



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

April 14, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, April 14, 2025, 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 on-line at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
Mike Fulford	Alternate Member
Xenia Pino	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Victoria Anderson	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Planning and Zoning Operations Manager

Alternate Member Xenia Pino was not present when the meeting began.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members David and McDonald announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairwoman Birren and Members Holmes, Noe, and Fulford announced they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Victoria Anderson advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Administering of the Oath**STAFF ANNOUNCEMENTS**

Development Services Director Omar DePablo requested Agenda Item No. 15747 [Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President (SE-25-01)] to be moved to Standard Agenda.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the agenda with changes.

(Note: Item No. 15747 [Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President SE-25-01]) was moved to Standard Agenda.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Axl David
AYES:	Birren, David, Holmes, McDonald and Noe
ABSENT:	Pino
NON VOTING:	Fulford

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE**Motion**

To adopt the packet into evidence.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe
ABSENT:	Pino
NON VOTING:	Fulford

PUBLIC HEARINGS**UNIFIED AGENDA**

Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President (SE-25-01)

This item was moved to Standard Agenda during approval of the Agenda.

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President (SE-25-01)

Alternate Member Xenia Pino joined the meeting.

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Axl David
AYES:	Birren, David, Holmes, McDonald and Noe
NON VOTING:	Fulford and Pino

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:45 a.m.

Rezoning Petition Submitted by Society Hill Capital Partner LLC (H-24-20)

There was no public input.

Motion

To postpone to a date certain of August 11, 2025.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe
NON VOTING:	Fulford and Pino

Rezoning Petition Submitted by Southern Valley Homes, LLC (H-24-71)

There was no public input.

Motion

To postpone to a date uncertain.

RESULT: **ADOPTED**
MOVER: Axl David
SECONDER: Jonathan McDonald
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford and Pino

Rezoning Petition Submitted by Francisco Herrera (H-24-76)

There was no public input.

Motion

To postpone to a date certain of May 12, 2025.

RESULT: **ADOPTED**
MOVER: Jonathan McDonald
SECONDER: Justin Noe
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford and Pino

COMMISSIONERS AND STAFF ISSUES

The Commission and Staff commented on various issues.

ADJOURNMENT

Motion

To adjourn.

RESULT: **ADOPTED**
MOVER: Jonathan McDonald
SECONDER: Justin Noe
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford and Pino

The meeting was adjourned at 11:45 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 12, 2025, beginning at 9:00 AM, in the Commission Chambers.



AGENDA ITEM

TITLE

Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President (SE-25-01)

BRIEF OVERVIEW

Request:

Special Exception Use Permit for Parking of Commercial Vehicles

General Location:

Northwest Corner of Ayers Road and Culbreath Road

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for the Parking of 2 additional Commercial Vehicles with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	04/04/2025	9:37 AM
Omar DePablo	Approved	04/08/2025	8:12 AM
Toni Brady	Approved	04/09/2025	3:07 PM
Victoria Anderson	Approved	04/09/2025	3:22 PM
Danielle Nigro	Approved	04/09/2025	3:33 PM

RESULT: **ADOPTED**

MOVER: Jonathan McDonald

SECONDER: Axl David

AYES: Birren, David, Holmes, McDonald and Noe

NON VOTING: Fulford and Pino

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):

- ☐ Conditional Use Permit
☐ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp: _____

SE-25-01 updated application

Date: 1/2/2025

[APPLICANT NAME:] CM Home Builders, Inc. by Victor Molina, Vice President

Address: 28601 Saint Joe Rd.

City: Dade City State: FL Zip: 33525

Phone: _____ Email: cmhomebuildersinc@gmail.com

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

[REPRESENTATIVE/CONTACT NAME:] Kyle J. Benda, Esq.

Company Name: Benda Law

Address: 270 N. Broad St.

City: Brooksville State: FL Zip: 34601

Phone: 3522325757 Email: kyle@bendalawfirm.com

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

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

[PROPERTY INFORMATION:]

1. PARCEL(S) **KEY** NUMBER(S): 384514 and 11658 11
2. SECTION 26, TOWNSHIP 23, RANGE 19
3. Current zoning classification: AG
4. Desired use: Special Exception Use Permit for Parking of Commercial Vehicles
5. Size of area covered by application: 4.2 acres
6. Highway and street boundaries: Culbreath and Ayers Road
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, Victor Molina, as Vice President of CM Home Builders, Inc., 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): Kyle J. Benda, Esq.

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 this 31st day of December, 20 24, by Victor Molina who is personally known to me or produced driver's license as identification.

Signature of Notary Public

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



KYLE J. BENDA
Notary Public
State of Florida
Comm# HH517532
Expires 4/17/2028

Notary Seal/Stamp

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):

☐ Conditional Use Permit

☐ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. 04125 Official Date Stamp:

**SE-25-01
RECEIVED**

JAN 02 REC'D

Hernando County
Zoning Division

Date: 1/2/2025

APPLICANT NAME: Kyle J. Benda, Esq.

Address: 28601 Saint Joe Rd.

City: Dade City

State: FL

Zip: 33525

Phone: _____ Email: cmhomebuildersinc@gmail.com

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

REPRESENTATIVE/CONTACT NAME: Kyle J. Benda, Esq.

Company Name: Benda Law

Address: 270 N. Broad St.

City: Brooksville

State: FL

Zip: 34601

Phone: 3522325757 Email: kyle@bendalawfirm.com

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

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 384514 and 1165811

2. SECTION 26, TOWNSHIP 23, RANGE 19

3. Current zoning classification: AG

4. Desired use: Special Exception Use Permit for Parking of Commercial Vehicles

5. Size of area covered by application: 4.2 acres

6. Highway and street boundaries: Culbreath and Ayers Road

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, Victor Molina, as Vice President of CM Home Builders, Inc., 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): Kyle J. Benda, Esq.

to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31st day of December, 2024, by Victor Molina who is personally known to me or produced driver's license as identification.

[Signature]
Signature of Notary Public



KYLE J. BENDA
Notary Public
State of Florida
Comm# HH517532
Expires 4/17/2028

Notary Seal/Stamp

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

CM Home Builders, Inc. Special Exception Use Permit Application Narrative

The applicant requests a special exception use permit to allow the parking of commercial vehicles¹ in the agricultural zoning district. By right, the applicant, as the owner of the parcel, is permitted to park one commercial vehicle pursuant to Appendix A, Article III, Section 3F(3) of the Hernando County Code of Ordinances (“Code”). The applicant seeks to park two additional commercial vehicles on the property, for a total of three parked commercial vehicles.

A proposed site plan is incorporated as **Exhibit 1**.

Proposed use and its relation to the property

The applicant’s property is comprised of two parcels that have been merged together for a total size of 4.2 acres that is zoned agricultural. While the applicant is able to park one commercial vehicle by right on the property, the applicant requests a special exception use permit to park two additional commercial vehicles. The following commercial vehicles will be parked at the property: (1) a semi-truck with a trailer to accommodate an excavator or other equipment; and (2) a small Mack dumpster truck with an international flatbed.

The proposed parking area will be 130 feet east to west and 200 feet north to south with no paving planned.

Existing and future structures

There are no structures on the parcel other than a small 15 foot by 15 foot shed that houses the well on the property. This small shed is 107.94 feet from the east property line and Culbreath Road, 109.44 feet to the south property line and Ayers Road, 164.31 feet to the north property line, and 494.63 feet from the west property line. No other structures are planned for the property.

Access and parking

The access to the property is on Culbreath Road, but access is possible from Ayers Road if improvements are made. No improvements from Ayers Road are planned for this property.

¹ “Commercial vehicles” are defined as one of the following: (1) a “vehicle with a gross vehicle weight in excess of 10,000 pounds and utilized for commercial purposes”; (2) a “van with a width of more than eighty (80) inches and utilized for commercial purposes”; or (3) a “vehicle with a gross vehicle weight of less than 10,000 pounds that has been modified with a utility body, tank, or other similar commercial attachments, and utilized for commercial purposes. App. A, Article I, Section 3(27), Code.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 14, 2025

APPLICANT: CM Home Builders, Inc. and Victor Molina

FILE NUMBER: SE-25-01

PURPOSE: Special Exception Use Permit for the Parking of 2 additional Commercial Vehicles

GENERAL LOCATION: Northwest Corner of Culbreath Road and Ayers Road

PARCEL KEY NUMBER: 384514 and 1165811

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit for Commercial Vehicles to park (2) two additional Commercial Vehicles on their parcel. The subject site is a 4.2-acre AG (Agricultural) parcel. County LDRs make provisions for the parking of a single commercial vehicle on an AG (Agricultural) when the commercial vehicle is operated by the legal residents of the parcel; however, it requires a Special Exception Use Permit for any additional commercial vehicles.

SITE CHARACTERISTICS:

Site Size: 4.2 Acres

**Surrounding Zoning;
Land Uses:**

North:	AG; Single Family
South:	AG; Single Family
East:	AG; Single Family
West:	AG; Single Family

Current Zoning: AG/(Agricultural)

**Future Land Use
Map Designation:** Rural

UTILITIES REVIEW:

HCUD does not currently supply water or sewer service to this parcel. Water and sewer are not available to these parcels. HCUD has no objection to the requested Special Exception use permit for parking of commercial vehicles on the subject property.

ENGINEERING & TRANSPORTATION REVIEW:

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

- This project lies within basins within the Squirrel Prairie watershed. Base flood elevations (BFEs) range from 87.3' to 87.4' NAVD 88. Though the application refers to the two parcels as having been merged, though they show as two separate parcels on the Hernando County Property Appraiser (HCPA) website. elevation ranges from 81' to 93'. Approximately the entire western parcel (key 1165811) lies within the floodplain.
- The driveway for this project, will need to be relocated further North to accommodate the redesign of the Culbreath Road at Ayers Road/Hayman Road intersection into a Round-A-Bout.
- The driveway will need to be paved from the travel-way of Culbreath Road to the property line, meeting the requirements of Hernando County Facility Design Guideline commercial connection standards and designed to handle the large equipment.
- A dedication of right of way will be required for the Culbreath Road at Ayers Road Round-A-Bout.
- Meet with the County Engineer to determine driveway location and amount of right way needed.
- Any access to Ayers Rd. shall be a right in / right out only.

Comments: The applicant met with the County Engineer and DPW staff to discuss the access to the subject site and relocated the driveway in accordance with the DPW comments. Prior to the right-of-way use permit for the site, the petitioner shall coordinate with the County Engineer on the right of way needed for the round-a-bout at the Culbreath Road/Ayers Road intersection.

LAND USE REVIEW:**Minimum Building Setbacks:**

- Front: 75'
- Side: 35'
- Rear: 50'

One (1) commercial vehicle, operated by the legal resident(s) of the parcel, is allowed to be parked on an agriculturally zoned parcel, provided the property is a minimum of 2½ acres in size. A special exception use permit may be applied for pursuant to

Appendix A, Article V, Section 8 for the additional parking of commercial vehicles and/or equipment.

Comments: This section is not intended to limit the parking of commercial vehicles and/or equipment in the AG district when the vehicles are associated with a permitted AG use on the property.

If approved, any commercial vehicle and/or equipment must meet the building setbacks of the AG(Agricultural) zoning district.

A special exception use permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDRs). As part of the review, the P&Z must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The P&Z has the ability to assign reasonable conditions to the approval.

The special exception use permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, Special Exception Use Permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map. The area is characterized by rural residential uses.

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 addition of 2 vehicles would not negatively impact the rural nature of this parcel.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception 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. 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.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for the Parking of 2 additional Commercial Vehicles 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 driveway for this project will need to be constructed in accordance with the requirements of the County Engineer to accommodate the redesign of the Culbreath Road at Ayers Road/Hayman Road intersection into a Round-A-Bout.
3. The driveway will need to be paved from the travel-way of Culbreath Road to the property line, meeting the requirements of Hernando County Facility Design Guideline commercial connection standards and designed to handle the large equipment.
4. A dedication of right of way will be required for the Culbreath Road at Ayers Road Round-A-Bout. The amount of right-of-way needed will be determined at the time of the driveway permit application.
5. The subject site shall be limited to the parking of (2) two additional commercial vehicles.
6. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.

Exhibit 1



SE-25-01

Photo date: 2023

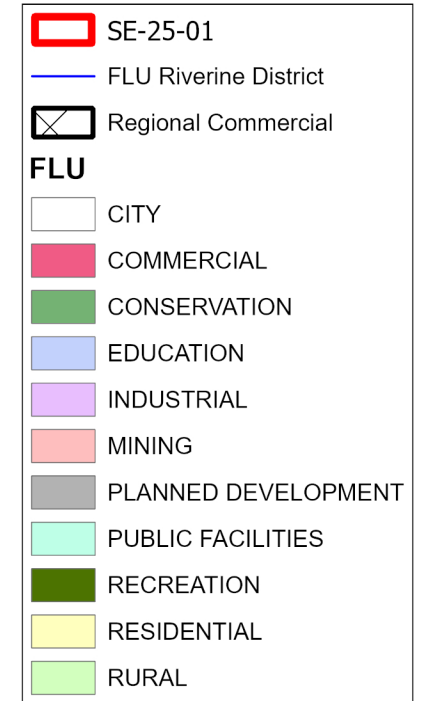
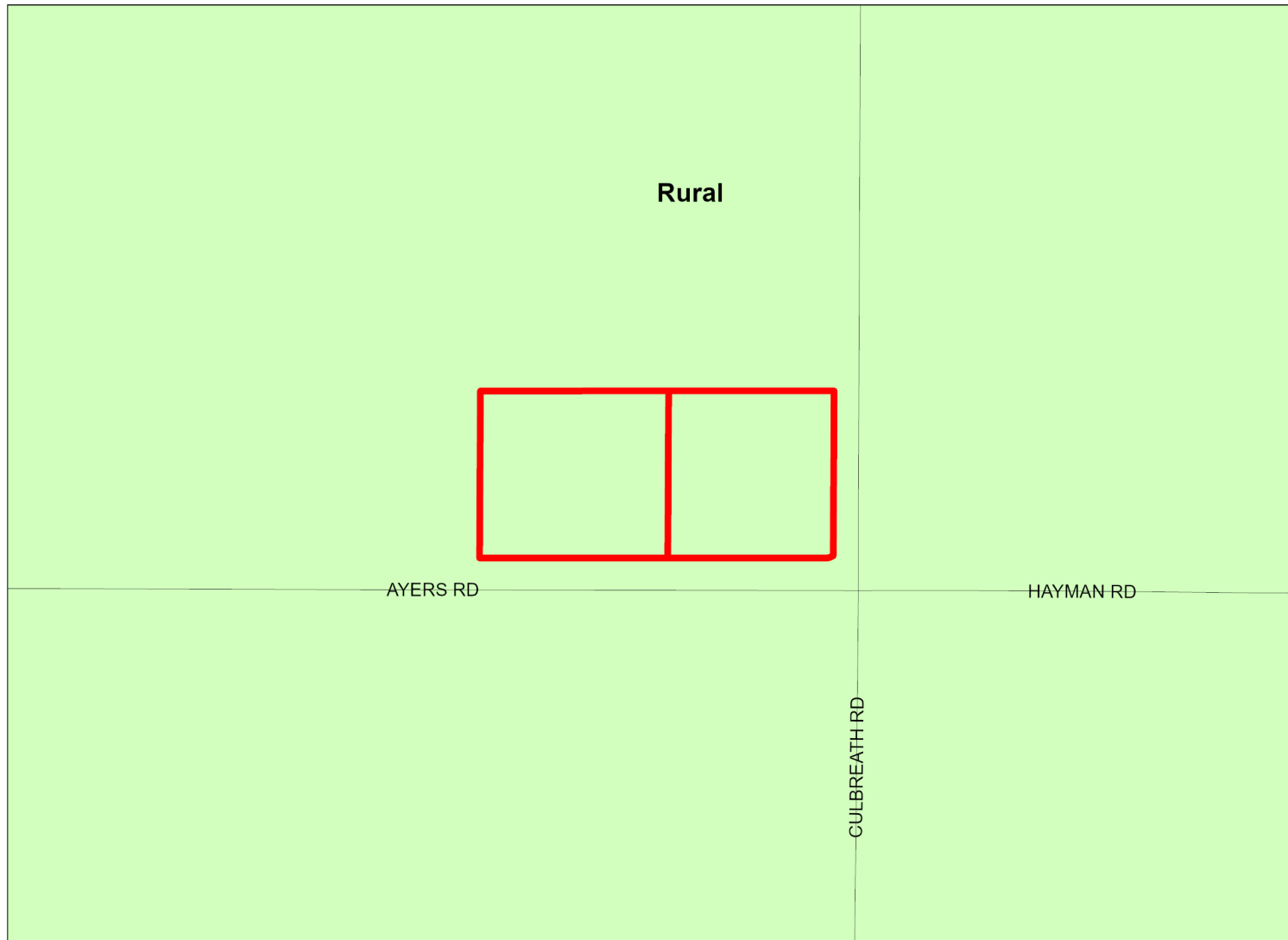
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-25-01

Version Date: 12/09/2022



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.

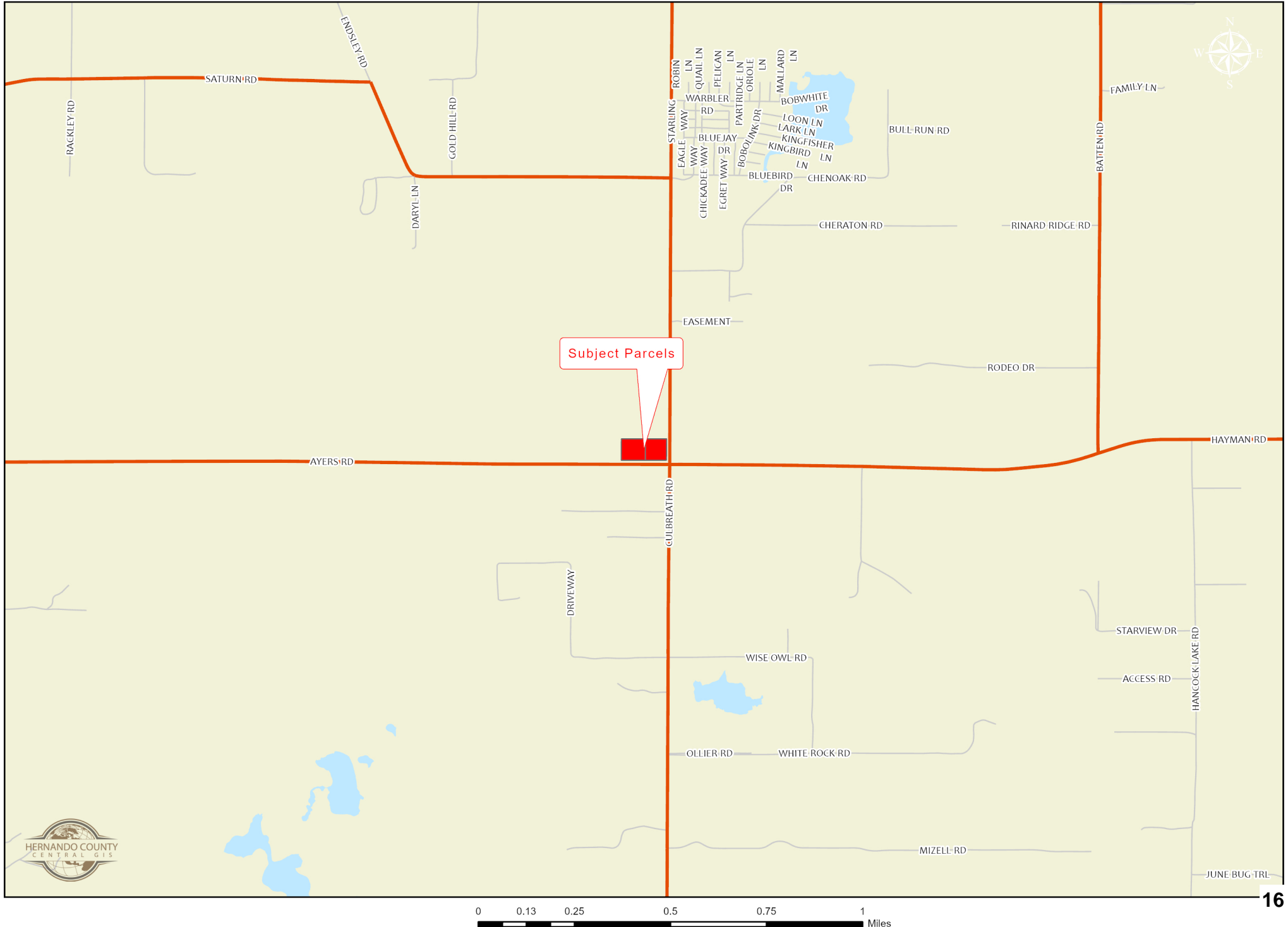


Date of mapping: 02/14/2025



SE-25-01 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.



SE-25-01

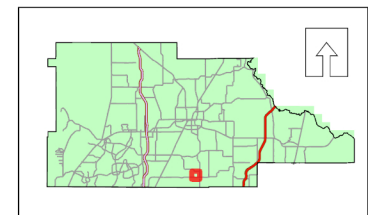
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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

AGENDA ITEM

Meeting: 04/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15748
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Society Hill Capital Partner LLC (H-24-20)

BRIEF OVERVIEW

Request:

Rezoning from AG(Agricultural) to CPDP(Combines Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) with Deviations

General Location:

North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41

Hearing Detail:

This petition was postponed from the January 13, 2025, P&Z hearing.

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 Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission postpone the petitioner's request for a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/ (Resort Residential) with Deviations to a future hearing date, with full readvertising to take place at the time of the hearing date determination.

REVIEW PROCESS

Michelle Miller	Approved	04/04/2025	9:40 AM
Omar DePablo	Approved	04/08/2025	3:41 PM
Toni Brady	Approved	04/09/2025	3:04 PM
Victoria Anderson	Approved	04/09/2025	3:06 PM
Danielle Nigro	Approved	04/09/2025	3:34 PM

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Justin Noe

AYES: Birren, David, Holmes, McDonald and Noe NON VOTING: Fulford and Pino

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: 01/10/2024

File No. _____ Official Date Stamp:

H-24-20

Received

MAR 6 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Society Hill Capital Partners LLC

Address: 109 N. Brush Street, Suite 500

City: Tampa

State: FL

Zip: 33602

Phone: 813-363-8151

Email: jjw@societyhillcapital.com

Property owner's name: (if not the applicant) Joe Mason-Gold Dust Farms

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering

Address: 906 Candlelight Blvd.

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: dlacey@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): 337399, 338423, 1355893

2. SECTION 29/20, TOWNSHIP 21, RANGE 20

3. Current zoning classification: Agricultural

4. Desired zoning classification: Combined PDP with PDP(REC) and PDP (Resort Residential)

5. Size of area covered by application: 292.2 acres

6. Highway and street boundaries: East of US 41 and North/South of Lake Lindey 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 AFFIDAVIT

I, Joe Mason-Gold Dust Farms, 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): Society Hill Capital Partners LLC

and (representative, if applicable): Coastal Engineering

to submit an application for the described property.

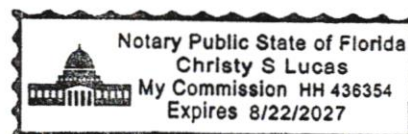
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5th day of March, 2024, by Joseph M. Mason, Jr. who is personally known to me or produced _____ as identification.

Signature of Notary Public



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

Notary Seal/Stamp

LAKE LINDSEY FIELD CLUB
REZONING APPLICATION
PARCEL KEY NO. 337399, 338423, 1355893

Received

MAR 6 2024

Planning Department
Hernando County, Florida

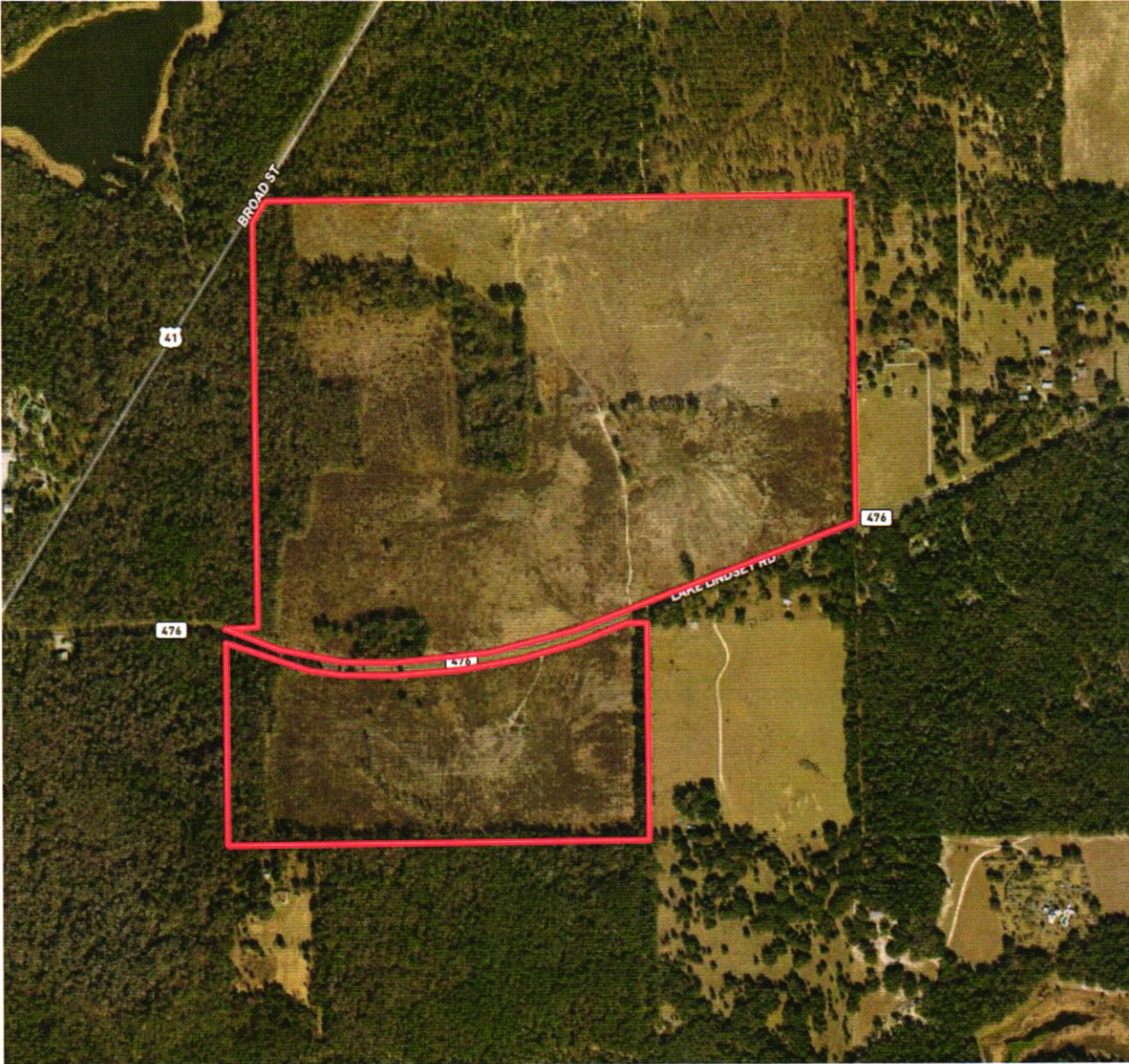


Figure 1. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Aerial & Location Map

General:

The subject property, consisting of approximately 292.2 acres, lies within the Sections: 29/20, Township: 21, Range: 20 and is located on the North and South side of Lake Lindsey Road, East of Broad ST (US 41). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key numbers 337399, 338423, 1355893.

The site is primarily grassland, with a small portion heavily forested. The environmental portion of this narrative will provide more information.

Request:

The request is to change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) and Planned Development Resort Residential (PDP/RR) classifications.

Current Land Use:

The Site is currently designated Rural on the Hernando County 2040 Comprehensive Plan Future Land Use Map. (Figure 2)

The Comprehensive Plan contains the following Objective which summarizes the uses allowed in the Rural Category:

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.

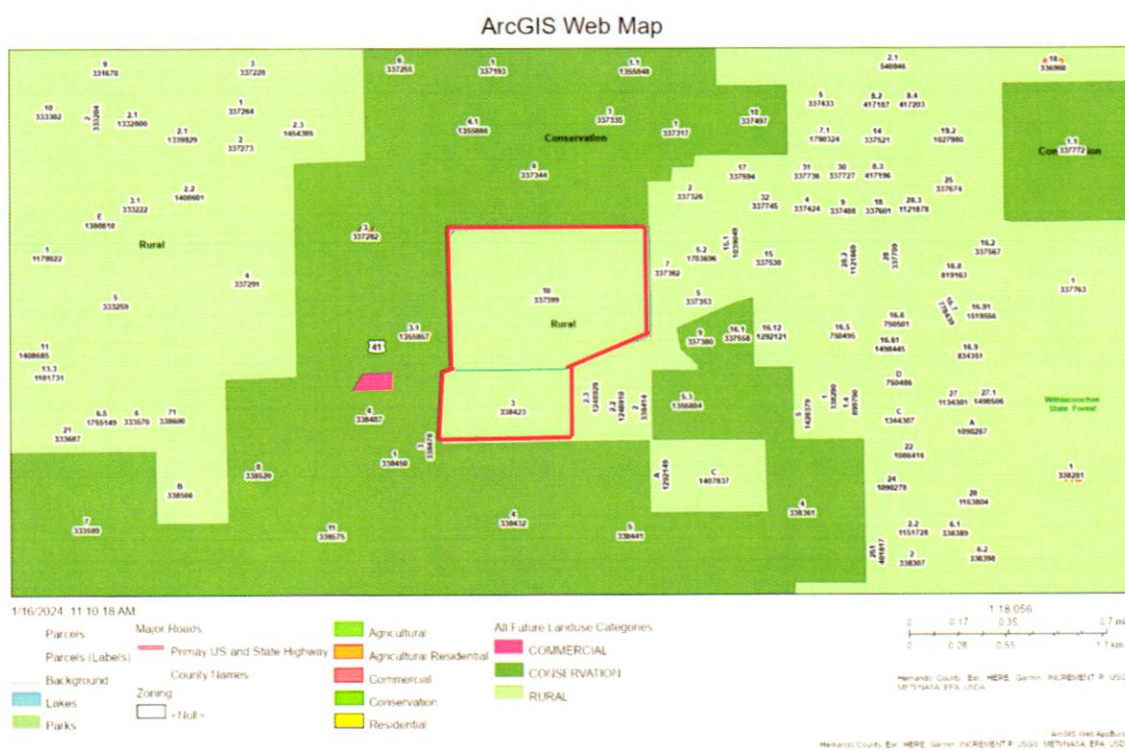


Figure 2. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Comprehensive Future Land Use Map

Current Zoning:

The site is currently zoned Agricultural. (Figure 3)

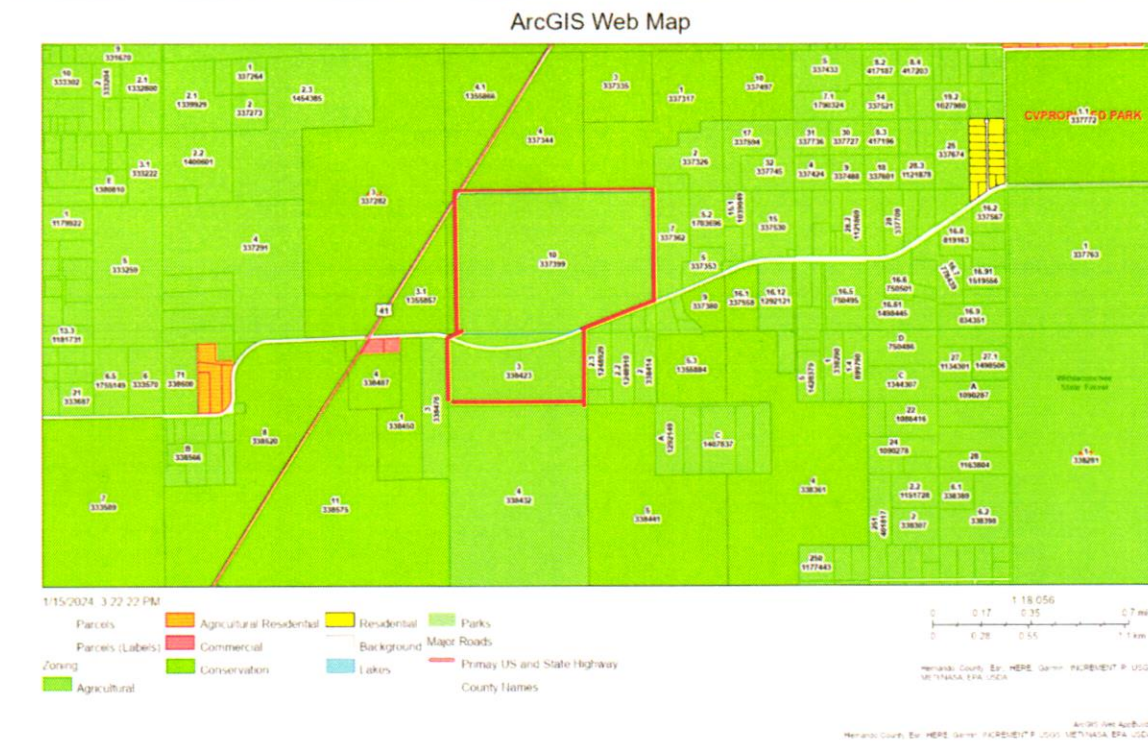


Figure 3. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Withlacoochee State Forest	Conservation	Conservation
South	Florida Audubon Society Lake Lindsey Road	Agricultural	Conservation
East	Acreage/Pasture/Single Family	Agricultural	Rural
West	Withlacoochee State Forest Florida Audubon Society	Agricultural/Conservation	Conservation

Summary Request:

The applicant is requesting a zoning change from Agricultural (AG) to Combined Planned Development Project (CPDP) with PDP-Rec and PDP Resort Residential. The project will be consistent with the Future Land Use designation of Rural.

The applicant intends to develop the property into a private golf club, complete with a golf course, clubhouse, resort style residential dwellings and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, parking, etc.).

On-site lodging is anticipated for up to 120 guests. Several types of lodging are being considered, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse. The lodging will be available only to members and guests, not the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel key 337399 in a south central location, setback sufficiently from Lake Lindsey Road. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be located in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet.

The maintenance facility will be located on either parcel key 337399 or parcel key 338423 and will be sufficiently setback from Lake Lindsey Road to shield the view. The maintenance facility may include a pole barn, cart barn, storage, workshop, etc.

The golf course will be private, open to members only, and will consist of an 18 hole course on the North side of Lake Lindsey Road (Phase 1), and a 12 hole short course on the South side of Lake Lindsey Road (Phase 2). A pedestrian and cart crossing at Lake Lindsey Road will either be constructed under the roadway or at surface level. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

All access to the property will be from Lake Lindsey Road. The main access will be just south of planned clubhouse. This location may also align with the access point to the property south of Lake Lindsey Road. A separate access point will likely be needed to provide ingress/egress to the maintenance area, to be located a significant distance from the clubhouse. The configuration and location of these access points will be worked out with the County Engineer.

Setbacks, Buffers, and Building Height:

Golf Course Setback – 50' from all property boundaries

Perimeter Building Setbacks

North: 50'

South: 50'

East: 50'

West: 50'

From Lake Lindsey ROW: 100'

Internal Building Setbacks: 10' between buildings

Buffers: As depicted on proposed Master Plan

Where adjacent to private property: 30' Vegetative Natural Buffer supplemented where necessary.

Where adjacent to public property: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel key 337399, and adjacent to The Florida Audubon Society property on the West and South of parcel key 338423. No buffers will be provided in these areas.

Along Lake Lindsey ROW – 25' landscape buffer

Maximum Building Height: 45' (Consistent with the current building height in the Agricultural District)

Development Schedule:

Phase 1: 18 hole golf course, maintenance facility clubhouse and cottages

Phase 2: 12 hole executive golf course, additional maintenance facilities as needed and Lake Lindsey Road cart crossing.

Proposed Improvements (public):

Access improvements along Lake Lindsey Road as required by County Engineer.

Environmental:

A preliminary environmental sit visit was conducted on February 23, 2024. The results of the site visit are listed below:

- The subject property is vacant and undeveloped.
- The majority of the property has been logged within the recent past and much of the property has been planted with pine seedlings.
- The remaining dominant trees species consist of live oak, laurel oak and sweetgum.
- The groundcover is made up of bare soil, various pasture grasses, ruderal vegetation, and Cogan grass (invasive).
- Trees 18-inch DBH and greater are confirmed on the property.
- Forested wetlands were detected on the northern parcel and the southern parcel.
- Gopher tortoise burrows are present.
- No other federal or state listed species were detected.

Topography

The subject parcel contains significant topographic relief, with ranges from approximately 210' MSL to around 110' along the northern and southeastern portion of the property. The high point is located in the southwest quadrant of parcel key 337399.

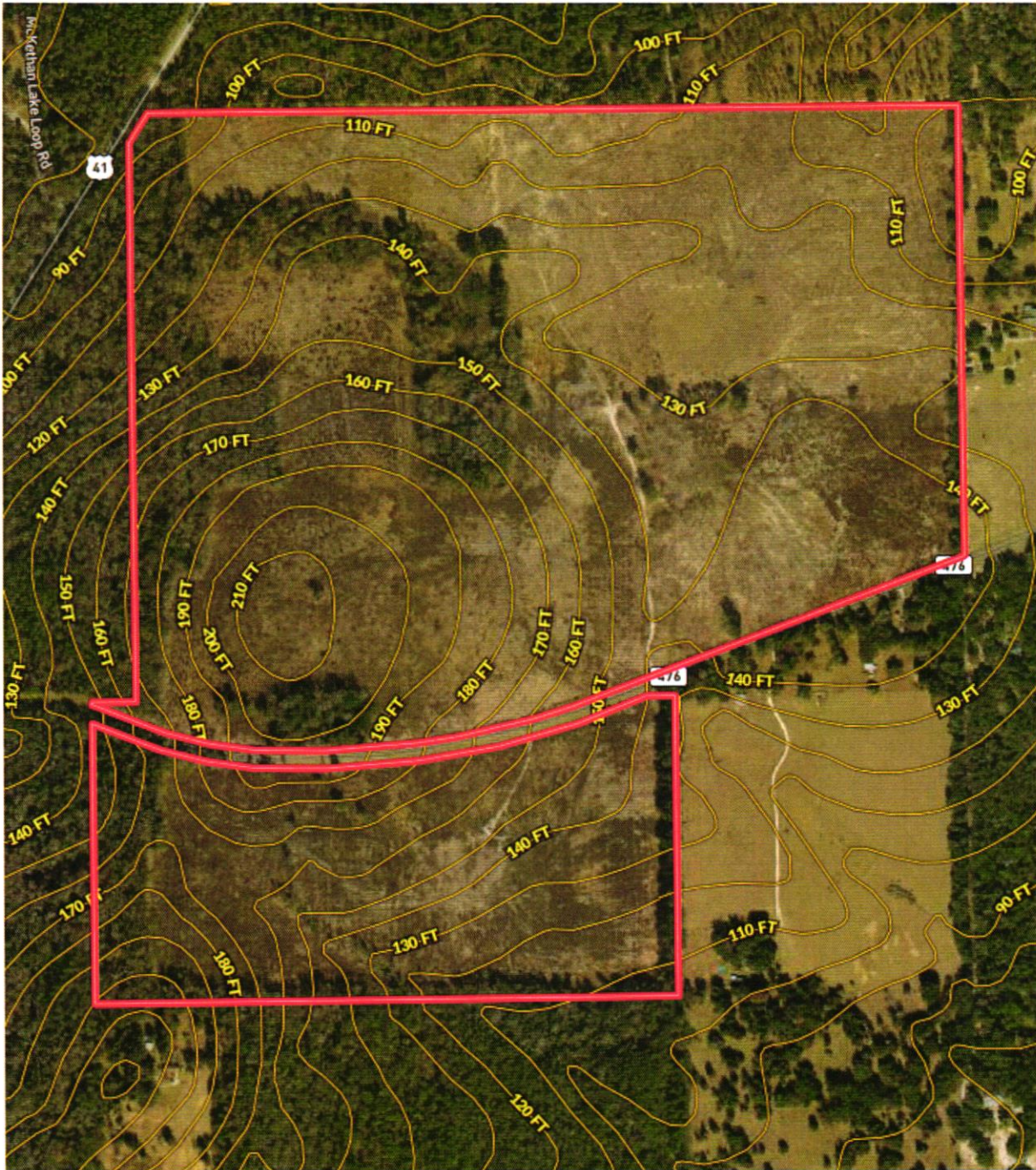


Figure 4. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) , Topography Map

Floodplain

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0089D, effective date February 2, 2012, the majority of property lies in Zone X, an area of minimal flood hazard. There is a small depression in the north/central portion of the property located in Zone AE, 107.8 elevation specified. Additionally, there is a miniscule part of the far northwest portion of the property in Zone AE, 84.7 elevation specified. (Figure 5)

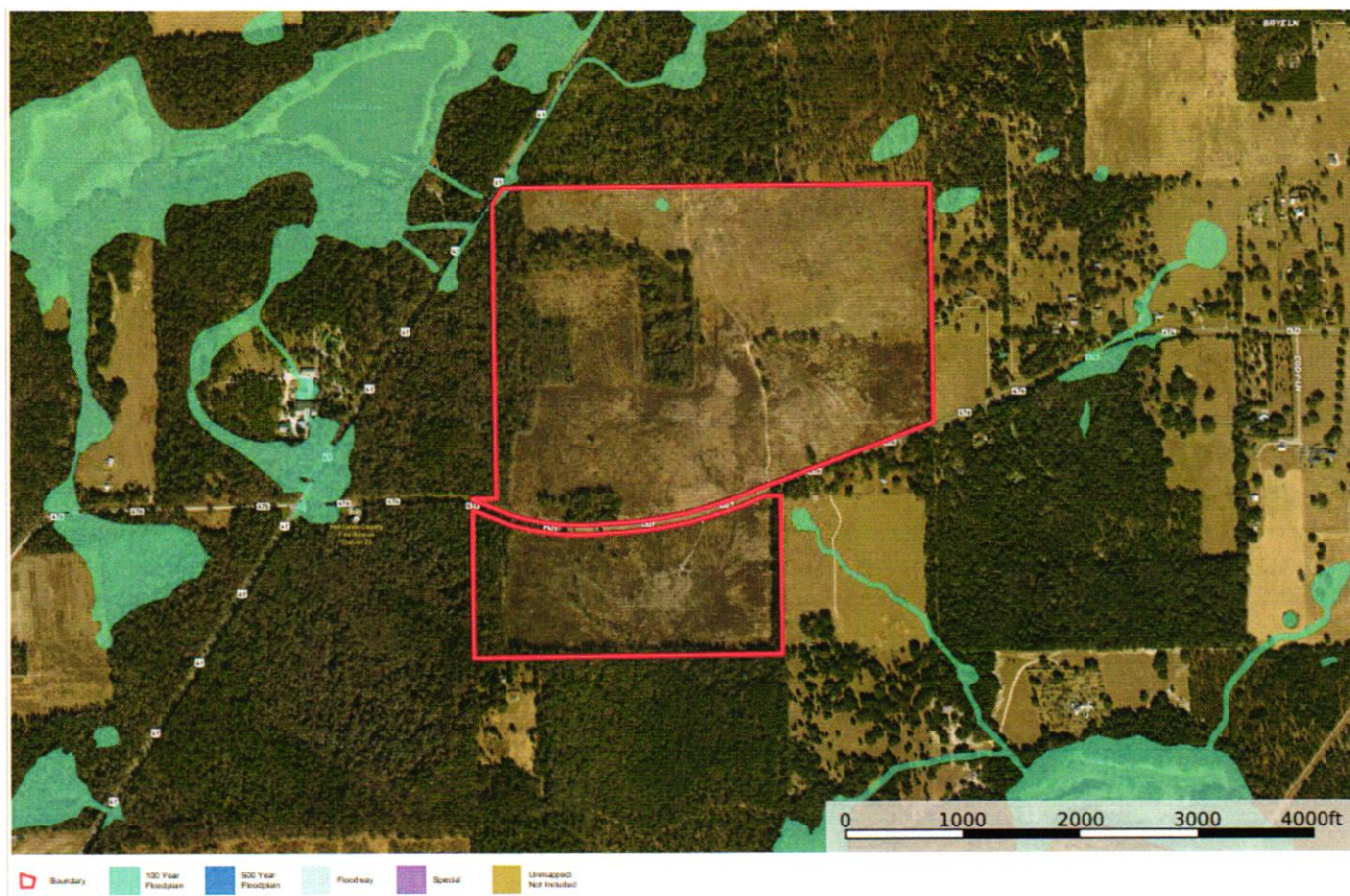


Figure 5. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Floodplain Map

Soils

The soil types located on the subject property consists of 23.3% Candler fine sand, 0 to 5 percent slopes, 20.9% Flemington fine loamy sand, 2 to 5 percent slopes, 20.6% Arredondo fine sand, 0 to 5 percent slopes, 12.1% Kendrick fine sand, 0 to 5 percent slopes, 5.9% Sparr fine sand, 0 to 5 percent slopes, 4.1% Flemington fine loamy sand, 8 to 12 percent slopes, 4.1% Blichton loamy fine sand, 2 to 5 percent slopes, 3.8% Arredondo fine sand, 5 to 8 percent slopes, 2.7% Candler fine sand, 5 to 8 percent slopes, and 2.5% Micanopy loamy fine sand, 2 to 5 percent slopes. All of the soil types on site are conducive to golf course development, residential development and drainage retention.

SOIL CODE	SOIL DESCRIPTION	ACRES	%
14	Candler fine sand, 0 to 5 percent slopes	68.11	23.27
21	Flemington fine sandy loam, 2 to 5 percent slopes	61.27	20.93
6	Arredondo fine sand, 0 to 5 percent slopes	60.14	20.55
29	Kendrick fine sand, 0 to 5 percent slopes	35.29	12.06
47	Sparr fine sand, 0 to 5 percent slopes	17.37	5.93
22	Flemington fine sandy loam, 8 to 12 percent slopes	12.13	4.14
12	Blichton loamy fine sand, 2 to 5 percent slopes	11.88	4.06
7	Arredondo fine sand, 5 to 8 percent slopes	11.09	3.79
15	Candler fine sand, 5 to 8 percent slopes	7.98	2.73
34	Micanopy loamy fine sand, 2 to 5 percent slopes	7.39	2.52
TOTALS		292.65(*)	100%



Figure 6. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Soil Map

Public Facility Impacts:

Utilities:

Public potable water and sanitary sewer service are not available to the site. Service will be by private well and septic tank unless an onsite alternative treatment system is required by the Department of Health.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage

The property has a natural drainage area associated with FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention ais required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Parks:

No impact upon the County park system is anticipated.

Schools:

The proposed use will not generate any students and will have no impact on the Hernando County School District.

Roads:

The site has access to Lake Lindsey Road, a two-lane rural collector roadway, with an excellent level of service. Any required right-of-way in accordance with the adopted Hernando County Facility Design Guidelines and adopted thoroughfare plan will be reserved for future use and/or purchase. If required by the County Engineer, a traffic impact study will be completed at the time of design and engineering.

Proposed Deviations:

Duration of Master Plan - Article VIII. Section 1. O.

The applicant is requesting a Master Plan duration period of 5 years instead of the standard 2 years. The justification for this request includes the following:

- Due to the nature of the project, a long lead time will be required for the planning of the golf course and assembling of the club membership
- No subdivision of the property is anticipated
- The project is not dependent on County utilities and will have no impact on schools or County recreation facilities
- All planned infrastructure improvements will be private

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 9, 2024
Board of County Commissioners: October 22, 2024
Planning & Zoning Commission: January 13, 2025
Board of County Commissioners: February 25, 2025
Planning & Zoning Commission: April 14, 2025

APPLICANT: Society Hill Capital Partners, LLC

FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) with Deviations

GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41

PARCEL KEY NUMBERS: 337399, 338423, 1355893

PUBLIC INQUIRY WORKSHOP: December 3, 2024

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) with deviations in order to develop two (2) private golf courses with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 will be developed with a private golf club, complete with a golf course, clubhouse, resort style residential dwellings and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.). On-site lodging is anticipated for up to 120 guests. Several styles of lodging are being considered, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse. The lodging will be available only to members and their guest and will not be open to the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road) central to the parcel and will be setback sufficiently from Lake Lindsey

Road. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The clubhouse and maintenance facility will not exceed 30,000 square feet. The proposed maintenance facility will be located on either parcel key 337399 or parcel key 338423 (south of Lake Lindsey Road) and will be sufficiently setback from Lake Lindsey Road to shield from view.

The golf course will consist of an 18 hole course on the north side of Lake Lindsey Road (Phase 1), and a 12 hole short course on the south side of Lake Lindsey Road (Phase 2). A pedestrian and cart crossing at Lake Lindsey Road will either be constructed under the roadway or at surface level. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

Requested Deviation:

County LDRs require all structures in the Resort Residential zoning districts to be on a central sewer system. Due to the rural nature of the subject site and no available sewer or water in the area (per HCUD), the petitioner is requesting that septic be permitted or the minimum requirements of the Hernando County Health Department.

The applicant is requesting the Master Plan duration be extended from the County LDR PDP/Planned Development Project required 2 years to a maximum period of 5 years. Justification for the request are as follows:

- Due to the nature of the project, a longer lead time will be required for the planning of the golf course and assembling of the club membership.
- No subdivision of the property is proposed.
- All planned infrastructure improvements will be private

SITE CHARACTERISTICS:

Site Size: 262.2 acres

Surrounding Zoning & Uses:

North:	AG; Undeveloped
South:	AG; Undeveloped, Single Family
East:	AG; Single Family
West:	AG; Undeveloped

Current Zoning: AG (Agricultural)

Future Land Use Map Designation: Rural

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand, Flemington Fine Loamy, Arredondo Fine Sand, Sparr Fine Sand, Blichton Loamy Fine Sand and Micanopy Loamy Fine Sand.

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

Protection Features: There are no protection features (Wellhead Protection Areas (WHPAs) present on this parcel.

Hydrologic Features: There are two (2) isolated wetlands on the subject parcels (one in the north and another on the south). There are no hydrologic features Special Protection Areas (SPAs), sinkholes, karst sensitive areas, or wetlands) according to County records.

Flood Zone: C

Comments: The property has a natural drainage area associated with FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Golf Course Details: The proposed golf course shall be designed, constructed, certified, and managed in accordance with the Audubon International Signature Program for new golf courses or a similarly recognized golf course environmental certification program. Golf courses not so certified shall provide adequate documentation that the golf course meets or

exceeds equivalent standards of such programs, including compliance monitoring. The following are equivalent minimum design and performance standards for new golf courses not certified by Audubon International:

- a. Improve on-site natural habitats.
- b. Identify, protect, and restore natural features.
- c. Create wildlife corridors and wildlife habitat areas.
- d. Utilize native species in landscaping.
- e. Preserve native trees.
- f. Create and enhance natural areas.
- g. Remove exotic, nuisance and invasive plants.
- h. Enhance wetland edges with aquatic plantings.
- j. Create and preserve open spaces.
- k. Minimize chemical use.
- l. Minimize irrigation and irrigated areas.
- m. Optimize organic fertilizers.
- n. Minimize turf areas and provide natural "no-mow" areas.
- o. Protect wetland hydrology and functions.

SCHOOL BOARD REVIEW:

The applicant is proposing a primarily resort residential and commercial community, with limited transient residences. At the time of conditional plat and/or subdivision review, the petitioner shall be required to submit documentation supporting the resort residential uses for its project to adequately determine school impacts.

UTILITIES REVIEW:

The Hernando County Utilities Department has indicated that water and sewer service are not available to the subject site.

Comments: According to the petitioner's narrative, the proposed golf club/resort will be served by private well and septic unless an onsite alternative treatment system is required by the Department of Health.

ENGINEERING REVIEW:

The subject sites are located on the north and south side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41. The petitioner has indicated a single access to the north parcel which will contain the 18 hole golf course and clubhouse with amenities and another access to the southern 12 hole course. A pedestrian crossing is proposed for traversing between the three (3) parcels. The County Engineer has reviewed the request and indicated the following:

- A Traffic Access Analysis along with a Queuing Analysis is required. A Traffic Signal Warrant Analysis will be required along with the Traffic Access Analysis. Refer to the Hernando County Facility Designs Guideline IV-18 & the Manual on Uniform Traffic Control Devices.
- Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
- Driveway(s), Parking & Layout will need to meet County Standards.
- The proposed Pedestrian Crossing will be reviewed at the time of site plan approval, it may create an issue at the proposed location. If a Traffic Signal and/or a pedestrian crossing signal is required, the cost of installation will be at the expense of the developer.

LAND USE REVIEW:

The petitioner is proposing two zoning districts in order to accommodate the golf course and resort units. County LDRs limit golf courses to PDP(REC)/ Planned Development Project (Recreation) and resort units to PDP(RR)/Planned Development Project (resort Residential).

Definition

Dwelling, resort: A single family, multi-family, or townhouse dwelling which is part of a resort development or project specifically designed and regulated under the Resort Residential (RR) District. These dwellings are leased or purchased, offered for lease or purchase or advertised for lease or purchase on a daily, weekly, monthly, or seasonal basis for tourist or resort usage. This definition does not apply to dwellings permitted in other residential zoning districts that are used as short-term vacation rentals specifically licensed and regulated by the State.

Zoning District

PDP (Resort Residential): All permitted uses and special exception uses allowed in the RR zoning district which have been specifically designated or specified in the narrative or on the master plan.

Permitted Uses in R-R Residential District

- (a) Resort dwellings.
- (b) Single-family dwellings.
- (c) Two-family dwellings.
- (d) Multifamily dwellings containing up to twelve (12) dwelling units.
- (e) Bed and breakfast establishments.
- (f) 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.

Special exception uses:

- (a) Home occupation
- (b) Lodging houses
- (c) Boardinghouses
- (d) Community centers
- (e) Clubhouses
- (f) Gift shops
- (g) Recreational facilities
- (h) Rental stores
- (i) Restaurants

Comments: The petitioner has indicated 120 non-permanent, non-fee simple units which may vary in style from resort cottage dwellings, condominiums, hotel style rooms and/or bedroom units within the clubhouse. If approved, no permanent units shall be permitted.

Minimum living area in R-R Residential District:

The minimum living area of a single family dwelling shall be nine hundred (900) square feet. The minimum living area for all other dwellings shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, garages, or terraces.

Comments: The petitioner has requested a deviation from the minimum dwelling unit area of 600 square feet in order to provide design flexibility based on the proposed unit types. Staff has reviewed the request and approves the deviation.

Proposed Setbacks, Building Height:

Golf Course Setback:	50' from all property boundaries
Internal Building Setbacks:	10' between buildings
Building Height:	45' (Consistent with the current building height in the Agricultural District)

Proposed Perimeter Building Setbacks:

North:	50'
South:	50'
East:	50'
West:	50'
From Lake Lindsey ROW:	100'

Proposed Buffers:

Where adjacent to private property:	30' Vegetative Natural Buffer (supplemented where necessary)
Along Lake Lindsey ROW:	25' landscape buffer

Comments: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel Key 337399 (northern parcel), and adjacent to The Florida Audubon Society property on the West and South of parcel Key 338423. The petitioner has indicated no buffers will be provided in these areas.

Lighting

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County LDR, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Comments: The subject site is located in a rural area. On site lighting shall be designed to be Dark Sky Compliant as to preserve the night sky.

Landscaping

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 within the Rural Land Use category according to the County's adopted Comprehensive Plan. The area is characterized by large agricultural parcels and conservation to the north, south and west.

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.

Rural Land Use 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 requested golf course requires PDP(REC)/Planned Development Project (Recreation), an allowable use un the Rural Land Use Category. Furthermore, the petitioner's golf resort proposes approximately 120 PDP(RR)/Planned Development Project (Resort Residential) lodging units. The units are proposed as several lodging types, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse. The Rural Land Use category prohibits high density residential development and even though the overall subject site is 262.2 acres, no permanent residential dwelling units should be permitted and any future increase in resort units should require a master plan revision.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Comments: The development is proposed as a CPDP (Combined Planned Development Project) in order to accommodate both the golf course and its amenities and the 120 resort dwelling units.

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.

Comments: Strict environmental considerations should be made as it pertains to the proposed golf courses and it proximity to conservation lands. Golf courses should be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent. A comprehensive Environmental Management Plan should be prepared for the golf courses based upon the principles of AISP

with the objective of avoiding adverse environmental impacts and enhancing environmental benefits. An Environmental Management Plan (EMP) and Wildlife Management Habitat Plan (WHMP) should be conducted and reviewed/approved by the appropriate state and federal agencies as applicable. The EMP shall include an Integrated Pest Management Plan/Chemical Management Plan (IPMP/CMP) covering the Development's golf courses.

FINDINGS OF FACT:

A rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/ (Resort Residential) with deviations is appropriate based on the following:

1. The proposed deviation for the ability to utilize septic or an alternative method as approved by the Heath Department, is not considered adverse to the public interest.
2. The extended duration of the master plan from 2 years to 5 years is appropriate based on the proposed phasing of the development.
3. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.

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 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

rezoning from AG(Agricultural) to CPDP(Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) 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. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.
3. 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. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.
4. Minimum Perimeter Building Setbacks:

North:	50'
South:	50'
East:	50'
West:	50'
From Lake Lindsey ROW:	100'
5. Minimum Setbacks and Building Height:

Golf Course Setback:	50' from all property boundaries
Internal Building Setbacks:	10' between buildings
Building Height:	45'
6. The petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses.
7. Onsite lighting shall be designed to be Dark Sky Compliant to preserve the night sky.
8. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.

9. Minimum Buffer

Where adjacent to private property: 30' Vegetative Natural Buffer
(supplemented where necessary)

Along Lake Lindsey ROW: 25' landscape buffer

10.A Traffic Access Analysis along with a Queuing Analysis shall be required. A Traffic Signal Warrant Analysis shall be required along with the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.

11.The proposed Pedestrian Crossing shall be reviewed at the time of site plan approval. If a Traffic Signal and/or a pedestrian crossing signal is required, the cost of installation shall be at the expense of the developer.

12.Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.

13.The development shall be permitted to be served by septic unless an onsite alternative treatment system is required by the Department of Health.

14.Resort units shall be limited to 120. Any additional units shall require a revision to the master plan.

15.No permanent residential dwelling units shall be permitted.

16.The master plan duration shall be extended to 5 years.

17.The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.

PLANNING AND ZONING ACTION

At their regular meeting on September 9, 2024, the Planning and Zoning Commission voted 3-1 to postpone the board's decision on this matter, to provide time to address issues and concerns from the neighbors and community and to hold a Public Inquiry Workshop (PIW), until their regular meeting on November 4, 2024.

BOCC ACTION:

On October 22, 2024, the Board of County Commissioners voted 5-0 to postpone the petitioners request to a future hearing, pending a formal County issued Public Inquiry Workshop (PIW). The petition shall be fully readvertised with the petitioner incurring the advertising cost.

NOTE:

Due to Hurricanes Helen and Milton, the date and time certain Planning and Zoning hearing of November 4, 2024, was not held and postponed until such time the petitioner could conduct the required Public Inquiry Workshop (PIW). The Public Inquiry Workshop was ultimately held on December 3, 2024.

PLANNING AND ZONING COMMISSION ACTION

On January 13, 2025, at their regular meeting the Planning and Zoning Commission voted 4-1 to approve the petitioner's request for a postponement to a date certain of April 14, 2025.

BOCC ACTION:

On February 25, 2025, the Board of County Commissioners voted 4-1 to postpone the petitioner's request for a rezoning to the April 14, 2025, Planning and Zoning Commission meeting date. This postponement was to allow the petitioner the opportunity to consider comments received at the Public Inquiry Workshop and at the previous public hearings.

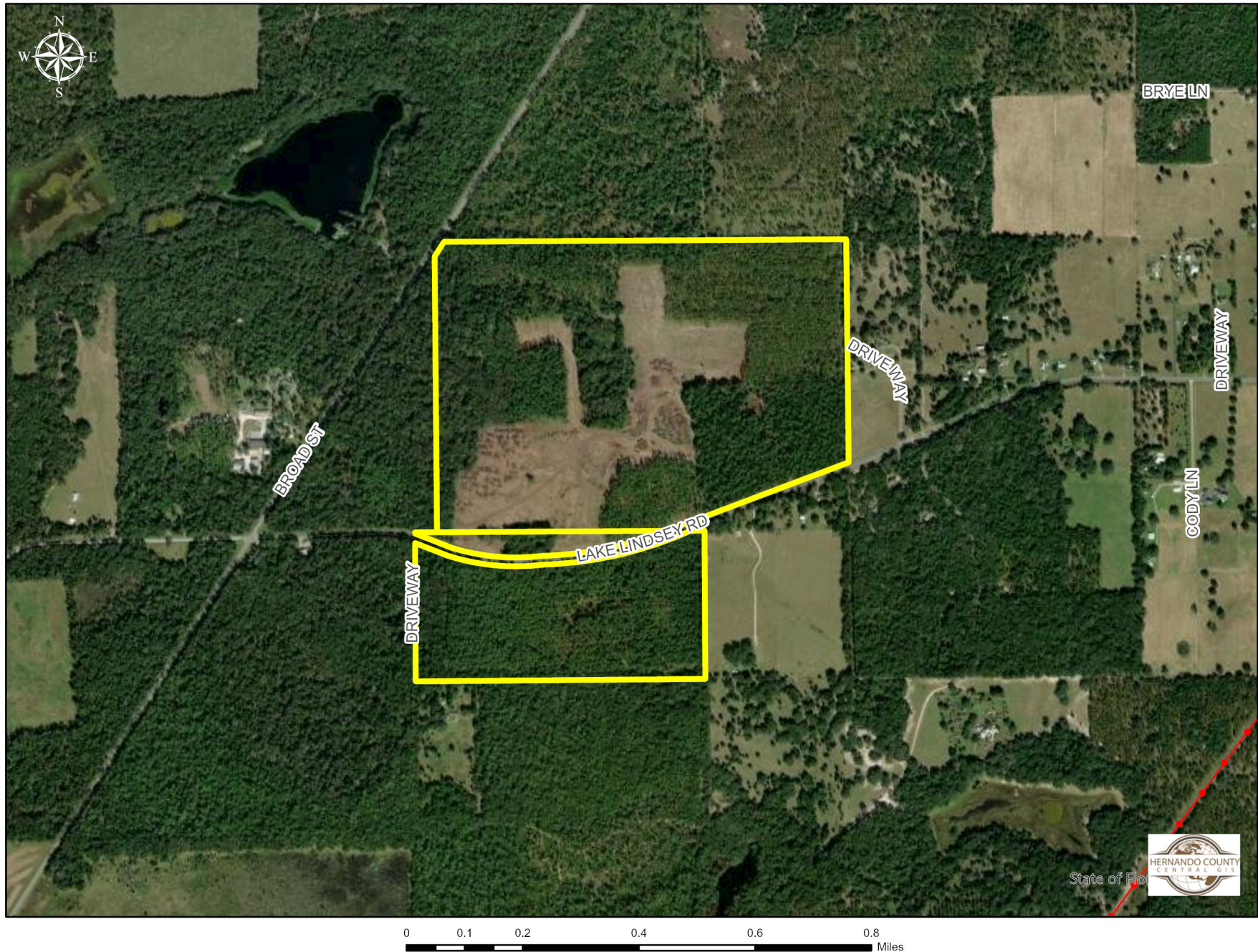
STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission postpone the petitioner's request for a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/ (Resort Residential) with Deviations to a future hearing date, with full readvertising to take place at the time of the hearing date determination.

H-24-20

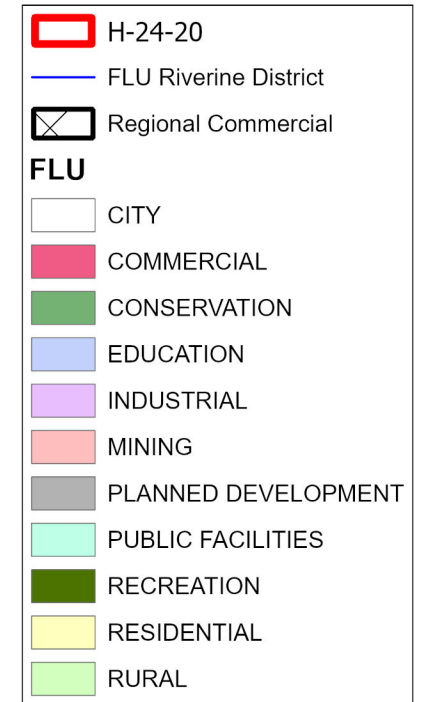
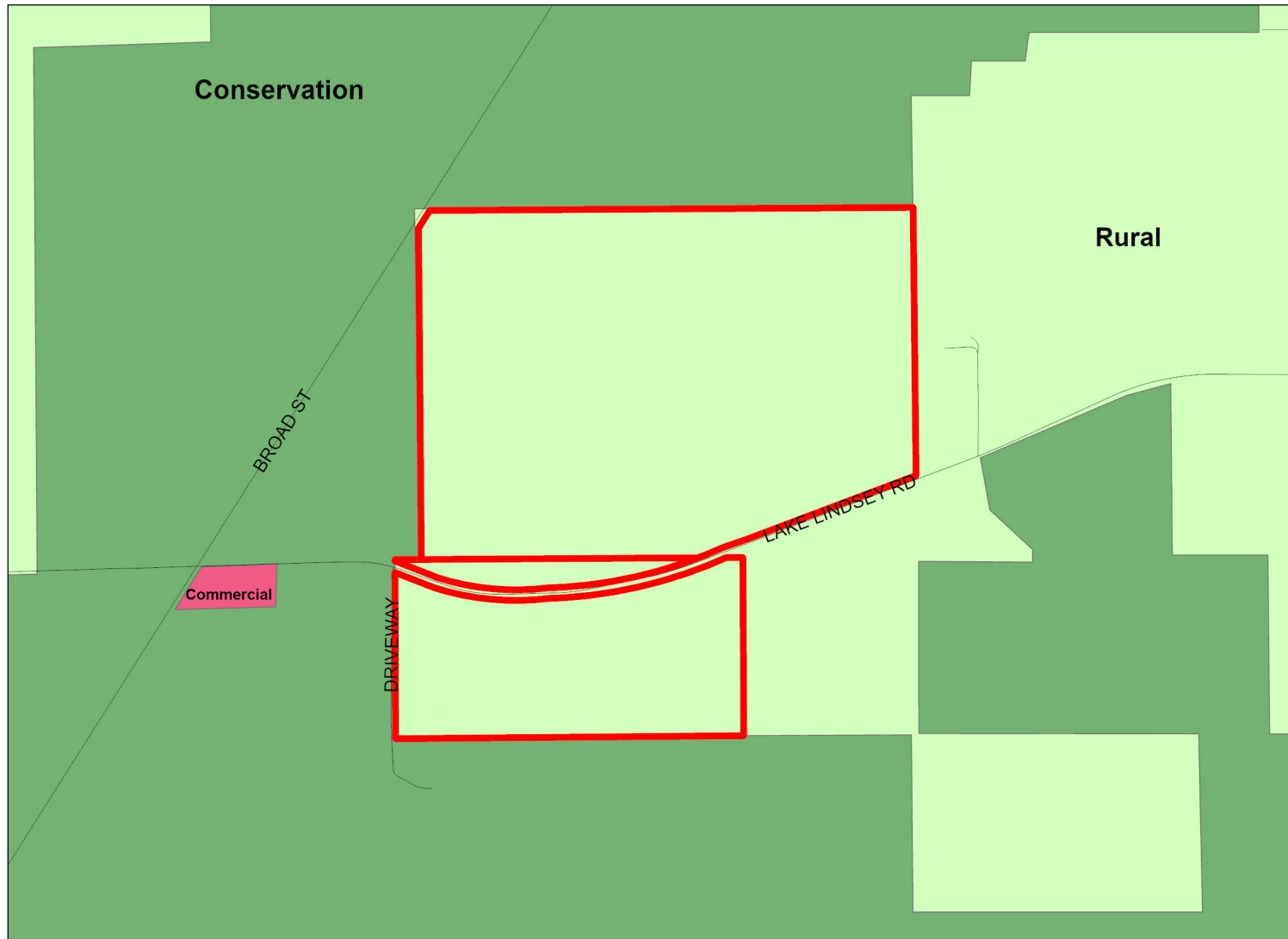
Photo date: 2023

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-24-20
Version Date: 12/09/2022



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.

0 0.1 0.2 0.4 0.6 0.8 Miles

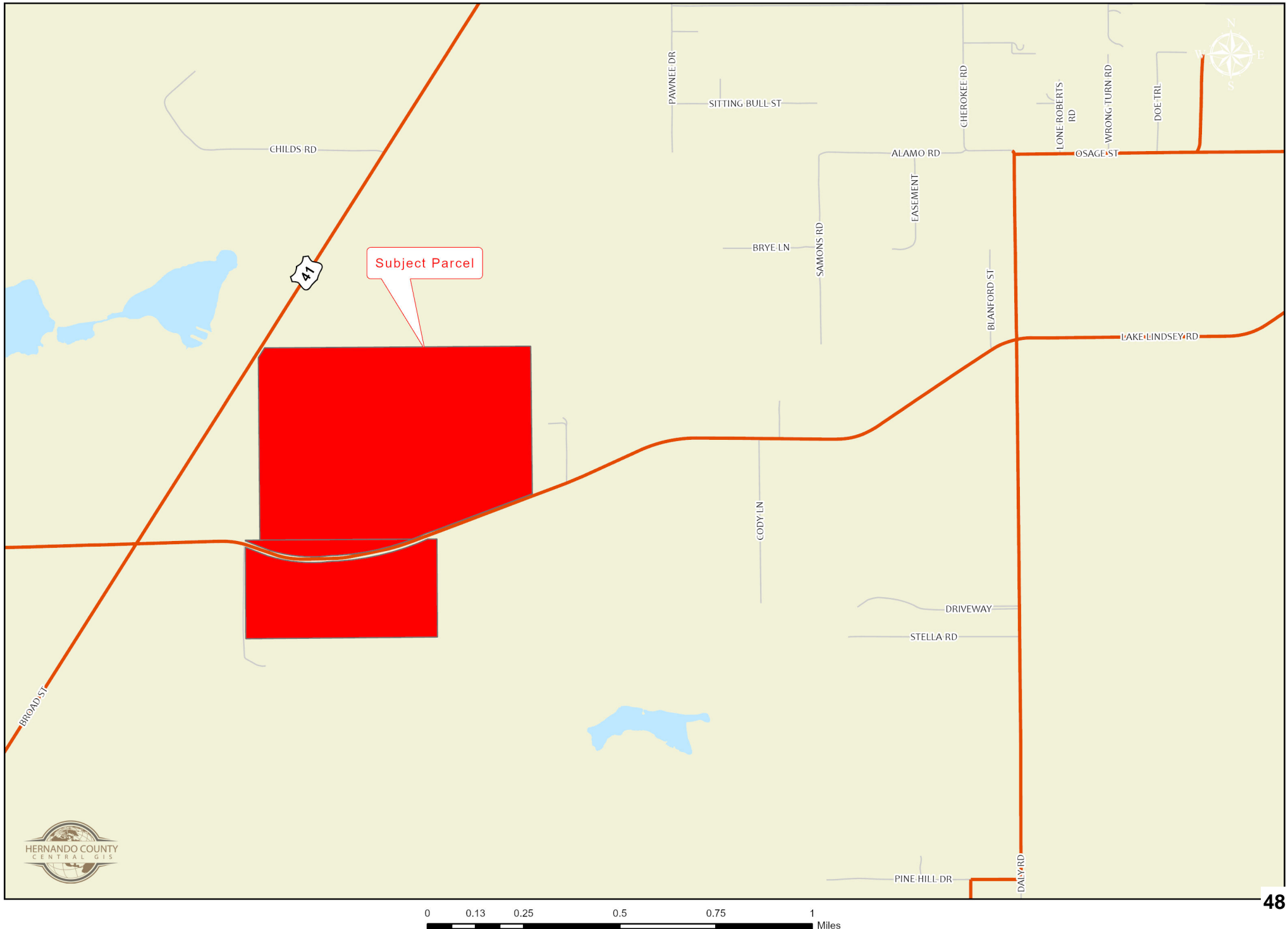


Date of mapping: 05/31/2024



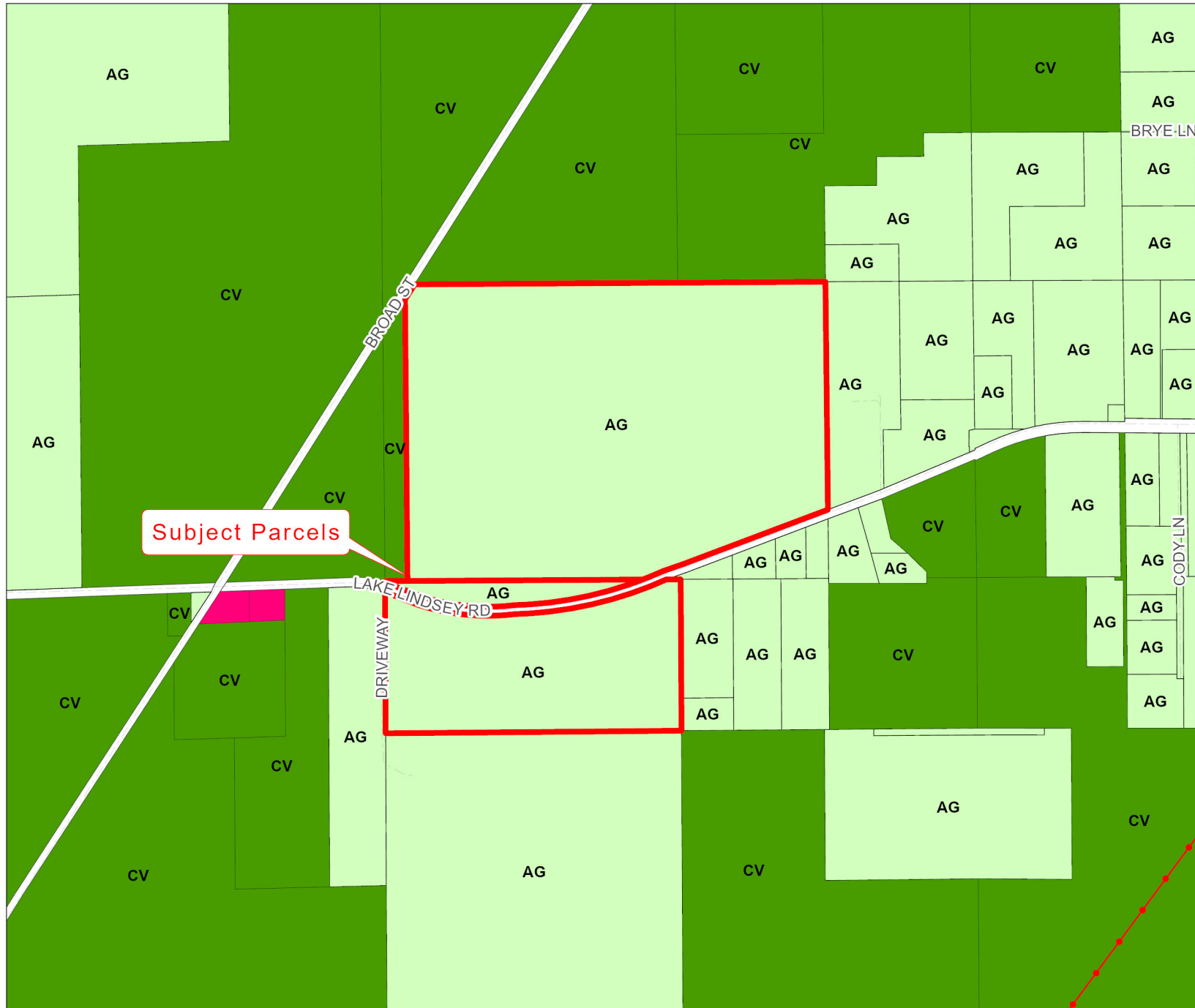
H-24-20 AREA MAP

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-24-20

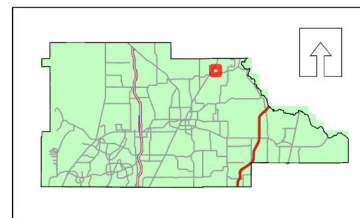
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

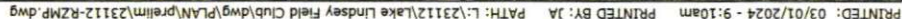


Zoning:

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







SOCIETY HILL CAPITAL PARTNERS-LAKE LINDSEY FIELD CLUB/GOLD DUST FARMS

Public Information Workshop at Chinsegut Hill Conference Center

December 3, 2024, 5:30pm

The meeting commenced at 5:35 PM, with Cliff Manuel, President of Coastal Engineering Associates, as the presenter. Attendees included Ford Manuel from Coastal Engineering Associates, Justin Wilson from Society Hill Capital Partners, and Joe Mason, the property owner and Darryl Johnston client attorney.

Questions/Notes

1. How does this development benefit us?
 - ***Coastal response: The developer will provide a project edge with naturally vegetated buffers and a comprehensive plan compatible with recreation improvements that will enhance the property, which is currently being used for silviculture operations.***
2. Who is the Owner of the property?
 - ***Coastal response: Gold Dust Farms is the property owner.***
3. What is your part in this? Is anyone here from the board?
 - ***Coastal response: Coastal Engineering was contracted by Society Hill Capital Partners to provide Surveying, Land Use Planning, and Entitlements services. While Board members typically do not attend, one Planning & Zoning (P&Z) member is present today.***
4. Why would you consider putting something in the middle of nowhere?
 - ***Coastal response: The adopted Hernando County Comprehensive plan allows for recreation on this private property; the developer would like to build a private recreational golf course, for members only, in a reclusive area.***

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H24600

966 Candlelight Blvd, Brooksville, FL 34601 • Phone: (352) 796-9423

<https://www.coastal-engineering.com/>



5. What does the water study say about lowering the water table?
 - *Coastal response: Hydrological Testing will be performed on the site to support SWFWMD Water Use Permitting requirements during final design and permitting for the proposed golf course.*
 - *The golf course will use an estimated 68,488 gallons of water per day for irrigation purposes. The irrigation water will be a combination of permitted groundwater withdrawal and stormwater capture from the developed site in a common wet retention pond. The estimated amount is approximately 30% lower than typical golf courses in the Southeastern United States, as estimated by the USGA.*
6. Water supply.
 - *Coastal response: Potable and irrigation water will be supplied by private wells regulated by SWFWMD, FDEP and Hernando County.*
7. Chemicals into the aquifer.
 - *Coastal response: The Course will implement Integrated Pest Management (IPM) strategies to minimize chemical use by applying pesticides only when necessary and selecting lower-toxicity products using the Environmental Impact Quotient (EIQ) framework. Additionally, the course employs stormwater management techniques such as vegetative buffer zones, retention ponds, and bioswales to capture and filter runoff, preventing fertilizers and pesticides from leaching into groundwater. By utilizing slow-release fertilizers, organic matter recycling, and maintaining high-permeability soils, the course significantly reduces nutrient runoff, ensuring that chemicals do not compromise the Floridan aquifer consistent with FDEP AND SWFWMD regulations.*
8. Do you have additional slides to present?
 - *Coastal response: No, just slides associated with the project.*



9. Traffic impact?

- ***Coastal response: The private club will have minimal impact on road capacity for CR 476 and/or U.S. 41. The Zoning Performance Conditions will require a Traffic Analysis to be completed and submitted to the County Engineer for Review and Approval.***

10. Are the [golf club] members allowed guests?

- ***Coastal response: Yes, the private members will be allowed to bring guests.***

11. Has SWFWMD done a water study to determine the aquifer levels?

- ***Coastal response: SWFWMD has studied the Floridan aquifer and published significant documentation for water use and water conservation that will be used for our final golf course design; the following link can be used to access some of this valuable documentation.***
- ***<https://www.swfwmd.state.fl.us/resources/plans-reports/general-reports>***
 - ***A printed copy can be requested at: 32Tinfo@watermatters.org***
Suggested citation: Ferguson, J. F.; 2024, Southwest Florida Water Management District, 2023 Estimated Water Use Report: Southwest Florida Water Management District, 210 p.

12. If wells are put in, then our wells will start to go dry.

- ***Coastal response: SWFWMD will require the developer to permit and monitor the proposed groundwater withdrawal to make sure the related drawdown will not create unanticipated impacts to adjacent wells.***

13. Where will the rainwater run?

- ***Coastal response: The post development rainwater will be stored in new onsite retention ponds which have been designed to also provide irrigation water.***

14. Why do you need to sell to someone from Tampa?

- ***Coastal response: The Hernando County private landowner has the right to sell their land to people from Tampa and develop the property for private recreational purposes.***



15. Septic systems?

- ***Coastal response:*** The project will utilize aerobic treatment unit (ATU) septic systems designed to effectively remove nitrates in compliance with state and local regulatory requirements. These systems introduce oxygen to enhance the breakdown of waste, significantly reducing nitrogen levels before effluent reaches the drain field. Nitrate removal technology will be incorporated to ensure environmental protection and groundwater quality preservation.

16. Will you consider “plant” rescues?

- ***Coastal response:*** We will assess and analyze the site prior to development to identify key environmental areas and trees that should be preserved within the design. If certain vegetation cannot remain in place, we will evaluate the feasibility of a plant rescue effort, considering relocation options for native trees and beneficial plants where practical and sustainable.

17. EMS response times.

- ***Coastal response:*** The Fire Chief expressed confidence in the department’s ability to provide support for this area and noted that the project would not adversely impact their response times in the area. Additionally, the local fire station is being evaluated for potential expansion or relocation. To assist with this effort, we will dedicate 5 acres to the County as a potential site for a new fire station; the proposed location is shown on the Master Plan.

18. Is SWFWMD part of the zoning decision?

- ***Coastal response:*** SWFWMD is not directly involved in the county zoning application; the county does require the developer to obtain all necessary regulatory permits prior to construction and this requirement will be memorialized in the Zoning Performance Conditions.



19. Why does the entrance need to be on Lake Lindsey?

- **Coastal response:** *Currently there is no other option for the members or guests to enter the property. We are exploring other potential access points (i.e. at US 41), but this alternate access is subject to a land swap with the State and FDOT approval.*

20. Buffers?

- **Coastal response:** *Yes, 100' buffers are being proposed. The buffers will be enhanced where they are adjacent to residential properties.*

21. Is there a Tax benefit to County?

- **Coastal response:** *Yes, the recreational property will pay taxes to Hernando County.*

22. A concern was expressed about sinkholes.

- **Coastal response:** *Sinkhole activity in the Brooksville Clay Ridge area is much less prevalent than in Spring Hill. Geotechnical testing for development areas will be completed with construction plan approvals.*

23. How many employees will they have?

- **Coastal response:** *There are forty (40) estimated employees, with a potential of 15 full-time seasonal employees.*

24. Is there a limit on the number of guests a member may bring?

- **Coastal response:** *The members can bring guests; the exact number will be monitored by the club in order to maintain quality accommodation(s) for each guest. . It is anticipated that all guests will be accompanied by a member while on the property. Total overnight accommodation(s) will provide sleeping arrangements for up to 68 members/guests with an estimated 10,000 plays per year; it is noted that a typical golf course would accommodate about 3 times more plays a year than the estimated number of plays proposed for this private member golf course.*



25. How long is the grow in period for the golf course?

- ***Coastal response: The golf course grow in period will take 6 to 7 months.***

26. Will pond liners be used to collect/store stormwater runoff?

- ***Coastal response: The design of the stormwater ponds is still in progress; however, it is anticipated that one or more stormwater/irrigation ponds will be lined to enhance water retention. Lining these ponds will facilitate stormwater collection and storage, supplementing irrigation wells and reducing reliance on external water sources. This aligns with the project's sustainable water management strategy, which includes retention ponds, bio-swales, and vegetative buffers to improve stormwater quality and maximize resource efficiency.***

27. Will there be a place to fish or hunt with this golf course.

- ***Coastal response: No fishing or hunting is planned on the golf course. Private member only hunting is contemplated on the parcel south of Lake Lindsey Road, as depicted on the Master Plan as PDP (Rec).***

28. What happens to the land if the golf course club fails?

- ***Coastal response: The property owner would have the right to seek other uses for the property consistent with Florida Statutes and the Hernando County adopted comprehensive plan. Any changes that are not consistent with this Approved Zoning will have to go back to P&Z and BOCC.***

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HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISIONLAKE LINDSEY FIELD CLUB
AMENDED REZONING APPLICATION NARRATIVE

PARCEL KEY NO. 337399, 338423, 1355893



Figure 1. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Aerial & Location Map

General:

The subject property, consisting of approximately 292.2 acres, lies within the Sections: 29/20, Township: 21, Range: 20 and is located on the North and South side of Lake Lindsey Road, East of Broad ST (US 41). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key numbers 337399, 338423, 1355893.

Site Characteristics:

The site is an open pasture consisting primarily of grassland and planted pines for future harvest with a small portion heavily forested; the environmental portion of this narrative will provide additional site information on the proposed areas that will be preserved.

Request:

The request is to change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) Planned Development Resort Residential (PDP/RR) and Planned Development Public Service Facility Overlay (PDP/PSF) classifications.

Current Land Use and Comprehensive Plan Consistency:

The Site is currently designated Rural on the Hernando County 2040 Comprehensive Plan Future Land Use Map. (Figure 2)

The Comprehensive Plan contains the following Objective which summarizes the uses allowed in the Rural Category:

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.

Analysis: Recreational uses are allowed in the Rural Category. Minor public facilities (fire station) are allowed in all land use categories.

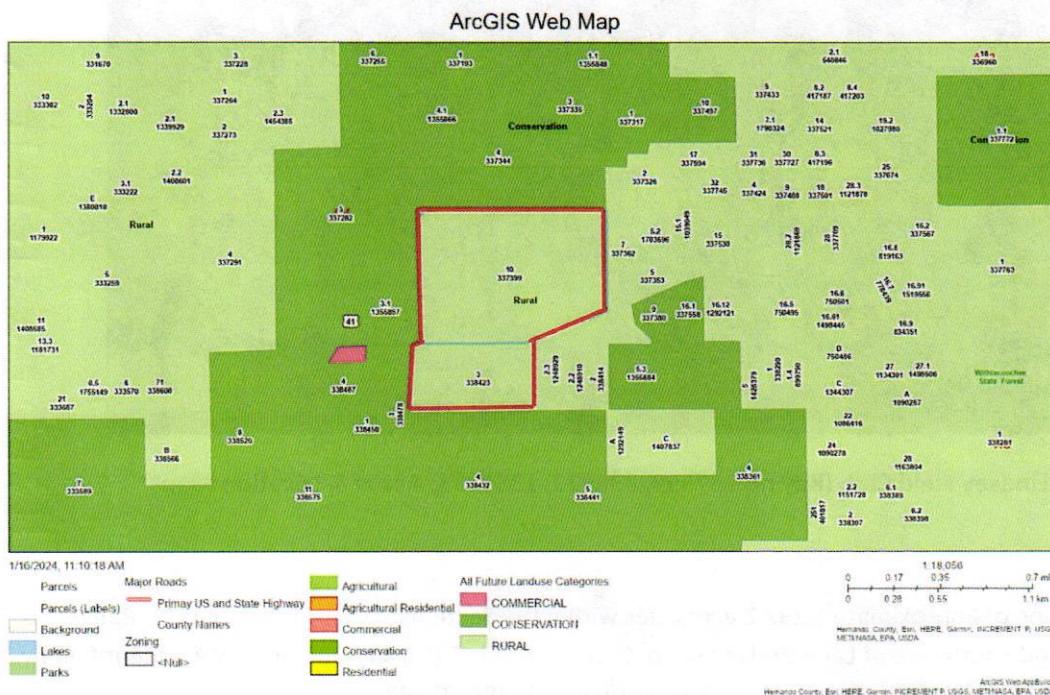


Figure 2. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Comprehensive Future Land Use Map

Current Zoning:

The site is currently zoned Agricultural. (Figure 3)

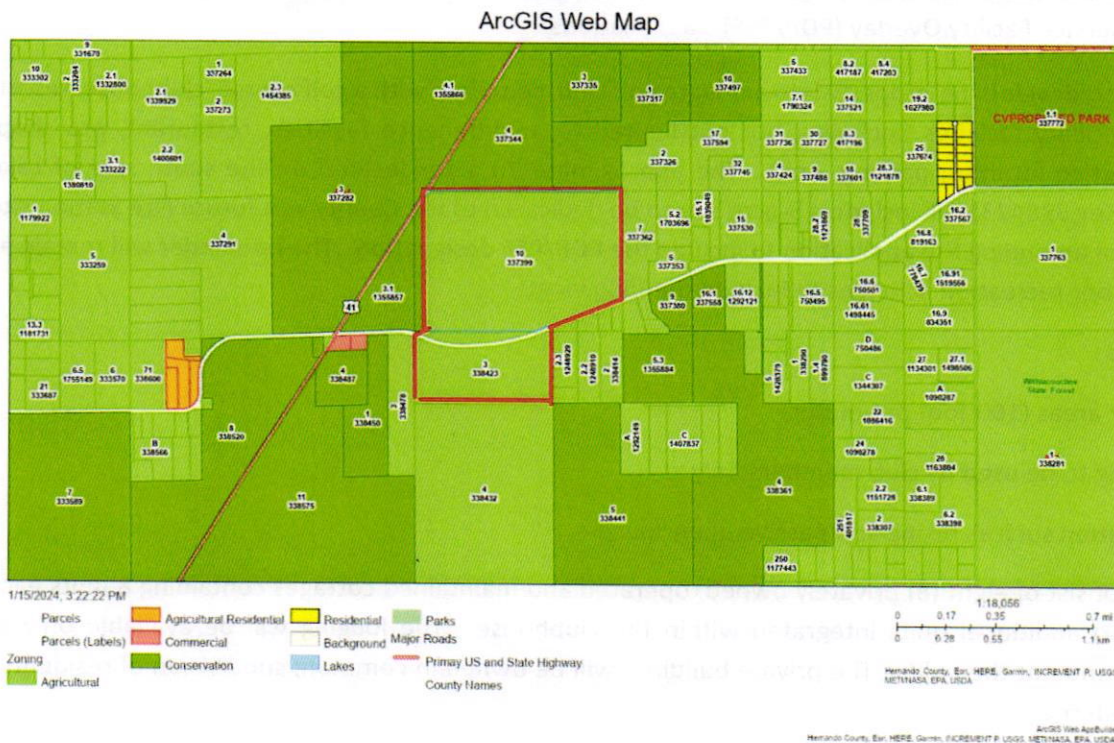


Figure 3. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Withlacoochee State Forest	Conservation	Conservation
South	Florida Audubon Society Lake Lindsey Road	Agricultural	Conservation
East	Acreage/Pasture/Single Family	Agricultural	Rural
West	Withlacoochee State Forest Florida Audubon Society	Agricultural/Conservation	Conservation

Summary Request:

The applicant is requesting a zoning change from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) Planned Development Resort Residential (PDP/RR) and Planned Development Public Service Facility Overlay (PDP/PSF) classifications.

The applicant intends to develop the property into a private golf club, complete with a golf course, clubhouse, resort-style cottages and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, parking, etc.). The approximate 70 acres located on the south side of Lake Lindsey Road (Parcel Key 338423) will include a 5-acre site to be dedicated to the County as a future Fire Station site which is the purpose of amending the application to include the PDP/PSF designation. The remainder will remain as open space with outdoor recreation activities to include the following:

- Picnic grounds
- Natural buffer areas (100-foot perimeter)
- Private hunting to be used by club members only
- Passive recreation such as hiking and passive open space

On-site lodging will consist of eight (8) privately owned, operated and maintained cottages containing 8 units each together with four (4) additional units integrated within the clubhouse. The lodging will be available only to members and guests and not the public. The private buildings will be owned in common; subdivision of residential lots is not being considered.

The clubhouse and maintenance area will be located on parcel key 337399 in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will include lodging, meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc. Lighting will be by full or semi-cutoff fixtures and be designed to be Dark Sky compliant.

The golf course will be private, open to members only, and will consist of an 18-hole course on the North side of Lake Lindsey Road (Parcel Key 337399). The golf course is anticipated to be maintained to Audubon International Signature Program or equivalent.

Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer; a potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry.

Setbacks, Buffers, and Building Height:

Golf Course Setback – 100' from all property boundaries

Perimeter Building Setbacks

North: 100'

South: 100'

East: 100'

West: 100'

From Lake Lindsey ROW: 100'

Internal Building Setbacks: 20' between buildings

Fire Station Site Setbacks:

Lake Lindsey Road: 75'

East: 150' (includes 100-foot natural buffer)

South: 35'

West: 20'

Buffers: As depicted on proposed Master Plan include the follow specific characteristics:

- 1.) Adjacent to private property: One hundred foot (100') Natural Vegetative Buffer enhanced where necessary with landscaping to provide a visual screen.
- 2.) Adjacent to public property: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel key 337399, and adjacent to The Florida Audubon Society property on the West and South of parcel key 338423; buffers in these areas will consist of 100 feet of natural vegetation.
- 3.) Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height to create a sound and visual buffer for the private golf course facility.

Maximum Building Height: 45' (Consistent with the current building height in the Agricultural District)

Development Schedule: The 18-hole golf course, maintenance facility clubhouse, cottages and ancillary facilities are anticipated to be complete in three years.

Proposed public road access Improvements:

Proposed access improvements along Lake Lindsey Road and/or US 41 as approved by the County Engineer, FDOT and the State of Florida or FWC (AHJ) will be completed for the private golf club, passive recreation site and public fire station.

Environmental:

A preliminary environmental site visit was conducted on February 23, 2024. The results of the site visit are listed below:

- The subject property is vacant and undeveloped.
- Most of the property has been logged within the recent past and much of the property has been planted with pine seedlings.
- The remaining dominant trees species consist of live oak, laurel oak and sweetgum.
- The groundcover is made up of bare soil, various pasture grasses, ruderal vegetation, and Cogan grass (invasive).
- Trees 18-inch DBH and greater are confirmed on the property.
- Forested wetlands were detected on the northern parcel and the southern parcel.
- Gopher tortoise burrows are present.
- No other federal or state-listed species were detected.

Topography

The subject parcel contains significant topographic relief, with ranges from approximately 210' MSL to around 110' along the northern and southeastern portion of the property; the high point is in the southwest quadrant of parcel key 337399.



Figure 4. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) , Topography Map

Floodplain

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0089D, effective date February 2, 2012, most of the property lies in Zone X, an area of minimal flood hazard. There is a small depression in the north/central portion of the property located in Zone AE, 107.8 elevation specified. Additionally, there is a miniscule part of the far northwest portion of the property in Zone AE, 84.7 elevation specified. (Figure 5)

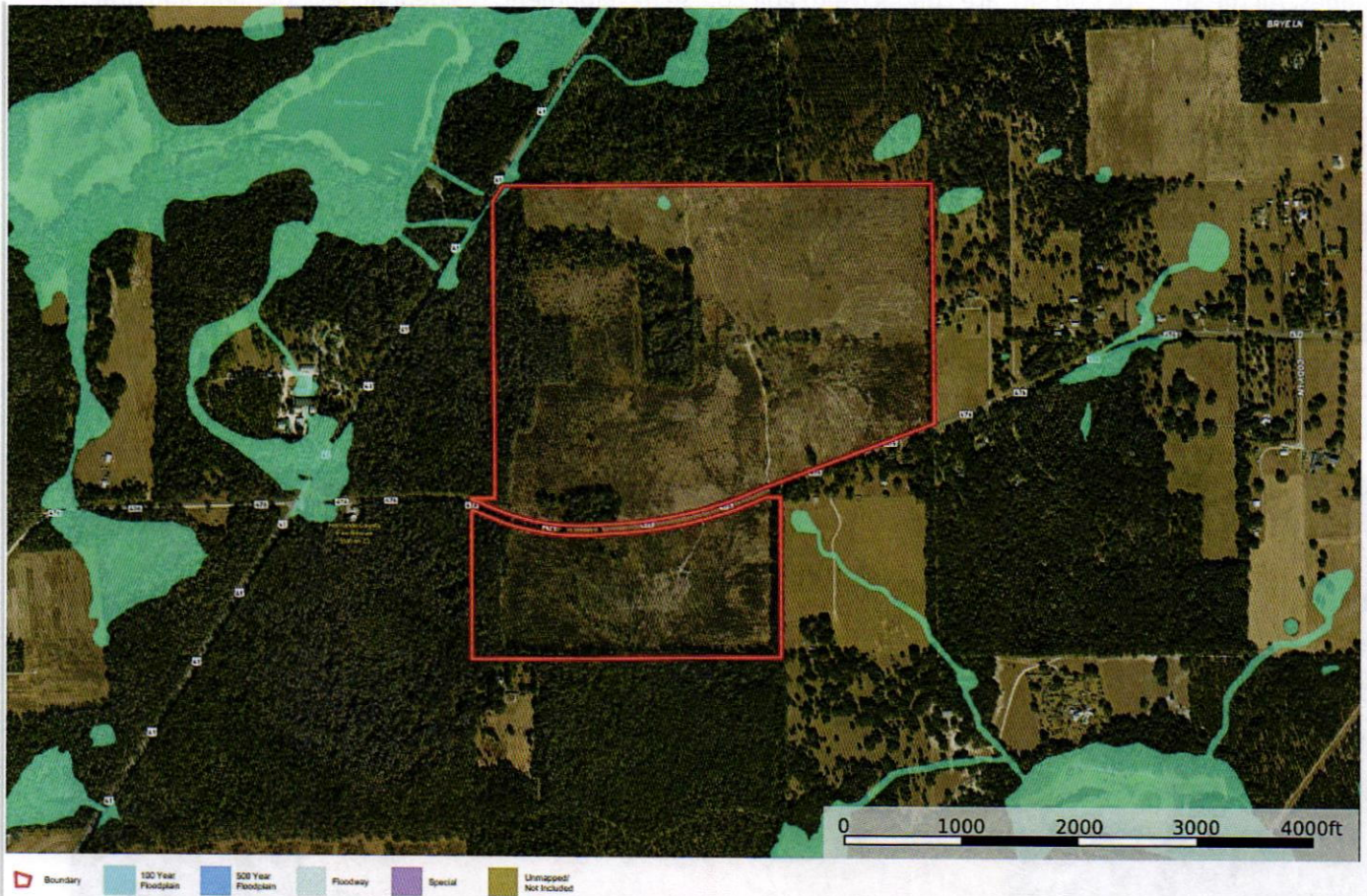


Figure 5. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Floodplain Map

Soils

The soil types located on the subject property consists of 23.3% Candler fine sand, 0 to 5 percent slopes, 20.9% Flemington fine loamy sand, 2 to 5 percent slopes, 20.6% Arredondo fine sand, 0 to 5 percent slopes, 12.1% Kendrick fine sand, 0 to 5 percent slopes, 5.9% Sparr fine sand, 0 to 5 percent slopes, 4.1% Flemington fine loamy sand, 8 to 12 percent slopes, 4.1% Blichton loamy fine sand, 2 to 5 percent slopes, 3.8% Arredondo fine sand, 5 to 8 percent slopes, 2.7% Candler fine sand, 5 to 8 percent slopes, and 2.5% Micanopy loamy fine sand, 2 to 5 percent slopes. All the soil types on site are conducive to golf course development, residential development and drainage retention.

SOIL CODE	SOIL DESCRIPTION	ACRES	%
14	Candler fine sand, 0 to 5 percent slopes	68.11	23.27
21	Flemington fine sandy loam, 2 to 5 percent slopes	61.27	20.93
6	Arredondo fine sand, 0 to 5 percent slopes	60.14	20.55
29	Kendrick fine sand, 0 to 5 percent slopes	35.29	12.06
47	Sparr fine sand, 0 to 5 percent slopes	17.37	5.93
22	Flemington fine sandy loam, 8 to 12 percent slopes	12.13	4.14
12	Blichton loamy fine sand, 2 to 5 percent slopes	11.88	4.06
7	Arredondo fine sand, 5 to 8 percent slopes	11.09	3.79
15	Candler fine sand, 5 to 8 percent slopes	7.98	2.73
34	Micanopy loamy fine sand, 2 to 5 percent slopes	7.39	2.52
TOTALS		292.65(*)	100%

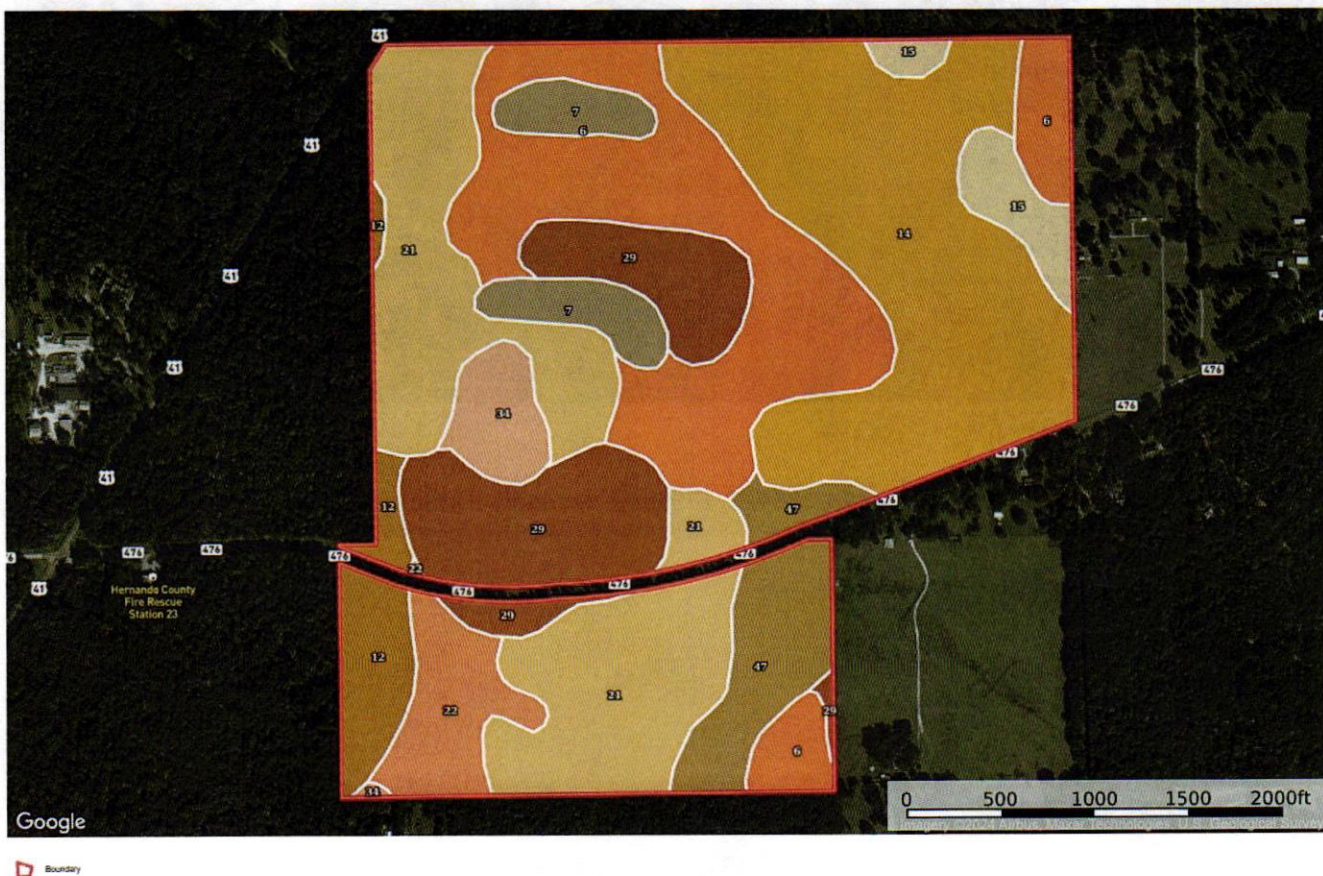


Figure 6. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Soil Map

Public Facility Impacts:

Utilities:

Public potable water and sanitary sewer service are not available to the site. Service will be by private well and septic tank unless an onsite alternative treatment system is required/approved by the Department of Health.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage:

Onsite existing and proposed drainage areas will be privately constructed, operated and maintained by the **Lake Lindsey Field Club**; drainage will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Parks:

The **Lake Lindsey Field Club** will construct all onsite recreation facilities with no impact upon the County park system.

Schools:

The **Lake Lindsey Field Club** will not generate any students and therefor have no impact on the Hernando County School District.

Roads:

The site has access to Lake Lindsey Road, a two-lane rural collector roadway, with an excellent level of service. Any required right-of-way in accordance with the adopted Hernando County Facility Design Guidelines and adopted thoroughfare plan will be reserved for future use and/or purchase. If required by the County Engineer, a traffic impact study will be completed at the time of design and engineering. If approved by the State of Florida, a secondary access to US 41 will be designed and permitted in accordance with FDOT requirements.

Proposed Deviations:

Duration of Master Plan - Article VIII. Section 1. O.

The applicant is requesting one county standard deviation to extend the Master Plan duration from two (2) years to a period of 5 years; the justification for this request includes the following:

- 1.) Due to the nature of the project, a long lead time will be required for the master planning, design and permitting of the golf course and ancillary facilities.
- 2.) Proposed improvements will be constructed with private funding generated by the Lake Lindsey Field Club through club membership.



H-24-20

H-24-20 STAFF REPORT ADENDUM

HEARINGS: Planning & Zoning Commission: September 9, 2024
Board of County Commissioners: October 22, 2024
Planning & Zoning Commission: January 13, 2025
Board of County Commissioners: February 25, 2025
Planning & Zoning Commission: April 14, 2025

APPLICANT: Society Hill Capital Partners, LLC

FILE NUMBER: H-24-20

UPDATED REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation), PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with Deviations

GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41

PARCEL KEY NUMBERS: 337399, 338423, 1355893

PUBLIC INQUIREY WORKSHOP: December 3, 2024

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HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

APPLICANT'S REVISED REQUEST:

The petitioner is requesting a revised request to develop a private golf course with associated amenities and resort style lodging with a deviation to extend the duration of the Master Plan from 2 years to a maximum period of 5 years.



The petitioner is requesting a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation), PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with Deviations in order to develop one (1) private golf course with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 will be developed with a private golf club, complete with a golf course, clubhouse, 4-to-8-unit cottages owned by the Golf Club and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.). On-site lodging is anticipated for up to 68 guests. Several styles of lodging are being considered, including resort cottage dwellings, and bedroom units within the clubhouse. The lodging will be available only to members and their guests and will not be open to the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road) central to the parcel and will be setback sufficiently from Lake Lindsey Road. The clubhouse will contain common space, recreation space and a kitchen. The clubhouse and kitchen will be open only to members and will not be open to the public. The clubhouse and maintenance facility will not exceed 30,000 square feet. The proposed maintenance facility will be located on either parcel key 337399 or parcel key 1355893 and will be sufficiently setback from Lake Lindsey Road to shield from view.

The golf course will consist of an 18-hole course on the North side of Lake Lindsey. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

The following changes have been made to the Master Plan and narrative:

- The approximate 70 acres located on the south side of Lake Lindsey Road (Parcel Key 338423) will include a 5-acre site to be dedicated to the County as a future Fire Station site which is the purpose of amending the application to include the PDP/PSF designation. The final location to be determined by the County.
- The remainder of the south side of Lake Lindsey Road will remain as open space with outdoor recreation activities to include the following: Picnic grounds, Natural buffer areas (100-foot perimeter), Private hunting to be used by club members only, Passive recreation such as hiking and passive open space.



- The south side of Lake Lindsey Road, with the exception of the Fire Station site, will include a 5 year purchase option by an acceptable conservation entity; should the entity not purchase the property the area will remain as outdoor recreation for Club members as indicated.
- On-site lodging will consist of eight (8) privately owned, operated and maintained buildings containing 8 units each together with four (4) additional units in the clubhouse. The lodging will be available only to members and guests and not the general public. The private buildings will be owned in common; subdivision of residential lots is not being considered.
- The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.
- Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.
- The golf course will be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent. Consistent with AISP strategies.
- The development will maintain a 100 foot wide defined "edge" around the development (exclusive of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined "edge" shall be protected through a conservation easement granted to an acceptable entity which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), Florida Statutes. Any change to the defined "edge" shall require a major modification to the master plan.



- All on-site wetlands will be protected through the use of a conservation easement.
- The perimeter and golf course setbacks will be 100 feet.
- Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.
- The Fire Station site will maintain a 150 foot setback from the east property line inclusive of the 100 foot buffer and a 75 foot setback from Lake Lindsey Road. Internal setbacks will be 35 feet to the south and 20 feet to the west.
- A pedestrian crossing of Lake Lindsey Road will not be required, however if the developer desires to have pedestrian access to the recreational space on the south side of Lake Lindsey Road the crossing will meet all requirements of the County Engineer and be the sole cost of the developer.
- Onsite lighting shall be designed to be Dark Sky Compliant or Similar to preserve the night sky; specifically, the petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses

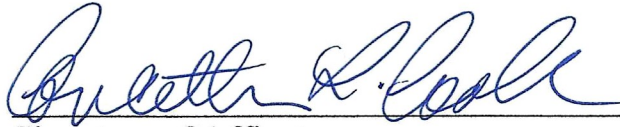
Ford Manuel

General Manager

Coastal Engineering Associates, Inc.

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
MAILING OF NOTICE

I, Concetta Cook, Permit Coordinator, hereby certify that I did mail a notice of the December 3, 2024 Public Inquiry Workshop, at least ten days prior to said workshop, to property owners of every parcel of land within 1000 feet in any direction from the property in accordance with the listing provided by the Hernando County Property Appraiser's Office. A copy of the mailed notice and property owner list is attached herewith.

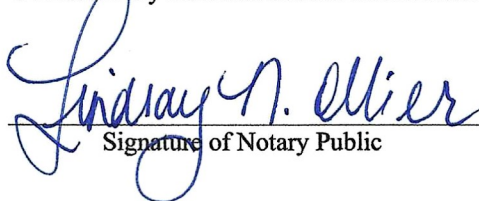


Signature of Affiant

STATE OF FLORIDA
COUNTY OF *Hernando County*

The foregoing instrument was acknowledged before me this 4th day of December, 2024,
by Concetta L. Cook who is ☒ personally known to me
or ☐ produced N/A as identification.

WITNESS my hand and official seal at Hernando County, Florida


Signature of Notary Public



LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

Notary Seal/Stamp

Rev. 01/3/17

BARRY THOMAS V, BARRY LINDA N
25260 LAKE LINDSEY RD
BROOKSVILLE, FL 34601-4517

BODIFORD ALICE C, RYAN W,
ROBERT E JR
25307 LAKE LINDSEY RD
BROOKSVILLE FL 34601-4532

BODIFORD ROBERT E JR
804 W DR M L KING JR BLVD
BROOKSVILLE FL 34601-3626

FLORIDA A & M UNIVERSITY
BOARD OF TRUSTEES
1601 S MARTIN LUTHER KING JR BLVD
TALLAHASSEE FL 32307-3105

FLORIDA AUDUBON SOCIETY INC
C/O REAL PROPERTY MANAGER
1101 AUDUBON WAY
MAITLAND FL 32751-5451

GRONDA NANCY L
25259 LAKE LINDSEY RD
BROOKSVILLE FL 34601-4531

HALL UDELL CO-TEE,
HALL CAROL G CO-TTEE
PO BOX 81
WEBSTER FL 33597-0081

HERNANDO COUNTY, (FIRE STATION #9)
20 N MAIN ST RM 263
BROOKSVILLE FL 34601-2893

HULL WILLIAM L TTEE,
HULL PATRICIA TTEE
13216 BREWSTER RD
SPRING HILL FL 34609-1222

KING KRISTINA TTEE
25066 LAKE LINDSEY RD
BROOKSVILLE FL 34601-4507

NESS FRIDA
25250 LAKE LINDSEY RD
BROOKSVILLE FL 34601-4517

PALMER DEBRA A
25270 LAKE LINDSEY RD
BROOKSVILLE FL 34601-4517

RENTZ SCOTT S, RENTZ CENDY L
25180 LAKE LINDSEY RD
BROOKSVILLE FL 34601-4530

TIITF/FORESTRY, FL DEP DIV OF STATE LANDS
3900 COMMONWEALTH BLVD #108
TALLAHASSEE FL 32399-3000

VANCE OMA LEE TTEE
2555 N VIRGINIA RD
CRYSTAL RIVER FL 34428-7956



0000

U.S. POSTAGE PAID

BROOKSVILLE, FL

34601
NOV 18, 24
AMOUNT

\$9.75

S2324H504010-17



*Amanda
Decker*


AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
CITIZEN SIGN-IN SHEET
EXECUTIVE SUMMARY

This affidavit attests that the attached **original** citizen sign-in sheet is an official record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. All exhibits displayed at the workshop are included.

File Number: H-24-20

Applicant Name: SOCIETY HILL CAPITAL PARTNERS, LLC – LAKE LINDSEY

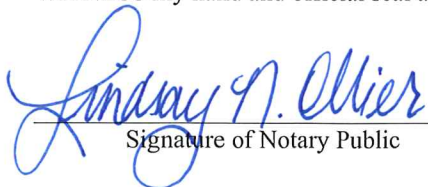
Public Inquiry Workshop Date: December 3, 2024


Signature of Affiant

STATE OF FLORIDA
COUNTY OF *Hernando County*

The foregoing instrument was acknowledged before me this 4th day of December, 2024, by Concetta L. Cook who is ☒ personally known to me or ☐ produced N/A as identification.

WITNESS my hand and official seal at Hernando County, Florida


Signature of Notary Public



LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

Notary Seal/Stamp

SOCIETY HILL CAPITAL PARTNERS-LAKE LINDSEY FIELD CLUB/GOLD DUST FARMS

NEIGHBORHOOD MEETING - DECEMBER 3, 2024, 5:30PM

CHINSEGUT HILL RETREAT AND CONFERENCE CENTER

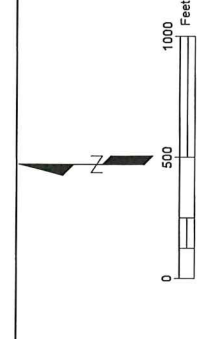
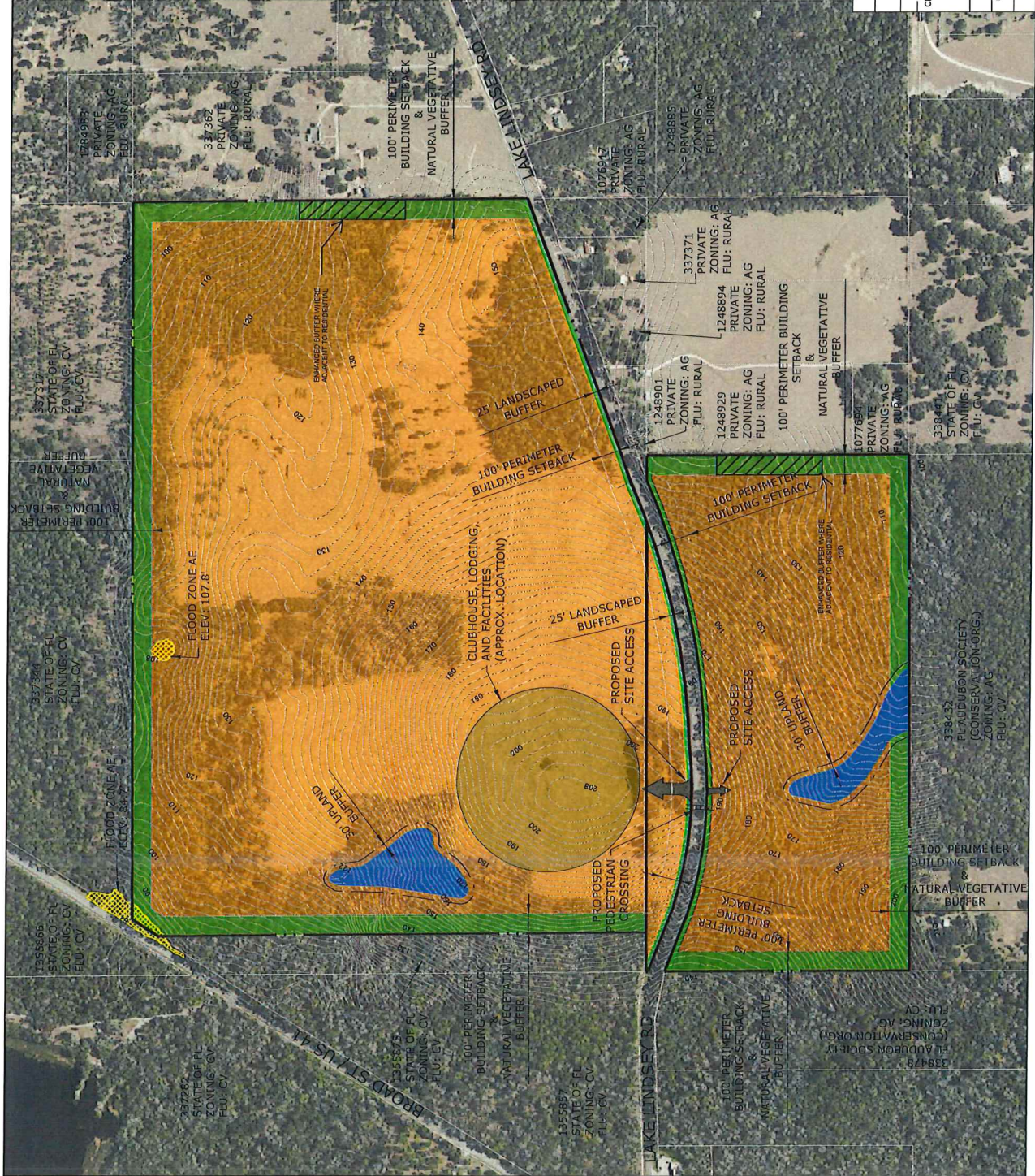
22495 CHINSEGUT HILL RD

BROOKSVILLE, FL 34601

NO	NAME	PHONE	EMAIL
1	M. L. DeFrancesco	352-345-9876	WANT2BOAROCK STATE @ MAIL.COM
2	Steven Markford	352-540-1170	
3	Ashley Markford	352-398-2338	itsashlin@gmail.com
4	Carol Barice	352-358-0095	laecybarice@artlink.net
5	GARY DEYANG	727-254-1450	—
6	SCOTT JOPERS	352-344-3534	—
7	Carmen F. Guzman	(910) 977-7077	
8	CHARLES LEE	(407) 620-5178	CHUEE 2(A) EARTHQUAKE.NET
9	VICKI MCDOWGALL	(239) 229-7940	mcdougald.vicki@hotmail.com
10	Jimmy McDougall	239 245 5423	jimmymac33@hotmail.com
11	Matthew Pollard	863-207-2392	Matthew78pollard@hotmail.com
12	Barbara Charney	813 728-6155	Teala1956@gmail.com
13	Tom St Clair	904-303-0918	Tom St Clair @ gmail.com

NO	NAME	PHONE	EMAIL
14	Barrie T. Cheneva	352 247 9547	
15	Dianne Martin	352 -238 6757	
16	Paul Martin	352 238-6118	
17	Diane Bedard	352 428 2143	naturecoast@aol.com
18	Dennis Bedard	813-476-2655	PRS5594@icloud.com
19	Kim Belanger	727-421-9096	Kimherc35@yahoo.com
20	Tim Clayton	352 467-1269	jim.m.clayton@gmail.com
21	Jonathan McDonald	352-293-6643	juMcDonald80@yahoo.com
22	Susan Lexvold	352-346-4290	SmLexvold@yahoo.com
23	Kathy Eaton	352-232-4635	KEaton1129@yahoo.com
24	Robin Elder	727-251-2798	
25	John Elder		
26	Karen Lolder	352.345-4699	
27	Paul Everett	239-223-2091	Paul Everett @aol.com
28	Eugene Kelly	(407) 709-7042	ekelly@fnps.org
29	Linda Morehouse	813-240-0614	ftsjm@aol.com
30	Lloyd Packard	352-247-9278	lloydpackard@yahoo.com
31	Mary Ann Packard	" " "	" " "
32	Carol Yakimo-Alvarez	941-125-0509	Oyakimo@gmail.com
33	Victor	813-601-4137	

NO	NAME	PHONE	EMAIL
34	Marybeth Stuehler	352-710-7843	
35	Pattie & Paul Zirhut	352-346-1627	
36	Dan Quirk	352-277-3330	sterrachventurecoastcc@gmail.com
37	Christopher Lewis	352 397 8572	CLKL411@gmail.com
38	Yvonne Benjamin	352-573-1528	yvonnebenjamin@gmail.com
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- LEGEND:**
- CLUBHOUSE, LODGING, & FACILITIES
 - GOLF COURSE, MAINTENANCE, & OPEN SPACE
 - APPROXIMATE WETLAND LOCATION
 - 100' WIDE NATURAL VEGETATIVE BUFFER
 - 25' WIDE LANDSCAPED BUFFER
 - FEWA FLOODPLAIN

SITE DATA:
PARCEL KEY # 337399, 338423, 1355893
PROJECT AREA 292.2 +/- AC
APPLICANT: SOCIETY HILL PARTNERS LLC
CURRENT ZONING: AG
PROPOSED ZONING: CDP-W/ PDP (REC) AND PDP (R) CLASSIFICATIONS
FUTURE LAND USE MAP DESIGNATION: RURAL

PROPOSED BUFFERS:
25' LANDSCAPED BUFFER ALONG LAKE LINDSEY RD.
100' NATURAL VEGETATIVE BUFFER ALONG REMAINING PERIMETER

PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):
100' ALONG LAKE LINDSEY RD.
NORTH: 100'
EAST: 100'
WEST: 100'
SOUTH: 100'

INTERNAL BUILDING SETBACKS
MIN. 30' BETWEEN BUILDINGS
MAXIMUM BUILDING HEIGHT: 45'
GOLF COURSE SETBACK: 100' FROM ALL PROPERTY BOUNDARIES

UTILITIES:
A. WATER AND SEWER: ON-SITE UTILITIES
B. ELECTRIC: WITHALACOCHEE RIVER ELECTRIC COOPERATIVE
C. TELEPHONE: BELLSOUTH
D. FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:
ARREDONDO FINE SAND, BUCHTON LOAMY FINE SAND, CANDLER FINE SAND, FLEMINGTON FINE SANDY LOAM, KENDRICK FINE SAND, MIDCOT LOAMY FINE SAND, SPARR FINE SAND

NOTES:
1. THE MAINTENANCE FACILITY WILL MEET ALL REQUIRED PERIMETER SETBACKS AND BE LOCATED AT AN OPTIMUM LOCATION CONSISTENT WITH FINAL GOLF COURSE LAYOUT
2. THE PROPOSED MAINTENANCE ENTRANCE WILL TAKE ACCESS FROM EITHER THE MAIN ENTRANCE OR A SEPARATE ACCESS DRIVE.

LAND USE TABLE

LAND USE	ACRES	ENTITLEMENTS	# OF HOLES
LODGING		30 BUILDINGS	
CLUBHOUSE, FACILITIES, & MAINTENANCE	20	30,000 SF FOR CLUBHOUSE, FACILITIES, & MAINTENANCE	
BUFFERS	15		
GOLF COURSE & OPEN SPACE	257.2		30
TOTALS	292.2		30



Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Public Information Workshop & Hearing was published in said newspaper by print in the issues of 11/17/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

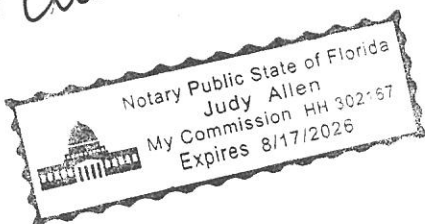
Signature of Affiant _____

Sworn to and subscribed before me this **11/17/2024**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC INFORMATION WORKSHOP and PUBLIC HEARINGS

A Public Information Workshop will be held as indicated below to discuss a rezoning application made to Hernando County.

DATE/TIME: December 3, 2024 – 5:30pm

LOCATION: Chinsegut Hill Retreat and Conference Center,
22495 Chinsegut Hill Road, Brooksville, FL 34601

APPLICANT: Society Hill Capital Partners, LLC

REQUEST: Change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) and Planned Development Resort Residential (PDP/RR) classifications.

GENERAL LOCATION: North and South side of Lake Lindsey Road, East of Broad ST (US 41)

PROPERTY SIZE: 292.2 acres

PARCEL IDENTIFICATION NUMBERS: R20 421 20 0000 0100 0000, R29 421 20 0000 0030 0000, R29 421 20 0000 0030 0010

Public hearings for the consideration of this application will be held:
Planning & Zoning – January 13, 2024

Board of County Commissioners – February 25, 2025

Location for both hearings: John Law Ayers Commission Chambers, Room 160,

20 North Main Street, Brooksville, FL 34601

Interested parties will be given the opportunity to hear about the rezoning application, be given the opportunity to ask questions and provide meaningful input.

The application may be reviewed by interested parties at the Hernando County Planning Department, located at 1653 Blaise Drive, Brooksville, Florida during normal business hours.

Interested parties may also contact Ronald Pianta at Coastal Engineering for information or to provide written comments by calling (754) 289-1452 or emailing rpianta@coastal-engineering.com.
11/17/24

8662b

Workshop Date: December 3, 2024

SIGN POSTING AFFIDAVIT FOR
PUBLIC INQUIRY WORKSHOP

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. The Notice of Public Inquiry sign(s) must be posted on the property at least ten (10) days prior to the workshop pursuant to the adopted rules, and;
3. This affidavit must be returned to the Hernando County Planning Department along with all other Public Inquiry Workshop forms directly after the Workshop is conducted in order to complete the application file. Failure to return this affidavit may result in the petition not being scheduled for public hearing(s).

AFFIDAVIT

Before me, the undersigned authority, personally appeared JOSEPH CALAMARI
(Print or Type Name)

who, being duly sworn deposeth and says that:

1. The Notice of Public Hearing sign(s) were posted on 11-20-2024, and;
2. The attached photograph(s) of the posted sign(s) were taken on 11-20-2024

Application Name: SOCIETY HILL CAPITAL PARTNERS, LLC - LAKE LINDSEY

File Number: H-24-20

Joseph Calamari
(Signature)

State of Florida

County of Hernando

On this the 20th day of November, 20 24 before me, the undersigned Notary Public of the State of Florida, personally appeared

Joseph Calamari
(Name(s) of the Individual(s) who appeared before notary)

and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

Concetta L. Cook
NOTARY PUBLIC, STATE OF FLORIDA

Concetta L. Cook
(Name of Notary Public: Print, or Type as Commissioned)

☒ Personally known to me, or

☐ Produced Identification: _____

(Type of Identification Produced)

☐ DID take an oath, or ☒ DID NOT take an oath.



HOW TO POST THE SIGN(S)

WHEN:

The petitioner shall post the subject property proposed for petition consideration at least ten (10) days prior to the scheduled public inquiry workshop date.

HOW:

The sign(s) furnished by the Planning Department shall remain in place until the day after the public inquiry workshop. Failure to maintain the sign(s) on the property may result in a delay to the public hearing process.

WHERE:

The sign(s) furnished by the Planning Department shall be posted by the applicant along each front lot line with the bottom of the sign(s) at least three feet above grade on the property being considered under this petition. The sign cards shall be posted at the outer property line along the road or street frontage and shall be clearly visible. If the frontage is in access of three hundred (300) feet, posting of the signs shall be determined by the Planning Department. In those cases where the property does not have frontage on the road, the sign cards shall be posted at the property corners and where the access road intersects with the nearest County road.

AFFIDAVIT REQUIRED:

This form is required to be submitted to the Planning Department after the sign(s) is posted.

XX - LARGE

X - SMALL

(13)



HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-20

Date of Workshop: Dec 3, 2024 **Time of Workshop:** 5:30 PM

Request: Rezoning from Agricultural to Combined Planned Development to
include PDP Recreation and PDP Resort Residential
with Deviations

Location of Workshop: Chinsegut Hill Retreat and Conference Center
22495 Chinsegut Hill Road Brooksville FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057



11/20



HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

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File Number: H-24-20

Date of Workshop: Dec 3, 2024 **Time of Workshop:** 5:30 PM

Request: Rezoning from Agricultural to Combined Planned
Development to include Recreation and Resort
Residential with Deviations.

Location of Workshop: Chinsegut Hill Retreat and Conference Center
22495 Chinsegut Hill Road Brooksville, FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057



HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

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File Number: H 24-26

Date of Workshop: Dec 3, 2024 **Time of Workshop:** 5:30 PM

Request: Rezoning from Agricultural to Combined Planned
Development to include Recreation and Resort
Residential with Deviations

Location of Workshop: Chimsegut Hill Retreat and Conference Center
22495 Chimsegut Hill Road Brooksville, FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057

HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-20

Date of Workshop: Dec. 3, 2024 **Time of Workshop:** 5:30 PM

Request: Rezoning from Agricultural to Combined Planned Development
to include Recreation and Resort Residential
with Deviations

Location of Workshop: Chinsegut Hill Retreat and Conference Center
22495 Chinsegut Hill Road Brooksville, FL 34601

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File Number: H-24-20

Date of Workshop: Dec. 3, 2024 **Time of Workshop:** 5:30 PM

Request: Rezoning from Agricultural to Combined Planned Development
to include Recreation and Resort Residential
with Deviations.

Location of Workshop: Chinsegut Hill Retreat and Conference Center
22495 Chinsegut Hill Road Brooksville, FL 34601

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File Number: H-24-20

Date of Workshop: Dec. 3, 2024

Time of Workshop: 5:30 PM

Request: Re zoning from Agricultural to Combined Planned
Development to include Recreation and Resort
Residential with Deviations

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File Number: H-24-20

Date of Workshop: Dec 3, 2024 **Time of Workshop:** 5:30 PM

Request: Rezoning from Agricultural to Combined Planned
Development to include Recreation and Resort
Residential with Deviations

Location of Workshop: Chimsegut Hill Retreat and Conference Center
22495 Chimsegut Hill Road Brooksville FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057



HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-20

Date of Workshop: Dec 3, 2024

Time of Workshop: 5:30 PM

Request: Rezoning from Agricultural to Combined Planned Development
to include Recreation and Resort Residential
with Deviations.

Location of Workshop: _____

Chimsegut Hill Retreat and Conference Center
22495 Chimsegut Hill Road Brooksville, FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057



HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H 24-20

Date of Workshop: Dec 3, 2024 **Time of Workshop:** 5:30 PM

Request: Rezoning from Agricultural to Combined Planned Development
to include Recreation and Resort Residential
with Deviations

Location of Workshop: Chinsegut Hill Retreat and Conference Center
22495 Chinsegut Hill Road Brooksville, FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057

11/20



HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-20

Date of Workshop: Dec. 5, 2024 Time of Workshop: 5:30 PM

Request: Rezoning from Agricultural to Combined Planned Development
to include Recreation and Resort Residential
with Deviations.

Location of Workshop: Chinsegut Hill Retreat and Conference Center
22495 Chinsegut Hill Road Brooksville, FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057



HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: H-24-20

Date of Workshop: Dec. 3, 2024

Time of Workshop: 5:30 PM

Request: Rezoning from Agricultural to Combined Planned Development
to include Recreation and Resort Residential
with Deviations

Location of Workshop: Chimsegut Hill Retreat and Conference Center
22495 Chimsegut Hill Road Brooksville, FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057



HERNANDO COUNTY, FL PUBLIC INQUIRY WORKSHOP

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File Number: H 24-20

Date of Workshop: Dec 3, 2024

Time of Workshop: 5:30 PM

Request: Re-zoning from Agricultural to Combined Planned Development
to include Recreation and Resort Residential
with Deviations

Location of Workshop: Chimsegut Hill Retreat and Conference Center

22495 Chimsegut Hill Road Brooksville, FL 34601

For more information contact the Hernando County Planning Dept. at 352-754-4057

Workshop Date: _____

SIGN POSTING AFFIDAVIT FOR
PUBLIC INQUIRY WORKSHOP

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. The Notice of Public Inquiry sign(s) must be posted on the property at least ten (10) days prior to the workshop pursuant to the adopted rules, and;
3. This affidavit must be returned to the Hernando County Planning Department along with all other Public Inquiry Workshop forms directly after the Workshop is conducted in order to complete the application file. Failure to return this affidavit may result in the petition not being scheduled for public hearing(s).

AFFIDAVIT

Before me, the undersigned authority, personally appeared _____
(Print or Type Name)

who, being duly sworn depose and says that:

1. The Notice of Public Hearing sign(s) were posted on _____, and;
2. The attached photograph(s) of the posted sign(s) were taken on _____

Application Name: _____

File Number: _____

(Signature)

State of Florida
County of Hernando

On this the _____ day of _____, 20 _____ before me, the undersigned Notary Public of the State of Florida, personally appeared

(Name(s) of the Individual(s) who appeared before notary)

and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, or Type as Commissioned)

- ☐ Personally known to me, or
☐ Produced Identification: _____
(Type of Identification Produced)
☐ DID take an oath, or ☐ DID NOT take an oath.

HOW TO POST THE SIGN(S)

WHEN:

The petitioner shall post the subject property proposed for petition consideration at least ten (10) days prior to the scheduled public inquiry workshop date.

HOW:

The sign(s) furnished by the Planning Department shall remain in place until the day after the public inquiry workshop. Failure to maintain the sign(s) on the property may result in a delay to the public hearing process.

WHERE:

The sign(s) furnished by the Planning Department shall be posted by the applicant along each front lot line with the bottom of the sign(s) at least three feet above grade on the property being considered under this petition. The sign cards shall be posted at the outer property line along the road or street frontage and shall be clearly visible. If the frontage is in excess of three hundred (300) feet, posting of the signs shall be determined by the Planning Department. In those cases where the property does not have frontage on the road, the sign cards shall be posted at the property corners and where the access road intersects with the nearest County road.

AFFIDAVIT REQUIRED:

This form is required to be submitted to the Planning Department after the sign(s) is posted.

XX - LARGE

X - SMALL



Robin Reinhart

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, January 8, 2025 8:20 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose this project. We do not need another golf course or housing development. And we certainly do not need to destroy anymore of our wildlife's habitats.
You may put my email on the public record.

Thank you,
Stacy Hatcher

Robin Reinhart

From: jim wise <jimwise12@hotmail.com>
Sent: Sunday, January 12, 2025 8:56 PM
To: Planning Resource Object
Subject: Opposed to H-24-20

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to express my concerns over the proposed Society Hill Capital Partners plans to rezone the area near the intersection of 41 and 476. This agricultural area should remain agricultural until future plans to upgrade the infrastructure is in place. The roads are not conducive to added traffic and as a nearby resident on a potable water well for the village of Lake Lindsey, we are concerned about the water usage from groundwater to support a golf course and additional housing. We as nearby residents cannot afford to redrill wells to find adequate water supplies as our wells may run dry. Our pockets are limited and our future plans of retirement lie in the existing plan when I purchased my property to retire in. I'm getting too old to "start over" and have my perfectly good plan in place. This will effect my future plans. I would like to remain humble and retire in peace without added traffic, expenses related to the water supply and safety/security of the dwelling I currently reside in in the Village of Lake Lindsey.

Thank you for reading this and expressing my thoughts to others.

Sincerely
Jim Wise

Robin Reinhart

From: Jodi <jwittd@aol.com>
Sent: Sunday, January 12, 2025 6:24 PM
To: Planning Resource Object
Subject: Disapproval H24-20 Society Hill Capital Lake Lindsey Rd.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am emailing the board as I will not be able to make it to the Planning & Zoning hearing Monday January 13th at 9am due to scheduling conflicts. I ask that you strongly consider rejecting the rezoning request of Society Hill Capital Partners project on Lake Lindsey Rd, H24-20 and I would like to ask you to include this email in the official agenda packet.

This project entails 2 golf courses, clubhouse and restaurant and on-site resort style residential dwellings for 120 guests. Located approx 4500ft east of US 41 on Lake Lindsey Road, adjacent to the Withlacoochee State Forest.

It includes 262 acres currently zoned AG (agricultural) with proposed zoning of CPDP (Combined Planned Development), PDPREC (Recreation) and PDPRR (Resort Residential).

This project is not supported by current comp plan and zoning and a change in zoning should not be allowed. Florida including Hernando County is a mess; pollution, depleted vital resources, failing & dated infrastructure, service worker shortages, threatened keystone wildlife species and habitat, major inland flooding issues due to dams and structures being utilized for water conservation efforts, etc.

Please deny this request and protect rural Hernando County, its residents, wildlife, existing remaining healthy ecosystems, habitat, and vital resources. Thank you so much for your time and consideration.

Sincerely,

Jodi Brantley

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Date: Wednesday, January 29, 2025 3:51:39 PM
Attachments: [Development takes a toll on Florida's precious springs NPR.html](#)
[how-much-water-does-golf-use.pdf](#)
[Nat GEO Article.pdf](#)
[Letter to BOCC PNZ.docx](#)
[Development Springs.pdf](#)

From: Sandra Jones <sandyjonesrn@gmail.com>
Sent: Wednesday, January 29, 2025 1:11 PM
To: Steve Champion <SChampion@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 29, 2025

Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)

Attention:

Hernando County Board of County Commission SChampion@HernandoCounty.us

Planning and Zoning Commission planning@co.hernando.fl.us

Good day,

My name is Sandra Jones, my husband Timothy and I reside at 25115 Evaline Street, Brooksville, FL 34601.

We purchased our home in Hernando County in 2020 in anticipation of retirement in 2024. We did an extensive search all over the State of Florida for a place to retire having lived in South Florida my entire life.

What set Brooksville apart from any other area was the natural beauty of the rolling hills landscape along with the wildlife and wide-open spaces. We even felt Brooksville was safe for our daughter to live alone until we moved here full time.

Homestead and South Miami Dade were once peaceful just like Brooksville until the traffic, noise, and daily life became unbearable to live. The county commission allowed developers to build on every empty lot and destroyed what was once beautiful farmland. As a citizen of Hernando County, we are now faced with similar challenges and ask you to be prudent and selective regarding requested zoning changes on agricultural land. Hernando County will benefit from decisions for smart growth that will affect current and future generations to come.

The zoning request from Society Hill Capital Partner LLC, does not match the current land use. I did a simple statistical analysis of the property owners within 1000 feet of the proposed golf course community that were invited to the public information workshop. More than 45 people attended however, I was out of town and therefore unable to attend and only had hearsay as to what was discussed and/or agreed upon.

Property Owner(s)	Address	Parcel Size	Notes
Barry, Thomas and Linda	25260 Lake Lindsey Road	2.5 acres	
Bodiford, Alice, Ryan & Robert	25307 Lake Lindsey Road	10.4 acres	
Bodiford, Robert & Tiffany	25259 and 25263 Lake Lindsey	27.0 acres	Property is not owned by

	Road		Nancy Gronda
Hall, Udell & Nancy	O Lake Lindsey Road	2.5 acres	Pastureland
Hall, Udell & Nancy	O Lake Lindsey Road	13.0 acres	Pastureland
King, Kristina	25066 Lake Lindsey Rd	2.9 acres	
Ness, Frida	25250 Lake Lindsey Rd	5.2 acres	
Palmer, Debra	25270 Lake Lindsey Rd	2.5 acres	
Renz, Scott & Cindy	25180 Lake Lindsey Rd	2.5 acres	
Vance Oma	0 Lake Lindsey Rd	11.3 acres	Pastureland
Vance Oma	0 Lake Lindsey Rd	1.3 acres	Pastureland

Mean: 7.37 acres

Median 2.9 acres

Mode 2.5 acres

Maximum 27.0 acres

Range 25.7 acres

***Other Properties on the list are owned by the State of Florida, Audubon Society, Hernando Fire and FAMU. These are not personal property.

My husband and I frequently hike through Chinsegut, Croom trails as well as the Perry Oldenberg WEA and we encounter many wildlife such as deer, owls, wild turkeys, sandhill cranes, and gopher tortoises. The threat risk to these animals has not been mentioned regarding the proposed property usage. Also, there are many best practice questions that should be asked prior to approval of the zoning changes as per a 2021 article titled *Land-use and Energy Practices on US Golf Courses*. I have highlighted and commented throughout the article and have attached a copy of this report for your review.

I will also point to another article regarding water usage. Even though city water is not accessible to the requested land use, it is well known that golf courses use A LOT of water. The average 18-hole golf course in the Southeast region alone irrigates 29 inches/acre; however, only 12% use recycled water according to a 2012 article titled, *Golf's Use of Water* which I have also attached for review. All this water comes from the same Floridan aquifer that the citizens of Hernando County need for personal use as well as farms, equine and agricultural business owners who need water to sustain their livelihood. A 2020 article from National Geographic titled, *The Floridan aquifer: Why one of our rainiest states is worried about water*. They cite freshwater levels will continue to fall which lead to saltwater intrusion and thereby contaminating our usable drinking water.

There are so many reasons not to allow another golf course in Hernando County. This proposed business venture will not benefit the citizens who live and pay taxes here 365 days/year. The wealthy who use the golf course will not contribute to the well-being of our residents. This project only profits the developer and not the wonderful people of Hernando County. Society Hill's website states they are *a boutique real estate capital advisory firm specializing in the placement of capital within the commercial real estate sector and a steadfast dedication to hands on asset management*. All they care about is increasing the wealth of their constituents and then move on to the next property. Please understand that once a precedent is set, others will soon follow. I respectfully object to this zoning request. Please ensure this letter and any attachments are placed in the official record.

Sincerely,

Timothy and Sandra Jones

2511 Evaline Street
Brooksville, FL 34601
786-295-7509

Robin Reinhart

From: Kim Winker <kimwinker@yahoo.com>
Sent: Friday, January 10, 2025 11:16 AM
To: Planning Resource Object
Subject: Opposition to H2420 Society Hill Project

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hernando County Planning & Zoning Department,

I am writing to express my strong opposition to the proposed project H2420 Society Hill, which will be considered on January 13th. I request that this email be included in the public record for this matter.

The development proposal for two golf courses, a clubhouse, a restaurant, and resort-style residential dwellings for 120 guests is concerning. This project is proposed for an area that is currently agricultural and forest land and is home to abundant wildlife that serves as an essential ecological corridor.

Allowing this type of large-scale development would:

1. Disrupt the natural habitat for wildlife.
2. Increase traffic and infrastructure demands in a rural area not designed to accommodate such activity.
3. Set a concerning precedent for further urbanization of agricultural and conservation lands.

Preserving the character of this area is critical not only for its residents but also for the broader environmental health of our region. Once we lose our natural spaces, they cannot be replaced.

I urge the Commission to deny this application and prioritize the preservation of Hernando County's rural and natural heritage.

Thank you for considering my concerns.

Sincerely,

Kim Winker

Mossy Oak Court, Brooksville

Robin Reinhart

From: Michelle Curtis <mmcurtis53@gmail.com>
Sent: Wednesday, January 8, 2025 7:40 PM
To: Planning Resource Object
Subject: Ref: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm asking you to include this email into the public record.

I'm writing this email in OPPOSITION of H2420 Society Hill. Florida has more golf resorts than we need and the way ya'll are selling off all this land there will not be any green area left for the wild life that need it. Hernando County doesn't need another golf course let alone one that is so EXCLUSIVE that only the wealthy from around the country will be flying in to use. Crowding our roads and polluting our county with their planes which again will ruin our wildlife and our waters. Look into the MANY golf courses in Florida that are out of business and REBUILD those back!!

THIS TIME I HOPE YOU LISTEN TO THE PEOPLE OF *THIS* COUNTY AND *NOT* APPROVE THIS BACAUSE NOBODY WANTS IT!!

Sincerely,
Michelle Curtis
10157 Gamewell Street
Spring Hill, FL 34608

Robin Reinhart

From: machon keith <machonkeith@gmail.com>
Sent: Wednesday, January 8, 2025 8:25 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to share my concern over the proposed golf course on Lake Lindsay Road. This area is situated next to a state forest in rural Hernando County, it is home to a rich diversity of wildlife. Building a new golf course here would severely interfere with the local ecosystem and increase the number of traffic accidents, endangering both animals and people. Further, the citizens of our community chose this place to reside precisely due to its peaceful, rural nature and proximity to natural landscapes, away from the hustle and bustle of urban life. The planned golf course will undeniably disrupt this serenity.

Moreover, it is worth noting that many golf courses in this county have been unsuccessful in the past and there's another one nearby that was gifted ample land by the state. Hence, another golf course is not only unnecessary but a potential financial liability for our community. Stop the needless destruction of our natural resources and preserve the charm of Hernando County. Let's prioritize our community's needs and environment over unwanted development.

Thank you for your attention to this matter I would like

this email to be included in the public record.

Robin Reinhart

From: TRAVIS EVANS <travisdevans@gmail.com>
Sent: Thursday, January 9, 2025 10:50 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I am a tax paying property owner in Hernando county.

I would like to officially go on record as being against any zoning change to the property referenced in the subject line of this email.

The proposed rezoning request goes against the wishes of many local residents, myself included, and is not a good change for the rural area of our county.

Sincerely,
Travis Evans

Robin Reinhart

From: Claudia Amsler <camsler36@gmail.com>
Sent: Friday, September 6, 2024 2:56 PM
To: Planning Resource Object
Subject: Golf Resort at Lake Lindsey

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a 20 year resident of Hernando County, I ask that you not change the Zoning for this project on Lake Lindsey Road. This is not the place to put a Golf Resort. Closer to more populated areas would be preferable. Lake Lindsey is one of the few still rural areas in Hernando County and should stay that way. I moved here because it was a rural county. If you start rezoning this area it will go by the way of Ridge Manor very quickly. Please do what we resident's want. Keep as much Agricultural Areas as possible and don't rezone this!!

Brooksville. Claudia Amsler, 16309 Sacramento Ave.

Robin Reinhart

From: Tony smith <tonyalvelo@yahoo.com>
Sent: Thursday, January 9, 2025 1:37 PM
To: Planning Resource Object
Subject: H24-20 Opposition

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in opposition H24-20, the Society Hill Capital Partners project, for the rezoning of 292.2 acres for two golf courses, resort, clubhouse, restaurant, and on-site resort-style residential dwellings for 120-plus guests. The infrastructure on the 2-lane Lake Lindsey Road is incompatible with the additional traffic that a 120-room golf course resort would bring to this agriculturally zoned area. Many fatal accidents and close calls have occurred at the intersection of Lake Lindsey and 41 and additional traffic would make the situation worse.

Additionally, the small fire station at the southeast corner of Lake Lindsey and 41 does not have an ambulance. Therefore, residents must wait until an ambulance can be dispatched from another area. A resort in this area, with precious resources going to invitation-only guests (which Hernando County residents cannot even utilize), would prove very detrimental to the health and safety of our residents.

I urge the P&Z Committee to consider the safety of Hernando County residents and recommend denial of this request to the BOCC. Please include my email in the official agenda packet.

Thank you,

Andre Alvelo,
Brooksville



Planning & Zoning Commission

AGENDA ITEM

Meeting: 04/14/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15749
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Southern Valley Homes, LLC (H-24-71)

BRIEF OVERVIEW

Request:

AR-2(Agricultural Residential 2) to AC (Agricultural Commercial)

General Location:

North side of Wiscon Road, approximately 670' east of California Street

Hearing Detail:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners postpone the petitioners' request for a rezoning from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial) and to permit the petitioner to address staff's recommendations AR-2(Agricultural Residential 2) to PDP(RUR) Planned Development Project (Rural) with all AC/(Agriculture Commercial).

On April 3, 2025, the Board of County Commissioners postponed the petitioner's request for a rezoning from AR-2(Agricultural Residential 2) to AC (Agricultural Commercial) and to permit the petitioner to address staff's recommendations AR-2 (Agricultural Residential 2) to PDP(RUR) Planned Development Project (Rural) with all AC (Agriculture Commercial).

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.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission postpone this item to a future hearing date, in order to allow staff to review updated materials provided by the applicant. Full readvertising will be completed at the time the hearing date is determined.

REVIEW PROCESS

Michelle Miller	Approved	04/08/2025 9:19 AM
Omar DePablo	Approved	04/08/2025 3:52 PM
Toni Brady	Approved	04/09/2025 12:02 PM
Victoria Anderson	Approved	04/09/2025 3:09 PM
Danielle Nigro	Approved	04/09/2025 3:34 PM

RESULT: ADOPTED

MOVER: Axl David

SECONDER: Jonathan McDonald

AYES: Birren, David, Holmes, McDonald and Noe

NON VOTING: Fulford and Pino

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: 11/06/2024

File No. _____ Official Date Stamp:

H-24-71

Received

NOV 07 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Southern Valley Homes

Address: 7299 Winter Street

City: Brooksville

State: FL

Zip: 34613

Phone: 352-200-5199

Email: mike@southernvalleyhomes.com

Property owner's name: (if not the applicant) John Sirvent, IV and Melissa Sirvent

REPRESENTATIVE/CONTACT NAME: Frank DiCaro

Company Name: ProCivil 360, LLC

Address: 12 S. Main Street

City: Brooksville

State: FL

Zip: 34601

Phone: 352-593-4255

Email: permitting@procivil360.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 345736
2. SECTION 25, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AR2
4. Desired zoning classification: A-C
5. Size of area covered by application: 9.2 Acres
6. Highway and street boundaries: Wiscon Road
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, John Sirvent IV, 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): Southern Valley Homes
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of October, 2024, by John Sirvent who is personally known to me or produced _____ as identification.

Signature of Notary Public

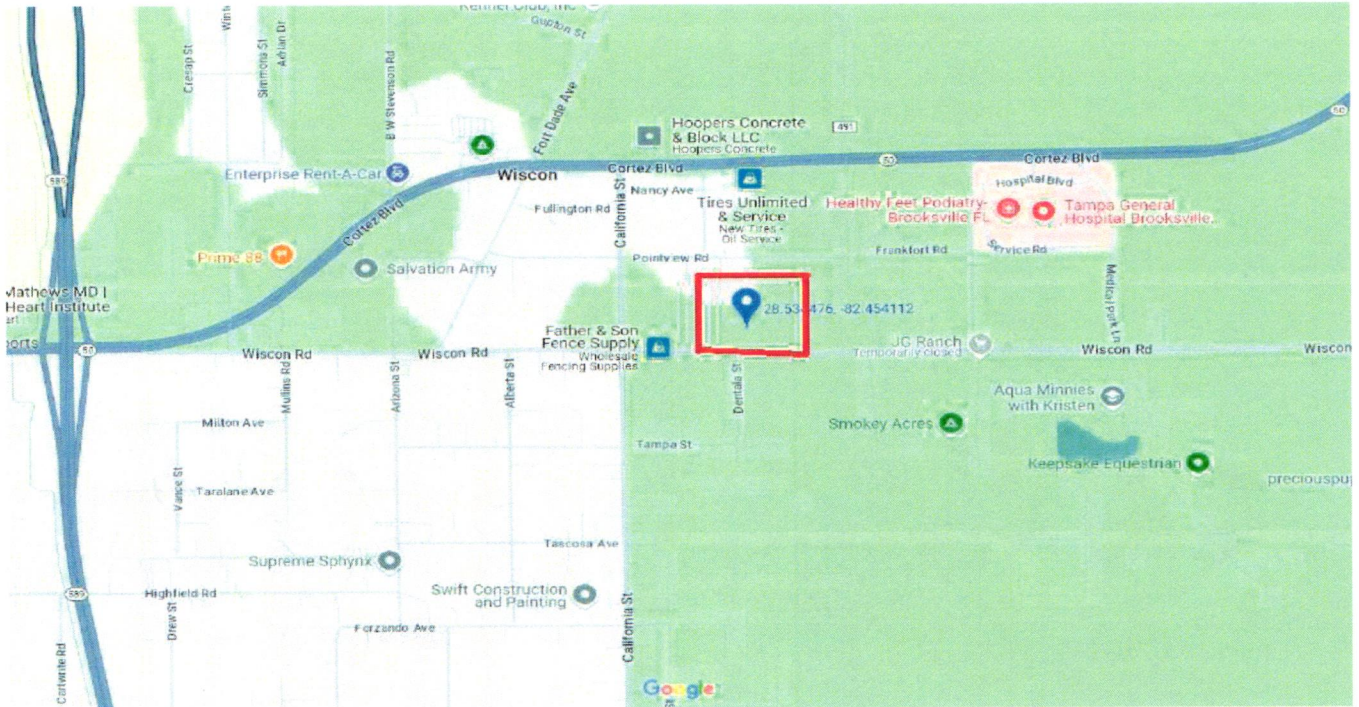
Effective Date: 11/8/16 Last Revision: 11/8/16



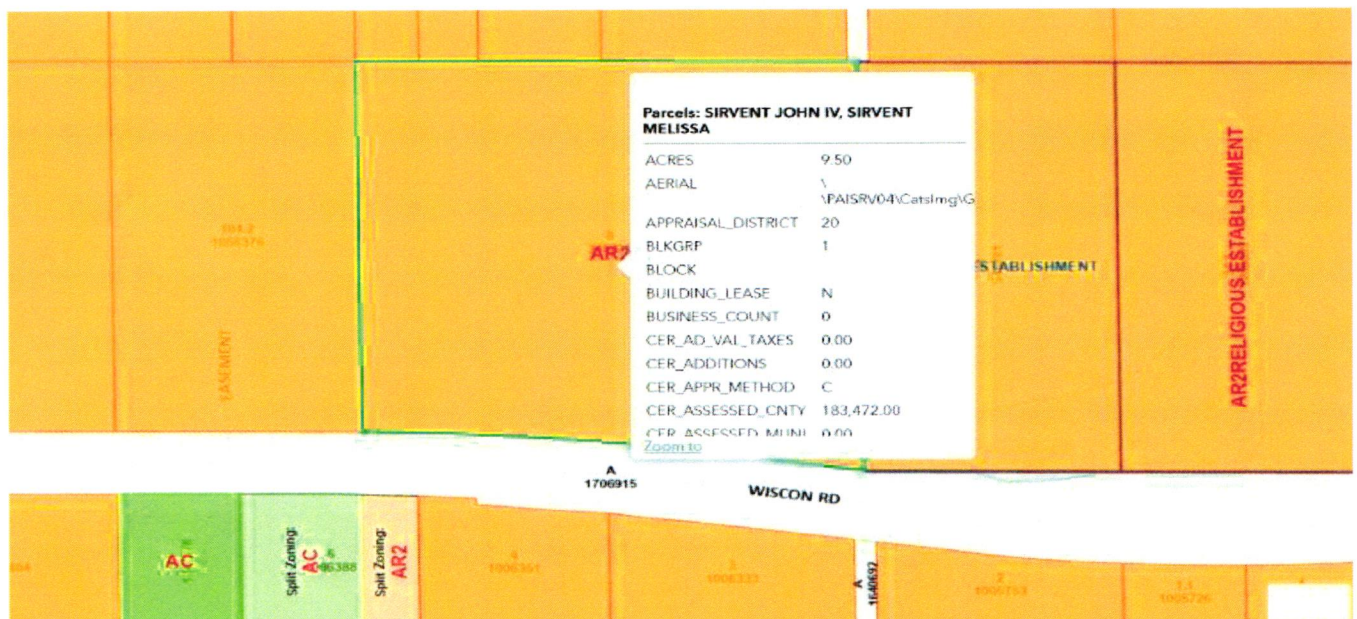
Notary Seal/Stamp

NARRATIVE FOR Wiscon A-C Rezoning November 6, 2024

PROJECT LOCATION: The property, 9.20 acres is located on North side of Wiscon Road, and approximately 600' East of California Street.



PRESENT ZONING / LANDUSE: The property is currently zoned AR-2, and the owners want to rezone to A-C. The County's FLUM designates the area as Rural.



NARRATIVE
FOR
Wiscon A-C Rezoning
November 6, 2024

INTENDED USE: Agricultural Commercial Complex built in phases by demand.

BUFFERING/BOUNDARY CONDITIONS: All 3 sides abutting AG will have the standard Hernando County buffering along with right-of-way due to size of property a 15' right-of-way buffer is required.

ACCESS: Access will be to Wiscon Road, which is a County maintained road. A Hernando County right-of-way use permit will be applied for during construction plan phase.

SETBACKS:

Against Wiscon Road: 75'

Rear: 35'

Side: 35'

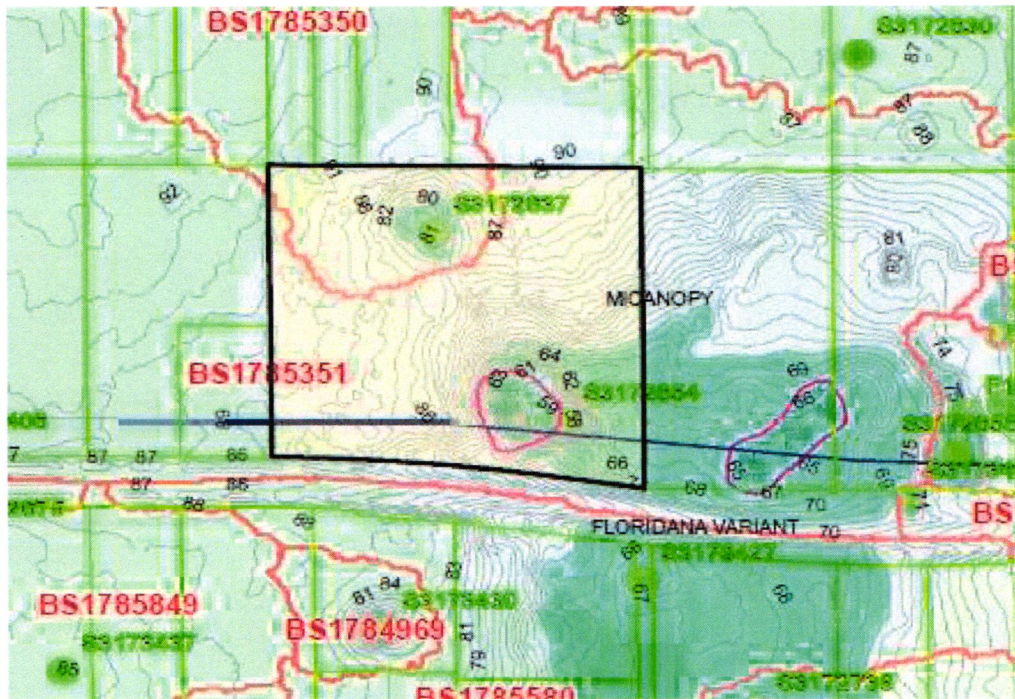
SOILS: According to information found on the NRCS database, the existing soils are Micanopy Loamy fine sands.



NARRATIVE
FOR
Wiscon A-C Rezoning
November 6, 2024

DRAINAGE DESIGN METHODOLOGY: The lot is 9.2 acres. There is a large flood plain area in the Southeast corner of the project. Most of the project will flow to that area after the upstream area captures and treats runoff from the following events:

- Water quality capture and treatment
- 25 Year peak rates of flow attenuation
- 100 Year detention of runoff volume



NARRATIVE
FOR
Wiscon A-C Rezoning
November 6, 2024

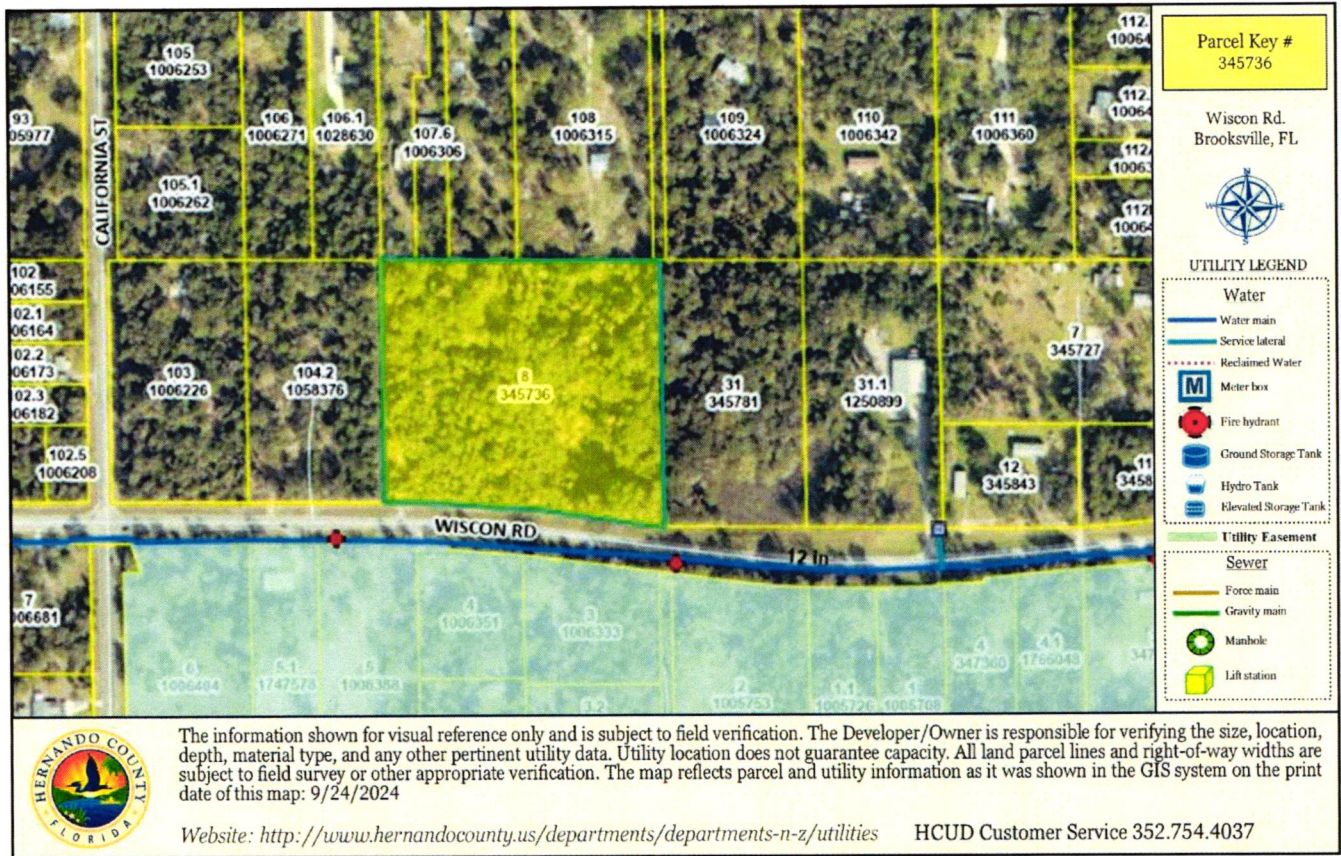
FLOOD ZONE: Per FEMA Flood Zone Map 12053C 0187D, the majority of the site is Zone X (majority of the site) with the one area Zone A. The base flood elevation is



ENVIRONMENTAL: Wetlands/surface waters and endangered wildlife will be investigated if approved. Possible SPA Investigation may be required.

NARRATIVE
FOR
Wiscon A-C Rezoning
November 6, 2024

POTABLE WATER: The project has Hernando County water on the South side of Wiscon Road, the existing water line is 12".



SANITARY SEWER: The project will construct a septic tank system. This system shall be permitted through the department of Environmental Health during the construction permitting phase.

FIRE PROTECTION: There are existing Fire Hydrants in the East and West located across from the property on Wiscon Road.

TRAFFIC: Based on the latest tables from the ITE manual, the proposed project will generate approximately: PM peak hour trips. No further traffic study will be required per Hernando County Regulations.

ACCESS ANALYSIS: No access analysis will be required for this project, with less than 50 peak hour trips.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 10, 2025
Board of County Commissioners: April 3, 2025

APPLICANT: Southern Valley Homes

FILE NUMBER: H-24-71

REQUEST: AR-2(Agricultural Residential 2) to AC(Agricultural Commercial)

GENERAL LOCATION: North side of Wiscon Road, approximately 670' east of California Street

PARCEL KEY NUMBER(S): 345736

APPLICANT'S REQUEST

The petitioner's request is to rezone the subject 9.5 acre site from AR-2(Agricultural Residential 2) to AC/(Agricultural Commercial). The petitioner intends to construct an Agricultural Commercial Complex that will include sixteen (16) 5,000' square foot buildings which will be built in phases based on market demand.

SITE CHARACTERISTICS

Site Size: 9.5 acres

Surrounding Zoning;
Land Uses: North: AR; Single Family, Undeveloped
South: AC, AR; Single family
East: AR; Thrift store; Single Family
West: AR; Undeveloped

Current Zoning: Agricultural Residential 2 (AR2)

Future Land Use
Map Designation: Rural

ENVIRONMENTAL REVIEW

Soil Type: Micanopy Loamy Fine

Hydrologic Features: The subject property does not contain any wetlands or Special Protection Areas (SPA), according to County data resources.

Protection Features: The property does not contain Wellhead Protection Area (WHPA) according to County data resources.

Comments: Equipment that contains fluids (gas or oil) with the potential to leak or spill (such as a generator) are not to be stored on the bare ground or outside. The petitioner will have to register with the County's Small Quantity Generator Program in the Utilities Department and handle fluids in accordance with State regulations.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel; however, water service is available to this parcel. Sewer service is not available to this parcel. HCUD has no objection to the request, subject to the development connecting to the central water system at time of vertical construction and Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the development.

ENGINEERING REVIEW

The subject site is located on the north side of Wiscon Road, approximately 670' east of California Street. The petitioner is proposing a single access to Wiscon Road. The County Engineer has reviewed the request and indicated the following:

- Wiscon Road is classified as a collector roadway. Collector roads require sidewalks. Sidewalks shall be required along the entire frontage of a collector Road.
- The buildings are to be connected via sidewalk to the future sidewalk constructed along Wiscon Road.
- Provide documentation that demonstrates the proposed trip generation per phase. Traffic Access Analysis may be required in future phases based on the specific use trip generation.
- The proposed project is in the peck sink watershed, which is an administrative watershed. There appears to be floodplain contained on the parcel and offsite flow which should be factored into design.

LAND USE REVIEW

The petitioner is proposing to rezone the entire 9.2 acre parcel to Agricultural Commercial. Staff is recommending converting the rezoning to PDP(RUR) Planned Development Project (Rural). This will allow for Agriculture Commercial uses and performance conditions to protect the surrounding Agricultural Residential parcels.

Permitted uses in an AC (Agricultural Commercial) District are as follows:

- Building material establishments.
- Convenience stores.
- Custom slaughtering establishments.
- Feed stores.
- Garden supply and nurseries.
- General dry goods stores.

- Landscape services.
- Produce markets.
- Veterinarian clinics.

The petitioner has indicated that they would like to construct sixteen (16) 5,000' square foot storage units which would be phased based on market demands.

Building Setbacks:

Front: 75'
Side: 35'
Rear: 50'

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 petitioner has indicated that they will be adding a 10' vegetive buffer around the perimeter of the parcel. Existing vegetation will be utilized as much as possible.

Screening:

The petitioner has requested AC Agricultural Commercial, which includes building material establishments, general dry good stores, landscape services, garden supply and nurseries with indoor and outdoor storage.

Comments: The petitioner shall screen the parcel by an opaque fence, wall of opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties. No outside storage is allowed within the minimum building setback from an adjoining street.

Lighting

County Land development regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address 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

The subject property is currently designated Rural by the Comprehensive Plan and is located in an area characterized by rural residential development.

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.

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(12): Agricultural Commercial uses may be allowed in the Rural Category to serve rural and agricultural communities subject to the following criteria: a. have access to a roadway that is currently functionally classified as a collector or greater; b. be proximate to and serve agricultural activities; c. be no greater than five acres in area.

Comments: AC (Agricultural Commercial) is an allowed use in the Rural Land use designation. The proposed rezoning is consistent with the Rural Future Land Use category.

FINDING OF FACTS

The request to rezone from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial) is inappropriate based on the following:

1. Staff is recommending converting the zoning from the requested AC (Agricultural Commercial) to PDP(RUR)Planned Development Project (Rural) to allow for performance conditions for lighting, landscape buffers, setbacks, and Protection Standards for the neighboring parcels.
2. PDP(RUR)/Planned Development Project (Rural) is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

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 denying the petitioners' request for a rezoning from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial) and approve a rezoning from AR-2(Agricultural Residential 2) to PDP(RUR) Planned Development Project (Rural) with all AC/(Agriculture Commercial) with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory 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 subject site shall be limited to all AC/(Agriculture Commercial). Any additional use shall require a revision to the master plan.
3. The petitioner will be required to provide full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring lots.
4. Minimum Building Setbacks
Front: 75'
Side: 35'
Rear: 35'
5. The petitioner shall have a 10' vegetive buffer around the perimeter of the parcel. Existing vegetation will be utilized as much as possible. The existing landscaping around the parcel shall not be disturbed and shall be replaced if damaged. If preserved natural vegetation is used as the buffer, it must meet opacity of at least eighty (80) percent to a minimum height of five (5) feet. (Section10-26. 3)
6. The petitioner shall provide adequate parking for the sixteen proposed 5,000 square foot buildings per county LDRs.
7. The petitioner shall screen the parcel by an opaque fence, wall of opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties. No outside storage is allowed within the minimum building setback from an adjoining street.
8. The petitioner shall install a sidewalk to connect the building to the sidewalk along the entire frontage of a collector road.
9. The petitioner shall connect all buildings via sidewalk to the future sidewalk constructed along Wiscon Road.

10. The petitioner shall be required to do a Traffic Analysis at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
11. During the site development stage, the developer shall perform a capacity analysis of the existing utility systems in accordance with HCUD requirements.
12. The petitioner shall register with the County's Small Quantity Generator Program in the Utilities Department and handle fluids in accordance with State regulations.
13. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z ACTION:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners postpone the petitioners' request for a rezoning from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial) and to permit the petitioner to address staff's recommendations AR-2(Agricultural Residential 2) to PDP(RUR) Planned Development Project (Rural) with all AC/(Agriculture Commercial).

BOCC ACTION:

On April 3, 2025, the Board of County Commissioners postponed the petitioner's request for a rezoning from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial) and to permit the petitioner to address staff's recommendations AR-2(Agricultural Residential 2) to PDP(RUR) Planned Development Project (Rural) with all AC/(Agriculture Commercial).

H-24-71

Photo date: 2023

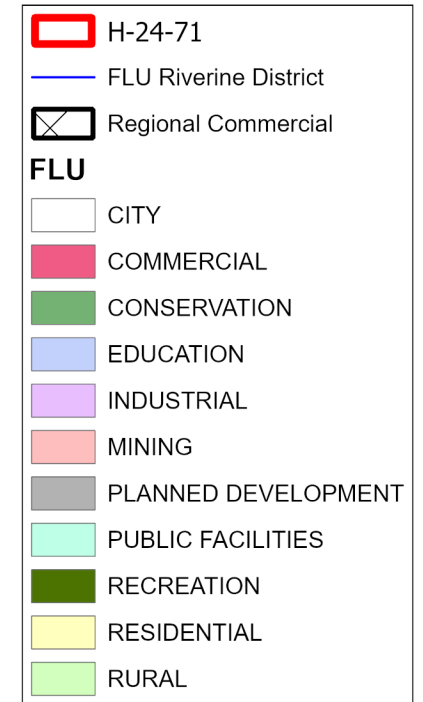
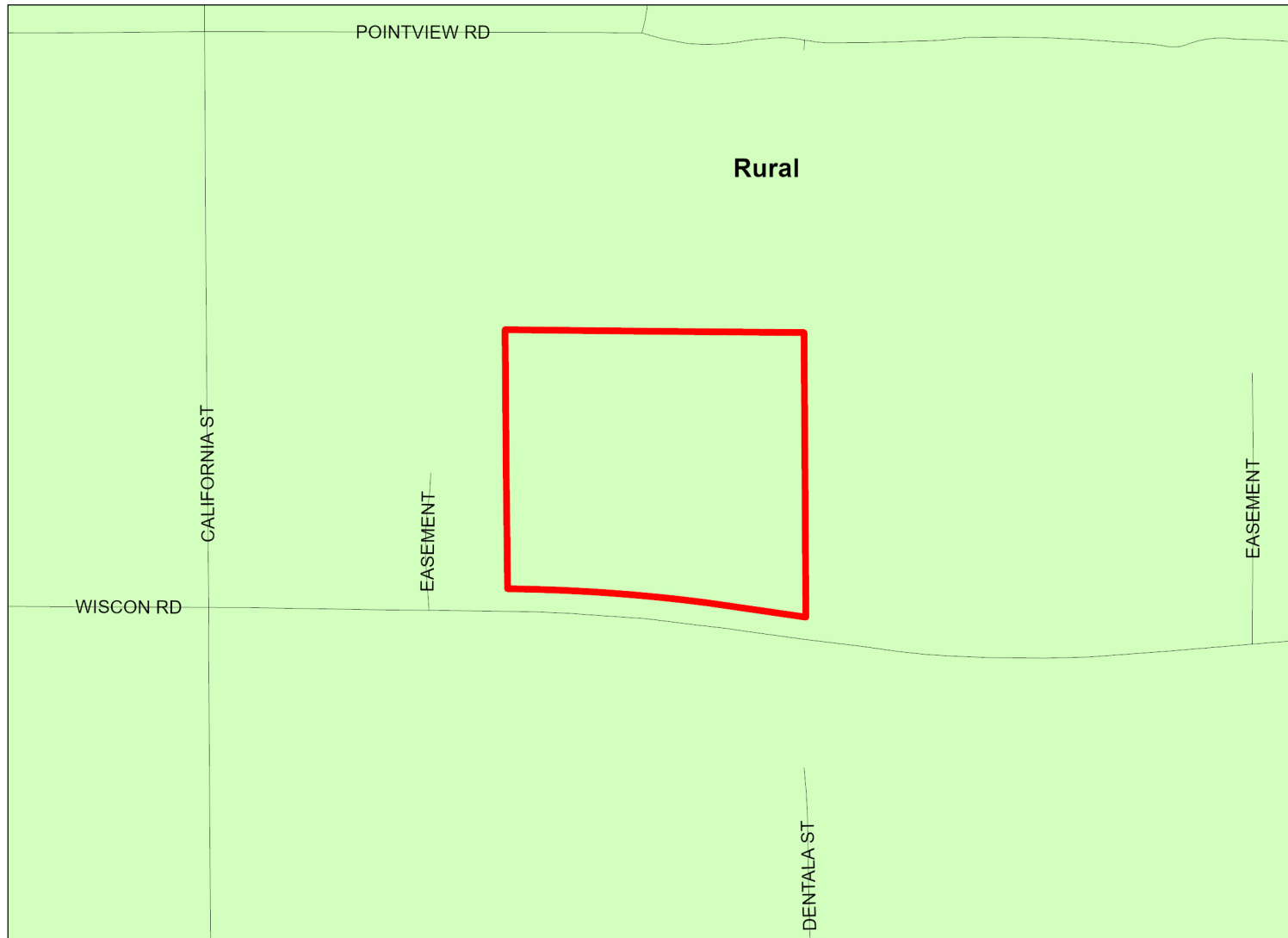
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Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-71

Version Date: 12/09/2022

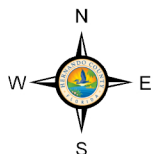


Future Land Use Map

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.

0 0.03 0.06 0.12 0.18 0.24 Miles

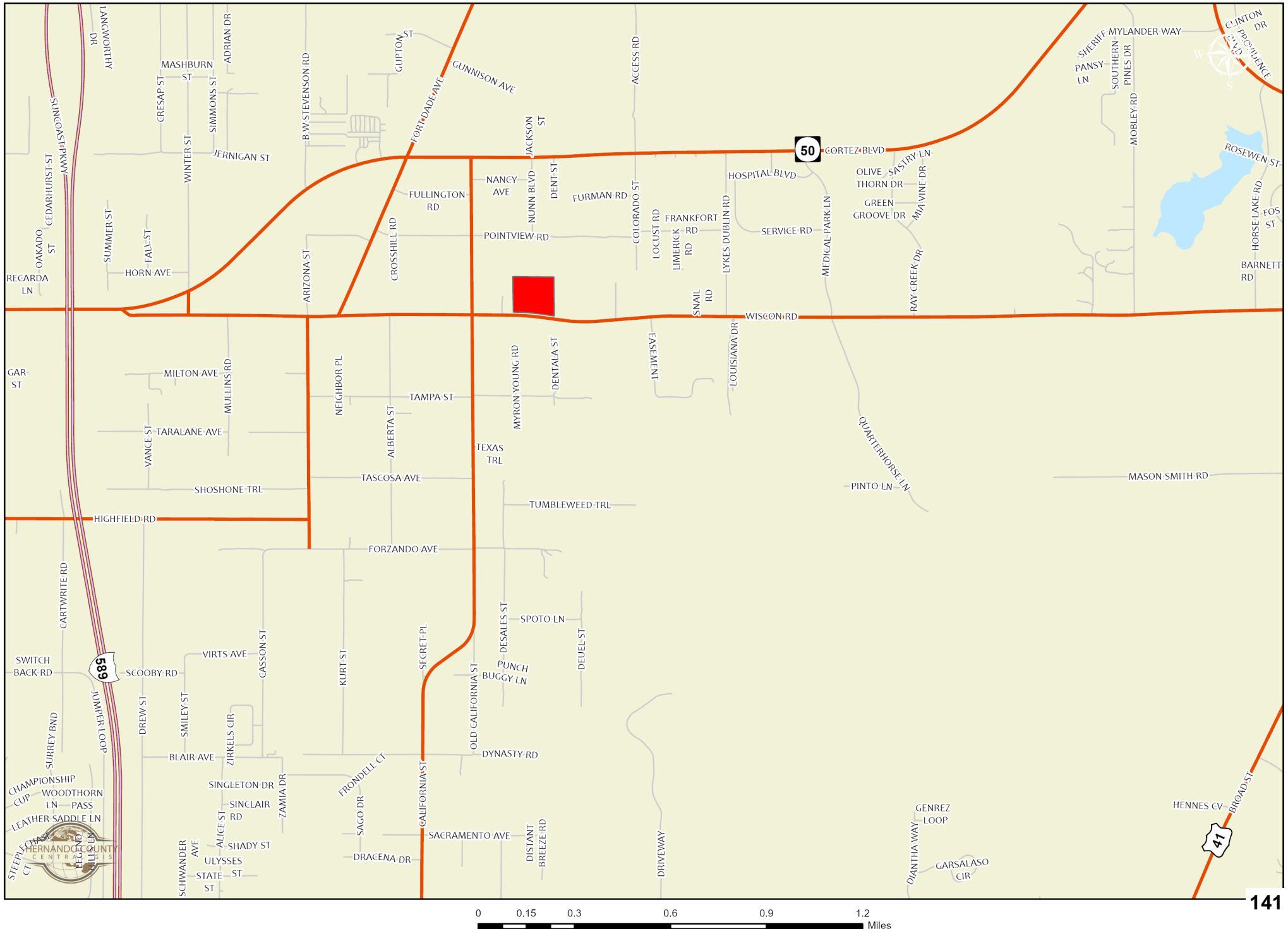


Date of mapping: 12/17/2024



H-24-71 AREA MAP

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H-24-71

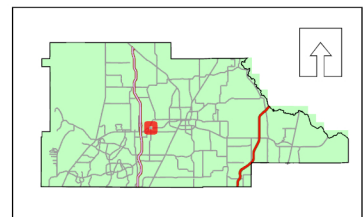
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Zoning:

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





AGENDA ITEM

TITLE

Rezoning Petition Submitted by Francisco Herrera (H-24-76)

BRIEF OVERVIEW

Request:

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

General Location:

North of Square Stone Street, approximately 250' west of the intersection of Split Stone Drive and Square Stone Street

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.

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 (Agriculture/Residential 2).

REVIEW PROCESS

Michelle Miller	Approved	04/08/2025	8:22 AM
Omar DePablo	Approved	04/08/2025	3:40 PM
Toni Brady	Approved	04/09/2025	3:06 PM
Victoria Anderson	Approved	04/09/2025	3:23 PM
Danielle Nigro	Approved	04/09/2025	3:35 PM

RESULT: ADOPTED

MOVER: Jonathan McDonald

SECONDER: Justin Noe

AYES: Birren, David, Holmes, McDonald and Noe

NON VOTING: Fulford and Pino

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 14, 2025
Board of County Commissioners: June 3, 2025

APPLICANT: Francisco Herrera

FILE NUMBER: H-24-76

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

GENERAL LOCATION: North of Square Stone Street, approximately 250' west of the intersection of Split Stone Drive and Square Stone Street.

PARCEL KEY NUMBER(S): 022406

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from R-1C (Residential) to AR-2 (Agriculture/Residential 2) to allow for placement of a mobile home. There is not an existing structure on the property.

SITE CHARACTERISTICS

Site Size: 1.2 acres

**Surrounding Zoning;
Land Uses:** North: R-1C (Residential); Single Family Residence
South: R-1C (Residential); Undeveloped
East: R-1C (Residential) Single Family Residence
West: AR-2 (Agriculture Residential);

Current Zoning: R-1C(Residential)

**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 the parcel.
- HCUD has no objection to the requested zoning change from R-1C (r to R1A to allow placement of a mobile home on the property, subject to the Health Department approval of an appropriate onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and has no concerns.

LAND USE REVIEW

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

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

The AR-2 District is designed to allow the continued development of low-density, single-family housing, characterized by an established mixture of both conventional single-family dwellings and mobile homes. The AR-2 district is not to be utilized for future development. 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

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 proposed use is residential, which is consistent with the Rural land use category.

FINDING OF FACTS

A rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2) is appropriate based on consistency with the County's adopted Comprehensive Plan, subject to the staff report.

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 (Agriculture/Residential 2).

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: 02/12/2025

File No. _____ Official Date Stamp:

RECEIVED

FEB 14 2025

Hernando County Development Services
Zoning Division

APPLICANT NAME: Francisco Chacon Herrera

Address: 6213 English Hollow Rd

City: Tampa

State: FL

Zip: 33647

Phone: 770-885-6106 Email: frankciscoch@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 ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 22406
2. SECTION 22, TOWNSHIP 22, RANGE 21
3. Current zoning classification: R1C
4. Desired zoning classification: AR2
5. Size of area covered by application: 50,325.00 SQF
6. Highway and street boundaries: on Square Stone St and Split Stone Dr
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: none)

PROPERTY OWNER AFFIDIVAT

I, Francisco Chacon Herrera, 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):

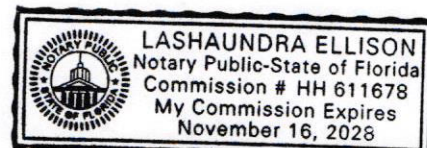
to submit an application for the described property.

[Signature]
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 14th day of February, 2025, by Francisco Herrera who is ☐ personally known to me or ☒ produced drivers license as identification.

[Signature]
Signature of Notary Public



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

Notary Seal/Stamp

Francisco Chacon Herrera
6213 English Hollow Rd
Tampa, FL 33647
Email: frankciscoch@gmail.com
Cell: 770-885-6106
11/11/2024

Hernando County - Zoning Department
1653 Blaise Drive
Brooksville, FL 34601

Dear Hernando County Zoning Division,

I am writing to formally request the reclassification of my property located at 33111 Square Stone St, Webster, FL 33597 (Parcel #: R22 122 21 0900 1000 0100) from its current zoning R1C designation to R1A.

The purpose of this request is to allow for the placement of a mobile home on my lot, as well as to subdivide a portion of the land for my mother, who also wishes to place a mobile home on the subdivided lot.

This adjustment would greatly benefit my family by enabling us to reside in close proximity while maintaining separate living spaces. The reclassification to R1A aligns with our goals and facilitates the intended use of the property in a manner that supports family cohesion and responsible land use.

Please consider this request for reclassification and let me know if any further documentation or information is required to proceed.

Thank you for your time and attention to this matter. I look forward to your favorable response.

Sincerely,



Francisco Chacon Herrera

BOUNDARY SURVEY

DESCRIPTION:

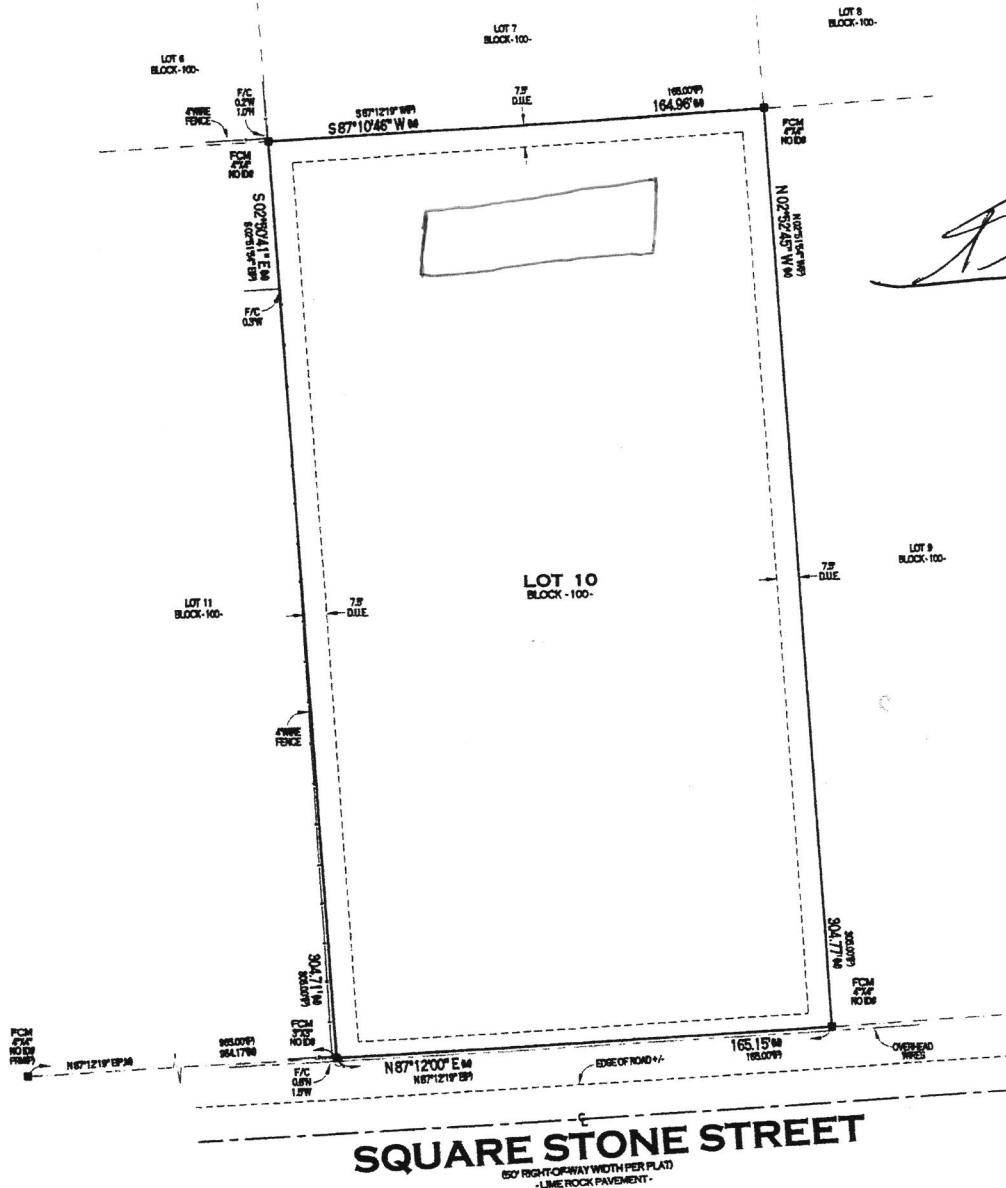
LOT 10, BLOCK 100,
RIDGE MANOR ESTATES UNIT No. 5,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 11, PAGES 23
THROUGH 32, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PREPARED FOR AND CERTIFIED TO:

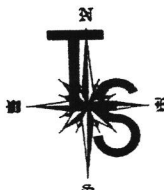
FRANCISCO ANTONIO CHACON HERRERA
UNITED COMMUNITY BANK, ISAOA/ATIMA
CHELSEA TITLE OF THE NATURE COAST, INC.
CHICAGO TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
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.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



SQUARE STONE STREET
50' RIGHT-OF-WAY WIDTH PER PLAT
-LINE ROCK PAVEMENT-



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0327D EFFECTIVE DATE: 02/02/2012

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

DRAWN: ESS
CHECKED BY: ESS
SCALE: 1"=40'
FILE: SQUARE L10

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

ERIC S. SMITH
DATE: 07.17.24
PSM NO. 6929
LB#8009

BASIS OF BEARINGS:
SOUTH LINE OF BLOCK 100
BEING N 87°12'19" E

DATE OF SURVEY:
07.16.24

S-T-R:
22-22S-21E

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, A/C= AIR CONDITIONER, C/L= CROWN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X" CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FNB= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PERM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SR= SET 5/8" IRON ROD & CAP LIMEWOOD, SN&D= SET NAIL & DISK, (BT)= BUILDING TIE, W/T= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENTS, P= POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS

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

H-24-76

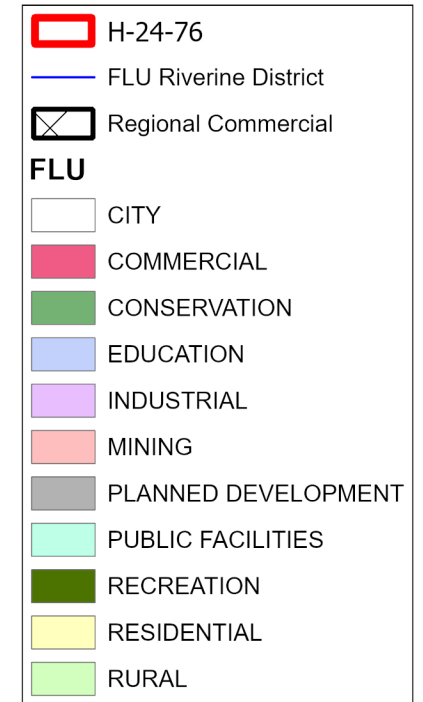
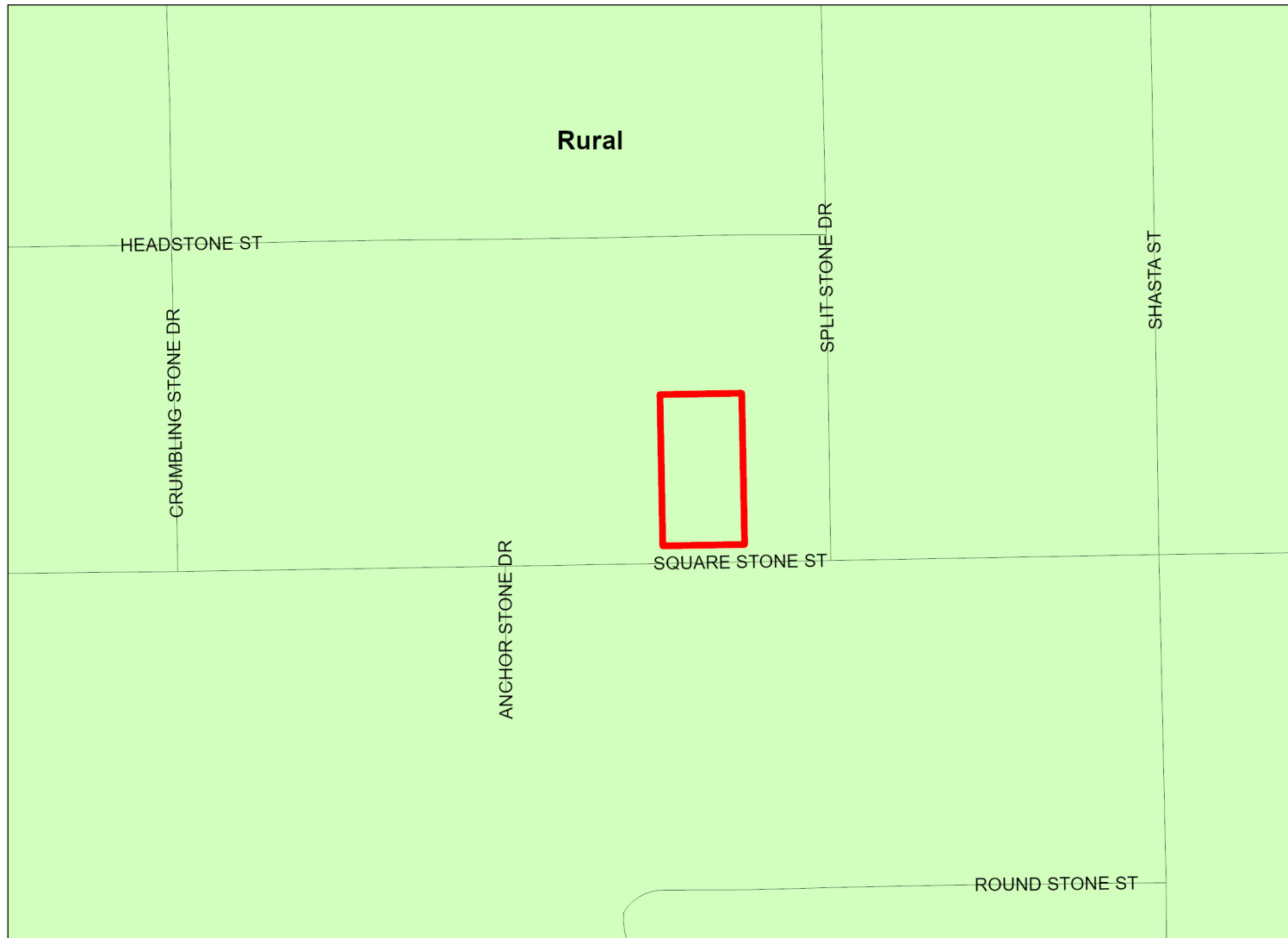
Photo date: 2023

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Hernando County Comprehensive Plan Map

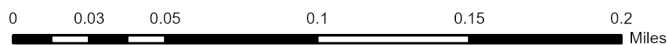
Existing Future Land Use: H-24-76
Version Date: 12/09/2022



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.

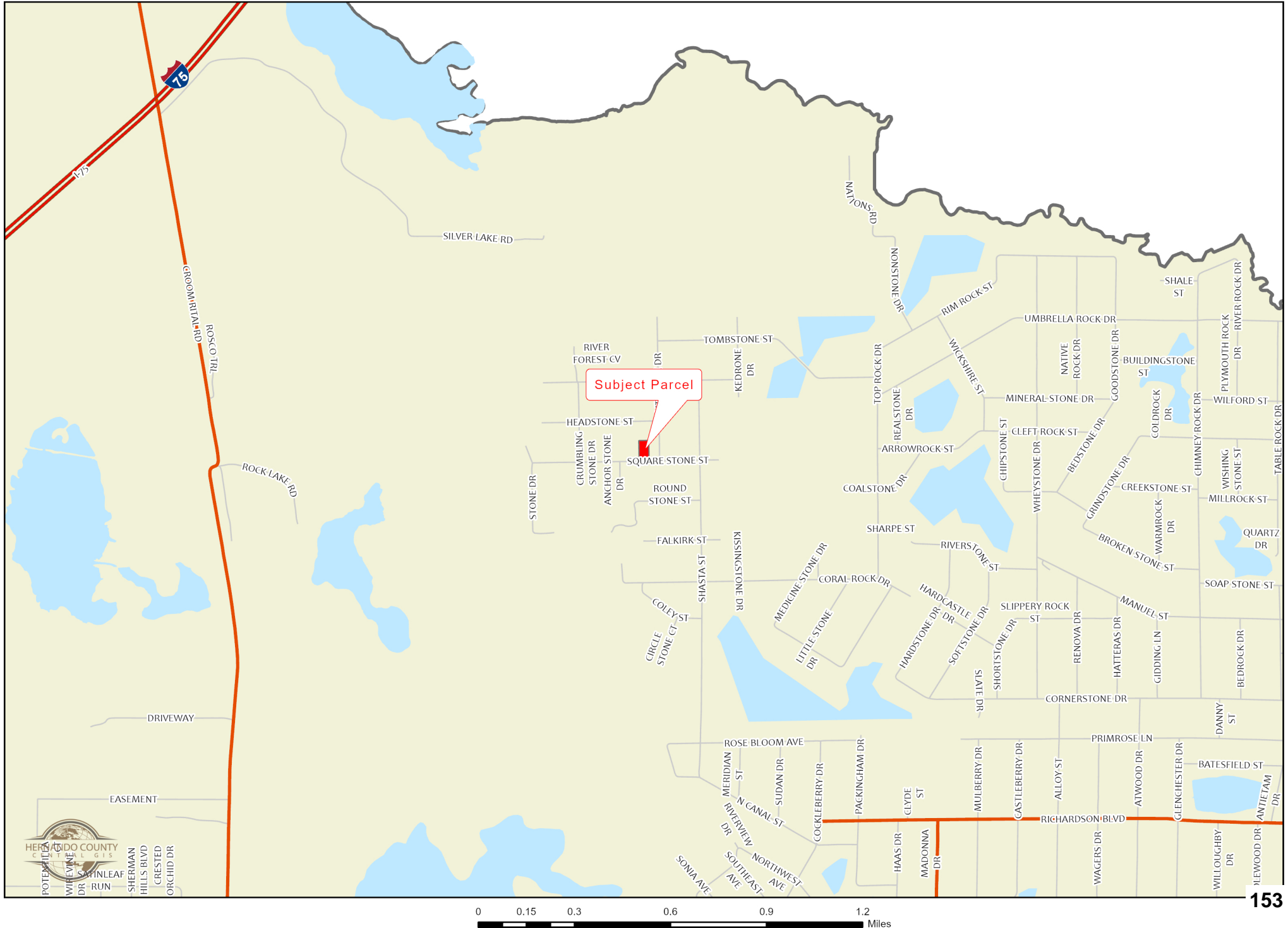


Date of mapping: 01/07/2025



H-24-76 AREA MAP

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H-24-76

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Zoning:

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C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(PSF)
CM2	PDP(REC)
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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

