



October 13,
10:25
Hernando County
Planning & Zoning
Commission

Hernando Case #: H-25-26

Project Name: Ariana Estates

Property Owner: Lee Kelso Pedone Trust, Lee Kelso Pedone & Ariana Dairy Farm, Inc.

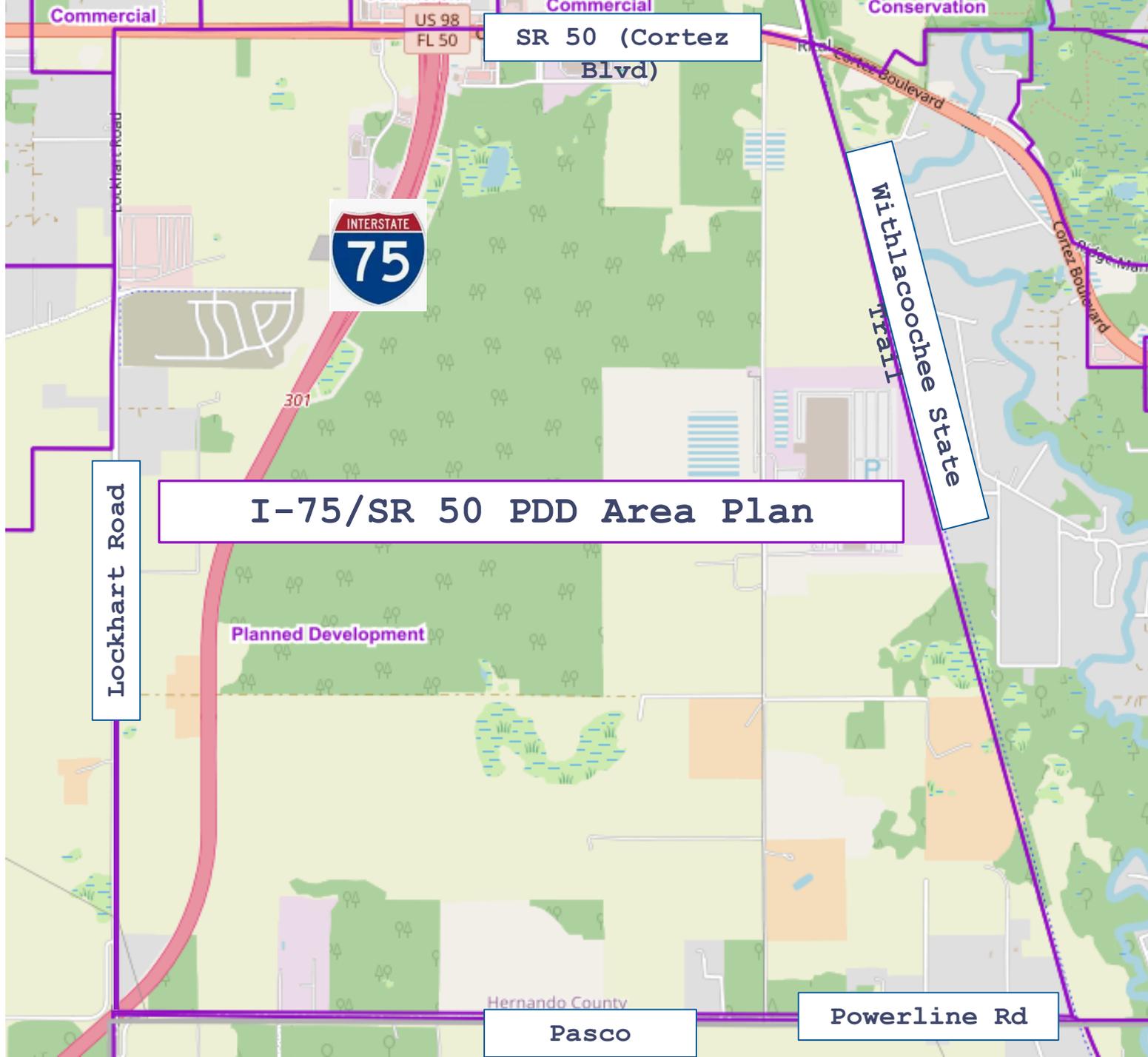
Application Overview

Request:	Revise Master Plan for portion of property zoned CPDP & change PDP(IND) & AG portion of the property to CPDP
Site Area/Location:	±314.7 Acres @ Southeast corner of Kettering & Dashback
Existing Zoning:	AG, PDP(IND) & CPDP
Proposed Zoning:	CPDP with PDP(SF) & PDP(MF)
Existing FLU:	I-75/SR 50 Planned Development District

Staff Recommends Approval with Conditions

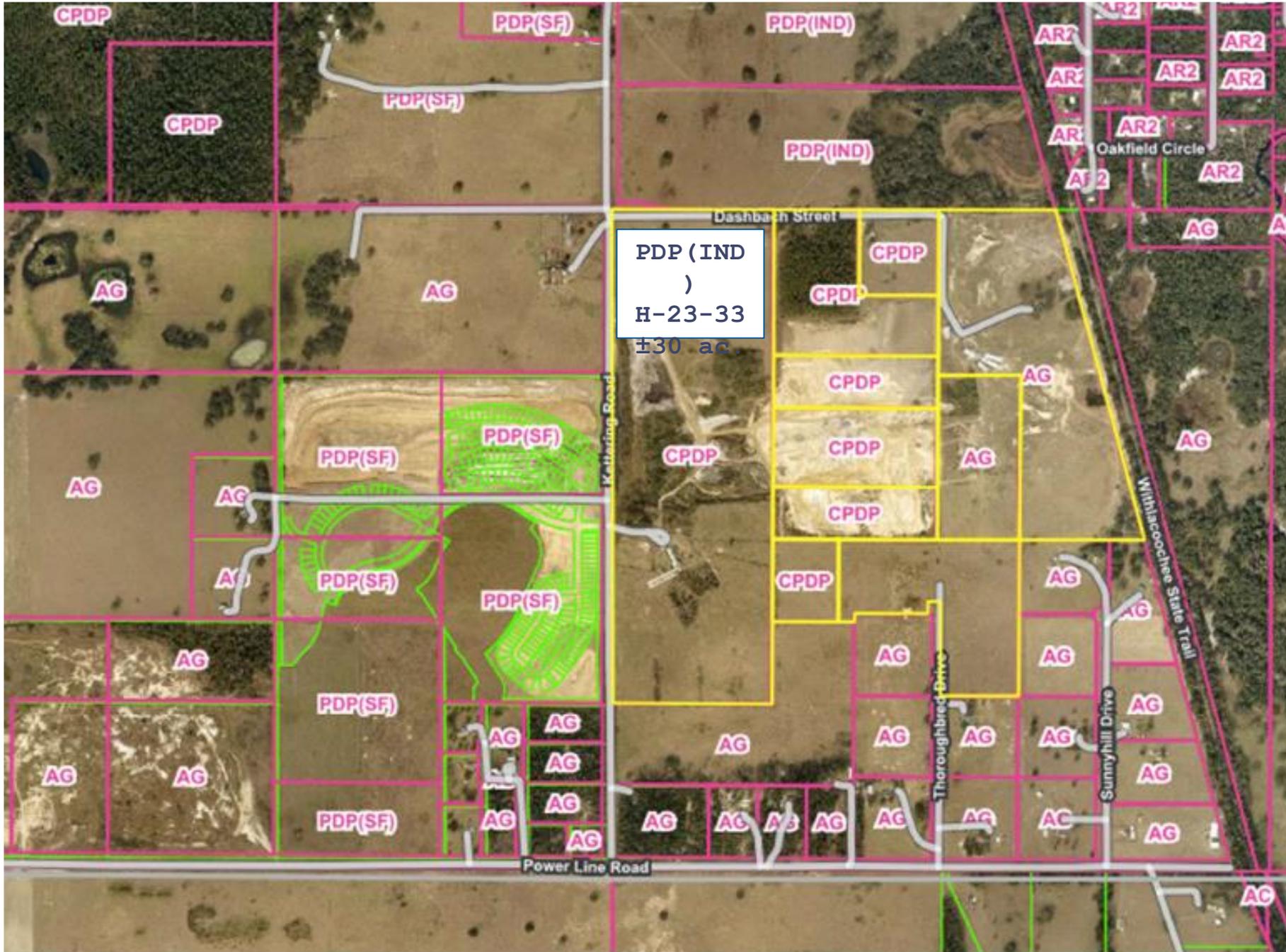


FUTURE LAND USE

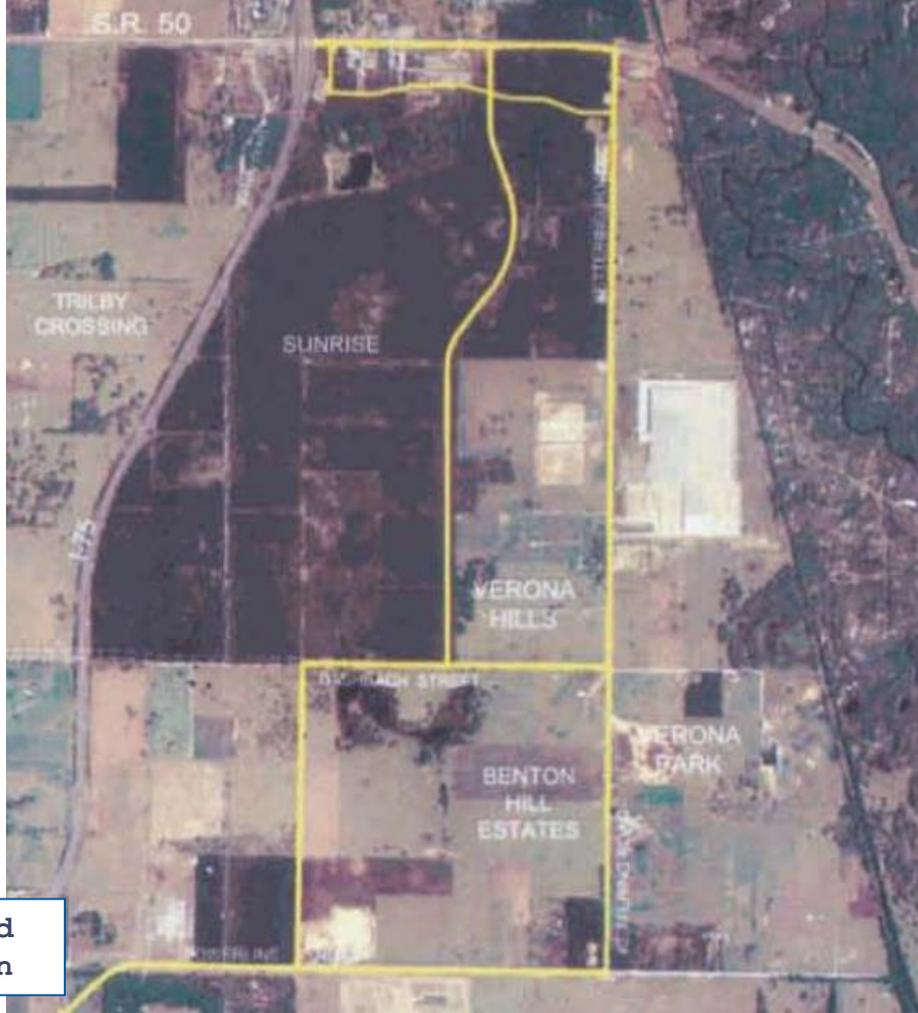
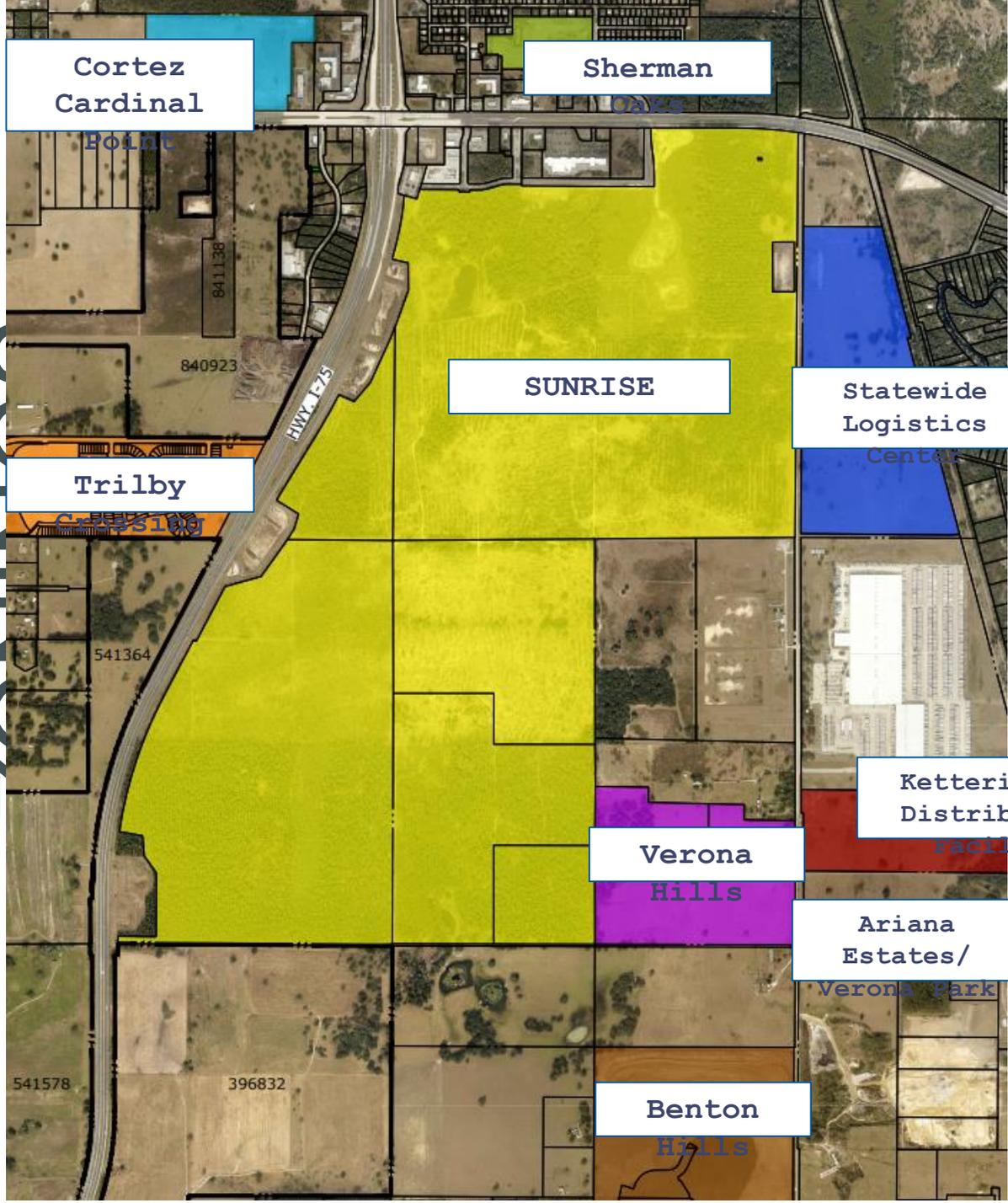


- Adopted in 2007
- Impacts Addressed
 - Traffic
 - Sewer
 - Water
 - Fire
 - Recreation
 - Schools
- Surcharges + Impact Fees

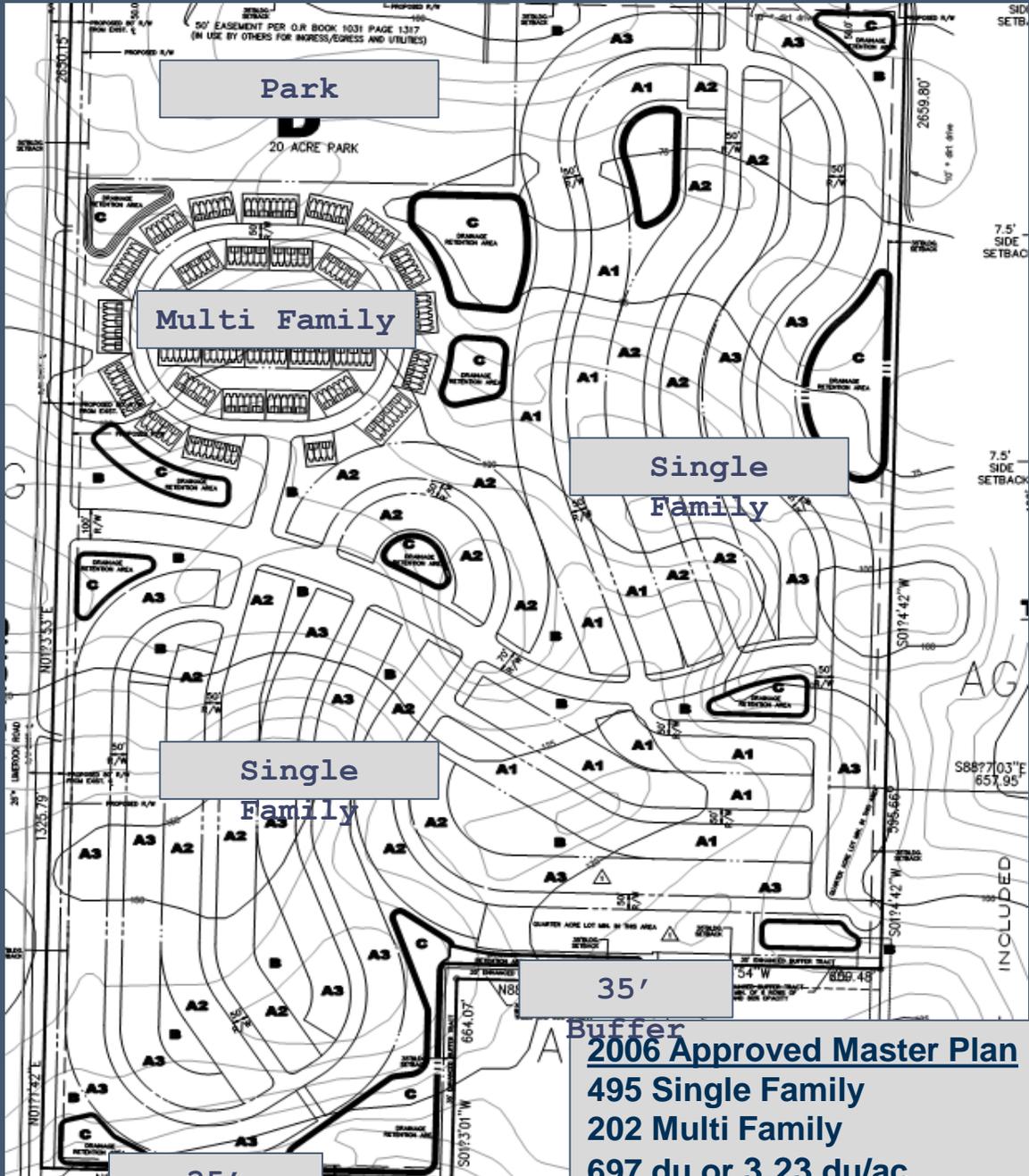
ZONING MAP



APPROVED



- SUNRISE SUBDIVISION
- SHERMAN OAKS
- CORTEZ CARDINAL POINT
- VERONA HILLS
- TRILBY CROSSING
- BENTON HILLS
- STATEWIDE LOGISTICS CENTER
- KETTERING RD. DISTRIBUTION FACILITY



2006 Approved Master Plan
 495 Single Family
 202 Multi Family
 697 du or 3.23 du/ac

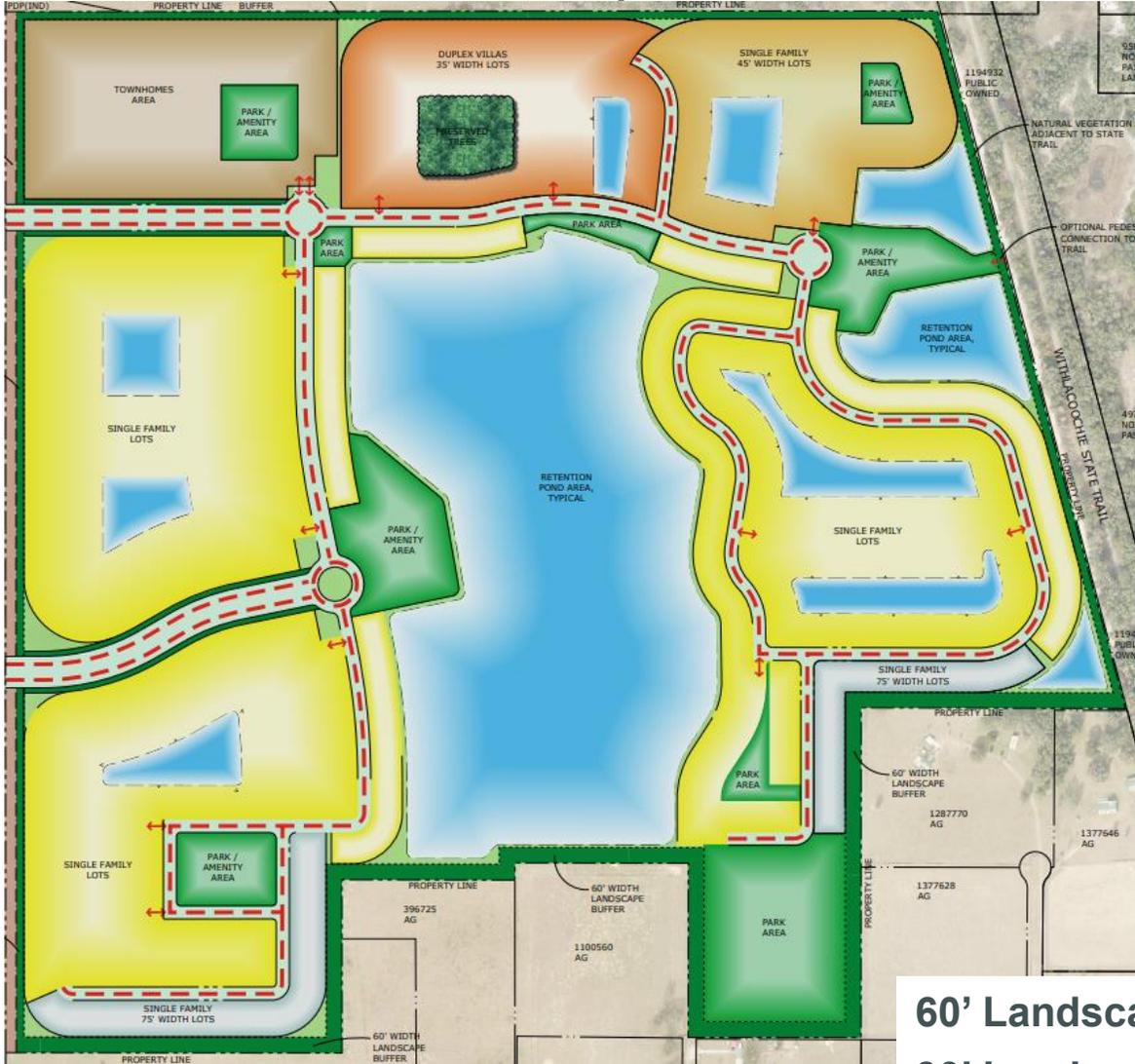


2025 Proposed Master Plan
 610 Single Family*
 238 TH & 140 Villas*
 988 du or 3.13 du/ac
 *Lot types/numbers of units conceptual

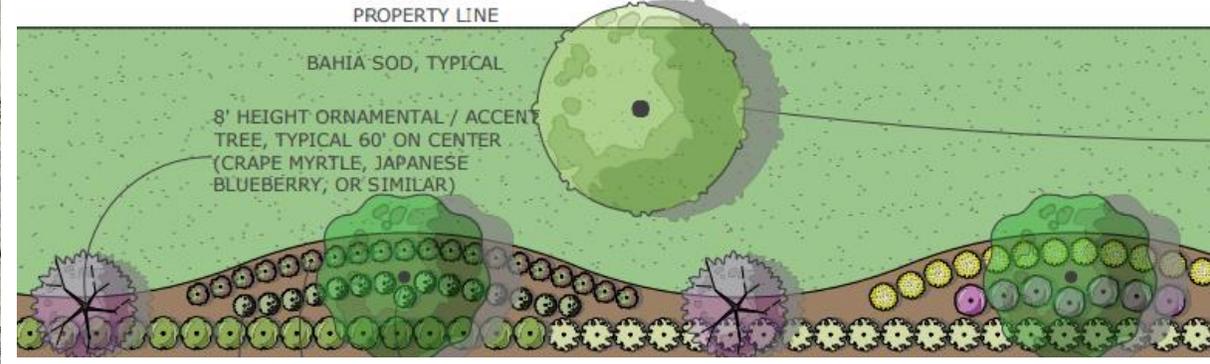
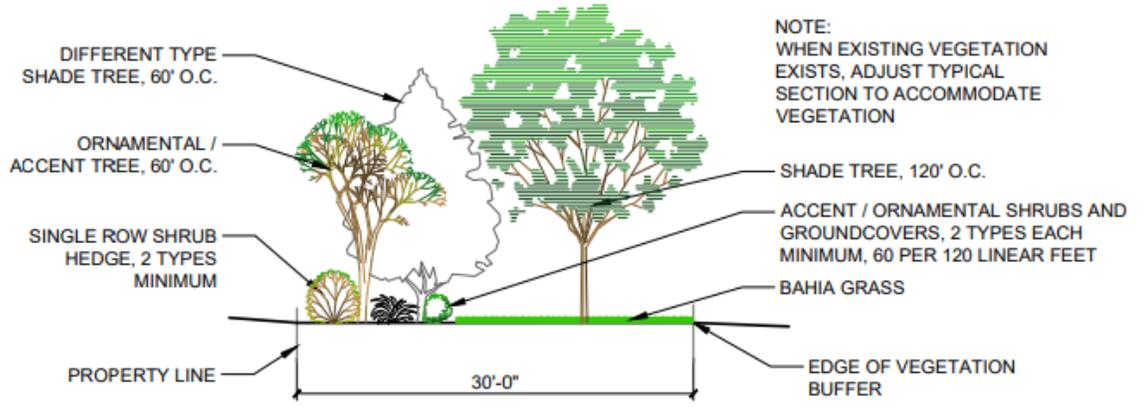
Buffers

West - 30' Landscape Buffer

North - 30' Landscape Buffer



South - 60' Landscape Buffer



TYPE 3 BUFFER SUMMARY

- 3 SHADE TREES (2 TYPES) PER 120 LF
- 2 ORNAMENTAL TREES PER 120 LF
- SINGLE ROW SHRUB HEDGE
- 60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
- BAHIA SOD WHERE NOT PLANTING BED

60' Landscape Buffer (80% Opacity):
30' Landscape Buffer +
30' Natural Vegetation

ARIANA ESTATES KEY BENEFITS

- Various Amenities - Next to State Trail
- Larger Single Family Lots
 - **Monotony Controls**
 - **NTE 25% 45's**
 - **Balance of Lots - 55', 65', 75'**
 - **7.5' Sides, 25' Front Setbacks**
- 60' Buffer to South Protects Rural Area
- Townhomes
 - Additional Holiday Parking – 10%



Questions?

