

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

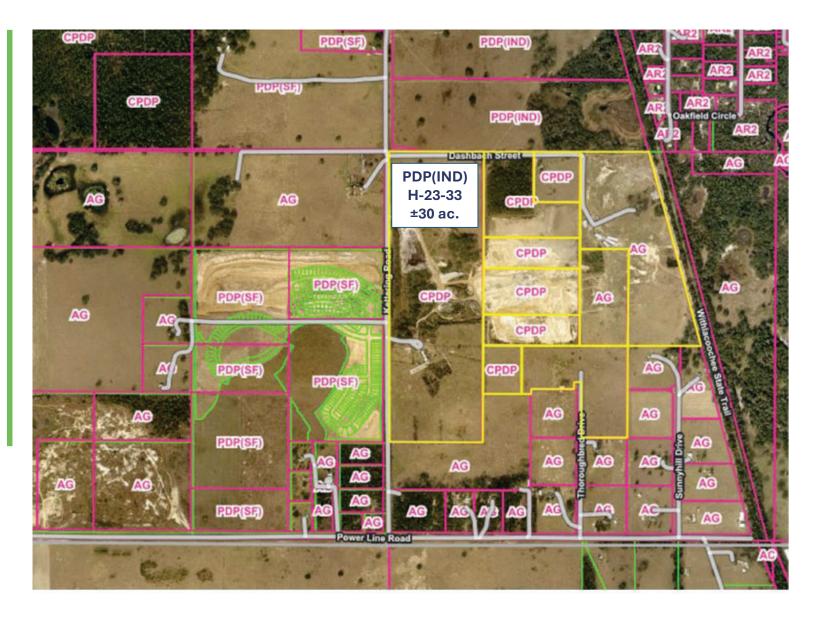
Staff Recommends Approval with Conditions



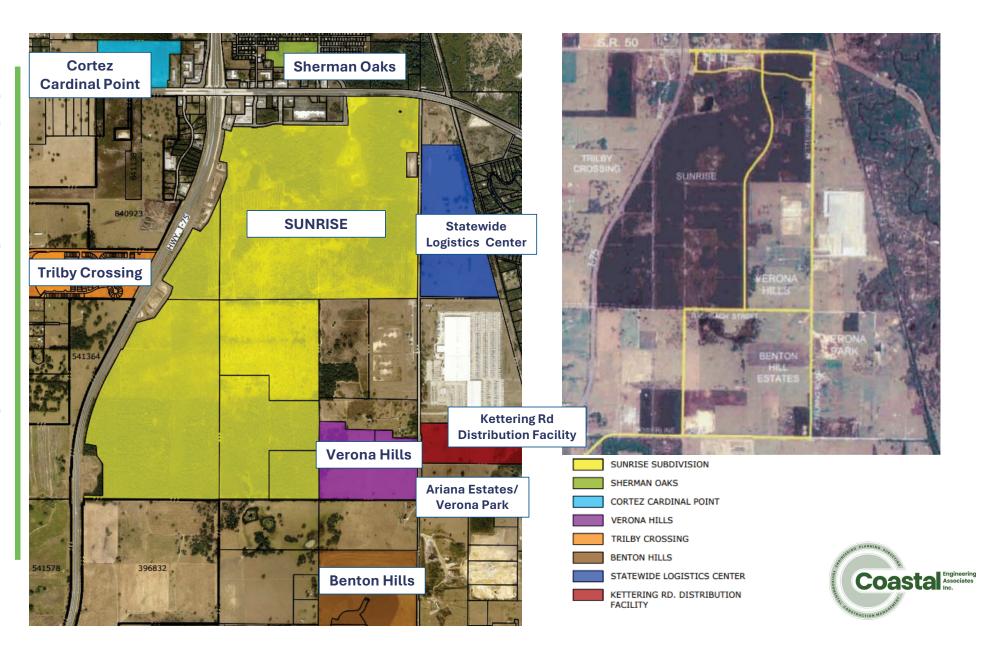


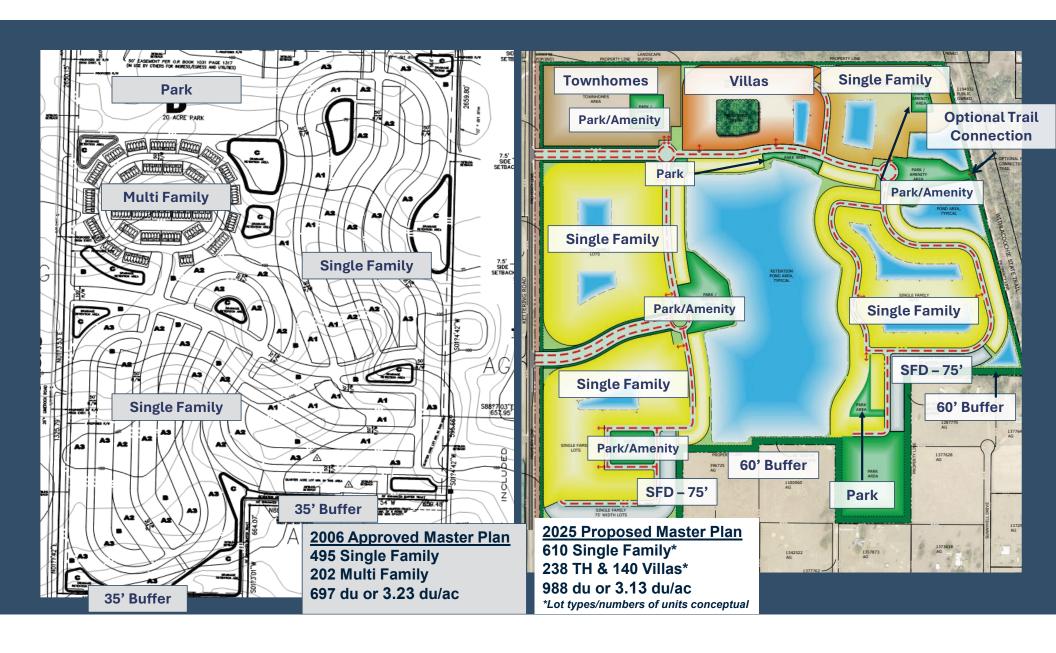
- Adopted in 2007
- Impacts Addressed:
  - Traffic
  - Sewer
  - Water
  - Fire
  - Recreation
  - Schools
- Surcharges +Impact Fees





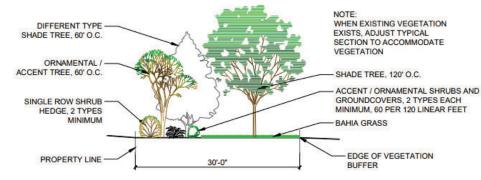


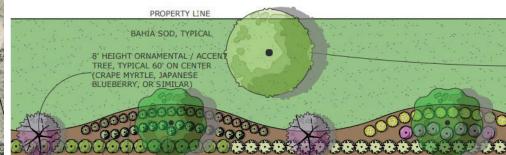






South - 60' Landscape Buffer





#### **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
  - O 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?

