

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: 12/16/2025

File No. H-26-11 Official Date Stamp:

RECEIVED

JAN 07 2026

HERNANDO COUNTY ZONING

APPLICANT NAME: Emerson Capital Group, LLC

Address: 17805 Crystal Cove Place

City: Lutz

State: FL

Zip: 33548

Phone: (256) 786-9087

Email: wingshr@gmail.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: permits@coastal-engineering.com

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

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00476407

2. SECTION 26, TOWNSHIP 22S, RANGE 19E

3. Current zoning classification: CPDP including PDP(MF), PDP(OP) and Congregate Care/ALF/Nursing Home

4. Desired zoning classification: CPDP including PDP(MF) and PDP (SF)

5. Size of area covered by application: 23.8

6. Highway and street boundaries: West side of Emerson Road, South of SR 50

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, W Parkinson Myers as Registered Agent for Emerson Capital Group, LLC, 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.

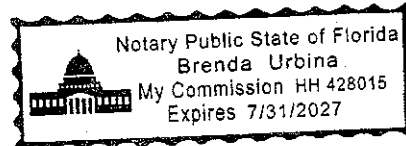
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO Hillsborough

The foregoing instrument was acknowledged before me this 17th day of December, 2025, by William Myers who is personally known to me or produced FL DL as identification.

Signature of Notary Public



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

Notary Seal/Stamp

Small Scale Comp Plan &
Rezoning Narrative
Emerson Capital Group LLC
Parcel Key 476407

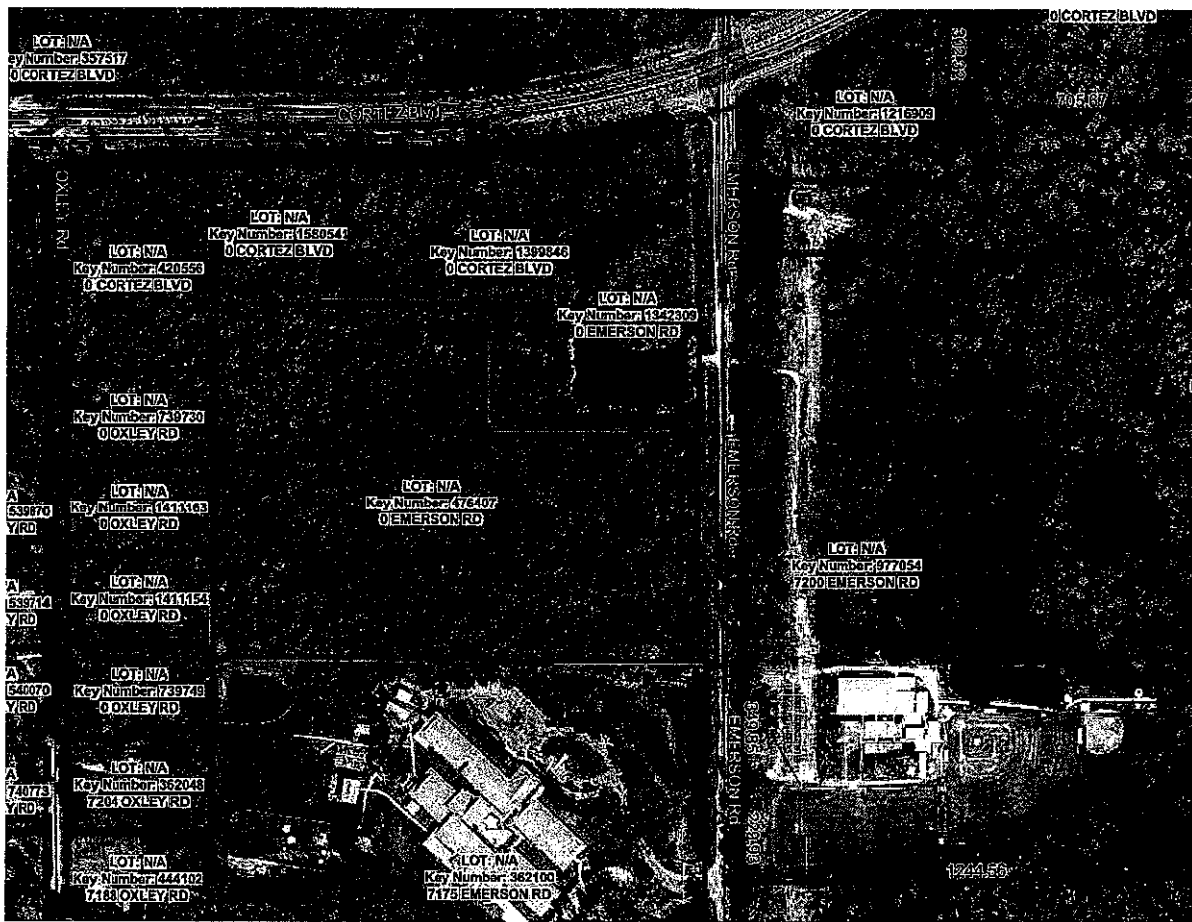


Figure 1. Parcel Key 476407- Aerial and Location Map

General:

The site totals 23.8 acres, is currently vacant and is located on the west side of Emerson Road, approximately 750 feet south of Cortez Boulevard.

Site Zoning and Land Use:

The site is currently zoned Combined Planned Development Project (CPDP) with approved vesting for 180 multifamily units, 36,000 square feet of office professional and a 42 bed Congregate Care Facility or 24,000 square feet of office professional (H08-06). Please refer to Figure 2 below for the site zoning and the Narrative Appendix for the previously approved master plan.

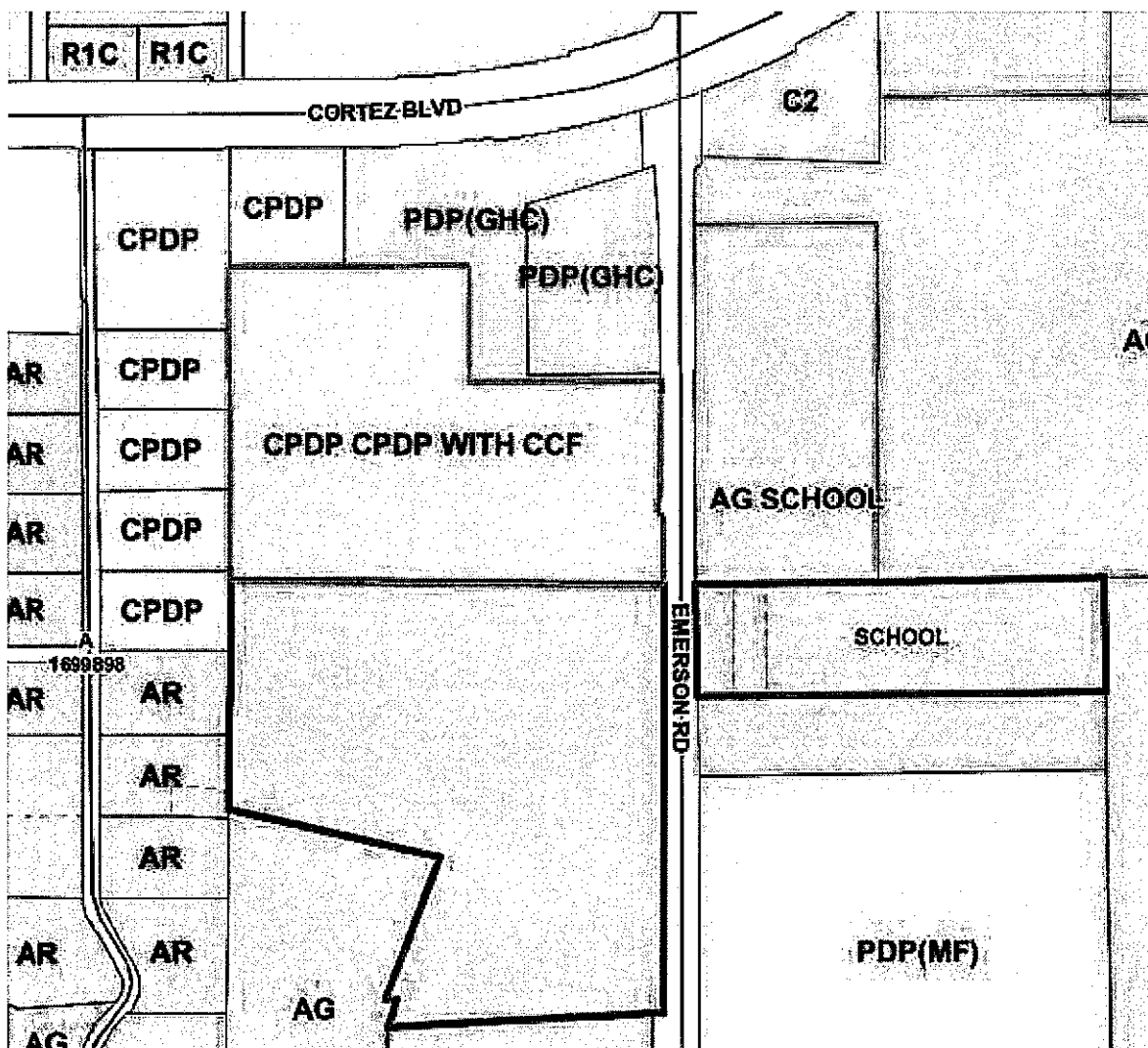


Figure 2. Parcel Key 476407- Zoning Map

The site is currently designated as Commercial on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the Future Land Use Map (FLUM) designation.



Figure 3. Parcel Key 476407- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	CDPD and GHC/GHC	Commercial	FDOT Retention Pond/Vacant
South	AG	Commercial and PSP Educational	Vacant and School
East	AG	PSP Educational and Residential	School
West	CPDP	Residential	Vacant

Request:

The applicant is requesting to change the comprehensive plan designation from Commercial to Residential and a master plan revision to the existing Combined Planned Development District (CPDP) zoning that would allow the development of 80 single family dwelling units, while retaining the existing vesting for 180 multifamily units and eliminating the existing approved PDP(OP) and ALF uses. Adding the single family option will provide the applicant with more flexibility in finding a development partner.

Project Description:

As shown on the proposed zoning master plan, the single family project will have access directly from Emerson Road, via a boulevard-style entrance to a looped residential street, thus addressing the need for a secondary point of access. The topography of the property lends itself to placing the residential community along the southern portion of the site, with stormwater retention and recreation being provided in the northwestern leg of the property. Up to eighty lots 50 feet in width are proposed, with a minimum lot size of 5,750 square feet and setbacks of 25' (front), 15' (rear) and 5' (side).

20 foot-wide vegetative buffers will be provided along the southern boundary (Moton Elementary) and along the western boundary, where residential lots are adjacent to rural residential parcels. No buffer is proposed along the northern boundary adjacent to an existing FDOT drainage retention area. Other areas to the north will retain 20 feet of existing vegetation.

The project will be served by City of Brooksville potable water and wastewater infrastructure, Emerson Road has a good level of service and a traffic study will be provided to the County Engineer's office as part of the conditional platting process. A stormwater management plan will be submitted to the Southwest Florida Water Management District (SWFWMD) for review and permitting. As depicted on the zoning master plan, some wetland is located on the property and will be protected consistent with SWFWMD regulations.

If the property is developed as a multifamily project (up to 180 units), the buffers will remain as shown on the master plan, while development of the site will adhere to standards provided below in **Proposed Dimensional Standards** portion of this submittal.

Comprehensive Plan:

The subject property is designated Commercial on the future land use map (FLUM). Changing the designation to Residential is consistent with the following Goals, Objectives and Strategies.

Strategy 1.04A(1): The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.

Strategy 1.04A(2): Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLUM requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLUM designation prior to development.

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 longrange 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.

Analysis: The site previously received approvals to develop as a mixed use development to include a minimal amount of office professional and residential. Given the fact that the site is not located directly on SR 50 development of the site with office professional or ancillary commercial uses is not feasible nor desirable. The site is contiguous to the Residential Category and consistent with the Strategy to locate residential development where that category predominates. The site is also located where services and facilities are available, and in close proximity to the City of Brooksville. Finally, the proposed change will leave a sufficient amount of commercially designated land along SR 50 and at the intersection of Emerson to provide for future conveniences to surrounding residences and pass through traffic.

Strategy 1.04B(7):... multi-family developments shall be located such that...

- a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;

Analysis: The site location adjacent to commercially designated property along SR 50 and existing schools provides for a logical transition and justification to retain the current vesting for 180 multifamily units in the event development flexibility is needed.

Proposed Dimensional Standards:

Single Family

Maximum number of lots-80
Maximum Height-35 feet
Minimum Lot Size-5750 square feet (deviation from 6000)
Minimum Lot Width-50 feet (deviation from 60)
Minimum Setbacks
Front- 25 feet
Rear-15 feet (deviation from 20 feet)
Sides-5 feet (deviation from 10 feet)
FAR- .65 (deviation from .35)

Multifamily

Maximum number of units-180
Maximum units per building-24 (deviation from 12)
Maximum Height-45 feet
Minimum Setbacks
Front- 25 feet

Rear-20 feet
Sides-10 feet
Distance between buildings-15 feet

Perimeter Building Setbacks (Inclusive of Buffers)

Emerson Road-75 feet
North-15 feet (adjacent to FDOT retention pond)
South-35 feet
West-35 feet

Minimum Buffers

North-0 abutting the FDOT Retention Pond, in all other areas 20 feet of natural vegetation
South-20 foot Vegetative Buffer
East-10 foot Landscape Buffer (along Emerson Road)
West-20 foot Vegetative Buffer, except next to wetlands/park area

All buffers will meet or exceed the minimum buffer and landscape requirements of the Community Appearance Ordinance.

Site Conditions

Topography

The site ranges from elevation 103 in the northeast corner to 123 in the southwest corner of the site. Please refer to Figure 4 for topographic information.

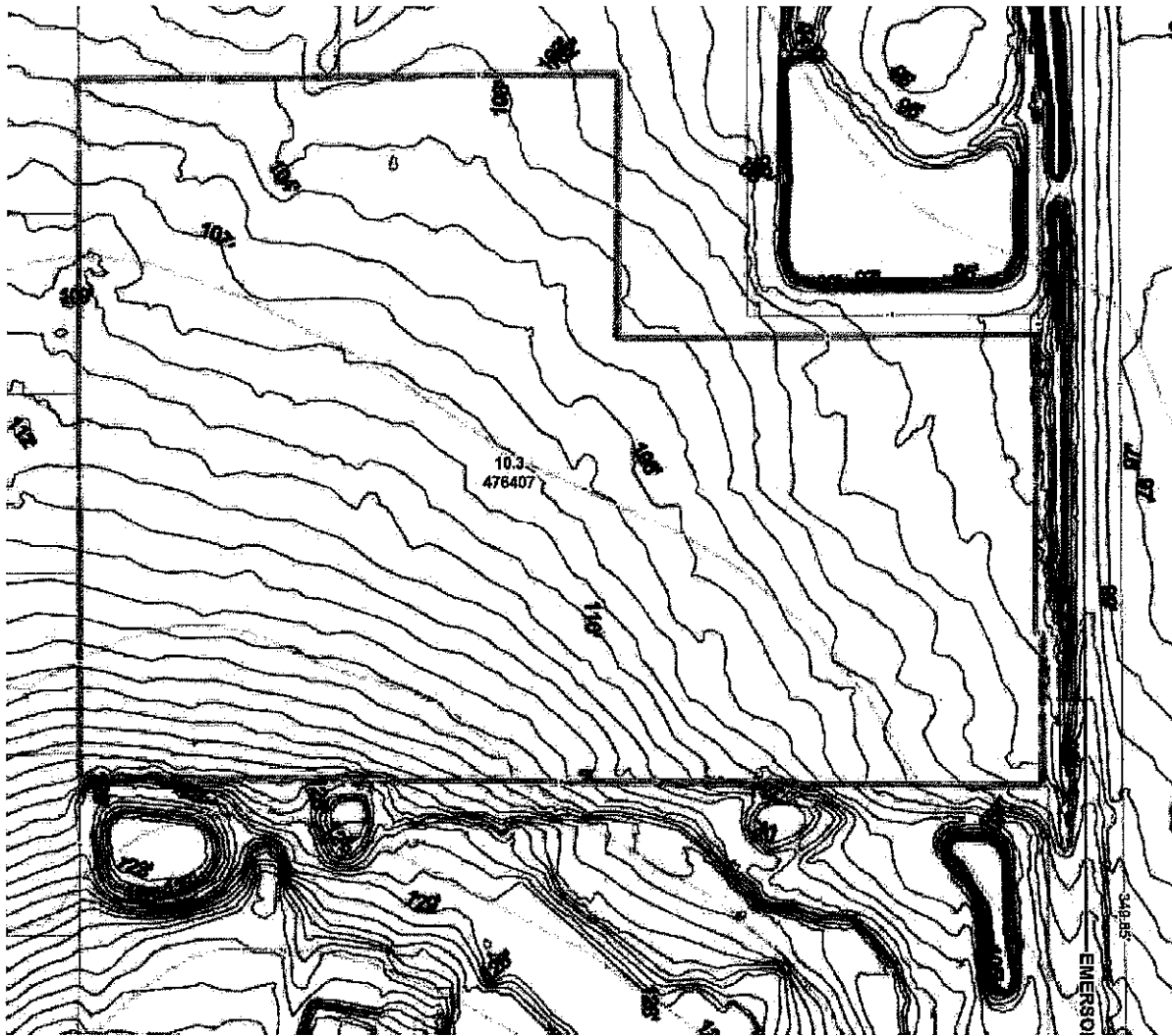


Figure 4. Parcel Key 476407- Topographic Map

Floodplain

The majority of the site is not located in a floodplain. A small area adjacent to Emerson Road is designated AE. Please refer to Figure 5.

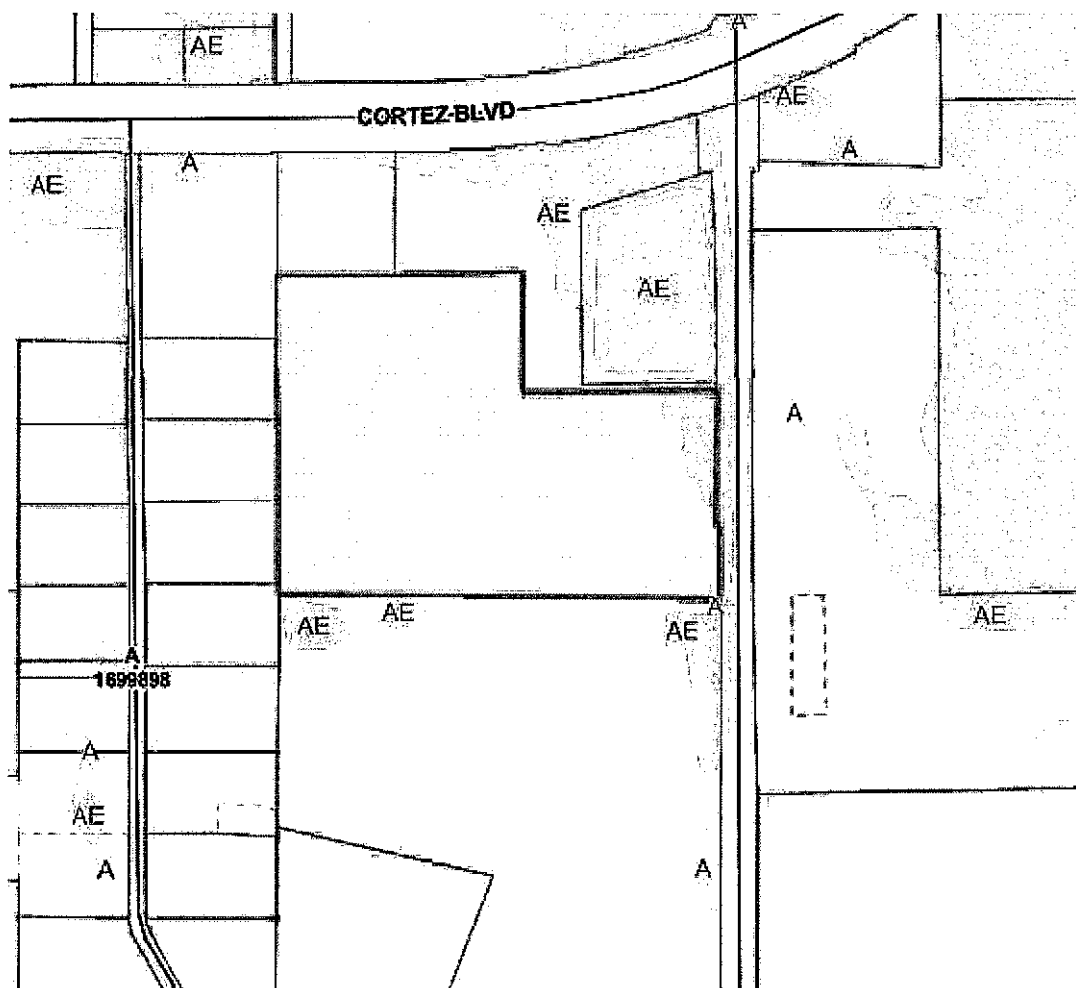


Figure 5. Parcel Key 476407- Floodplain Map

Soils

The site soils consist of Blichton Loamy Fine and Flemington Fine Sandy Loam. Refer to Figure 6 for the Soils Map. The Blichton series consists of very deep, very poorly drained, moderately slow or slowly permeable soils on uplands. The Flemington series consists of poorly drained, very slowly permeable soils formed in thick beds of clayey marine sediments on nearly level to strongly sloping areas.

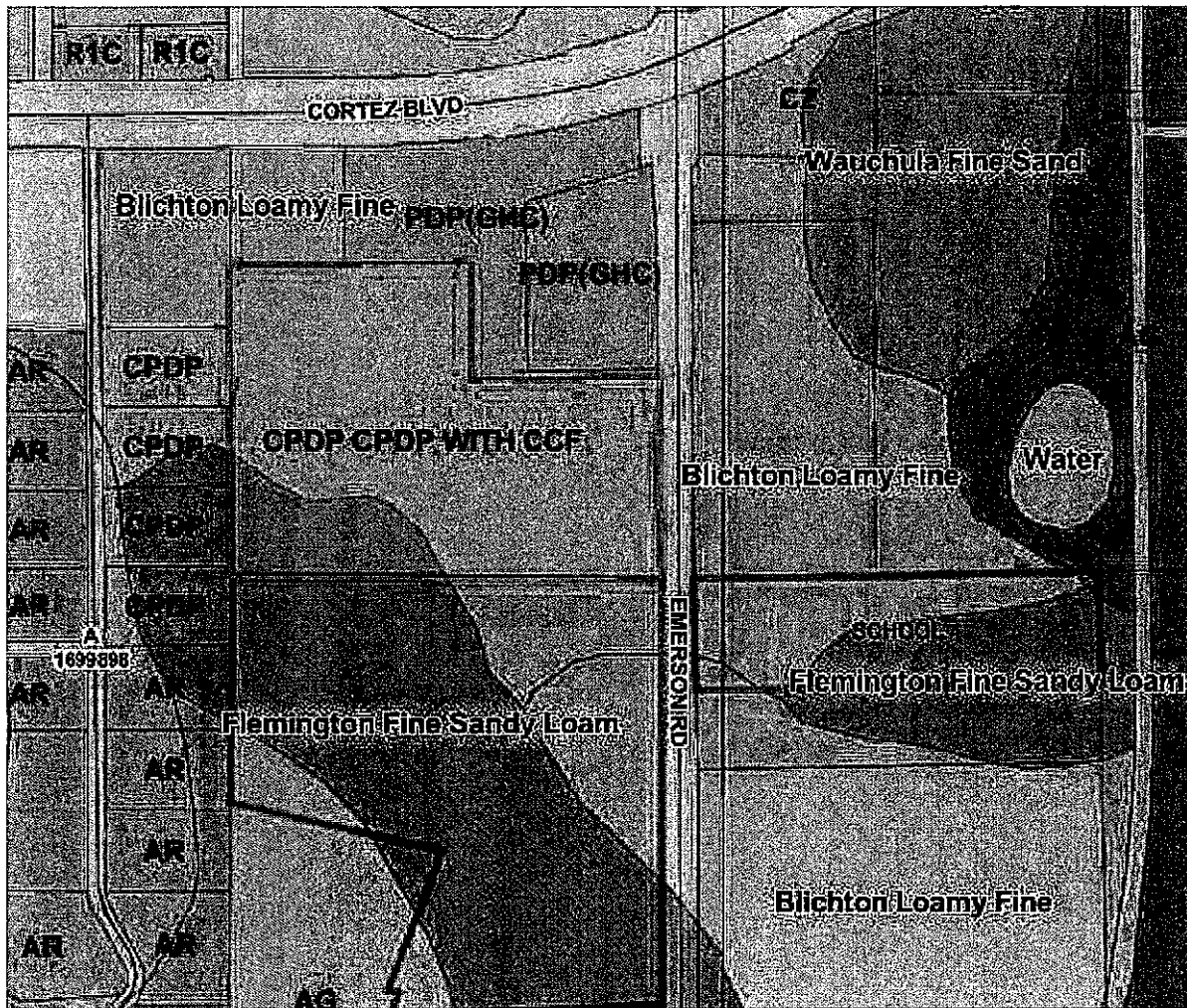


Figure 6. Parcel Key 476407- Soils Map

The site consists of small jurisdictional wetlands in the northwest and southeast corners of the site, which are located on Figure 7. A cultural resource assessment was previously conducted on the site and no significant resources were found. Relative to protected flora and fauna, all required site assessments and required permits will be completed prior to site development.



Infrastructure**Adequate Access/Transportation**

The project has access to Emerson Road, a two lane collector roadway with a good level of service. Access to SR 50 (Cortez Boulevard) is provided from a signalized intersection at Emerson. SR 50 is a 4-lane arterial roadway with an excellent level of service. An access analysis will be completed for review and approval by Hernando County prior to development. Any required improvements will be determined at that time. A boulevard-style entrance is provided, thus addressing the need for a secondary point of access.

Utilities

The project is located in the City of Brooksville First Right to Refuse Service Area. Both potable water and central sewer will be provided by the City of Brooksville. If required, the applicant will complete a capacity analysis to the City of Brooksville specifications and service agreement to ensure the timing of connection to, and capacity of those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Parks

A neighborhood park amenity in accordance with Hernando County requirements will be provided and maintained by the development. The development is located in close proximity to Coach Lorenzo Hamilton Sr. Park which consists of lighted fields, playgrounds, restrooms and an activity center.

Schools

A certification of concurrency will be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of development. The schools assigned to the property are Moton Elementary, Parrott Middle School Hernando High. Mitigation of public school impacts may be required by separate agreement with the School District.

Deviations

As indicated in the Narrative and on the proposed master plan.

APPENDIX
PREVIOUSLY APPROVED MASTER PLAN

BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, APRIL 9, 2008. PAGE 24

APPLICANT: The Richman Group of Florida, Inc.

FILE NUMBER: H-08-06

PURPOSE: Master Plan Revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility and a reduction in setbacks

GENERAL

LOCATION: West side of Emerson Road, approximately 1,200' south of Cortez Boulevard

LEGAL

DESCRIPTION: A portion of Section 26, Township 22 South, Range 19 East of Hernando County, FL

STAFF RECOMMENDATION:

Approval of the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility with performance conditions.

P&Z ACTION:

At the March 10, 2008 meeting, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The maximum allowable uses and units shall be limited as follows:
 1. 6.43 acre parcel: 36,000 square feet; PDP(OP) use
 2. 2.90 acre parcel: either 24,000 square feet of PDP(OP); or 42 ALF units use
 3. 5.00 acre parcel: 84 units; Age Restricted or Standard Multifamily use
 4. 9.32 acre parcel: 96 units, Standard Multifamily use
3. A master plan revision will be required should the petitioner desire to construct a nursing home in the future. A Certificate of Need for a specific number of beds shall be demonstrated at that time.
4. The maximum building height shall be in accordance with the LDR requirements.

5. Minimum Perimeter Setbacks:
- | | |
|---------------|-----------------------------------|
| Emerson Road: | 75' |
| North: | 25' |
| South: | 35' 25' (STAFF AGREES) |
| West: | 35' |
| Frontage: | 35' |
- A minimum 15' separation between multifamily structures
6. The 100-year floodplain must be delineated and shown on all site plans; and all roadways, driveways, and finished floor elevations must meet the Facility Design Guidelines and adopted building codes.
7. The petitioner shall provide turn lanes on Emerson Road as required by the County Engineer.
8. The developer shall negotiate a water and sewer agreement with the City of Brooksville.
9. The frontage road shall line up with the frontage road on the commercial property to the northwest. In addition, the frontage shall be designed with a boulevard entrance at Emerson Road.
- ~~10.~~ ~~Additional parking spaces for visitors shall be provided throughout the multifamily portion of the development. The minimum number of additional spaces provided shall be at least 30% of the required parking. (STAFF AGREES)~~
- ~~11.~~ 10. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
- ~~12.~~ 11. An archaeological survey shall be performed by a qualified professional prior to development.
- ~~13.~~ 12. Florida Yards & Neighborhoods (FYN) principles shall be implemented for landscaping within the development.
- ~~14.~~ 13. The petitioner shall provide a second egress point from the 9.12 acre ~~two (2) access points to the multifamily development areas from to~~ the frontage road. (STAFF AGREES)
- ~~15.~~ 14. A treed roadway/access shall be provided in accordance with the requirements of the County LDR's.
- ~~16.~~ 15. The developer shall be responsible for the clearing of all exotic plant species from any portion of the drainage streams that is located on site in accordance with the requirements of the Community Appearance ordinance.

- ~~17-16.~~ A 35' drainage easement shall be provided along centered on the drainage streams located on site as determined by the County Engineer, and the easement (s) shall be delineated and shown on all future plans. (STAFF AGREES)
- ~~18-17.~~ The development shall comply with the open space requirements of the County LDR's.
- ~~19-18.~~ The developer shall provide a transportation analysis for review and approval by the County Engineer prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all improvements necessary, as determined by the approved transportation analysis.
- ~~20-19.~~ A 10' buffer with a minimum 80% opacity shall be located along the south and west property lines.
- ~~21-20.~~ If the County has not adopted a school concurrency ordinance by the time of development, the developer shall enter into a separate mitigation agreement with the School Board prior to development.
- ~~22-21.~~ 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 within 30 business days from BCC approval will result in the zoning becoming null and void.
22. The applicant shall provide a sidewalk along Emerson Road from the frontage road to the school as determined by the County Engineer and the School Board's facility Maintenance Staff. (STAFF AGREES)

BCC ACTION:

The Board of County Commissioners voted 5-0 adopt Resolution #2008-89 approving the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The maximum allowable uses and units shall be limited as follows:
 1. 6.43 acre parcel: 36,000 square feet; PDP(OP) use
 2. 2.90 acre parcel: **either** 24,000 square feet of PDP(OP); **or** 42 ALF units use
 3. 5.00 acre parcel: 84 units; Age Restricted or Standard Multifamily use
 4. 9.32 acre parcel: 96 units, Standard Multifamily use
3. A master plan revision will be required should the petitioner desire to construct a nursing home in the future. A Certificate of Need for a specific number of beds shall be demonstrated at that time.

4. The maximum building height shall be in accordance with the LDR requirements.
5. Minimum Perimeter Setbacks:

Emerson Road:	75'
North:	25'
South:	35' <u>25'</u> (STAFF AGREES)
West:	35'
Frontage:	35'

A minimum 15' separation between multifamily structures
6. The 100-year floodplain must be delineated and shown on all site plans; and all roadways, driveways, and finished floor elevations must meet the Facility Design Guidelines and adopted building codes.
7. The petitioner shall provide turn lanes on Emerson Road as required by the County Engineer.
8. The developer shall negotiate a water and sewer agreement with the City of Brooksville.
9. The frontage road shall line up with the frontage road on the commercial property to the northwest. In addition, the frontage shall be designed with a boulevard entrance at Emerson Road.
10. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
11. An archaeological survey shall be performed by a qualified professional prior to development.
12. Florida Yards & Neighborhoods (FYN) principles shall be implemented for landscaping within the development.
13. The petitioner shall provide a second egress point from the 9.12 acre multifamily development areas to the frontage road.
14. A treed roadway/access shall be provided in accordance with the requirements of the County LDRs.
15. The developer shall be responsible for the clearing of all exotic plant species from any portion of the drainage streams that is located on site in accordance with the requirements of the Community Appearance ordinance.
16. A drainage easement shall be provided centered on the drainage streams located on site as determined by the County Engineer, and the easement(s) shall be delineated and shown on all future plans.
17. The development shall comply with the open space requirements of the County LDRs.

18. The developer shall provide a transportation analysis for review and approval by the County Engineer prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all improvements necessary, as determined by the approved transportation analysis.
19. A 10' buffer with a minimum 80% opacity shall be located along the south and west property lines.
20. If the County has not adopted a school concurrency ordinance by the time of development, the developer shall enter into a separate mitigation agreement with the School Board prior to development.
21. 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 within 30 business days from BCC approval will result in the zoning becoming null and void.
22. The applicant shall provide a sidewalk along Emerson Road from the frontage road to the school as determined by the County Engineer and the School Board's facility Maintenance Staff.

NOTE: PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE ON THIS ZONING APPROVAL MUST BE CONSISTENT WITH THE APPROVED MASTER PLAN, DEVELOPER'S NARRATIVE, DEVELOPER'S REPRESENTATIONS ON THE RECORD, AND THE APPROVAL CONDITIONS BY THE BCC.

