



October 13, 2025

Hernando County Planning & Zoning Commission

Hernando Case #: **H-25-26**

Project Name: **Ariana Estates**

Property Owner: **Lee Kelso Pedone Trust, Lee Kelso Pedone & Ariana Dairy Farm, Inc.**

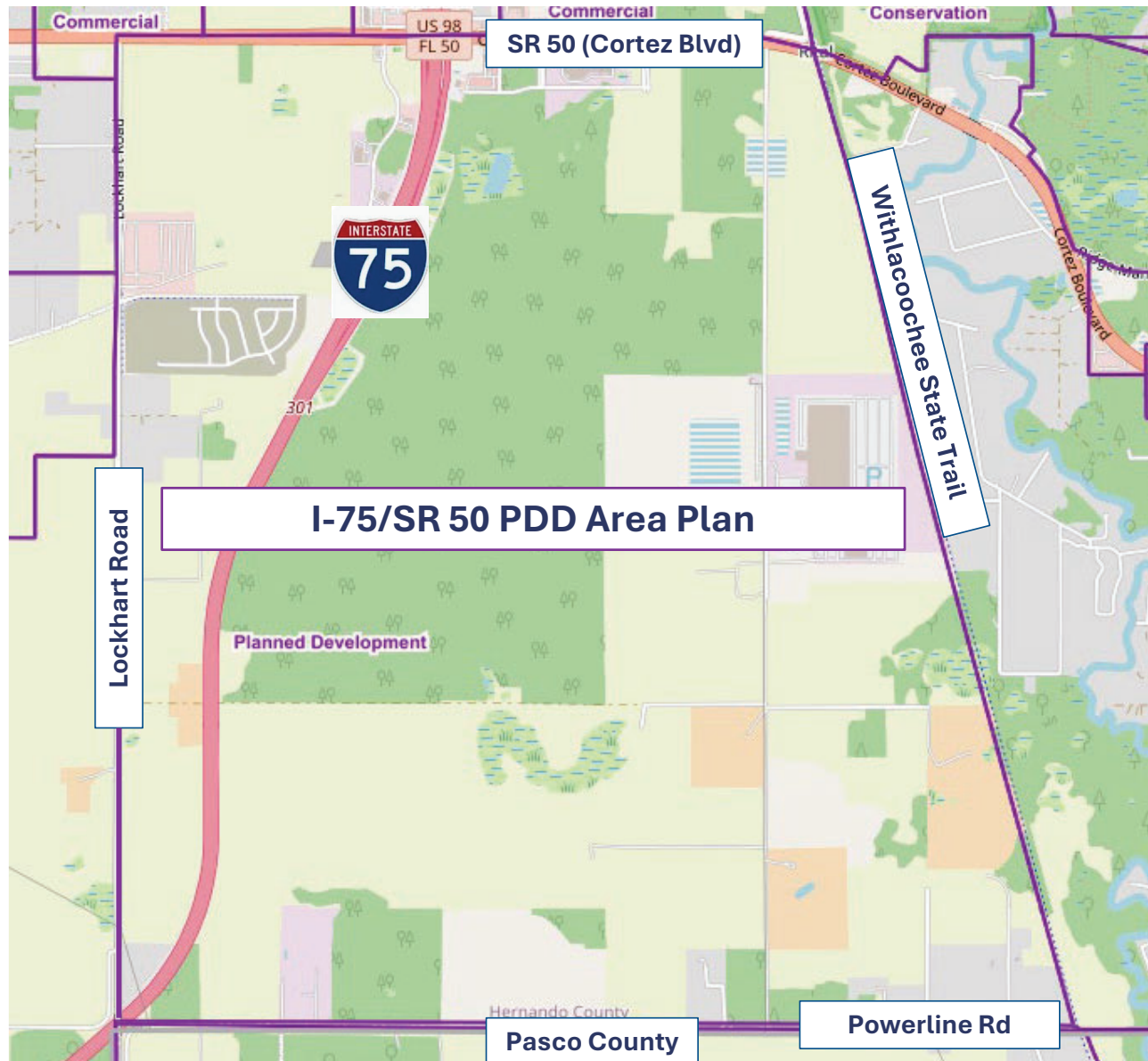
Application Overview

Request:	Revise Master Plan for portion of property zoned CPDP & change PDP(IND) & AG portion of the property to CPDP
Site Area/Location:	±314.7 Acres @ Southeast corner of Kettering & Dashback
Existing Zoning:	AG, PDP(IND) & CPDP
Proposed Zoning:	CPDP with PDP(SF) & PDP(MF)
Existing FLU:	I-75/SR 50 Planned Development District

Staff Recommends Approval with Conditions

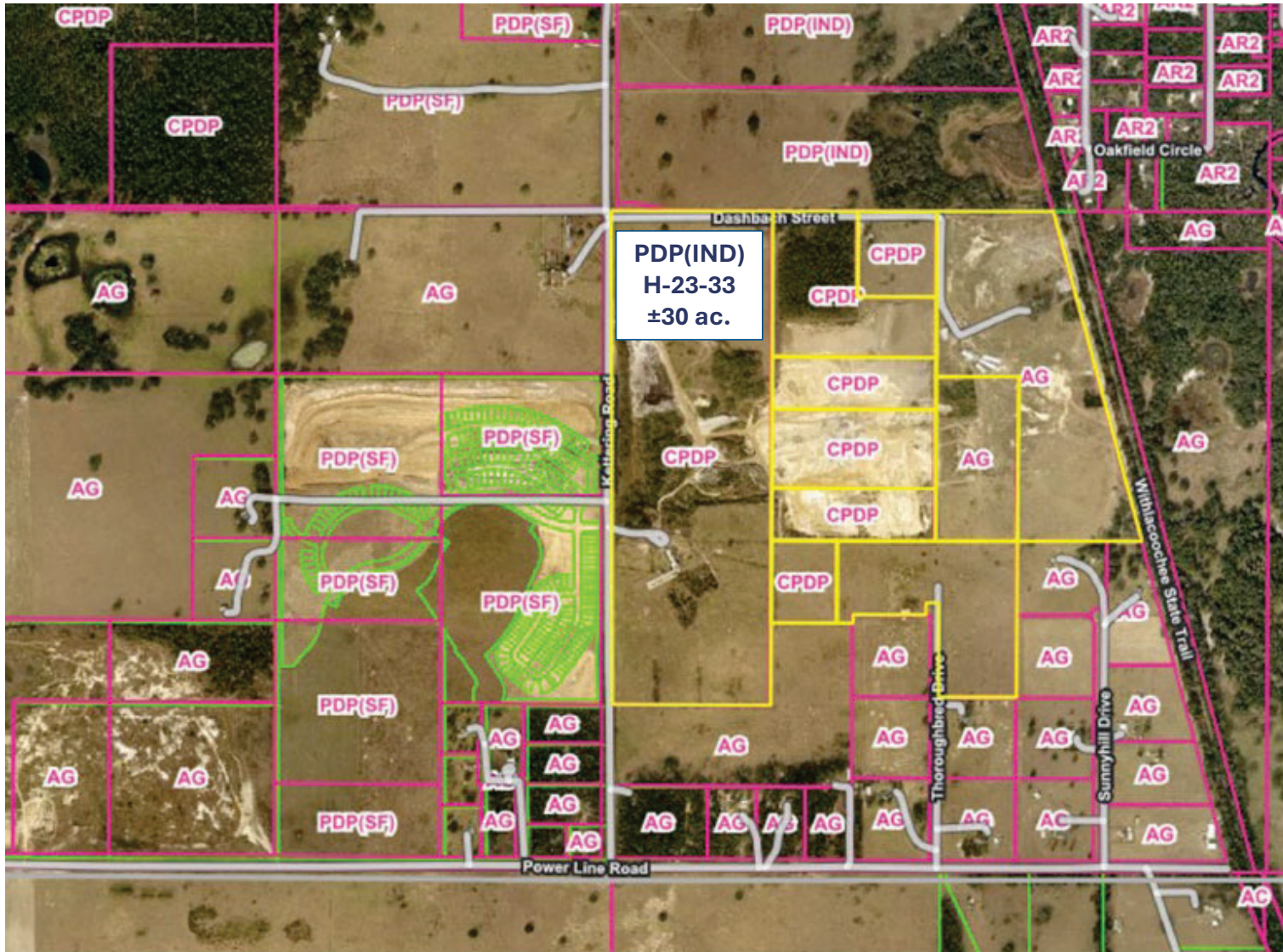


FUTURE LAND USE

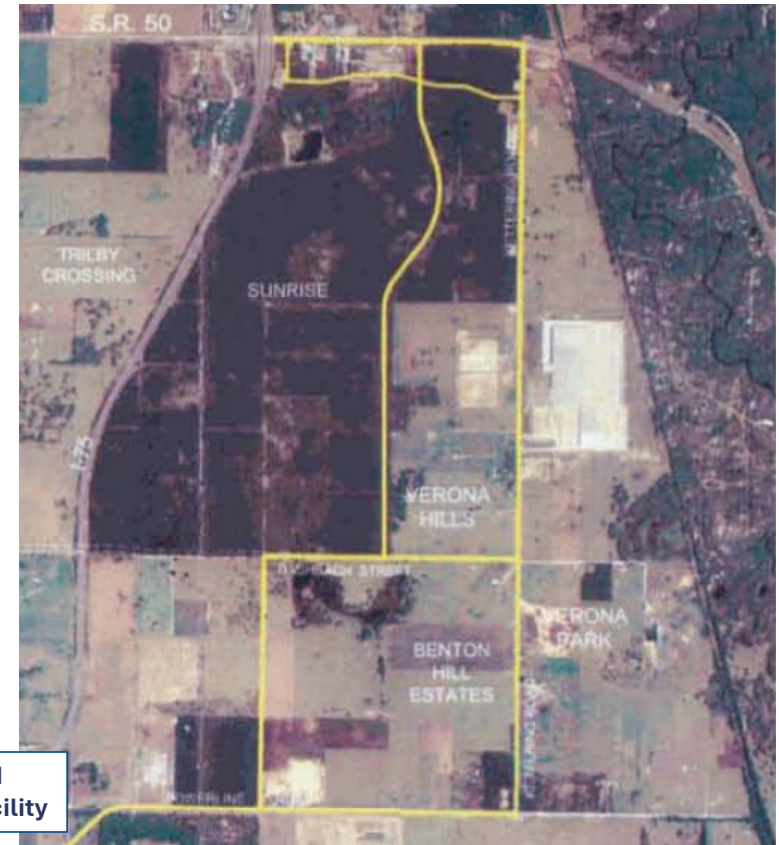
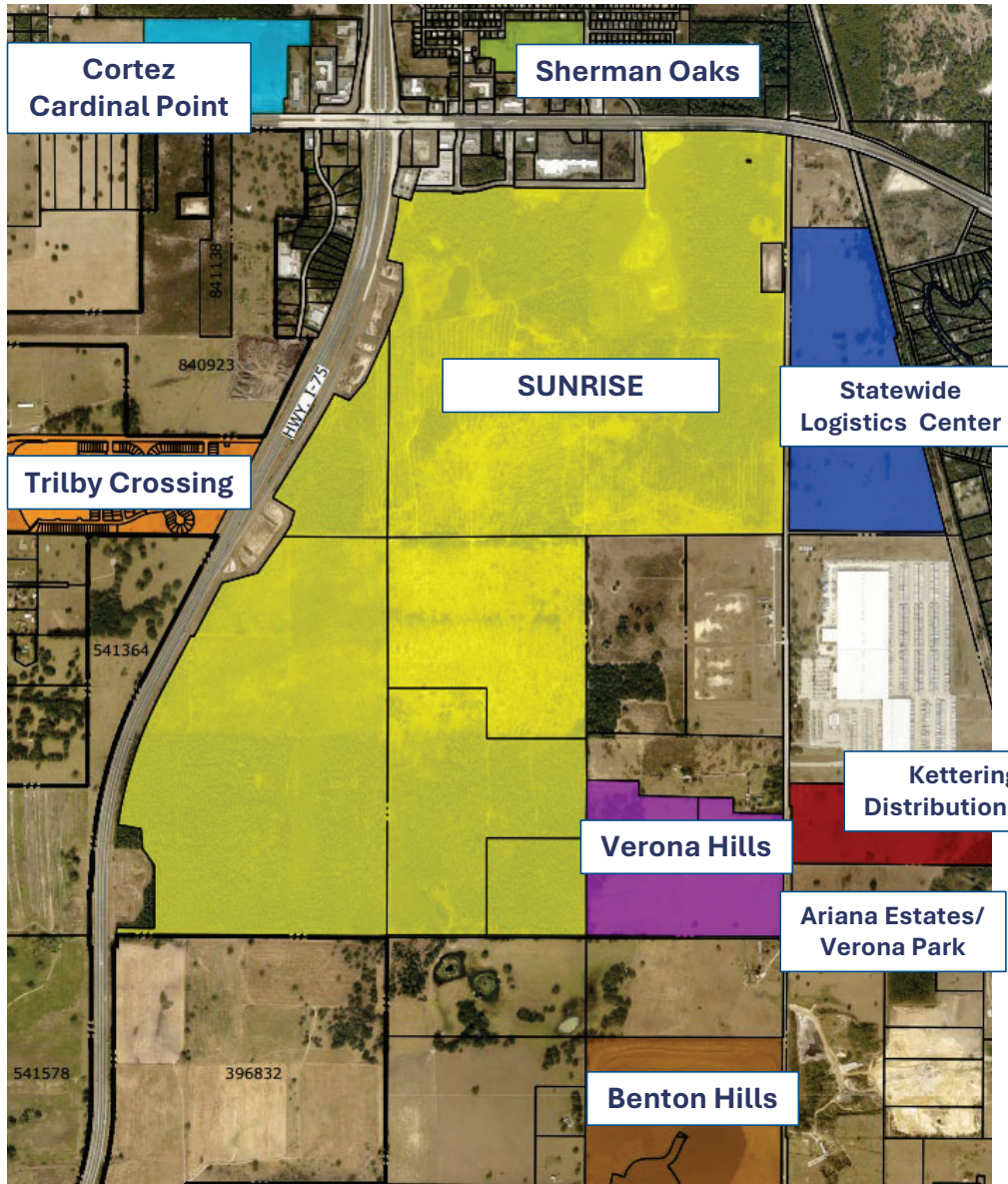


- Adopted in 2007
- Impacts Addressed:
 - Traffic
 - Sewer
 - Water
 - Fire
 - Recreation
 - Schools
- Surcharges + Impact Fees

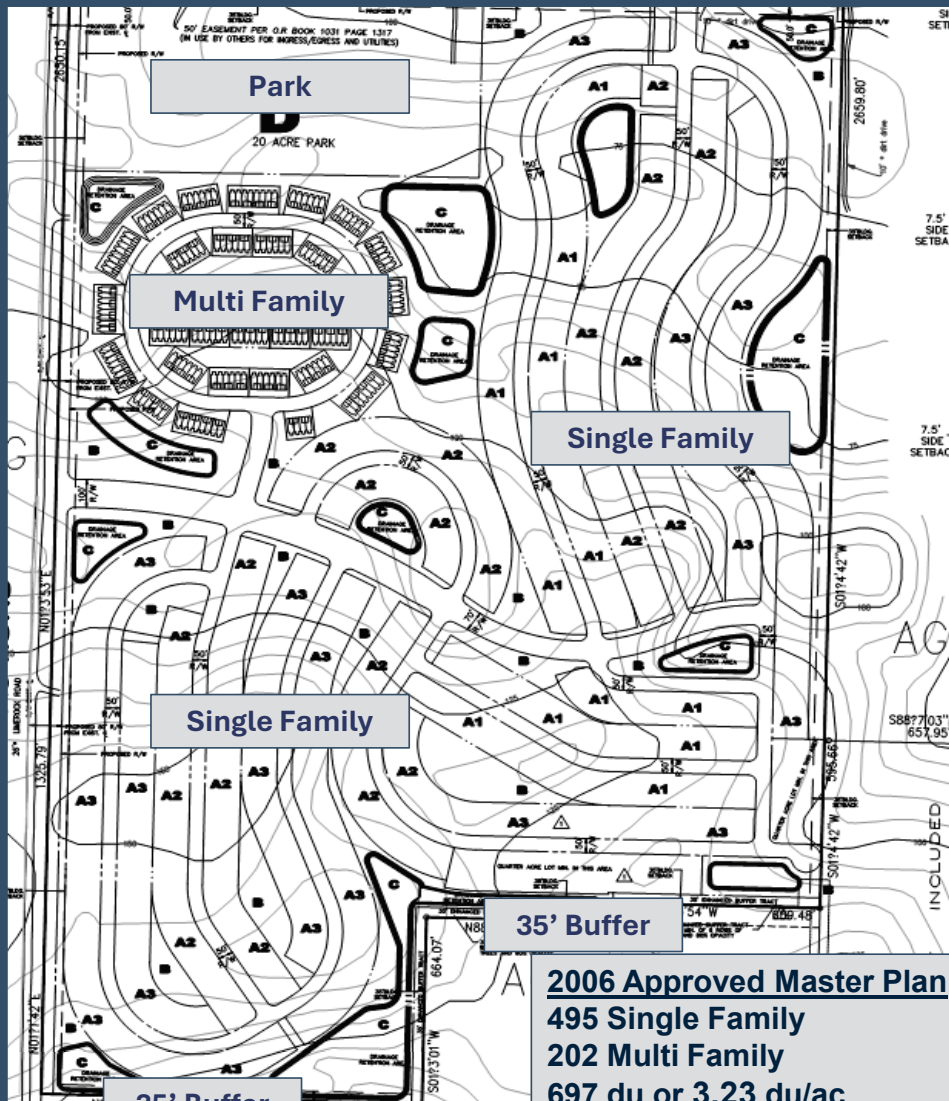
ZONING MAP



APPROVED ZONINGS



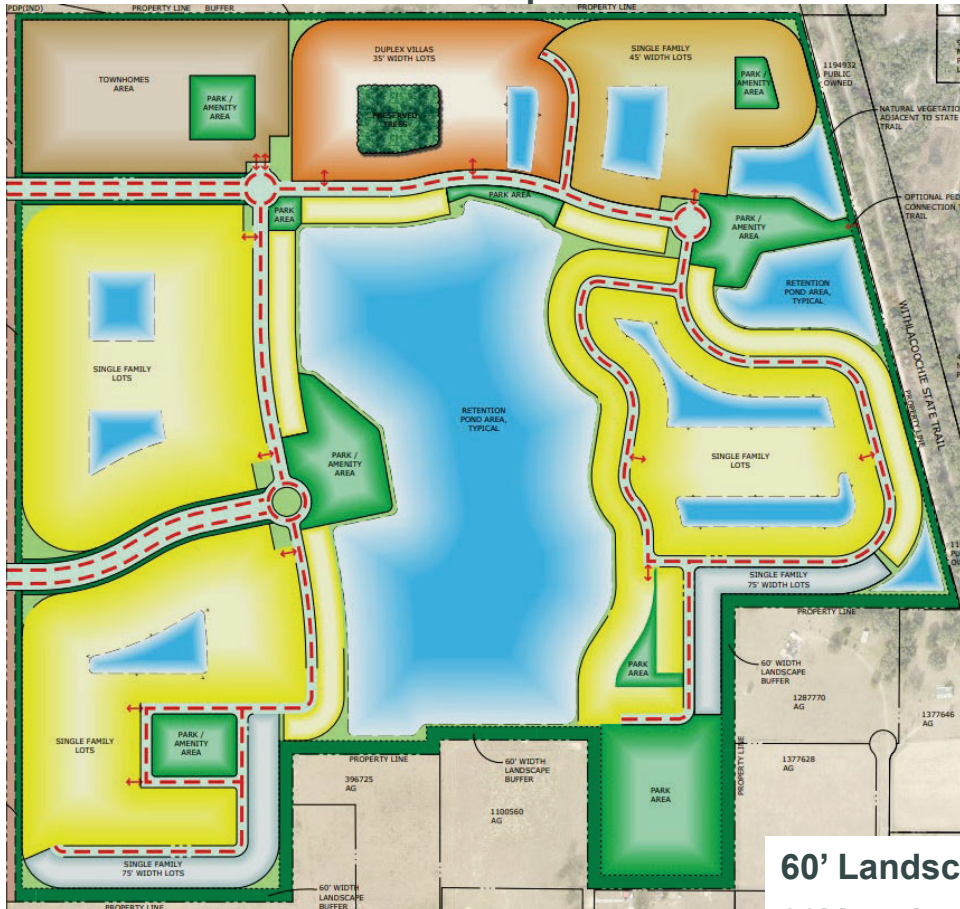
- SUNRISE SUBDIVISION
- SHERMAN OAKS
- CORTEZ CARDINAL POINT
- VERONA HILLS
- TRILBY CROSSING
- BENTON HILLS
- STATEWIDE LOGISTICS CENTER
- KETTERING RD. DISTRIBUTION FACILITY



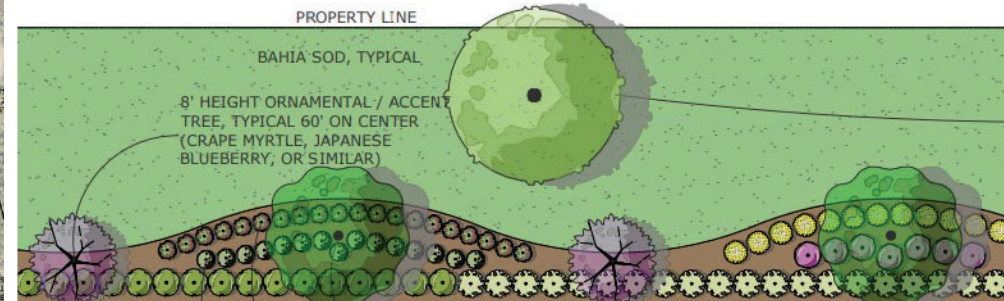
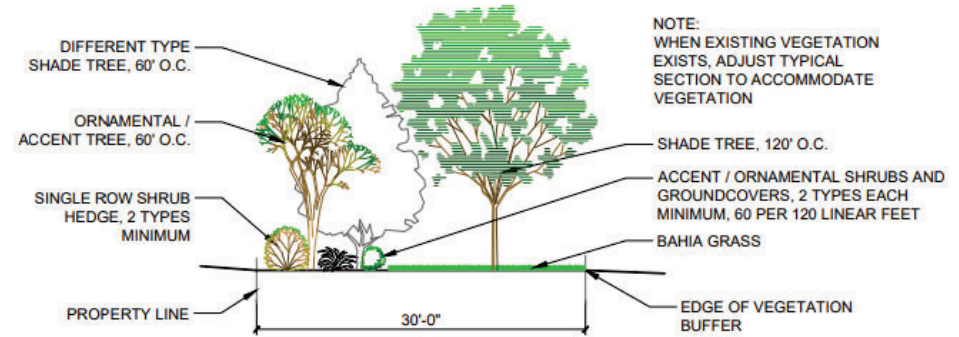
Buffers

West - 30' Landscape Buffer

North - 30' Landscape Buffer



South - 60' Landscape Buffer



TYPE 3 BUFFER SUMMARY

3 SHADE TREES (2 TYPES) PER 120 LF
 2 ORNAMENTAL TREES PER 120 LF
 SINGLE ROW SHRUB HEDGE
 60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
 BAHIA SOD WHERE NOT PLANTING BED

60' Landscape Buffer (80% Opacity):
 30' Landscape Buffer +
 30' Natural Vegetation

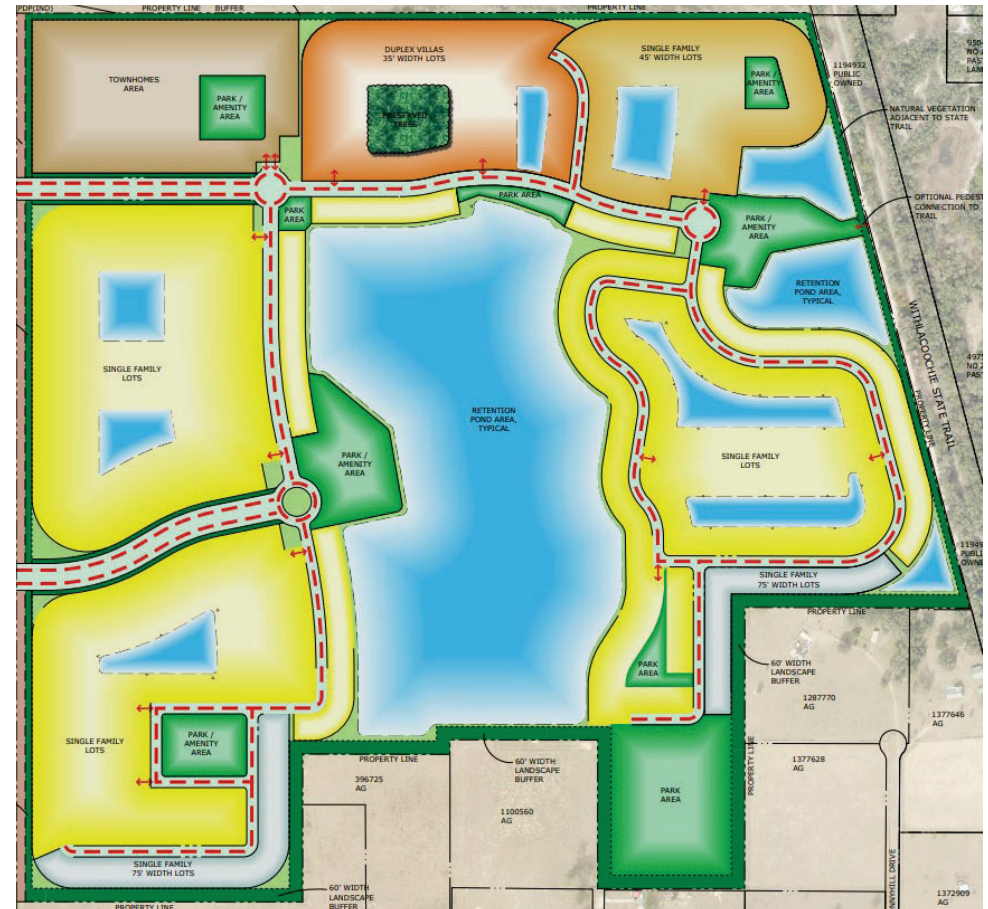
ARIANA ESTATES KEY BENEFITS

- **Various Amenities - Next to State Trail**
- **Larger Single Family Lots**
 - **Monotony Controls**
 - **NTE 25% 45's**
 - **Balance of Lots - 55', 65', 75'**
 - **7.5' Sides, 25' Front Setbacks**
- **60' Buffer to South Protects Rural Area**
- **Townhomes**
 - **Additional Holiday Parking – 10%**



CONCLUSION

- Most of Property already zoned CPDP
- **Revisions reduce Overall Density** and Offer a Superior Master Plan
- **Fulfills Intent of I-75 & SR 50 PDD Area Plan**
- **Provides ROW for future 4-Lane Kettering**
- **Addresses Impacts with Surcharges** that will be further evaluated and conditioned at Conditional Plat
- **Staff Recommends Approval** and we agree with all proposed conditions



Questions?

