

The background of the slide features a photograph of a modern, two-story white building with a prominent central entrance and large windows. Several tall palm trees are scattered around the building, and a black lamppost stands in the foreground. A low stone wall runs along the bottom left of the image. The sky is clear and blue. Overlaid on the left side of the image is a dark blue geometric shape with a diagonal line, and a green rectangular box containing the main title.

RAYSOR VENTURES L.L.C. FLUEDRA MEDIATED SETTLEMENT

BOCC Hearing
February 25, 2025

EXPERIENCED APPLICANT TEAM

- **Legal**

- Jessica Icerman, Esq.
- Simone Savino, Esq.

- **Civil Engineering**

- Ryan Renardo, P.E.

- **Planning**

- Justyna Gale

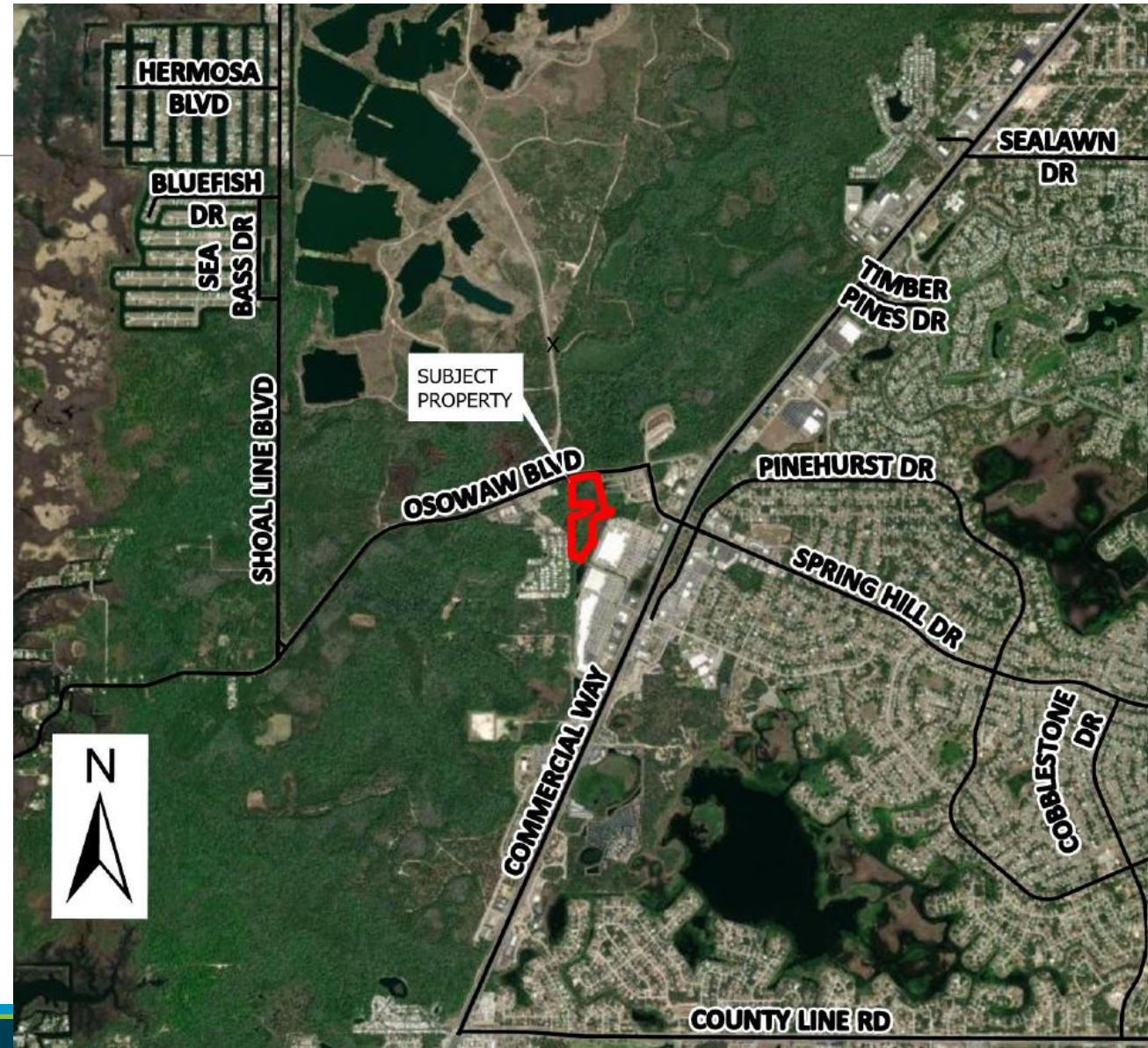
- **Transportation**

- Michael Raysor, P.E.



VICINITY MAP

Project site is approximately 13.6 acres located on the south side of Osowaw Boulevard



History

- **December 12, 2023-** BOCC denied the applicant's request to Rezone from Agricultural (AG) to Planned Development Project-Highway Commercial (PDP(HC)) with Specific C-4 Use for up to 30,000 sq. ft. Automotive Collision Center. The BOCC requested a use consistent with the Residential FLU designation.
- **June 25, 2024** – BOCC denied the applicant's request to rezone 13.6 from Agricultural (AG) to Multi-Family Planned Development District (PDP (MF)) to allow for multi-family residential up to a maximum of 125 dwelling units. Consistent with the Residential FLU designation.
 - Staff found the project Consistent with the Comprehensive Plan and recommended Approval.
- **December 19, 2024** – FLUEDRA Mediation was held with applicant and Hernando County staff. The parties agreed to numerous concessions and revisions to the Master Plan.
 - Settlement of potential claims, including equal protection and fair housing act violations.
- **February 25, 2025** – Consideration of FLUEDRA Mediated Settlement and revised rezoning application.

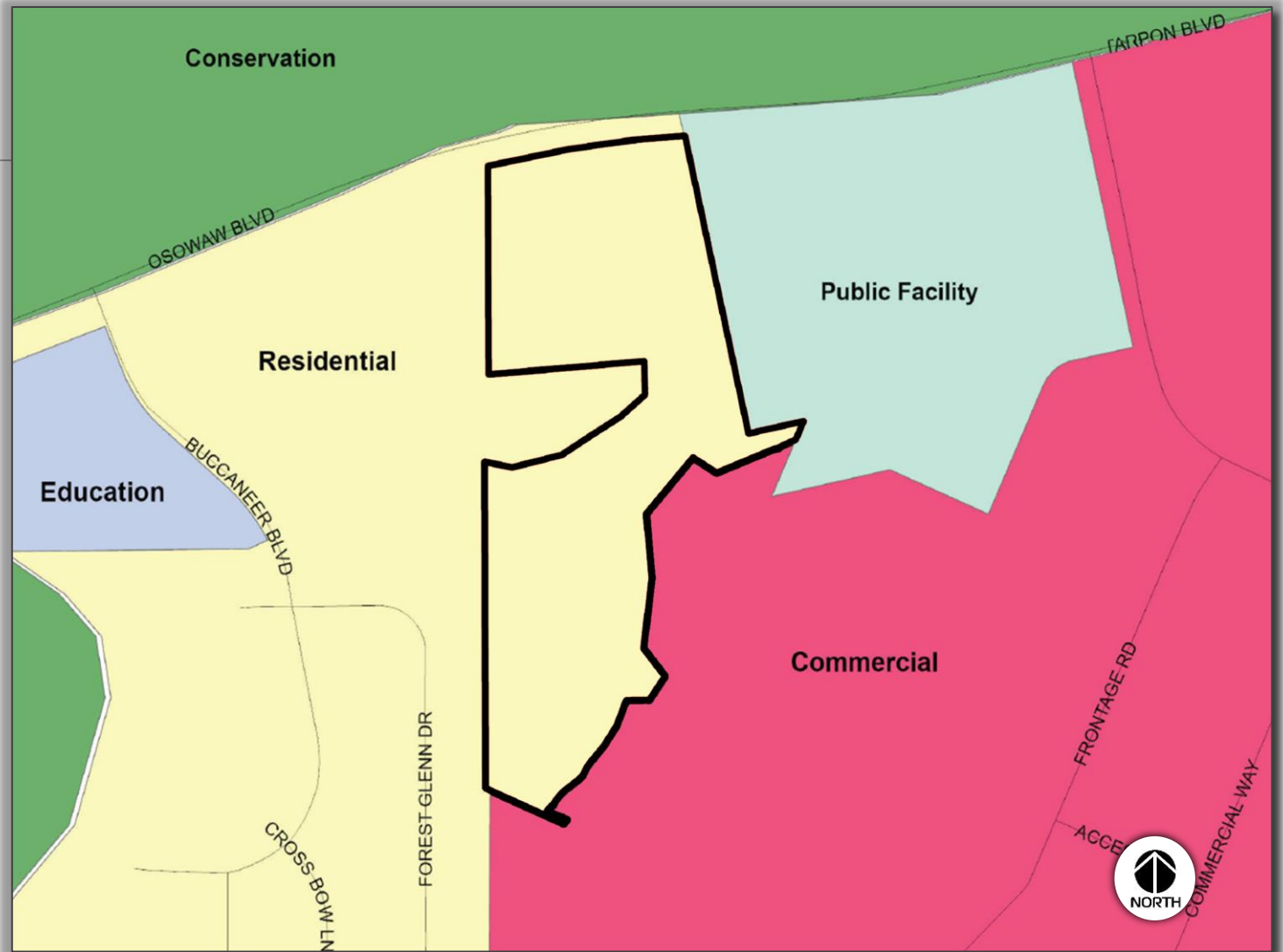
PRIOR MASTER PLAN

- ▶ 120 units
 - ▶ 8.8 units/acre
- ▶ 4 stories (60 feet)



FUTURE LAND USE MAP

- ▶ Future Land Use is Residential
- ▶ The Residential Category allows primarily single-family, duplex, resort and multi-family housing.
- ▶ The Gross Residential Density shall not exceed 22 units per acre

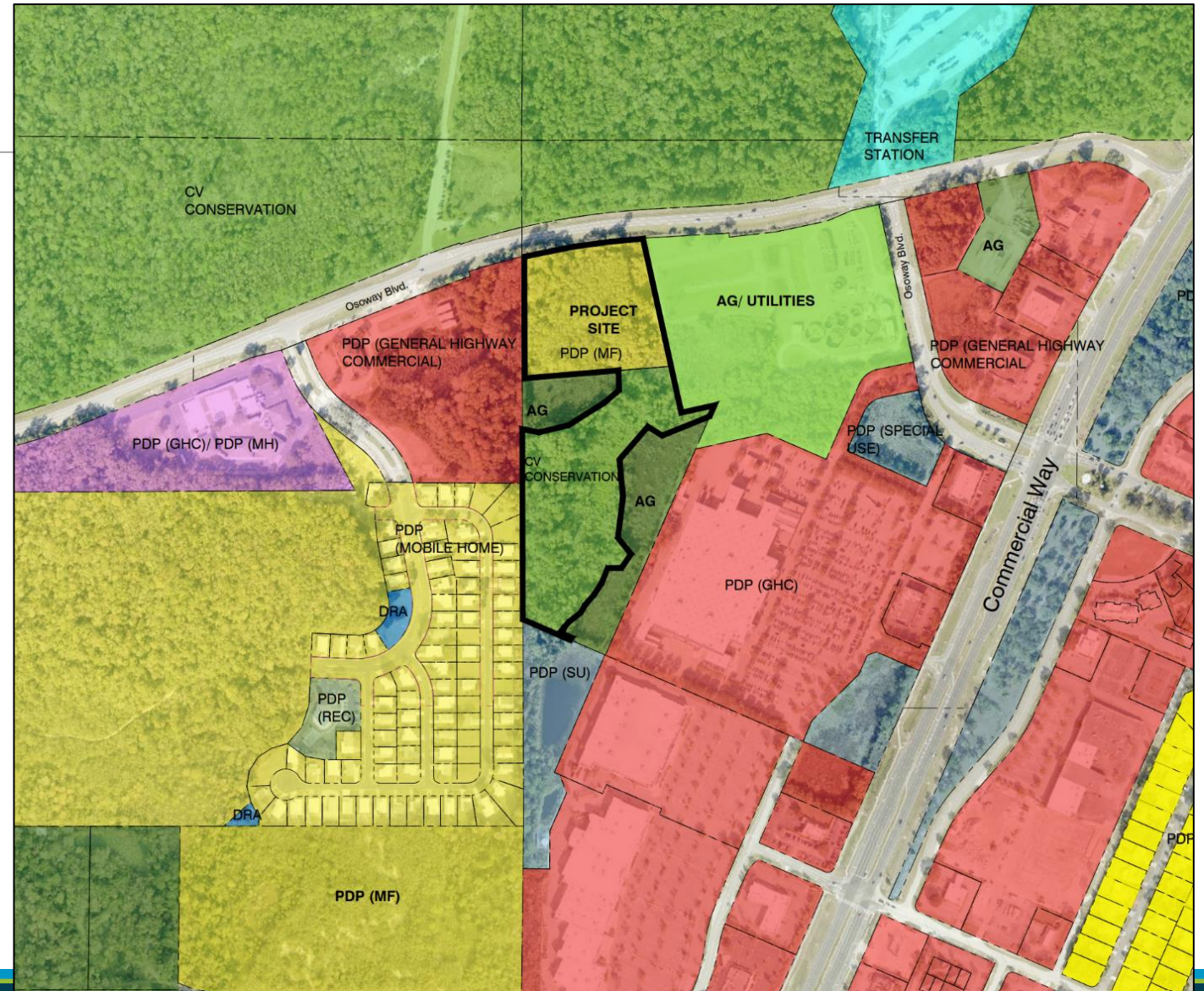


CURRENT ZONING MAP



PROPOSED ZONING MAP

- ▶ ± 7.9 acres (CV) Conservation
- ▶ ± 5.7 acres PDP (MF) Multi-Family Planned Development District



MODIFIED MASTER PLAN

- ▶ 100 units
 - ↓ Decrease from 125
[20% reduction]
- ▶ 7.3 units/acre
 - ↓ Decrease from 8.8
[14% reduction]
- ▶ 3 stories (45')
 - ↓ Decrease from 60'
[25% reduction]
- ▶ 25' north buffer (Osowaw)
 - ↑ Increase from 20'
[25% increase]



MODIFIED MASTER PLAN

- ▶ Landscaped boulevard entry feature
- ▶ Relocation of clubhouse
- ▶ Reorientation of buildings
- ▶ Neighborhood park
- ▶ Improved parking circulation



CHANGES TO MASTER PLAN

OLD

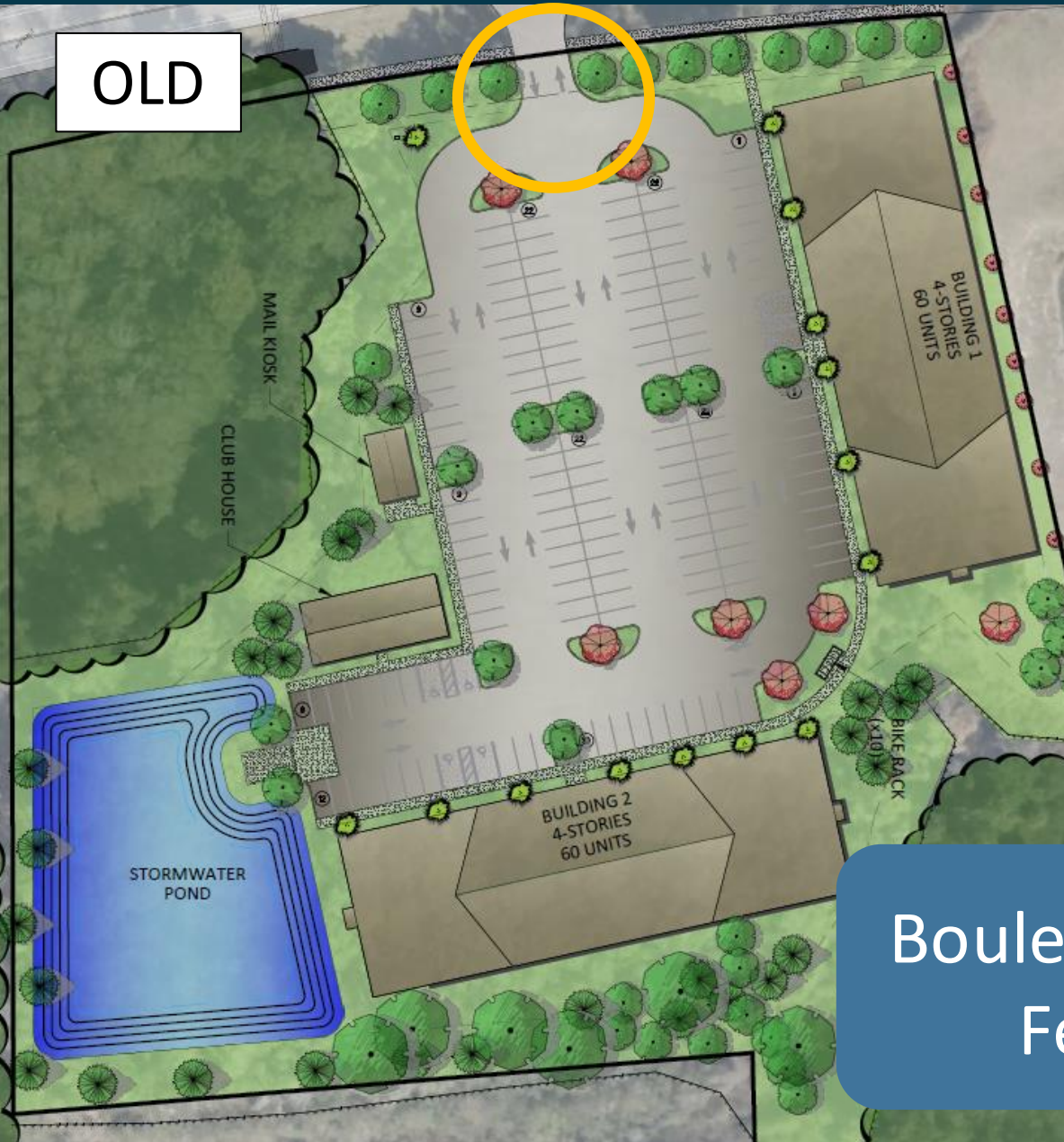


NEW

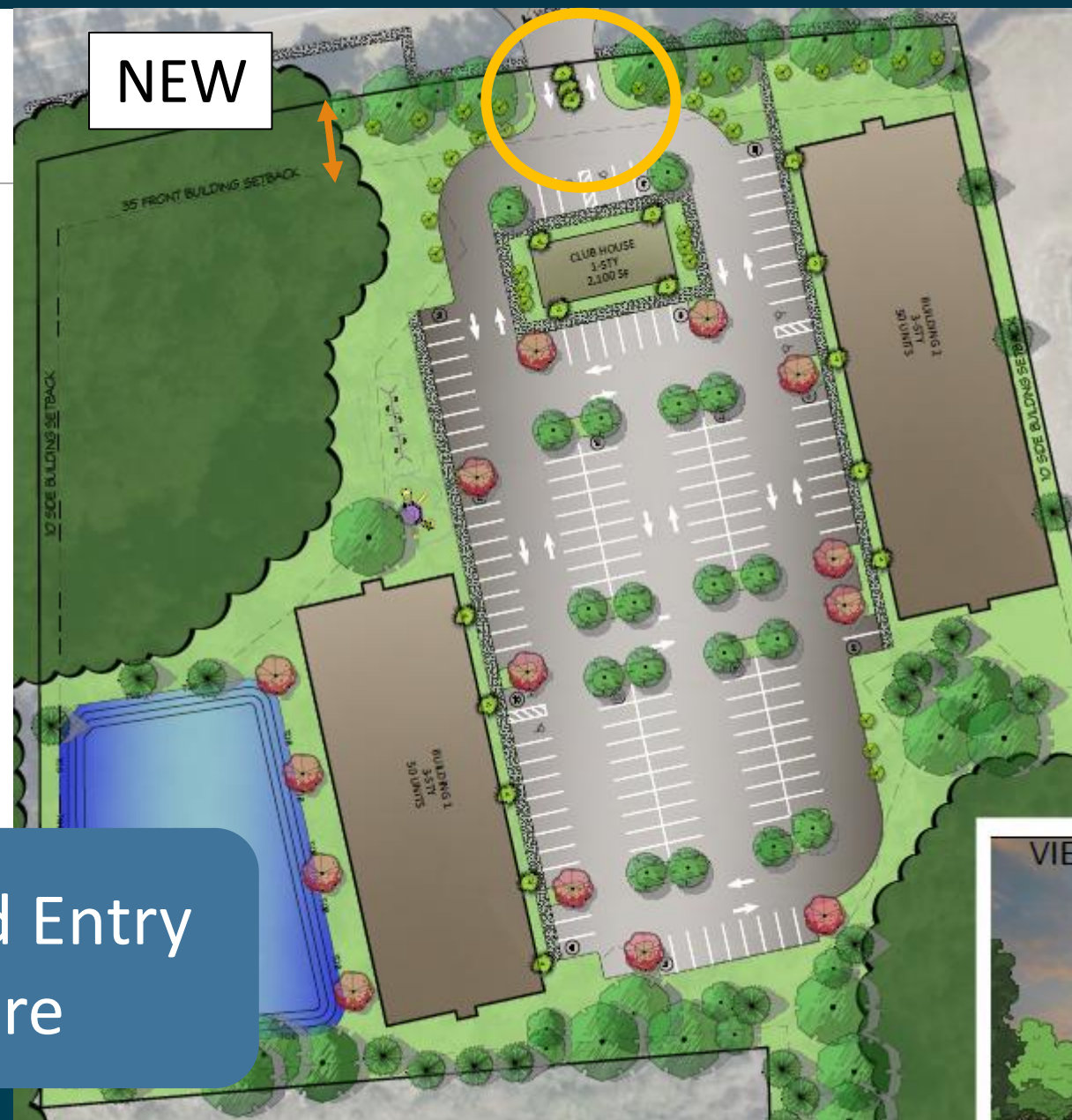


CHANGES TO MASTER PLAN

OLD



NEW



Boulevard Entry
Feature

CHANGES TO MASTER PLAN

OLD



NEW



Clubhouse

CLUBHOUSE



CLUBHOUSE



CHANGES TO MASTER PLAN

OLD



NEW



Building
Orientation

CHANGES TO MASTER PLAN

OLD

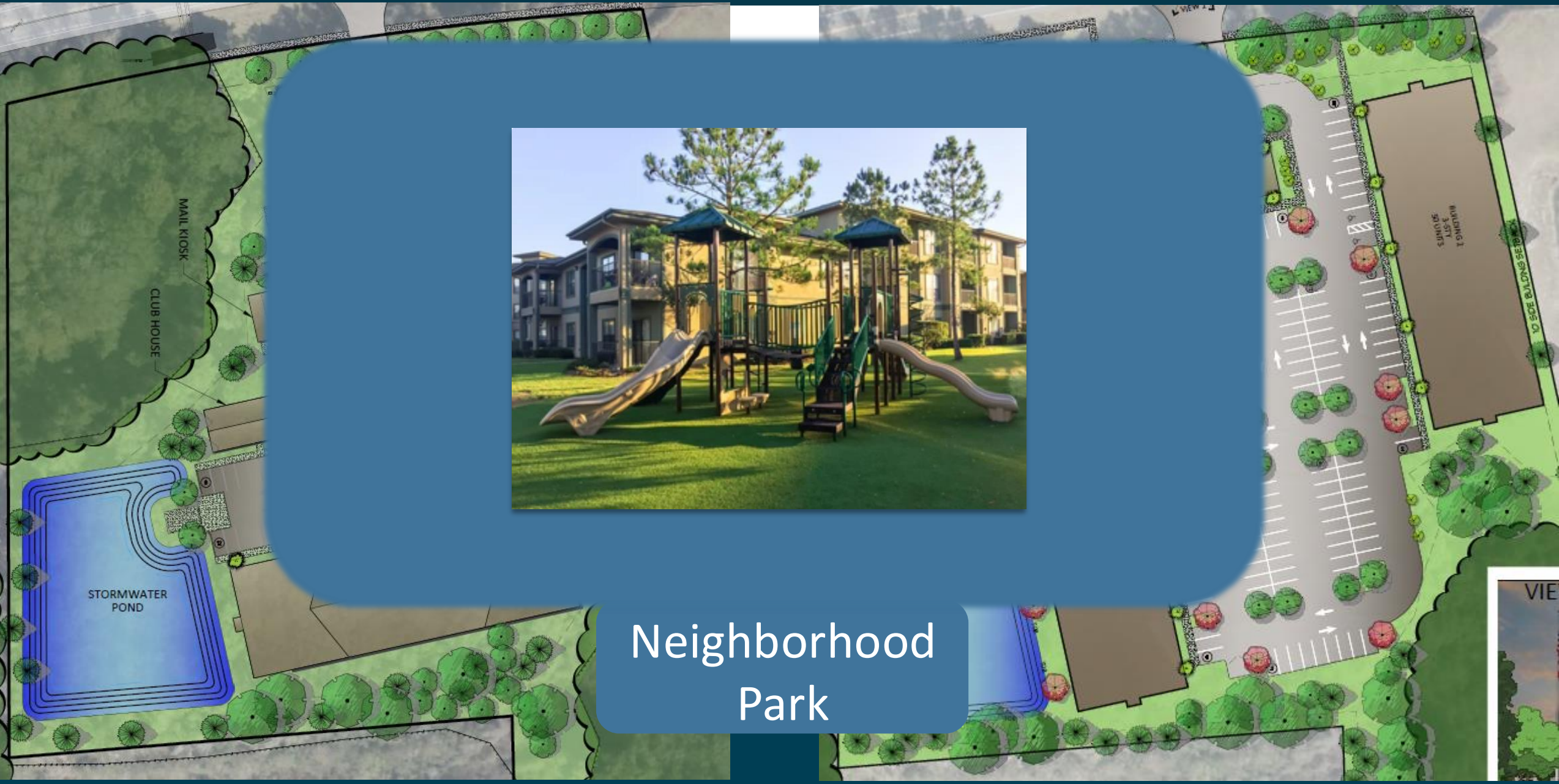


NEW



Neighborhood
Park

CHANGES TO MASTER PLAN



Neighborhood
Park

CHANGES TO MASTER PLAN

OLD



NEW



Traffic
Circulation

Architectural Inspiration



Comprehensive Plan Consistency

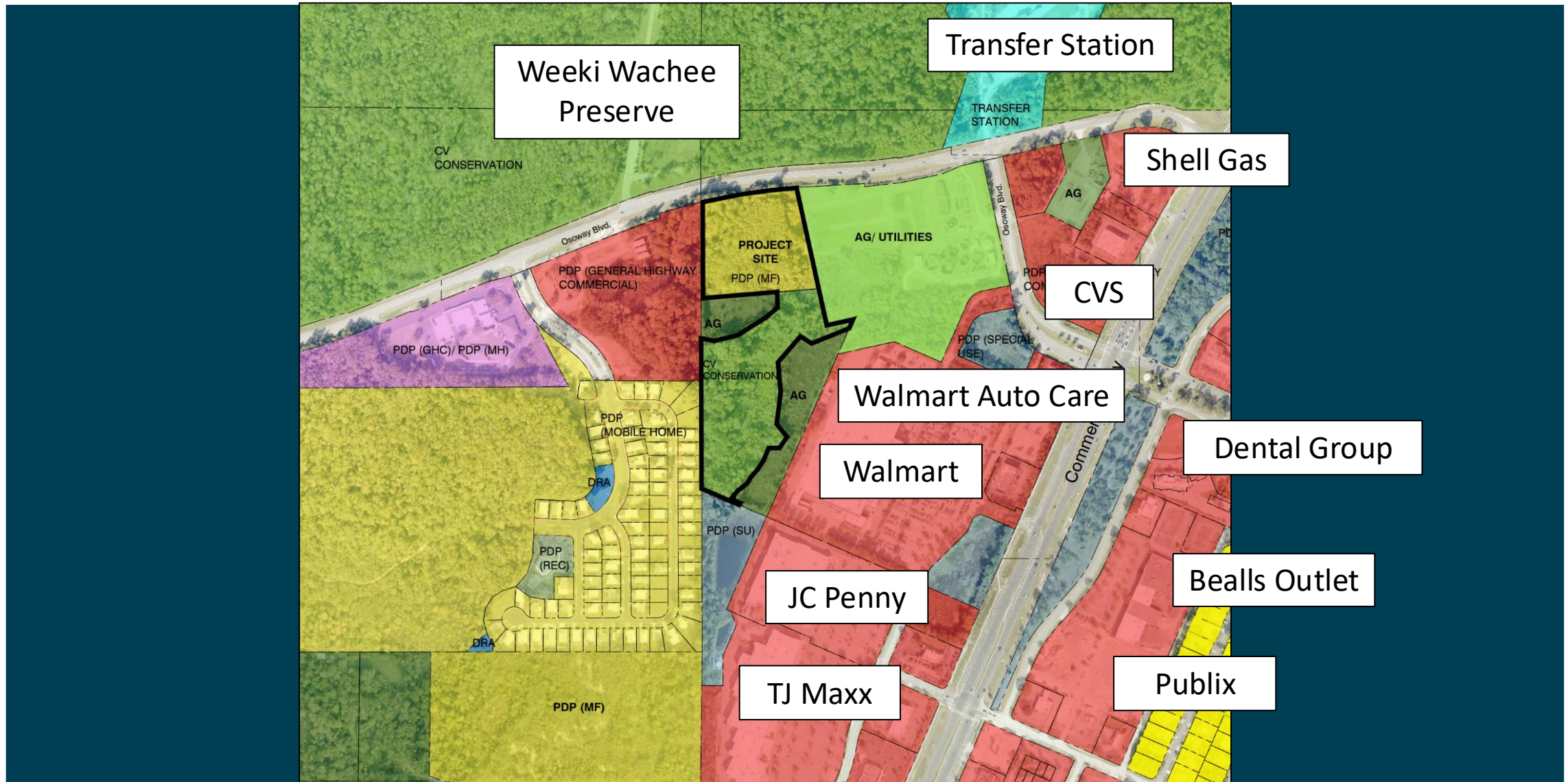
➤ **Multi-Family Housing Strategy 1.04B(4):** The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices.

➤ 7.36 units/acre

➤ **Multi-Family Housing Strategy 1.04B(4):** Multi-family 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.

➤ Within Adjusted Urbanized Area Map and adjacent to shopping and employment center

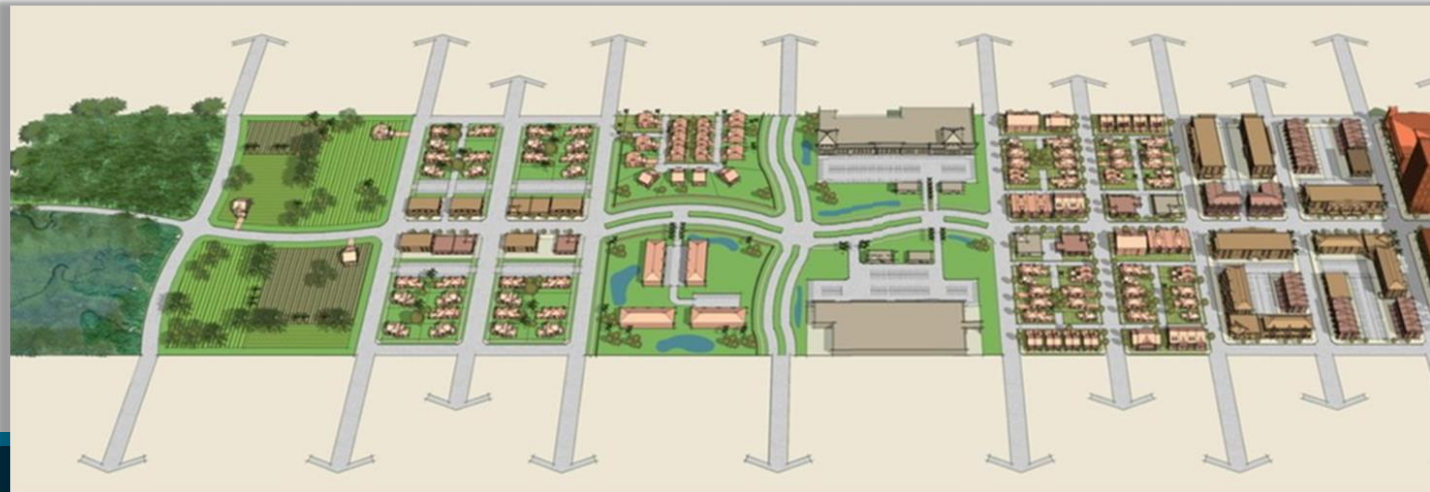
Comprehensive Plan Consistency





Compatibility with Adjacent Uses

Direction	FLU Category	Zoning District	Existing Use
North	Conservation	PDP(SU) and Conservation	Transfer Station, Weekiwachee Preserve
East	Commercial	PDP (GC) and Public Service Facility (PSP)	Big Box Shopping Center, Decommissioned Wastewater Treatment Plant
South	Commercial	PDP(GC) and PDP(MF)	Big Box Shopping Center 170 unit Apartments
West	Residential	PDP (GHC), PDP (MH)	Church and Mobile Home Park



Adjacent Approved Uses

Forest Glenn Community PDP(MH)



Big Box Shopping Center PDP(GC)

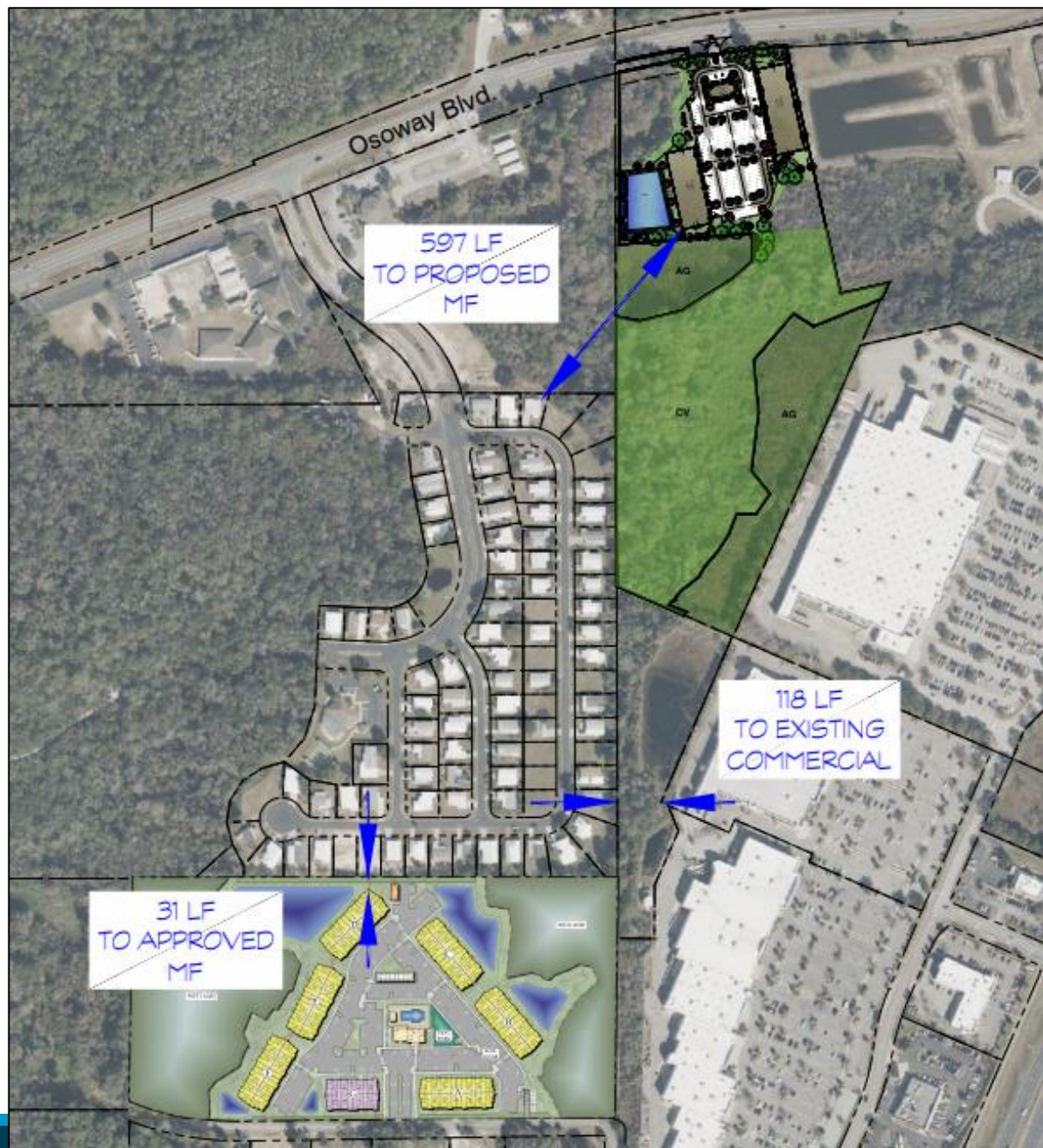


Landfill Transfer Station- PDP(SU)



Church and Private School PDP(GHC)

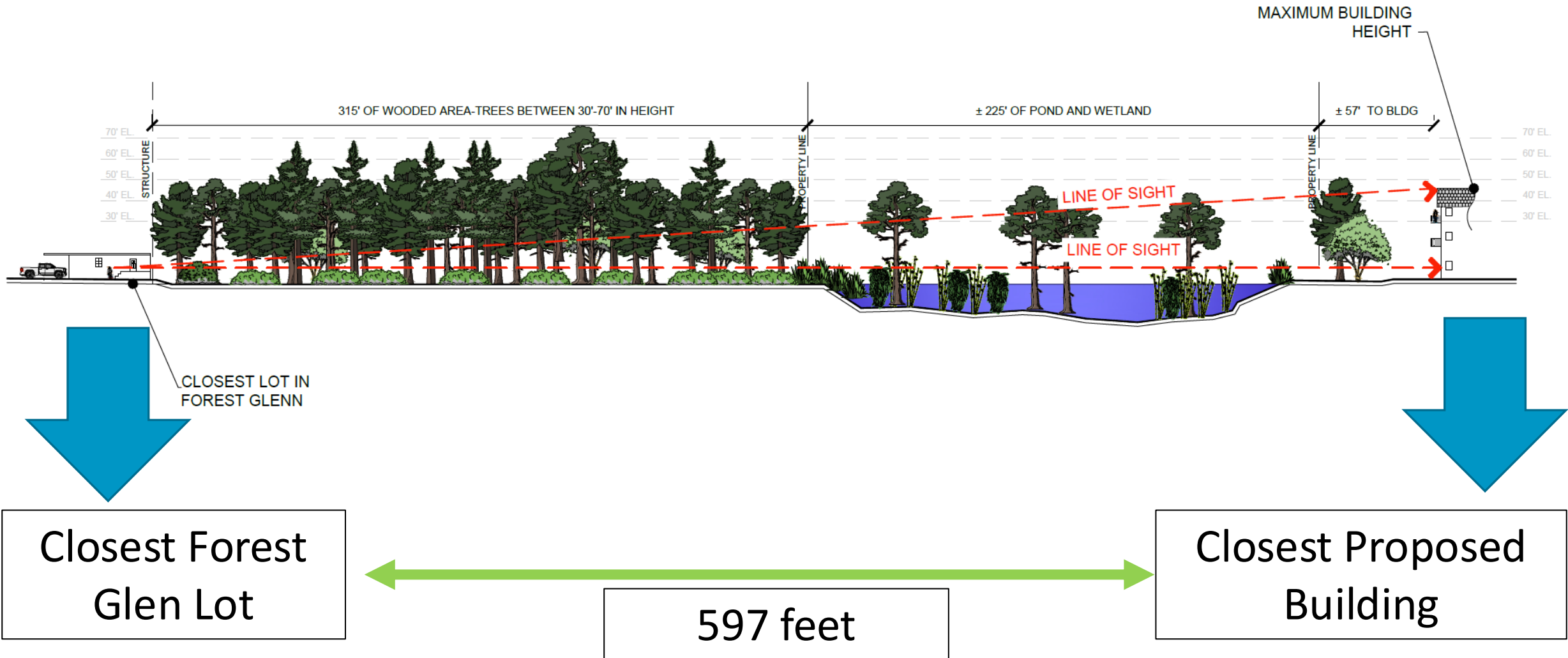




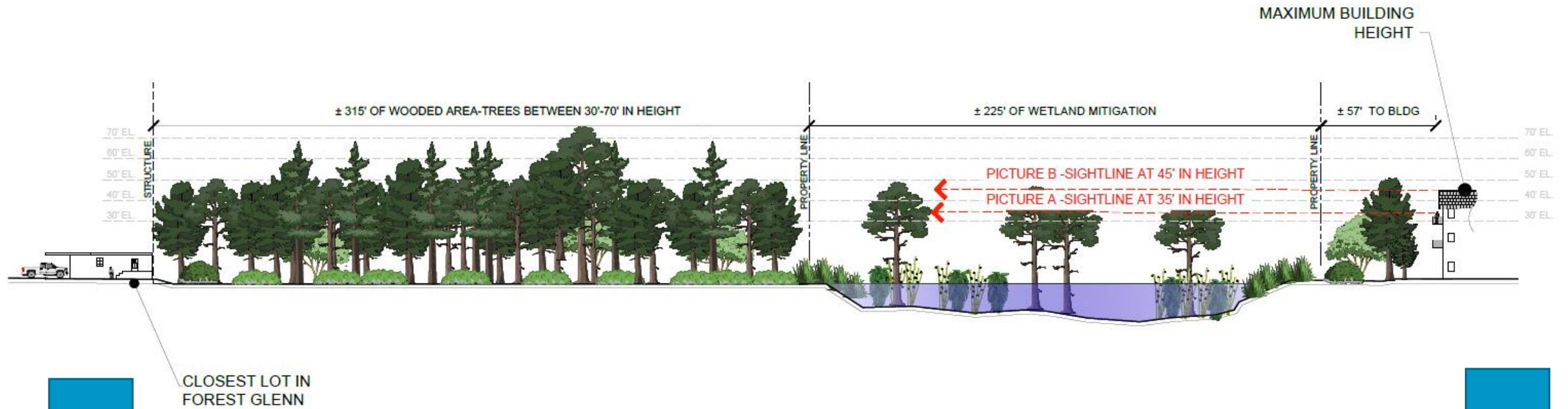
BIRD'S EYE VIEW



BIRD'S EYE VIEW



BIRD'S EYE VIEW



Closest Forest
Glen Lot

597 feet

Closest Proposed
Building

APPROXIMATE
CLOSEST
BUILDING
LOCATION



± 597' FEET



BIRD'S EYE VIEW



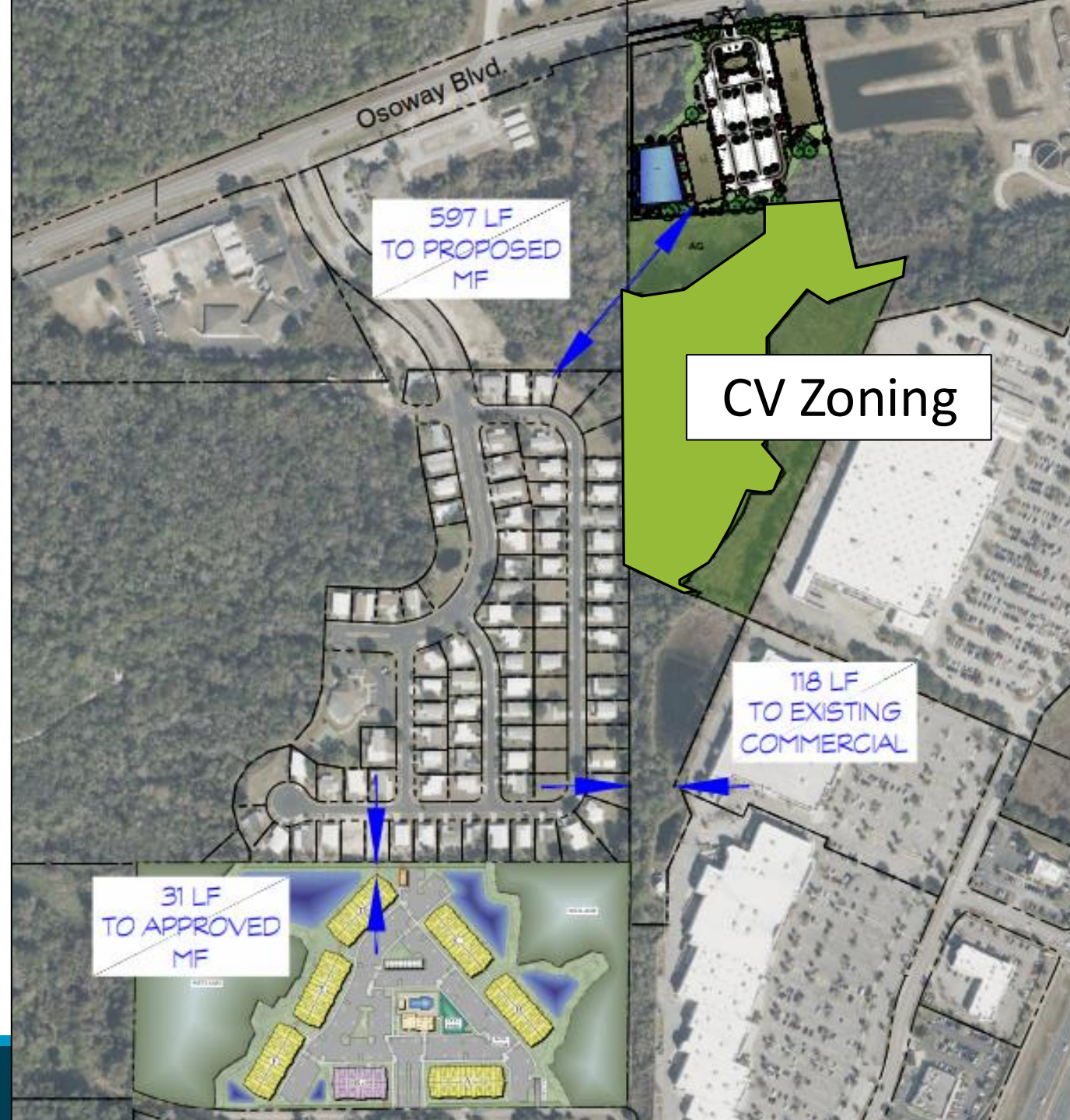
PICTURE A - VIEW FROM CLOSEST BUILDING LOOKING TOWARD THE FOREST
GLENN RETIREMENT VILLAGE, AT A HEIGHT OF 35 FT IN HEIGHT
(3RD FLOOR BALCONY VIEW)

35 feet off the ground (balcony height)
Facing Glen Forest



PICTURE B - VIEW FROM CLOSEST BUILDING LOOKING TOWARD THE FOREST
GLENN RETIREMENT VILLAGE, AT A MAXIMUM BUILDING HEIGHT
45' HEIGHT.
(ROOF LINE VIEW)

45 feet off the ground (max height)
Facing Glen Forest





CONCLUSIONS

- Staff recommends APPROVAL WITH CONDITIONS
- Request APPROVAL of FLUEDRA Mediated Settlement and APPROVAL of modified rezoning application

Back-up Slides

Proposed Bedroom Mix

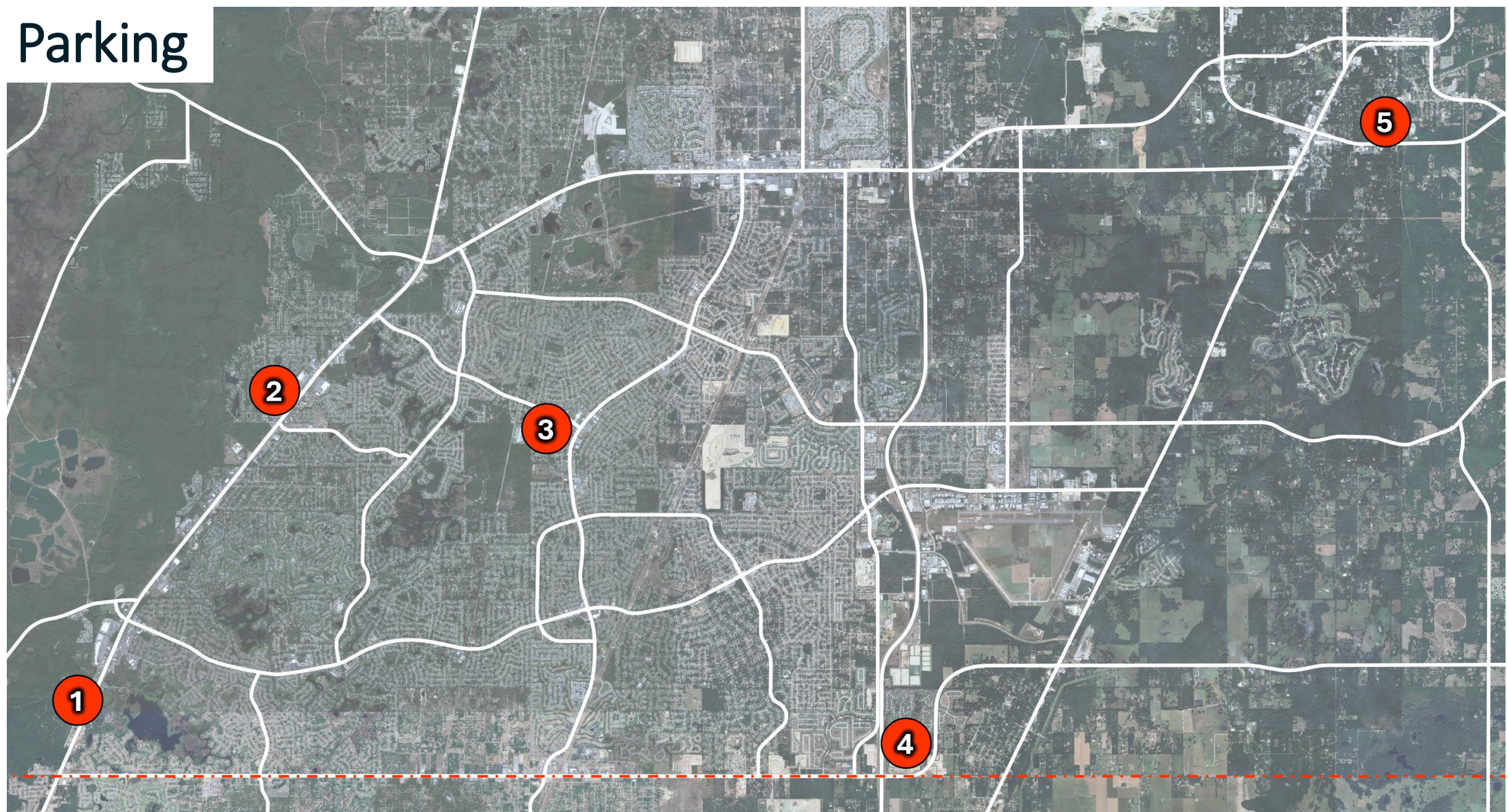
- 3-Bedroom: Maximum 15% of total units
- 2-Bedroom: Maximum 45% of total units
- 1-Bedroom: Unlimited

PARKING

- ▶ Meet LDC
 - ▶ 1 & 2-bedroom
 - ▶ 1.5 spaces/unit
 - ▶ 3-bedroom
 - ▶ 2 spaces/unit
- ▶ PLUS 10% holiday parking
 - ▶ Compact spaces
 - ▶ Pervious option



Parking



Parking

ID	Community	Type	Year	Units	Occu- pancy (+/-)	Parking Supply		Weekday Parking Demand				Weekend Parking Demand				Unit Size Notes
						Spaces	Rate	Spaces Utilized	Percent Utilized	Measured Rate	Effective Rate	Spaces Utilized	Percent Utilized	Measured Rate	Effective Rate	
1	Nantucket Cove Apartments	Affordable	2006	128	95%	313	2.45	190	61%	1.48	1.56	147	47%	1.15	1.21	50% 3BR & 4BR
2	Bridgewater Club Apartments	Mixed	2003	192	95%	431	2.24	179	42%	0.93	0.98	169	39%	0.88	0.93	25% 3BR & 4BR
3	Port Apartments	Market Rate	2001	40	100%	62	1.55	43	69%	1.08	1.08	35	56%	0.88	0.88	0% 3BR & 4BR
4	Authentix Suncoast Apartments	Market Rate	2023	254	90%	451	1.78	255	57%	1.00	1.12	226	50%	0.89	0.99	Unknown
5	Freedom Gardens Apartments	Mixed	2017	196	95%	356	1.82	219	62%	1.12	1.18	172	48%	0.88	0.92	33% 3BR

OBSERVATIONS UNDERTAKEN ON THURSDAY, FEBRUARY 20 AND SATURDAY, FEBRUARY 22 WITHIN THE PERIOD FROM 8:00 PM TO 10:00 PM

Effective Parking Rates are Consistently Less than LDC Minimum Parking Requirements
(effective parking rate calculations include occupancy rate)

Maximum Effective Parking Rate:

Minimum Effective Parking Rate:

Weekday Average Effective Parking Rate:

Weekend Average Effective Parking Rate:

1.56

0.82

1.18

0.99

(this community includes 50% 3-BR and 4-BR units)

CONSISTENT WITH ITE

PARKING GENERATION

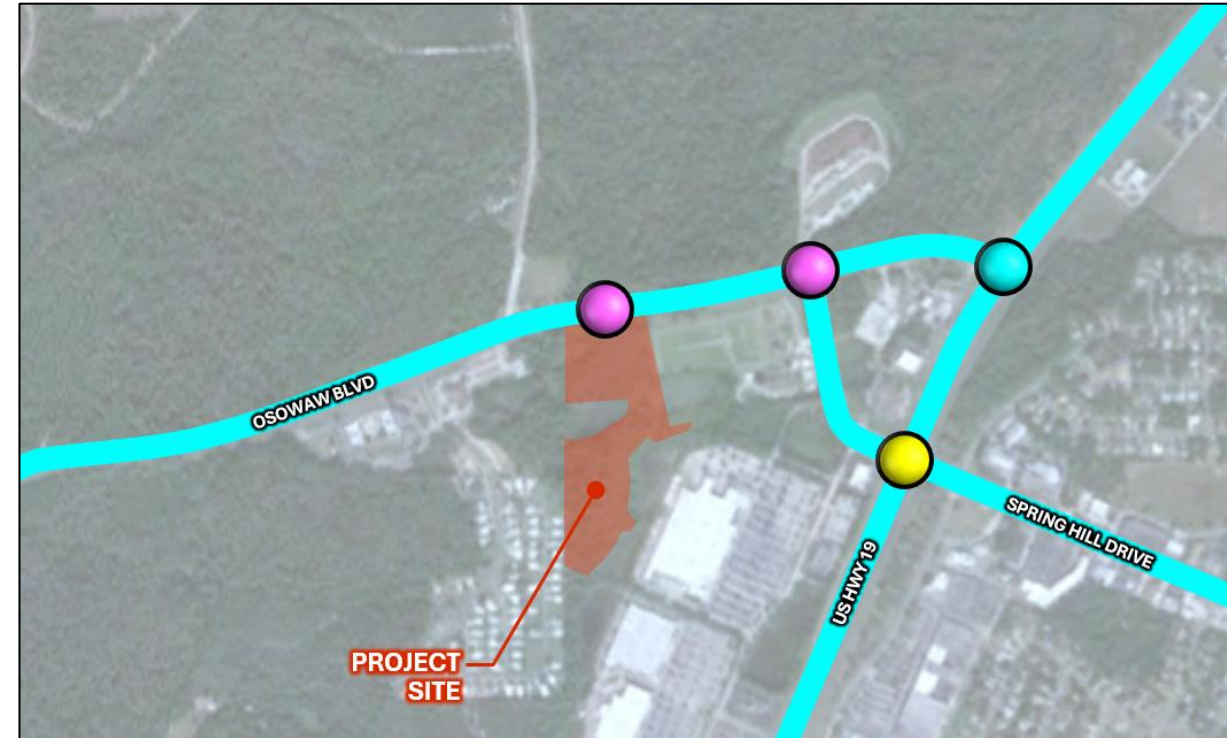
MANUAL

PARKING CONDITION

- ▶ Proposed Condition
 - ▶ Agree to not seek:
 - ▶ 10% reduction for affordable housing
 - ▶ 5% for bicycle or motorcycle spaces



POST - DEVELOPMENT PEAK HOUR LEVEL OF SERVICE



PM PEAK HOUR POST-DEVELOPMENT TRAFFIC CONDITIONS

LOS F

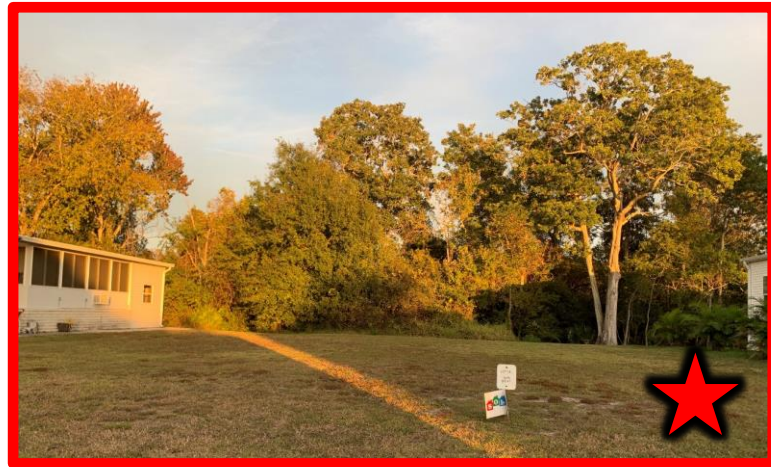
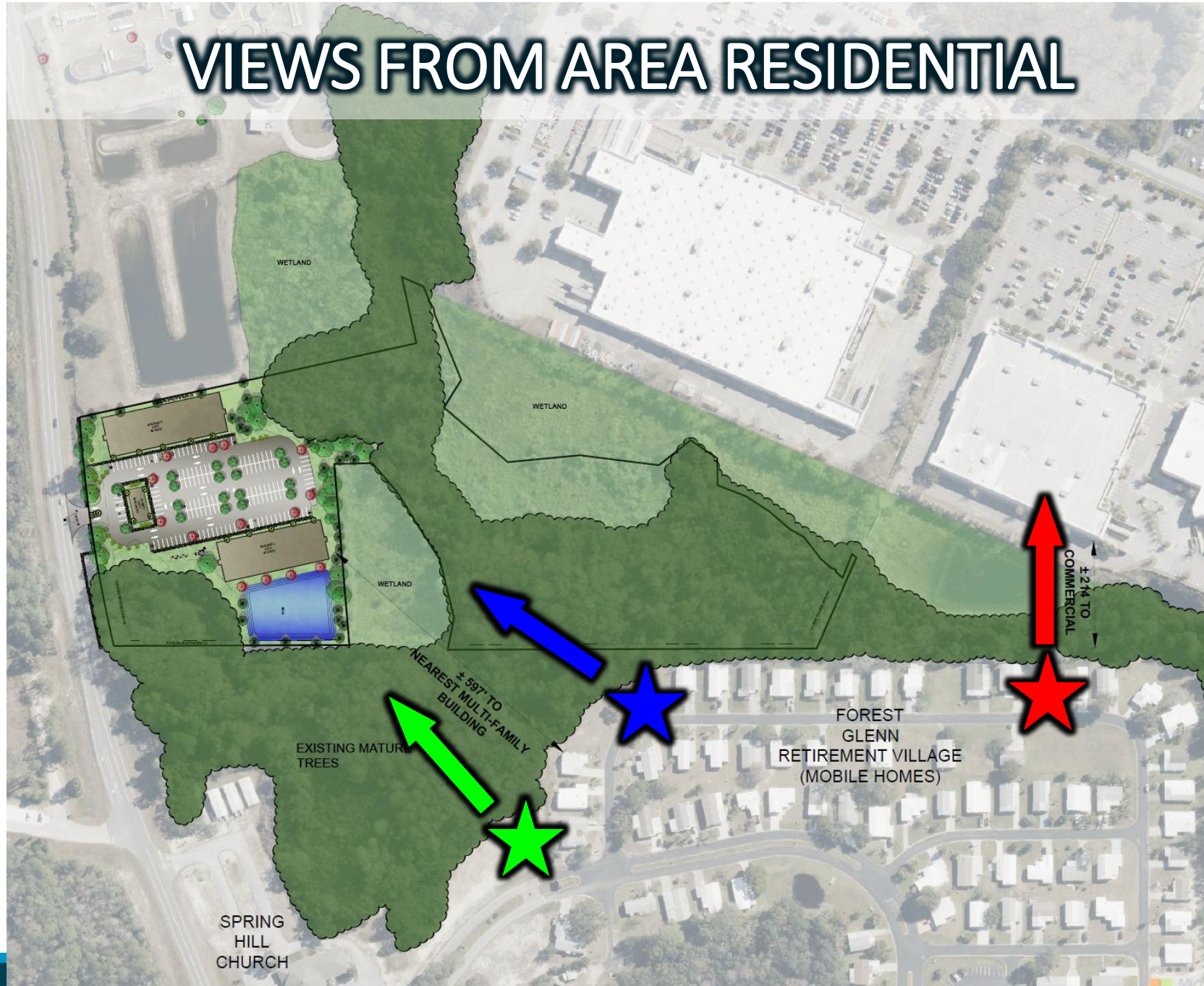
➤ **Hernando County Transportation Performance Standards are Met**





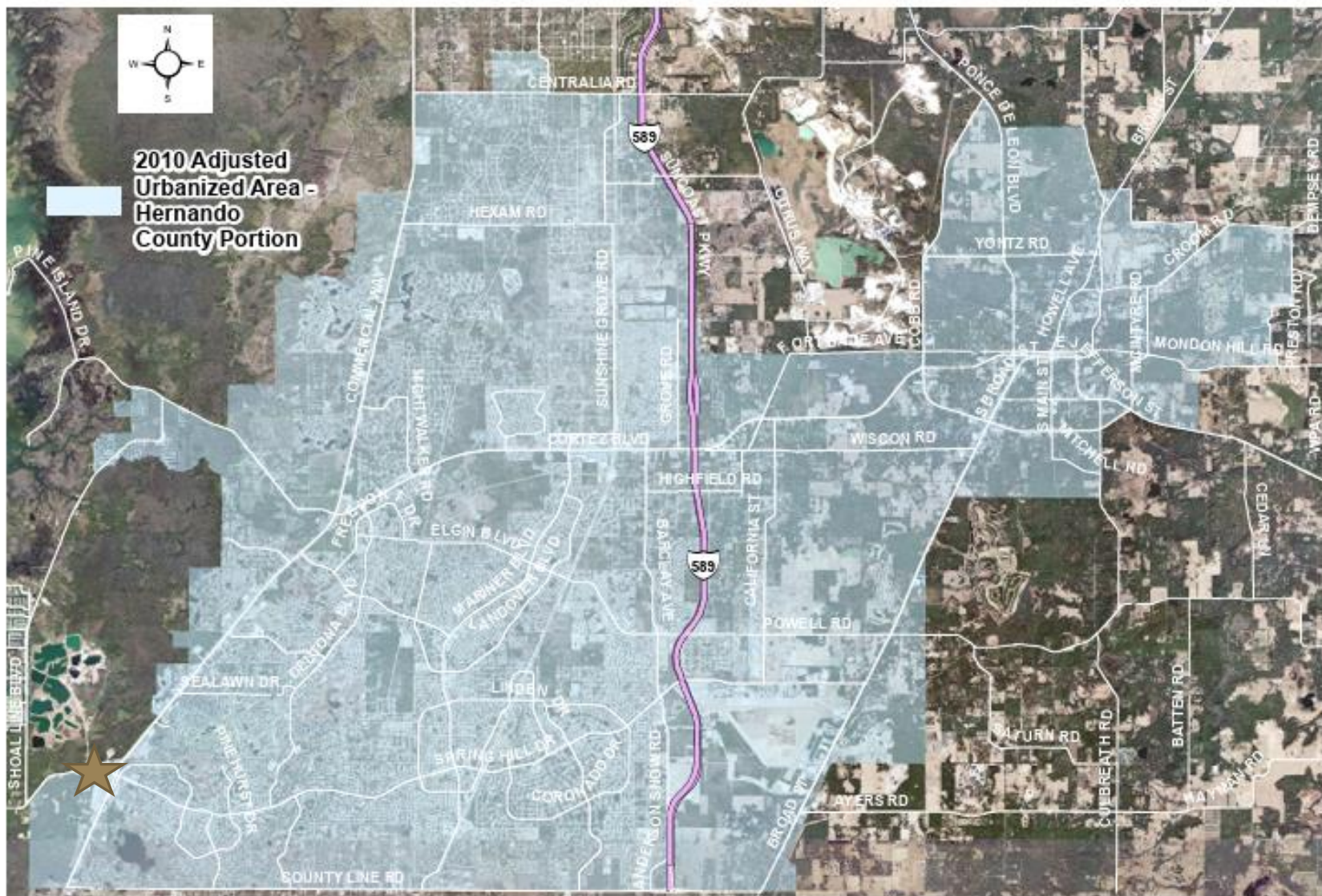


VIEWS FROM AREA RESIDENTIAL



Hernando County Comprehensive Plan

ADJUSTED URBANIZED AREA MAP

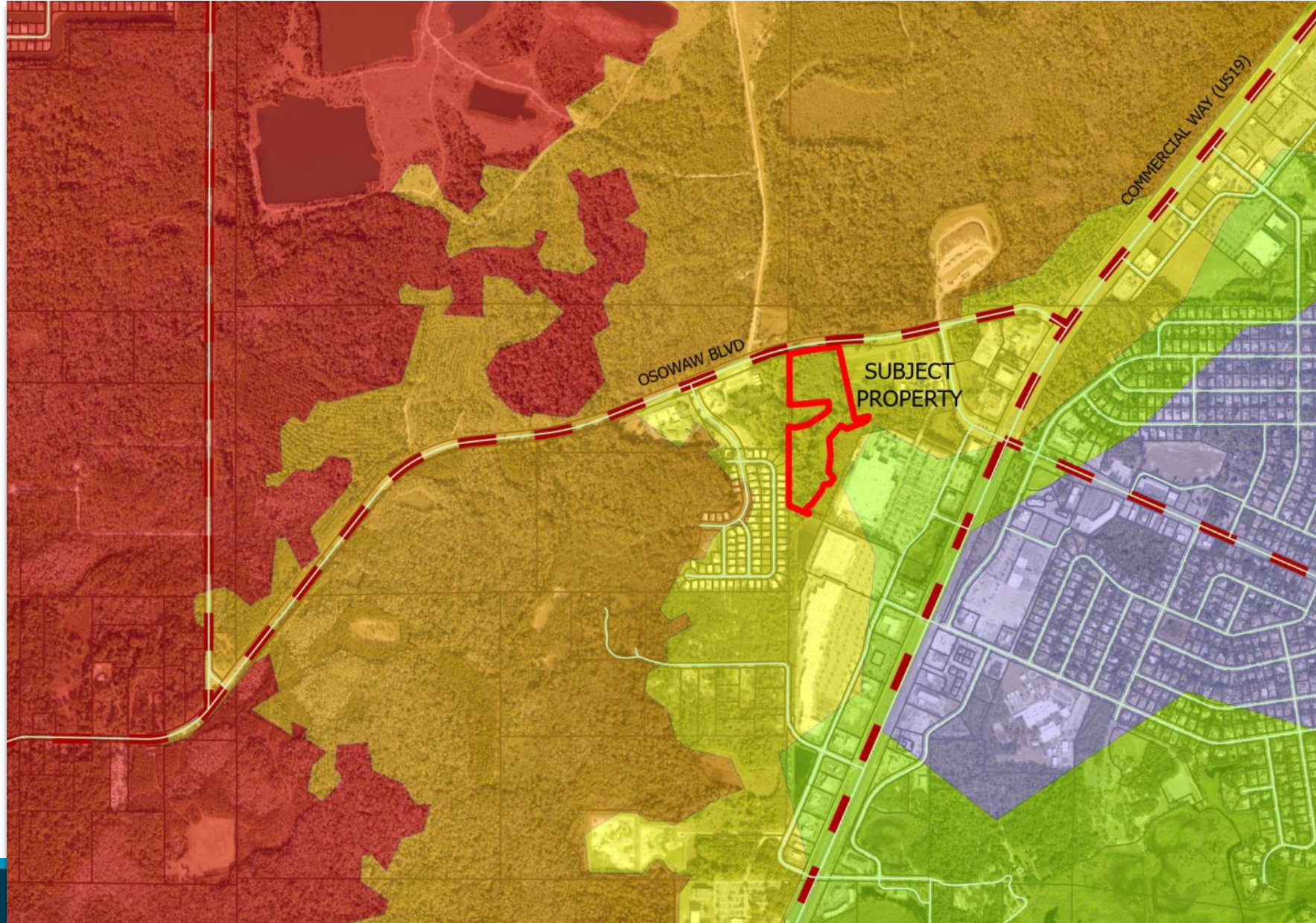


H-22-66 Trimcor Construction of Florida PDP(MF) Approved November 2022

- ▶ Multi-family (PDP-MF) approved in 2022 immediately adjacent to the Forest Glenn Community.
- ▶ 170 Dwelling Units – 3 story apartments
- ▶ Approved for 8.6 DU/ Gross Acre



Evacuation Zones and Routes




 SUBJECT PROPERTY

Evacuation Zones


 A

 B

 C

 D

 E

 Evacuation Routes



FLOODPLAIN

Impact Fees (per unit)

FIRE & EMERGENCY MEDICAL SERVICES	SCHOOL	PUBLIC CAPITAL FACILITIES	PARKS	ROADS
\$234.00	\$3,846.00	\$552.00	\$358.00	\$1,976.00

Total Impact Fees (per unit) - \$6,966

School Capacity Analysis

Sufficient capacity is currently available in the assigned Concurrency Service Areas at the elementary, middle and high school levels.

100 MF units will generate 19 students

School	School Capacity	Students Enrolled	Reserved Capacity	Proposed Students	Total Students	Utilization
Westside	776	535	3	9	547	70%
Fox Chapel MS	1207	780	10	4	794	65%
Weeki Wachee HS	1629	1403	189	6	1598	98%

Strategy 1.04.B(8)

Mobile Homes and Recreational Vehicles Strategy 1.04B(8):

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.

Examples of Hernando County Workforce that would Qualify

currently advertised job openings



- Firefighter EMT1
- Firefighter EMT II
- Fire Rescue Trainee
- Lieutenant Paramedic
- Fire Inspector



- Deputy Sheriff
- Detention Deputy
- Payroll Coordinator
- Licensed Practical Nurse
- Human Resource Generalist



- Teacher (all)
- Paraprofessional
- Secretary II
- Environmental Services Technician
- School Psychologist



- Accounting Clerk II & III
- Administrative Assistant II & III
- Agenda Coordinator
- Asset Information Specialist
- Clerk/Cashier
- Code Enforcement Office
- Customer Care Specialist
- DPW Inspector II
- Finance Coordinator
- Health & Human Services Specialist
- Human Resources Generalist
- Library Services Supervisor
- Parks Foreman
- Purchasing Agent
- Zoning Inspector
-A to Z (*majority of County posted jobs*)

Hernando County Range of Resident Income Limits by Number of Persons in Household

<p>Families earning at or below 60% of Area Median Income.</p> <ul style="list-style-type: none">◦ 1 - \$40,140◦ 2 - \$45,840◦ 3 – \$51,600◦ 4 - \$57,300◦ 5 - \$61,920◦ 6 - \$66,480	<p>Families earning at or below 80% of Area Median Income.</p> <ul style="list-style-type: none">◦ 1 - \$53,520◦ 2 - \$61,120◦ 3 – \$68,800◦ 4 - \$76,400◦ 5 - \$82,560◦ 6 - \$88,640
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Monthly Rent Limits

Maximum HUD Rent Limit by Number of Bedrooms in Unit

Percentage Category (AMI)	1 Bedroom	2 Bedroom	3 Bedroom
60%	\$1,074	\$1,290	\$1,490
80%	\$1,433	\$1,720	\$1,987

**Assumptions do not include Utility Allowance*