



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

October 7, 2024

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, October 7, 2024, 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 online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Nicholas Holmes	Chairman
W. Steve Hickey	Vice Chairman
Robert Morgan	Regular Member
Justin Noe	Alternate Member
Melissa Tartaglia	Assistant County Attorney
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Danielle Nigro	Agenda Coordinator

Regular Members Kathryn Birren and Jonathan McDonald were not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman Holmes, Member Morgan, and Alternate Member Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

Member Hickey announced that he had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Tartaglia provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

There were no staff announcements.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

RECESS/RECONVENE

The Board recessed at 9:10am and reconvened at 9:30am

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1464819 US 98 Residential

CP 1483668 Cardinal Point Cortez

Motion

To approve the Unified Agenda.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

Poll Commission for Ex Parte Communications

The Board re-pollled the Commission Members for ex parte communications due to a microphone error.

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

Member Hickey announced that he had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Melissa Tartaglia provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

STANDARD AGENDA

Rezoning Petition Submitted by Jeffrey Roble (H-24-35)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by M&R Holdings LLC (H-24-39)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Sharon Warthen (H-24-40)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey and Noe
NAYES:	Morgan
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Thomas Gaulin and Zamira Romero (H-24-41)

The Board accepted public input on this matter.

The petitioner has withdrawn his application.

Rezoning Petition Submitted by Timothy and Amber Fiori (H-24-43)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	DEFEATED
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	Holmes and Hickey
NAYES:	Morgan and Noe
ABSENT:	Birren and McDonald

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to converting the application to rezoning to AR [Agricultural/Residential] as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey and Noe
NAYES:	Morgan
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Francine, Charissa and Terri Brooks (H-24-42)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

COMMISSIONERS AND STAFF COMMENTS

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 11:00 A.M.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 4, 2024, beginning at 9:00 AM, in the Commission Chambers.



Planning & Zoning Commission

Meeting: 10/07/2024
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 14603
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CP 1464819 US 98 Residential

BRIEF OVERVIEW

Conditional Plat for US 98 Residential

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 US 98 Residential

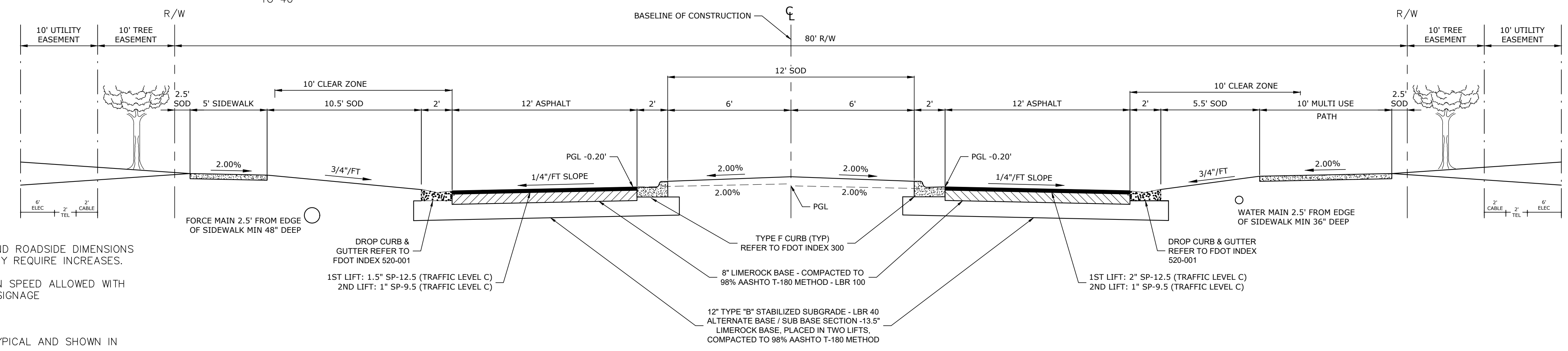
REVIEW PROCESS

Omar DePablo	Approved	09/23/2024	9:27 AM
Toni Brady	Approved	09/24/2024	8:58 AM
Victoria Anderson	Escalated	09/26/2024	5:25 PM
Pamela Hare	Approved	09/30/2024	8:47 AM
Melissa Tartaglia	Approved	09/30/2024	12:01 PM
Danielle Nigro	Approved	09/30/2024	1:17 PM

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

DEVIATIONS FROM TYPICAL SECTION NO: IV-10
 *ADDITION OF 12' SODDED MEDIAN UTILIZING TYPE E CURB
 *INCREASE OF TOTAL ASPHALT PAVED SECTION FROM 24'
 TO 40'

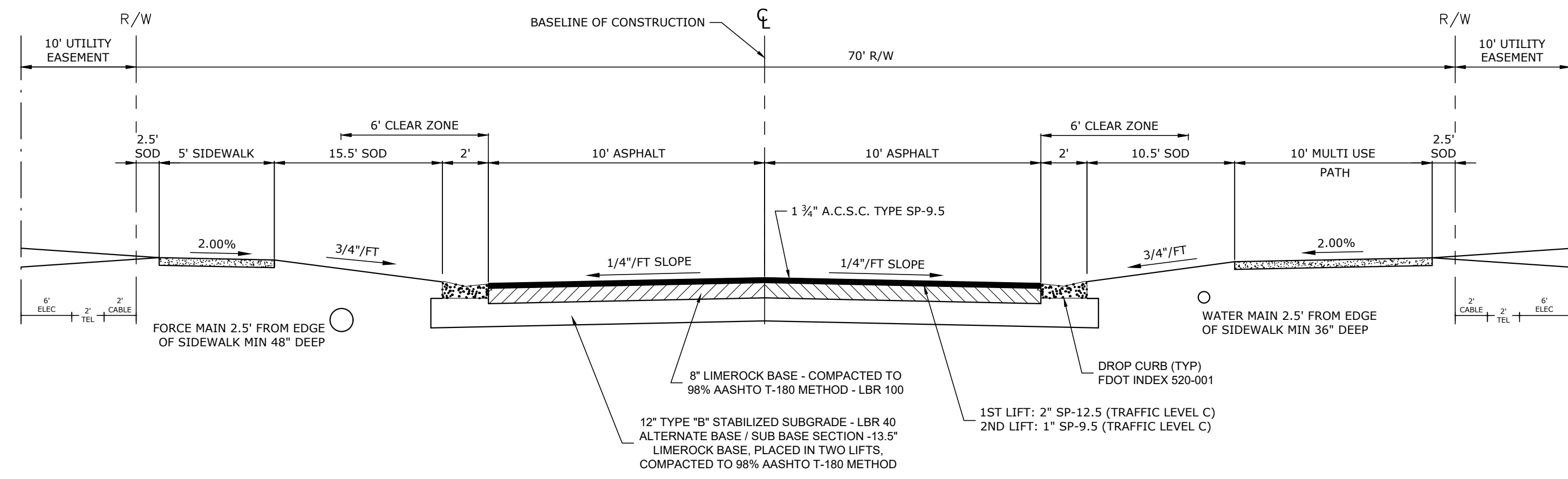
MODIFIED COLLECTOR 2 LN -
 CLOSED DRAINAGE NO: IV-10
 DESIGN SPEED = 30 MPH*



GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.
 * VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
 ** SIDEWALKS IF APPLICABLE
 ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

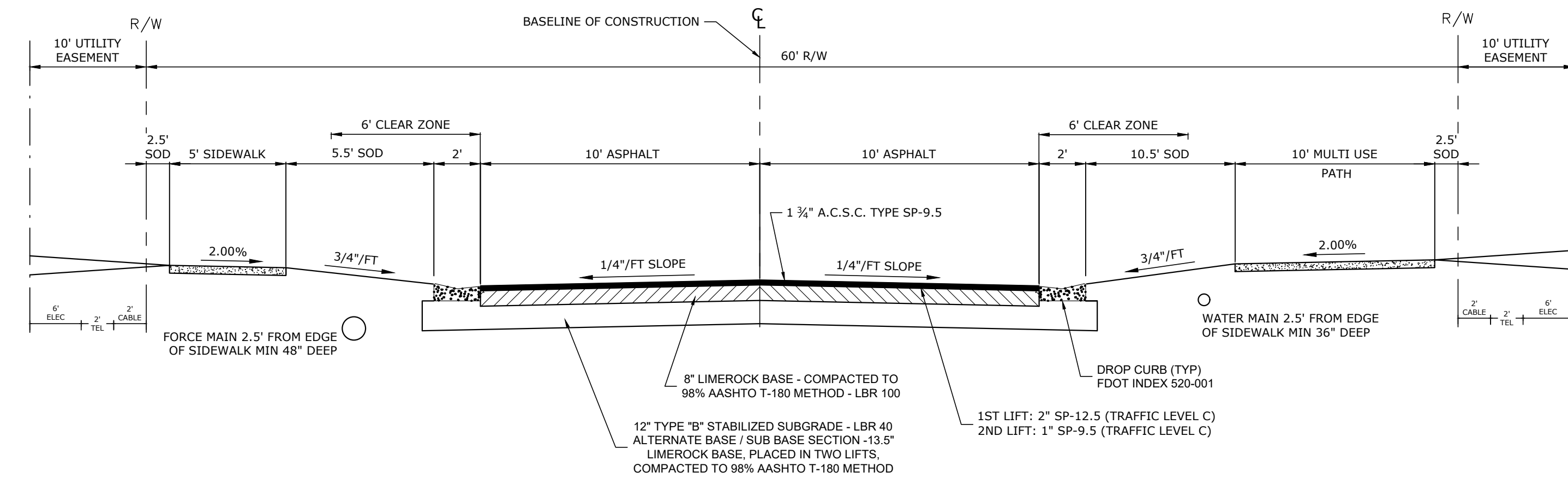
SUBDIVISION ENTRANCE TYPICAL SECTION 80' R/W
 NOT TO SCALE

MODIFIED LOCAL ROAD - CLOSED
 DRAINAGE NO: IV-05
 DESIGN SPEED = 30 MPH*



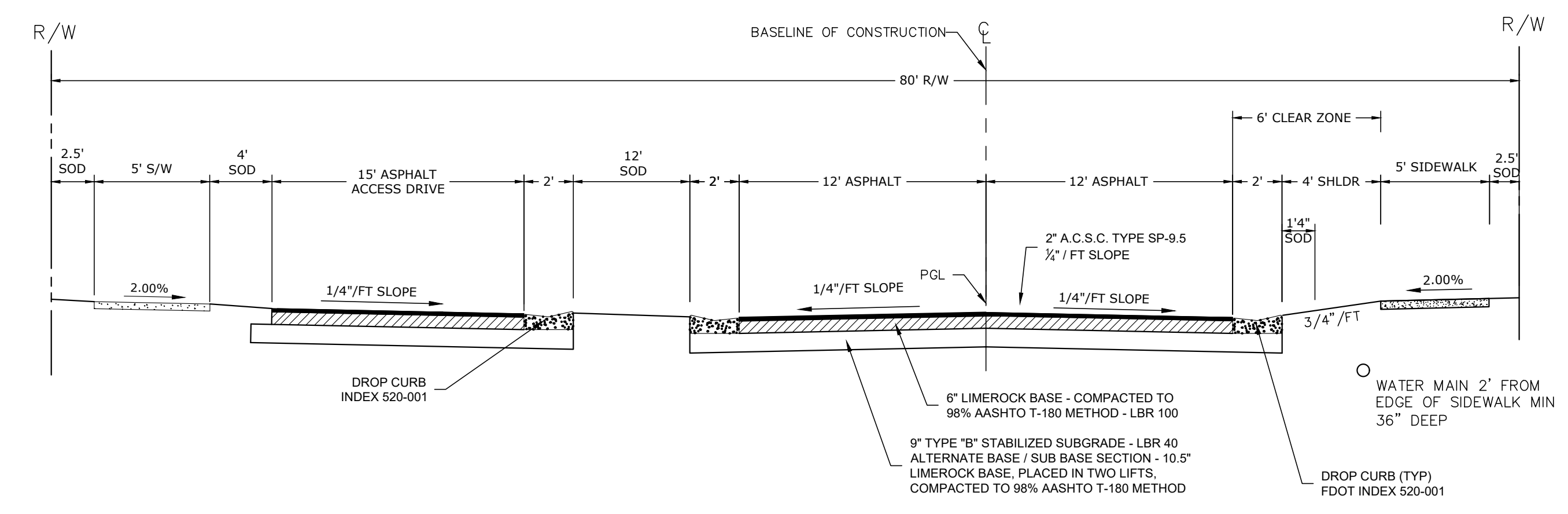
SUBDIVISION ENTRANCE TYPICAL SECTION 70' R/W
 NOT TO SCALE

MODIFIED LOCAL ROAD - CLOSED
 DRAINAGE NO: IV-05
 DESIGN SPEED = 30 MPH*



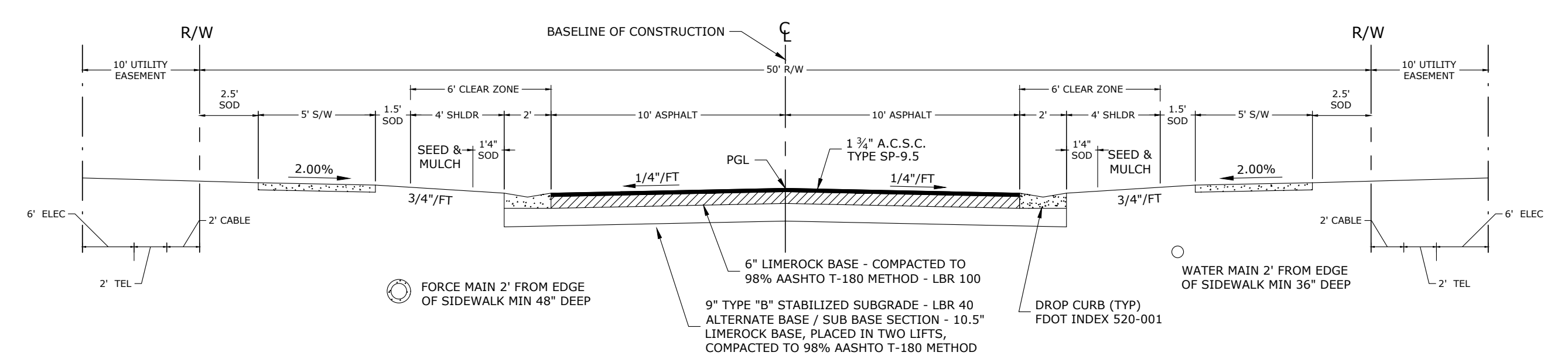
SUBDIVISION ENTRANCE TYPICAL SECTION 60' R/W
 NOT TO SCALE

FRONTAGE ROAD WITH ACCESS DRIVE
 - CLOSED DRAINAGE
 DESIGN SPEED = 30 MPH
 HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-04)



FRONTAGE ROAD WITH ACCESS DRIVE
 TYPICAL SECTION
 NOT TO SCALE

LOCAL ROAD - CLOSED DRAINAGE
 NO: IV-05
 DESIGN SPEED = 30 MPH*



LOCAL ROAD - CLOSED DRAINAGE
 NOT TO SCALE

GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.
 * VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
 ** SIDEWALKS IF APPLICABLE
 ALL DIMENSIONS & LABELS ARE TYPICAL

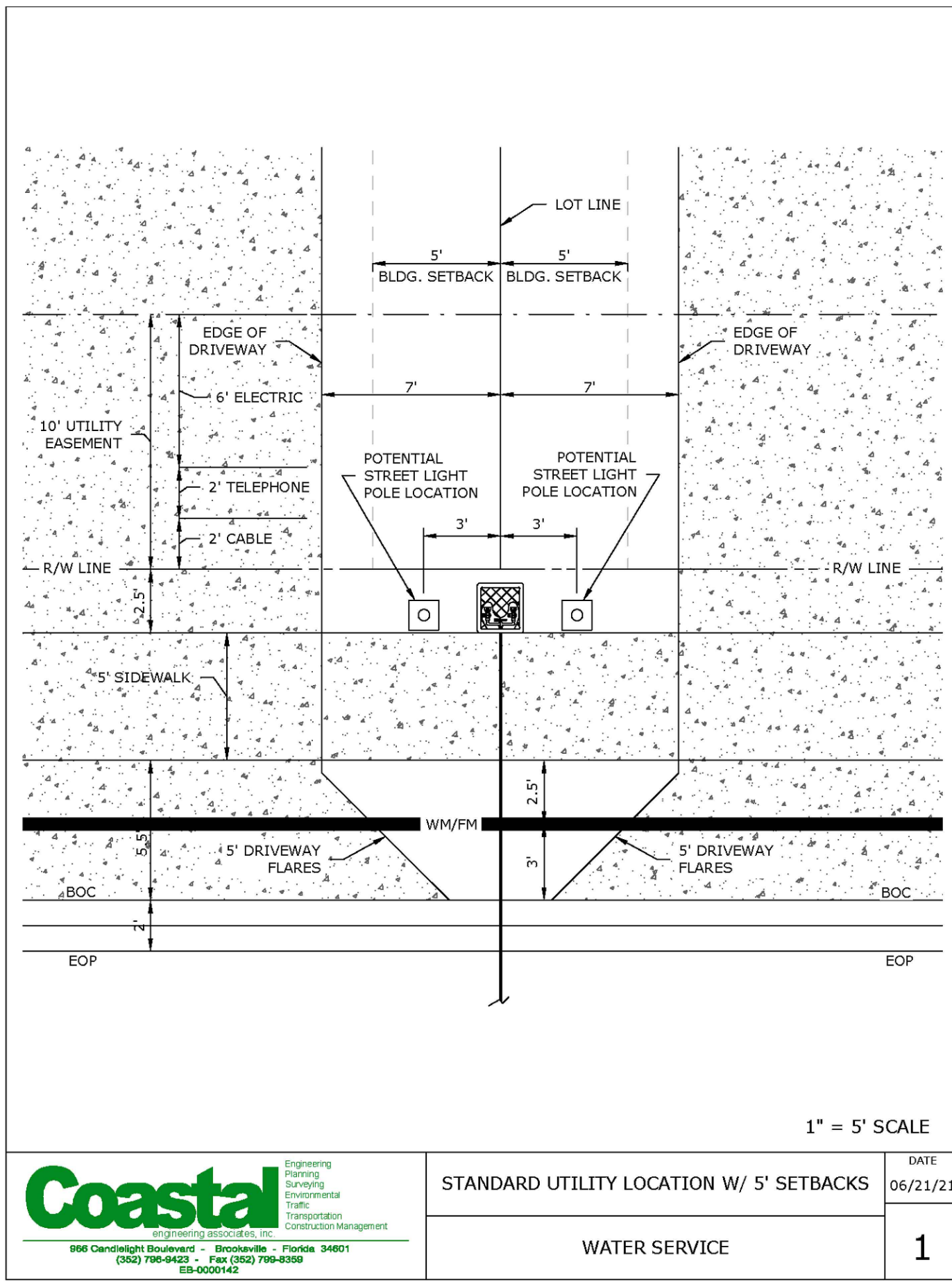
TYPICAL SECTIONS
 U.S. 98 RESIDENTIAL

Engineering
 Surveying
 Environmental
 Transportation
 Construction Management
Coastal
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

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DATE	REV. BY/REV. NO.	REVISION
10/31/2023	JY	1 REVISED PER COUNTY COMMENTS
3/20/2024	JY	2 REVISED PER COUNTY COMMENTS
5/20/2024	JY	3 REVISED PER COUNTY COMMENTS

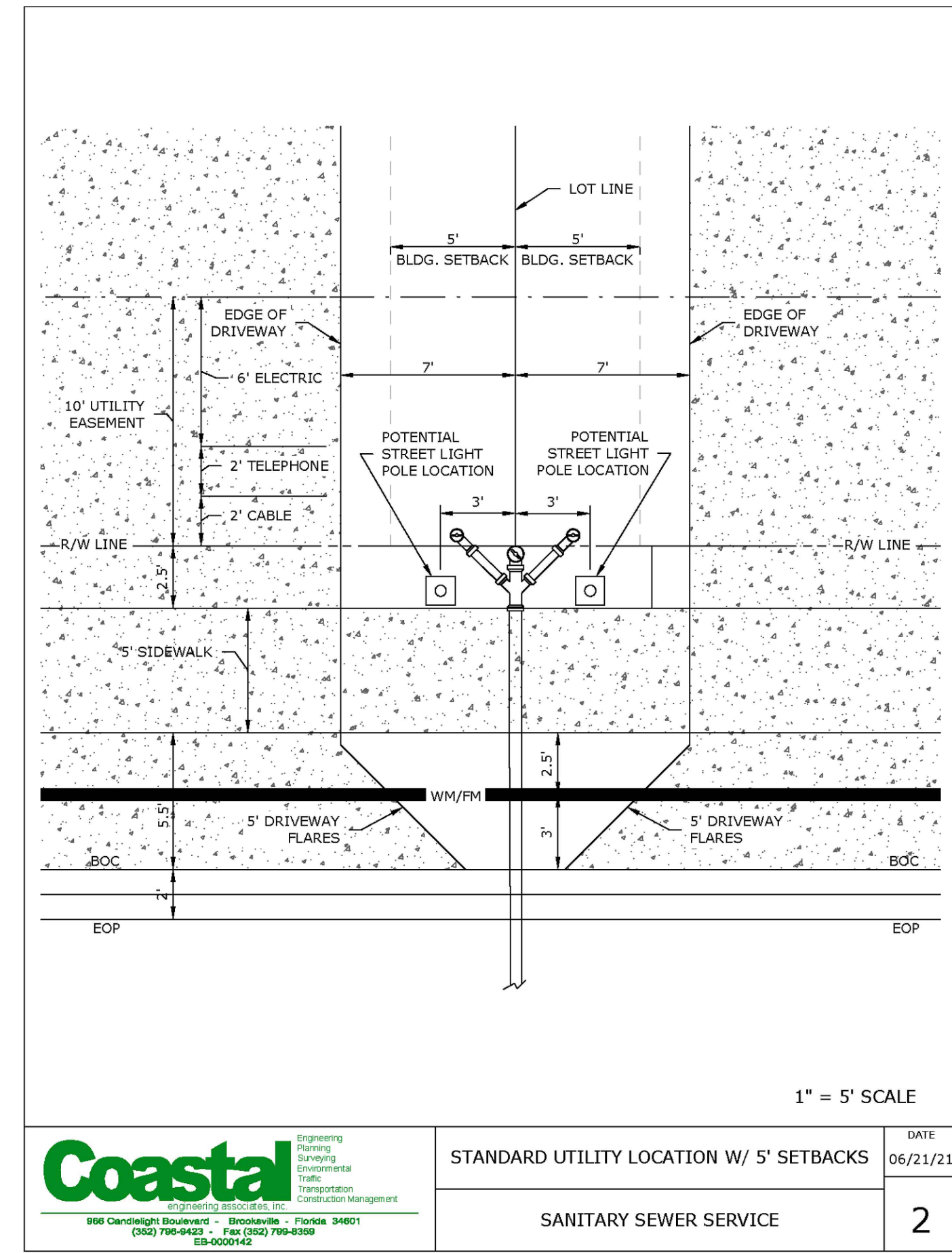
PRINTED: 07/01/2024 - 2:14pm PRINTED BY: JY PATH: L:\20132\U.S. Residential\dwg\PLAN\cp20132_Conditional_Plan_2024.05.31.dwg



1" = 5' SCALE

	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	WATER SERVICE	1

PRINTED: 04/25/2022 - 3:18pm PRINTED BY: JB PATH: S:_CAD\Blocks\STD Util Loc Details.dwg



1" = 5' SCALE

	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	SANITARY SEWER SERVICE	2

PRINTED: 04/25/2022 - 3:24pm PRINTED BY: JB PATH: S:_CAD\Blocks\STD Util Loc Details.dwg

Utility Detail
U.S. 98 RESIDENTIAL

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-8423 - Fax (352) 796-8359
EB-0000142

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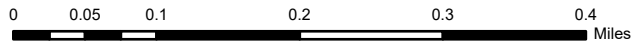
DATE	REV. BY/REV. NO.	REVISION
10/31/2023	JY 1	REVISED PER COUNTY COMMENTS
3/20/2024	JY 2	REVISED PER COUNTY COMMENTS
3/20/2024	JY 3	REVISED PER COUNTY COMMENTS

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

CP 1464819

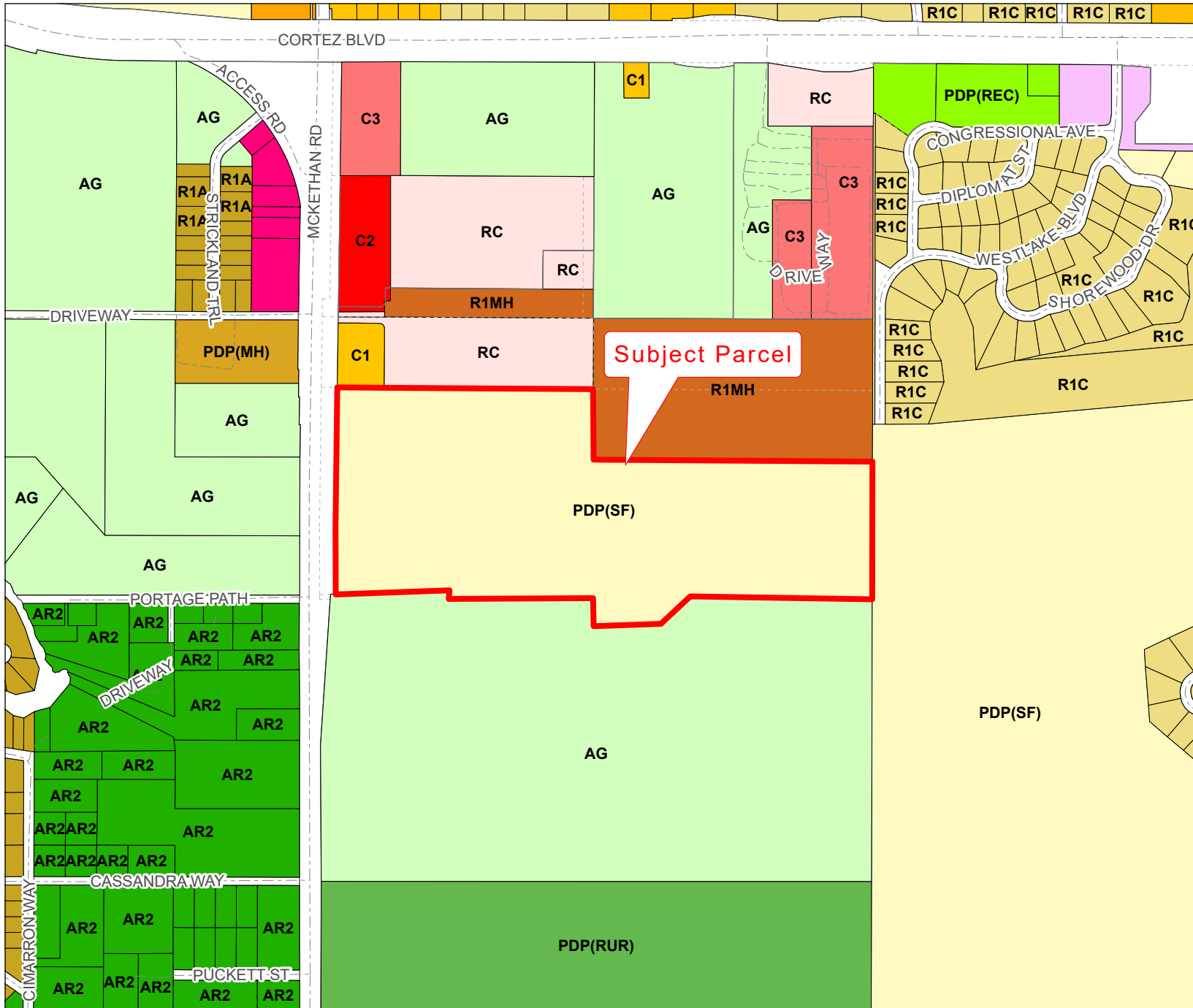
Photo date: 2023

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.



CP 1464819

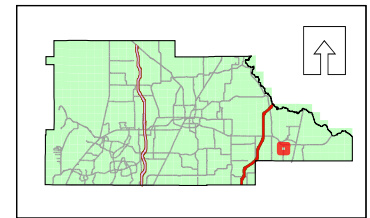
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

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

City Zoning Pending



STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024

APPLICANT: US 98 Residential

FILE NUMBER: 1464819

PURPOSE: Conditional Plat Approval for US 98 Residential

GENERAL

LOCATION: East side of McKethan Road (US Highway 98), at its intersection with Portage Path

PARCEL KEY

NUMBER: 394647

The conditional plat for the US 98 Residential is for 134 single-family residential lots. It is located at the East side of McKethan Road (US Highway 98), at its intersection with Portage Path.

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 this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Canopy 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 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.
3. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines

STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 14, 2022
Board of County Commissioners: July 12, 2022
Planning & Zoning Commission: October 31, 2022
Board of County Commissioners: November 8, 2022

APPLICANT: New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC)

FILE NUMBER: H-22-07

REQUEST: Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations

GENERAL LOCATION: East side of McKethan Road (US Highway 98), at its intersection with Portage Path

PARCEL KEY NUMBER: 394647

APPLICANT'S REQUEST:

The applicant is requesting to rezone the property to PDP(SF)/Planned Development Project (Single Family) to allow for the development of 134 single-family residential lots with a minimum size of 6,250 square feet, a typical lot width of 50', and a maximum building height of two (2) stories.

The subject site is located within the Residential and Rural land use classifications; a companion small-scale Comprehensive Plan Amendment has been submitted to change the future land use on the site from Rural to Residential (CPAM2204).

Deviations Requested:

Perimeter Setbacks:

- West: 75' (deviation from 125')

Lot Setbacks:

- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')

SITE CHARACTERISTICS:

Site Size: 48.70 acres

Surrounding Zoning & Land Uses:

North: AG
South: AG
East: R1C
West: AR2

Current Zoning: AG

Future Land Use Map Designation:

Rural (CPAM2204 submitted to convert site to Residential FLU)

ENVIRONMENTAL REVIEW:

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

Comment: Candler Fine Sand provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional during the construction plan approval stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting

Invasive plant species if present are to be removed during the development process

Protection Features: There are no active wellhead protection areas on this property

Habitat: The habitat for this parcel includes Mixed Hardwood-Coniferous vegetation, Rural Open Land, Urban Open Land, Low Structure Density, Improved Pasture and Wet Prairie

Water Quality Review: This property is not located in a Priority Springs Area, or the Weeki Wachee Basin Management area

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

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

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information 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

Hydrologic Features: There are wetlands on small portions of the property.

Comment: Wetlands shall be delineated on all plats and plans during the development process.

Flood Zone: AE and X

SCHOOL DISTRICT REVIEW:

The proposed subdivision will generate the following number of students per grade level category, based on the Hernando County School District calculations:

Student Generation by Grade Level		
PK-5	46%	19
6-8	23%	9
9-12	31%	13
Total		41

The Hernando County School District Level of Service (LOS) is 100% of permanent school capacity.

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 this parcel. There is an existing 8-inch water main that runs along the west side of McKethan Road. There is an existing 8-inch sewer force main that crosses McKethan Road approximately 1,000 feet to the north.

HCUD has no objection to requested zoning change from AG to PDP(SF) to allow the development of 134 single family detached homes, 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 County Engineer reviewed the petitioner’s request and had the following comments:

- This site comprises two parcels and contains a discharge flow path, an area of floodplain and a discharge to existing culverts at Cortez Blvd. Development within the floodplain requires specific permitting and mitigation. A certification of no net rise is required.
- Traffic Access Analysis is required.
- Traffic Access Analysis to include queuing analysis.
- Any improvements identified by the Traffic Access Analysis will be the developer’s responsibility to install.
- All roads and driveways are to meet Hernando County Standards.
- Access Management and Drainage permits required from the Florida Department of Transportation.

LAND USE REVIEW:

The petitioner is proposing the following perimeter and individual lot setbacks for the project:

Perimeter Setbacks:

- North: 25'
- South: 25'
- East: 50'
- West: 75' (Deviation from 125')

Residential Lot Setbacks:

The petitioner is proposing the following individual lot setbacks:

- Front: 25'

- Side: 5' (Deviation from 10')
- Rear: 15' (Deviation from 20')

Buffers:

The petitioner has proposed a 20' landscape buffer along US Highway 98 and 10' buffers around the remainder of the project perimeter.

Comments: Further analysis of the lot sizes, setbacks and buffers are provided under the Comprehensive Plan Review portion of the staff report.

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. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

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 proposed one access point from McKethan Road and has designed this access as a treed boulevard entrance. Cross-connections to the north and south are available through the north/south road through the development, ending at each respective property line. If the master plan is approved, the petitioner shall be required to provide access as proposed on the master plan.

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. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner has shown a 2.0-acre neighborhood park on the proposed site plan. This exceeds the 1.84 acres required by the Hernando County Land Development Regulations. If the master plan is approved, the petitioner shall be required to provide the minimum neighborhood park acreage in accordance with these regulations.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) 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. If approved, the petitioner must provide a minimum of seven percent (7%) 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.

Comment: The petitioner has not designated acreage for the preservation of natural vegetation on the proposed master plan. If the master plan is approved, the petitioner shall be required to set aside 3.402 acres; vegetative buffers exceeding 15' in width can count toward this minimum requirement.

Open Space and Connectivity:

The site shall be designed to provide a multipurpose pathway to integrate the neighborhood park to the residential lots within the proposed development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide and shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

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. If approved, the

petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW:

Future Land Use Element

The petitioner has submitted a Small-Scale Comprehensive Plan Amendment for the subject site (CPAM-22-04) to change the future land use to Residential for the entire site.

Compatibility

- Strategy 1.10B(4):** Review all land use applications for compatibility to include:
- a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities;
 - b. Consideration of existing development patterns and approved development in the area;
 - c. Evaluation of existing proposed and anticipated transitions between land uses;
 - d. Consideration of environmental and cultural features and community characters;
 - e. Appropriate timing based on the availability of adequate public facilities/services;
 - f. Consistency with applicable specific area plans, corridor plans and redevelopment plans;
 - g. Limitations on building height and/or use of increased setbacks; and
 - h. Transition of density and intensity.

- Strategy 1.10B(5):** To promote compatible lot size and design and to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:
- a. Use of undisturbed native vegetation as a suitable buffer;
 - b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
 - c. Requirements for increased opacity of screening on the site perimeter;
 - d. Increased setbacks on the site perimeter;
 - e. The placement of smaller lots internal to the site;
 - f. The placement of larger lots, similar in size to adjoining lots, on the site perimeter;
 - g. Increased width of buffers on the site perimeter;

- h. Limitations on density consistent with adjoining land uses;
- i. Gradual transition of density and lot size; and
- j. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Comments: To ensure greater compatibility with the surrounding neighborhood and provide for an appropriate transition to the rural community that surrounds the proposed development, the following revisions to the master plan are recommended:

- The petitioner should remove the lots along the Western side of the north/south collector road. This will assist in maintaining the rural landscape along McKethan Road. This area should be converted to an expanded buffer, increasing the buffer width from McKethan to 200 feet.
- The lots along the north and south perimeter of the development should be increased to 60' wide, with 50' wide lots internal to the development. This will create a transition of lot sizes and increase the overall compatibility of the project to the surrounding rural uses.
- The proposed project shall have interconnectivity between its residential and recreational uses, creating a greater sense of place within the community and increasing opportunities for residents to enjoy the natural features as presented in the master plan.

FINDINGS OF FACT:

A rezoning from Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations is appropriate with the following modifications:

- The lots along the western border of the proposed subdivision along US Highway 98 are removed to maintain the rural landscape in the area.
- The lots along the northern and southern buffer are increased to 60' in width to provide transition of lot sizes within the neighborhood.
- The subdivision shall provide multimodal interconnectivity through a comprehensive open space and pathway network through the neighborhood.

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 deny the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) due to the lack of required documentation for the County to properly evaluate the request.

P&Z RECOMMENDATION:

On June 13, 2022, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations to a future hearing date, with the applicant incurring all readvertising costs.

BOCC ACTION:

On July 12, 2022, the Board of County Commissioners voted 5-0 to postpone the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations to a future hearing date, with the applicant incurring all readvertising costs.

NOTE: Subsequent to the Board of County Commissioners hearing on July 12, 2022, the petitioner provided the additional information necessary to process the application. The updated staff recommendation is below:

REVISED STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) 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. Invasive plant species, if present, are to be removed during the development process.
3. The petitioner is required to comply with all applicable FWC regulations and permitting.
4. 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.
5. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information 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
6. Wetlands shall be delineated on all plats and plans during the development process.
7. 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.

8. The petitioner shall be required to complete a utility capacity analysis and connect to water and sewer at the time of development.
9. The petitioner shall be required to provide utility placement details at the time of conditional plat.
10. This site comprises two parcels and contains a discharge flow path, an area of floodplain and a discharge to existing culverts at Cortez Blvd. Development within the floodplain requires specific permitting and mitigation. A certification of no net rise is required.
11. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer. This Traffic Access Analysis shall also include a queuing analysis for the development.
12. All roads and driveways are to meet Hernando County Standards.
13. Access Management and Drainage permits are required from the Florida Department of Transportation at the time of construction.
14. The petitioner shall be required to provide interconnectivity to the parcels to the north and south as shown on master plan.
15. Lot locations and sizes:
Exterior lots: 60' wide
Interior lots: 50' wide (deviation from 60')

No lots are to be located along the north/south collector roadway.

16. Perimeter Setbacks:
North: 25'
South: 25'
East: 50'
West: 200'
17. Residential Lot Setbacks:
Front: 25'
Side: 5' (Deviation from 10')
Rear: 15' (Deviation from 20')

18. The petitioner shall provide a 200' landscape buffer along US Highway 98 and 10' buffers around the remainder of the project perimeter. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement
19. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
20. The site shall be designed to provide a multipurpose pathway to integrate the neighborhood park to the residential lots within the proposed development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide and shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

21. The petitioner shall be required to set aside the minimum required acreage for the preservation of natural vegetation in accordance with the Hernando County Land Development Regulations.
22. The petitioner shall be required to set aside the minimum required acreage for neighborhood parks in accordance with the Hernando County Land Development Regulations.
23. The petitioner shall design the primary access from McKethan Road as a treed boulevard entrance in accordance with the Hernando County Land Development Regulations.
24. The petitioner shall provide a master 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.

P&Z RECOMMENDATION:

On October 31, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners approve the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and the following modified 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. Invasive plant species, if present, are to be removed during the development process.
3. The petitioner is required to comply with all applicable FWC regulations and permitting.
4. 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.
5. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information 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
6. Wetlands shall be delineated on all plats and plans during the development process.
7. 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.
8. The petitioner shall be required to complete a utility capacity analysis and connect to water and sewer at the time of development.

9. The petitioner shall be required to provide utility placement details at the time of conditional plat.
10. This site comprises two parcels and contains a discharge flow path, an area of floodplain and a discharge to existing culverts at Cortez Blvd. Development within the floodplain requires specific permitting and mitigation. A certification of no net rise is required.
11. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer. This Traffic Access Analysis shall also include a queuing analysis for the development.
12. All roads and driveways are to meet Hernando County Standards.
13. Access Management and Drainage permits are required from the Florida Department of Transportation at the time of construction.
14. The petitioner shall be required to provide interconnectivity to the parcels to the north and south as shown on master plan.
15. Lot locations and sizes:
Exterior lots: 60' wide (as shown on master plan)
~~Interior~~ All Other lots: 50' wide (deviation from 60')

~~No lots are to be located along the north/south collector roadway.~~

16. Perimeter Setbacks:
North: 25'
South: 25'
East: 50'
West: ~~200'~~ 75'
17. Residential Lot Setbacks:
Front: 25'
Side: 5' (Deviation from 10')
Rear: 15' (Deviation from 20')
18. The petitioner shall provide a ~~200'~~ 50' landscape buffer along US Highway 98 and 10' buffers around the remainder of the project perimeter. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement. This buffer shall be placed in a separate tract owned and maintained by the Homeowners' Association.

19. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
20. The site shall be designed to provide a multipurpose pathway to integrate the neighborhood park to the residential lots within the proposed development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide and shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

21. The petitioner shall be required to set aside the minimum required acreage for the preservation of natural vegetation in accordance with the Hernando County Land Development Regulations.
22. The petitioner shall be required to set aside the minimum required acreage for neighborhood parks in accordance with the Hernando County Land Development Regulations.
23. The petitioner shall design the primary access from McKethan Road as a treed boulevard entrance in accordance with the Hernando County Land Development Regulations.
24. The petitioner shall provide a master 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.

BCC ACTION:

On November 8, 2022, the Board of County Commissioners voted 4-0 to adopt Resolution 2022-207 to approve the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and the following unmodified 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. Invasive plant species, if present, are to be removed during the development process.
3. The petitioner is required to comply with all applicable FWC regulations and permitting.
4. 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.
5. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information 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
6. Wetlands shall be delineated on all plats and plans during the development process.
7. 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.
8. The petitioner shall be required to complete a utility capacity analysis and connect to water and sewer at the time of development.

9. The petitioner shall be required to provide utility placement details at the time of conditional plat.
10. This site comprises two parcels and contains a discharge flow path, an area of floodplain and a discharge to existing culverts at Cortez Blvd. Development within the floodplain requires specific permitting and mitigation. A certification of no net rise is required.
11. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer. This Traffic Access Analysis shall also include a queuing analysis for the development.
12. All roads and driveways are to meet Hernando County Standards.
13. Access Management and Drainage permits are required from the Florida Department of Transportation at the time of construction.
14. The petitioner shall be required to provide interconnectivity to the parcels to the north and south as shown on master plan.
15. Lot locations and sizes:
Exterior lots: 60' wide (as shown on master plan)
All Other lots: 50' wide (deviation from 60')
16. Perimeter Setbacks:
North: 25'
South: 25'
East: 50'
West: 75'
17. Residential Lot Setbacks:
Front: 25'
Side: 5' (Deviation from 10')
Rear: 15' (Deviation from 20')
18. The petitioner shall provide a 200' 50' landscape buffer along US Highway 98 and 10' buffers around the remainder of the project perimeter. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement. This buffer shall be placed in a separate tract owned and maintained by the Homeowners' Association.
19. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

20. The site shall be designed to provide a multipurpose pathway to integrate the neighborhood park to the residential lots within the proposed development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide and shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

21. The petitioner shall be required to set aside the minimum required acreage for the preservation of natural vegetation in accordance with the Hernando County Land Development Regulations.

22. The petitioner shall be required to set aside the minimum required acreage for neighborhood parks in accordance with the Hernando County Land Development Regulations.

23. The petitioner shall design the primary access from McKethan Road as a treed boulevard entrance in accordance with the Hernando County Land Development Regulations.

24. The petitioner shall provide a master 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.



Planning & Zoning Commission

Meeting: 10/07/2024
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 14662
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CP 1483668 Cardinal Point Cortez

BRIEF OVERVIEW

Conditional Plat for Cardinal Point Cortez

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 with Conditions for Cardinal Point Cortez

REVIEW PROCESS

Table with 4 columns: Name, Status, Date, Time. Rows include Omar DePablo, Toni Brady, Victoria Anderson, Melissa Tartaglia, and Danielle Nigro, all with 'Approved' status on 10/03/2024.

RESULT: ADOPTED
MOVER: Justin Noe
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Morgan and Noe
ABSENT: Birren and McDonald

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024

APPLICANT: Cardinal Point Cortez

FILE NUMBER: 1483668

PURPOSE: Conditional Plat Approval for Cardinal Point Cortez

GENERAL LOCATION: North of Cortez Boulevard, approximately 2,000' west of I-75

PARCEL KEY NUMBER: 372974

The conditional plat for the Cardinal Point Cortez is for a sixteen (16) lot industrial & commercial subdivision. It is located north of Cortez Boulevard, approximately 2,000' west of I-75.

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 this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Canopy 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 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.
3. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines

ENGINEERING REVIEW:

1. A Traffic Access Analysis and a Traffic Signal Warrant Analysis has not been received for this project as required for approval of Conditional Plat, per Hernando County Ordinance Chapter 26, Section 26-21, (6): "Adequate access and transportation analysis. The engineer of record shall submit an analysis of the existing and proposed transportation network indicating the collector street system which will adequately service the pedestrian and vehicular traffic generated by the proposed development. The analysis shall be prepared in accordance with the county's adopted facility design guidelines or as required by the county engineer. The analysis shall also include the need for cross connections between the proposed site and adjacent parcels as a means of providing adequate traffic circulation. The planning and zoning commission will consider the analysis and, with recommendations from the planning department and county engineer, stipulate any specific transportation improvements which the developer must accomplish as a condition of his application".
1. Master Plan H-23-18 performance condition #8 states: "Traffic Access Analysis is required at the time of development for review and approval by the County Engineer.
2. Any improvements identified by the Traffic Access Analysis and Traffic Signal Warrant Analysis are the responsibility of the developer.
3. Conditional Plat is approved with condition that the Traffic Access Analysis and Traffic Signal Warrant Analysis are submitted, reviewed, and approved prior to project receiving construction drawing approval.

UTILITIES REVIEW:

1. Show the wastewater pump station tract size as 50'x60' per HCUD detail S-10 (June 2023 version) on the construction drawings and final plat.
2. Submit a final capacity analysis 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.
 - b. Wastewater Analysis: The EOR has provided a revised initial capacity analysis documents directly to HCUD which states upgrades are required at two existing HCUD pump stations (RM-LS18 and RM-LS20) and the installation of approximately 150-feet of force main to bypass

HCUD pump station RM-LS11 to provide capacity in the wastewater system for the development. The final capacity analysis must include the detailed improvements to the existing wastewater system to provide adequate capacity for the existing and proposed flows and meet the following conditions throughout the system:

- 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 (unless approved by HCUD).
 - iii. Proposed and existing lift station(s) pumps cannot exceed 6 starts per hour per pump.
3. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
 4. A water and sewer agreement may be required for this project depending on the outcome of the final water and sewer capacity analysis and based on the extent of the pump station improvements.
 5. The developer shall either install the proposed utility systems 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).
 6. The developer shall coordinate the project's build-out schedule with HCUD.

SUBDIVISION REVIEW:

1. Please fill out the revision table.
2. The northern buffer is labeled as a "landscape buffer". Please relabel this to read "undisturbed existing vegetative buffer."
3. Please relabel the eastern buffer to read "20' natural vegetation."
4. In the site data, please include lot 14 in the western buffer (since the specific lot numbers are listed for buffers)
5. Lot 10 appears to be missing a portion of the eastern buffer. Please continue the 20' landscape buffer along the entire east perimeter.
6. Please include that the site for congregate care requires a master plan revision.

7. Approved with the condition that the rezoning case number (H-23-18) be added to the zoning information in the site data, and that the conditional plat with the requested changes will be formally resubmitted to be presented to the Planning and Zoning Commission to maintain the integrity of the application.

LAND USE TABLE		
LAND USE	ACRES	MAX. BUILDING SF
INDUSTRIAL	26.26	800,000
COMMERCIAL	14.72	150,000 / 350,000
OPEN SPACE / BUFFERS / DRAINAGE	16.32	
TOTAL AREA	57.3	

CURVE TABLE	
CURVE NO.	RADIUS
C1	155.00
C2	100.00

SITE DATA:
OWNER/APPLICANT: 75 CORTEZ LLC
 4488 W BOY SCOUT BLVD STE 250
 TAMPA, FL 33607-7210

PARCEL KEY: 372974
SECTION/TOWNSHIP/RANGE: 31/22S/21E
CURRENT ZONING: CPDP/(COMBINED PLANNED DEVELOPMENT PROJECT) TO INCLUDE INDUSTRIAL, CORPORATE PARK, RECREATIONAL AND CONGREGATE CARE WITH DEVIATIONS.

AREA: ± 57.3 Acres
MINIMUM BUILDING SETBACKS:
 PERIMETER: FRONT (CORTEZ BLVD/SR 50): 75'
 SIDE: 50'
 REAR: 50'
 INTERNAL: FRONTAGE ROAD (FRONT): 35'
 FRONTAGE ROAD (SIDE AND REAR): 20'
 FRONT (INTERNAL): 20'
 REAR SETBACKS: 20'
 SIDE SETBACKS: 10'

BUFFERS:
 SOUTH - 35' LANDSCAPED
 NORTH - 10' EXISTING VEGETATION
 WEST - LOT 1 - 0', LOT 11 - 20'
 EAST - LOT 10 - 20' WITH 80% OPACITY, DRA - 20' NATURAL VEGETATION






WETLANDS: NO WETLANDS ARE LOCATED ON THE PROPERTY
FIRE PROTECTION: FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS, WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.

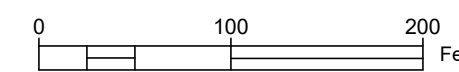
PROPOSED NUMBER OF LOTS: 15 MAXIMUM
FLOODPLAIN: THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL 12053C0238D EFFECTIVE 02/02/2012.

BCC ACTION:
 THE SUBJECT SITE WAS APPROVED FOR THE REQUEST FOR A MASTER PLAN REVISION ON THE PROPERTY FROM PD(P/H)C/PLANNED DEVELOPMENT PROJECT (HEAVY HIGHWAY COMMERCIAL) WITH A REZONING TO CPDP/(COMBINED PLANNED DEVELOPMENT PROJECT) TO INCLUDE INDUSTRIAL, CORPORATE PARK, RECREATIONAL AND CONGREGATE CARE WITH DEVIATIONS, AS SET FORTH IN THE BOCC ACTION.

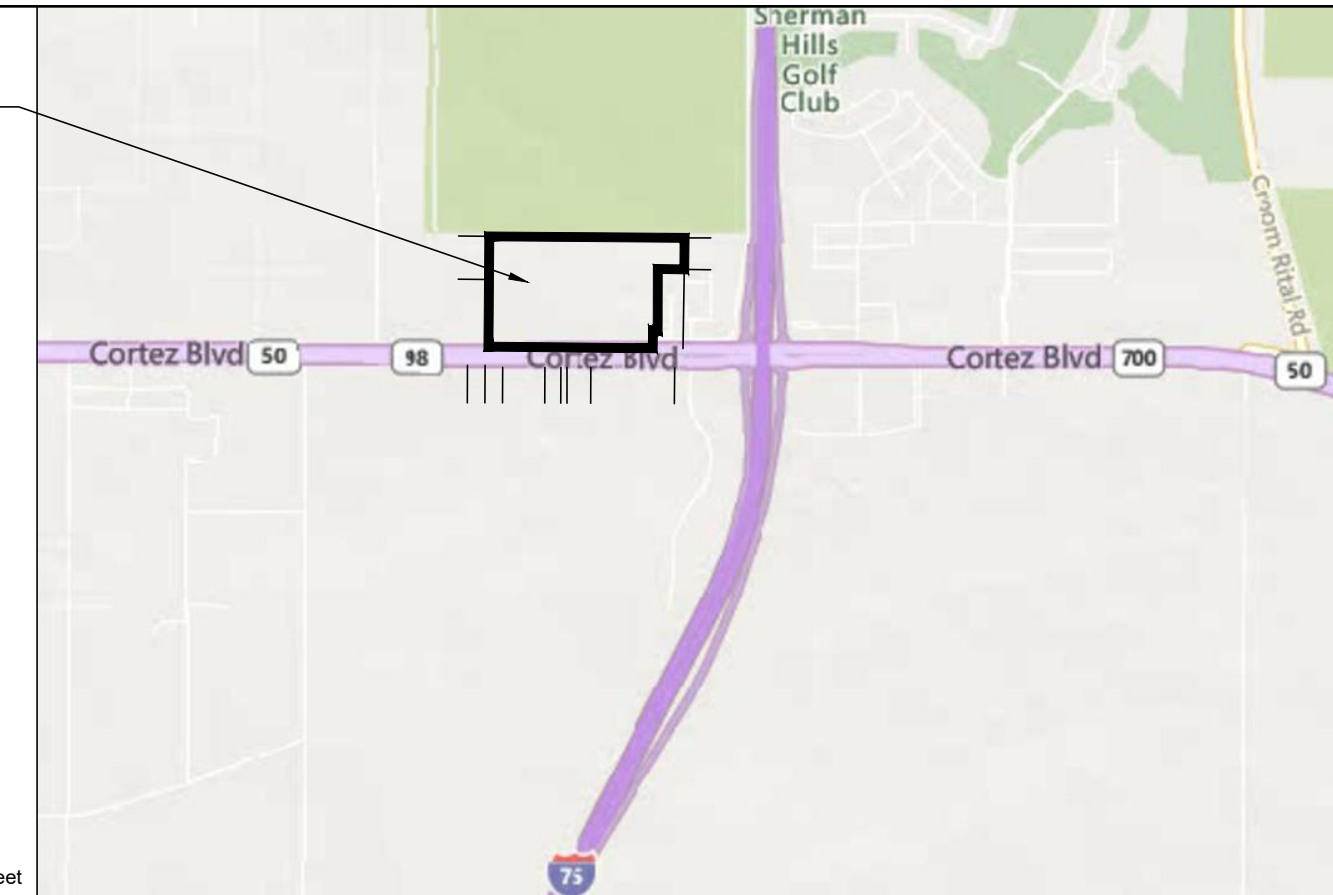
- GENERAL NOTES:**
- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
 - DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
 - NO FLOODPLAINS ARE LOCATED WITHIN THE PROJECT BOUNDARY PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL 12053C0238D EFFECTIVE 02/02/2012.
 - COMMERCIAL LOTS 1-10 WILL HAVE CROSS ACCESS AGREEMENTS.

LEGEND

-  ROADWAY
-  INDUSTRIAL AREA
-  COMMERCIAL AREA
-  DRAINAGE AREA
-  LANDSCAPE BUFFER



PROJECT LOCATION



LOCATION MAP
N.T.S.



CONDITIONAL PLAT
 I-75 & CORTEZ BLVD.
 PARCEL KEY 372974



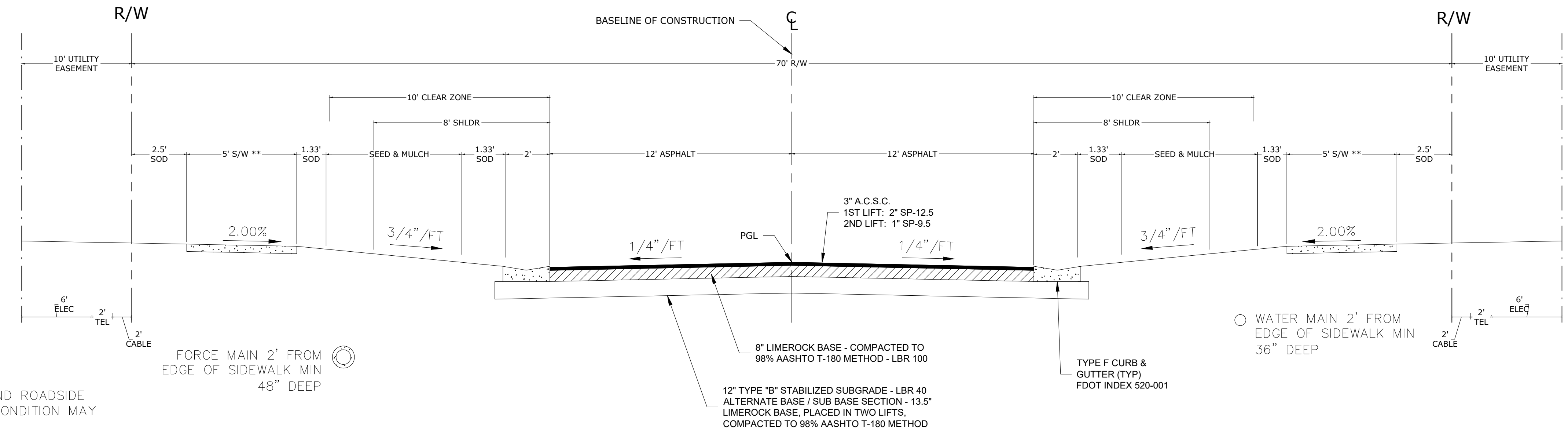
Coastal
 Engineering
 Surveying
 Environmental
 Transportation
 Construction Management
 engineering associates, inc.
 966 Candlelight Boulevard • Brooksville, Florida 34601
 (352) 796-9423 • Fax (352) 799-8359
 EB-0000142

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 & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"
 SHEET
1
 22102

COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE
DESIGN SPEED = 40 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)



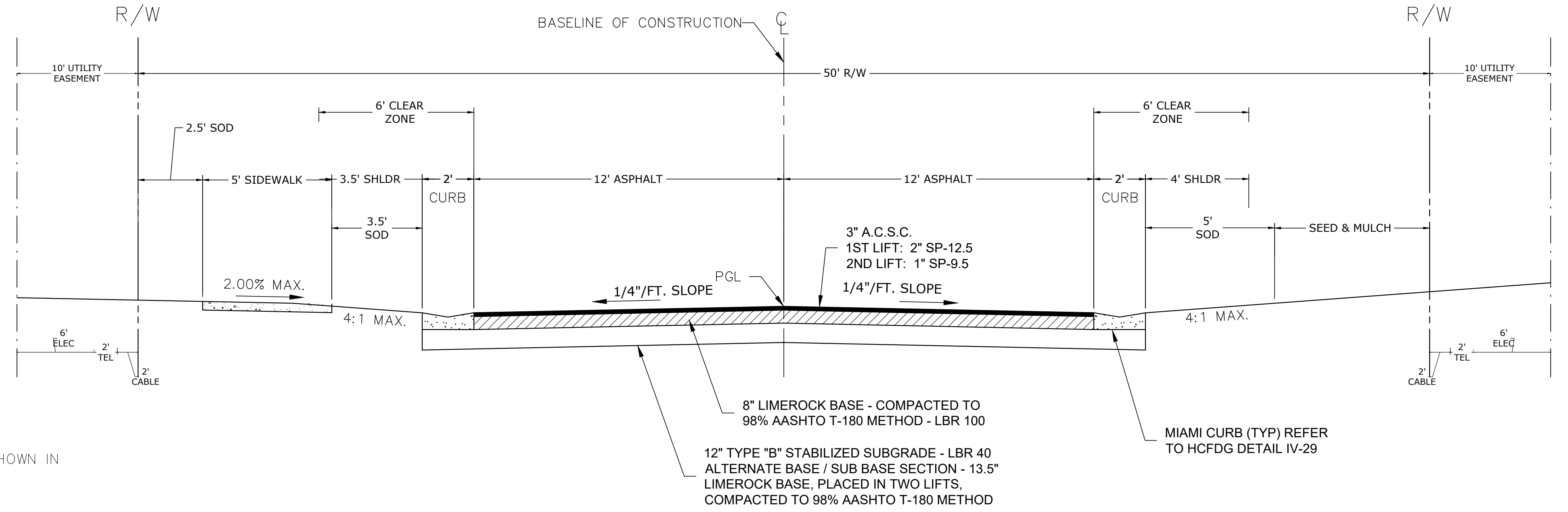
GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

- * VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
- ** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

ENTRANCE ROAD TYPICAL SECTION
 NOT TO SCALE

FRONTAGE ROAD - CLOSED DRAINAGE
DESIGN SPEED = 30 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-04)



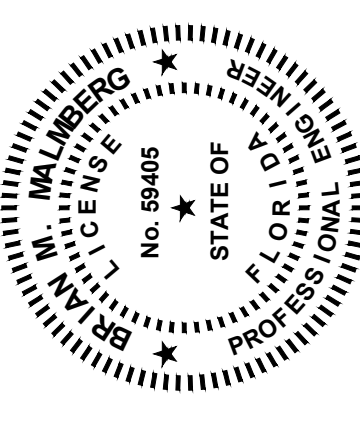
GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

- MODIFICATIONS**
- * ADDITION OF MIAMI CURB

FRONTAGE ROAD TYPICAL SECTION
 NOT TO SCALE

TYPICAL SECTIONS
 I-75 & CORTEZ BLVD.
 PARCEL KEY 372974



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 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
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DATE	REV. BY/REV. NO.	REVISION

PRINTED: 08/29/2024 - 10:21am PRINTED BY: JA PATH: L:\22102\ARCO CORTEZ INDUSTRIAL\wp\PLAN\cp12102-CP4.dwg

CP 1483668

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

CP 1483668

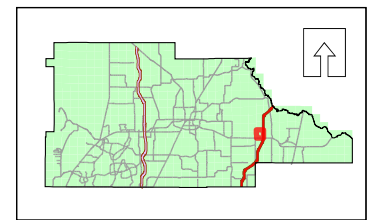
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

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

City Zoning Pending



STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 11, 2023
Board of County Commissioners: October 10, 2023

APPLICANT: 75 Cortez LLC, c/o Cardinal Point Management LLC

FILE NUMBER: H-23-18

REQUEST: Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/(Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations

GENERAL LOCATION: North of Cortez Boulevard, approximately 2,000' west of I-75

PARCEL KEY NUMBERS: 372974

APPLICANT'S REQUEST:

On February 9, 2021, the Board of County Commissioners approved a Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with Deviations to develop 950,000 square feet of warehouse/distribution space and a convenience store with gas pumps. Since the rezoning was approved, no development has occurred on the subject site.

The petitioner's current request is for a master plan revision and a rezoning to CPDP/(Combined Planned Development Project) to reconfigure the subject site into 16 parcels with each parcel having specific uses. The project would consist of 800,000 square feet of industrial on 27.4 acres and 150,000 square feet of commercial on 15.0 acres. However, the petitioner has also proposed the option of utilizing the entire 42.4 acres of developable property for 350,000 square feet of commercial, should the industrial use not be viable. Due to the proposed intensity, the project will be considered a Large Retail Development.

Proposed Use Allocations:

The proposed use allocations are as follows:

Lots 1-10: PDP(HC)/Planned Development Project (Highway Commercial)
Lots 11-16: PDP(HC)/Planned Development Project (Highway Commercial) with specific C-4 uses for Light Manufacturing, Light Wholesale & Storage, Monopole towers
PDP(CP)/Planned Development Project (Corporate Park)
PDP(REC)/Planned Development Project (Recreation) with a Special Exception for Congregate Care.

Deviations Requested:

The petitioner has also requested a deviation from the required 125' SR 50 building setback, to 75' due to the proposed reverse frontage road.

SITE CHARACTERISTICS:

Site Size:	57.9 acres
Surrounding Zoning:	
Land Uses:	North: CV; Withlacoochee State Forest South: AG, PDP(HC); Undeveloped East: C2; Hotels West: AG, C1; Undeveloped
Current Zoning:	PDP(GC)/Planned Development Project (General Commercial)
Future Land Use Map Designation:	Commercial

ENVIRONMENTAL REVIEW:

Soil Type:	Candler Fine Sand
Hydrologic Features:	The subject property contains no wetlands or Special Protection Areas (SPA), according to County data resources.
Protection Features:	The property contains no Wellhead Protection Areas (WHPA) according to County data resources.
Flood Zone:	C
Habitat:	Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the Candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake (<i>Drymarchon corais</i>), Florida mouse (<i>Podomys floridanus</i>), Florida pine snake (<i>Pituophis melanoleucus mugitus</i>), and gopher frog (<i>Rana areolata</i>). Since there is the potential for these listed Species of Special Concern to be present, the site should be inspected prior to construction, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.
Comment:	Given the presence of the Candler Fine Sands, gopher tortoises have a low potential for occurring on the project site. A gopher tortoise burrow survey shall be conducted to determine presence or absence of the species. If present, the petitioner is required to

comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer to the subject site. There is an existing 16-inch water main that runs along the south side of Cortez Boulevard, and a 12-inch water main that crosses Cortez Boulevard at LaRose Road to the north. There is an existing 8-inch sewer force main that also runs along the south side of Cortez Boulevard. HCUD has no objection to the request, subject to a water and sewer capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING & TRANSPORTATION REVIEW:

The site is located on the north side of Cortez Boulevard, approximately 2,000' west of the I-75 and SR 50 interchange. The petitioner has proposed two (2) main access points to SR 50.

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

1. A Frontage Road shall be required per ordinance.
2. A Traffic Access Analysis shall be required and shall include the proposed convenience store.

LAND USE REVIEW:

Large Retail Development Standards

The LDR's require certain retail development standards for all projects in excess of 25,000 square feet. The large retail standards will ensure a cohesive and harmonious development. The standards include, but are not limited to, architectural style, parking design, internal pedestrian circulation, and buffering. The project will be required to meet the Large Retail development standards of Article III of Appendix A (zoning).

The County's LDRs provide that development greater than 65,000 square feet in size require approval as a Planned Development Project. Because of the intensity of development, the County may require additional conditions to ensure appropriateness at a particular location. The following items are those the County must address under the Large Retail Development requirements:

- (1) 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.

- (2) Hours of operation shall be provided, and may be limited by the governing body, as necessary, to ensure compatibility with surrounding land uses. For facilities that propose to operate 24 hours a day, manned parking lot security may be required by the county between the hours of 10:00 PM and Sunrise.
- (3) 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.
- (4) All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.
- (5) All on site advertising signs, including out parcels, shall be designed as part of a complete signage system. and shall be limited to mound 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.
- (6) The master plan shall meet the following increased setbacks and buffering requirements:
 - (a) Setbacks Where any side or rear lot line adjoins (excluding roads) a residential- or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.
 - (b) Buffering A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade 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.

- (7) The site design shall provide that pedestrian circulation is coordinated on-site and between adjacent properties providing for pedestrian circulation between complementary uses.
- (8) All internal walkways shall comply with Florida Accessibility Code design standards. Additionally, all internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, scored concrete or stamped asphalt to the extent not inconsistent with said standards.
- (9) Transit facilities, including but limited to bus stops, pull out lanes, transit related signage, shelters and bicycle racks for transit users, shall be provided as determined by the County to accommodate transit service.

The County Design Standards for large retail projects provide guidelines for creating safer, efficient, pedestrian-friendly projects with human scale orientation, while discouraging large, nondescript buildings and “unfriendly” pedestrian design, limited landscaping, and vast non-shaded parking lots. The petitioner will be required to submit detailed elevation plans and/or renderings at the time of permitting illustrating the proposed facade and site design in order to assure the proposed structure is architecturally appealing and meets County design requirements.

Building Setbacks

Proposed Minimum Required Building Setbacks:

Front (Cortez Blvd/SR 50):	75' (Deviation from 125')
Side:	50'
Rear:	50'
Building Height:	45'

Lighting

The petitioner has not indicated any lighting provisions. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Buffer

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

Large Retail Developments of over 25,000 square feet shall be required a buffer along the full length of all streets serving a large retail development. The buffer shall be a minimum of thirty-five (35) feet in width and comprised of retained natural vegetation or planted with native plant species.

Comments: The petitioner has indicated a 35' buffer along Cortez Blvd/SR 50.

Signage

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess

of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential – Maximum fifty (50) square feet of sign area.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to subsection (1) herein.

Comments: If approved, all signs shall be designed as an integral part of the development and predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. Signs should also be limited to ground mounted monument type signs.

Landscape

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.

COMPREHENSIVE PLAN REVIEW:

The subject site is located adjacent to the SR 50/I-75 commercial node and considered an extension of the Commercial node as designated on the County’s adopted Comprehensive Plan. The petitioner’s request for a distribution and logistics center is an allowable use in the existing node.

Future Land Use Element

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.

Comments: The subject site is located along the SR 50 corridor and part of commercial node at the SR 50 and I-75 intersection.

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.

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.

Specialty Commercial Strategy

1.04G(11): Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

Strategy 1.04G(14): Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a standard commercial district and shall meet the following criteria:

- a. not to be located proximate to residential housing;
- b. be accessible to arterial or major collector roadways without requiring the use of residential roads;
- c. provide for adequate buffers, screening and transition;
- d. minimize negative impacts to adjoining properties.
- e. minimize the visual impacts of outdoor storage

Comments: The subject property is considered an extension of commercial node at the SR 50 and I-75 intersection. The area is characterized by commercial (east and south), agricultural (west) and conservation (north) uses. There are two (2) hotels to the east and the Withlacoochee State Forest is to the north which also is utilized

as the Croom ATV Park. The request is consistent with the Hernando County Comprehensive Plan Mapping Criteria.

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.

Comments: The proposed use is compatible subject to compliance with all recommended performance conditions.

Planned Development Projects and Standards

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.

Transportation Element

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(1): The frontage road network protects the function and levels of service of major arterial corridors through the planning horizon by controlling access, reducing traffic volumes and providing additional capacity.

Strategy 5.01B(2): The provision of frontage roads shall be required as a condition of development adjacent to the arterial network by requiring new development to comply with the County's Frontage Road Ordinance and adopted Facilities Design Guidelines.

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: The petitioner has requested a reverse frontage road. The County Engineer has reviewed the petitioners request and indicated SR 50 is a Major Arterial Road requiring a frontage road network. The proposed project will be required to provide a frontage road per the requirements of the Facility Design Guidelines upon development. If the master plan is approved, the petitioner shall be required to redesign the master plan to provide for the required frontage road in accordance with these guidelines.

FINDING OF FACT:

A Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/(Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations is appropriate based on the following conclusions:

- 1. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all recommended performance conditions.
- 2. The requested deviation to reduce the setback along SR 50 is not supported due to the requirement for the frontage road in accordance with the Facility Design Guidelines.
- 3. The request for the Special Exception Use for Congregate Care is not supported at this time due to the lack of information provided by the applicant for that use. If the petitioner seeks to utilize this use, a master plan revision must be submitted to provide details on the size, scale and location of that use on the site.

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. 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 RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/(Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations 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 petitioner shall provide a wildlife 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 development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
4. The developer shall provide a minimum of two (2) access points for the proposed warehouse/distribution center.
5. Minimum Building Setbacks:

Front (Cortez Blvd/SR 50):	125'
Side:	50'
Rear:	50'
6. There shall be a minimum landscape buffer of 50' along Cortez Blvd/SR 50.
7. A frontage road shall be required per the Facility Design Guidelines upon development. If the master plan is approved, the petitioner shall revise the master plan to provide for this frontage road to be approved by the County Engineer.
8. A Traffic Access Analysis (TAA) pursuant to the Hernando County Facility Design Guidelines is required at the time of development for review and approval by the County Engineer.
9. A water and sewer capacity analysis and connection to the central water and sewer systems at time of vertical construction.

10. A Cross Access Agreement shall be provided between the proposed gas station and distribution center and neighboring parcels.
11. The petitioner shall provide full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring parcels.
12. A Master Plan Revision shall be required prior to the development of any Congregate Care Facility on the site.
13. The petitioner shall be required to comply with all Large Retail Development Standards.
14. The petitioner shall provide a revised plan in compliance with all of 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.

P&Z RECOMMENDATION:

On September 11, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving a Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/(Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations with the following modified 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, 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 development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
4. The developer shall provide a minimum of two (2) access points for the proposed warehouse/distribution center.
5. Minimum Building Setbacks:

Front (Cortez Blvd/SR 50):	125' 75'
Side:	50'
Rear:	50' 10'
<u>Side Setbacks:</u>	<u>10'</u>
6. There shall be a minimum landscape buffer of 50' along Cortez Blvd/SR 50.
7. ~~A frontage road shall be required per the Facility Design Guidelines upon development. If the master plan is approved, the petitioner shall revise the master plan to provide for this frontage road to be approved by the County Engineer. The petitioner shall be required to construct the frontage road as reflected on the approved master plan.~~
8. A Traffic Access Analysis (TAA) pursuant to the Hernando County Facility Design Guidelines is required at the time of development for review and approval by the County Engineer.
9. A water and sewer capacity analysis and connection to the central water and sewer systems at time of vertical construction.
10. ~~A Cross Access Agreement shall be provided between the proposed gas station and distribution center and neighboring parcels.~~

- 10.44. The petitioner shall provide full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring parcels.
- 11.42. A Master Plan Revision shall be required prior to the development of any Congregate Care Facility on the site.
- 12.43. The petitioner shall be required to comply with all Large Retail Development Standards.
- 13.44. The petitioner shall provide a revised plan in compliance with all of 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.

BCC ACTION:

On October 10, 2023, the Board of County Commissioners voted 5-0 adopt a Resolution approving a Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/(Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations with the following unmodified 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, 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 development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
4. The developer shall provide a minimum of two (2) access points for the proposed warehouse/distribution center.
5. Minimum Building Setbacks:

Front (Cortez Blvd/SR 50):	75'
Side:	50'
Rear:	10'
Side Setbacks:	10'
6. There shall be a minimum landscape buffer of 50' along Cortez Blvd/SR 50.
7. The petitioner shall be required to construct the frontage road as reflected on the approved master plan.
8. A Traffic Access Analysis (TAA) pursuant to the Hernando County Facility Design Guidelines is required at the time of development for review and approval by the County Engineer.
9. A water and sewer capacity analysis and connection to the central water and sewer systems at time of vertical construction.
10. The petitioner shall provide full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring parcels.
11. A Master Plan Revision shall be required prior to the development of any Congregate Care Facility on the site.
12. The petitioner shall be required to comply with all Large Retail Development Standards.

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



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Jeffrey Roble (H-24-35)

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) to R-1C (Residential)

General Location:

West side of Treiman Boulevard, approximately 1,150' south of Knoxville Road

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. The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

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 Rezoning from AG (Agricultural) to R-1C (Residential).

REVIEW PROCESS

Omar DePablo	Approved	10/01/2024	12:30 PM
Toni Brady	Approved	10/02/2024	9:47 AM
Victoria Anderson	Approved	10/03/2024	8:33 AM
Melissa Tartaglia	Approved	10/03/2024	11:03 AM
Danielle Nigro	Approved	10/03/2024	11:10 AM

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

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

File No. H-24-35
Official Date Stamp:
Received
JUN 5 2024
Planning Department
Hernando County, Florida

Date: 3/10/2024

APPLICANT NAME: JEFFREY ROBLE
Address: 10410 Goldenbrook Way
City: TAMPA State: FLA Zip: 33647
Phone: 813-977-6595 Email: JEFFROBLE@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 1599452
2. SECTION 36, TOWNSHIP 22, RANGE 21 EAST
3. Current zoning classification: AG1
4. Desired zoning classification: RESIDENTIAL
5. Size of area covered by application: 6 ACRES
6. Highway and street boundaries: US 301
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: none)

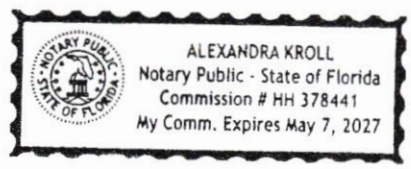
PROPERTY OWNER AFFIDAVIT

I, my name JEFFREY D ROBLE, 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):
[X] 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 MANATEE
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 20 day of March, 2024, by Jeffrey Roble who is
[] personally known to me or [] produced FLDL as identification.

Signature of Notary Public



Notary Seal/Stamp

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

NARRATIVE LETTER

To > Hernando Building and Zoning Department
789 Providence Boulevard Brooksville, FL 34601

April 19 2024

From> Jeffrey Roble owner (10410 Goldenbrook way Tampa FL 33647)
of Parcel 3 and Parcel 4 Legal Description Exhibit A US Highway 301 Webster
Florida Parcel Key # 1599454 6.2 acres

Property is currently designated "AG" and my wishes is to change the use to
"RC1 Single Story Residential" > 10 LOTS < 2 lots will be estimated at 20,000 sq feet and 8 lots
will average 12,000 sq feet. Well and Septic is required. Power Pole is in place on the
northwest corner of Property. The turn in will be on the south west end on the property with a
curved entrance. A 30 foot paved road will be designated for the 10 lots with ditches

Set Backs - Front of property will have 125 ft from the property line. Front access for each lot
will have 125 ft, Rear of each lot will have a 20 ft set back. The lots at the end of the street will
have 20' set backs.

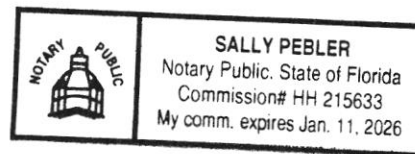
Each house constructed will be estimated at 2800 sq feet on centered on each lot

GC – Credentials - A-BELLE Design and Build LLC – Adrian J Lucht – 7523 Mako Drive
Hudson FL 34667 -- Phone 727 255 3231

Jeffrey D Roble

Jeffrey D Roble

10410 Goldenbrook Way
Tampa FL 33647
Owner of Property
Phone 813 927 6595



Sally Pebler

STATE OF FLORIDA, COUNTY OF HERNANDO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 19th of April - 2024 BY THE ABOVE
PERSON(S) WHO IS PERSONALLY KNOWN TO ME OR WHO HAS
PRODUCED Florida Drivers License AS
IDENTIFICATION AND WHO DID / DID NOT TAKE AN OATH.

REZONING CASE H-24-35

STAFF REPORT

RECOMMENDATIONS / ACTIONS

STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

September 20, 2024

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 Rezoning from AG (Agricultural) to R-1C (Residential).

HEARINGS: Planning & Zoning Commission: October 7, 2024
 Board of County Commissioners: November 19, 2024

APPLICANT: Jeffery Roble

FILE NUMBER: H-24-35

REQUEST: Rezoning from AG (Agricultural) to R-1C (Residential)

GENERAL LOCATION: West side of Treiman Boulevard, approximately 1,150' south of Knoxville Road

PARCEL KEY NUMBER: 1825608

APPLICANT’S REQUEST

The petitioner requests a rezoning of the subject property from AG (Agricultural) to R-1C (Residential). The petitioner wishes to subdivide the property into 10 lots. The requested zone is euclidian, meaning the basics of development for the R-1C zoning district have already been established in the County Code, thus the application does not require a master plan to be provided and no deviations are being requested.

SITE CHARACTERISTICS

Site Size: 6.3 acres

Surrounding Zoning & Land Uses:
 North: AG; Undeveloped
 South: C-1, R-1C; Undeveloped
 East: AG, Mining; Single Family Home and Mining.
 West: R-1C; Single-Family Home and Undeveloped

Current Zoning: (AG) Agricultural

Future Land Use Map Designation: Rural

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner’s application and provided the following comments:

- HCUD does not currently supply water or sewer service to this parcel.
- Water and sewer service are not available to this parcel. HCUD emailed the applicant on July 22, 2024, informing them that the proposed plans violate ordinance Sec. 28-99 requirements pertaining to lot sizes for water/septic lots (ordinance was sent to him).

- HCUD cannot approve the requested zoning change from agricultural to residential for the development of 8-10 residential lots, however if plans were resubmitted with lot sizes compliant to code, we would have no issues approving a rezone. Parcel Key #: 1599452.

Comment: The applicable Section 28-99 of the Hernando County Code states:

- (b) In residential developments where individual wells are utilized, a maximum of one individual sewage disposal system per each one (1) acre lot is allowed.

With this statement and the email from HCUD, the petitioner has been put on notice that the parcel cannot be divided into eight (8) to ten (10) lots due to the lot size requirement for well and septic and would be permitted a maximum of 6 parcels based on the 6.3 acre subject parcel size.

HCUD supports the rezoning but would like to make sure that the expectations of the petitioner, regarding the number of lots into which this property can be divided, are managed so as not to create unrealistic expectations.

ENGINEERING REVIEW

The County Engineer reviewed the petitioners request and provided the following comments:

- An FDOT access management permit is required.
- An FDOT drainage permit may be required.
- The access road shall be constructed to Hernando County Standards. The access road shall be privately owned and maintained and shall provide a turnaround area.
- The driveway connection and roadway shall meet Hernando County Standards.
- The subject parcel has a significant floodplain area. Development within floodplain requires appropriate floodplain compensation.
- A Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit required.

Comment: During the development of the Conditional Plat, the petitioner will need to get various permits from the Florida Department of Transportation (FDOT) and SWFWMD. There are two (2) class 3 wetlands on the property that require mitigation to be developed.

LAND USE REVIEW

The property is on the west side of Treiman Boulevard. It is undeveloped, with a few single-family homes on the lots near the property. The properties to the west of the subject property are zoned R-1C and are in the Ridge Manor Estates Unit 1 Subdivision; the lots in the subdivision are all 1.2 acres. The petitioner requests a euclidian zone (R-1C) which does not require a master plan or site plan at this stage. The petitioner will be required to abide by the regulations of Hernando

County, FDOT, SWFWMD, the Hernando County Health Department, etc. when the conditional plat is submitted.

Minimums for parcels zoned R-1C

Minimum R-1C (Residential) Building Setbacks:

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

Minimum Lot Size: 10,000 square feet

Comments: The petitioner shall 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.

COMPREHENSIVE PLAN REVIEW

The subject is located within the Rural Future Land Use designation on the County’s adopted Comprehensive Plan.

Future Land Use, Rural Category

Strategy 1.04A(4): The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

Comments: The subject property is located east of Ridge Manor which is predominantly zoned R-1C (Residential) and west of Treiman Boulevard. Although Ridge Manor is designated Rural on the Land Use map, it predates the comprehensive plan. Due to the subject parcels location, the request for a rezoning to R-1C (Residential) is compatible with the surrounding area and is not adverse to the public interest.

Wetlands

Strategy 10.03B(5): Class III wetlands may be incorporated into development sites where existing wetland topography and drainage receiving capacity is present. Alteration must conform to state and local regulations. Class III wetlands are defined as isolated wetlands that are less than five acres in size and that do not qualify as Class I or Class II Wetlands.

Strategy 10.03B(6): When encroachment, alteration or removal of a wetland is permitted, habitat compensation or mitigation as a condition of development approval shall be required in accordance with the regulatory standards of applicable state and federal agencies. On-site mitigation is preferred where feasible.

Comments: The Southwest Florida Water Management District (SWFWMD) has authority over the development or alteration of wetlands. The petitioner, or whomever purchases the property, is required to coordinate with SWFWMD to provide adequate mitigation.

FINDINGS OF FACT

A rezoning from AG (Agricultural) to R-1C (Residential) is appropriate based on the following:

1. The petitioner has requested 8 to 10 parcels out of the overall 6.3 acre parcel. The request for a rezoning is appropriate, however the petitioner shall be limited to a maximum of 6 parcels due to minimum sewer and water parcel size requirements.
2. The request is consistent with the County’s adopted Comprehensive Plan and the development patterns within the Ridge Manor subdivision which is adjacent to the subject property.

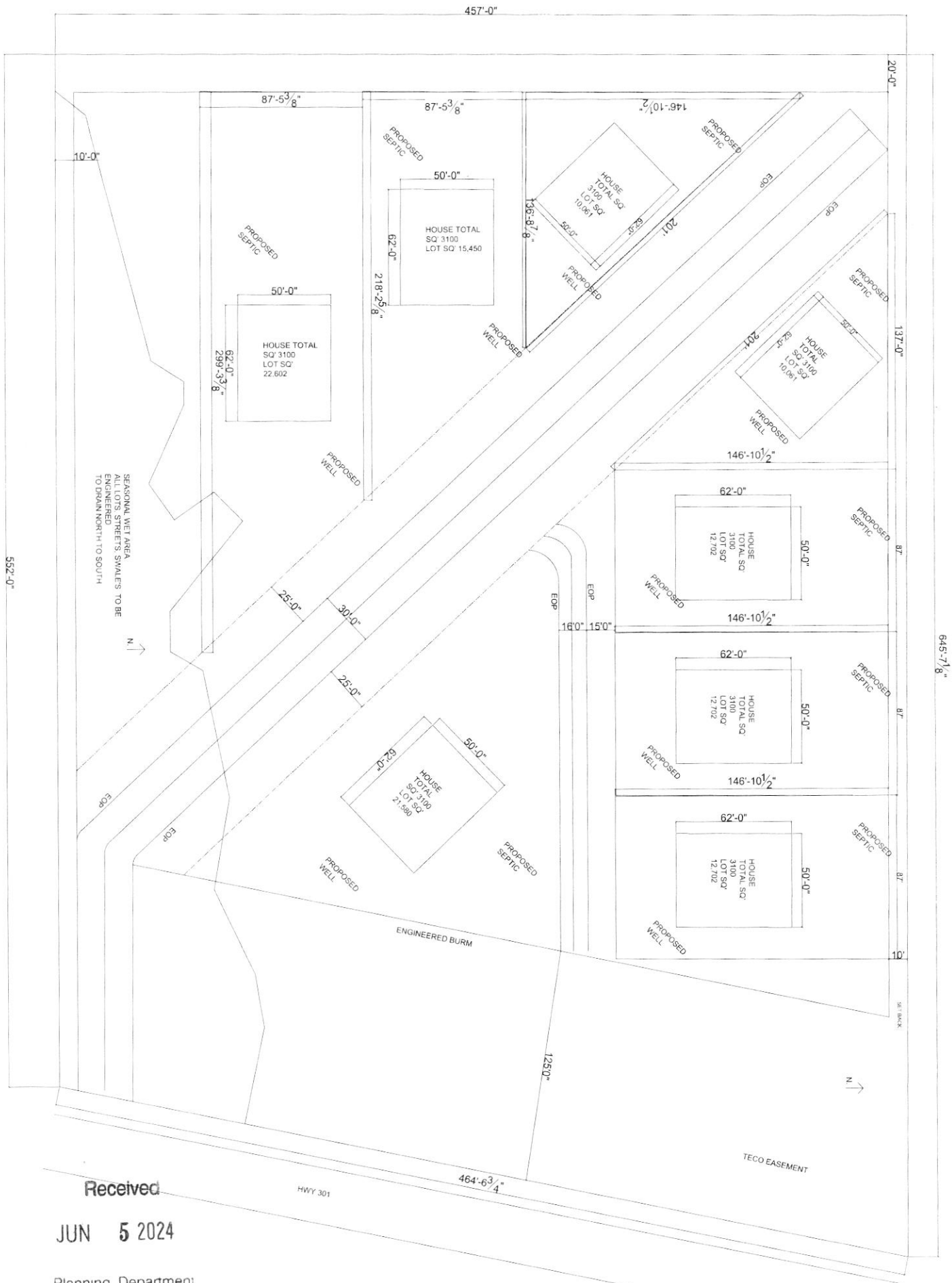
NOTICE OF APPLICANT RESPONSIBILITY

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 TO PLANNING & ZONING COMMISSION

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 AG (Agricultural) to R-1C (Residential).



Received

JUN 5 2024

Planning Department
Hernando County Florida

ROBLE, JEFF. PROPOSED RESIDENTIAL LOTS

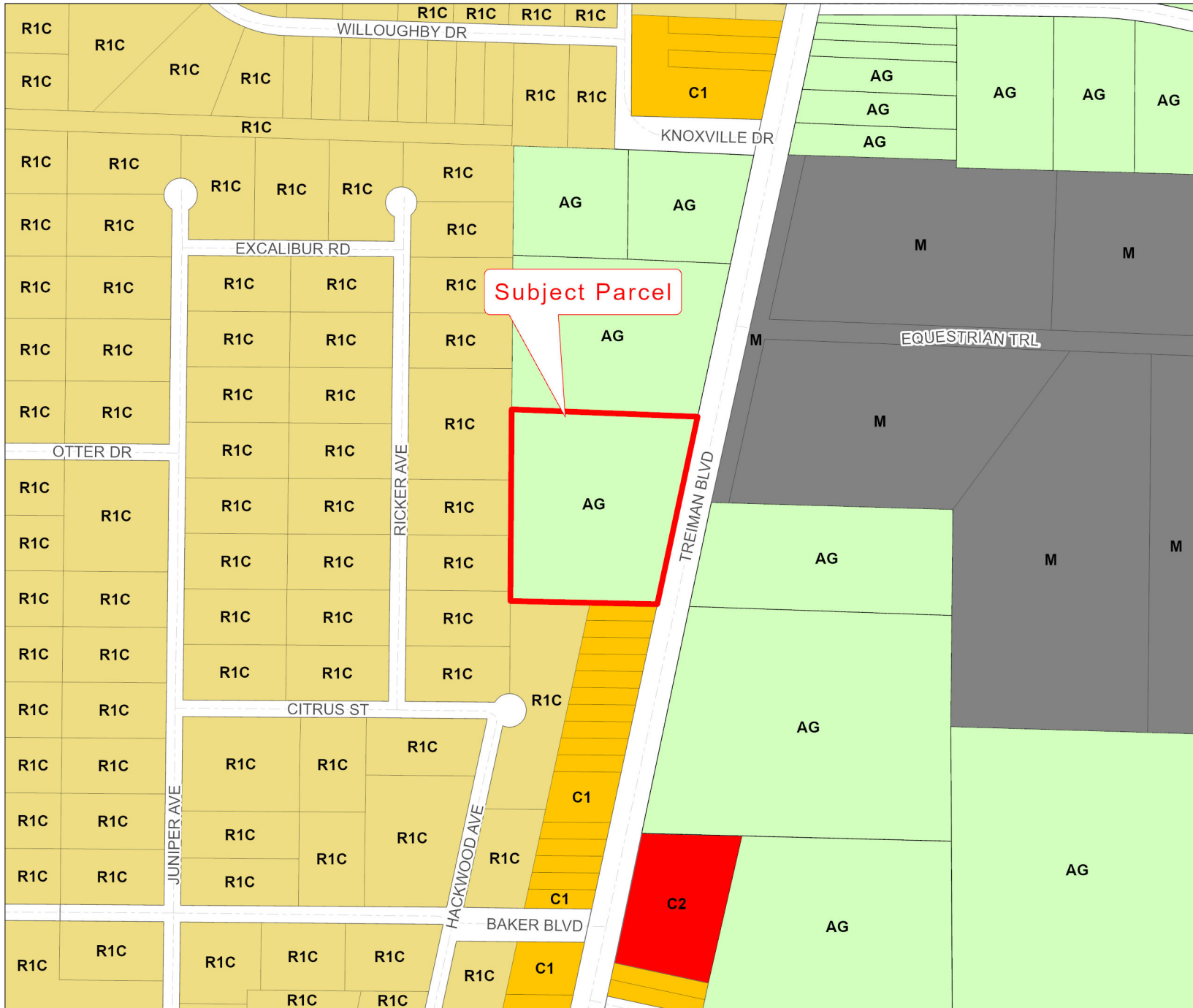
1/16"=1'

A-BELLE

4/24

H-24-35

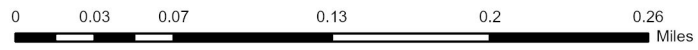
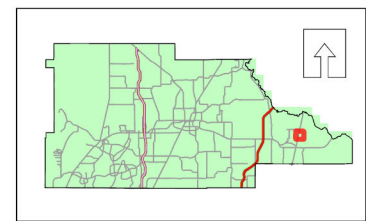
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

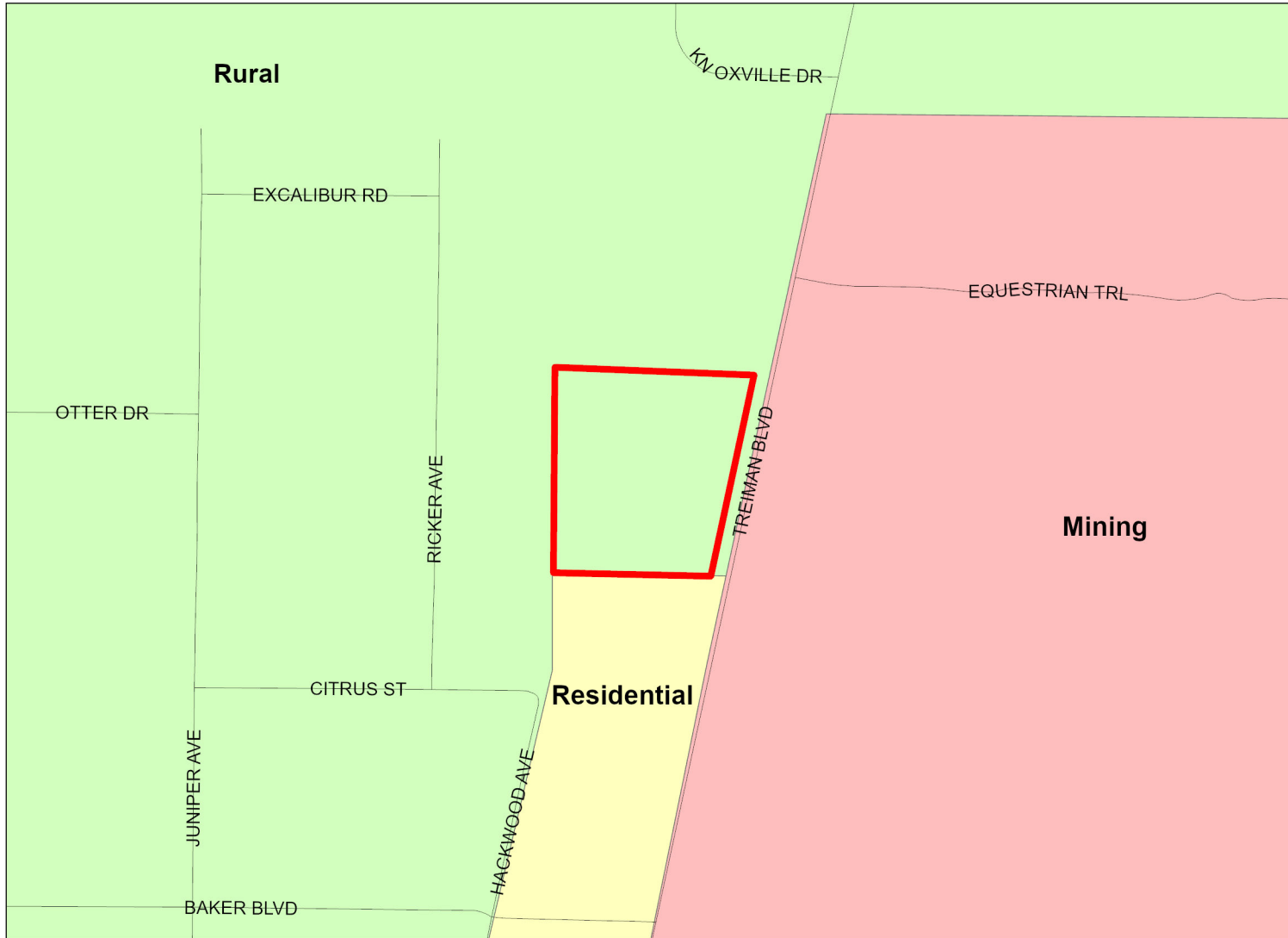
AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(PSF)
CM2	PDP(REC)
CPDP	PDP(RR)
CV	PDP(RUR)
I1	PDP(SF)
I2	PDP(SU)
M	R1A
OP	R1B
PDP(AF)	R1C
PDP(CM)	R1MH
PDP(CP)	R2
PDP(GC)	R2.5
PDP(GHC)	R3
	RC
	RM

City Zoning Pending



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-35
Version Date: 12/09/2022



H-24-35

FLU Riverine District

Regional Commercial

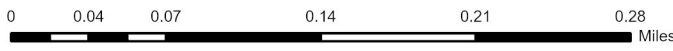
FLU

- 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: 07/12/2024



H-24-35

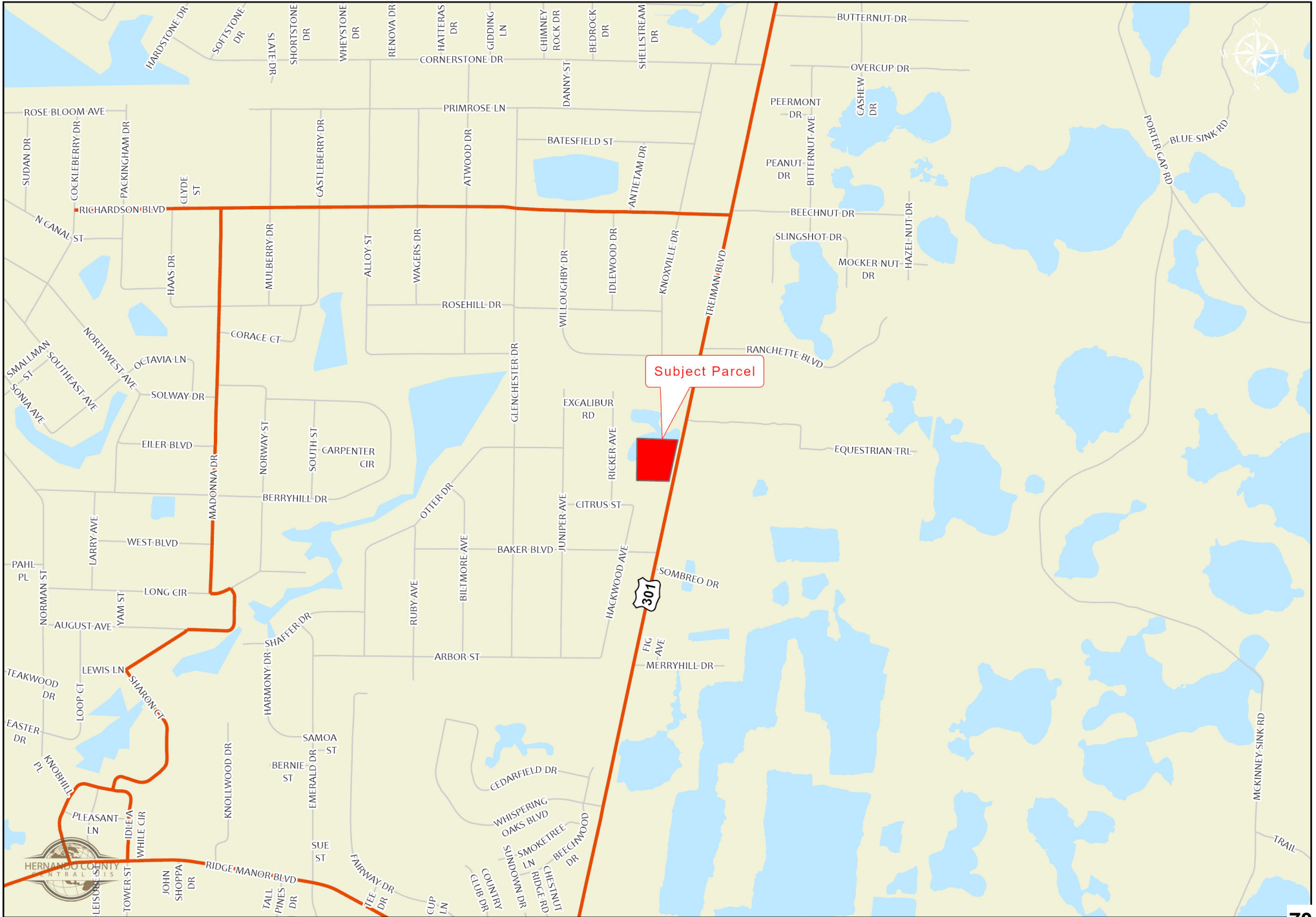
Photo date: 2023

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H-24-35 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.



Subject Parcel

301

0 0.13 0.25 0.5 0.75 1 Miles



Planning & Zoning Commission

AGENDA ITEM

Meeting: 10/07/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 14645
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by M&R Holdings LLC (H-24-39)

BRIEF OVERVIEW

Request:

Rezoning from R-1A (Residential) to C-2 (Highway Commercial)

General Location:

South side of Chambord Street, approximately 300' east of Coastal Boulevard

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. The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

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 R-1A (Residential) to C-2 (Highway Commercial).

REVIEW PROCESS

Omar DePablo	Approved	09/27/2024	5:31 PM
Toni Brady	Approved	09/29/2024	2:31 PM
Victoria Anderson	Escalated	10/02/2024	5:25 PM
Pamela Hare	Approved	10/03/2024	8:34 AM
Melissa Tartaglia	Approved	10/03/2024	11:03 AM
Danielle Nigro	Approved	10/03/2024	11:10 AM

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

H-24-39

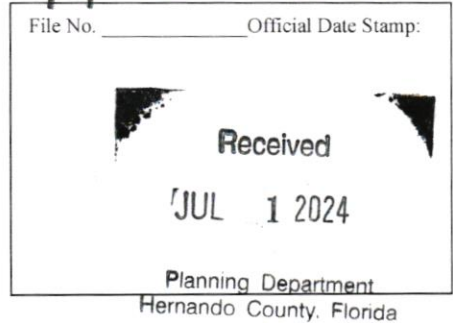
HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 05/17/24



APPLICANT NAME: Kori Broussard
Address: 4300 Legendary Dr. Suite 234
City: Destin State: FL Zip: 32541
Phone: 225-454-2629 Email: kori@olpwp.com
Property owner's name: (if not the applicant) M&R Holdings, LLC

REPRESENTATIVE/CONTACT NAME: Kori Broussard or Chris Ferrari
Company Name: Olson Land Partners, LLC
Address: 4300 Legendary Dr. Suite 234
City: Destin State: FL Zip: 32541
Phone: 225-454-2629 Email: kori@olpwp.com; chris@ferrari-development.com

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 999049
2. SECTION 28, TOWNSHIP, RANGE 18
3. Current zoning classification: R1A & C2
4. Desired zoning classification: C2
5. Size of area covered by application: A portion of 2.70 acres
6. Highway and street boundaries: Cortez Blvd & Chambord St.
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

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

- [] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): Kori Broussard (Olson Land Partners, LLC) and (representative, if applicable): Kori Broussard & Christopher Ferrari & BRANDON Hebron to submit an application for the described property.

Signature of Property Owner: Joseph M McKenney V.P. Treasurer of M&R Holdings, LLC

Kansas
STATE OF FLORIDA
COUNTY OF HERNANDO Johnson

The foregoing instrument was acknowledged before me this 16 day of May, 2024, by Joseph M. McKenney who is personally known to me or produced as identification.

Signature of Notary Public: Cassandra Grodzicki

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



Notary Seal/Stamp

June 20, 2024

To: Zoning Department
Hernando County, Florida

RE: Rezoning Parcel R28 222 18 3040 00A0 0370
Narrative

To whom it may concern:

On behalf of Olson Land Partners, LLC (the "Applicant"), I am requesting a rezoning for parcel R28 222 18 3040 00A0 0370. This parcel is currently split-zoned, with the rear portion designated as C2 and the front portion along Cortez Blvd designated as R1A. The property is presently vacant. I've included Lots B and C so that you can understand the development. These lots are already designated C2.

1. Proposal:

a. Proposed Land Use:

- i. Lot A: 0.65 acres – QSR – Zoned R1A and we are requesting to rezone it to C2.
- ii. Lot B: .64 acres – QSR/Coffee shop – The portion of the parcel is already zoned C2.
- iii. Lot C: 1.89 acres –Storage Center - The portion of the parcel is already zoned C2.

b. Proposed density level of residential uses: N/A

c. Proposed SF of development and building height(s) of commercial uses

- i. Lot A: QSR – 800 sf, 20'
- ii. Lot B: QSR/Coffee shop – 816 sf, 20'
- iii. Lot C: Mini-storage Facility – 34,400 sf 35'

d. Proposed deviations from code: N/A

2. Site Characteristics:

a. Lot A:

- i. Size: 0.65 acres
- ii. Existing Land Use: Vacant
- iii. Known activities or uses on-site: Undeveloped.

b. Lot B (informational purposes only):

- i. Size: 0.65 acres
- ii. Existing Land Use: Vacant
- iii. Known activities or uses on-site: Undeveloped.

c. Lot C (informational purposes only):

- i. Size: 1.89 acres
- ii. Existing Land Use: Vacant
- iii. Known activities or uses on-site: Undeveloped.

3. Environmental Considerations:

- a. Flood Zone: X, A, AE
- b. Drainage Features: A detention pond on the rear side of Lot A to serve all three lots.
- c. Water Features: N/A
- d. Habitats: TBD; an endangered species investigation has not been completed at this time.
- e. Conditions and Impacts on Natural Features:

4. Site Plan Discussion in the Narrative:

- a. A description of the concept of the development plan:
 - i. The attached concept plan outlines what we plan to do for the entire development. The portion of the property that needs to be rezoned to C2 will be for a quick-serve restaurant with primarily drive thru service. There will be outdoor seating for customers who would like to eat at the restaurant.
- b. Proposed buffer sizes and separation widths between proposed land uses.
 - i. All buffers meet the Hernando County code requirements.

Site:	Proposed Buffer:	Require Buffer:
Lot A	5'	5'
Lot B	5'	5'
Lot C	5'	5'

c. Proposed Setbacks and Minimum Sizes for Individual Lots

Site:	Required Setback	Proposed Setback	Lot Size:
Lot A	Front: 125' Side: 20' Rear: 35'	Front: Side: Rear:	1.89 ac
Lot B	Front: 125' Side: 20' Rear: 35'	Front: Side: Rear:	.65 ac
Lot C	Front: 35' Side: 20' Rear: 35'	Front: Side: Rear:	.64 ac

- d. Impacts and Improvements to infrastructure: **We intend to comply with any necessary improvements if they are required, however it seems that adequate public infrastructure currently is on site.**
 - e. Proposed uses within pods. – **N/A**
5. Impacts to Public Facilities:
- a. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and analysis required to demonstrate that adequate public facilities will be available:
 - i. Transportation: **We will utilize an existing drive on Cortez Blvd as well as request an entrance only on the western corner of the site. A new driveway will be added to access Lot A from Chambord Street.**
 - ii. Water & Sanitary Sewer: **There is a 12" water main along Cortez and an 8" west of site on Chambord St.**
 - iii. Drainage: **A detention pond will be added to the site to collect stormwater to where it does not have any impact of current public infrastructure.**
 - iv. Parks & Recreation: **No Impact**
 - v. Solid Waste: **There will be designated solid waste containers on site that will be emptied routinely. This development does not anticipate excessive solid waste.**
 - vi. Public School Facilities: **N/A**
 - b. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities;
 - i. **It is unknown whether any improvements will be required at this time. Should improvements become necessary, we have every intention of complying with the county's standards.**
6. Water and Sewer Services
- a. The county subdivision regulations require the dedication of sewer and water systems to the county in planned residential or commercial development projects and provides for the obtaining of water and sewer service from the county, payment of connection fees, and commitments for service.
Understood
 - b. In preparing an application for rezoning, a developer should be aware of these provisions and shall take initial steps toward water and sewer agreements. In all cases, a developer must request water and sewer service from the county. If the county is to provide water and/or sewer, the developer must acknowledge in writing understanding of ordinance requirements and that the developer will comply with the provisions. The County may require that the applicant prepare a capacity study later in the development process to confirm infrastructure availability.
Understood

- c. If the project is located adjacent to or within the City of Brooksville Utility Department's First Right to Serve Area, the developer can request service from the City and provide a letter from the City stating service is available.

Understood.

7. Senior, Age-Restricted or Affordable Housing – **N/A**

We are prepared to discuss these points in further detail at your convenience. Our goal is to work collaboratively to ensure that the project adheres to all applicable standards and contributes positively to the community. We look forward to the opportunity to further this discussion.

Thank you for your attention to this matter. Please feel free to contact me directly at kori@olpwp.com; phone: 225-454-2629 to arrange a meeting or to discuss any questions you may have.

Sincerely,



Kori Broussard
Director of Development Services
4300 Legendary Drive, Suite 234
Destin, FL 32541
Ph: 225-454-2629
E-mail: kori@olpwp.com

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024
Board of County Commissioners: November 19, 2024

APPLICANT: M&R Holdings LLC

FILE NUMBER: H-24-39

REQUEST: Rezoning from R-1A (Residential) to C-2 (Commercial Highway)

GENERAL LOCATION: South side of Chambord Street, approximately 300' east of Coastal Boulevard

PARCEL KEY: 999049

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from R1A/ (Residential) to C2/(Highway Commercial). The 2.54 acre parcel is currently split zoned with 1.89 acres as R1A(Residential) on the northside of the property along Chambord Street and 0.65 acre C-2(Highway Commercial) to the south side along Cortez Boulevard. The petitioner is requesting to continue the C-2(Commercial Highway) zoning to the rear section. The site plan shows the parcels along Cortez Boulevard as Lots A and B (already zoned C-2) with quick serve restaurant uses and Lot C as mini warehouse storage center (parcel along Chambord Street). The mini warehouse storage center building is proposed as approximately 34,400 square feet, with a maximum height of thirty-five (35) feet. No deviations to the zoning district regulations are included in the petition.

SITE CHARACTERISTICS:

Site Size: 1.89 acres (2.54 acres total)

Surrounding Zoning & Land Uses:
North: C-4; Chambord Road Warehouse
South: C-2; Doctors office
East: C-4; Warehouse
West: C-2; Shopping Plaza

Current Zoning: R1A (Residential) and C2 (Highway Commercial)

Future Land Use

Map Designation: Commercial

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Habitat: Longleaf Pine-Xeric oak vegetative community (scrub oak and pine species, with groundcover and annuals) according to FLUCCS (Florida Land Use Cover and Classification System) mapping. The narrative states that gopher tortoises are present based on a preliminary environmental survey.

Comments: A comprehensive wildlife/gopher tortoise survey, prepared by a qualified professional shall be conducted prior to any development occurring on the property. The petitioner is required to comply with all applicable FWC regulations.

Hydrologic Features: The property does not contain wetlands or Wellhead Protection Areas (WHPA) according to County data resources.

Protection Features: The property contains no Special Protection Area (SPA) according to County data resources.

Water Quality Review: The proposed development is within the Weeki Wachee Priority Focus Area for the Weeki Wachee River Basin Management Action Plan and subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate. Where stormwater is directed to retention/detention areas the developer shall use enhanced treatment methods to reduce nitrogen loading.

Comments: This project is located within the Weeki Wachee Basin identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

The petitioner shall meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water is adjacent and available to this parcel. The closest sewer connection would be approximately 500 feet to the west of parcel. HCUD has no objection to the requested.

Comments: A utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING REVIEW:

The subject site is located between Cortez Boulevard and Chambord Street, approximately 300' east of Coastal Boulevard. The petitioner has indicated access to Chambord Street for the ministorage and two access points along the frontage road and unto SR 50 (Cortez Boulevard). The County Engineer has reviewed the petitioners request and indicated the following:

- The site is located in the Wiscon watershed. FEMA flood map is number 12053C0167D, effective on 2/2/2012. There is a large area of AE floodplain.
- A Traffic Access Analysis is required to be submitted for Lots A and B.
- This project abuts Cortez Boulevard, a Frontage Road is required by ordinance, in this area Chambord Street is the Reverse Frontage Road.
- Provide interconnectivity/cross access to surrounding parcels, including Chambord Street. Cross access agreements will be required.
- FDOT access management permit required.
- FDOT drainage permit may be required.

LAND USE REVIEW:

The petitioner would like to combine this parcel with the adjacent parcel (Key #1754275) to the east and create two (2) quick service restaurants along Cortez Boulevard and a mini warehouse storage center along Chambord Street.

Minimum Building setbacks

Lot A (Quick Service Restaurant)

Front: 125'
Side: 20'
Rear: 35'

Lot B (Quick Service Restaurant)

Front: 125'
Side: 20'
Rear: 35'

Lot C (Mini-Warehouse)

Front: 35'
Side: 20'
Rear: 35'

Parking

County LDRs requires 2 parking spaces for every 100 units for the proposed mini warehouse use and 0.5 per seat for the quick service restaurants.

Comments: The petitioner proposes 21 parking spaces for the mini warehouse use and 11 spaces per quick service restaurant parcel. If approved, the petitioner must meet the minimum parking requirements of the County's LDRs.

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 minimum commercial buffer shall consist of a 5' landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such 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 the time of planting.

Comments: The petitioner has indicated a 5' buffer around the property.

Lighting:

County LDRs require lighting that enhances the visual impact of the project on the community and specifically addresses 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 1.04G: 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.

Comments: The subject site is located within a commercial corridor on the County's adopted Comprehensive Plan. The proposed use is compatible with the surrounding area and consistent with the Comprehensive Plan

FINDING OF FACTS:

A rezoning from R-1A (Residential) to C-2 (Commercial Highway) is appropriate and is compatible with the surrounding area and consist with the Comprehensive Plan.

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 Concurrence. 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's 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 R-1A (Residential) to C-2 (Highway Commercial).

Project Site Information

Property Flood Zone: X, AE, AND A

Storm Detention Required? Yes No Assumed

Zoning of Property: C-3, General Commercial

Property Setbacks: Building Landscape
 Front: 125' AND 35' Front: 5'
 Side: 20' Side: N/A
 Rear: 35' Rear: N/A

Utilities Available: (Water) Yes No Assumed
 (Electric) Yes No Assumed
 (Sewer) Yes No Assumed

Existing Vegetation: Existing vegetation consist of native grasses, pine and oak trees.

LOT A - SMALLS SLIDERS

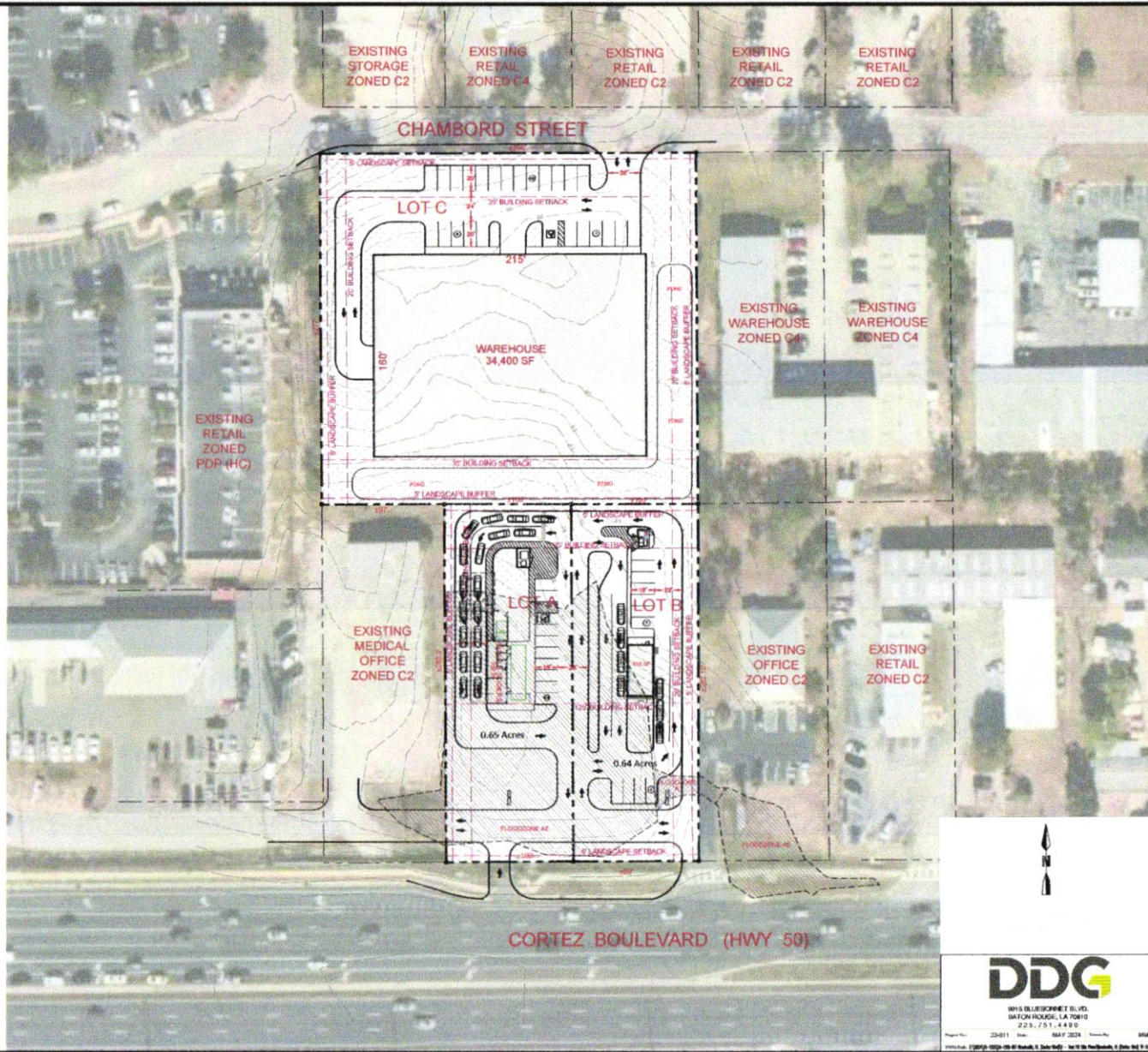
TOTAL SITE AREA	28,328 SF (0.65 AC)
PAVING AREA	17,688 SF (62.4%)
LANDSCAPE AREA	9,840 SF (34.7%)
BUILDING AREA	800 SF
BUILDING HEIGHT	20'
PARKING	10
ZONING	R1A (RESIDENTIAL)

LOT B - ELLIANOS COFFEE

TOTAL SITE AREA	28,118 SF (0.64 AC)
PAVING AREA	20,336 SF (72.3%)
LANDSCAPE AREA	6,972 SF (24.7%)
BUILDING AREA	816 SF
PARKING	7
ZONING	C2 (HIGHWAY COMMERCIAL)

LOT C - WAREHOUSE

TOTAL SITE AREA	82,353 SF (1.89 AC)
PAVING AREA	16,439 SF (19.9%)
LANDSCAPE AREA	31,214 SF (38.2%)
BUILDING AREA	34,400 SF
BUILDING HEIGHT	-
PARKING	25
ZONING	C2 (HIGHWAY COMMERCIAL)



OLSON LAND PARTNERS, LLC
 Real Estate Acquisitions & Development
 4300 Legendary Drive, Suite 234
 Destin, Florida 32541
 T: 850.650.4353 F: 850.650.3881

Project: Cortez Boulevard Brooksville, FL

REVIEW PROCESS

ISSUE DATE	5/23/2024
ISSUED BY (OLP)	<input type="checkbox"/>
REVIEW DATE	-

SIGNATURE: Authorized Reviewer DATE
 Sites are approved if no comments are provided (10) date after submitted



DDG
 9113 BLOSSHURST BLVD.
 BATON ROUGE, LA 70810
 225.751.4490
 Project No: 23011 Date: 05/23/2024 Drawing No: 0000

Sheet: TEST FIT Scale: 1"=80'

TF: 2.0

7:302434-1-13-24-12-007_Brooksville, FL (David B. Goff) - Test Fit Site Plan, Brooksville, FL (Cortez Blvd, HWY 50) - May 23, 2024 - 2.34m

H-24-39

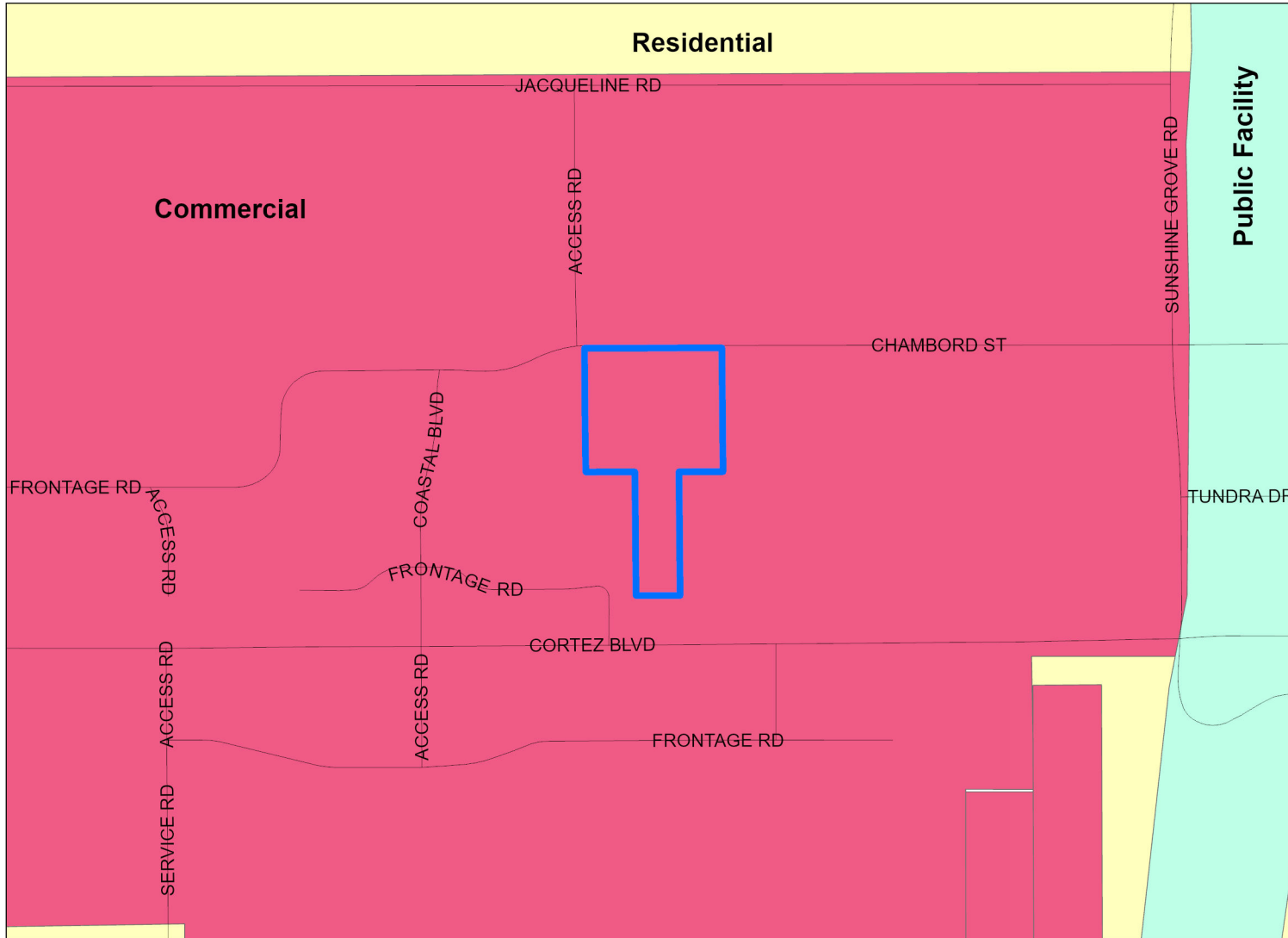
Photo date: 2023

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-24-39
Version Date: 12/09/2022



H-24-39

FLU Riverine District

Regional Commercial

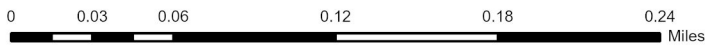
FLU

- 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.

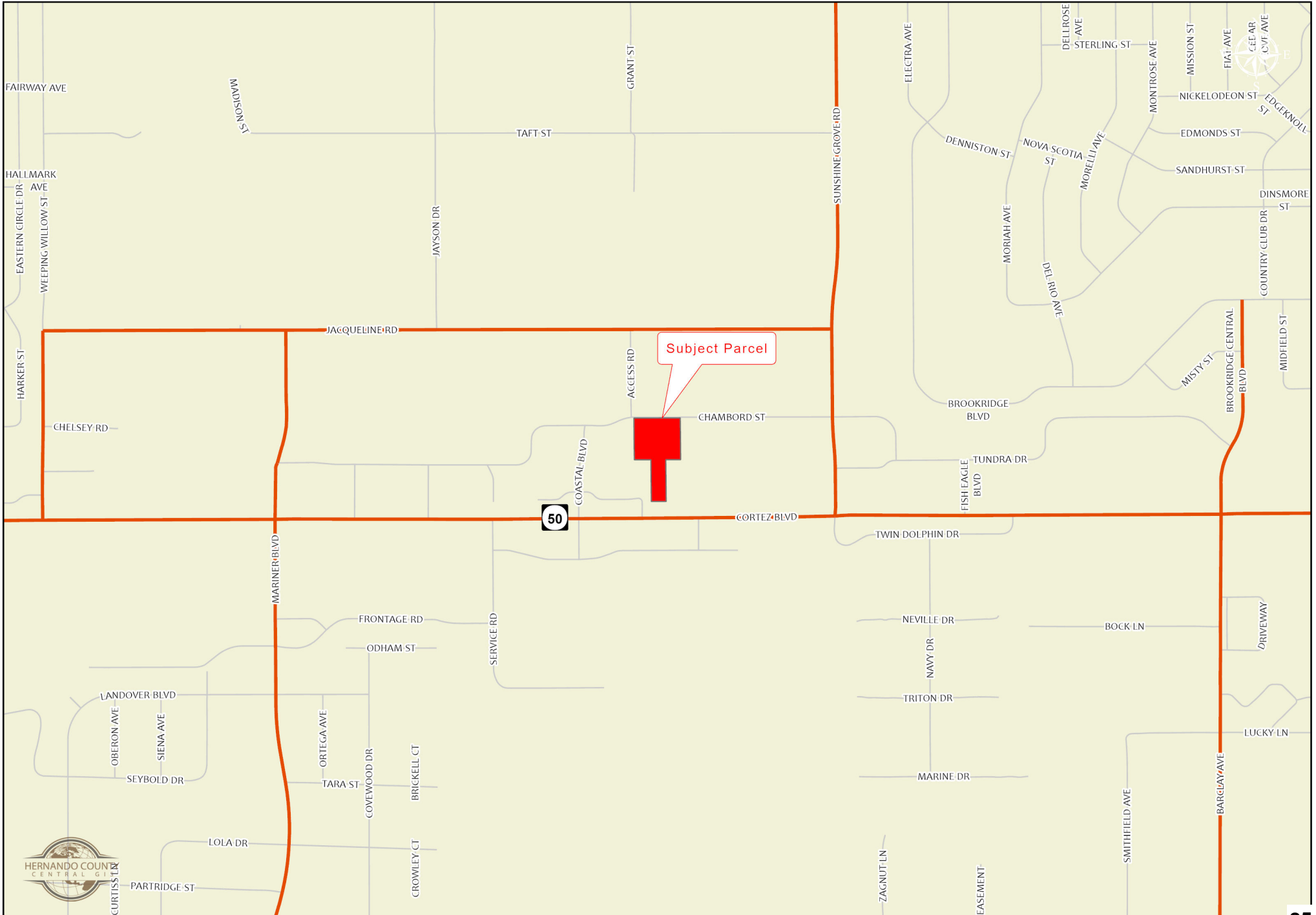


Date of mapping: 08/26/2024



H-24-39 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.





AGENDA ITEM

TITLE

Rezoning Petition Submitted by Sharon Warthen (H-24-40)

BRIEF OVERVIEW

Request:

Rezoning from R-1B (Residential) to R-1A (Residential)

General Location:

East side of Twiggy Street, approximately 300' south of Martin Luther King Jr. Boulevard.

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. The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

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 R-1B (Residential) to R-1A(Residential).

REVIEW PROCESS

Omar DePablo	Approved	09/26/2024	7:03 PM
Toni Brady	Approved	09/29/2024	2:37 PM
Victoria Anderson	Escalated	10/02/2024	5:25 PM
Pamela Hare	Approved	10/03/2024	8:35 AM
Melissa Tartaglia	Approved	10/03/2024	11:03 AM
Danielle Nigro	Approved	10/03/2024	11:10 AM

AYES:	Holmes, Hickey and Noe
NAYES:	Morgan
ABSENT:	Birren and McDonald

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: June

File No. H-24-40
Official Date Stamp: RECEIVED JUN 17 2024
Hernando County Development Services
Zoning Division

APPLICANT NAME: Sharon Denise Warthen

Address: PO Box 462
City: BROOKSVILLE State: FL Zip: 3460
Phone: 352 403-8108 Email: Sharon warthen@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1810712 & 12076
2. SECTION, TOWNSHIP, RANGE
3. Current zoning classification: R1B
4. Desired zoning classification: R1A
5. Size of area covered by application:
6. Highway and street boundaries: MLK and Twigg Street
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed: none)

PROPERTY OWNER AFFIDAVIT

I, Sharon Denise Warthen, 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):

- [x] 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.

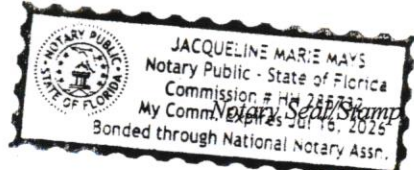
Signature of Sharon Denise Warthen
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 17th day of June, 2024, by Sharon Denise warthen who is [x] personally known to me or [] produced as identification.

Signature of Notary Public

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



Dear County Zoning Office/Planning Department:

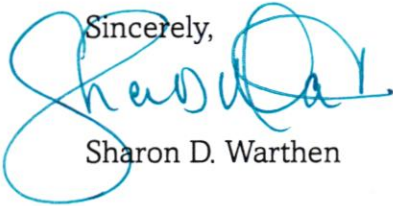
I am writing this correspondence to request rezoning for 809 Twigg Street, Brooksville, FL 34601 Property Key #01810712 Parcel #R261 122 19 0460 000 0560.

The current zoning is Residential 1-B , my request is to have the property reclassified from current to Residential R1-A.

This zoning approval would show compatibility with surrounding properties and zoning. As there are several other properties within the community/neighborhood have the R1A zoning. There is a mobile home located just two doors down on the same street as above address. As recent as last month a beautiful double wide mobile home was placed directly behind the property listed above.

Thank you and I appreciate your timely consideration.

Sincerely,



Sharon D. Warthen

REZONING CASE H-24-40

RECOMMENDATIONS / ACTIONS

STAFF RECOMMENDATIONS TO THE PLANNING AND ZONING COMMISSION

SEPTEMBER 20, 2024

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 R-1B (Residential) to R-1A(Residential).

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024
Board of County Commissioners: November 19, 2024

APPLICANT: Sharon Denise Warthen

FILE NUMBER: H-24-40

REQUEST: Rezoning from R-1B (Residential) to R-1A(Residential)

GENERAL LOCATION: East side of Twigg Street, approximately 300' south of Martin Luther King Jr. Boulevard.

PARCEL KEY NUMBERS: 1810712, 12676

APPLICANT’S REQUEST

The petitioner is requesting a rezoning from R-1B (Residential) to R-1A (Residential) to allow a wider range of housing options.

SITE CHARACTERISTICS

Site Size: 0.40 acres (2 parcels with .20 acres each)

**Surrounding Zoning;
Land Uses:** North: R-1B; Single Family Home
South: R-1A; Single Family Home
East: R-1B (is in the process of being rezoned to R-1A); Single Family Home
West: R-1B; Single Family Home; Undeveloped

Current Zoning: R-1B (Residential)

**Future Land Use
Map Designation:** Residential

Flood Zone: X

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner’s request and have the following comments:

- This property is located within the City of Brooksville Utility Department’s (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW

The County Engineer reviewed the petitioners request and provided the following comments:

- There is an area of flowing AE floodplain on the east portion of the property. The applicable FEMA FIRM panel number is 12053C0192D, effective 2/2/2012.
- The subject parcel requires a paved driveway apron connection. The driveway apron shall meet the requirements of the Hernando County Facility Design Guideline IV-26/Residential Driveway.
- The petitioner must obtain a Right of Way Use permit to install the driveway apron.

LAND USE REVIEW

The petitioner requests a Euclidean R-1A (Residential) use. The R-1A allows single family homes, mobile homes and associated accessory structures. There are several properties within 200' that have a R-1A zoning.

Building Setbacks

The Minimum Building Setbacks for the R-1A zoning district are:

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

FINDINGS OF FACT

1. Rezoning from R-1B (Residential) to R-1A (Residential) is appropriate considering there is no change in land use, only a change the type of structure allowed on the property.
2. There are both R-1A and R-1B zoned properties surrounding the subject parcel.

NOTICE OF APPLICANT RESPONSIBILITY

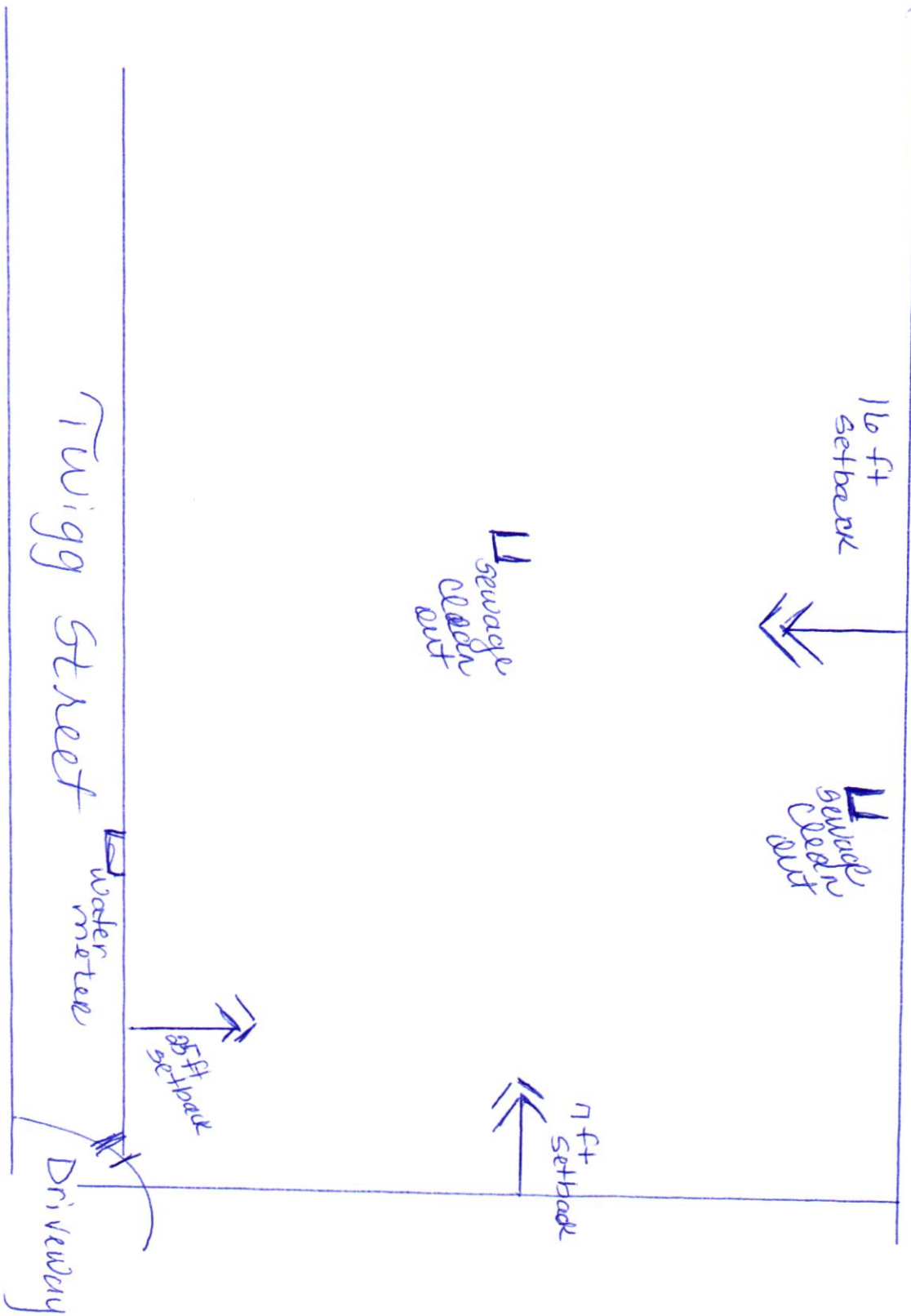
The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for 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. 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 recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1B (Residential) to R-1A(Residential).

MLK



H-24-40

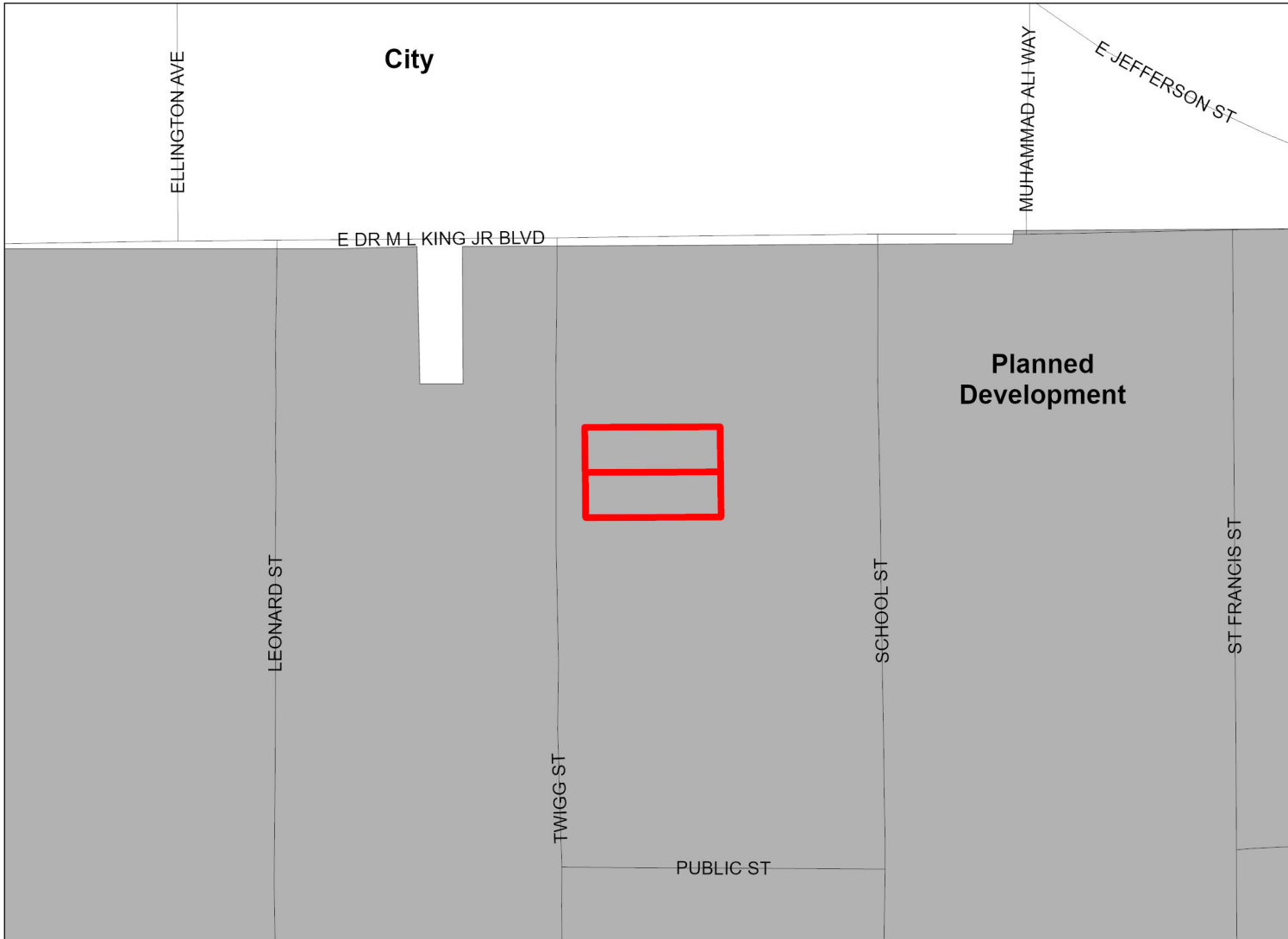
Photo date: 2023

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-24-40
Version Date: 12/09/2022

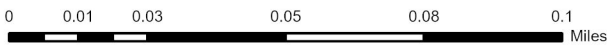


	H-24-40
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

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.

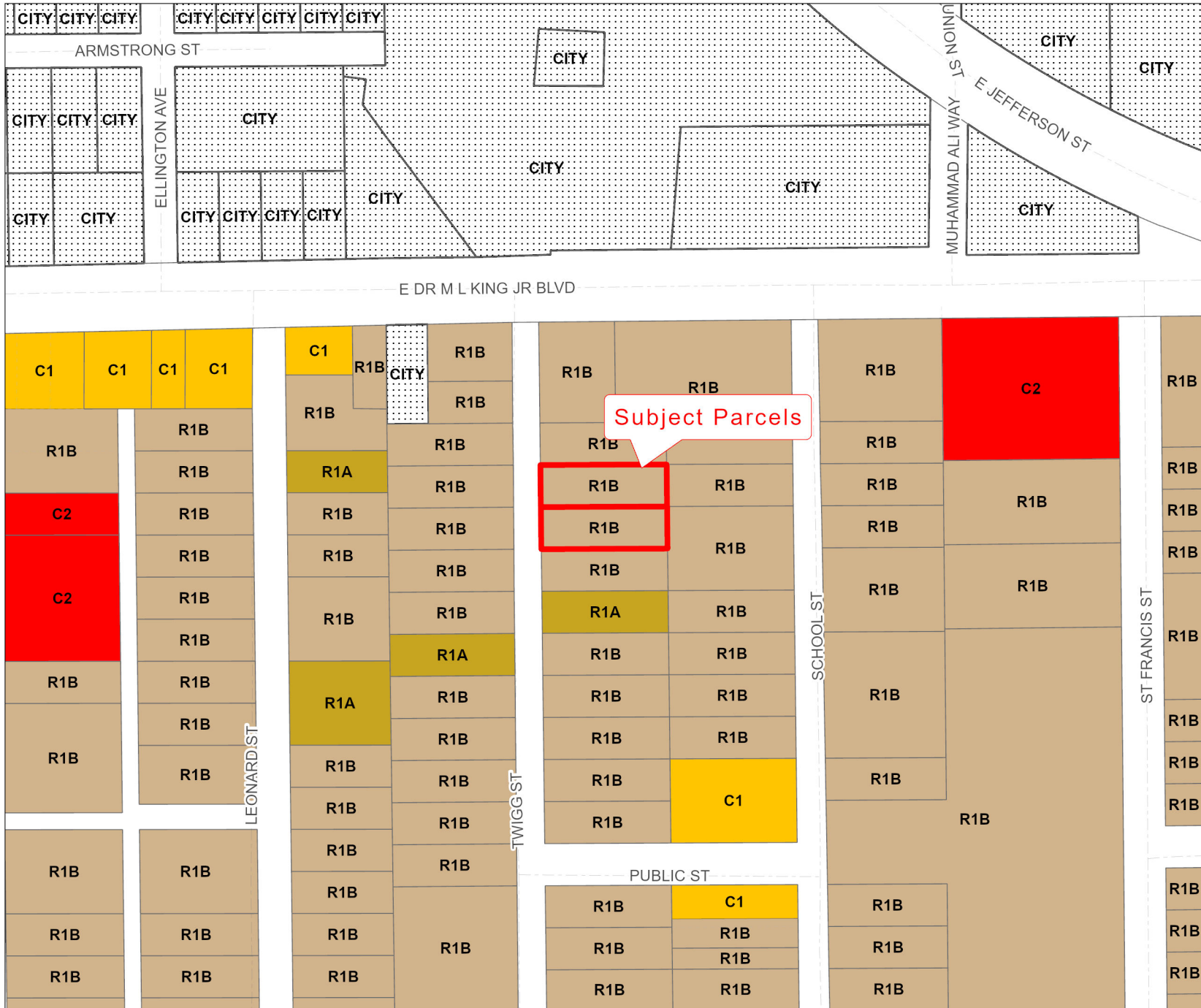


Date of mapping: 08/26/2024



H-24-40

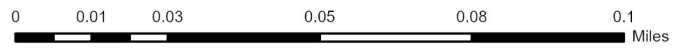
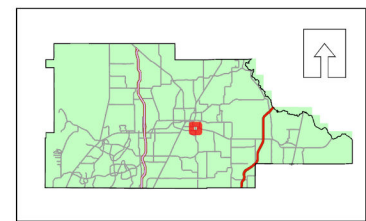
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

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

City Zoning Pending





Planning & Zoning Commission

Meeting: 10/07/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 14643
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Thomas Gaulin and Zamira Romero (H-24-41)

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) to R-1A (Residential)

General Location:

Northwestern corner of the intersection of Mitchell Road and Oxley Road

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. The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

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 AG (Agricultural) to R1A (Residential).

REVIEW PROCESS

Omar DePablo	Approved	09/26/2024	7:01 PM
Toni Brady	Approved	09/29/2024	2:38 PM
Victoria Anderson	Escalated	10/02/2024	5:25 PM
Pamela Hare	Approved	10/03/2024	8:36 AM
Melissa Tartaglia	Approved	10/03/2024	11:04 AM
Danielle Nigro	Approved	10/03/2024	11:11 AM

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

File No. _____ Official Date Stamp:
H-24-41
Received
JUN 13 2024
Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME: Thomas Gaulin and Zamira Romero
Address: 11123 SNOW LARK AV.
City: Weeki Wachee State: FL Zip: 34614
Phone: 352 584 9851 Email: TGaulin2482@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 362173
2. SECTION 35, TOWNSHIP 22, RANGE 19
3. Current zoning classification: AG
4. Desired zoning classification: R1A
5. Size of area covered by application: 1.3 AC
6. Highway and street boundaries: Oxley Rd & Mitchell Rd
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

I, Thomas Gaulin & Zamira Romero, 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):

- [X] 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 by means of [] physical presence or [] online notarization, this 19 day of June, 2024, by Thomas Gaulin, Zamira Romero who is [] personally known to me or [X] produced FDL as identification.

Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp:
RECEIVED
JUN 13 2024
Hernando County Development Services
Zoning Division

Date: _____

APPLICANT NAME: THOMAS GAULIN
Address: 11123 SNOW LARK AVE.
City: WEEKI WACHEE State: FL Zip: 34614
Phone: 352 584 8851 Email: Tgaulin248@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 362173
2. SECTION 35, TOWNSHIP 22, RANGE 19
3. Current zoning classification: AG
4. Desired zoning classification: RIA
5. Size of area covered by application: 1.3 AC
6. Highway and street boundaries: OXLEY RD & MITCHELL RD
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

I, my name THOMAS GAULIN, 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):
[X] 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.

Thomas Gaulin
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13 day of June, 2024, by Thomas Gaulin who is [] personally known to me or [] produced FD as identification.

Robin Reinhart
Signature of Notary Public



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

TO WHOM IT MAY CONCERN

I WOULD LIKE TO REZONE MY LOT
TO R-1K TO DIVIDE THE PROPERTY
FOR RESIDENTIAL USE.

Thank you!

Thomas Laidler

REZONING CASE H-24-41

RECOMMENDATIONS / ACTIONS

STAFF RECOMMENDATIONS TO THE PLANNING AND ZONING COMMISSION

SEPTEMBER 20, 2024

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 AG (Agricultural) to R1A (Residential).

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024
Board of County Commissioners: November 19, 2024

APPLICANT: Thomas Gaulin and Zamira Romero

FILE NUMBER: H-24-41

REQUEST: Rezoning from AG (Agricultural) to R1A (Residential)

GENERAL LOCATION: Northwestern corner of the intersection of Mitchell Road and Oxley Road

PARCEL KEY NUMBERS: 362173

APPLICANT’S REQUEST

The petitioner is requesting a rezoning from AG (Agricultural) to R1A (Residential) to divide the subject 1.3-acre site for residential use.

SITE CHARACTERISTICS

Site Size: 1.3 acres

Surrounding Zoning:

Land Uses: North: AR; Single-Family Residence
South: R1C and AG; Undeveloped
East: AG and AR; Single-Family Residence
West: AG and R1C; Single-Family Residence and Undeveloped

Current Zoning: AG/(Agricultural)

Future Land Use Map Designation: Residential

Flood Zone: X

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's request and provided the following comment.

- This parcel is located within the City of Brooksville Utility Department's (CBUD) first right to serve district, however per recent discussions with CBUD, their utility services are currently unavailable to the parcel. Please contact CBUD's office to discuss further. HCUD's utility services are also unavailable to this parcel.
- HCUD does not object to the requested zoning change from AG to R1A,
- **PLEASE BE ADVISED:** Per Hernando County Ordinance Chapter 28-99, HCUD would be required to deny the future parcel split request since it would create one or more lots under one (1) acre and does not have CBUD or HCUD utility system(s) available for connection.

ENGINEERING REVIEW

The County Engineer reviewed the proposed rezoning and provided the following comments:

- The subject parcel requires paved driveway apron connections. The driveway apron shall meet the requirements of the Hernando County Facility Design Guideline IV-26/Residential Driveway.
- If the property is subdivided, the petitioner is limited to one (1) driveway on Oxley Road and one (1) driveway on Mitchell Road; each driveway must be located as far as possible from the intersection of Oxley Road and Mitchell Road.
- The petitioner must obtain a Right of Way Use permit to install driveway apron.

LAND USE REVIEW

The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the regulations for a parcel within the R-1A Zoning District.

Permitted uses

- Single-family dwellings.
- 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.

Minimum Lot Size

- 6,000 sf

Minimum Lot Width at the Building Setback Line

- 60'

Setbacks

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

COMPREHENSIVE PLAN REVIEW

Future Land Use, Residential

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.

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.

Comment: The petitioner is planning on splitting the property into several parcels meeting the requirements of the R-1A zoning district.

FINDING OF FACT

A rezoning from AG (Agricultural) to R1A (Residential) is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding land 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. 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 RECOMMENDATION

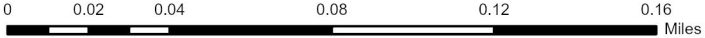
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to R1A (Residential).



H-24-41

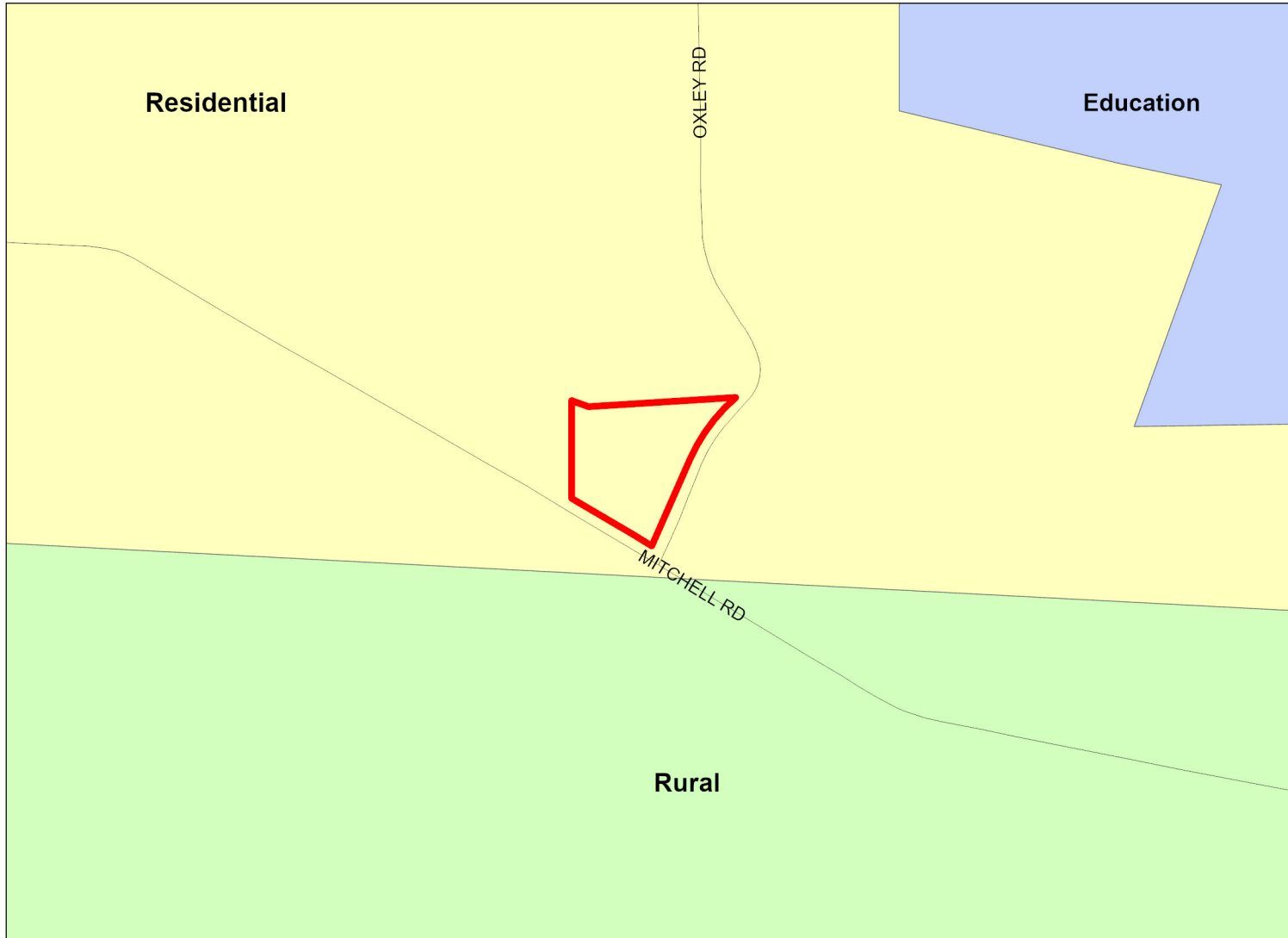
Photo date: 2023

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-24-41
Version Date: 12/09/2022



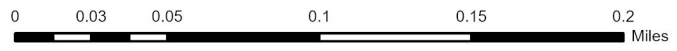
Legend

- H-24-41
- 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: 08/26/2024



H-24-41 AREA MAP

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H-24-41

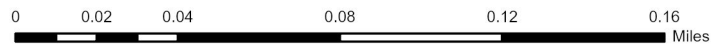
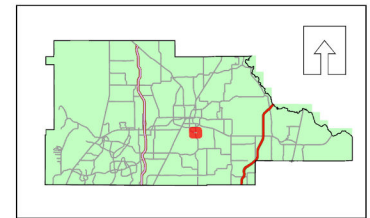
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Zoning:

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

City Zoning Pending





Planning & Zoning Commission

Meeting: 10/07/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 14642
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Timothy and Amber Fiori (H-24-43)

BRIEF OVERVIEW

Request:

Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)

General Location:

East side of Hope Hill Road approximately 775' south of Cortez Boulevard.

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. The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

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 R-1C (Residential) to AR-2 (Agricultural/Residential-2).

REVIEW PROCESS

Omar DePablo	Approved	09/26/2024	7:00 PM
Toni Brady	Approved	09/29/2024	2:35 PM
Victoria Anderson	Escalated	10/02/2024	5:25 PM
Pamela Hare	Approved	10/03/2024	8:37 AM
Melissa Tartaglia	Approved	10/03/2024	11:04 AM
Danielle Nigro	Approved	10/03/2024	11:11 AM

AYES:	Holmes and Hickey
NAYES:	Morgan and Noe
ABSENT:	Birren and McDonald
AYES:	Holmes, Hickey and Noe
NAYES:	Morgan
ABSENT:	Birren and McDonald

H-24-43

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION



Date: June 10th 2024

APPLICANT NAME: Timothy Fiore

Address: 840 Petal Mist Ln
City: Brooksville State: FL Zip: 34604
Phone: 352-691-0451 Email: Fiore Timothy@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 858423
2. SECTION 27, TOWNSHIP 22, RANGE 19
3. Current zoning classification: RIC
4. Desired zoning classification: AR2
5. Size of area covered by application: 3.7 ACRES
6. Highway and street boundaries: HOPE HILL RD
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: none)

PROPERTY OWNER AFFIDAVIT

I, my name Timothy Fiore, 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):

- [X] 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 by means of [X] physical presence or [] online notarization, this 14th day of June, 2024, by Tim Fiore who is [] personally known to me or [] produced as identification.

Signature of Notary Public
Effective Date: 05/15/20 Last Revision: 05/15/20



Notary Seal/Stamp

2nd Page has 2nd Person on Deed Property owner Affidavit

114 1062

H-24-43

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

RECEIVED

JUN 21 2024

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: _____

APPLICANT NAME: Amber Fiori

Address: 840 Petal Mist Ln

City: Brooksville State: FL Zip: 34604

Phone: _____ Email: _____

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): 858423

2. SECTION _____, TOWNSHIP _____, RANGE _____

3. Current zoning classification: RIC

4. Desired zoning classification: AR2

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 AFFIDAVIT

I, Amber Fiori, 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.

Amber Fiori
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 June, 20 24, by Amber Fiori who is

personally known to me or produced FL Notary as identification.

Carrie L. Cline
Signature of Notary Public



CARRIE L. CLINE
Commission # HH 259804
Expires May 1, 2026

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

Notary Seal/Stamp

Formal Request for Zoning Designation Change:

Subject: Request for Zoning Designation Change from R1C to AR-2 for Property Parcel Number R27-422-19-0000-0430-0040

Dear Zoning Department,

I am writing to formally request a change in zoning designation for property parcel number R27-422-19-0000-0430-0040, encompassing a total area of 3.7 acres. The proposed alteration seeks to transition the zoning classification from R1C to AR-2.

The site in question is currently described as a 3.7-acre wooded uninhabited lot, featuring one flood zone AE and one flood Zone A channel. Furthermore, the property is devoid of any known habitats. Importantly, our thorough assessment assures that rezoning to AR-2 will not impose adverse impacts on natural features. The intended development plan entails the establishment of a manufactured home on the premises incorporating minimal grassing livestock. I assure you that all facets of development will meticulously adhere to the county's building codes. In terms of utilities, the site will be equipped with a self-contained septic system for sewage disposal, complemented by access to City of Brooksville water utilities.

I trust that this request will be considered judiciously, bearing in mind its adherence to regulatory frameworks and its commitment to responsible land use practices.

Thank you for your attention to this matter.

Sincerely,

Timothy and Amber Fiori

REZONING CASE H-24-43

RECOMMENDATIONS / ACTIONS

STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

SEPTEMBER 20, 2024

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 R-1C (Residential) to AR-2 (Agricultural/Residential-2).

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024
Board of County Commissioners: December 10, 2024

APPLICANT: Timothy and Amber Fiori

FILE NUMBER: H-24-43

REQUEST: Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)

GENERAL LOCATION: East side of Hope Hill Road approximately 775' south of Cortez Boulevard.

PARCEL KEY NUMBER: 858423

APPLICANT’S REQUEST

The petitioners are requesting a rezoning of their 3.7-acre parcel from R-1C (Residential) to AR-2 (Agricultural/Residential-2). The petitioner has indicated a desire to utilize their property for small livestock. The parcel does not have any existing home and they are proposing a manufactured home.

SITE CHARACTERISTICS:

Site Size: 3.7 acres

Surrounding Zoning & Land Uses:
North: PDP MF; Single Family
South: R-1C; Single Family
East: R-1C; Single Family
West: R-1C; Single Family

Current Zoning: R-1C (Residential)

Future Land Use Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the application and states this parcel is located within the City of Brooksville Utility Department’s (CBUD) first right to serve district; please contact CBUD for any utility related comments.

ENGINEERING REVIEW

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

- The applicable FEMA FIRM panel number is number 12053C0192D, effective on 2/2/2012.
- A paved driveway apron connection to Hope Hill Rd is required. The driveway apron shall meet the requirements of the Hernando County Facility Design Guideline IV-26/Residential Driveway.
- The petitioner must obtain a Right of Way Use permit to install the driveway apron.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR district is designed to allow the continued development of low-density, single-family housing as well as mobile homes. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR-2 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.

- (d) Agricultural/Residential-2:
 - i. Single-family dwellings
 - ii. Mobile homes

COMPREHENSIVE PLAN REVIEW:

The subject is located within the Residential Future Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located directly off Hope Hill Road. Existing residential lots within the area contain a variety of single-family and mobile homes as well as AR-2 zoning.

Future Land Use, Residential Category

Objective 1.04B: The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Objective 1.04B Mobile homes are recognized as an affordable housing choice in the Residential Category, providing for compatibility with surrounding land uses and served at the site by appropriate infrastructure and services in accordance with Residential Category standards. Direct access to an arterial or major collector roadway is required to facilitate emergency evacuation.

Comments: The parcel is within the residential land use classification and is surrounded by acres in size. 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 R-1C (Residential) to AR-2 (Agricultural/Residential-2) is appropriate based on consistency with the County's adopted Comprehensive Plan and the development patterns within the Residential Land Use.

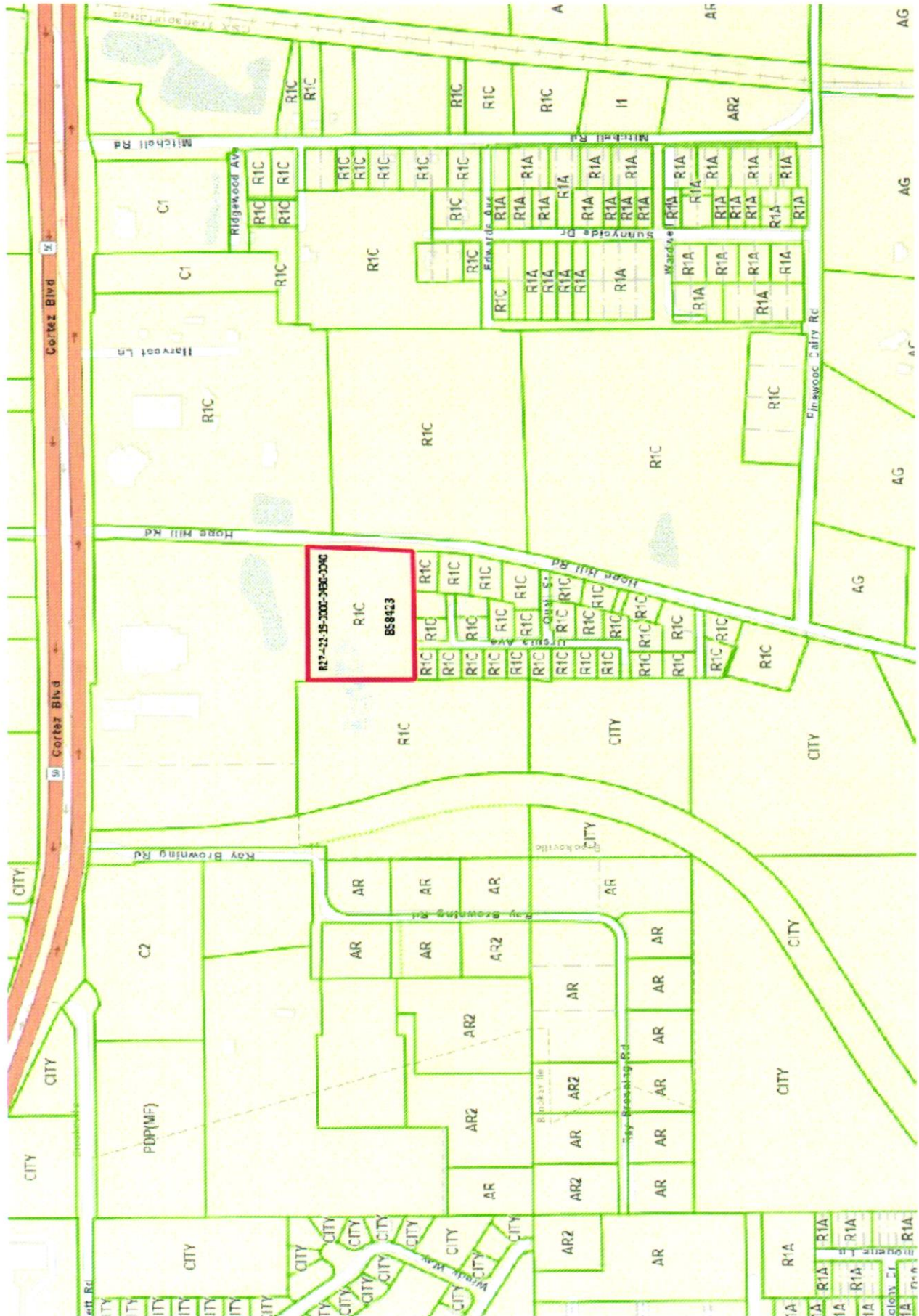
NOTICE OF APPLICANT RESPONSIBILITY

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.

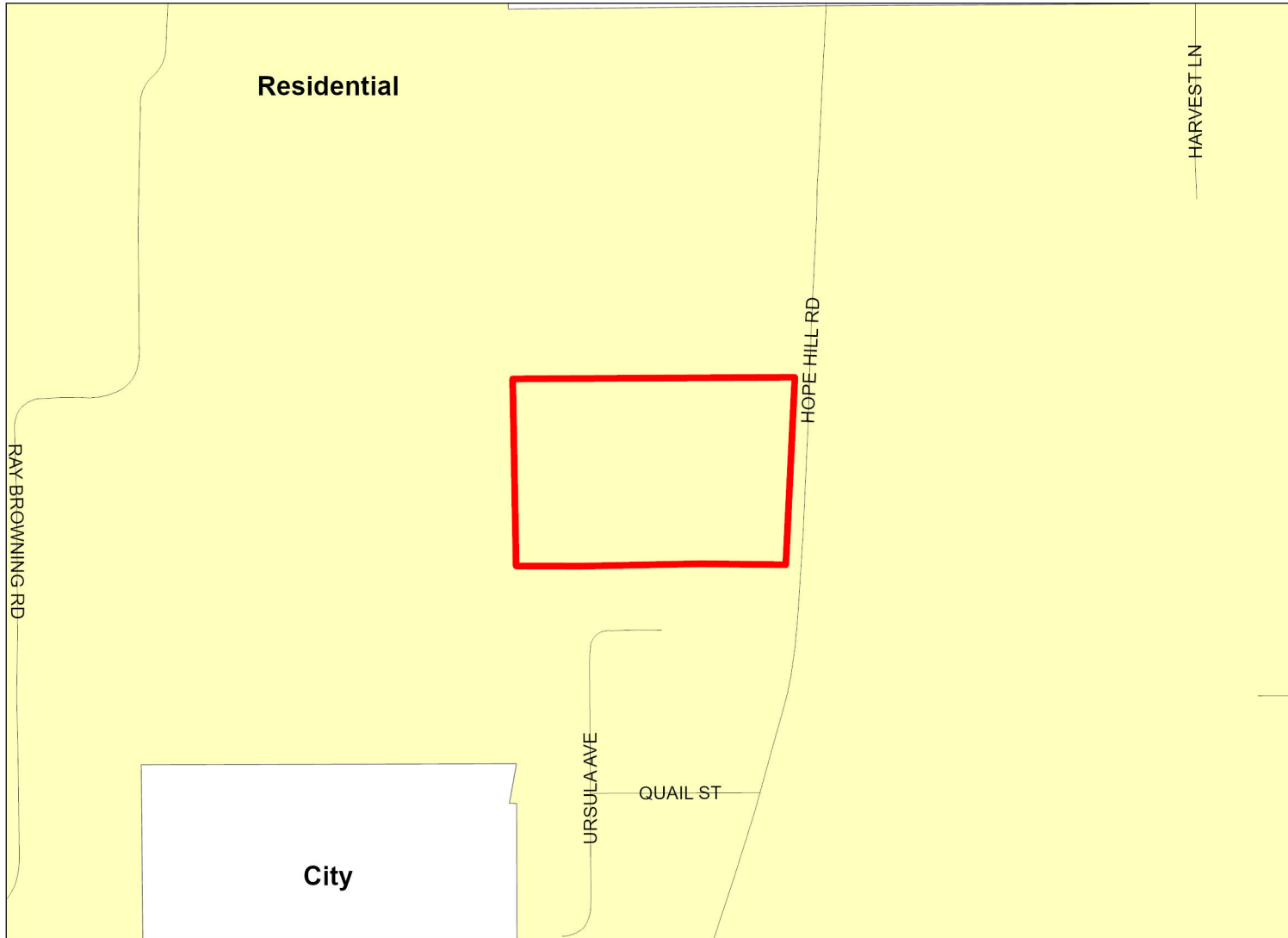
STAFF RECOMMENDATION

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 R-1C (Residential) to AR-2 (Agricultural/Residential-2).



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-43
Version Date: 12/09/2022



H-24-43

FLU Riverine District

Regional Commercial

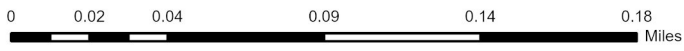
FLU

- CITY
- COMMERCIAL
- CONSERVATION
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- 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.



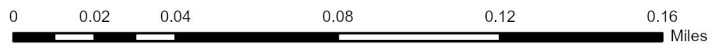
Date of mapping: 08/27/2024



H-24-43

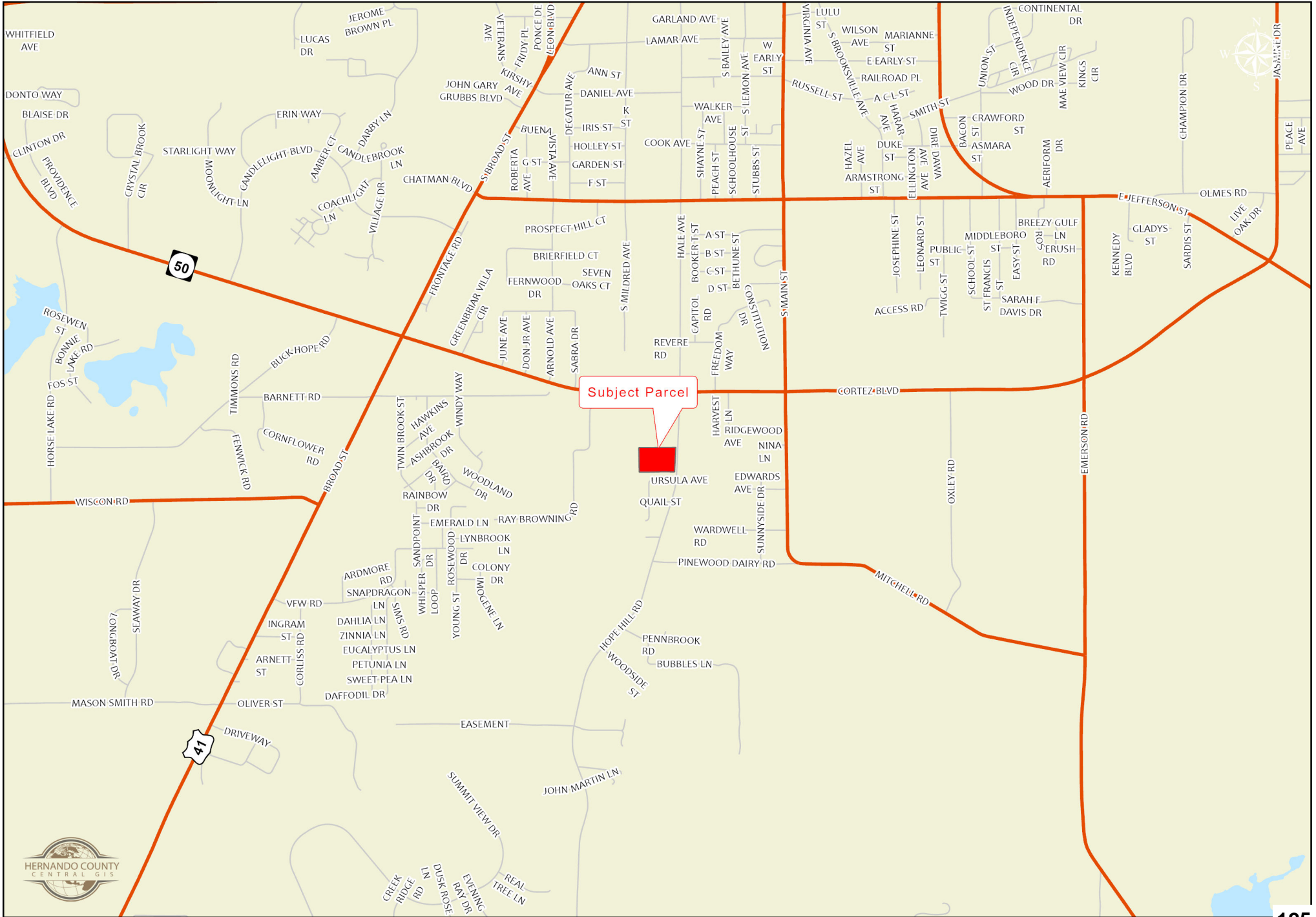
Photo date: 2023

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H-24-43 AREA MAP

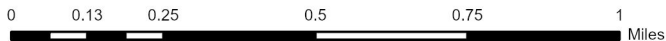
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Subject Parcel

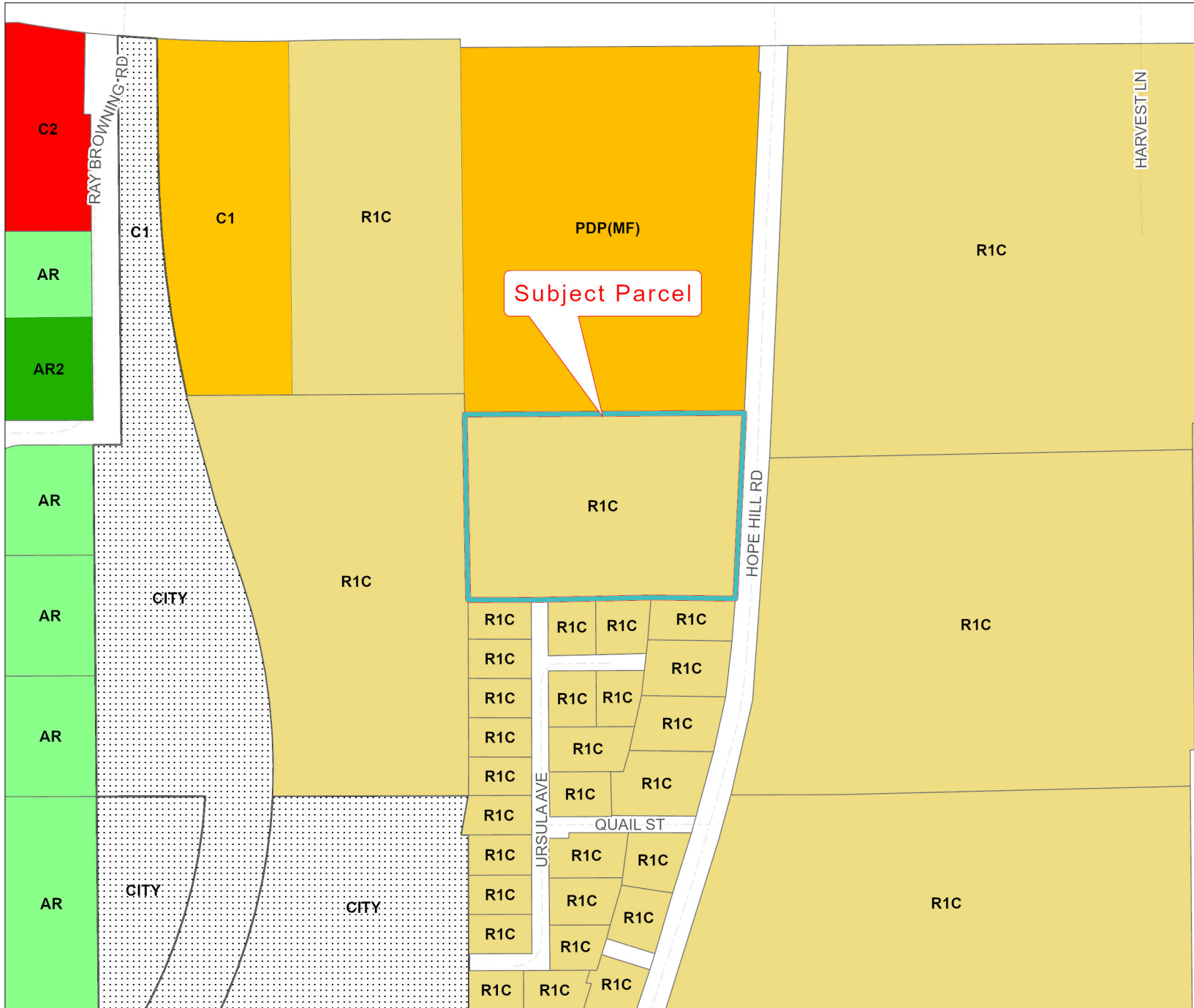
URSULA AVE

QUAIL ST



H-24-43

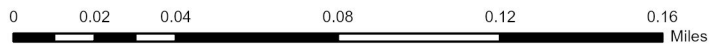
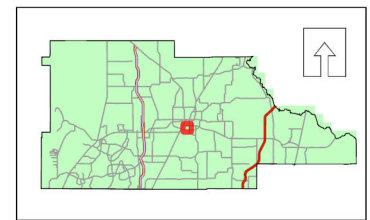
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Zoning:

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

City Zoning Pending





Planning & Zoning Commission

Meeting: 10/07/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 14641
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Rezoning Petition Submitted by Francine, Charissa and Terri Brooks (H-24-42)

BRIEF OVERVIEW

Request:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

General Location:

East side Maridale Road at its northern terminus.

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. The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

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 R-1C (Residential) to AR (Agricultural/Residential).

REVIEW PROCESS

Table with 4 columns: Name, Status, Date, Time. Rows include Omar DePablo, Toni Brady, Victoria Anderson, Pamela Hare, Melissa Tartaglia, and Danielle Nigro.

AYES: Holmes, Hickey, Morgan and Noe
ABSENT: Birren and McDonald

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp:
H-24-42
Received
JUL 1 2024
Planning Department
Hernando County, Florida

Date: July 1, 2024

APPLICANT NAME: Francine, Charissa, Terri Brooks

Address: 150 28 Middle Fairway Drive
City: Brooksville State: FL Zip: 34609
Phone: 352-593-4092 Email: f.j.brooks@hotmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: David & Danielle Daniels

Company Name: N/A
Address: 18396 Mairdale Rd.
City: Weeki Wachee State: FL Zip: 34614
Phone: (727) 644-7475 Email: djdaniels1110@gmail.com

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 595 874
2. SECTION 06 TOWNSHIP 21 RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agricultural/residential
5. Size of area covered by application: 1.00 acre
6. Highway and street boundaries: Mairdale Rd.
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

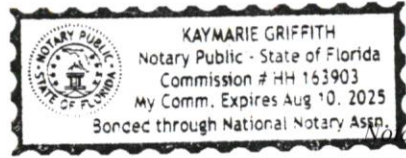
I, Francine, Charissa, Terri Brooks, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): David and Danielle Daniels
and (representative, if applicable):
to submit an application for the described property.
1. Terri Brooks
2. Francine Brooks
3. Charissa Brooks
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1st day of July, 2024, by Francine, Charissa & Terri Brooks who is personally known to me or produced FL DLs x 3 as identification.

Signature of Notary Public: Kaymarie Griffith



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

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp:
H-24-42
Received
JUL 1 2024
Planning Department
Hernando County, Florida

Date: June 30, 2024

APPLICANT NAME: David & Danielle Daniels

Address: 18396 Mairdale Rd.
City: Weeki Wachee State: FL Zip: 34614
Phone: (727) 644-7475 Email: djdaniels1110@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email: N/A

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip: N/A

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 62461
2. SECTION 06, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agricultural/residential
5. Size of area covered by application: 1.04 acres
6. Highway and street boundaries: Mairdale Rd.
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, David & Danielle Daniels, 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):

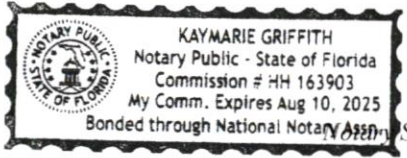
- [X] I am the owner of the property and am making this application OR
[] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Signatures of David and Danielle Daniels
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1st day of JULY, 2023, by David + Danielle Daniels who is personally known to me or produced FL DLX 2 as identification.

Signature of Notary Public: Kaymarie Griffith



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

Danielle Daniels

18396 Mairdale Rd.
Weeki Wachee FL 34614
(727) 644-7475
djdaniels1110@gmail.com

25th June 2024

Hernando County Planning Department


1653 Blaise Dr.
Brooksville, FL 34601

To Whom It May Concern:

We are requesting rezoning for lots 1 & 2 on Mairdale Rd: Key # 0062461 & Key # 00595877 to Agricultural/residential. Each lot is just over one acre. This rezoning is necessary in order to fulfill AR permitted uses including: poultry or swine for home consumption, one grazing livestock per acre, green house and garden beds, aquaculture, and accessory buildings. We wish to make good, responsible use of these large lots in order to provide for our families and enrich the environment. Both lots meet county dimension and area regulations for agricultural/residential districts. Thank you for your consideration.

Sincerely,

Danielle Daniels



BOUNDARY SURVEY

- SURVEYOR'S NOTES:**
1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT OR BE AFFECTED BY THIS SURVEY.
 3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
 4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
 5. BEARINGS SHOWN HEREON ARE PER PLAT.
 6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
 7. PURPOSE OF SURVEY: TITLE INSURANCE.



DESCRIPTION:
LOT 1, BLOCK 74, LESS THE SOUTH ONE FOOT THEREOF, ROYAL HIGHLANDS UNIT NO. 1B
 AS SHOWN IN PLAT BOOK 1, PAGES 82 THROUGH 91, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PREPARED FOR AND CERTIFIED TO:
 DAVID DANIELS & DANIELLE DANIELS
 TRUST BANK
 FIDELITY AND SECURITY INVESTMENT BUILDERS
 REPUBLIC LAND & TITLE, INC.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

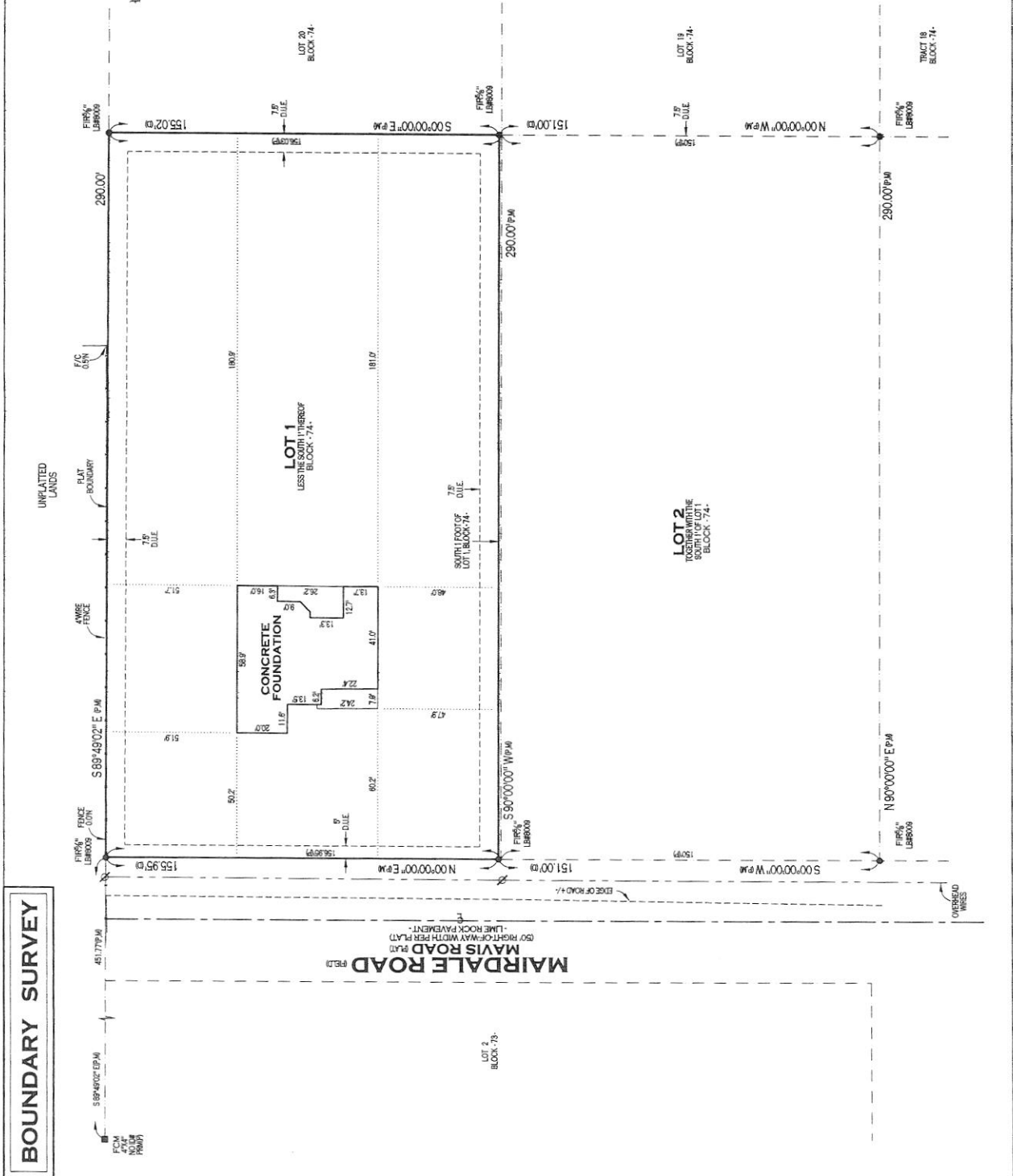
TLS SURVEYORS AND MAPPERS, INC.
 LB#8009
 PSM6929@GMAIL.COM
 13167 SPRING HILL DRIVE
 SPRING HILL, FL 34609 (352)277-6650

APPARENT FLOOD HAZARD ZONE: "X"
 COMMUNITY PANEL NO. 12053C0033E
 EFFECTIVE DATE: 01/15/2021

DATE OF SURVEY: 02.23.22
DATE IN SURVEY: 02.23.22
FILE: SLW
SCALE: 1"=40'
DATE DRAWN: 02.23.22
CHECKED BY: ESS
DATE SURVEYED: 02.15.18E
SCALE: 1"=40'

LEGEND:
 (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA,
 (P)= PLAT DATA, (A)= CENTERLINE, A/C= AIR CONDITIONER, CLP= CHAIN LINK FENCE, CONC= CONCRETE, COV= COVERED, P/E= PERMANENT EASEMENT, CH= CHAIN, CHD= CHAIN DISK, C/S= CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, P.C.P.= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, S&D= SET NAIL & DISK, BTD= BUILDING THE WAY, CAP= CONCRETE ANCHOR POINT, D.U.E.= DRAINAGE UTILITY EASEMENT, N= NAIL, W/F= WOOD FENCE, V/F= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS.

HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTERS 49.17, 49.18, 49.19, 49.20, 49.21, 49.22, 49.23, 49.24, 49.25, 49.26, 49.27, 49.28, 49.29, 49.30, 49.31, 49.32, 49.33, 49.34, 49.35, 49.36, 49.37, 49.38, 49.39, 49.40, 49.41, 49.42, 49.43, 49.44, 49.45, 49.46, 49.47, 49.48, 49.49, 49.50, 49.51, 49.52, 49.53, 49.54, 49.55, 49.56, 49.57, 49.58, 49.59, 49.60, 49.61, 49.62, 49.63, 49.64, 49.65, 49.66, 49.67, 49.68, 49.69, 49.70, 49.71, 49.72, 49.73, 49.74, 49.75, 49.76, 49.77, 49.78, 49.79, 49.80, 49.81, 49.82, 49.83, 49.84, 49.85, 49.86, 49.87, 49.88, 49.89, 49.90, 49.91, 49.92, 49.93, 49.94, 49.95, 49.96, 49.97, 49.98, 49.99, 49.100.



REG. S. SMITH
 PSM 53925
 LB#8003
 STATE OF FLORIDA
 SURVEYOR AND MAPPER

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

02.22.22

BOUNDARY SURVEY

- SURVEYOR'S NOTES:**
1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, OR UTILITIES WERE FOUND OR HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED INTERESTS OR CLAIMS OF OWNERSHIP, EASEMENTS OR RIGHTS OF WAY, UNLESS OTHERWISE SHOWN HEREON.
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 5. BEARINGS SHOWN HEREON ARE PER PLAT.
 6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
 7. PURPOSE OF SURVEY: PURCHASE, 1 ALE, MORTGAGE.

DESCRIPTION:
LOT 1, BLOCK 74, LESS THE SOUTH ONE FOOT THEREOF, ROYAL HIGHLANDS UNIT No. 1B
 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 11, PAGES 82 THROUGH 91, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

DESCRIPTION:
LOT 2, BLOCK 74, TOGETHER WITH THE SOUTH ONE FOOT OF LOT 1, BLOCK 74, ROYAL HIGHLANDS UNIT No. 1B
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82 THROUGH 91, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

TLS SURVEYORS AND MAPPERS, INC.
 LS#80009
 PSM6929@GMAIL.COM
 13167 SPRING HILL DRIVE
 SPRING HILL, FL 34609 (352)277-6550

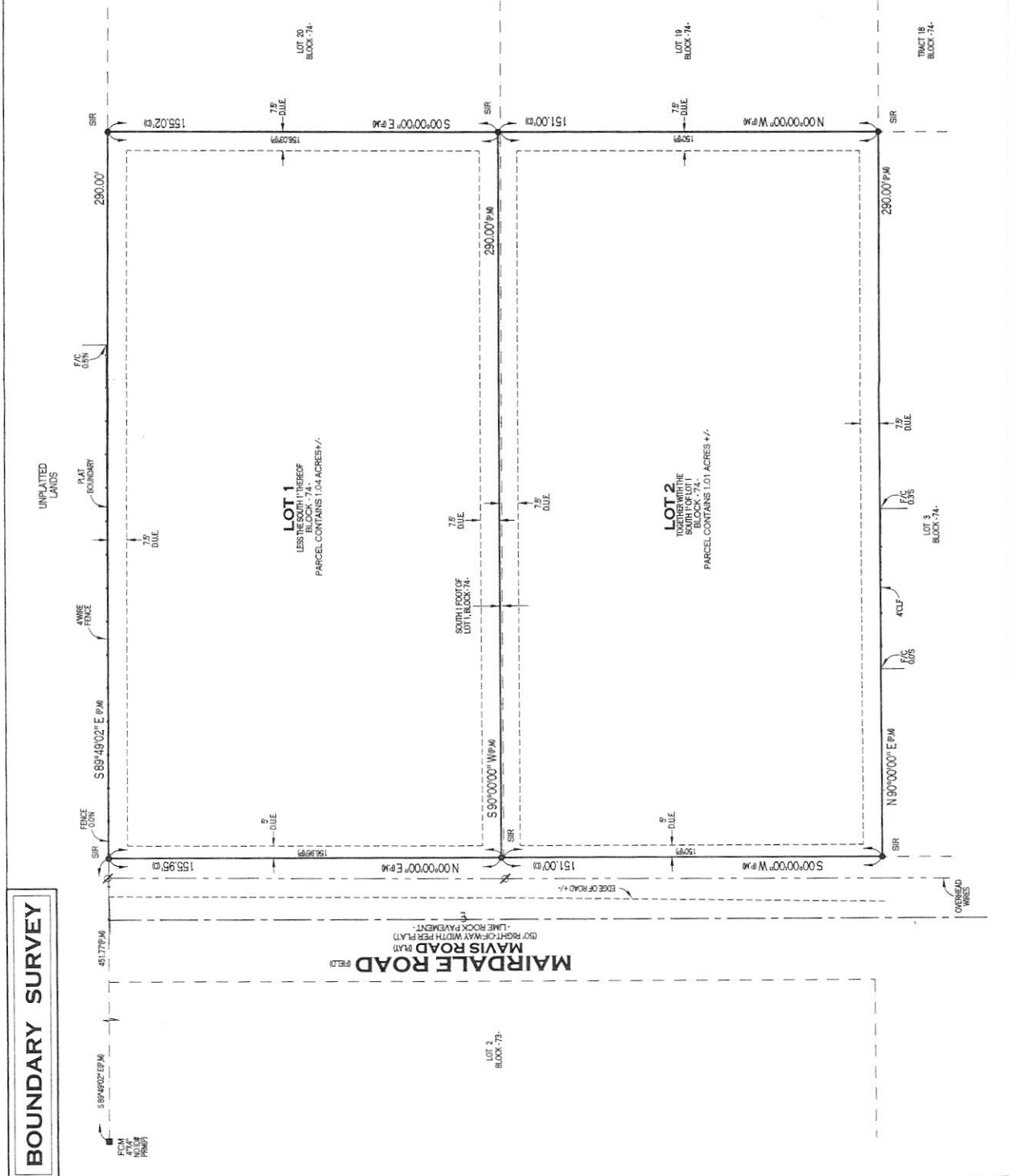
APPARENT FLOOD HAZARD ZONE: "X"
 COMMUNITY PANEL NO. 12053C0033E
 EFFECTIVE DATE: 01/15/2021

DATE OF SURVEY: 06.22.21
FILE: MAIRDALE11
SCALE: 1"=40'

LEGEND:
 (C)= CALCULATED DATA, (M)= MEASURED DATA,
 (P)= PLAT DATA, A/= CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CON= CONCRETE, CO= COINTEGRATED, C/P= CROSS POLE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, S&D= SET NAIL & DISK, BTD= BUILDING TIE W/ FENCE, WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, N.= POWERPOLE, V/V= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 45B.17, FLORIDA STATUTES, AND THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS' CODE OF ETHICS, PURSUANT TO SECTION 472.09, FLORIDA STATUTES. *

ERM:SMITH
 PSM NO. 0229
 STATE OF FLORIDA
 06.24.21



REZONING CASE H-24-42

RECOMMENDATIONS / ACTIONS

STAFF RECOMMENDATIONS TO THE PLANNING AND ZONING COMMISSION

September 20, 2024

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 R-1C (Residential) to AR (Agricultural/Residential).

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024
Board of County Commissioners: November 19, 2024

APPLICANT: David and Danielle Daniels, Francine Charissa, and Terry Brooks

FILE NUMBER: H-24-42

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

GENERAL LOCATION: East side of Maridale Road at its northern terminus.

PARCEL KEY NUMBER: 62461, 595877

APPLICANT’S REQUEST

The petitioners are requesting a rezoning of their two (2) 1-acre parcels from R-1C (Residential) to AR (Agricultural/Residential). The petitioners have indicated a desire to utilize their property for gardening and small livestock. One parcel has an existing single-family home and the other is vacant.

SITE CHARACTERISTICS

Site Size: 2.0 acres

Surrounding Zoning & Land Uses:
North: AR; Single-family
South: R-1C; Single-family
East: R-1C; Single-family
West: R-1C; Single-family

Current Zoning: R-1C (Residential)

Future Land Use Map Designation: Rural

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner’s request and provided the following information:

- The County does not currently supply water or sewer service to these parcels. Water and sewer service are not available to these parcels.

- HCUD has no objection to the requested zoning change from Residential to AR to allow livestock and aquaculture on the property.

ENGINEERING REVIEW

The County Engineer reviewed the petitioner’s request and stated that the Engineering Department has no issues with the application but mentions that the applicant may wish to vacate the internal easements. The vacation of easements can be done through an application with the zoning department.

LAND USE REVIEW

Minimum AR (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR 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

COMPREHENSIVE PLAN REVIEW

The subject is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located in the Royal Highlands area which is currently in transition with many parcels in close proximity requesting rezoning from R-1C (Residential) to AR (Agricultural/Residential) due to the rural nature of the area.

Future Land Use, Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments: The parcel is within the Rural land use classification and is surrounded by residential parcels 2.30 acres in size. The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

A rezoning from R-1C (Residential) to AR (Agricultural/Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan and the development patterns within the Royal Highlands Subdivision.

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.

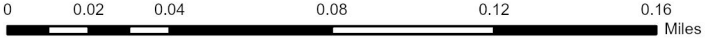
STAFF RECOMMENDATION

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 R-1C (Residential) to AR (Agricultural/Residential).

H-24-42

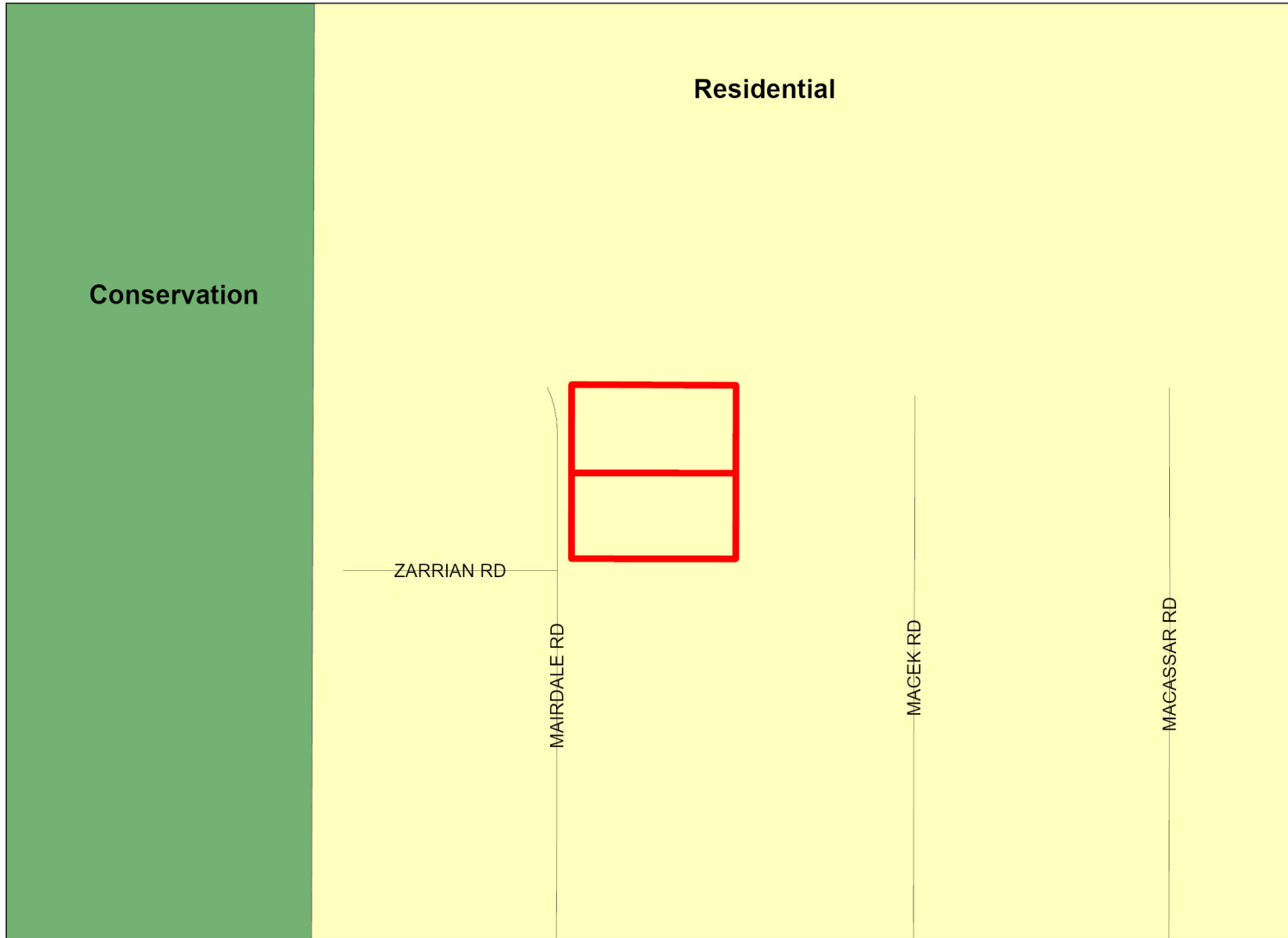
Photo date: 2023

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-24-42
Version Date: 12/09/2022



H-24-42

FLU Riverine District

Regional Commercial

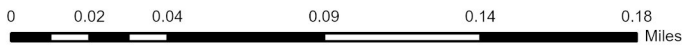
FLU

- 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.

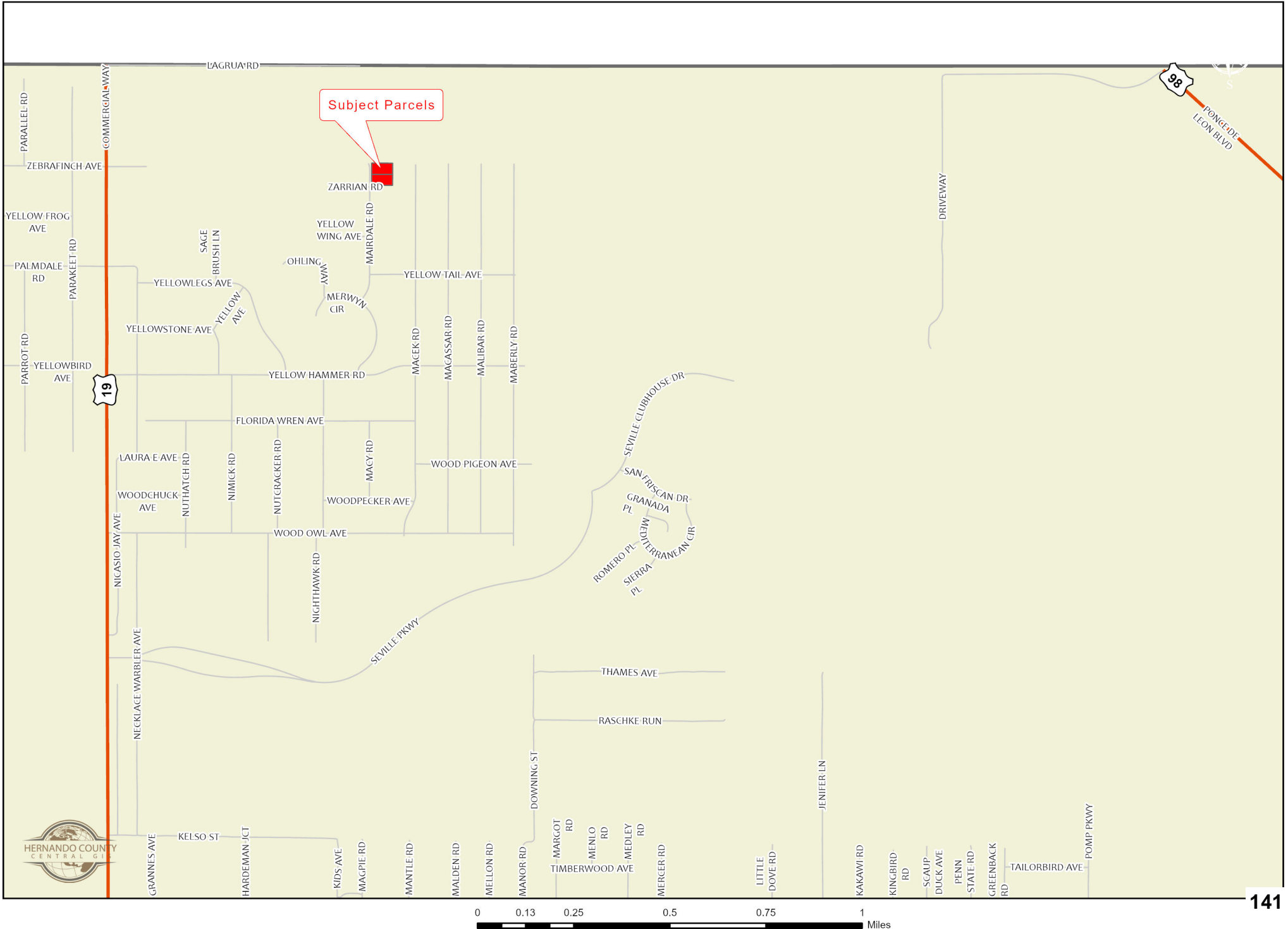


Date of mapping: 08/27/2024



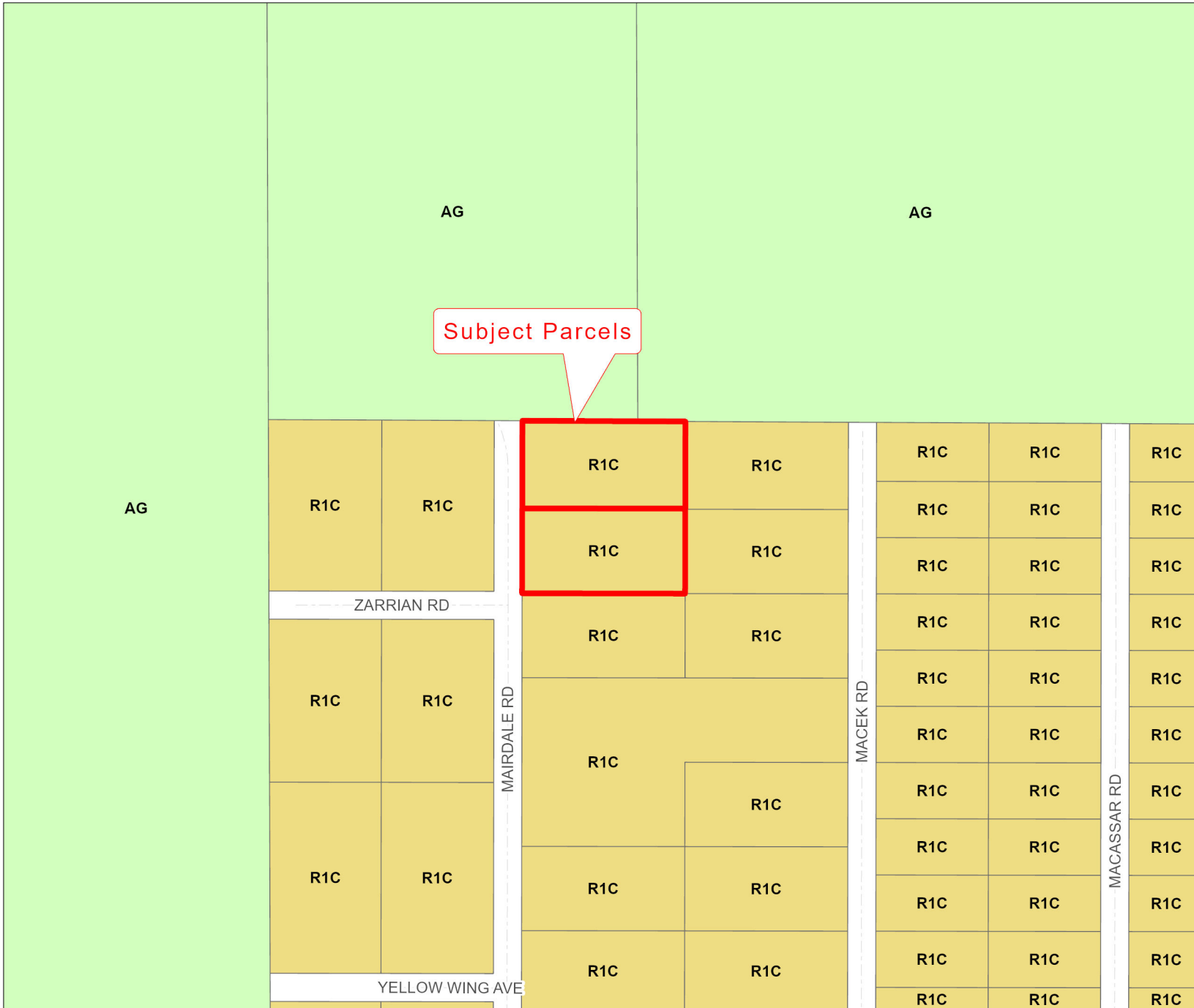
H-24-42 AREA MAP

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-24-42

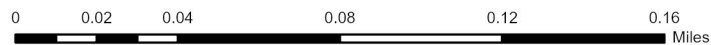
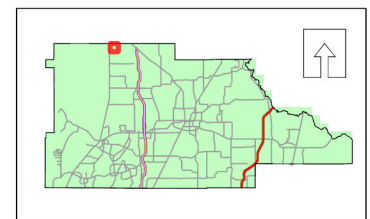
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

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

City Zoning Pending



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

File No. _____ Official Date Stamp:
 H-24-42
 Received
 JUL 1 2024
 Planning Department
 Hernando County, Florida

Date: July 1, 2024

APPLICANT NAME: Francine, Charissa, Terri Brooks

Address: 150 28 Middle Fairway Drive
 City: Brooksville State: FL Zip: 34609
 Phone: 352-593-4092 Email: f.j.brooks@hotmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: David & Danielle Daniels

Company Name: N/A
 Address: 18396 Mairdale Rd.
 City: Weeki Wachee State: FL Zip: 34614
 Phone: (727) 644-7475 Email: djdaniels1110@gmail.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name)

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 595 874
2. SECTION 06, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agricultural/residential
5. Size of area covered by application: 1.00 acre
6. Highway and street boundaries: Mairdale 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, Francine, Charissa, Terri Brooks, 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): David and Danielle Daniels
 and (representative, if applicable): _____
 to submit an application for the described property.
1. Terri Brooks
 2. Francine Brooks
 3. Charissa Brooks
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1st day of JULY, 2024, by Francine, Charissa & Terri Brooks who is personally known to me or produced FL DLs x 3 as identification.

Kaymarie Griffith
 Signature of Notary Public



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

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp:
H-24-42
Received
JUL 1 2024
Planning Department
Hernando County, Florida

Date: June 30, 2024

APPLICANT NAME: David & Danielle Daniels

Address: 18396 Mairdale Rd.
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REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
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Phone: Email: N/A

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
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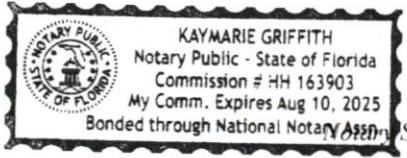
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[] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Signatures of David and Danielle Daniels
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1st day of JULY, 2023, by David + Danielle Daniels who is personally known to me or produced FL DLX 2 as identification.

Signature of Notary Public: Kaymarie Griffith



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

Danielle Daniels

18396 Mairdale Rd.
Weeki Wachee FL 34614
(727) 644-7475
djdaniels1110@gmail.com

25th June 2024

Hernando County Planning Department

1653 Blaise Dr.
Brooksville, FL 34601

To Whom It May Concern:

We are requesting rezoning for lots 1 & 2 on Mairdale Rd: Key # 0062461 & Key # 00595877 to Agricultural/residential. Each lot is just over one acre. This rezoning is necessary in order to fulfill AR permitted uses including: poultry or swine for home consumption, one grazing livestock per acre, green house and garden beds, aquaculture, and accessory buildings. We wish to make good, responsible use of these large lots in order to provide for our families and enrich the environment. Both lots meet county dimension and area regulations for agricultural/residential districts. Thank you for your consideration.

Sincerely,

Danielle Daniels



BOUNDARY SURVEY

- SURVEYOR'S NOTES:**
1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, OR UTILITIES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND THE UNDERGROUND UNLESS OTHERWISE SHOWN HEREON.
 3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
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 5. BEARINGS SHOWN HEREON ARE PER PLAT.
 6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
 7. PURPOSE OF SURVEY: PURCHASE, I.A.E., MORTGAGE.

DESCRIPTION:
LOT 1, BLOCK 74, LESS THE SOUTH ONE FOOT THEREOF, ROYAL HIGHLANDS UNIT No. 1B
 ACCORDING TO PLAT RECORDED IN PLAT BOOK 11, PAGES 82 THROUGH 91, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

DESCRIPTION:
LOT 2, BLOCK 74, TOGETHER WITH THE SOUTH ONE FOOT OF LOT 1, BLOCK 74, ROYAL HIGHLANDS UNIT No. 1B
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82 THROUGH 91, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

TLS SURVEYORS AND MAPPERS, INC.
 LS#80009
 PSM6929@GMAIL.COM
 13167 SPRING HILL DRIVE
 SPRING HILL, FL 34609 (352)277-6550

APPARENT FLOOD HAZARD ZONE: "X"
 COMMUNITY PANEL No. 12053C0033E
 EFFECTIVE DATE: 01/15/2021

DATE OF SURVEY: 06.22.21
FILE: MAIRDALE11
SCALE: 1"=40'

LEGEND:
 (C) = CALCULATED DATA, (M) = MEASURED DATA,
 (P) = PLAT DATA, A/C = AIR CONDITIONER, CLF =
 CHAIN LINK FENCE, CONC = CONCRETE, CO = COINTEGRATED,
 CR = CURB, F/E = FENCE, F/P = FOUND IRON PIPE, F/PC = FOUND
 CROSS SCRIBE, FIP = FOUND IRON PIPE, F/PC = FOUND IRON PIPE,
 FN&D = FOUND NAIL & DISK, FCM = FOUND CONCRETE MONUMENT,
 O.R. = OFFICIAL RECORD BOOK, P.B. = PLAT BOOK, PCP =
 PERMANENT CONTROL POINT, PRM = PERMANENT REFERENCE
 MARK, S/N&D = SET NAIL & DISK, BTD = BUILDING TIE W/ FENCE,
 WOOD FENCE, D.U.E. = DRAINAGE/UTILITY EASEMENT, N =
 POWERPOLE, V/V = VINYL FENCE, F/E = FENCE END, LB =
 LICENSED BUSINESS.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 48B, PART 17, FLORIDA STATUTES, AND THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE, SECTION 472.09, FLORIDA STATUTES. *

ERM:SMITH
 PSM NO. 0229
 STATE OF FLORIDA
 LICENSED SURVEYOR AND MAPPER
 06.24.21

