



# HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

## **MERITAGE HOMES CHAPMAN VILLAGE H-24-78**

July 1, 2025

# INTRODUCTION

## **Project Team**

Cliff Manuel, P.E., President

Don Lacey, Planning Director

Betsey Jolley, AICP, Planning Manager

**Coastal Engineering Associates, Inc.**

966 Candlelight Drive

Brooksville, FL 34601

Brett Rocklein, P.E.

**Morris Engineering & Consulting, LLC**

6901 Professional Parkway East, Suite 103

Sarasota, Florida 34240

## **Applicant**

Steve Harding, Division President

Meritage Homes of Florida, Inc.

## **Property Owner**

R. Thomas Chapman, Jr. Family Trust



# Location Map





# CHAPMAN VILLAGE – 2023 APPROVED C/PDP

## INTENSE MIXED USE

- 13 - 3-story MF Buildings
- 13 - 2-story TH Buildings
- 432 Dwelling Units
- 12.4 du/ac
- 15% Open Space
- All C-1 with C-2:
  - .80 FAR - ±360,000 S.F.
  - Drive-Thru Restaurants
  - Mini-Storage



Pointe Grande Spring Hill to North



# CHAPMAN VILLAGE – MERITAGE RESIDENTIAL

- **2-story Single Family Patio Homes**
- **2-story Townhomes**
- **300 Dwelling Units**
- **8 Dwelling Units per Acre**
  - **35% Reduction in Density**
- **28% Open Space**



# Single Family Detached Patio Homes





## WHY MERITAGE HOMES?

- Responsible Developer & Builder
- Good Neighbor
- Building in Hernando County
- Successful in Houston



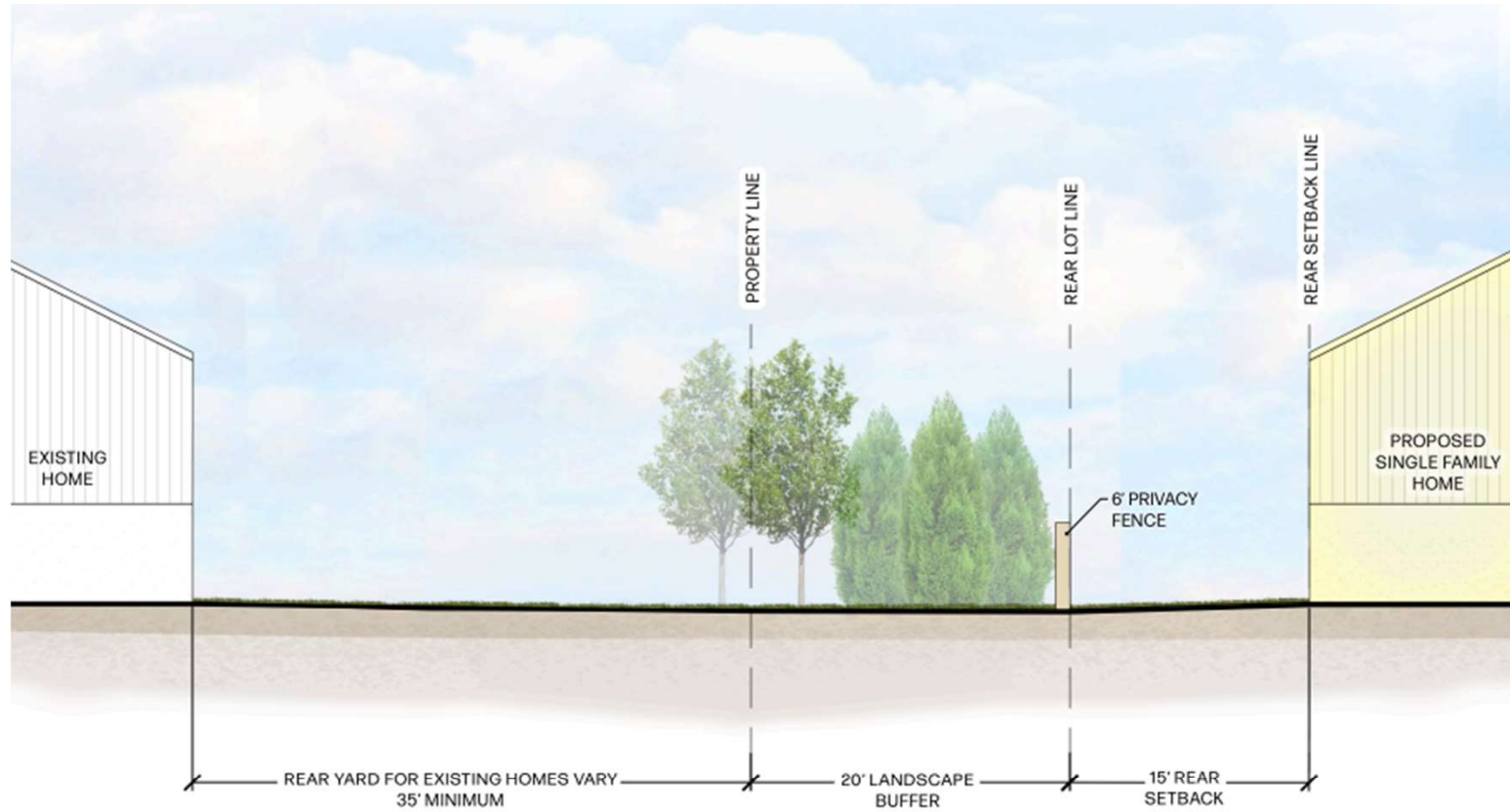


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**2025 Meritage Concept Plan**  
**2-story SF Patio Homes**  
**2-story MF Townhomes**  
**300 Dwelling Units**  
**28% Open Space**  
**±360,000 S.F. Commercial**

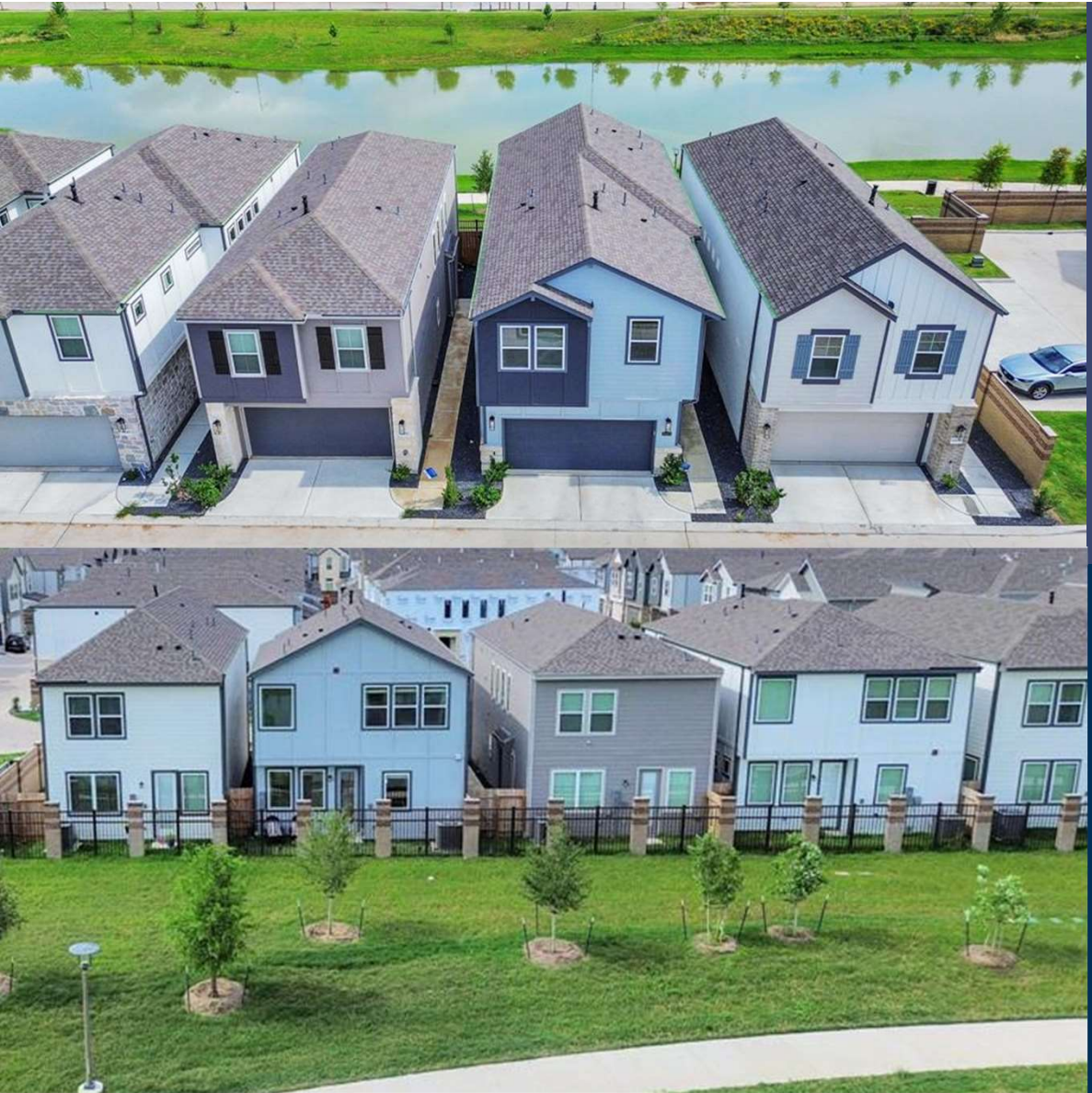
The site plan illustrates a development layout with the following features and labels:

- AMENITY AREA**: Located near the top and center of the plan.
- 5' SIDEWALK**: Indicated along several proposed roads.
- 3RD ENTRANCE**: Located at the top right corner.
- 6' MULTI-USE TRAIL**: Multiple trails are shown, including one near the top right and another near the center.
- POND 2**: A rectangular pond located in the upper right quadrant.
- PROPOSED ROAD A**: A horizontal road running across the middle of the site.
- PROPOSED ROAD B**: A horizontal road running across the bottom of the residential area.
- PROPOSED ROAD C**: A vertical road running along the left side of the residential area.
- PROPOSED ROAD A**: A vertical road running along the right side of the residential area.
- POND 1**: A large rectangular pond located in the center of the site.
- 5' SIDEWALK**: Indicated along the right side of the site.
- LOT TYPE B (20' x 90')**: Labeled near the right edge of the residential area.
- GUEST PARKING**: Located near the bottom right corner.
- POND 3**: A small pond located in the bottom right corner.
- 2ND ENTRANCE**: Located at the bottom left corner.
- MAIN ENTRANCE**: Located at the bottom center.
- COMMERCIAL ±2.54 AC.**: Located at the bottom left.
- COMMERCIAL ±4.35 AC.**: Located at the bottom center.
- COMMERCIAL ±2.71 AC.**: Located at the bottom right.
- 10' LANDSCAPE BUFFER**: Indicated along the top and bottom edges of the residential area.
- 20' LANDSCAPE BUFFER**: Indicated along the bottom edge of the commercial area.
- BARCLAY AVE.**: A street running vertically along the right edge of the site.



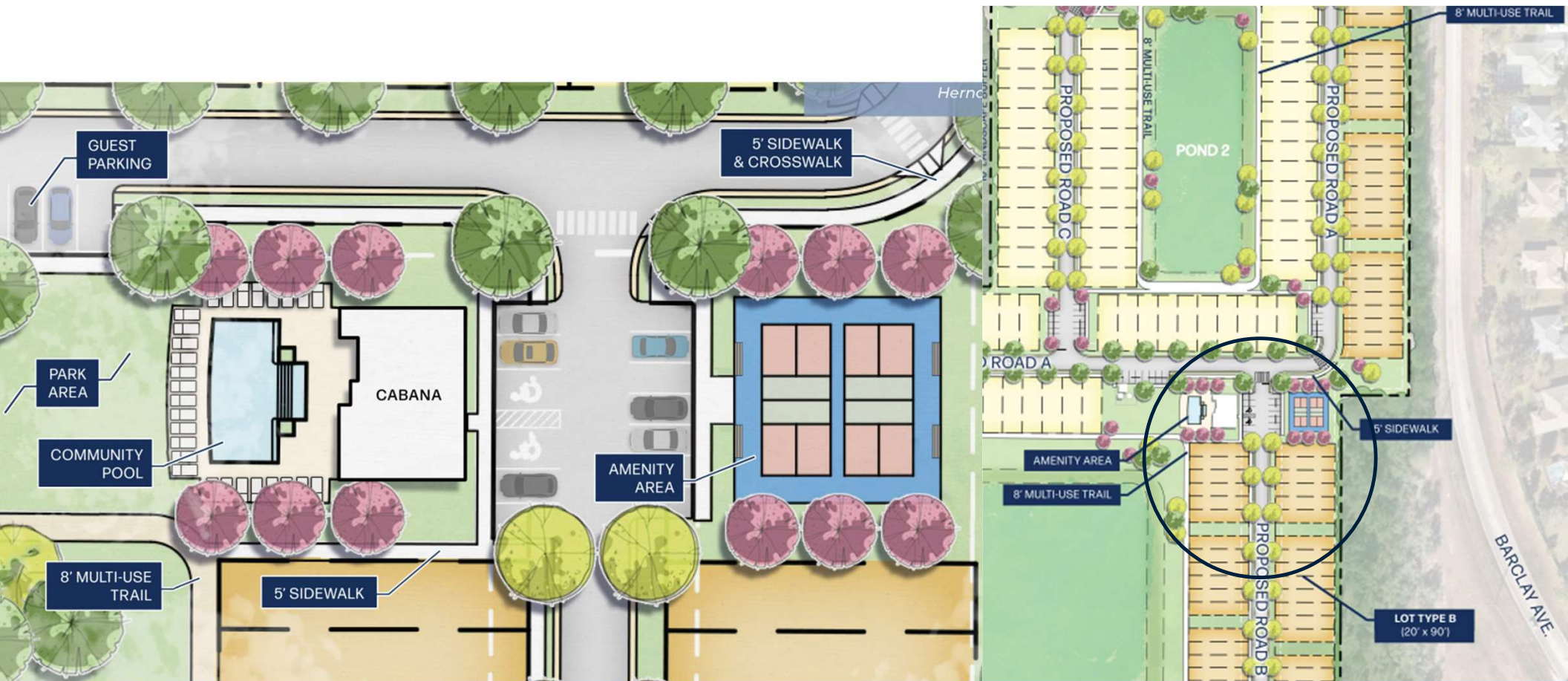
## WESTERN LANDSCAPE BUFFER



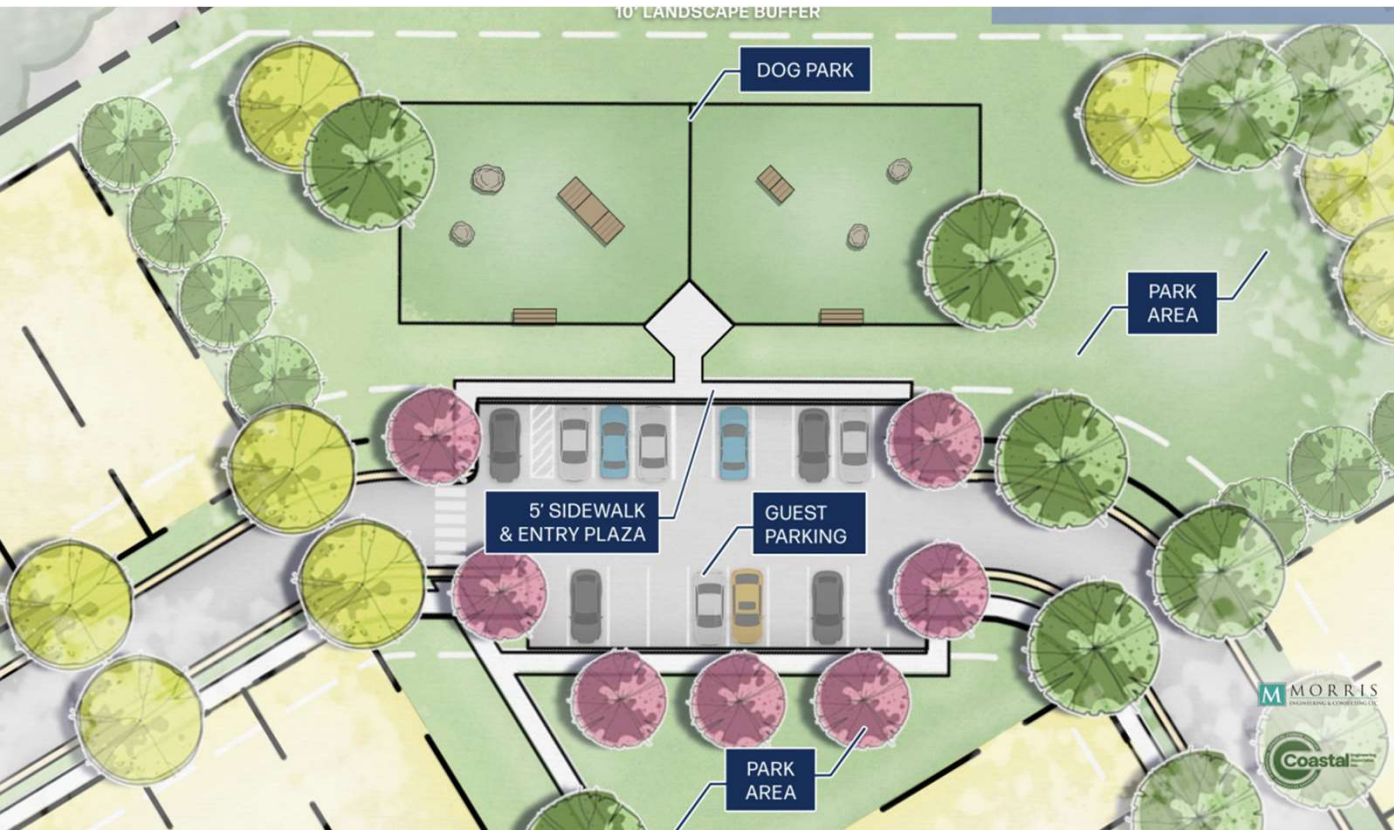


## **PATIO HOMES STREET VIEW & REAR ELEVATIONS**





## 8' TRAIL – SIDEWALKS – AMENITY CONNECTIVITY



## AMENITY CONCEPT



# THOUGHTFULLY CONNECTING PEOPLE & PLACES

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## Monotony Controls



## Stormwater Controls



## Parking Controls



## Fire Protection Plan

## 1-Hour Fire Rated Walls

## DensGlass



# Patio Homes





# Townhomes





# LIFE.BUILT.BETTER. INSIDE & OUT.



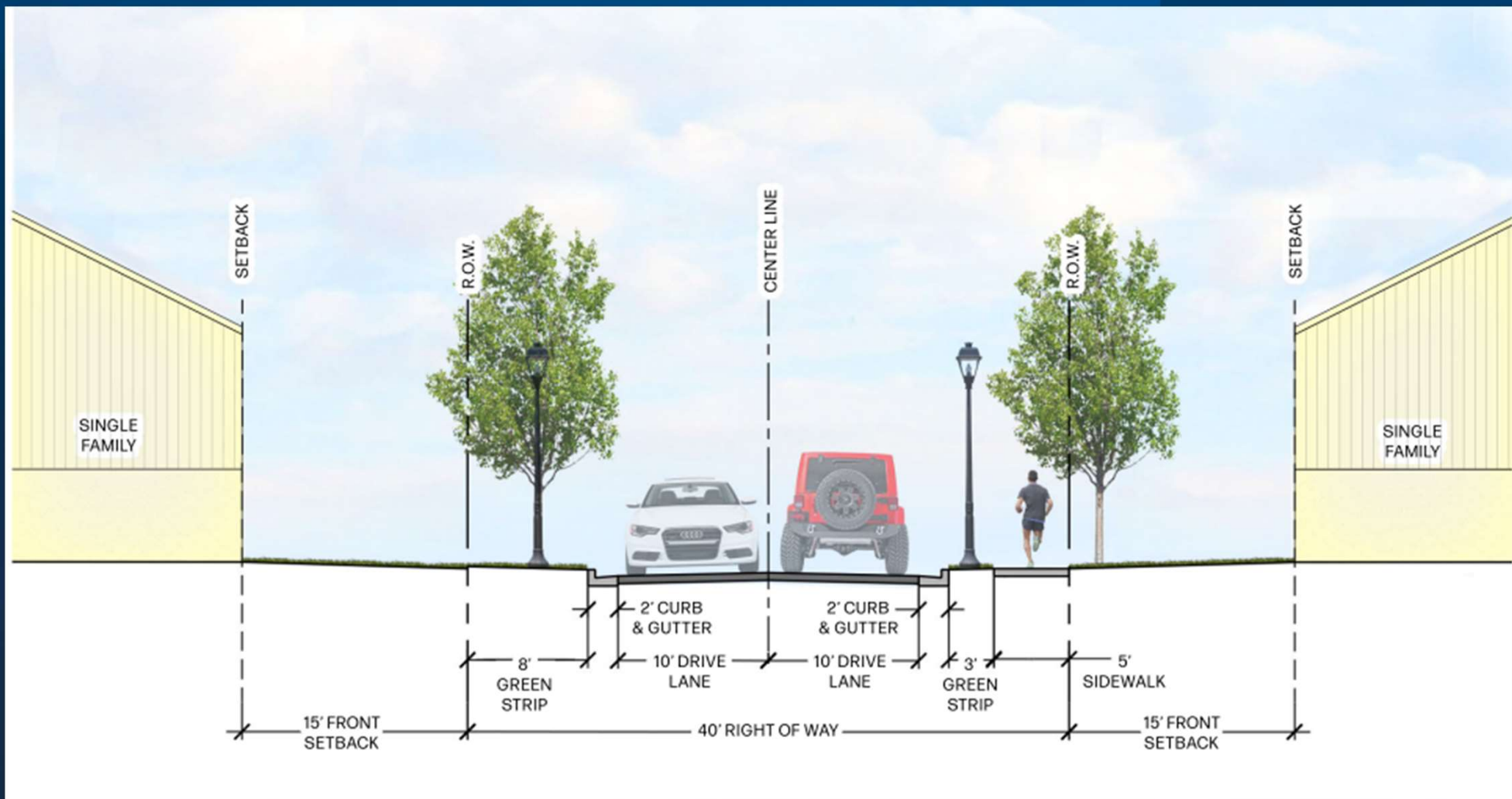
- Efficient Use of Land **Creates Attainable Housing**
  - SF Detached option **not currently available**
- Patio Homes **Less Intense** than Current Approval
  - Attached Buildings already Approved
- **Connectivity** to Amenities & Open Spaces

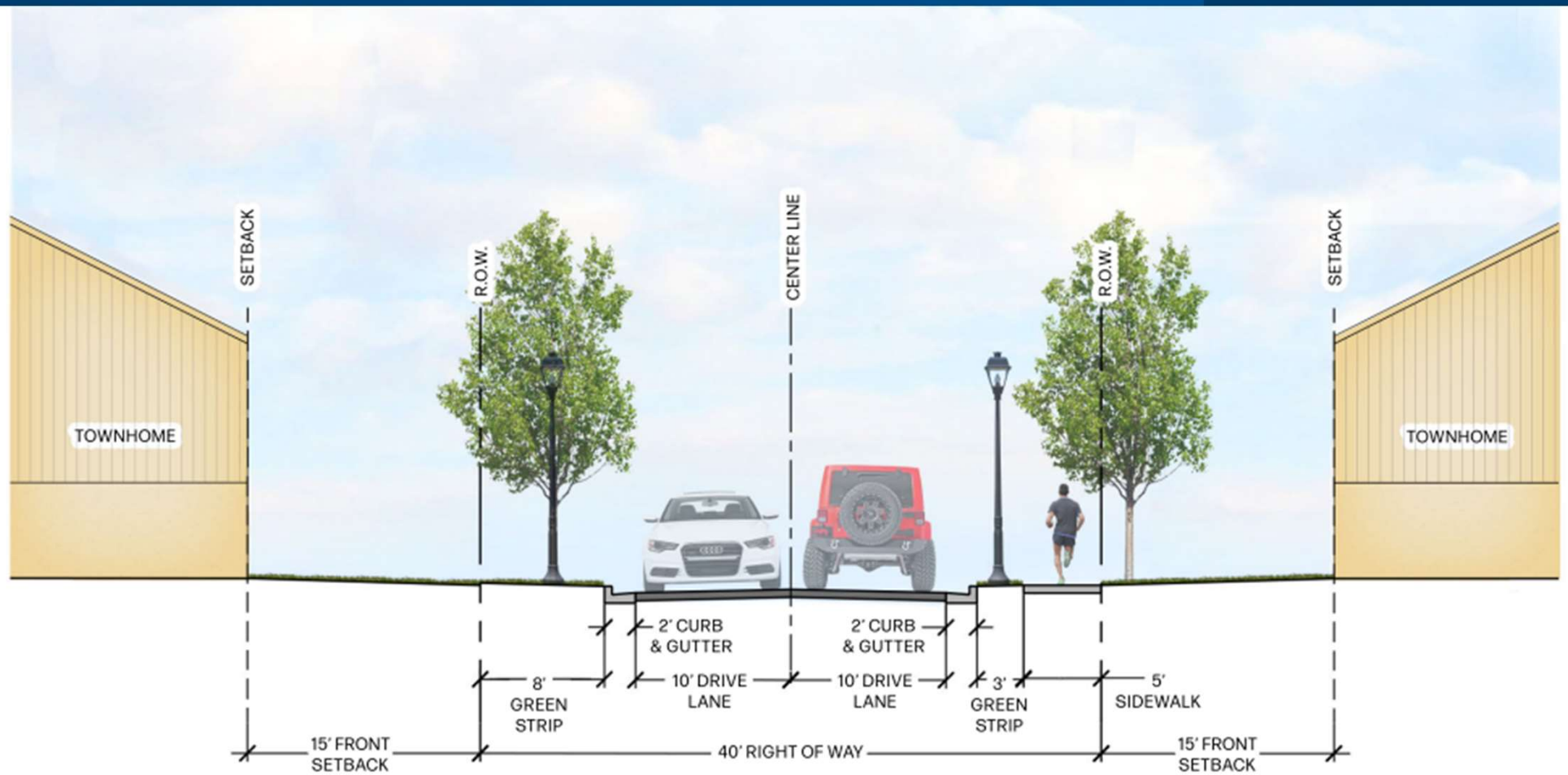




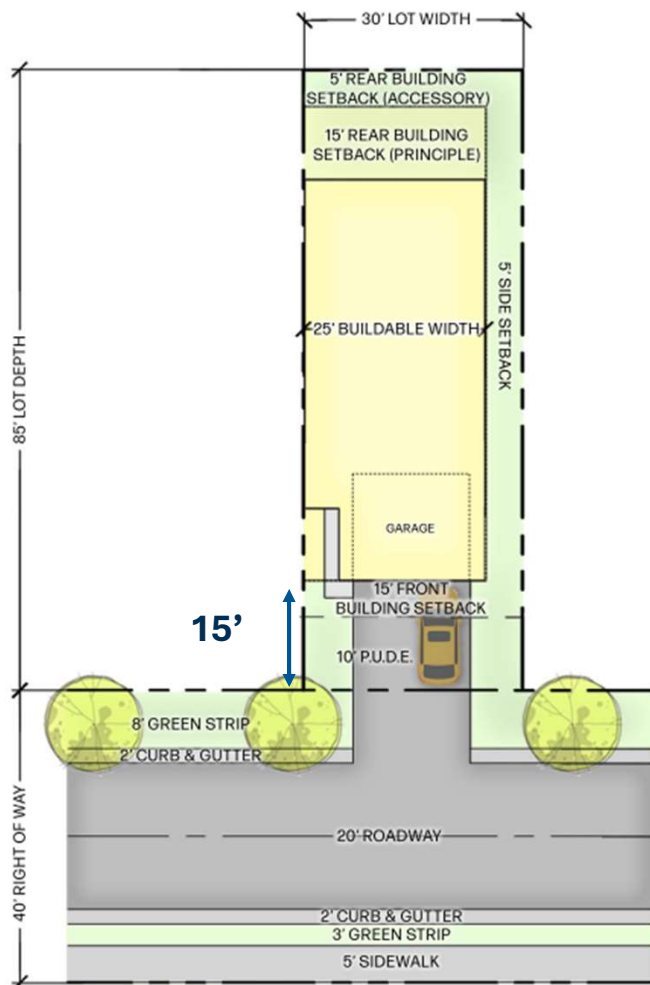
END OF PRESENTATION











**TYPICAL LOT LAYOUT - 30' LOT**



**TYPICAL LOT LAYOUT - TOWNHOME**



## **TOWNHOMES REAR ELEVATIONS**











