

# Hernando County Public Hearing for H-22-47

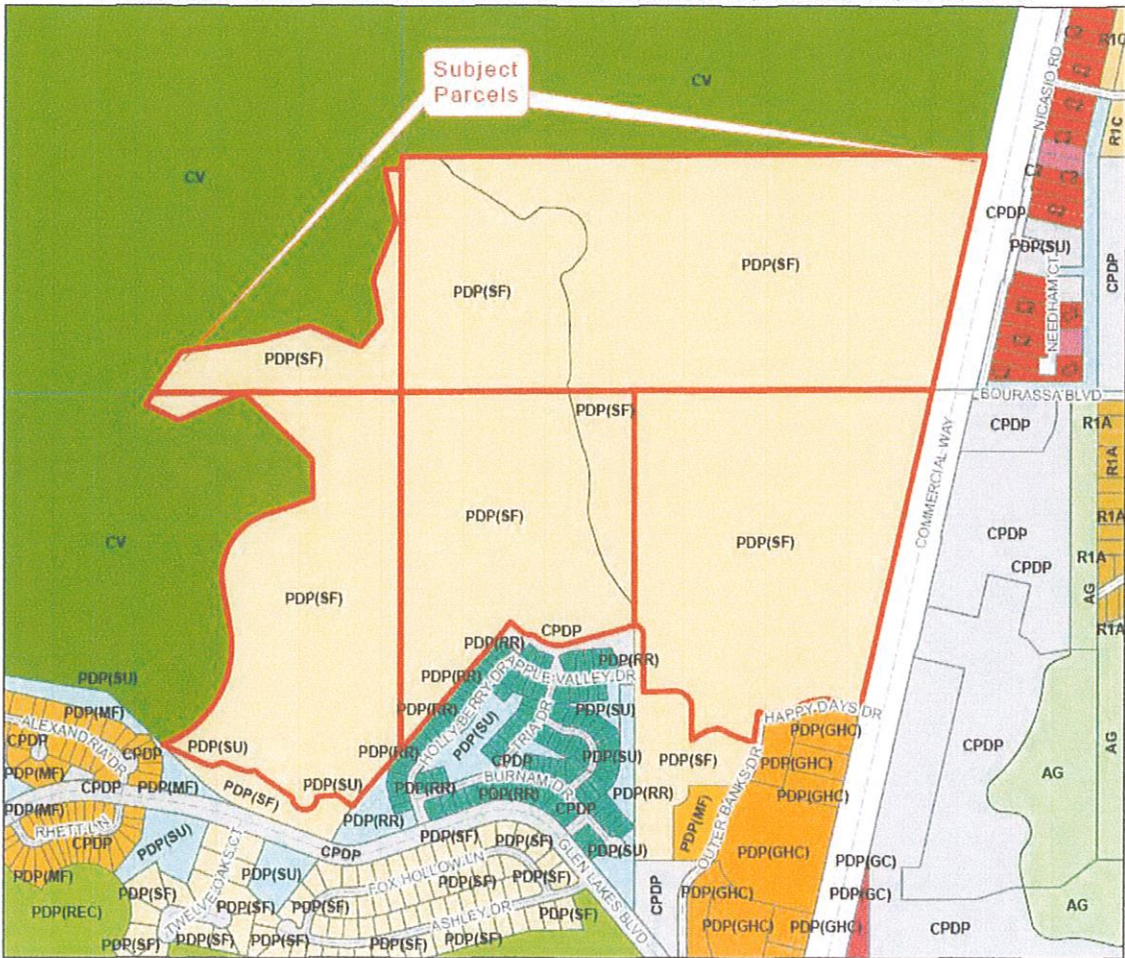
**GLENLAKES Resident Concerns Regarding Impact of ...  
PARK SQUARE HOMES PROPOSED CANOPY DEVELOPMENT**

# **Top Concerns**

- 1. Established Conservation Zone - Encroachment**
- 2. Flooding - Exacerbated by containment of existing wetlands**
- 3. GlenLakes Community Security - Compromised**

# H-22-47

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(HCC)
AR	PDP(HD)
AR1	PDP(HI)
AR2	PDP(L)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NG)
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



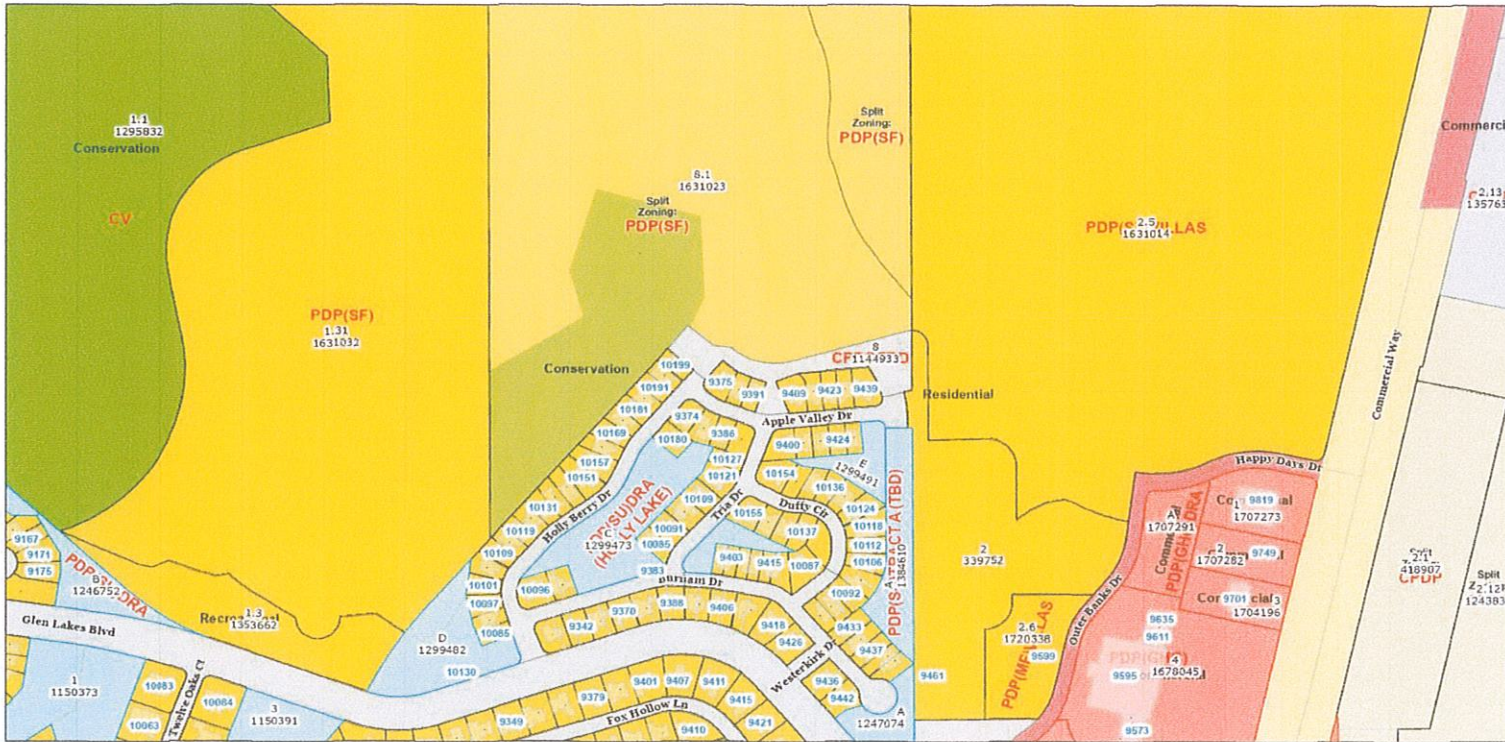
Hernando County Planning Department  
Project date: 07/15/2022



S:\Share\F&Z\PCZ\Cases2022\Sept\_2022\H-2247M.pdf

# 1. Conservation Zone

ArcGIS Web Map

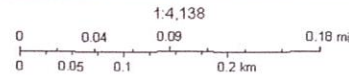


Protected wetlands threatened by containment (encirclement) by proposed construction.

HC GIS Maps do not accurately depict entirety of protected land. (Consult Satellite Maps)

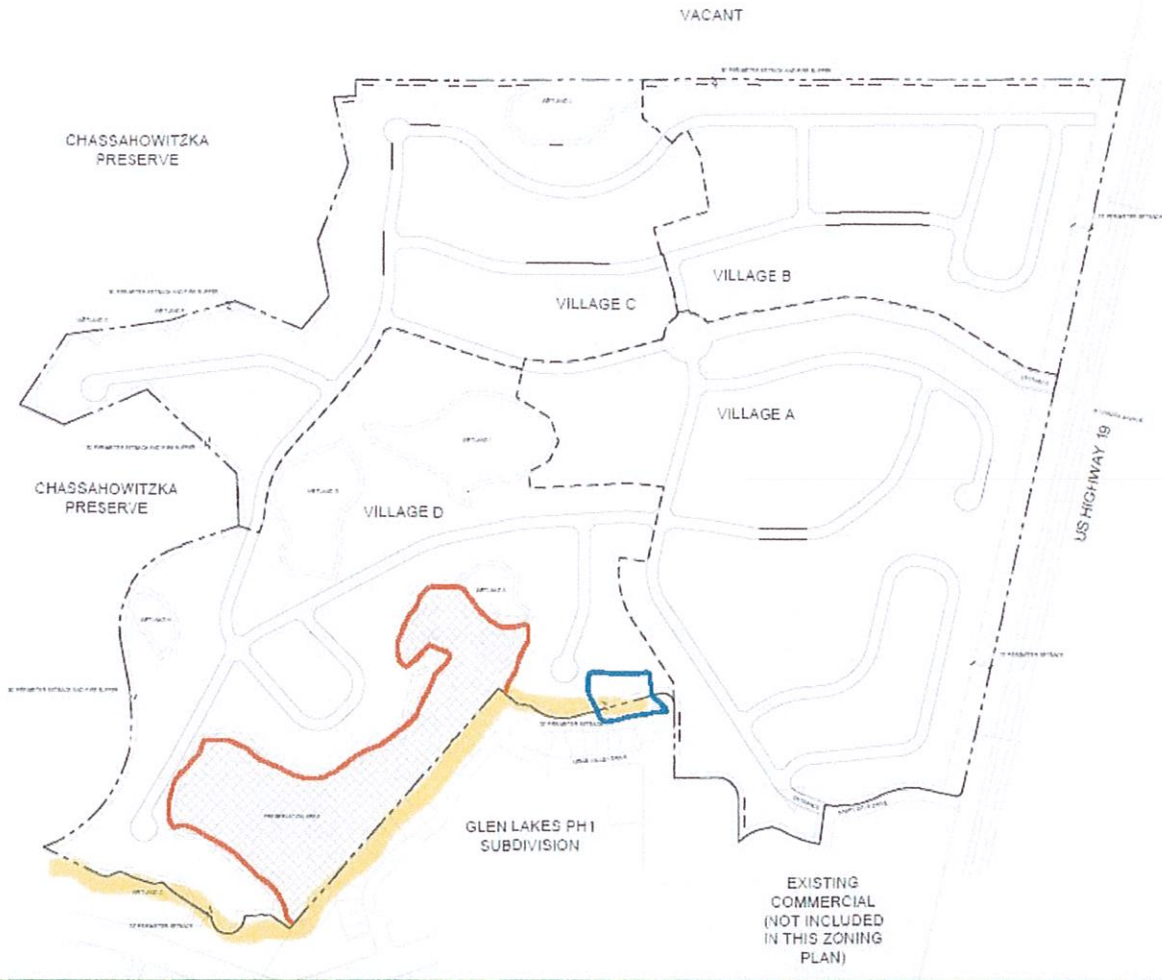
9/19/2022, 4:34:34 PM

- |                    |                               |                     |                     |             |
|--------------------|-------------------------------|---------------------|---------------------|-------------|
| Parcels (Labels)   | Building Footprint            | RESIDENTIAL         | Conservation        | Residential |
| Addresses (Labels) | All Future Landuse Categories | Zoning              | Residential         | Streets 5K  |
| Parcel Lines       | COMMERCIAL                    | <Null>              | Special Use         | Hemando     |
| Easement           | CONSERVATION                  | Commercial          | Split Zoning        |             |
| Historic           | RECREATION                    | Planned Development | Planned Development |             |



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ArcGIS Web AppBuilder  
Esri Community Maps Contributors, Herndon County, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SwireGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



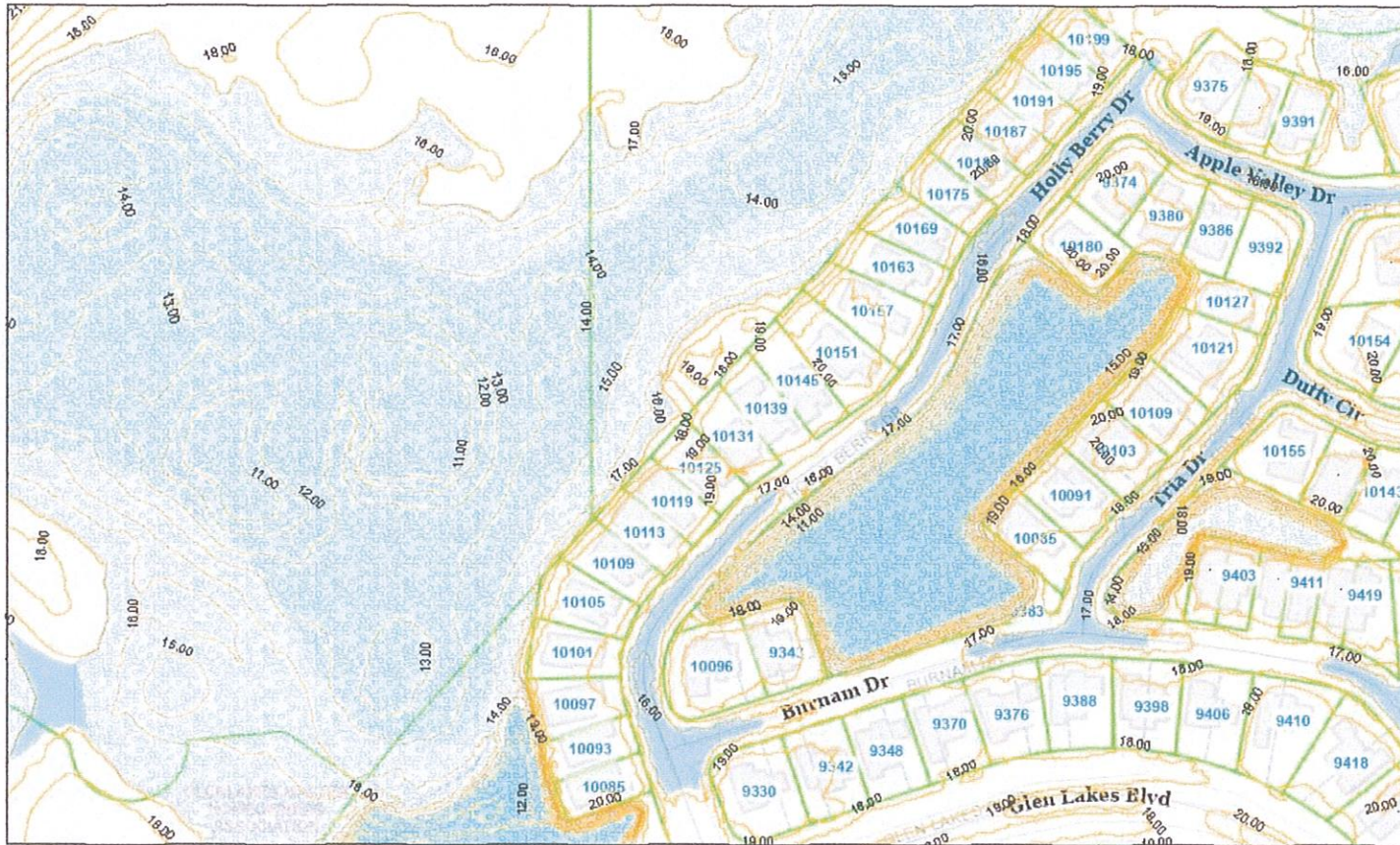
**Conservation  
Land at Risk.**

**Development  
Wetlands  
Containment.**

**Risk increased  
Flooding**

**Project Details – Site Plan** 

# ArcGIS Web Map



10/18/2022, 3:19:15 AM

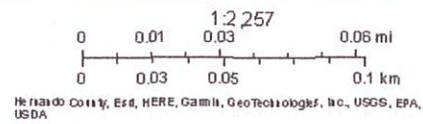
FEMA DFIRM Special Flood Hazard Areas

- A
- AE

- X-Shaded
- SWFWMD 1Ft Contours
- 5 ft Contours

- Hernando
- Streets 3K <
- Addresses (Labels)

- Parcels
- Building Footprint
- Parcel Lines
- Historic



ArcGIS Web App | Federal Emergency Management Agency | Hernando County, Esri, HERE, Garmin, GeoTechnology, Inc., USGS, EPA, USDA

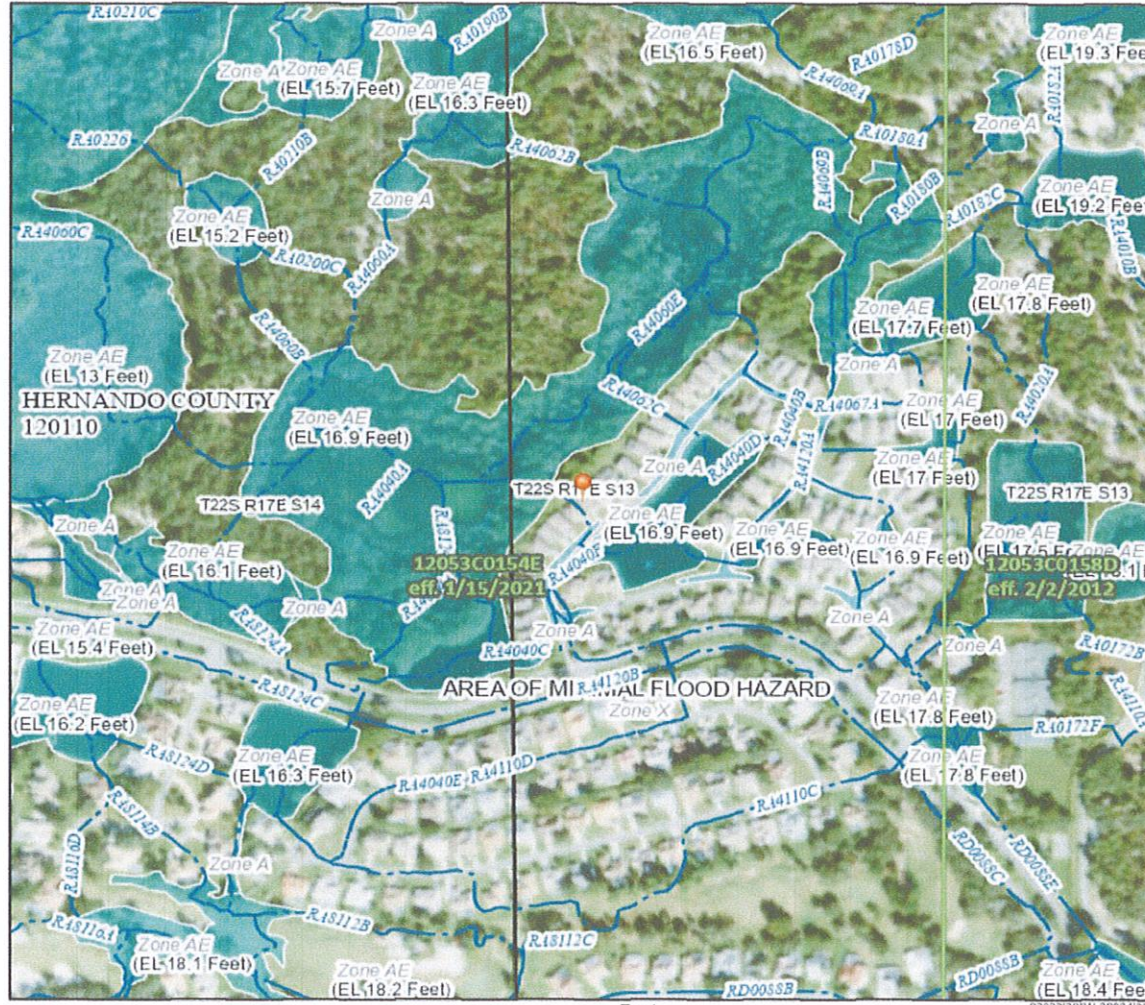
## 2. Flooding

# FEMA Special Flood Hazard Areas

# National Flood Hazard Layer FIRMette



82°34'16"W 28°34'35"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### Legend

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/12/2022 at 9:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# FEMA

## GLENLAKES Communities bordering H-22-47.

## Flood Hazard Map (Current)

# Hernando County GIS Map comment...

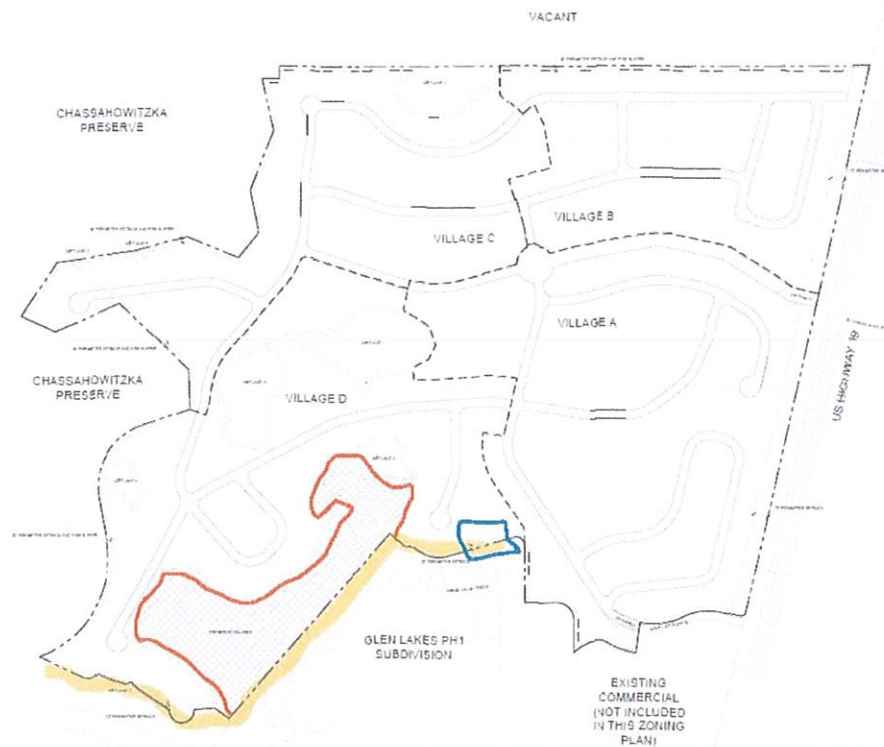
“Subject to further Flood Zone Evaluation by Engineering Dept.”

The screenshot shows a GIS map interface with a table of parcel data. The map displays a residential area with streets like Apple Valley Dr, Holly Berry Dr, and Happy Days Dr. A table below the map lists parcel information. A yellow circle highlights the 'FLOOD\_COMMENT' column for parcel A012, which contains the text 'Subject to further Flood Zone Evaluation by the Engineering Dept'. A red arrow points to this highlighted text.

LID_FL	GIS_MAP_CODE	APPRAISAL_DIST	FLOOD_REASON	FLOOD_COMMENT	PCA1_CONSTR_T	PCA2_LAND_TYP	PCA3_LIVING_UN	PCA4_LAND_SIZE	NONADVALOREI	NON
A012	2			Subject to further Flood Zone Evaluation by the Engineering Dept	3	1	0	5	36	705



### 3. GlenLakes Community established security measures compromised by Canopy Plan...



**GLENLAKES** residents enjoy security and safety provided by gated community.

Now threatened by proposed construction of bordering **OPEN** community.

Project Details – Site Plan



**APPLICANT:** ACF 10-A Glen Lakes, LLC

**FILE NUMBER:** H-15-25

**REQUEST:** Re-establish a Master Plan on property zoned CPDP/Combined Planned Development Project

**GENERAL**

**LOCATION:** Northern terminus of Outer Banks Drive and west of US Highway 19

**LEGAL**

**DESCRIPTION:** A portion of Sections 11, 12, 13, 14 Township 22 South, Range 17 East, Hernando County, FL

**PARCEL KEY**

**NUMBER:** 01144915, 01144924, 01631014, 01631023, 01631032

**STAFF RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the re-establishment of a Master Plan on property zoned CPDP/Combined Planned Development Project with performance conditions.

**P&Z ACTION:**

On October 12, 2015, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the re-establishment of a Master Plan on property zoned CPDP/Combined Planned Development Project 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. All previous conditions (H-05-54) shall remain in full force and effect.
3. The property 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 board and the county.
4. The applicant may be required to update the Traffic Access Analysis as determined by the County Engineer and shall submit a traffic impact analysis in conjunction with each request for a Certificate of Concurrency.

5. 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.
6. Approved wetland jurisdictional lines shall be shown on all conditional plats and constructions plans.
7. All designated conservation and wetland areas shall include a conservation easement at the time of platting.
8. The applicant shall provide neighborhood parks in accordance with the requirements of Section 26-75 of Article III, Chapter 26 of the Hernando County Code of Ordinances.
9. No development of residential units shall occur within the Recreational land use category without the approval of a Comprehensive Plan Amendment.
10. The petitioner shall provide a master 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.

**NOTE:** Subsequent to the October 12, 2015, Planning and Zoning hearing, the petitioner met with staff to discuss conditions #3 and #4 of the previous approval. The applicant indicated their desire to utilize one overall minimum lot size of 40' x 105' in order to allow project flexibility in respond to market demands. Staff reviewed the petitioner's request and had no objections to modifying the previous conditions as follows:

~~3. Minimum lot sizes for single family lots are approved as follows: 65'x125'~~

4. Minimum lot sizes for the villa lots proposed are approved as follows: 40'x105'

**BCC ACTION:**

On November 10, 2015, the Board of County Commissioners voted 5-0 to adopt Resolution 2015-165 approving the re-establishment of a Master Plan on property zoned CPDP/Combined Planned Development Project 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. All previous conditions (H-05-54) shall remain in full force and effect with the exception of conditions number 3 and 4.
- ~~3. Minimum lot sizes for single family lots are approved as follows: 65'x125'~~