

# 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: September 4, 2024

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

H-24-78

Received

DEC 04 2024

### APPLICANT NAME:

Meritage Homes of Florida, Inc., R. Tyler Vansant, Esq.

Planning Department  
Hernando County, Florida

Address: 10117 Princess Palm Ave, Ste. 550

City: Tampa

State: FL

Zip: 33610

Phone: 813-386-8745

Email: betsey.jolley@meritagehomes.com

Property owner's name: (if not the applicant) R. Thomas Chapman, Jr., as Trustee of the R. Thomas Chapman, Jr. Family Trust dated February 18, 1974, as amended and restated January 23, 2009

### REPRESENTATIVE/CONTACT NAME:

Company Name: Morris Engineering & Consulting, LLC\* \*Coastal Engineering Associates Inc.,

Address: 6997 Professional Parkway East, Suite B 966 Candlelight Blvd., Brooksville, FL 34601; 352-796-9423

City: Sarasota

State: FL

Zip: 34240

Phone: (941)444-6644

Email: brocklein@morrisengineering.net, 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): 377292/ID# R10 423 18 0000 0040 0000 and 377274/ID# R10 423 18 0000 0020 0000
2. SECTION 10, TOWNSHIP 23, RANGE 18
3. Current zoning classification: CPDP (Combined Planned Development Project)
4. Desired zoning classification: CPDP (Combined Planned Development Project)
5. Size of area covered by application: +/-46 Acres
6. Highway and street boundaries: Elgin Blvd. to the south and Barclay Ave. to the east
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, R. Thomas Chapman, Jr., as Trustee \_\_\_\_\_ 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): Meritage Homes of Florida, Inc. and (representative, if applicable): Morris Engineering & Consulting, LLC and Coastal Engineering Associates Inc. to submit an application for the described property.

R. Thomas Chapman, Jr.  
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF ~~HERNANDO~~ <sup>PINELLAS</sup>

The foregoing instrument was acknowledged before me this 26th day of November, 2024, by R. Thomas Chapman, Jr., as Trustee who is personally known to me or produced \_\_\_\_\_ as identification.

Nina L. Duren  
Signature of Notary Public



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

Notary Seal/Stamp



RECEIVED

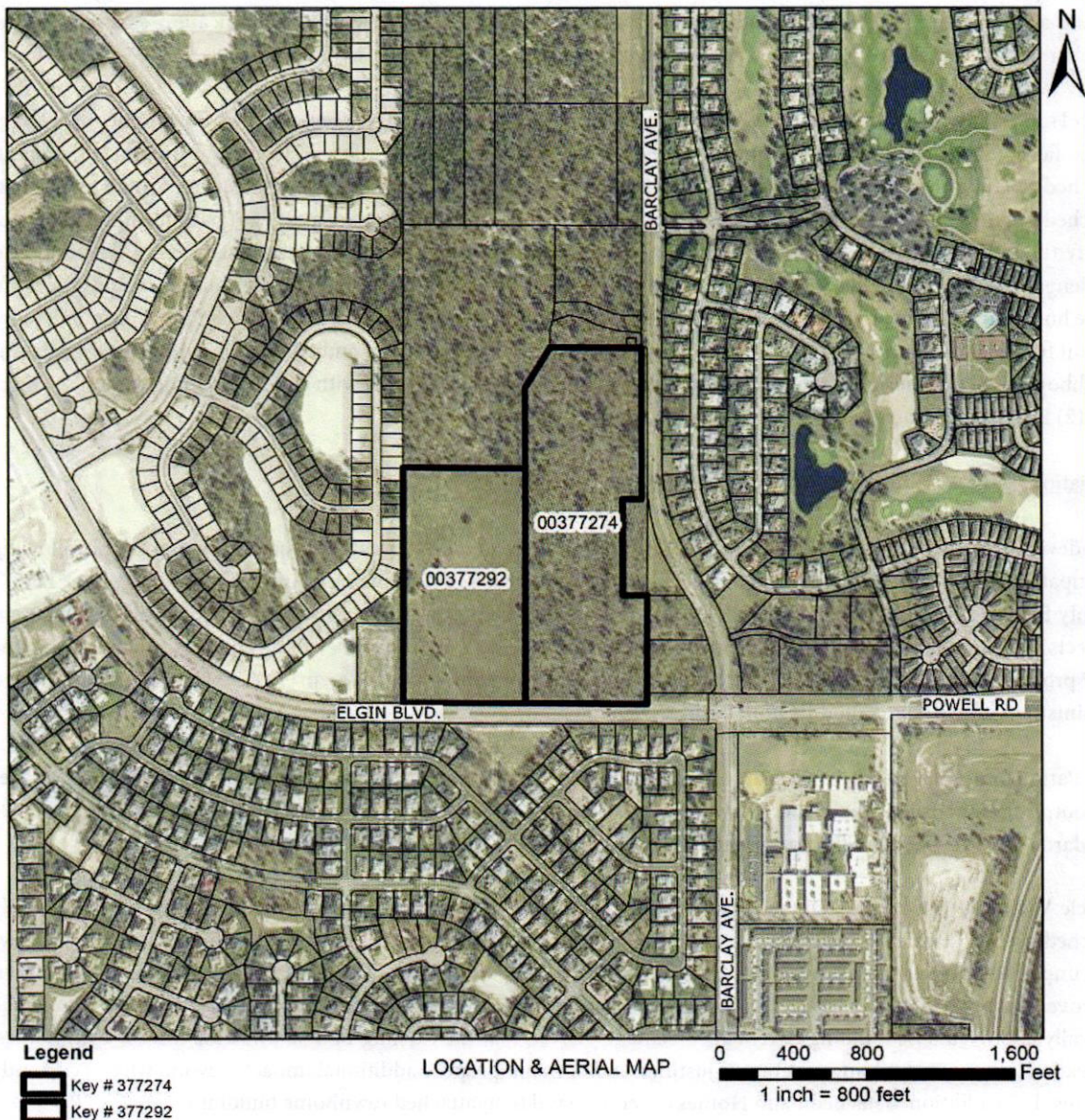
Chapman Village  
H-23-09 CPDP Zoning Modification  
Project Narrative  
Date: March 25, 2025

MAR 25 2025

HERNANDO COUNTY DEVELOPMENT SERVICES  
ZONING DIVISION

Introduction

The Chapman Village project consists of ±46 acres lying at the northwest corner of the intersection of Elgin Boulevard and Barclay Avenue in Spring Hill, FL. The overall property corresponds with Parcel Key Numbers 377292 and 377274 and was zoned to CPDP (Combined Planned Development Project) to allow Multifamily, Townhome and Commercial uses on July 11<sup>th</sup>, 2023 (the "PDP"). The property is designated as Residential on Hernando County's Future Land Use Map with a partial Commercial Node designated on the NW corner of Elgin and Barclay. The property, currently vacant, is depicted on the following Location & Aerial Map:





## Proposal

A zoning modification is proposed to retain the right to develop the existing approved multifamily apartment, attached townhome and commercial uses, and add a single family detached use. In addition, minor changes were made to the commercial portion to allow the potential for up to eight (8) commercial outparcels, which will be further refined at conditional plat.

The modification retains the prior approved maximum of 432 residential dwelling units and adds a new single family detached townhome product (the "**Patio Homes**") into Hernando County and the greater Tampa Bay area.

## Justification for Zoning Modification

The minor modifications to the commercial portion are justified as the previous intensity levels have been retained. With respect to the residential portion, the PDP is retaining the same attached residential uses already approved and adding an option for single family detached which is less intense. In addition, the modification ensures that the number of units developed will remain at or below the already approved 432 dwelling units.

Patio Homes offer a detached home at a moderate price point that ranges between attached townhomes and larger single family detached homes. Without this option, many homebuyers are forced to compromise and live in an attached building to own a home, even when that option is not preferred. In addition, the current price point of an attached townhome is roughly equal to the smallest single family detached home, making it hard for homebuyers to justify the tradeoff. Further, current market demand for multifamily housing has decreased due to flat rents and challenges with bank financing. Today's housing market demands housing diversity to offer more housing choices to more homebuyers. The proposed range of residential uses increases the chances of development in the near and more distant future, in a manner that is both consistent with the prior PDP approval and compatible with existing adjacent neighborhoods. Furthermore, the added attached townhome option together with the Patio Homes uniquely offers two (2) lifestyle and homeownership options.

## Deviations & Patio Homes Performance Standards

Any deviations previously approved by the prior PDP are restated and incorporated herein by reference. The following anticipated deviations are proposed from the Hernando County Code of Ordinances, Appendix A Zoning (the "LDC") mainly for the Patio Homes. Article VIII, Sec. 1. of the LDC contains general provisions for planned development projects which are the basis of the anticipated deviations below. Any additional deviations not anticipated during the PDP process will be requested during the conditional plat and/or construction plan processes, which can be processed administratively without a modification to the PDP.

The Patio Homes have been conceptually designed including certain performance standards that justify the smaller lot footprint and ensure no sacrifices have been made to livability or safety in the community. These performance standards *italicized below* will be proposed in rezoning conditions submitted later in the zoning process.

Article VIII, Sec. 1.D. of the LDC requires no more than 35% building coverage for single family and single family attached uses in Planned Developments. According to the currently approved master plan, the existing PDP allows 75% impervious surface area ratio (ISR) for single family attached townhomes. Building coverage has historically been approved for other PDP's at 65%. The Patio Homes are proposing 67% building coverage, just two (2) % above the typically approved 65% building coverage percentage. Given that the existing PDP allows 75% ISR for townhomes, the Patio Homes 67% building coverage is justified and does not propose additional impacts beyond what is currently approved. In addition, detached Patio Homes cover less land than attached townhome buildings.



Article VIII, Sec. 1.E. of the LDC states that streets within a PDP shall meet minimum county design standards. The minimum typical lot layout and private right of way (ROW) cross section to the right is proposed both for Patio Homes and Townhomes to achieve the more efficient lot footprint and provide sidewalks in safer areas.

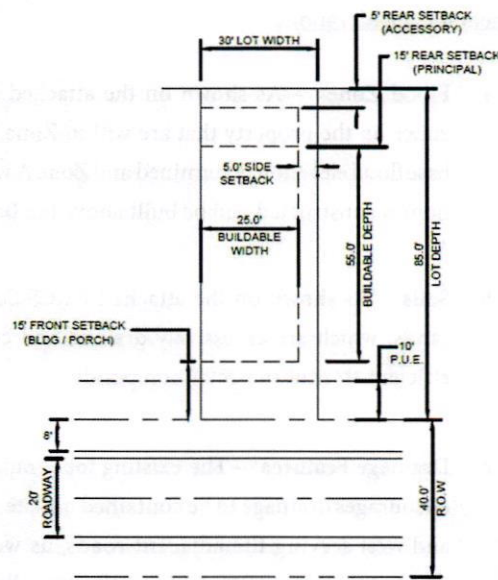
It is important to note that while the proposed ROW is smaller in width, it is still proposing the typical roadway width required for circulation of resident, public safety, and solid waste vehicles. Further, *the HOA/CDD will enforce a strict towing policy only allowing parking on one side of the street and/or at specified locations, which will substantially decrease roadway obstructions.*

While no deviations are proposed to the Parking Standards required in the LDC, it is notable that a *minimum of 100 on-street guest parking spaces are being committed to* for the Patio Homes and Townhomes option. This is an increase above the two (2) spaces/unit required by the LDC, which are also met and exceeded by the two (2)-car garage and driveway provided with every Patio Home. This further justifies the reduced ROW width and minimizes vehicle circulation conflicts.

Likewise, no deviations to the LDC are proposed to required open space, fire protection, existing PDP landscape buffers or stormwater requirements of the LDC and/or Hernando County Code of Ordinances. In terms of fire protection, *a fire protection plan will be submitted concurrent with the conditional plat.* Regarding stormwater, *gutters will be provided by the homebuilder on every Patio Home and tied into the master stormwater system,* thereby substantially decreasing runoff and exceeding current stormwater requirements on larger single-family lots.

One (1) deviation is proposed to the Hernando County Code of Ordinances, Subdivision Sec. 26.52, which requires sidewalks to be constructed on all internal streets according to the requirements of the Florida Accessibility Code and Hernando County Facilities Design Guidelines. This typically implies that sidewalks are required in front of homes on both sides of every internal street. A deviation is proposed to relocate some sidewalks in front of homes to *safer locations in between homes at mid-block or in between building runs that tie into eight (8)-foot multi-use trails* located within amenity/open space areas. This alternative concept still ensures pedestrian circulation throughout the development while minimizing conflicts between pedestrians and vehicles. *Each sidewalk proposed in between homes/buildings will be a short walk from each home.* In addition, *traditional 5' sidewalks are still committed in front of homes within certain areas.* This deviation meets the intent of traditional sidewalks while providing safer walking and biking opportunities to both the residential and adjacent future commercial areas.

In conclusion, only three (3) deviations are proposed, which are justified by the performance standards proposed with the Patio Homes and Townhomes that generally meet the intent and/or exceed the LDC or Hernando County Code of Ordinances.



**30' MIN. SINGLE FAMILY  
ZERO LOT LINE PATIO HOME**

### Environmental Considerations

- a. **Flood Zones** – As shown on the attached FEMA Flood Zone Map, there are three flood zones on the property that are within Zone X - area of minimal flood hazard, Zone AE with base flood elevation determined and Zone A with no base flood elevation determined. All new homes constructed will be built above the Base Flood Elevation as required.
- b. **Soils** – As shown on the attached NRCS Soils Map, the site consists primarily of Candler sands, which are excessively drained and conducive to both residential development and efficient stormwater retention ponds.
- c. **Drainage Features** – The existing topography depicted on the attached Topographic Map encourages drainage to be contained on-site. There are existing stormwater ponds to the east and west serving the adjacent roads, as well as new stormwater ponds planned within the residential portion to serve the overall project. Stormwater needs will be specifically evaluated during the conditional plat and/or construction plan phases. Again, the Patio Homes concept ties roof runoff into the master stormwater system, which exceeds code requirements.
- d. **Water Features** - The property contains no existing water features.
- e. **Habitats** – The site has no wetlands or archaeological sites, as documented by the Atlantic Ecological Services report filed with the prior approved PDP. There are also no Special Protection Areas (SPAs) according to County data resources. Based on the environmental report performed by Bio-Tech Consulting, no protected fauna or flora species are anticipated to be or present or impacted on the property. Any required wildlife surveys will be submitted during the conditional plat and/or construction plan phases.
- f. **Impacts on Natural Features** - The current site is made up of Upland Scrub, Pine and Hardwoods. Development of the project will follow the proposed landscape buffers which meet LDC requirements as to preserved natural vegetation areas to be preserved and proposed areas to be cleared. Any areas unable to preserve natural vegetation due to site constraints, i.e., grading, will utilize native vegetation using Florida-Friendly Design Standards as required by the LDC.

### Site Plan

The modified PDP plan adds a single family detached residential use, the Patio Homes, to the master plan. Additionally, the revised master plan retains the previously approved locations and concentration of attached residential uses, including up to 312 multi-family units only permitted to the east along Barclay Avenue, which minimizes impacts to the single-family residential Sterling Hills community directly to the west. Also, only attached townhomes and detached Patio Homes will be permitted adjacent to Sterling Hills, separated by a 20' landscape buffer. The commercial portion to the south adopts the already approved commercial intensity and adds additional outparcels



for flexibility. Development standards for all uses are included on the revised Master Plan. The townhome elevations referenced on the revised master plan and attached hereto have been designed to minimize garage door dominance from the street and are proposed for specific approval with this modified PDP. Final site plans will be submitted separately at conditional plat. Regardless of the residential uses or commercial development elected in the future, each outcome will be thoughtfully designed and engineered to achieve compatibility with and meet the intent of what was previously approved. Given that the already existing and revised PDP are consistent in terms of density and impacts, no additional impacts or improvements to infrastructure are anticipated above what is already required.

#### **Public Facilities & Utilities**

Based on the already approved PDP, no additional impacts to infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste, or public-school facilities are anticipated beyond the demand estimated in the prior PDP. Pursuant to county subdivision regulations, dedication of sewer and water systems together with payment of connection fees and water sewer agreements will occur as required to obtain water and sewer service and commitments for service from Hernando County.

- Utilities - currently, there is an 8" force main and 16" water main along Barclay Avenue and an 8" force main and 12" water main along Elgin Boulevard. Sewage treatment will be at the Airport Water Reclamation Facility (WRF), which has more than sufficient capacity.
- Parks & Recreation - the Anderson Snow Regional Park lies just over two (2) miles to the south of the PDP. Amenities conceptually planned for the residential portion of the project include a Pool and Cabana, Pickleball Courts and a Dog Park.
- Schools - There are four (4) public schools within two miles of the project, including two (2) directly to the southeast on Elgin Boulevard, Powell Middle School, and Chocachatti Elementary School further east. School capacity will be specifically evaluated at conditional plat.
- Transportation - the access points in the existing approved PDP remain unchanged. The modified PDP incorporates the same two (2) right in right out access points along Elgin Boulevard, as well as one full access point at Barclay Avenue planned to be constructed by the residential developer. These three (3) access points, together with the three (3) planned cross access points located to the northwest and southeast are anticipated to meet and/or exceed the traffic demand for the project. A Traffic Access Analysis will be submitted and further evaluated outside of the PDP process at conditional plat.
  - In accordance with the existing PDP performance conditions, the western most access driveway along Elgin Boulevard has been shifted to the west to align with the existing median opening.
  - On December 1, 2016, the property owner dedicated land to the east along Barclay Avenue to facilitate the future planned widening of Barclay Avenue to a 4-lane roadway. There are existing traffic signals located at the intersection of Barclay Avenue and Powell Road/Elgin Boulevard.

#### **Moderately Priced Housing**

As housing affordability remains a key issue in Hernando County, our proposed rezoning introduces single-family detached Patio Homes as an innovative alternative to attached housing opportunities. While Patio Homes will be priced slightly higher than traditional townhomes, they will remain significantly more moderately priced than standard single-family detached homes in the area. This new product type offers a lower-cost entry point into homeownership starting at the high \$200's while delivering the privacy and lifestyle benefits of a detached home—something not currently available in the market at this price range.

By adding Patio Homes to the site's existing allowable uses, which also includes traditional townhomes priced from the mid \$200's, we are increasing housing choices which offers more opportunities for buyers to find housing that meets their needs and price point. This approach retains flexibility for the current landowner while providing

homebuyers—including first-time purchasers, young professionals, and empty nesters— a variety of lower cost housing options that would not be available in a single larger lot residential use scenario. Permitting both townhomes and Patio Homes offers homeownership opportunities to a wider pool of homebuyers with varied incomes that may otherwise be unable to afford a home. Hernando County residents will benefit from increased housing options that align with market demand while maintaining responsible growth and long-term community sustainability.

### **Conclusion**

The proposed modified PDP is justified as it retains the existing density and permitted uses already previously approved and found consistent with the Comprehensive Plan and LDC. The added Patio Home option and proposed modifications simply provide more housing choices to achieve a successful project under today's market conditions. The proposed deviations still meet the intent of the Comprehensive Plan and LDC and any perceived impacts are addressed by the proposed performance conditions that meet and/or exceed typical development standards.









NOTE 2: FRONT ELEVATIONS OF TOWNHOME BUILDINGS SHALL BE DESIGNED AND ARCHITECTURALLY TREATED IN SUCH A WAY AS TO DIMINISH THE OVERALL VIEW OF THE GARAGE DOOR FROM THE STREET FRONTAGE. FURTHERMORE, A MINIMUM OF THREE (3) DIFFERENT ARCHITECTURAL ELEMENTS SHALL BE PRESENT ON THE FRONT ELEVATION OF EACH TOWNHOME BUILDING FACING THE STREET. SOME EXAMPLES OF DIFFERENT ARCHITECTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO: WINDOW GRIDS, HARDEE BOARD BANDING, DECORATIVE SHUTTERS, DECORATIVE COACH LIGHTS, VARYING COLORS, ETC. THE ELEVATIONS DEPICTED ABOVE ARE SPECIFICALLY APPROVED AS PART OF THE PDP.

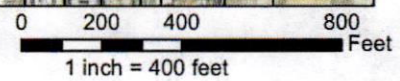




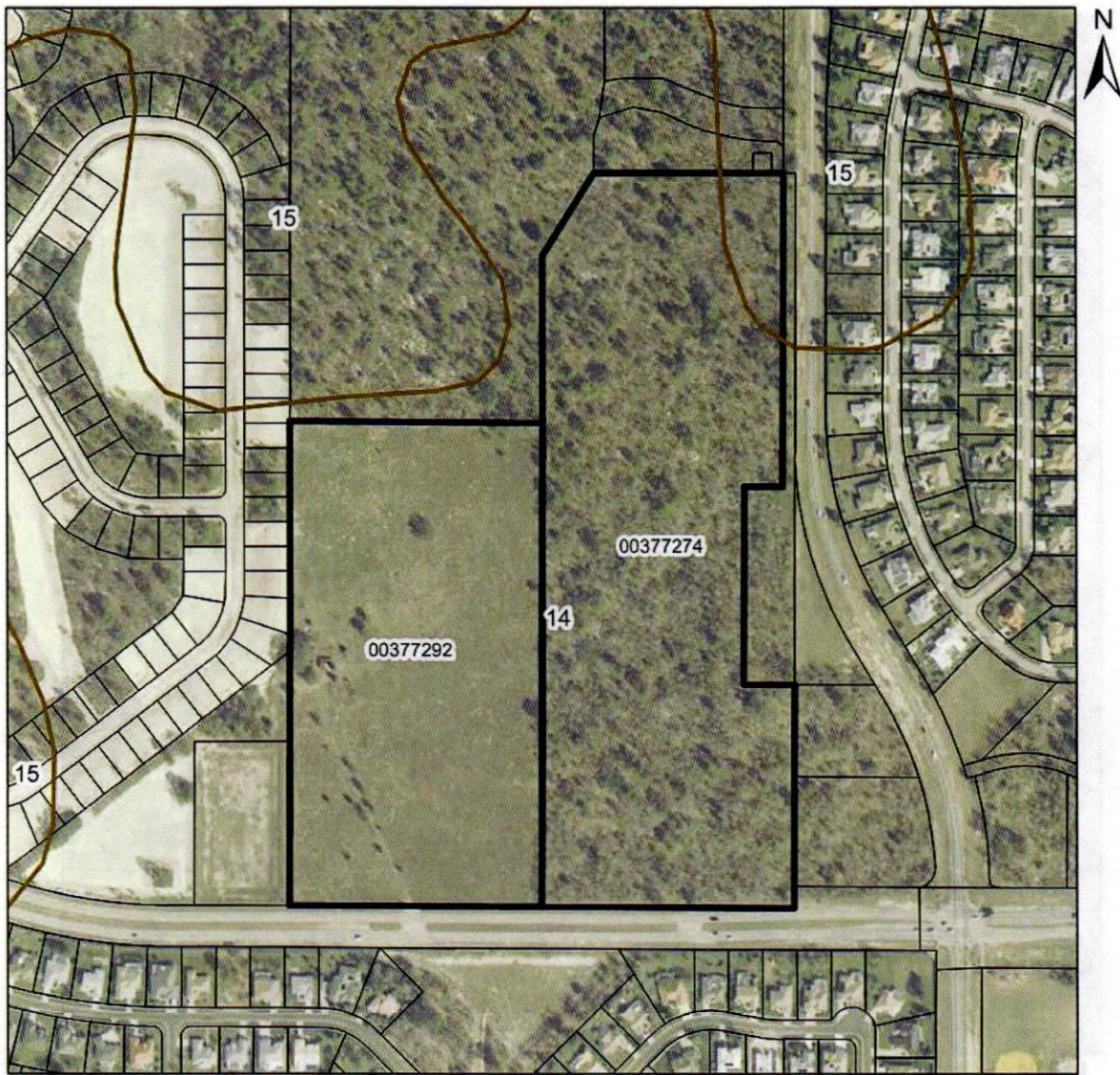
**Legend**

-  Key # 377274
-  Key # 377292
-  FEMA Flood Zone AE
-  FEMA Flood Zone A

FEMA FLOOD ZONE MAP







**Legend**

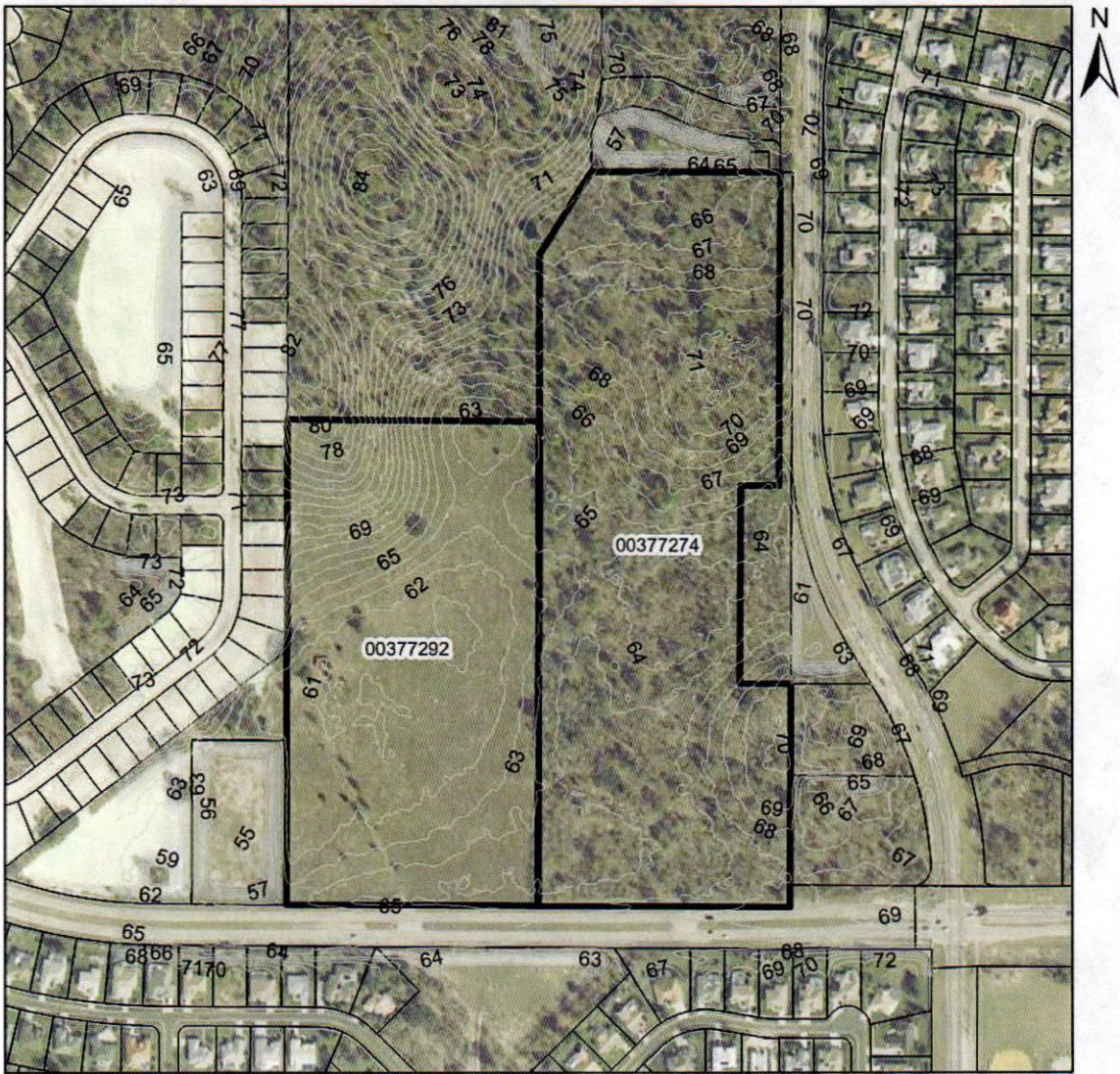
- NRCS Soils
- Key # 377274
- Key # 377292

**NRCS SOILS MAP**

- 14 - CANDLER FINE SAND, 0-5 % SLOPES
- 15 - CANDLER FINE SAND, 5-8% SLOPES


0 200 400 800 Feet  
1 inch = 400 feet






**Legend**

— LiDAR Topography

 Key # 377274

 Key # 377292

TOPOGRAPHIC MAP

0 200 400 800 Feet  
1 inch = 400 feet