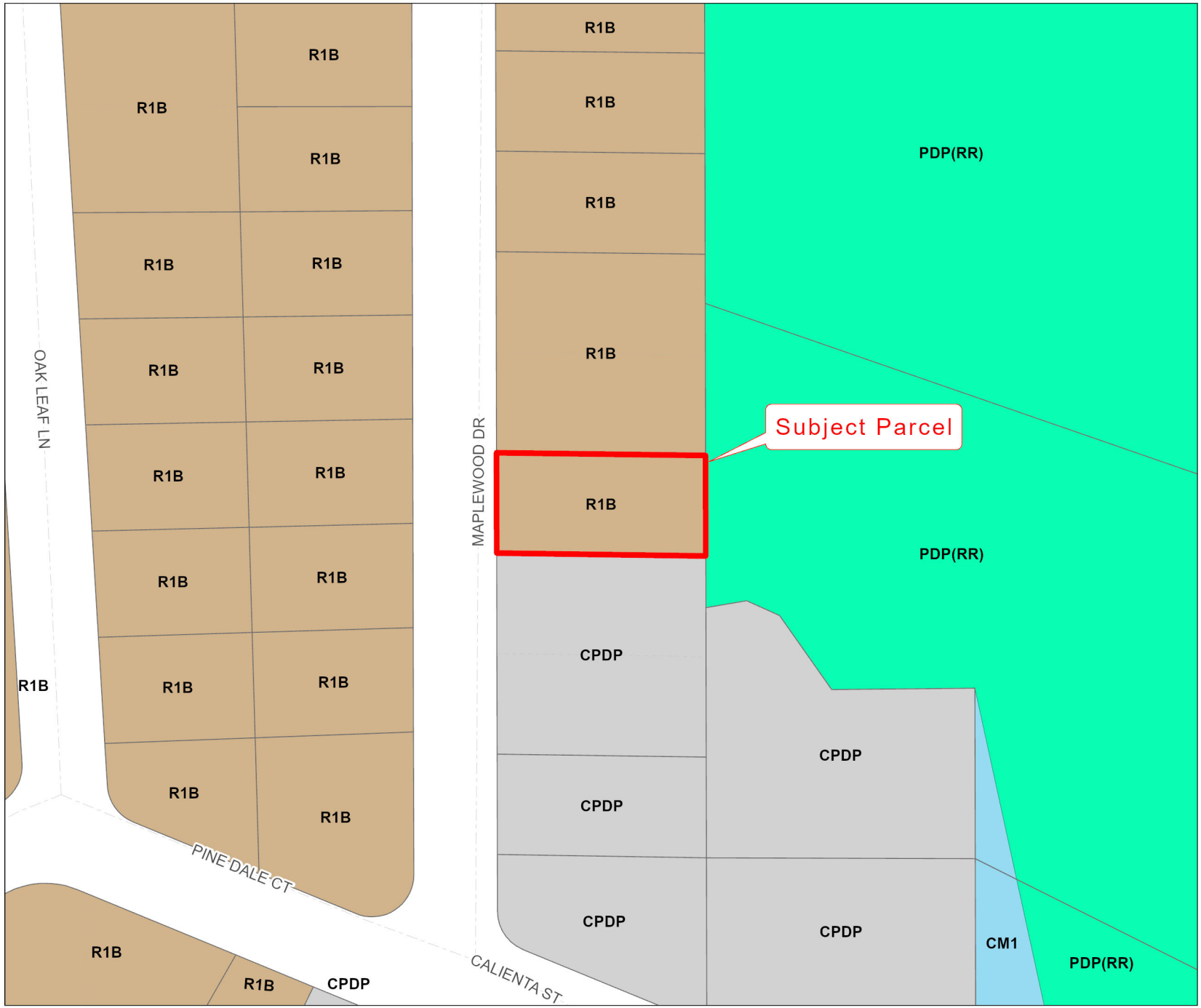
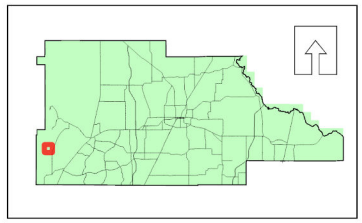


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 01/27/2023

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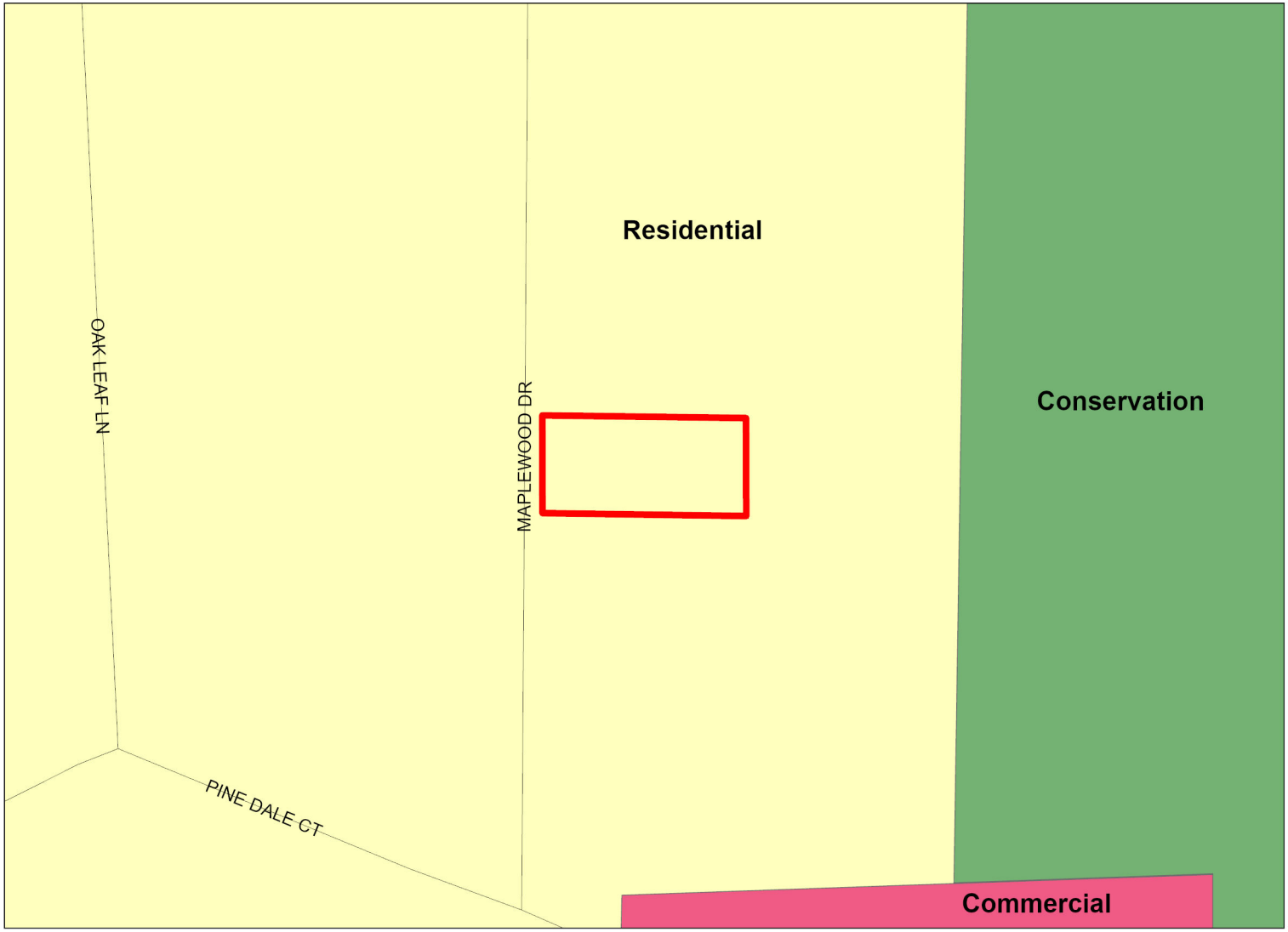
Hernando County Comprehensive Plan Map

Existing Future Land Use: H-22-89
Version Date: 07/14/2022



0 0.01 0.01 0.03 0.04 0.06 Miles

N W E S

Date of mapping: 01/27/2023

- H-22-89
- FLU Riverine District
- Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

HERNANDO COUNTY CENTRAL GIS