

# HERNANDO COUNTY ZONING AMENDMENT PETITION



## Application to Change a Zoning Classification

### Application request (check one):

Rezoning ☐ Standard ☒ PDP  
Master Plan ☐ New ☐ Revised  
PSFOD ☐ Communication Tower ☐ Other  
**PRINT OR TYPE ALL INFORMATION**

Date: 8/20/2024

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

H-2465  
10/31/2024

**APPLICANT NAME:** Riopelle Properties, LLC

Address: 13410 Villa Di Preserve Lane

City: Estero

State: FL

Zip: 33928

Phone: 239-253-3560

Email: jeff@riopelleconsulting.com

**Property owner's name:** (if not the applicant) Lee K Pedone TTEE

**REPRESENTATIVE/CONTACT NAME:** Donald Lacey, AICP

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34601

Phone: 352-848-3661

Email: dlacey@coastal-engineering.com

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

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00394585 & 01357971
2. SECTION 16, TOWNSHIP 23S, RANGE 21E
3. Current zoning classification: PDP(SF)
4. Desired zoning classification: PDP(SF)
5. Size of area covered by application: 112.2 acres
6. Highway and street boundaries: Kettering Road
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, Lee Pedone TTEE, 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): \_\_\_\_\_

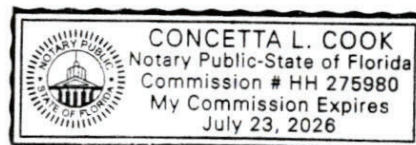
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2024, by Lee Pedone who is personally known to me or produced \_\_\_\_\_ as identification.

Concetta L. Cook  
Signature of Notary Public



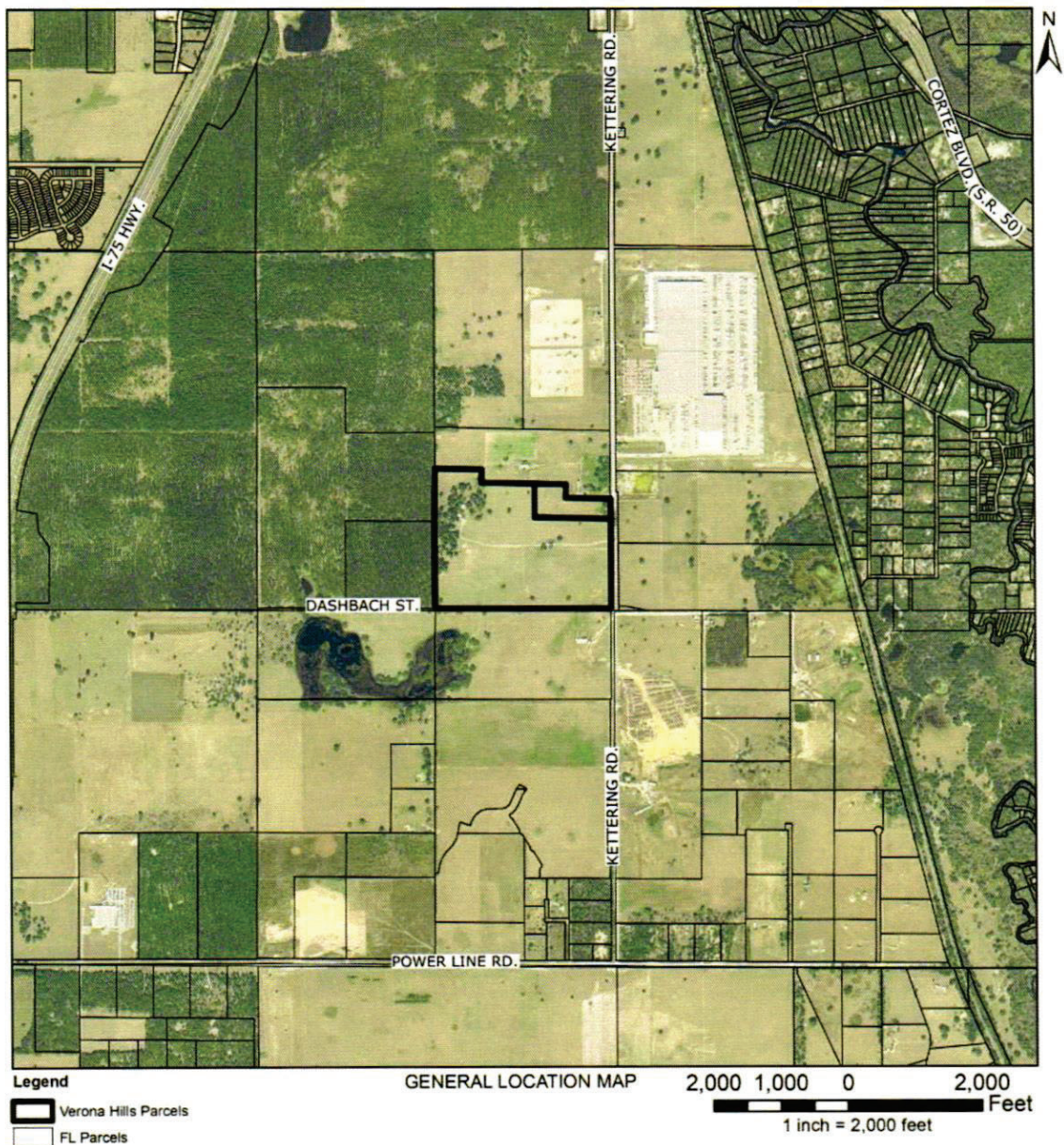
Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp



**VERONA HILLS**  
**REZONING APPLICATION**  
**PARCEL KEY NO. 394585; 1357971**

**General** The subject property, consisting of approximately 112.2 acres, lies within section: 8, township:23 range:21 and is located on the west side of Kettering Road, approximately two miles south side of Cortez Blvd (SR 50). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key Nos. 394585 and 1357971. Refer to Figure 1 for location and aerial view.



**Figure 1. VERONA HILLS - Aerial & Location Map**



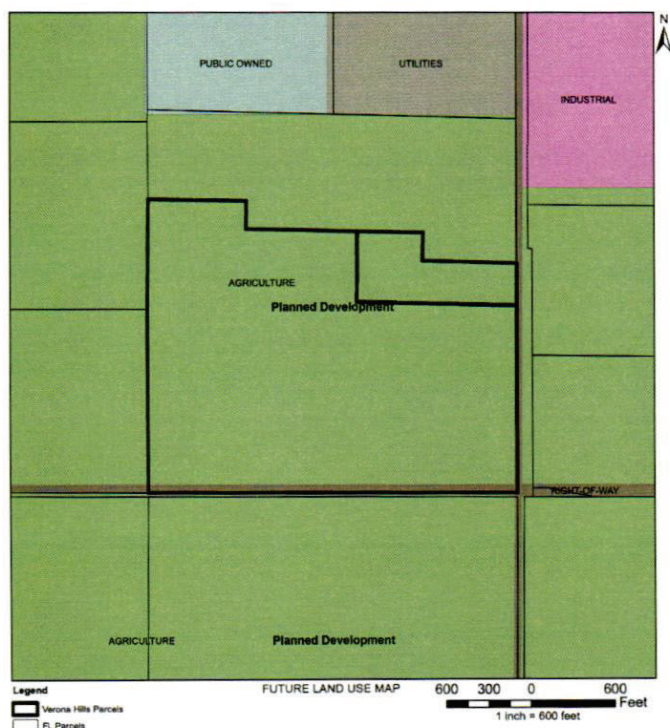


Figure 2. VERONA HILLS - Future Land Use Map

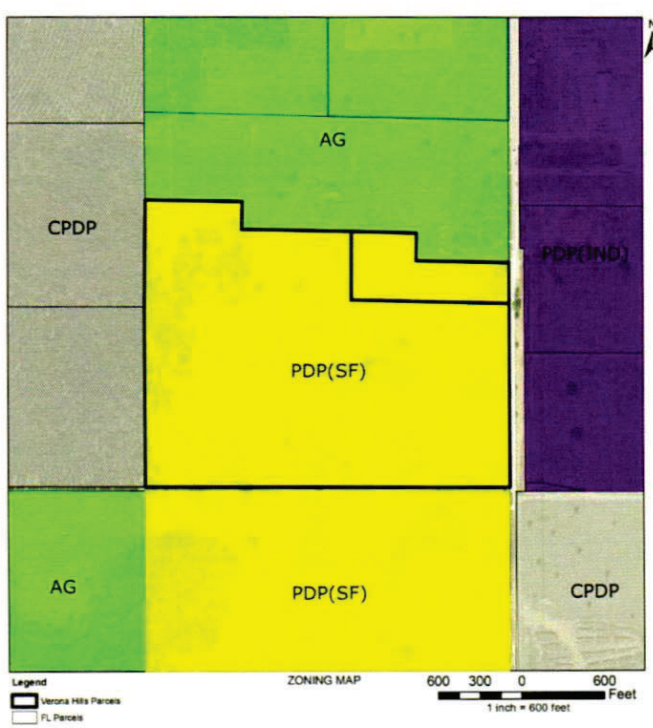


Figure 3. VERONA HILLS - Current Zoning Map

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

**Comprehensive Plan Future Land Use Map-** The property is located within the I-75/SR 50 Planned Development District, which incorporates a mixture of land uses, including Residential, Commercial, Office/Professional, Industrial, and Recreation.

**Zoning-** The subject property is zoned PDP-SF (Planned Development Project – Single Family)

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

	<u>Property Description</u>	<u>ZONING</u>	<u>FLU</u>
<b>North</b>	Vacant	<b>Agriculture</b>	<b>I 75/SR 50 PDD</b>
<b>South</b>	Single-Family	<b>PDP – Residential</b>	<b>I 75/SR 50 PDD</b>
<b>East</b>	Vacant	<b>PDP - Industrial</b>	<b>I 75/SR 50 PDD</b>
<b>West</b>	Vacant	<b>PDP - Combined</b>	<b>I 75/SR 50 PDD</b>

## Request

The applicant is requesting approval of a modified master plan, while retaining the existing zoning (Planned Development Project – Single Family) and the existing maximum lot count (302) as authorized by Article VIII (Planned Development Project), Appendix A of the Hernando County Code. The previous zoning was approved on July 12, 2006 (H 05-77), and the performance conditions will need updating in light of the proposed master plan and changes within the I-75/SR 50 PDD district and County land use standards since the previous approval.

## Project

The applicant intends to create a residential community consisting of 302 single family detached lots. The project is located within, and is consistent with, the County's I-75/SR 50 Planned Development District, a multi-faceted Comprehensive Plan district that includes residential, commercial, industrial, recreation, school and utility components. The community's primary entrance will be "boulevard-style" from Kettering Road with a tree-lined collector road stretching back to the project's amenity site, conceptually located in the western portion of the property. Residential streets will branch off the project's collector road and stormwater retention ponds will be located appropriately within the community. Open space is anticipated adjacent to the community amenity site, providing an area for passive recreation. The project will be served by the water and wastewater facilities of the Hernando County Utilities Department, which has both potable water lines and sewer mains along Kettering Road.

The proposed master plan anticipates the dedication of an eastern strip of land, 80' from the center line of Kettering Road, in conformance with the I-75/SR 50 infrastructure plan. The master plan also anticipates a second project access to the potential extension of Dashbach Street along the property's southern boundary. The community will retain or establish 20 foot wide buffers on all four boundaries, with landscape buffers along Kettering Road, the extension of Dashbach Street, the Northern Boundary and a natural vegetative buffer along the western boundary.

The subject property is mostly cleared, having been utilized for pasture for a number of years. The terrain is rolling and soils consist entirely of fast-draining Candler sands, conducive both for housing development and stormwater retention ponds. The property contains no wetlands or floodplain and most of the remaining trees are located along the western boundary, where recreation and open space are planned.

## Setbacks and Buffers

### *Perimeter Setbacks (Inclusive of Buffers) **previously approved:***

- North: 35'
- South: 35' from Dashbach Street extension (deviation from 75')
- East: 50' from new Kettering Road ROW (deviation from 75')
- West: 35'

### *Internal Building Setbacks:*

- Front: 25' (at building setback line)
- Rear: 15' (previously approved as a deviation from 20')
- Side: 7.5' (previously approved as a deviation from 10')

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

- North: 20' landscaped buffer
- South: 20' landscaped buffer
- East: 20' landscaped buffer
- West: 20' natural vegetative buffer. Enhancement is not anticipated.



#### *Lot Information:*

Minimum Lot Width: 55' (At the Building Line-50' minimum lot width previously approved as a deviation from 60')

Minimum Lot Size: 6,600 SF (6,000 sq. ft. minimum lot width previously approved-no deviation needed)

Minimum Lot Frontage for lots on a cul-de-sac or

lots on a curve with a radius less than fifty (50) feet: 30'

Maximum Lot Coverage: 65% (deviation from 35%)

Maximum Building Height: 35'

#### **Draft of Protective Covenants**

Protective covenants will be developed during the conditional platting process and a homeowners association will be created to maintain common tracts, recreation, and drainage.

#### **Development Schedule**

Development of the property is anticipated to start in Q4 2025 / Q1 2026

#### **Proposed Public Improvements**

Access improvement to Kettering Road and connection to HCUD utility lines as required by the County. Potential construction of Dashbach Street to the project's second access along the Southern Boundary.

#### **Adequate Access**

Kettering Road has an excellent level of service and the project has over 1,600 feet of frontage along its eastern boundary. There is sufficient frontage to accommodate any required access improvements. The intersection of Kettering Road and SR 50 is signalized and both SR 50 and I-75 have been widened and have sufficient capacity to handle project traffic leaving the area.

#### **Site Environmental**

A preliminary environmental site visit was conducted on September 25, 2024.

- The subject property consists of unimproved pasture with a scattering of large live oak trees.
- Large diameter trees (> 18-inch dbh) were detected.
- No wetlands or other surface waters were found.
- No listed species were detected, however, a detailed listed species survey, in accordance with FWC survey protocols, will be provided during the permitting phase.
- Two (2) single family residences are on the property.

#### **Utilities**

Potable water and wastewater treatment will be provided by the Hernando County Utilities Department. HCUD has a 16' water main running down east side of Kettering Road across from the project and a 12" force main running along the west side of Kettering Road, directly in front of the project. HCUD's Ridge Manor Wastewater Reclamation Facility lies one-half mile north of the project.



## Recreation:

The subject site is located within a mile of the Withlacoochee State Trail and less than four miles from Ridge Manor Community Park and the Withlacoochee State Forest. An amenity center, passive recreation facilities and open space will be provided within the community.

## Schools:

The subject property is located within the school service boundaries of Eastside Elementary School, Parrott Middle School and Hernando High School. A Certificate of Concurrence will be obtained from the Hernando County School District, demonstrating adequate capacity at the time of conditional platting. The developer will provide project phasing information to the Hernando County School System during the conditional platting process to allow them to evaluate area school capacity.

## Topography

As shown in figure 4, site topography ranges from approximately 130' along the western boundary of the property to 65' along the southern boundary.

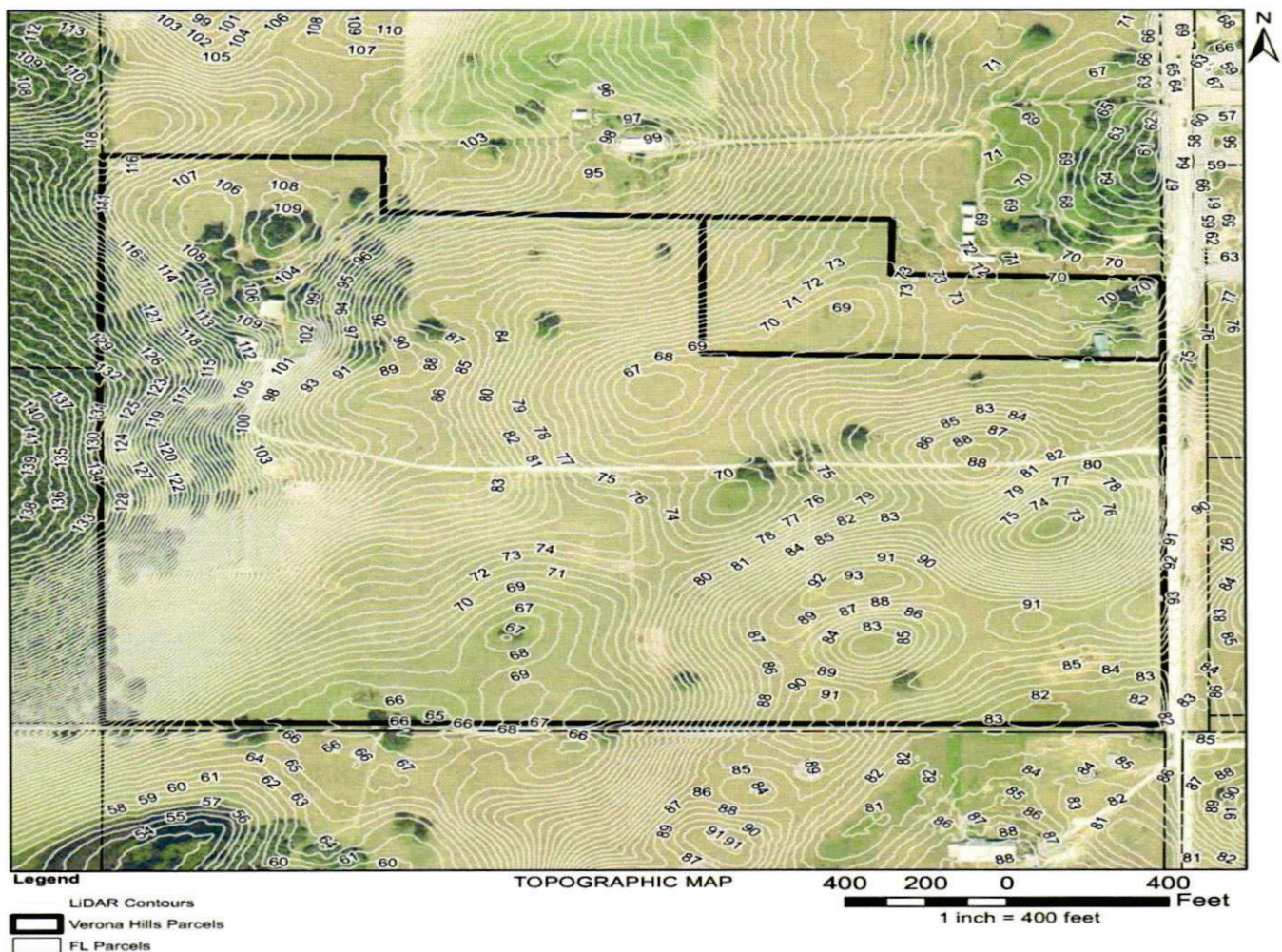


Figure 4 VERONA HILLS Topography Map



## Floodplain

The Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel, as depicted on figure 5, shows that the entire property is above the 100-year floodplain and is designated X.

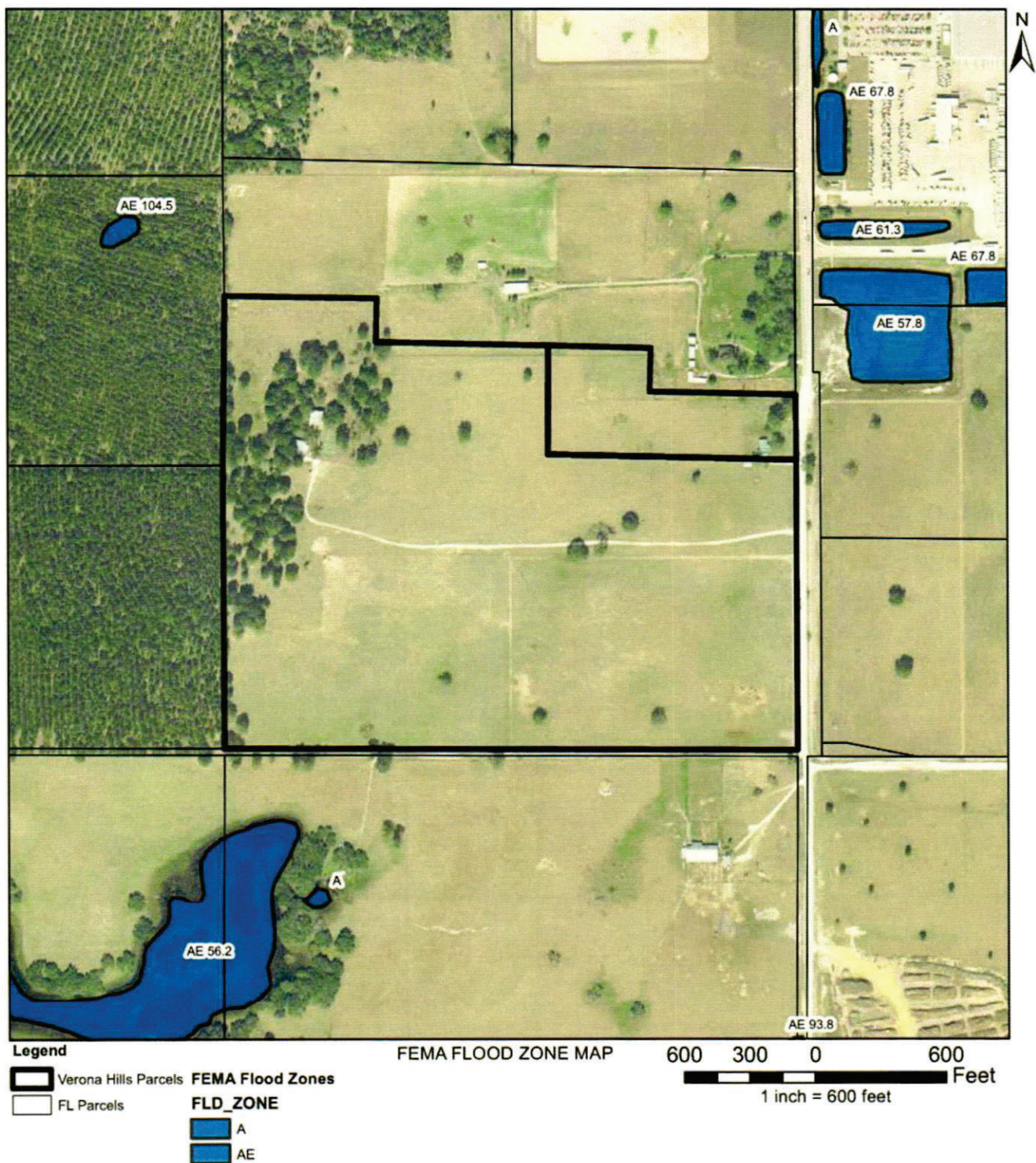


Figure 5. VERONA HILLS Floodplain Map



## Soils

As shown in Figure 6, below, the entire site consists of one soil type, Candler sands, which is an extremely well drained sand soil conducive to housing development and the creation of drainage retention areas.

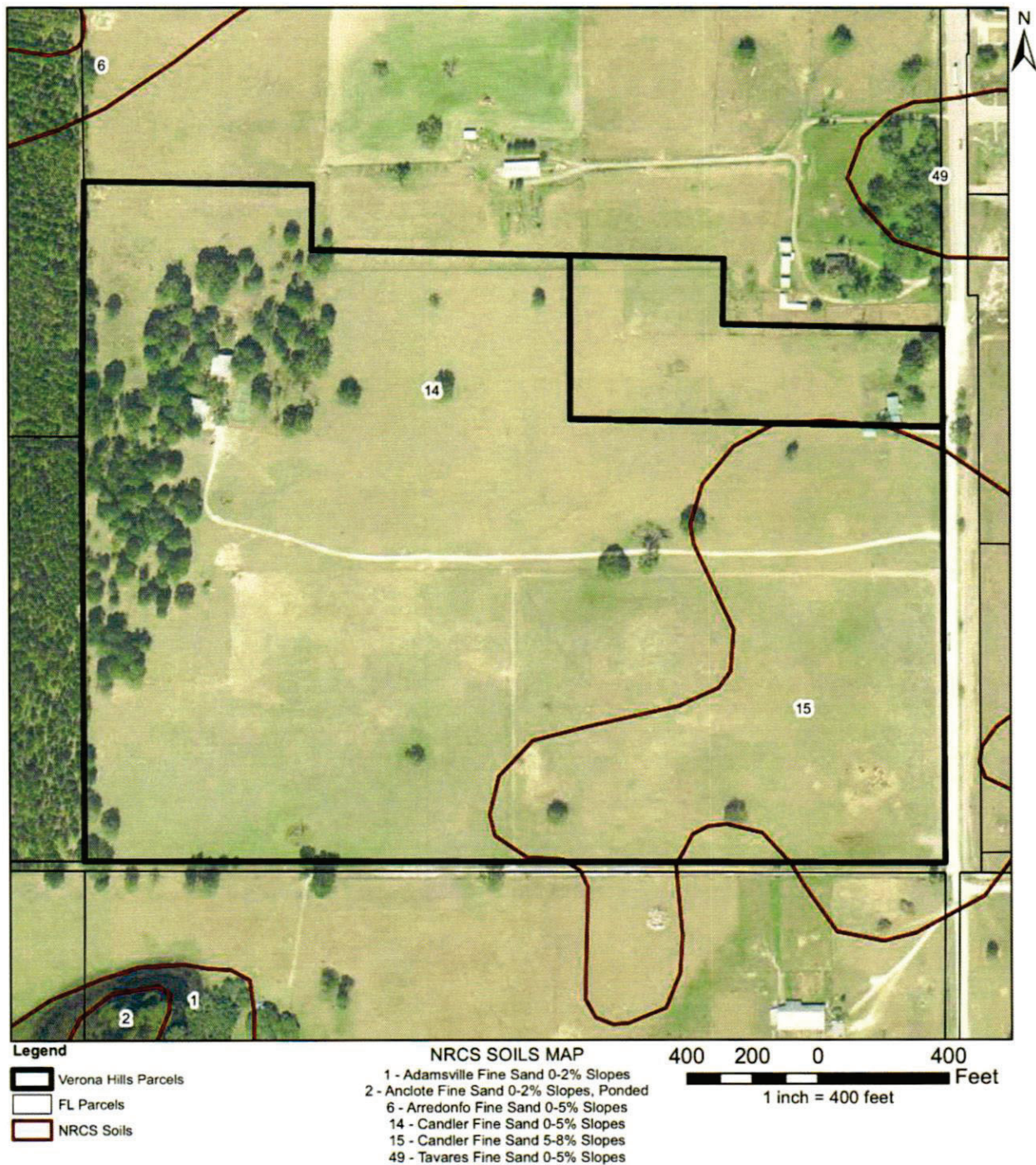


Figure 6. VERONA HILLS Soils Map



## **Drainage**

As shown on the proposed Master Plan, the applicant intends to work with the existing topography to create drainage retention areas. These interspersed DRAs will be “dry” retention areas, providing additional green space within the community for dog walks and general aesthetics. The stormwater management system design will be provided to the County Engineer and the Southwest Florida Water Management District for permitting.

## **Deviations:**

Maximum Lot Coverage: 65% (deviation from 35%)

The application retains the previous deviations approved and granted by H 05-07 as follows:

- Minimum Lot Width: 55' (At the Building Line-50' minimum lot width previously approved as a deviation from 60')
- Perimeter Setback from the South: 35' (deviation from 75')
- Perimeter Setback from the East: 50' (deviation from 75')
- Internal Building Setback Rear: 15' (deviation from 20')
- Internal Building Setback Sides: 7.5' (deviation from 10')

The perimeter setbacks from the “new” eastern boundary, which is at the west side of the property being dedicated to the County for future expansion of Kettering Road and the south boundary affected by the property being dedicated to the County for Dashbach is justified by the provision of additional ROW and the further distance from paved vehicle lanes, the provision of a 20' landscape buffer and the fact that the perimeter lots will be residential, with no direct access allowed.