



Hernando County

Planning & Zoning Commission

John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

Regular Meeting

Agenda

Monday, February 9, 2026 - 9:00 A.M.

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT CARLA ROSSITER-SMITH, DIRECTOR OF PROCUREMENT & STRATEGIC INITIATIVES, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 540-6544. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Poll Commission for Ex Parte Communications
4. County Attorney Statement
5. Administering of the Oath

B. STAFF ANNOUNCEMENTS

[17126](#) Election of Chair of the Planning and Zoning Commission for 2026

[17127](#) Election of Vice Chair of the Planning and Zoning Commission for 2026

C. APPROVAL/MODIFICATION OF AGENDA**D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE****PUBLIC HEARINGS****E. UNIFIED AGENDA**

[17121](#) Approval of Minutes for Regular Meeting of January 12, 2026

[17071](#) CP 1500882 Verona Hills

F. STANDARD AGENDA

[17117](#) Special Exception Use Permit Petition Submitted by Evelyn Gonzalez (SE2601)

[17118](#) Special Exception Use Permit Petition Submitted by Julie Vadell and Sabato Del Pozzo (SE2602)

[17119](#) Conditional Use Permit Petition Submitted by Robert Creekmore and Antoinette Creekmore (H2601)

[17120](#) Conditional Use Permit Petition Submitted by Mary Roland (CU2602)

[17113](#) Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

[17114](#) Rezoning Petition Submitted by APC Towers LLC (c/o Mattaniah S. Jahn, P.A.) (H2529)

[17115](#) Rezoning Petition Submitted by Jack Melton Family Inc (H2539)

[17116](#) Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

G. COMMISSIONERS AND STAFF ISSUES**H. ADJOURNMENT****UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, March 09, 2026, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 02/09/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17126
Legal Request Number:
Bid/Contract Number:

TITLE

Election of Chair of the Planning and Zoning Commission for 2026

BRIEF OVERVIEW

The Board will nominate and vote on the Chair of the Planning and Zoning Commission for 2026.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

N/A

RECOMMENDATION

To nominate and vote on the Chair of the Planning and Zoning Commission for 2026.

REVIEW PROCESS

| | | |
|-----------------|----------|---------------------|
| Michelle Miller | Approved | 02/02/2026 12:40 PM |
| Victoria Via | Approved | 02/02/2026 12:52 PM |



Planning & Zoning Commission

AGENDA ITEM

Meeting: 02/09/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17127
Legal Request Number:
Bid/Contract Number:

TITLE

Election of Vice Chair of the Planning and Zoning Commission for 2026

BRIEF OVERVIEW

The Board will nominate and vote on the Vice Chair of the Planning and Zoning Commission for 2026.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

N/A

RECOMMENDATION

To nominate and vote on the Vice Chair of the Planning and Zoning Commission for 2026.

REVIEW PROCESS

| | | |
|-----------------|----------|---------------------|
| Michelle Miller | Approved | 02/02/2026 12:48 PM |
| Victoria Via | Approved | 02/02/2026 12:53 PM |



Planning & Zoning Commission

AGENDA ITEM

Meeting: 02/09/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17121
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of January 12, 2026

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on January 12, 2026, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on January 12, 2026, are submitted for review and approval.

REVIEW PROCESS

| | | |
|-----------------|----------|---------------------|
| Michelle Miller | Approved | 02/02/2026 10:50 AM |
| Victoria Via | Approved | 02/02/2026 12:33 PM |



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

January 12, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, January 12, 2026, 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 online at www.hernandocounty.us.

| <u>Attendee Name</u> | <u>Title</u> |
|-----------------------------|--|
| Kathryn Birren | Chairwoman |
| Mike Fulford | Alternate Member |
| Nicholas Holmes | Regular Member |
| Jonathan McDonald | Regular Member |
| Justin Noe | Regular Member |
| James Lipsey | Ex Officio Non-voting Member (School Board Rep.) |
| Scott Herring | Public Works Director |
| Michelle Miller | Senior Planner |
| Natasha Lopez Perez | Assistant County Attorney |
| Scott Rimby | Utilities Development Services Supervisor |
| Victoria Via | Agenda Coordinator |

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Regular Members Holmes, McDonald, and Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Senior Planner Michelle Miller announced that we received Citizen Correspondence after the Agenda was posted for Agenda Item Nos. 16909 [Conditional Use Permit Petition Submitted by Lee Pedone (CU2514)] and 16910 [Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)].

Senior Planner Michelle Miller announced we received a Petitioner's Request for Agenda Item No. 16911 [Master Plan Revision Petition Submitted by SV Tampa Land LP (H2549)].

Senior Planner Michelle Miller announced that our new Planning and Zoning Commission Member will be selected and starting on February 9, 2026.

Election of Chair of the Planning and Zoning Commission for 2026**Election of Vice Chair of the Planning and Zoning Commission for 2026****Motion**

To postpone to a date certain of February 9, 2026.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Fulford, Holmes, McDonald and Noe |

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Mike Fulford |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Fulford, Holmes, McDonald and Noe |

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**Motion**

To adopt information packets into evidence.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Mike Fulford |
| SECONDER: | Justin Noe |
| AYES: | Birren, Fulford, Holmes, McDonald and Noe |

PUBLIC HEARINGS**UNIFIED AGENDA**

Approval of Minutes for Regular Meeting of June 12, 2023

Approval of Minutes for Regular Meeting of July 10, 2023

Approval of Minutes for Regular Meeting of October 7, 2024

Approval of Minutes for Regular Meeting of December 8, 2025

Motion

To approve the Unified Agenda.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Mike Fulford |
| SECONDER: | Justin Noe |
| AYES: | Birren, Fulford, Holmes, McDonald and Noe |

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Bryan A. Pell and Nancy L. Pell (CU2511)

There was no public input.

Motion

To approve the staff recommendation.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Mike Fulford |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Fulford, Holmes, McDonald and Noe |

Conditional Use Permit Petition Submitted by Brian Colon and Suzanne Colon (CU2512)

Member Holmes recused himself from voting due to a conflict of interest resulting from his business with the property.

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Justin Noe
SECONDER: Mike Fulford
AYES: Birren, Fulford, McDonald and Noe
RECUSED: Holmes

Conditional Use Permit Petition Submitted by Lee Pedone (CU2514)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 14 and 15 as approved by the Planning Department.)

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: Birren, Fulford, Holmes, McDonald and Noe

RECESS/RECONVENE

The Board recessed at 10:20 a.m. and reconvened at 10:35 a.m.

Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)

The Board accepted public input on this matter.

RECESS/RECONVENE

The Board recessed at 11:10 a.m. and reconvened at 11:15 a.m.

Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)

Regular Member Justin Noe left the meeting.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Mike Fulford
AYES: Birren, Fulford, Holmes and McDonald
ABSENT: Noe

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Master Plan Revision Petition Submitted by SV Tampa Land LP (H2549)

The Board accepted public input on this matter.

Regular Member Jonathan McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 5 as approved by the Planning Department.)

| | |
|------------------|--------------------------------------|
| RESULT: | ADOPTED |
| MOVER: | Mike Fulford |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Fulford, Holmes and McDonald |
| ABSENT: | Noe |

RECESS/RECONVENE

The Board recessed at 1:55 p.m. and reconvened at 2:00 p.m.

Rezoning Petition Submitted by Dirt Doctor 11011, LLC (H2552)

There was no public input.

Motion

To approve the staff recommendation.

| | |
|------------------|--------------------------------------|
| RESULT: | ADOPTED |
| MOVER: | Nicholas Holmes |
| SECONDER: | Mike Fulford |
| AYES: | Birren, Fulford, Holmes and McDonald |
| ABSENT: | Noe |

Master Plan Revision Petition Submitted by Solid Rock Property Group (H2555)

There was no public input.

Motion

To approve the staff recommendation.

| | |
|------------------|--------------------------------------|
| RESULT: | ADOPTED |
| MOVER: | Nicholas Holmes |
| SECONDER: | Mike Fulford |
| AYES: | Birren, Fulford, Holmes and McDonald |
| ABSENT: | Noe |

Master Plan Revision Petition Submitted by Joseph Pastore (H2554)

There was no public input.

RECESS/RECONVENE

The Board recessed at 2:10 p.m. and reconvened at 2:15 p.m.

Master Plan Revision Petition Submitted by Joseph Pastore (H2554)**Motion**

To approve the staff recommendation.

| | |
|------------------|--------------------------------------|
| RESULT: | ADOPTED |
| MOVER: | Mike Fulford |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Fulford, Holmes and McDonald |
| ABSENT: | Noe |

COMMISSIONERS AND STAFF ISSUES

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 2:30 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 9, 2026, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 02/09/2026
Department: Planning
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 17071
Legal Request Number:
Bid/Contract Number:

TITLE

CP 1500882 Verona Hills

BRIEF OVERVIEW

Conditional Plat for Verona Hills

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

Approve the Conditional Plat for Verona Hills

REVIEW PROCESS

| | | | |
|---------------------|----------|------------|---------|
| Michelle Miller | Approved | 01/28/2026 | 1:35 PM |
| Natasha Lopez Perez | Approved | 01/28/2026 | 2:09 PM |
| Toni Brady | Approved | 01/29/2026 | 6:57 PM |
| Victoria Via | Approved | 01/30/2026 | 7:19 AM |

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 09, 2026

APPLICANT: Riopelle Properties LLC

FILE NUMBER: 1500882

PURPOSE: Conditional Plat Approval for Verona Hills

GENERAL LOCATION: West side of Kettering Road approximately 1.8 miles south of Cortez Boulevard

PARCEL KEY NUMBER: 394585, 1357971

The conditional plat for Verona Hills is for 302 lots within a PDP (SF)/ Planned Development Project (Single Family) subdivision. It is located on the West side of Kettering Road approximately 1.8 miles south of Cortez Boulevard.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrence has been issued for the conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Verona Hills Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. 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.
5. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development (Ordinance Sec. 26-71 thru Sec. 26-73).
6. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads

will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail #S-10 or #S-15 (June 2023 version).









7. If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying what the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
8. Provide a final water and wastewater capacity analysis with the construction drawing submittal for review.
9. The developer has entered into a Memorandum of Understanding with the Hernando County Utilities Department (HCUD) and has agreed to:
 - Acknowledge wastewater treatment capacity for the project limited to the first two years (2027-2028) of the construction schedule (180 CO's total) and the Amenity Center until the Ridge Manor Water Reclamation Facility Expansion project is substantially completed.
 - Schedule CO request based on the construction schedule.
 - Upon request, HCUD may reevaluate wastewater capacity allotment and grant additional wastewater capacity to the project based on the remaining wastewater treatment capacity as the wastewater facility nears substantial completion. (estimated June 2028).

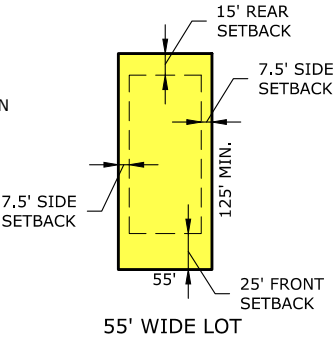
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| LAND USE TABLE | | |
|-------------------------------------|-----------|---------------------------|
| LAND USE | ACRES | UNITS |
| SINGLE FAMILY | 53.47 | 302 RESIDENTIAL UNITS |
| PARK | 10.48 | 3.52 AC. REQUIRED |
| AMENITY SITE | 1.52 | |
| BUFFERS | 4.08 | |
| DASHBACH & KETTERING R/W DEDICATION | 5.02 | |
| DRAINAGE | 10.59 | |
| RIGHT-OF-WAY | 16.58 | |
| OPEN SPACE | 8.56 | |
| TOTAL: | +/- 110.3 | APPROX. 2.72 UNITS / ACRE |

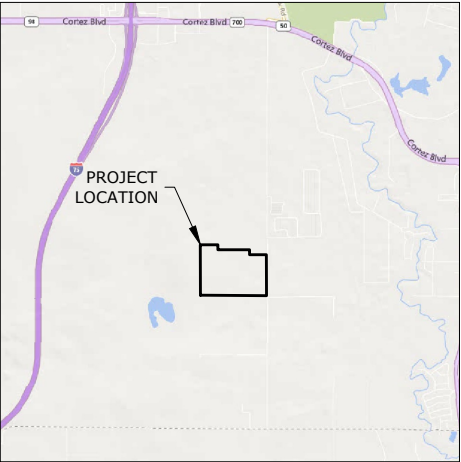
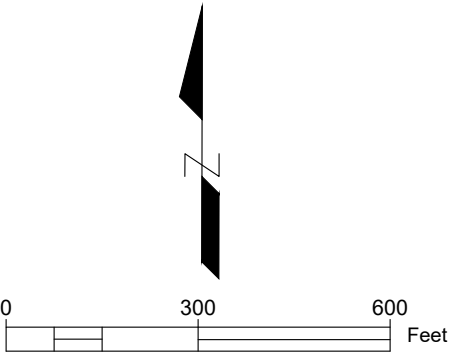
PRESERVED VEGETATION AND/OR PLANTED NATIVE VEGETATION REQUIREMENT
7% REQUIRED: 110.9 AC X 7% = 7.76 AC
PROVIDED: 7.8 AC

LEGEND

| | | | |
|---|--------------------------------|---|----------------------|
|  | RESIDENTIAL |  | R/W RESERVATION |
|  | BUFFERS & INTERNAL LANDSCAPING |  | PARK AREA |
|  | DRAINAGE (CONCEPTUAL) |  | OPEN SPACE |
|  | RIGHT-OF-WAYS |  | PRESERVED VEGETATION |



| CENTERLINE CURVE TABLE | | | | | |
|------------------------|---------------|---------|---------|----------------|----------------|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD DISTANCE | CHORD BEARING |
| C1 | 017°48'17.91" | 310.00 | 96.33' | 95.95' | N44°36'17.15"E |
| C2 | 035°42'08.19" | 900.00 | 560.81' | 551.78' | N17°51'04.10"E |
| C3 | 007°54'07.02" | 5273.57 | 727.30' | 726.73' | N03°59'49.27"W |
| C4 | 080°42'24.14" | 50.00 | 70.43' | 64.75' | N49°38'47.93"W |
| C5 | 097°04'53.46" | 250.00 | 423.60' | 374.71' | S41°27'33.27"E |
| C6 | 007°07'56.00" | 2000.00 | 248.96' | 248.80' | S03°30'55.45"W |
| C7 | 090°03'02.55" | 50.00 | 78.58' | 70.74' | N45°01'31.27"W |
| C8 | 090°00'00.00" | 150.00 | 235.62' | 212.13' | S45°00'00.00"W |
| C9 | 013°03'44.67" | 1376.17 | 313.74' | 313.06' | S83°36'49.02"E |
| C10 | 012°55'03.31" | 400.00 | 90.18' | 89.99' | S06°27'31.66"W |
| C11 | 013°27'07.23" | 1377.38 | 323.38' | 322.64' | S83°36'48.88"E |
| C12 | 090°00'00.00" | 200.00 | 314.16' | 282.84' | N45°00'00.00"W |



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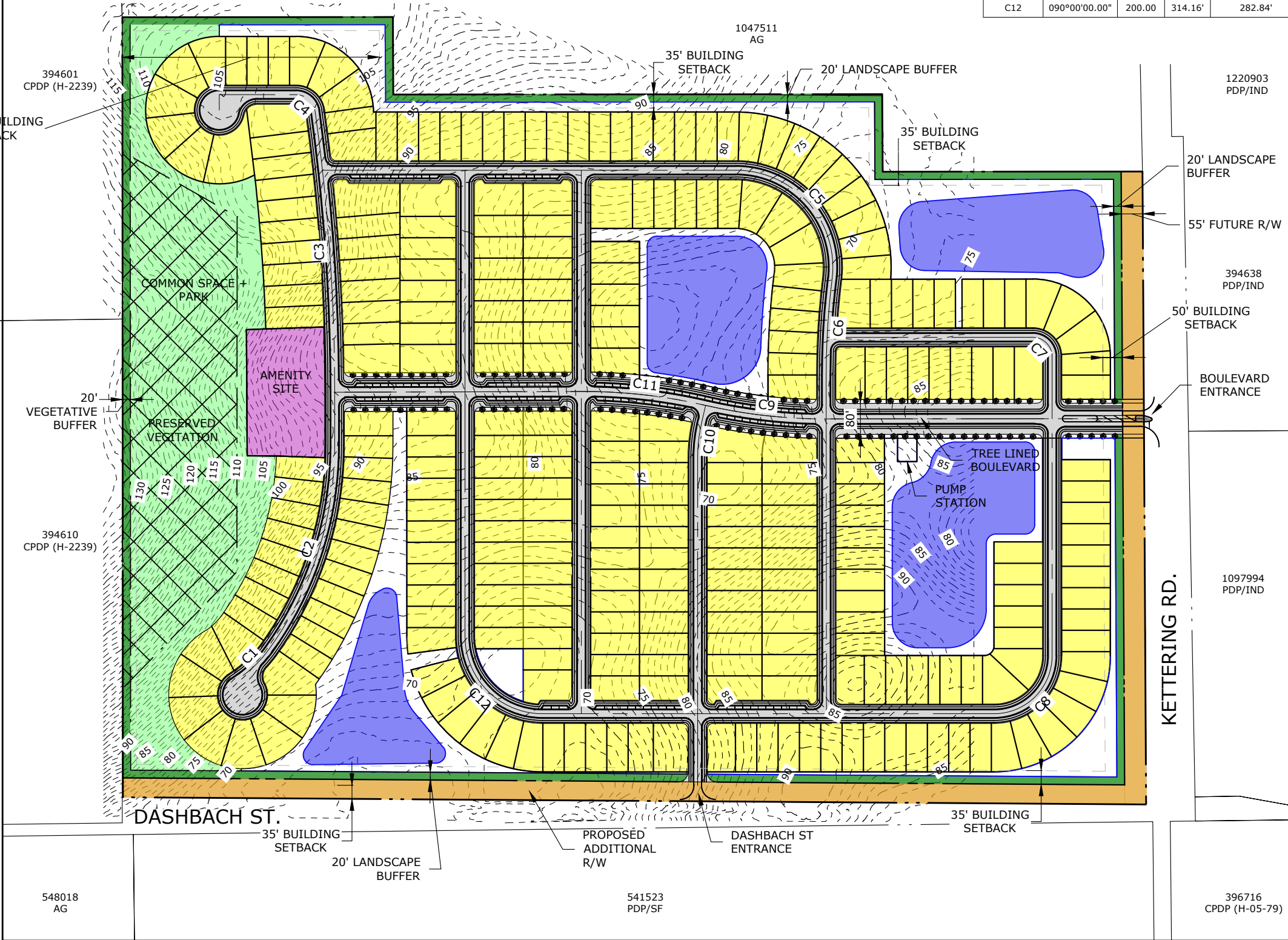
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| DATE | REV. | BY | REV. NO. | REVISION |
|------|------|----|----------|----------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |



SITE DATA
OWNER: LEE K. PEDONE & LEE K. PEDONE TTEE
APPLICANT: RIOPELLE PROPERTIES, LLC
PARCEL KEY: 1357971 & 394585
PROJECT AREA: 110.3 AC
SECTION/TOWNSHIP/RANGE: 16/23S/21E
ZONING: PDP (SF)
PROPOSED NO. OF UNITS: 302

MINIMUM PERIMETER BUILDING SETBACK (INCLUSIVE OF BUFFER):
EAST (FROM KETTERING ROAD R/W): 50'
WEST: 35'
SOUTH (FROM DASHBACH ST R/W): 35'
NORTH: 35'

SINGLE FAMILY INTERNAL LOT BUILDING SETBACKS:
FRONT/SIDE (CORNER LOTS) 25'
SIDE 7.5'
REAR 15'

MINIMUM BUFFER REQUIREMENTS:
EAST FROM KETTERING ROAD: 20'
WEST: 20'
SOUTH FROM DASHBACH ST: 20'
NORTH: 20'

BUFFER NOTE: THESE BUFFERS SHALL BE PLACED IN A SEPARATE TRACT OWNED AND MAINTAINED BY THE HOA. THE WEST BUFFER WILL BE NATURAL VEGETIVE AND THE SOUTH, NORTH, AND EAST BUFFERS WILL BE LANDSCAPED BUFFERS. 80% OPACITY WILL NOT BE ACHIEVED.

FLOODPLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0376D, EFFECTIVE DATE FEBRUARY 2, 2012. THE ENTIRE SITE IS DESIGNATED FLOOD ZONE X.

FIRE PROTECTION:
FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS, WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.

GENERAL NOTES:
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT TINTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITIY EASEMENETS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

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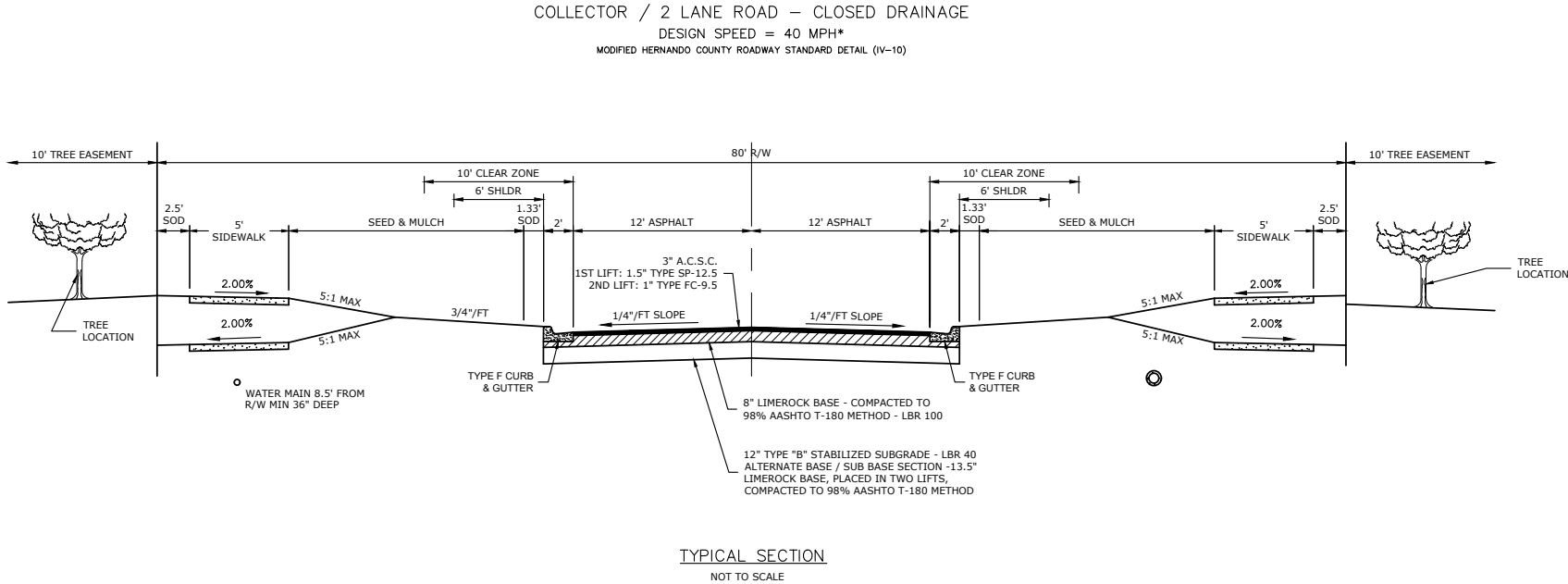
GENERAL NOTES:

DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE



THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY JARED A. YOUNG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID. ANY CHANGES TO THIS DOCUMENT MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



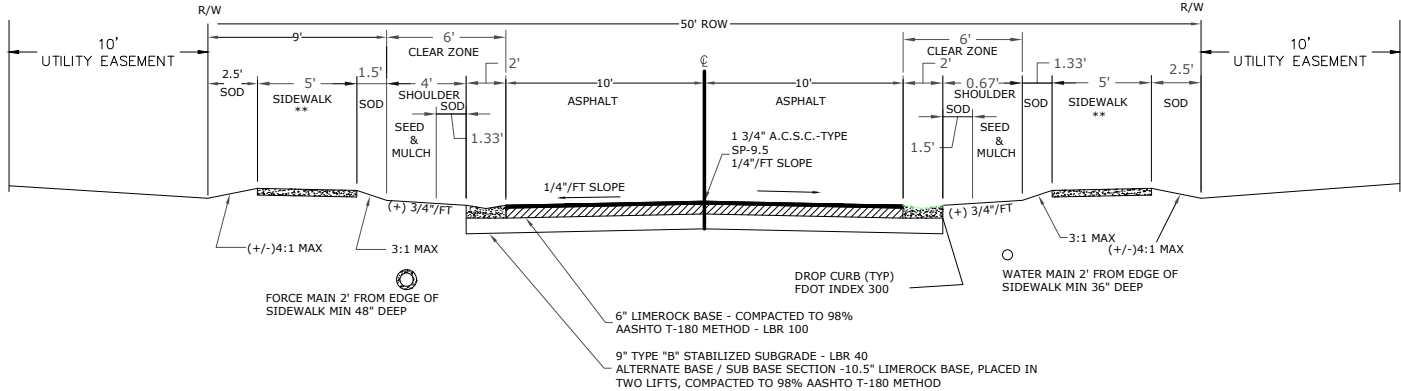
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GENERAL NOTES:

DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL

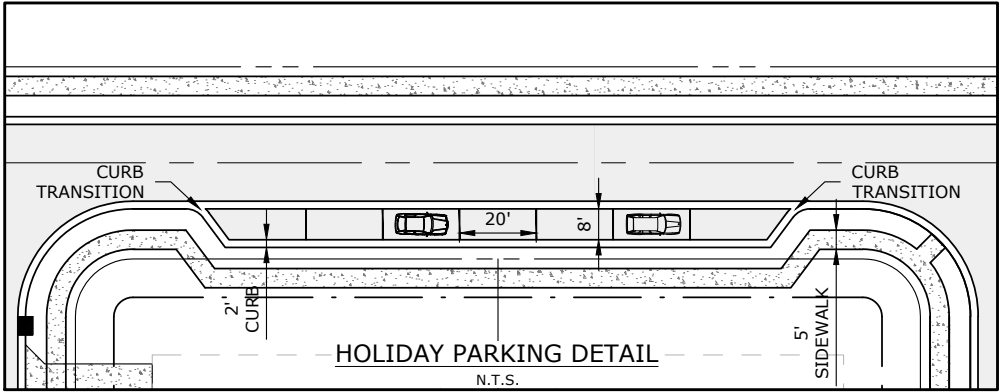
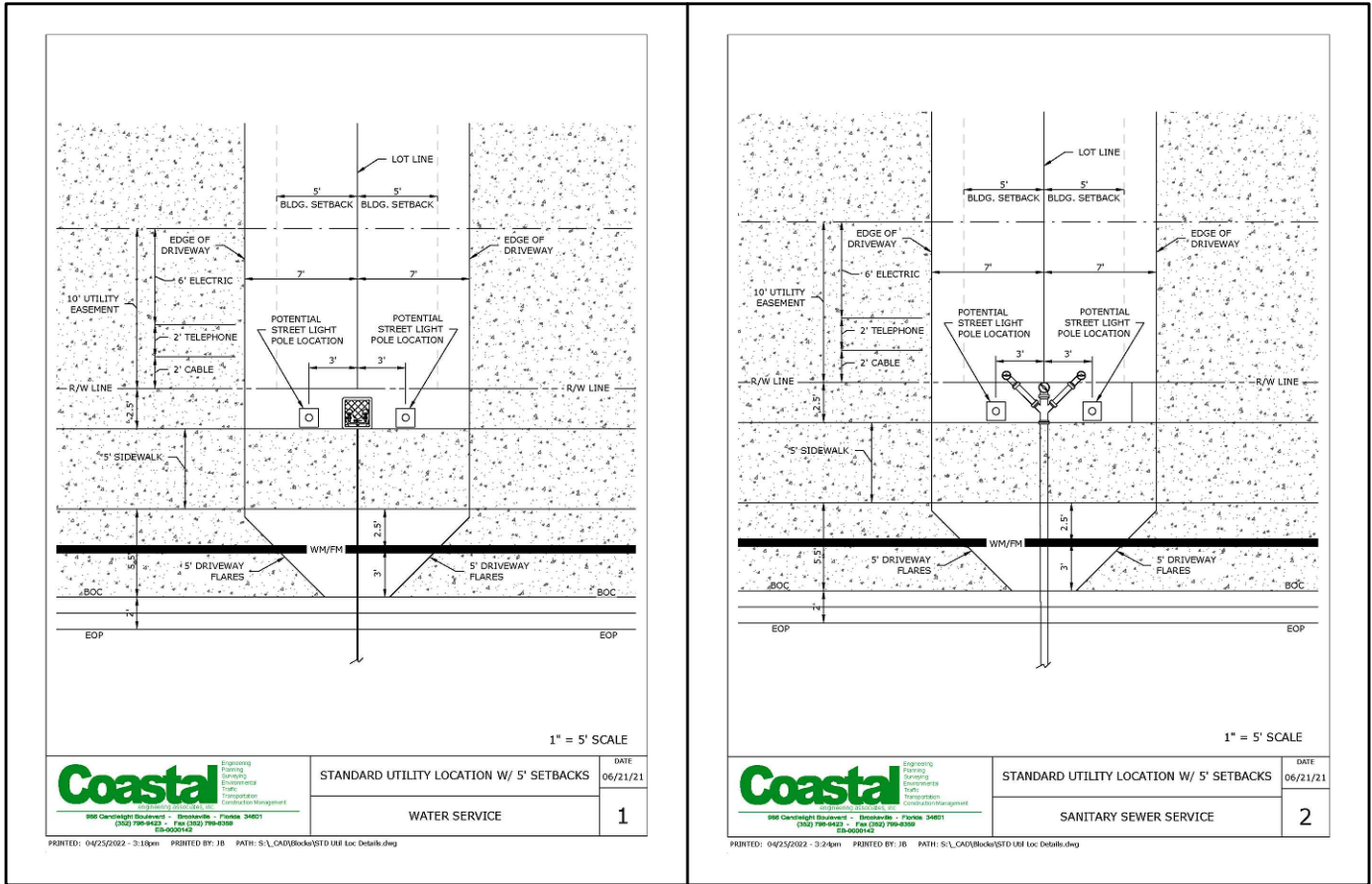
TYPICAL SECTIONS
NOT TO SCALE

LOCAL ROAD
CLOSED DRAINAGE
NOT TO SCALE

DESIGN SPEED = 30MPH *

HERNANDO COUNTY ROADWAY DETAIL (1V-05)

| DATE | REV. | BY | REV. NO. | REVISION |
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Engineering
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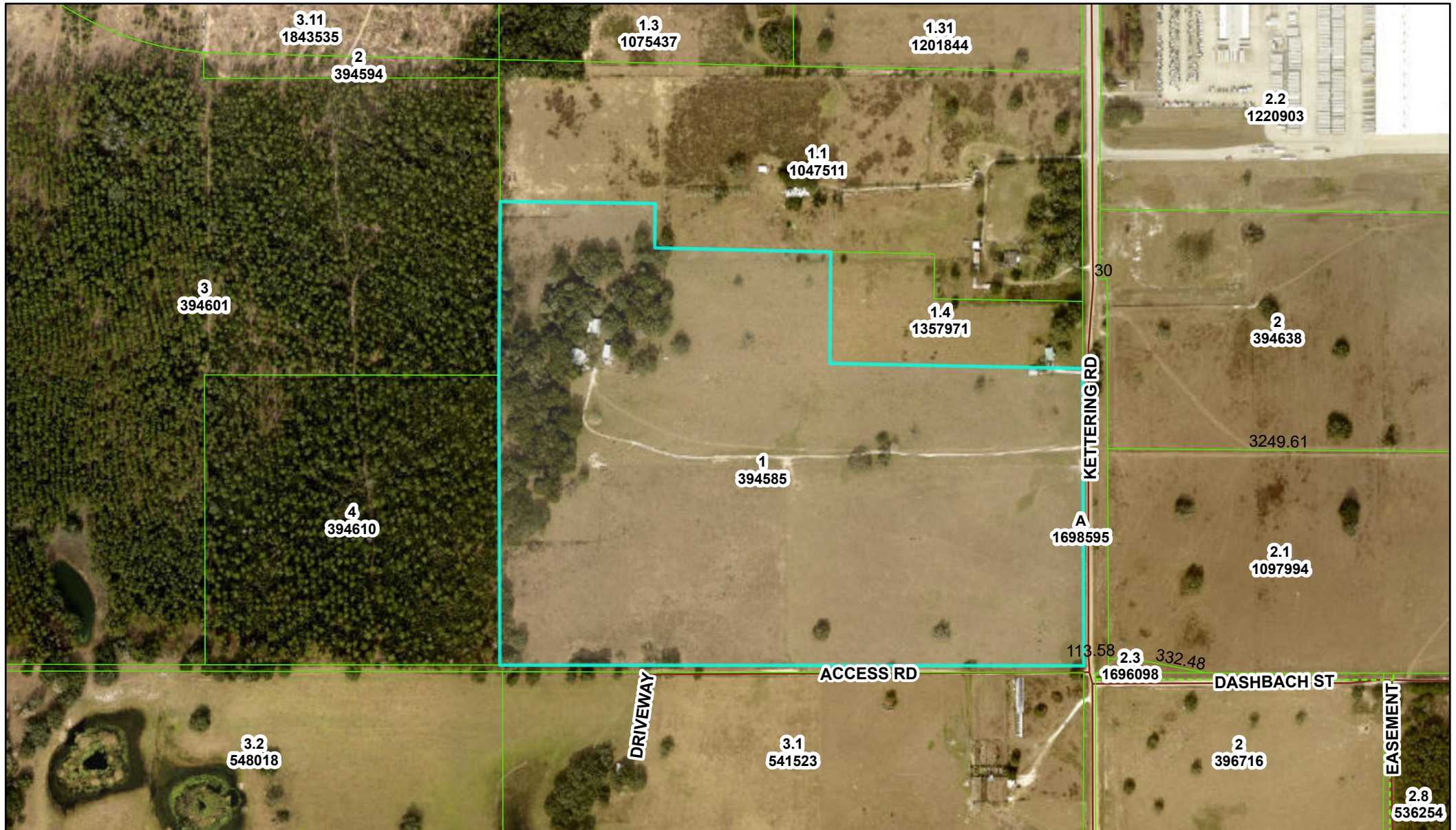
engineering associates, inc.

966 Candlelight Boulevard • Brooksville • Florida 34601
(352) 796-9423 • Fax (352) 796-8959
EB-0000142

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Verona Hills Conditional Plat Aerial Map

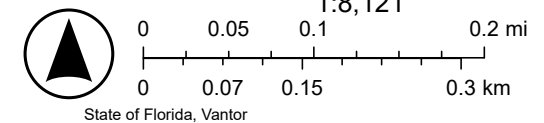


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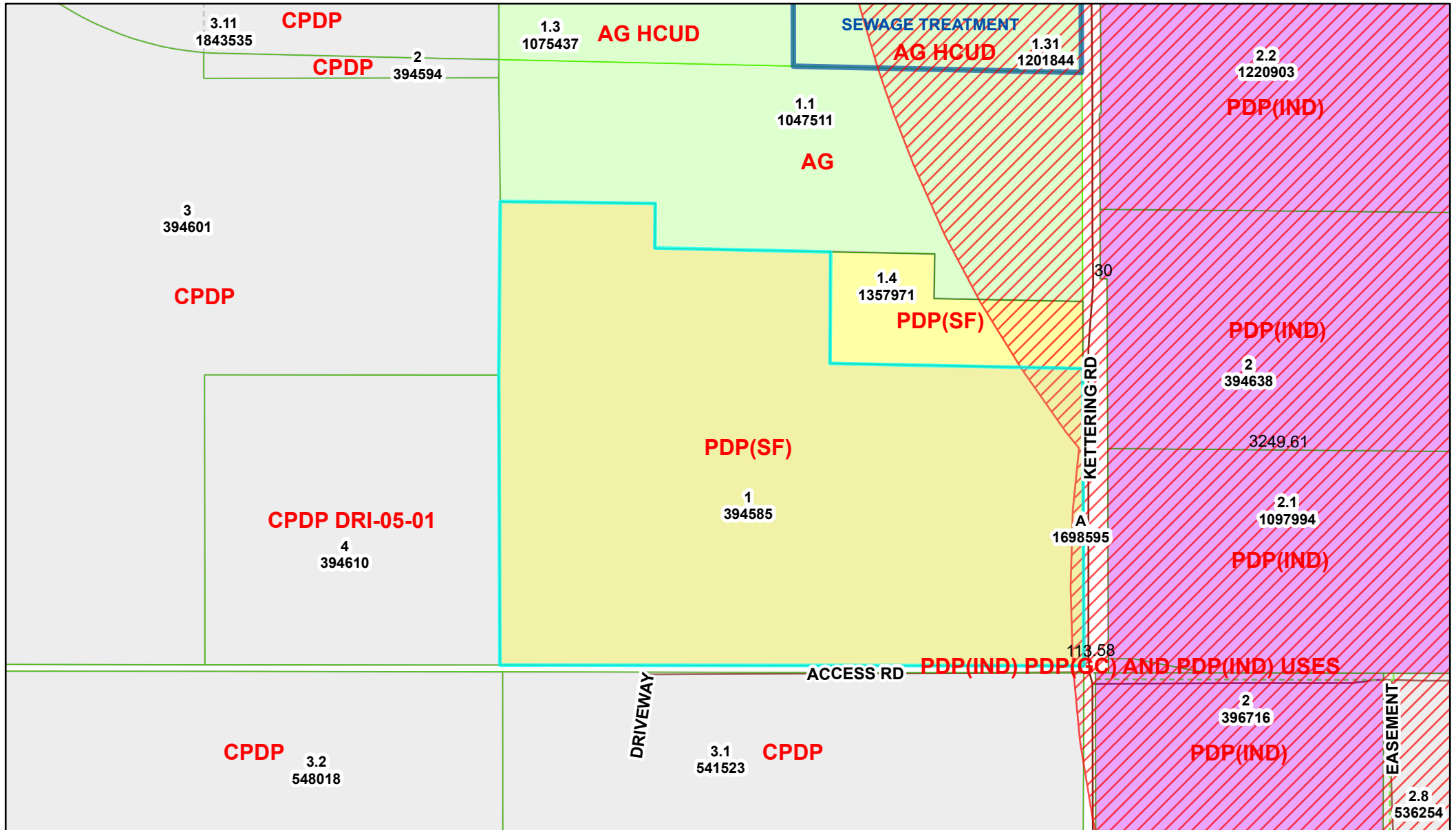
- Parcels
- Parcels (Labels)
- Parcel Lines (Easement Historic)
- Easement
- Historic
- Cross Streets
- Streets

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata

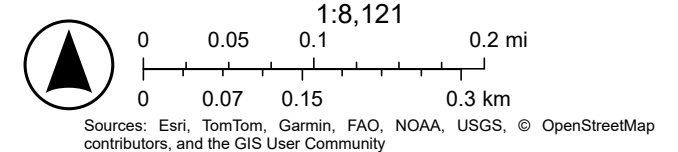


Verona Hills Conditional Plat Zoning Map



1/26/2026, 9:17:00 AM

- | | | | |
|-------------------------------|---------------------|----------------------------------|---------------|
| Riverine Protection Ordinance | Planned Development | Parcels | Historic |
| Special Use Zoning | Industrial | Parcels (Labels) | Cross Streets |
| Zoning (Hernando Builders) | Residential | Parcel Lines (Easement Historic) | Streets |
| Agricultural | | Easement | |



BOCC ACTION:

On February 25, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(SF)/Planned Development Project (Single Family) with deviations, and with the following unmodified 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. A comprehensive floral and faunal survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. 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.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features as required by the County's Facility Design Guidelines.
6. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

7. A Traffic Access Analysis is required with the conditional plat. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
8. All roads shall meet Hernando County Standards.
9. Dashback Street is classified as a Future Collector Roadway and shall be brought up to current County Standards from Kettering Road to the southern project access point on Dashback Street. The petitioner and the County shall work with the property owner/developer of the parcel to the South – (parcel key#541523) to develop an agreement for the necessary improvements to Dashback Street. The construction of Dashback Street is Impact Fee Credit eligible and will follow Sec 23-144 Exemptions and Credits (b) for the establishment of impact fee credits.
10. The development shall meet all the requirements in the I-75/SR 50 PDD.
11. Subject to a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction, with the stipulation that the developer will provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks less than 10 feet. Deficiencies in the area's wastewater collection and transmission system could require off-site improvements by the developer.
12. The developer shall provide a build out schedule to the Hernando County Utility Department.
13. Minimum Lot Widths: 55' (at the building line)
14. Minimum Lot Sizes: 6,600 square feet
15. Maximum Lot Coverage: 65%
16. Minimum Setbacks :
 - Front: 25 ft.
 - Rear: 15 ft.
 - Side: 7.5 ft.
17. Minimum Perimeter Setbacks (inclusive of buffers):
 - East From Kettering Road ROW: 50'
 - West: 35'
 - South From Dashbach St ROW: 35'
 - North: 35'

18. Minimum Buffer Requirements:
- East from Kettering: 20'
 - West: 20'
 - South From Dashbach St: 20'
 - North: 20'

These buffers shall be placed in a separate tract owned and maintained by the HOA. The west buffer will be natural vegetation and the south, north and east buffers shall be landscaped buffers (80% opacity will not be achieved).

19. The petitioner shall provide two access points into the development – one shall be designed as a treed boulevard entrance into the development in accordance with the Hernando County Land Development Regulations.
20. The petitioner shall provide the minimum neighborhood acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
21. The petitioner shall preserve and/or plant the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.
22. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
23. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC approval action. Failure to submit the revised plan will result in no further development permits being issued.



AGENDA ITEM

TITLE

Special Exception Use Permit Petition Submitted by Evelyn Gonzalez (SE2601)

BRIEF OVERVIEW

Request:

Special Exception Use Permit for a Congregate Care Facility namely a Group Home for individuals under the Agency for Persons with Disabilities (APD)

General Location:

Southeastern corner of Mariner Boulevard and Odin Street

Parcel Key Number:

576095

Summary of Applicant's Request:

The petitioner is requesting a Special Exception Use Permit to expand the existing Group Home known as Mariner Group Home, from six (6) to fourteen (14) residents located at 4432 Mariner Boulevard, Spring Hill, Florida.

Note: Subsequent to the Planning and Zoning Commission, but after the advertising was finalized for the February 10, 2025, meeting, the petitioner requested to withdraw their application.

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 reach a consensus to approve the Petitioner's request to withdraw.

REVIEW PROCESS

| | | | |
|---------------------|----------|------------|---------|
| Michelle Miller | Approved | 01/29/2026 | 2:01 PM |
| Victoria Via | Approved | 01/29/2026 | 2:15 PM |
| Natasha Lopez Perez | Approved | 02/03/2026 | 9:42 AM |

Toni Brady

Approved

02/03/2026 5:33 PM

From: [Nichole Street](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Mariner Group home extension SE-26-01
Date: Tuesday, February 3, 2026 10:28:07 AM

She has requested to withdraw her application SE-26-01

Thank you,



Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/planning>
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

****Please Note:** For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line.

From: Evelyn Gonzalez <absolutequalityservices752@gmail.com>
Sent: Tuesday, February 3, 2026 9:31 AM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: Re: Mariner Group home extension

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 would like to cancel the extension for 8 client processes.

Thank you.

On Mon, Feb 2, 2026 at 3:53 PM Evelyn Gonzalez
<absolutequalityservices752@gmail.com> wrote:

I am requesting to postpone the inspection, as I need to consult with APD.
Thank you for your understanding

On Mon, Feb 2, 2026 at 2:45 PM Nichole Street <nstreet@co.hernando.fl.us> wrote:

Good afternoon,

Please let me know whether you would like to revise the signs and postpone the meeting to a later date, or withdraw the application entirely.

Thank you,



Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
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****Please Note:** For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Evelyn Gonzalez <absolutequalityservices752@gmail.com>
Sent: Monday, February 2, 2026 2:31 PM
To: Nichole Street <nstreet@co.hernando.fl.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Victoria Via <VVia@co.hernando.fl.us>
Subject: Re: Mariner Group home extension

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.

Hello Victoria,

Yes, that is correct. I cancelled the meeting after reviewing meetin as it indicated a special exception for persons with disabilities, which is not compliant with APD regulations.

On Mon, Feb 2, 2026 at 1:00 PM Nichole Street <nstreet@co.hernando.fl.us> wrote:

Good afternoon Evelyn,

Are you canceling solely because the meeting notice sign indicates a special exception for a group home for persons with disabilities?

If the concern is only the wording on the sign, we can request a postponement at the February 9 hearing and reschedule for March 9 with new signs stating: "Special Exception Use Permit for a Congregate Care Facility, namely a Group Home."

Please let me know if this approach will work. If not, we will proceed with withdrawing your application.

Thank you,



Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
[1653 Blaise Drive, Brooksville, FL 34601](https://www.hernandocounty.us/departments/departments-n-z/planning)
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/planning>
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

****Please Note:** For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Evelyn Gonzalez <absolutequalityservices752@gmail.com>

Sent: Friday, January 30, 2026 3:12:10 PM

To: Victoria Via <VVia@co.hernando.fl.us>

Subject: Mariner Group home extension

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.

Hello Victoria.

, I would like to cancel the extension for 8 client processes because I cannot have a sign in front of the house indicating that persons with disabilities live there. Please proceed with canceling the application. Also, please let me know if there is anything else I need to do.

Thank you.

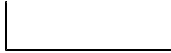
This is APD REGULATION

65G-2.007 General Facility Standards. (c) No residential facility may erect any exterior sign which would label the residents or functions of the facility by indicating that the facility serves persons with developmental disabilities. (d) A violation of this subsection shall constitute a Class III violation.

--

Sincerely,

Evelyn Gonzalez President of Mariner Group Home
absolutequalityservices752@gmail.com
813--347-3060
352-737-2057



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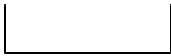
Sincerely,
Evelyn Gonzalez President of Mariner Group Home
absolutequalityservices752@gmail.com
813--347-3060
352-737-2057



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Sincerely,
Evelyn Gonzalez President of Mariner Group Home
absolutequalityservices752@gmail.com
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352-737-2057



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STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026

APPLICANT: Evelyn Gonzalez

FILE NUMBER: SE-26-01

PURPOSE: Special Exception Use Permit for a Congregate Care Facility namely a Group Home for individuals under the Agency for Persons with Disabilities (APD)

GENERAL LOCATION: Southeastern corner of Mariner Boulevard and Odin Street

PARCEL KEY NUMBER: 576095

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to expand the existing Group Home known as Mariner Group Home, from six (6) to fourteen (14) residents located at 4432 Mariner Boulevard, Spring Hill, Florida.

The facility is currently certified by the Agency for Persons with Disabilities (APD) to serve six individuals with developmental disabilities. Due to increased demand for residential placements within the community, the applicant seeks to expand its capacity to serve additional individuals awaiting placement through APD.

The proposed expansion will continue to comply with all applicable APD regulations, state licensing standards, Hernando County zoning requirements, and life safety codes, and is intended to provide safe, supervised, and person-centered residential care in a manner compatible with the surrounding area.

SITE CHARACTERISTICS:

| | |
|---|--|
| Site Size | 0.30 Acres |
| Surrounding Zoning; Land Uses | North: PDP(SF); Developed South: PDP(SF); Developed East: PDP(SF); Developed West: PDP(SF); Developed |
| Current Zoning: | PDP(SF) |
| Future Land Use Map Designation: | Residential |

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) currently supplies water to this parcel. There is an 8" Force Main that runs parallel to the parcel in the Right of Way. HCUD has no objection to the requested special exemption to increase the number of allowable residents to the assisted living facility (ALF) from the current 6 residents to a total of 14 residents, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system. Parcel Key# 576095.

ENGINEERING REVIEW:

The subject site is located on the southeastern corner of Mariner Boulevard and Odin Street. The County Engineer has reviewed the petitioners request and has the following comments:

- No objections to the special exception use, however concerns for parking.
- Where are the employee's and visitors parking their vehicles?
- Parking along the right of way on Mariner Boulevard or Odin Street is not permitted and is subject to enforcement.
- Is there a dedicated handicap space for visitors?

Comments: Prior to utilization of the subject site for the Congregate Care Facility, the petitioner shall submit for a commercial use permit that addresses all necessary site development improvements and transportation considerations identified by the County Engineer.

LAND USE REVIEW:

The subject property is in the Spring Hill Subdivision and is designated as Planned Development Project/Single Family. This parcel and the surrounding properties have been developed as Single Family.

In accordance with County Land Development Regulations (LDR), if a developer fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

EXISTING BUILDING SETBACKS:

- Front: 25'
- Side: 10'
- Rear: 20'

PARKING:

The minimum Land Development Regulations (LDRs) would require 0.3 parking spaces per bed, based on maximum occupancy. The Land Development Regulations (LDRs) indicate that a Congregate Care Facility may have up to fifty (50) percent of the required parking spaces (including aisles) surfaced with grass, lawn, or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator.

Comments: Parking requirements are calculated for a Congregate Care Facility at a rate of 0.3 spaces per bed with a maximum of fourteen (14) beds. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval

LIGHTING:

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

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Residential Category of the adopted Comprehensive Plan states:

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1) Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential use may also be allowed.

Comments: A Congregate Care Facility namely a Group Home is permitted in all zoning districts as a special exception use.

FINDINGS OF FACT:

1. A Special Exception Use Permit for a Congregate Care Facility namely a Group Home is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas and subject to appropriate performance conditions.
2. The proposed project shall require a commercial review for any upgrades to the building necessary based on the increased resident count.

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.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a Congregate Care facility namely a Group Home for individuals under the Agency for Persons with Disabilities (APD), 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 proposed project shall require a commercial review.
3. Coordination with and approval from the Health Department of any upgrades that may be required for the existing onsite sewage treatment and disposal system.
4. Prior to utilization of the subject site for the Congregate Care Facility, the petitioner shall submit for a commercial use permit that addresses all necessary site development improvements and transportation considerations identified by the County Engineer.
5. Applicant shall provide parking to include Handicap parking spaces and employee/visitor parking.
6. Parking along the right of way of Mariner Boulevard or Odin Street is not permitted and is subject to enforcement.
7. Parking requirements are calculated for a Congregate Care Facility at a rate of 0.3 spaces per bed with a maximum of fourteen (14) beds this will require four (4) parking spaces including one (1) ADA-accessible parking space.
8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
9. The petitioner shall coordinate with the Hernando County Development Services Department, Building Division, for any upgrades to the building necessitated by the increased resident count.
10. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the

approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

**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

SE-26-01
File No. SE-2549 Official Date Stamp:
RECEIVED
NOV 04 2025
HERNANDO COUNTY ZONING

Date: 10/24/2025

APPLICANT NAME: Evelyn Gonzalez
Address: 4432 Mariner Blvd.
City: Spring Hills State: FL Zip: 34609
Phone: 813-347-3060 Email: absolutequalityservices752@gmail.com
Property owner's name: (if not the applicant) Evelyn Gonzalez

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): 576095
2. SECTION 03 TOWNSHIP 23S RANGE 18E
3. Current zoning classification: PDPSF
4. Desired use: Group Home under APD
5. Size of area covered by application: 6 Residents - Increase to 7-14 Residents
6. Highway and street boundaries: MARINER BLVD ORIN
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, Evelyn Gonzalez, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):
☒ I am the owner of the property and am making this application OR
☐ I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

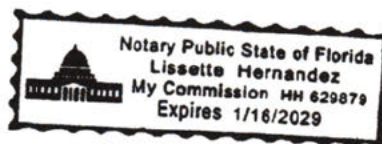
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 24 day of October, 2025, by who is
☐ personally known to me or ☒ produced DL as identification.

Signature of Notary Public

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



Notary Seal/Stamp

Mariner Group Home
4432 Mariner Blvd.
Spring Hill, FL 34609

Date: October 24, 2025

To:
Zoning and Planning Department
Hernando County
1653 Blaise Drive
Brooksville, FL 34601

Subject: Request for Increase in Licensed Capacity from 6 to 14 Residents – Mariner Group Home

Dear Zoning and Planning Department,

I am writing on behalf of **Mariner Group Home**, located at **4432 Mariner Blvd., Spring Hill, FL**, to formally request consideration for an increase in our current licensed census from **six (6)** residents to up to **fourteen (14)** residents.

Our facility is currently certified to provide residential care for six individuals under the **Agency for Persons with Disabilities (APD)**. Over time, we have witnessed a growing demand within our community for high-quality residential services and support for individuals with developmental disabilities. In response to this need, we are seeking to expand our capacity in order to continue fulfilling our mission of providing a safe, nurturing, and person-centered environment for those we serve.

The requested increase will allow Mariner Group Home to accommodate additional residents who are currently awaiting placement through APD. Our goal is to ensure that every individual in need of residential care has access to the necessary support, supervision, and resources to thrive. We are fully committed to complying with all **APD rules, state licensing standards, zoning requirements, and life safety regulations** associated with this proposed expansion.

We respectfully request the Zoning and Planning Department to review our request and provide guidance on any additional steps, documentation or inspections required to approve this increase in capacity.

Thank you for your time and consideration of this important request. Please feel free to contact me at your earliest convenience should you require further information or clarification.

Sincerely,

Evelyn Gonzalez

Administrator / Owner

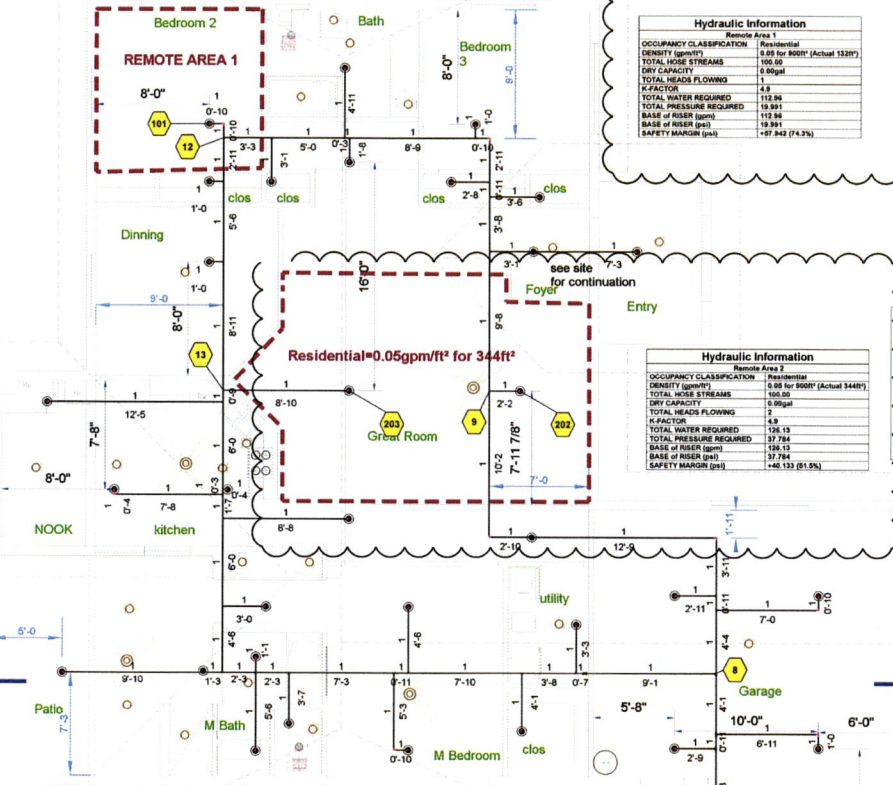
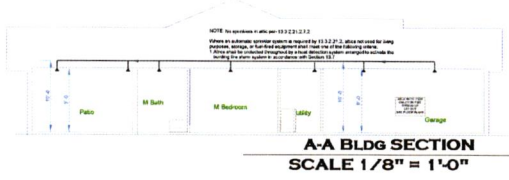
Mariner Group Home

4432 Mariner Blvd.

Spring Hill, FL 34609

Phone: 813-347-3060

Email: absolutequalityservices752@gmail.com



Hydraulic Information

| Residential Area 1 | |
|--------------------------|------------------------------|
| OCCUPANCY CLASSIFICATION | Residential |
| DENSITY (gpm/ft²) | 0.05 for 800' (Actual 1320') |
| TOTAL HOSE STREAMS | 100.00 |
| DRY CAPACITY | 0.05gpm |
| TOTAL HEADS FLOWING | 1 |
| K-FACTOR | 4.9 |
| TOTAL WATER REQUIRED | 112.36 |
| TOTAL PRESSURE REQUIRED | 19.991 |
| BASE OF RISER (psi) | 19.991 |
| SAFETY MARGIN (psi) | +07.842 (74.3%) |

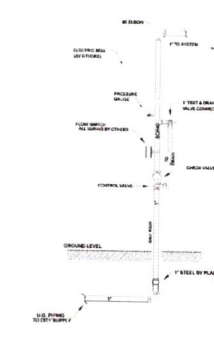
Hydraulic Information

| Residential Area 2 | |
|--------------------------|------------------------------|
| OCCUPANCY CLASSIFICATION | Residential |
| DENSITY (gpm/ft²) | 0.05 for 800' (Actual 3440') |
| TOTAL HOSE STREAMS | 100.00 |
| DRY CAPACITY | 0.05gpm |
| TOTAL HEADS FLOWING | 2 |
| K-FACTOR | 4.9 |
| TOTAL WATER REQUIRED | 126.13 |
| TOTAL PRESSURE REQUIRED | 37.784 |
| BASE OF RISER (psi) | 126.13 |
| SAFETY MARGIN (psi) | +08.133 (61.5%) |

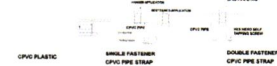
FIRE SPRINKLER GENERAL NOTES & SPECIFICATIONS

- GENERAL PROJECT SCOPE: THE PROJECT INVOLVES THE CONSTRUCTION OF A NEW AUTOMATIC WET PIPE FIRE SPRINKLER SYSTEM TO PROTECT A EXISTING SINGLE RESIDENTIAL HOME TURNED INTO A ALF OCCUPANCY. ALL WORK IS TO BE IN ACCORDANCE WITH NFPA 13D 2013 E.D., THE FLORIDA FIRE PREVENTION CODE, AND THE LOCAL AUTHORIZED HAVING JURISDICTION. ONE RISER WILL BE INSTALLED.
- ALL DIMENSIONS ARE CENTER-TO-CENTER UNLESS NOTED OTHERWISE (CNC).
- DESIGN PARAMETERS:
 - AS PER NFPA 13D 2013 EDITION AND ALL LOCAL CODES.
 - ALL HANGERS TO BE IN ACCORDANCE WITH NFPA-13 2013 E.D.
 - ROUGH-IN PIPING TO BE FLUSHED AND TESTED IN ACCORDANCE WITH NFPA-13 2013 E.D.
 - ALL UNDERGROUND WORK (MANHOLE, INSTALLATION, FLUSHING, AND TESTING) IS TO BE IN ACCORDANCE WITH NFPA-24 2013 E.D.
 - THIS AREA IS NOT KNOWN TO HAVE PROBLEMS WITH MICROBIAL INDUCED CORROSION. NO PREVENTATIVE MEASURES HAVE BEEN DESIGNED INTO THIS SYSTEM.
- MATERIALS:
 - ALL FIRE PROTECTION EQUIPMENT AND MATERIALS SHALL BE U.L. LISTED (WHEN APPLICABLE). ALL INTERIOR PIPING TO BE CPVC WITH CPVC FITTINGS.
 - ALL THREADED FITTINGS ARE TO BE CLASS 125 CAST IRON OR CLASS 150 MALLEABLE IRON.
 - GROOVED FITTINGS ARE TO BE U.L. LISTED AND IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 13.
 - ALL THREADED PIPE IS TO BE SCHEDULE 40, BLACK OR SCHEDULE 40 GALV. IN ACCORDANCE WITH NFPA-13 AND ASTM A 795. USE OF THREADED LIGHTWALL PIPE WITH THREADED FITTINGS SHALL NOT BE PERMITTED.
 - GROOVED PIPE SHALL BE SCHEDULE 10, SCHEDULE 10 GALV. IN ACCORDANCE WITH NFPA-13 AND ASTM A 795.
 - THE FIRE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AS BUILTS.
 - ALL PENETRATIONS THROUGH WALLS/FLOORS SHALL BE FIRE STOPPED/WATERPROOFED TO MATCH THE RATING OF THE WALL/FLOOR.
 - AUXILIARY DRAIN VALVES ARE TO BE PROVIDED WHERE PORTIONS OF THE SYSTEM ARE INSTALLED "TRAPPED", IN ACCORDANCE WITH NFPA 13.
- A SITE PLAN HAS BEEN SHOWN ON THESE PLANS IN ORDER TO SHOW THE UNDERGROUND HYDRAULIC NOSES USED IN THE CALCULATIONS. THE SITE PLAN SHOWN ON THESE PLANS IS TO BE USED FOR HYDRAULIC REFERENCE ONLY. SEE THE SITE UTILITY DRAWINGS FOR CONSTRUCTION REQUIREMENTS.
- QUICK RESPONSE RESIDENTIAL SPRINKLER HEADS SHALL BE INSTALLED THROUGHOUT (UNLESS OTHERWISE NOTED).
- ALL SPRINKLER HEADS TO BE LOCATED AT LEAST 2'-0" OF ANY PIR.

FIRE SPRINKLER RISER



PLASTIC DETAILS

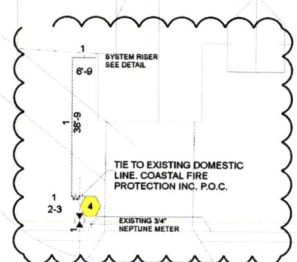


MAX. DISTANCE BETWEEN HANGERS

| NOMINAL PIPE SIZE (IN.) | 3/4" | 1" | 1 1/4" | 1 1/2" | 2" | 2 1/2" | 3" | 4" | 6" | 8" |
|--|-------|-------|--------|--------|-------|--------|--------|----|----|----|
| STEEL PIPE EXCEPT TYPE 304L (EXCEPT 1") | NA | 12 | 12 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| THERMOPLASTIC STEEL PIPE | NA | 12 | 12 | 12 | 12 | 12 | 12 | NA | NA | NA |
| CPVC | 5'-6" | 6'-0" | 6'-6" | 7'-0" | 8'-0" | 9'-0" | 10'-0" | NA | NA | NA |
| DUCTILE IRON | NA | NA | NA | NA | NA | NA | 16 | 16 | 16 | 16 |
| | | | | | | | | | | |

NFPA SPACING REQUIREMENTS

ODIN STREET



MARINER BLVD

FIRE SPRINKLER SITE

SCALE 1/16" = 1'-0"

COASTAL FIRE PROTECTION
8961 NORTH FORK DRIVE
N. FORT MYERS, FL 33903
PHONE 1-239-997-7721
FAX 1-239-997-0070
LIC. # 65330500012001

FIRE SPRINKLER PLAN
PERMIT NO. _____
CONTRACT NO. _____
APPROVAL: _____
C.D.T. _____
SCALE: AS NOTED
DATE: 3-5-2020
REVISED: _____
SHEET: _____

ENGINEER OF RECORD

UNDER 65 HEADS
NO ENGINEER REQUIRED

Sprinkler Legend

| Symbol | Manufacturer | SIN | Model | Quantity | K-Factor | Type | Size | Response | Finish | Temperature | Note |
|--------|--------------|-------|-----------|------------|----------|---------|------|----------|--------|-------------|------|
| ● | Reliable | R3516 | F1 RES 49 | 32 | 4.9 | Pendent | 1/2" | Quick | White | 155°F | |
| | | | | Total = 32 | | | | | | | |

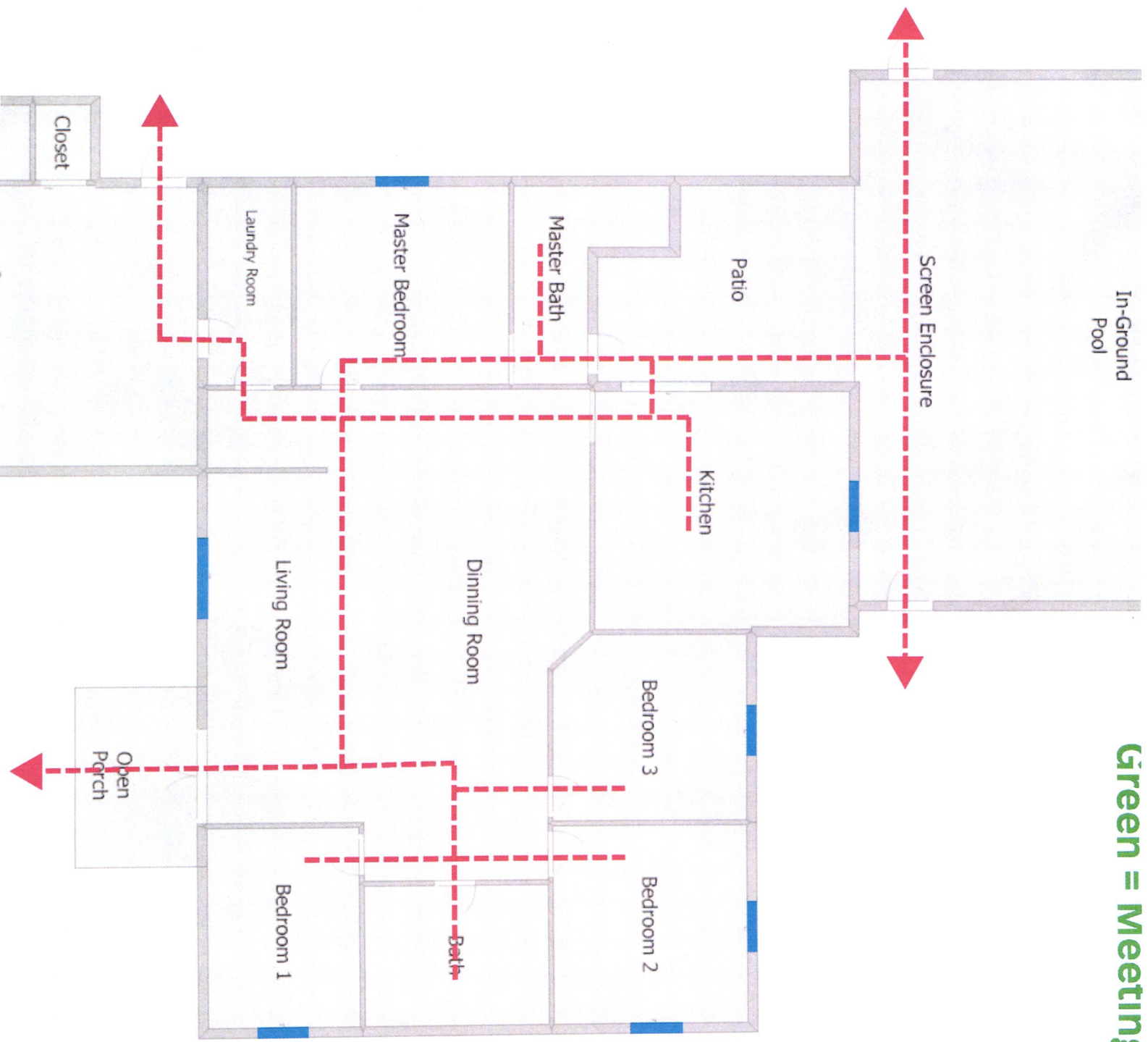
4432 MARINER ALF

4432 Mariner blvd
Spring Hill, FL

REVISION COMMENTS

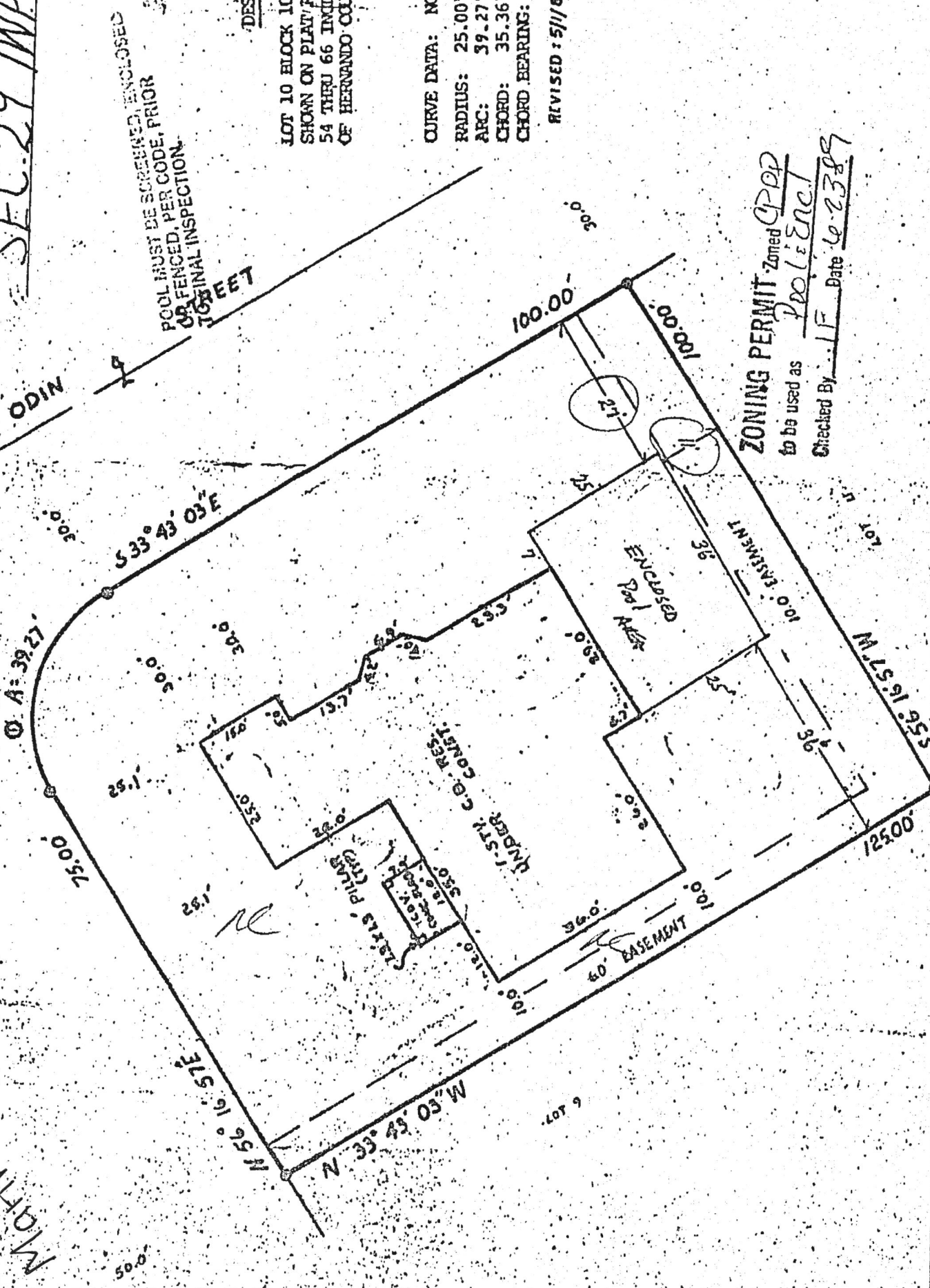
DATE: 2/19/21
CORRECTION PER REVIEW

Green = Meeting Spot



SEC 29 TWP 23S R16E

Mattner Blvd
MARINER



POOL MUST BE SCREENED/ENCLOSED
OR FENCED, PER CODE, PRIOR
TO FINAL INSPECTION.
100 FEET

DESCRIPTION:

LOT 10 BLOCK 1037, SPRING HILL UNIT 16, AS
SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGES
54 THRU 66 INCLUSIVE OF THE PUBLIC RECORDS
OF HERNANDO COUNTY, FLORIDA,

CURVE DATA: NO. ①

RADIUS: 25.00'
ARC: 39.27'
CHORD: 35.36'
CHORD BEARING: S 78° 43' 03" E

REVISED: 5/1/89 CHANGED HOUSE

ZONING PERMIT Zoned GPD
to be used as Pool Enc.
Checked By LF Date 4-23-89

SE2601 Aerial Map



1/27/2026, 3:19:24 PM

Parcels

Parcel Lines (Easement Historic)

Historic

Cross Streets

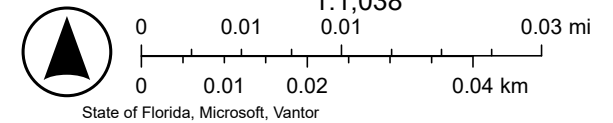
Streets

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

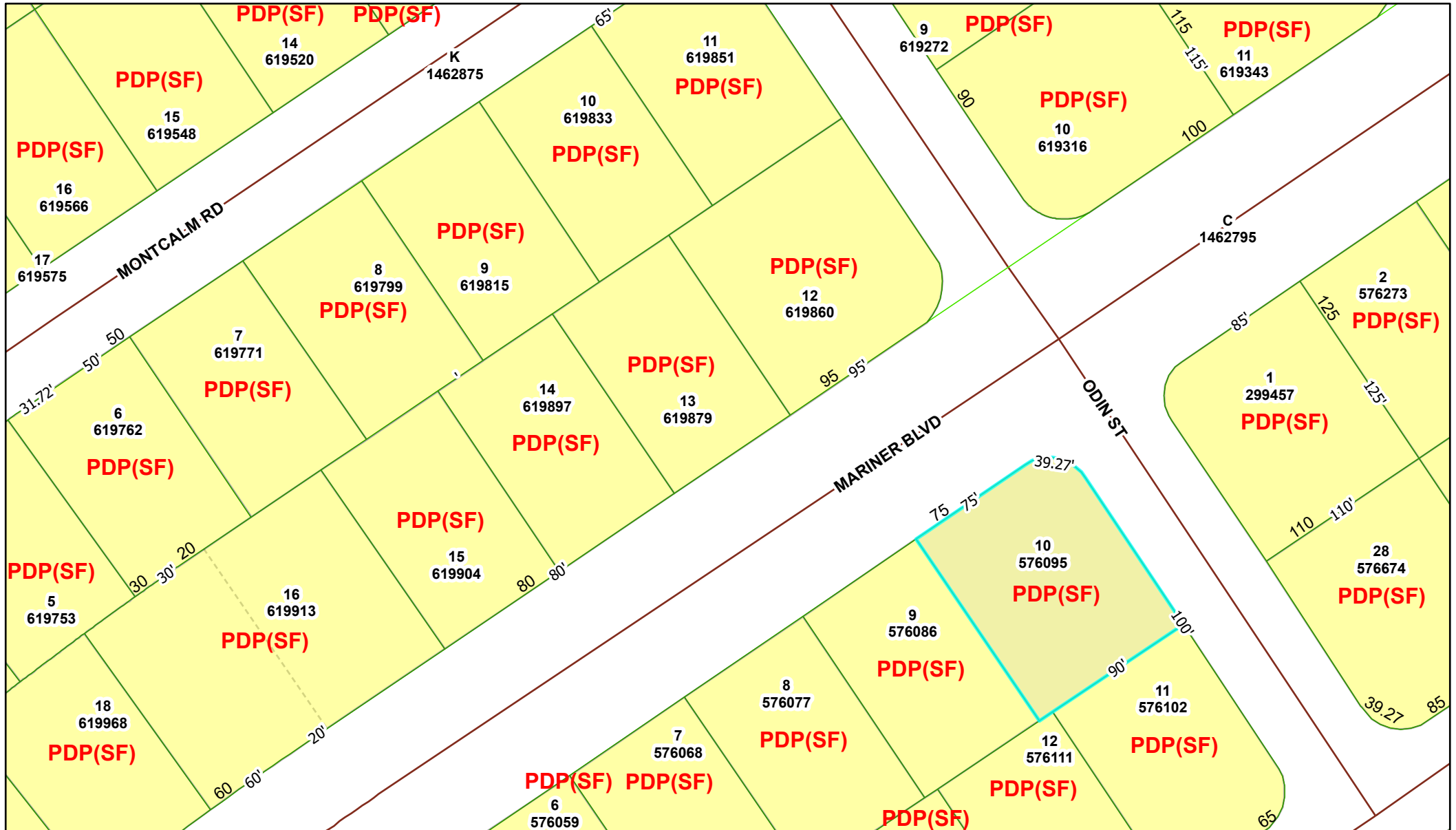
High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



SE2601 Zoning Map



1/27/2026, 3:19:46 PM

Zoning (Hernando Builders)

Residential

Parcels

Parcels (Labels)

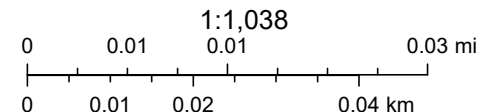
Parcel Dimensions

Parcel Lines (Easement Historic)

Historic

Cross Streets

Streets



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



AGENDA ITEM

TITLE

Special Exception Use Permit Petition Submitted by Julie Vadell and Sabato Del Pozzo (SE2602)

BRIEF OVERVIEW

Request:

Special Exception Use Permit for Family Mausoleum

General Location:

North side of Rester Drive at the intersection of Kindlewood Trail

Parcel Key Number:

973520

Summary of Applicant's Request:

The petitioner is requesting approval of a Special Exception Use Permit to allow the construction of a Family Mausoleum on their property. This request is made to honor and preserve the petitioner's family bond and legacy. The proposed mausoleum would serve as a dedicated place where family members may gather, reflect, and maintain a lasting connection across generations.

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 Family Mausoleum, with performance conditions.

REVIEW PROCESS

| | | | |
|---------------------|----------|------------|---------|
| Michelle Miller | Approved | 01/29/2026 | 2:02 PM |
| Victoria Via | Approved | 01/29/2026 | 2:12 PM |
| Natasha Lopez Perez | Approved | 02/03/2026 | 9:44 AM |
| Toni Brady | Approved | 02/03/2026 | 4:02 PM |



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026

APPLICANT: Julie Vadell and Sabato Del Pozzo

FILE NUMBER: SE-26-02

PURPOSE: Special Exception Use Permit for Family Mausoleum

GENERAL LOCATION: North side of Rester Drive at the intersection of Kindlewood Trail

PARCEL KEY NUMBER: 973520

APPLICANT'S REQUEST:

The petitioner is requesting approval of a Special Exception Use Permit to allow the construction of a Family Mausoleum on their property. This request is made to honor and preserve the petitioner's family bond and legacy. The proposed mausoleum would serve as a dedicated place where family members may gather, reflect, and maintain a lasting connection across generations.

SITE CHARACTERISTICS:

| | |
|---|---|
| Site Size | 5 Acres |
| Surrounding Zoning; Land Uses | North: Agriculture; Developed South: ROW/Agriculture; Right of way / Developed East: Agriculture; Developed West: Agriculture; Developed |
| Current Zoning: | Agricultural |
| Future Land Use Map Designation: | Agricultural |

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objections to the special exemption to allow a Mausoleum on the property

ENGINEERING REVIEW:

The subject property is on the North side of Restor Road. Department Of Public Works has no objections to the proposed use of a mausoleum.

LAND USE REVIEW:

Existing Building Setbacks:

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

Buffers:

- Rear 20'
- Sides 20'

Comments: The adjacent properties are zoned AG/ Agricultural. Due to residential standards, staff recommends a 20-foot landscape buffer. While the adjacent parcels are not residentially zoned, there are residential homes on the parcels surrounding the subject site.

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 uses.

Comments: The proposed family mausoleum is consistent with the Hernando County Comprehensive Plan's Rural Future Land Use objectives to retain and promote agricultural activities and preserve rural character, as the use is low intensity, accessory in nature, and compatible with long-range land use goals for rural/agricultural areas.

FINDINGS OF FACT:

A Special Exception Use Permit for a Family Mausoleum is allowed by right in all zoning districts. The proposed use is consistent with the Hernando County Comprehensive Plan and is compatible with surrounding land uses, as it is a low-intensity, accessory use that does not adversely impact the character of the area.

1. The mausoleum shall be constructed in compliance with Florida Statutes Chapter 497 and in accordance with the Florida Building Code, as applicable.

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 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. 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 Family Mausoleum, 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 petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. Building Setbacks

| | |
|--------|-----|
| Front: | 75' |
| Side: | 35' |
| Rear: | 50' |
4. Buffers

| | |
|-------------|-----|
| Rear Buffer | 20' |
| Sides | 20' |
5. The mausoleum shall be constructed in compliance with Florida Statutes Chapter 497 and in accordance with the Florida Building Code, as applicable.

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. SE-26-02 Official Date Stamp:

RECEIVED

NOV 04 2025

Hernando County Development Services
Zoning Division

Date: 11-5-2025

APPLICANT NAME: Julie Vadell

Address: 15249 Rester Drive

City: Brooksville

State: FL

Zip: 34613

Phone: (352) 428-0640 Email: mamamita56@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): 00973520

2. SECTION 14, TOWNSHIP 22, RANGE 18

3. Current zoning classification: 01-Residential Single Family

4. Desired use: mausoleum

5. Size of area covered by application: 225 Sqft

6. Highway and street boundaries: N-Ganster Dr, W-Suncoast Hwy, S-Rester Dr, E-Long Island 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, Julie Vadell, 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.

Julie Vadell
Signature of Property Owner

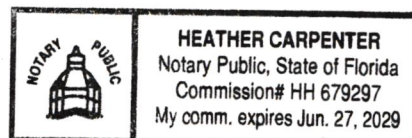
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2025, by Julie Vadell who is

☐ personally known to me or ☐ produced _____ as identification.

Signature of Notary Public

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



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. SE-26-02 Official Date Stamp:

RECEIVED

NOV 04 2025

Hernando County Development Services
Zoning Division

Date: 11-5-25

APPLICANT NAME:

Address: 15249 Rester Drive
City: Brooksville State: FL Zip: 34613
Phone: (352) 428-2608 Email: mammamita56@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): 00973520
2. SECTION 14, TOWNSHIP 22, RANGE 18
3. Current zoning classification: D1-Residential Single Family
4. Desired use: Mausoleum
5. Size of area covered by application: 225 Sq Ft
6. Highway and street boundaries: N-Ganster Dr., W-Suncoast Hwy, S-Rester Dr., E-Long Island 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, Sabato Del Pozzo, 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):

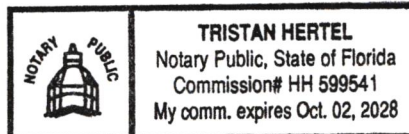
- ☐ I am the owner of the property and am making this application OR
☐ I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): _____
to submit an application for the described property.

Sabato Del Pozzo
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 3 day of November, 2025, by Sabato Del Pozzo who is ☐ personally known to me or ☒ produced FL ID as identification.

Signature of Notary Public



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

Notary Seal/Stamp

The reason I want to do a Mausoleum:

I am Bless with six kids, and I would like to create a deeply meaningful plan for our family. It's important for me preserving my family connection creating a Mausoleum on the property that seems like a beautiful way to honor my family bond, ensuring that my husband and I stay close to our children even after we are gone. It's important for us a physical space where the family can gather. Reflect and stay connected, especially since our children value being close home. We all came to an agreement about the property being kept in the family as a place for future generations to gather.

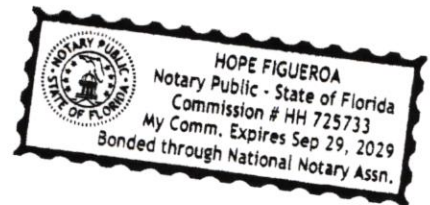
Property address: 15249 Rester Drive, Brooksville, FL 34613

Property is Paid in FULL

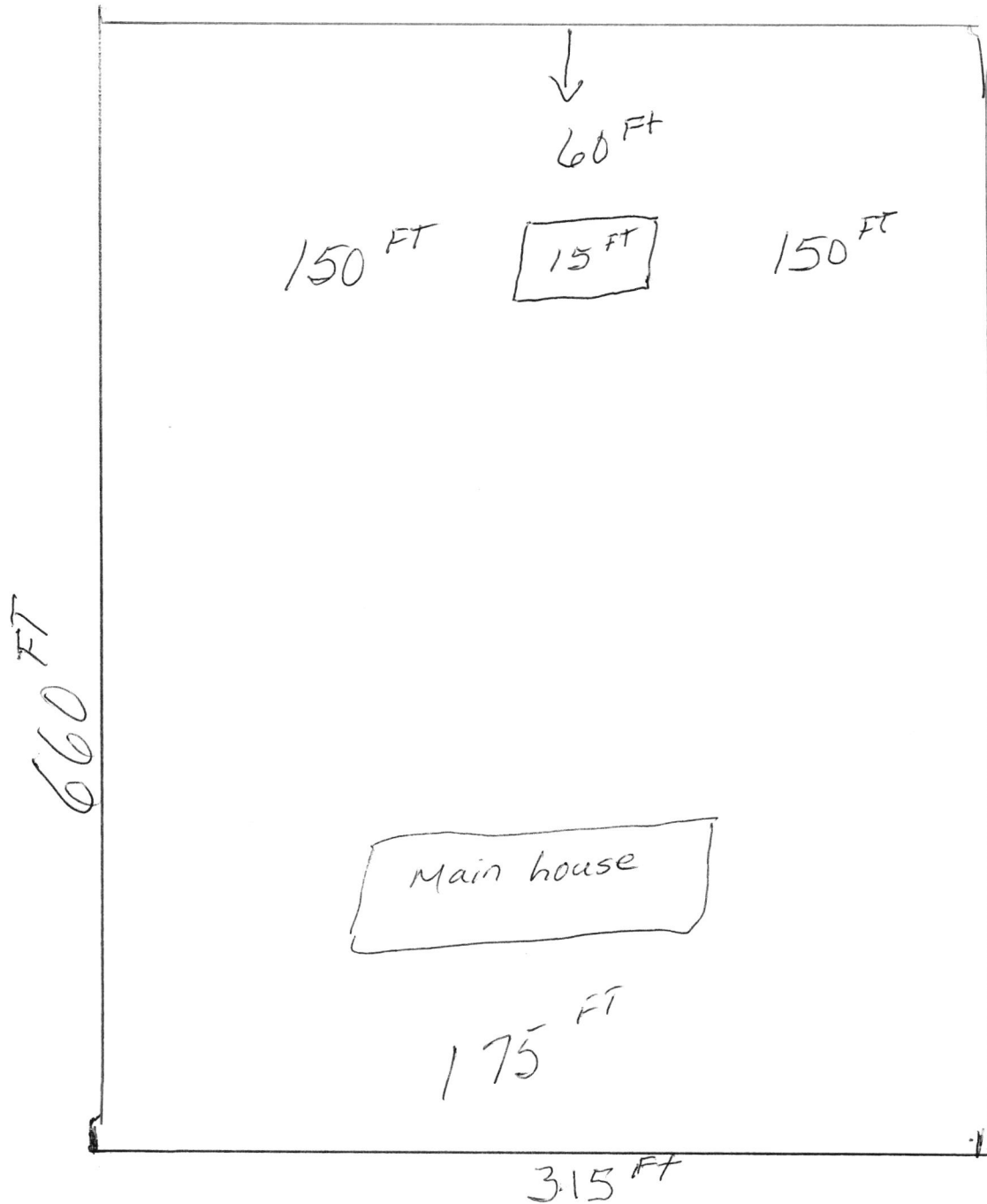
Julie Vadell
Soledad Del Razo

Julie Vadell
Soledad Del Razo

State of Florida
County of Hernando
The foregoing instrument was acknowledged
before me 4th day of November
Hope Figueroa
Your Name Here, Notary Public
My Commission Expires 9/29/2029



Parcel key 00973520



15249 Rester Drive

Julie Vadell
Sasha Del Pozzo

SE2602 Aerial Map

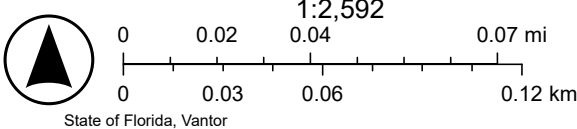


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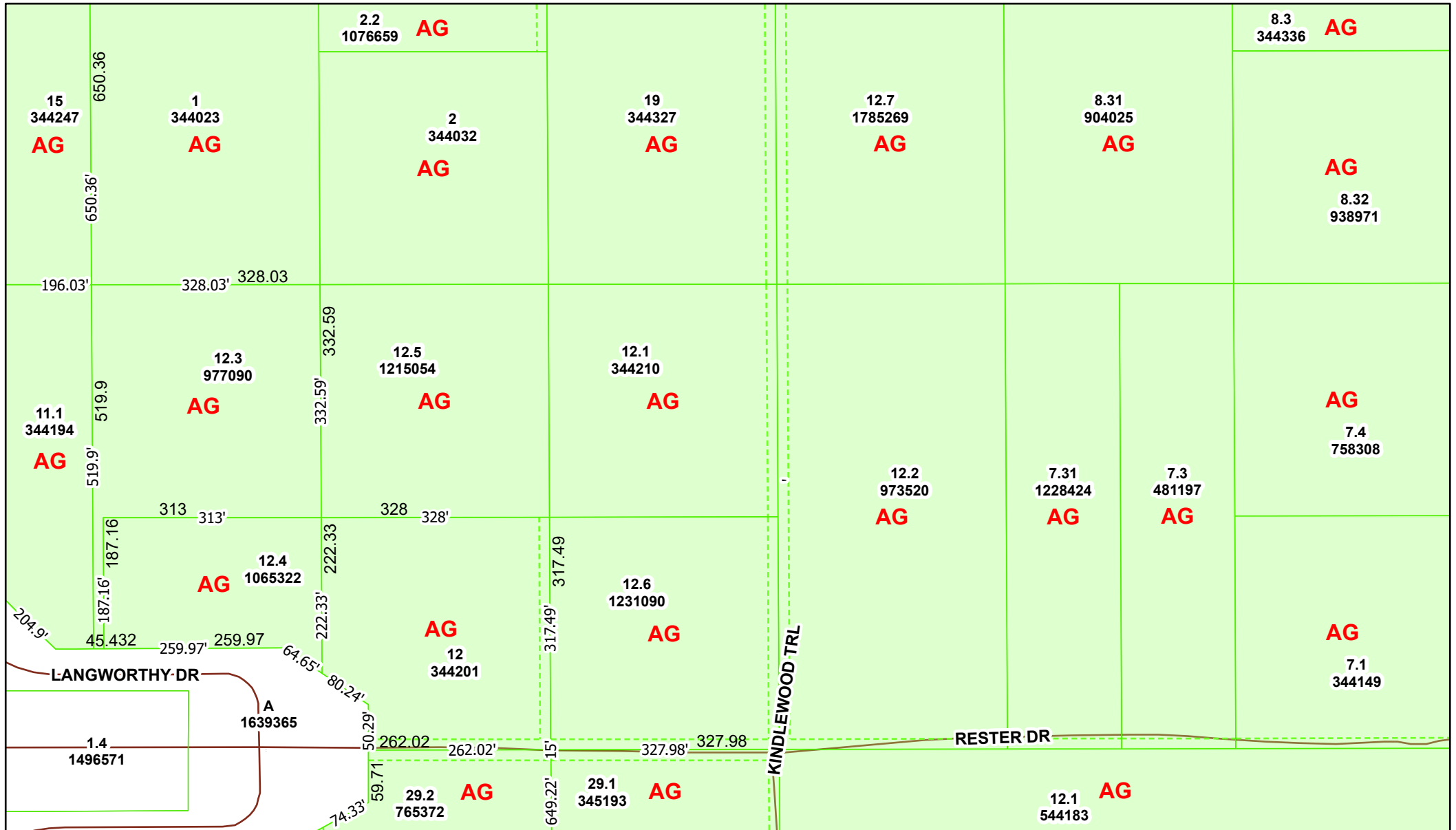
- Parcels
- Parcel Lines (Easement Historic)
- Parcels (Labels)
- Easement
- Parcel Dimensions
- Cross Streets
- Streets

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
60cm Resolution Metadata



SE2602 Zoning Map



1/27/2026, 3:13:12 PM

Zoning (Hernando Builders)

Agricultural

Parcels

Parcels (Labels)

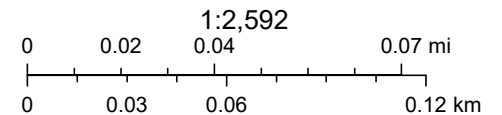
Parcel Dimensions

Parcel Lines (Easement Historic)

Easement

Cross Streets

Streets



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



AGENDA ITEM

TITLE

Conditional Use Permit Petition Submitted by Robert Creekmore and Antoinette Creekmore (H2601)

BRIEF OVERVIEW

Request:

Conditional Use Permit for a Temporary Structure

General Location:

Northern terminus of Rim Rock Drive and Wheystone Drive

Parcel Key Number:

759922

Summary of Applicant's Request:

The petitioners are requesting approval of a Conditional Use Permit for Temporary Structure to allow the use of a Recreational Vehicle (RV) as a temporary security residence. The Petitioners do not currently have a residence and are requesting to stay on site while they build their family home.

According to Appendix A, Article I, Section 3, Paragraph 129 of the Hernando County Code of Ordinance, a "structure" is defined as "any combination of materials fabricated to fulfill a function in a fixed location on the land includes buildings and signs."

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A (Zoning Code), Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a Recreational Vehicle (RV) qualifies as a structure; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Structure for a Recreational Vehicle (RV) as a temporary security residence with performance conditions.

REVIEW PROCESS

Michelle Miller

Approved

01/29/2026 2:04 PM

| | | | |
|---------------------|----------|------------|---------|
| Victoria Via | Approved | 01/29/2026 | 2:11 PM |
| Natasha Lopez Perez | Approved | 01/30/2026 | 1:06 PM |
| Toni Brady | Approved | 02/01/2026 | 8:01 PM |



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026

APPLICANT: Robert B and Antoinette Creekmore

FILE NUMBER: CU-26-01

REQUEST: Conditional Use Permit for a Temporary Security Residence

GENERAL LOCATION: Northern terminus of Rim Rock Drive and Wheystone Drive

PARCEL KEY NUMBER: 759922

APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary security residence. The Petitioner is requesting to stay on site while they build their family home.

SITE CHARACTERISTICS

| | |
|---|---|
| Site Size | 3.4 Acres |
| Surrounding Zoning; Land Uses | North: Conservation; Conservation South: Right-of-Way (ROW)/R1C; Residential East: R1C; Residential West: R1C; Residential |
| Current Zoning: | Residential |
| Future Land Use Map Designation: | Rural |

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objection to allow a RV on parcel while the home is being built.

ENGINEERING REVIEW

The subject site is located at the Northern terminus of Rim Rock Drive and Wheystone Drive. Driveway apron connection must be installed as required with single family residential permit requirements.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1C/Residential District:

- Front: 25'
- Side: 10'
- Rear: 20'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Temporary security residence with the following performance conditions:

1. The petitioner shall 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. No attachments or other structures shall be erected on the property or attached to the RV.
3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
Front: 25'
Side: 10'
Rear: 20'
4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

5. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.
6. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.
7. The Conditional Use Permit shall expire on February 9, 2027.

**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. CU-26-01 Official Date Stamp:

RECEIVED

OCT 30 2025

Hernando County Development Services
Zoning Division

Date: 10/29/25

APPLICANT NAME: Robert B & Antoinette Creekmore

Address: 14513 Pointe East Trail

City: Clermont

State: FL

Zip: 34711

Phone: 321 231-0244 Email: CreekmoreRB@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): 759922
2. SECTION 23, TOWNSHIP 22, RANGE 21
3. Current zoning classification: RIC
4. Desired use: Residential Single Family
5. Size of area covered by application: 147,433
6. Highway and street boundaries: Kim Rock St.
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, Robert B & Antoinette Creekmore, 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):

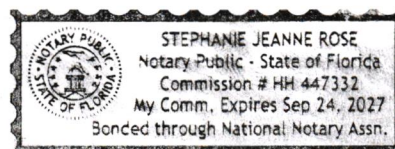
- ☒ I am the owner of the property and am making this application **OR**
☐ I am the owner of the property and am authorizing (applicant): Robert B Creekmore
and (representative, if applicable): _____
to submit an application for the described property.

Robert B Creekmore Antoinette Creekmore
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 30 day of October, 2025, by Robert & Antoinette Creekmore who is ☐ personally known to me or ☒ produced FLD as identification.

Signature of Notary Public



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

Notary Seal/Stamp

We are requesting approval to place and occupy an RV on the subject property for security purposes during the construction, installation and completion of a modular home. The building permit application (1505090) has been submitted. We will vacate the RV once a certificate of occupancy has been issued for our home.

X Robert B Crockmore

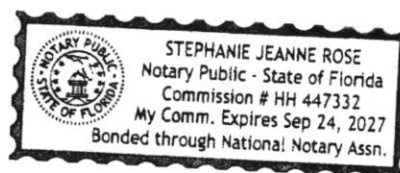
X Antonio Cuf

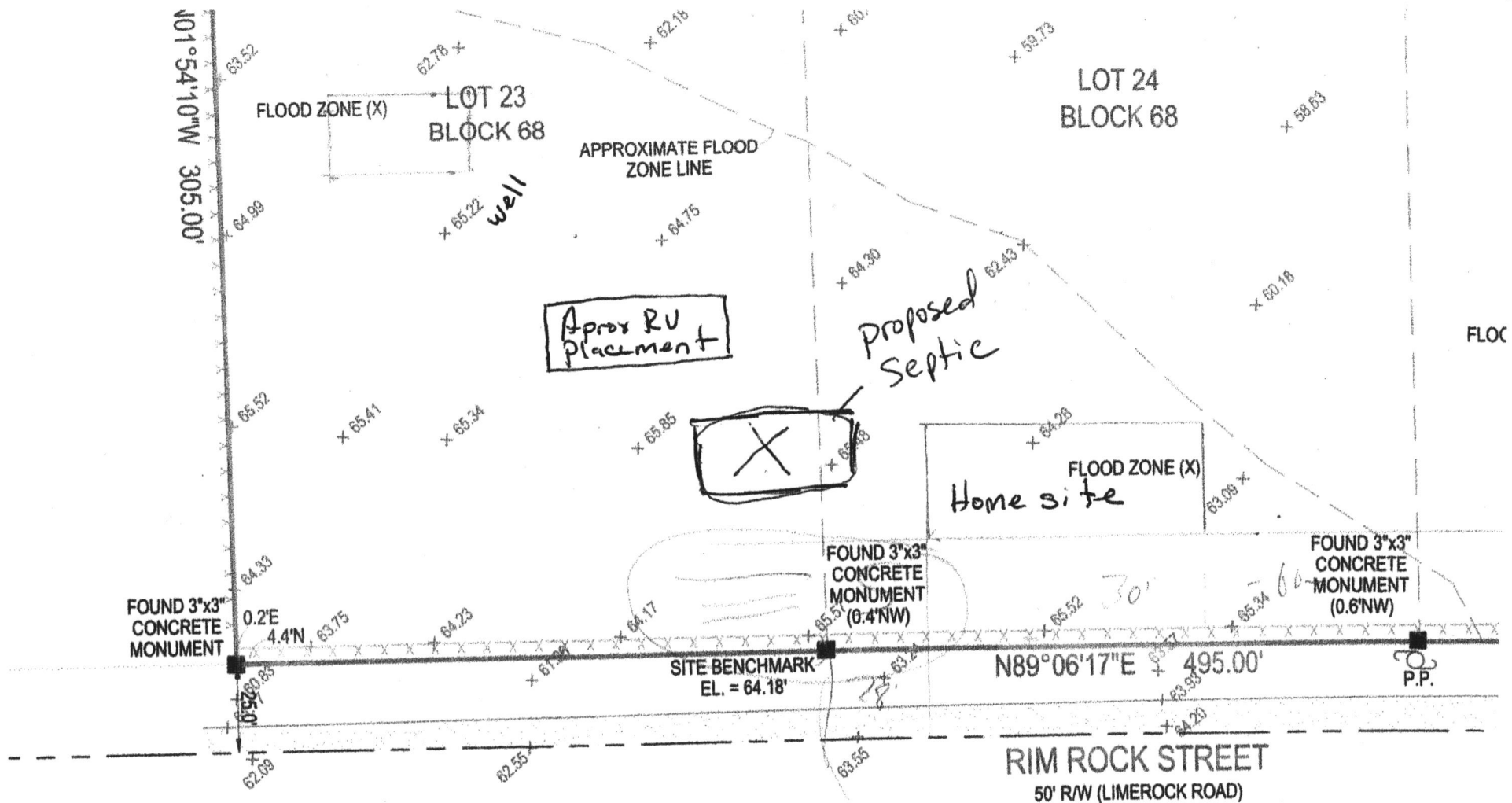
State of Florida
County of Hernando

The foregoing instrument was acknowledged
before me 30 day of October 2026

Stephanie Rose
Your Name Here Notary Public

My Commission Expires Sept 24, 2027





NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR READINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

CU2601 Aerial Map



1/27/2026, 2:36:43 PM



Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

----- Historic

World Imagery

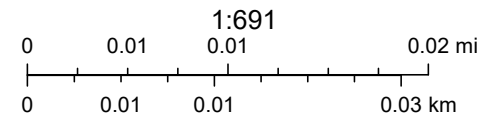
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

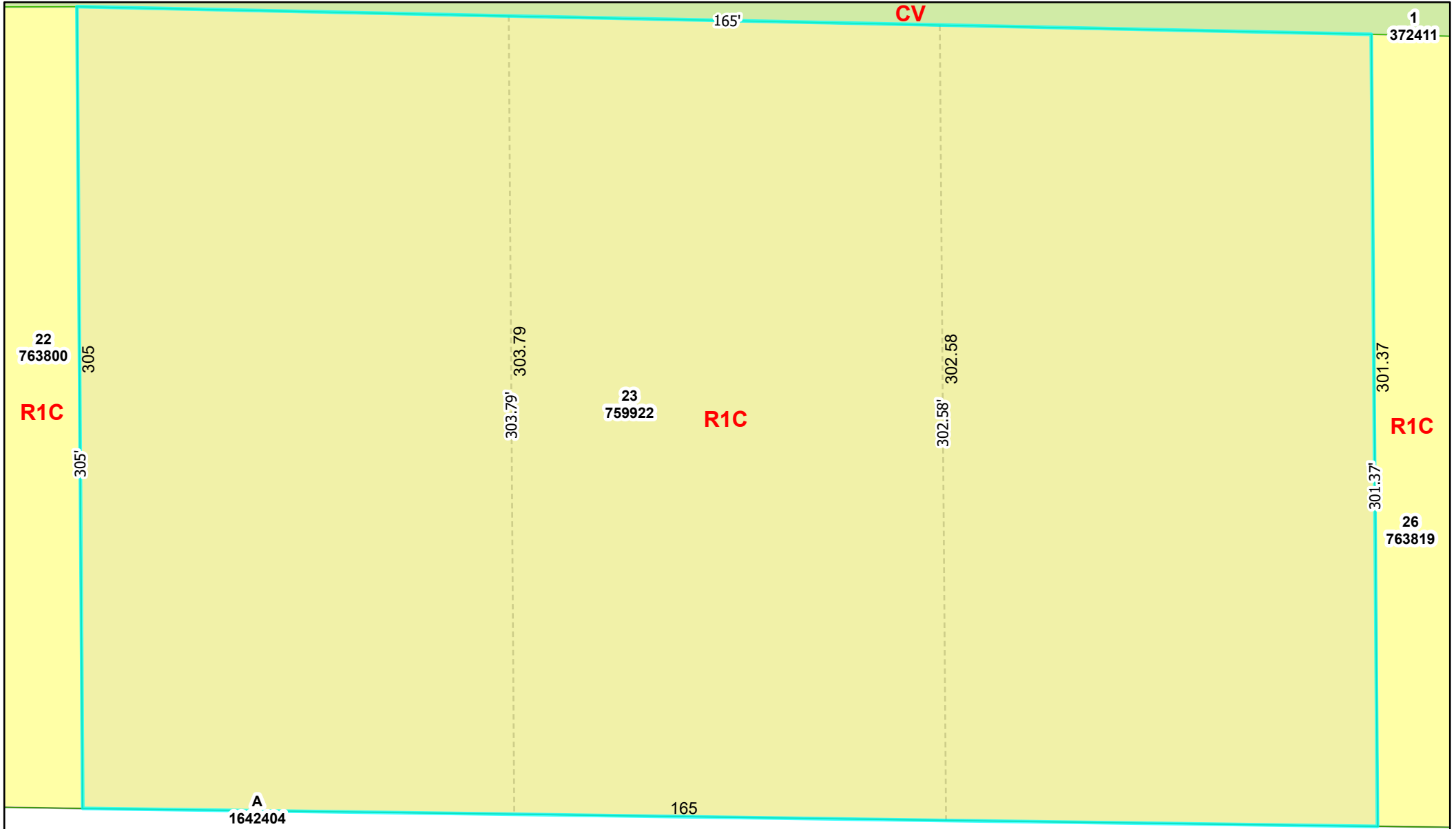
Citations

15cm Resolution Metadata



State of Florida, Microsoft, Vantor

CU2601 Zoning Map



1/27/2026, 2:37:03 PM

Zoning (Hernando Builders)

Conservation

Residential



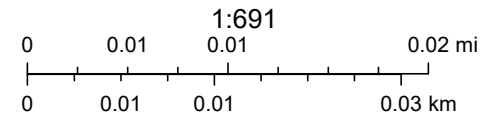
Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Historic



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



AGENDA ITEM

TITLE

Conditional Use Permit Petition Submitted by Mary Roland (CU2602)

BRIEF OVERVIEW

Request:

Conditional Use Permit for a Second Residence Due to Medical Hardship and Damage of Permanent Structure Due to Hurricane Milton

General Location:

North side of Standish Road approximately 850 feet from Cortez Blvd

Parcel Key Number:

100955

Summary of Applicant's Request:

The petitioner is requesting a Conditional Use Permit for a second residence on the property due to medical hardship and the need to complete repairs resulting from Hurricane Milton in October 2024.

During Hurricane Milton, the petitioner's primary residence sustained significant damage. In response, the petitioner obtained a second mobile home through FEMA (Federal Emergency Management Agency). FEMA placed this mobile home on the property in approximately April 2025, in its current location near or at the property line. The petitioner is requesting a deviation from the 25-foot front setback to keep the mobile home in this location. FEMA has authorized the petitioner to maintain the mobile home on the premises.

Additionally, the petitioner's family physician has recommended that the petitioner's husband reside in the ADA-compliant mobile home to accommodate his medical needs.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A (Zoning Code), Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship and

storm damage with performance conditions.

REVIEW PROCESS

| | | | |
|---------------------|----------|------------|---------|
| Michelle Miller | Approved | 01/29/2026 | 2:07 PM |
| Victoria Via | Approved | 01/29/2026 | 2:10 PM |
| Natasha Lopez Perez | Approved | 02/03/2026 | 9:14 AM |
| Toni Brady | Approved | 02/03/2026 | 4:01 PM |



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026

APPLICANT: Mary Roland

FILE NUMBER: CU-26-02

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship and Damage of Permanent Structure Due to Hurricane Milton

GENERAL LOCATION: North side of Standish Road approximately 850 feet from Cortez Blvd

PARCEL KEY NUMBER: 100955

APPLICANT'S REQUEST

The petitioner is requesting a Conditional Use Permit for a second residence on the property due to medical hardship and the need to complete repairs resulting from Hurricane Milton in October 2024.

During Hurricane Milton, the petitioner's primary residence sustained significant damage. In response, the petitioner obtained a second mobile home through FEMA (Federal Emergency Management Agency). FEMA placed this mobile home on the property in approximately April 2025, in its current location near or at the property line. The petitioner is requesting a deviation from the 25-foot front setback to keep the mobile home in this location. FEMA has authorized the petitioner to maintain the mobile home on the premises.

Additionally, the petitioner's family physician has recommended that the petitioner's husband reside in the ADA-compliant mobile home to accommodate his medical needs.

SITE CHARACTERISTICS

| | |
|---|--|
| Site Size | .03 Acres |
| Surrounding Zoning; Land Uses | North: R1A; Residential South: (ROW)/R1A; Right-of-Way, Residential East: R1A; Residential West: R1A; Residential |
| Current Zoning: | Residential |
| Future Land Use Map Designation: | Residential |

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available to this parcel; wastewater service is not available. HCUD has no objection to allow a second residence (RV) on the property to take care of a family member, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

Comment: The petitioner shall coordinate with the Hernando County Health Department to obtain approval for any required upgrades to the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The subject site is located on the North side of Standish Street Road Approximately 850 feet from Cortez Blvd. The Hernando County Department of Public Works and Engineering have no objections to the conditional use. No parking is permitted in the right of way by ordinance. GIS mapping shows parking in right of way is occurring, this must stop or be subject to enforcement.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1A(Residential) District:

- Front: 25 ' Petitioner is requesting a Deviation to 5'
- Side: 10'
- Rear: 20'

Comments: The petitioner has requested a setback deviation based on the placement of the trailer by FEMA. However, the requested deviation cannot be granted under the provisions of the Conditional Use Permit. The petitioner shall either relocate the FEMA trailer from its current location to comply with required setbacks or obtain an approved Variance authorizing the setback deviation.

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship and storm damage with the following performance conditions:

1. The petitioner shall 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 either move the FEMA trailer from it's current location or Obtain an approved Variance requesting the setback deviation.
3. The petitioner shall either relocate the FEMA trailer from its current location to comply with required setbacks or obtain an approved **Variance** authorizing the setback deviation.
4. The petitioner shall coordinate with the Hernando County Health Department to obtain approval for any required upgrades to the existing onsite sewage treatment and disposal system.
5. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
6. Parking within the public right-of-way is prohibited by ordinance.
7. The conditional use permit shall expire on February 9, 2028.

**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. CU-26-02 Official Date Stamp:
RECEIVED
OCT 30 2025
HERNANDO COUNTY ZONING

Date: 10-2-2025

APPLICANT NAME: MARY A. ROLAND

Address: 6521 STANBISH ST

City: WEEKI WACHEE

State: FL

Zip: 34613

Phone: 339-470-1882

Email: dawdownow@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): 100955
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: _____
4. Desired use: and Residence
5. Size of area covered by application: _____
6. Highway and street boundaries: _____
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, MARY A. ROLAND, 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): _____

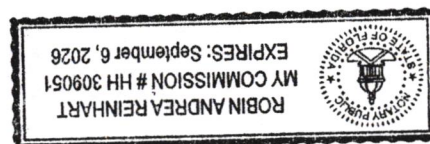
to submit an application for the described property.

[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 30 day of october, 2025, by Mary Roland who is ☐ personally known to me or ☒ produced FLDL as identification.

[Signature]
Signature of Notary Public



Notary Seal/Stamp

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

March 29, 2025
 Mary A. Roland
 6521 Stanchish St.
 Weeki Wachee, FL.
 34613
 (239) 470-1083
 Parcel Key #10095

HERNANDO County COMMISSIONERS
 Hernando County, Florida

DEAR Sirs and Madam:

We are requesting a deviation on the required set back from the right-of-way at 6521 Stanchish Street on which a 14' X 50' FEMA trailer is located. The trailer sits on our front property line. **AND SECONDARY RESIDENCE**

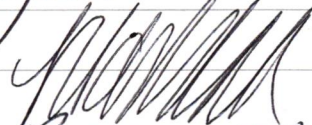
The primary reason for this request is because of my husband, Don L. Roland. He is 83 years old with **SEVERE** disabilities, a veteran, a crushed left arm, fractured pelvis, spinal injuries, and currently needs a right shoulder replacement. Our FEMA trailer is fully constructed for handicap individuals, whereas, our old trailer is not.

Due to limited funds for repairs to our hurricane damaged trailer, there is nothing left to build handicap facilities.

Fema has offered us the opportunity to buy their trailer on reasonable terms, which would be a God-Sent.

My husband has problems at times walking and has suffered in the past from a number of falls.

If you could see fit by allowing this deviation we would be forever in your debt.

Yours Truly,

 Mary A. Roland

P.S.

TIME IS OF THE ESSENCE
 FOR PURCHASING THE ADA MOBIL HOME
 FROM FEMA. WE MUST ACT SOON FOR
 THIS FEMA OFFER TO BUY IT.



Federal Emergency Management Agency
Disaster Number: DR-4828-FL
FEMA Application Number: 620520971

U.S. Department of Homeland Security
Washington, DC 20472



FEMA

Mary Roland
6521 Standish St
Weeki Wachee, FL 34613

Notice of Interest (Response)
Sale of FEMA Unit

If you return this form, you understand the following:

- You are not required to participate in the sales process or buy the FEMA Unit.
- You may not qualify.
- FEMA is not required to sell the FEMA Unit to you.

If you DO NOT want to buy the FEMA Unit – Your eligibility for Direct Housing Assistance **will not be affected** for DR-4828-FL. You can keep staying in FEMA Unit for as long as you stay eligible or until the end of the assistance period, which ends on 04/11/2025.

If you want to buy the FEMA Unit – Return this letter to your FEMA Representative **within 30 days** to arrange a closing date to buy the FEMA Unit.



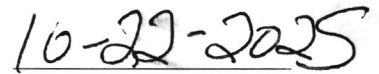
I want to buy the FEMA Unit.



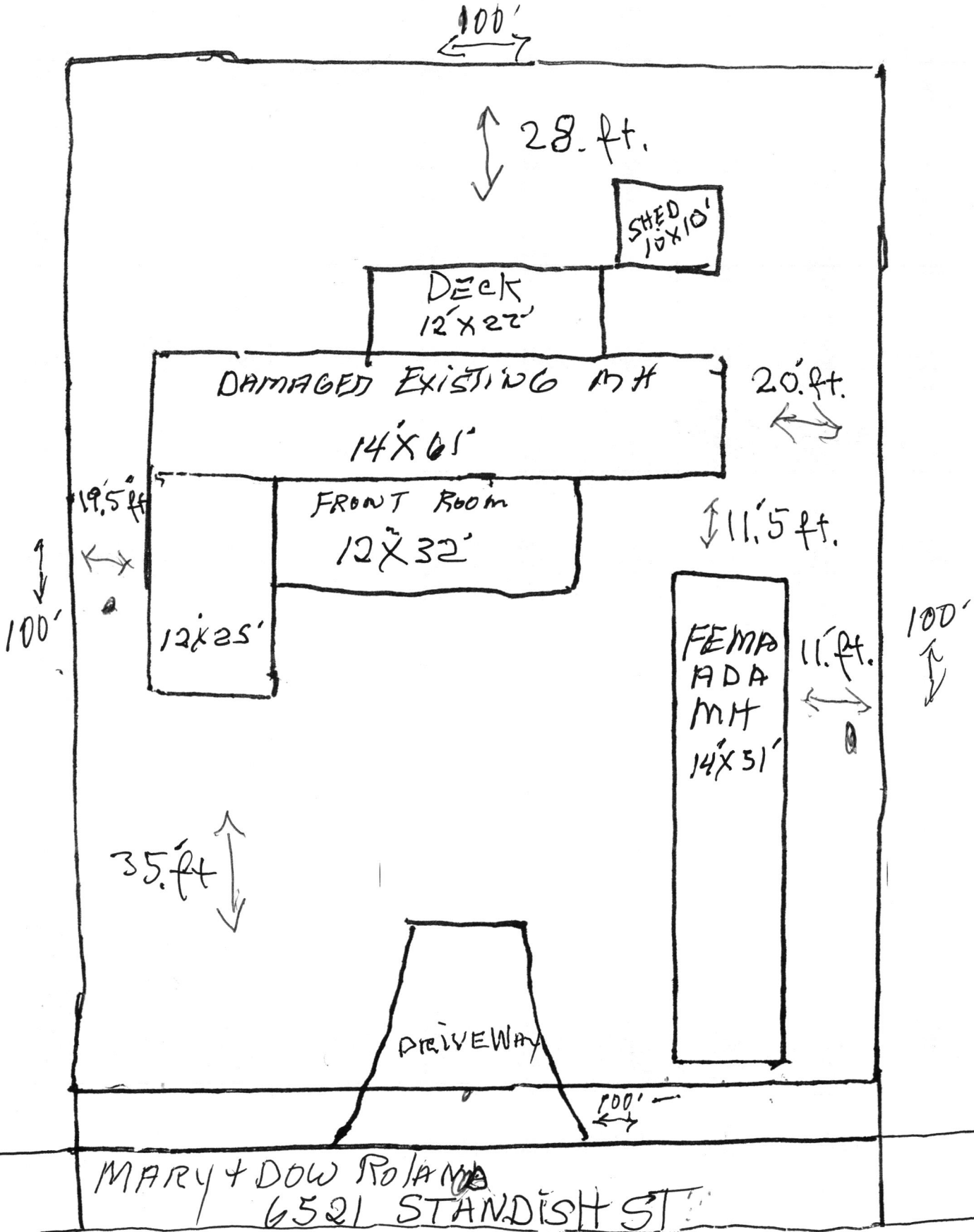
I do not want to buy the FEMA Unit.


Occupant Signature

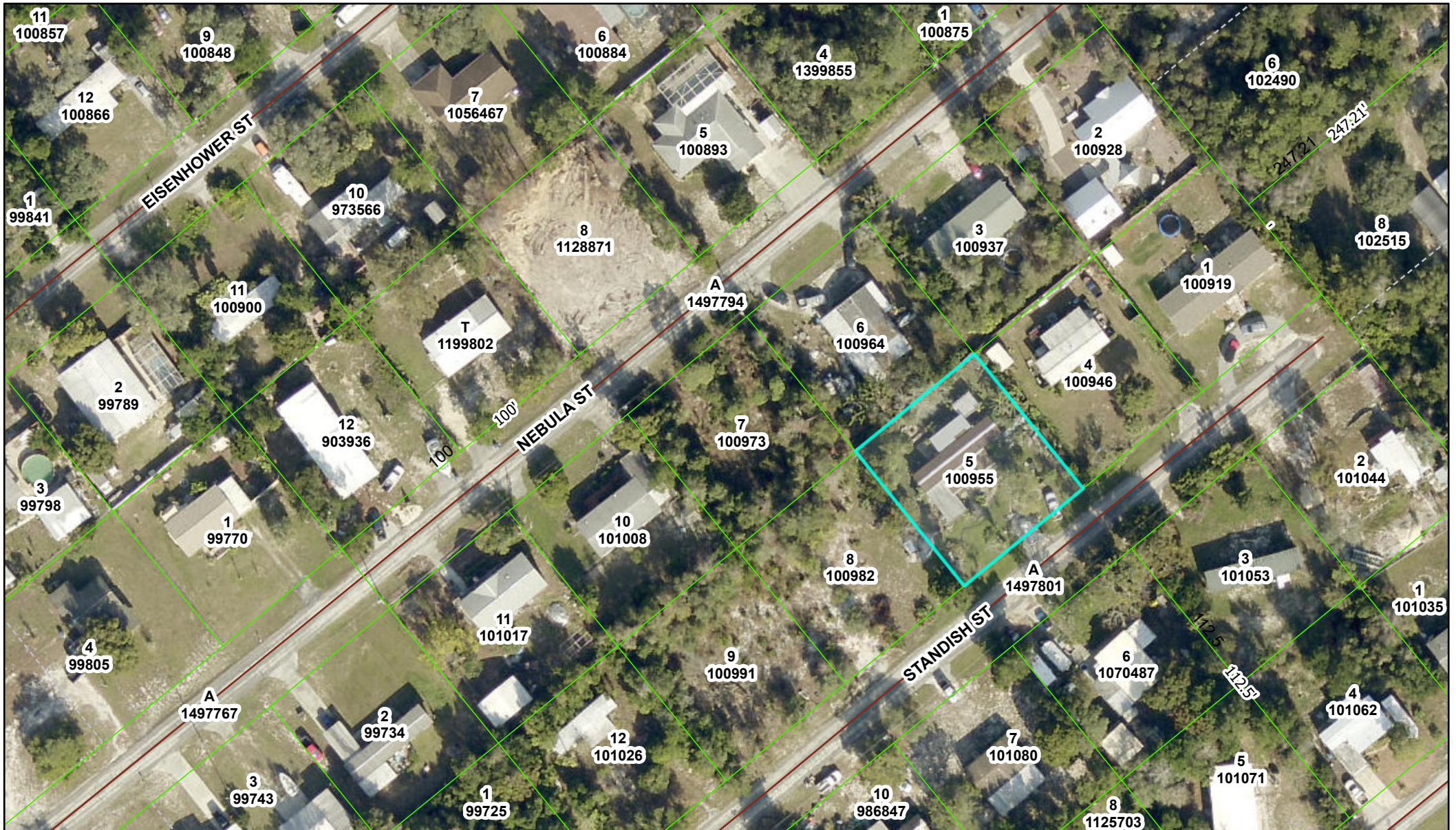

Printed Name


Date

| FEMA Unit Information | | | | | |
|-----------------------|--------------------|-----------|---------|------|--------------|
| Unit Type: | MHU - UNIVERSAL | Bar Code: | 0134594 | VIN: | DVAL12210540 |



CU2602 Aerial Map



1/27/2026, 2:33:28 PM

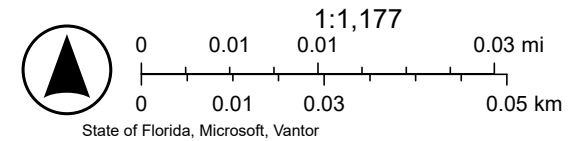
- Parcels
- Parcels (Labels)
- Parcel Dimensions
- Parcel Lines (Easement Historic)
- Historic

- Streets
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

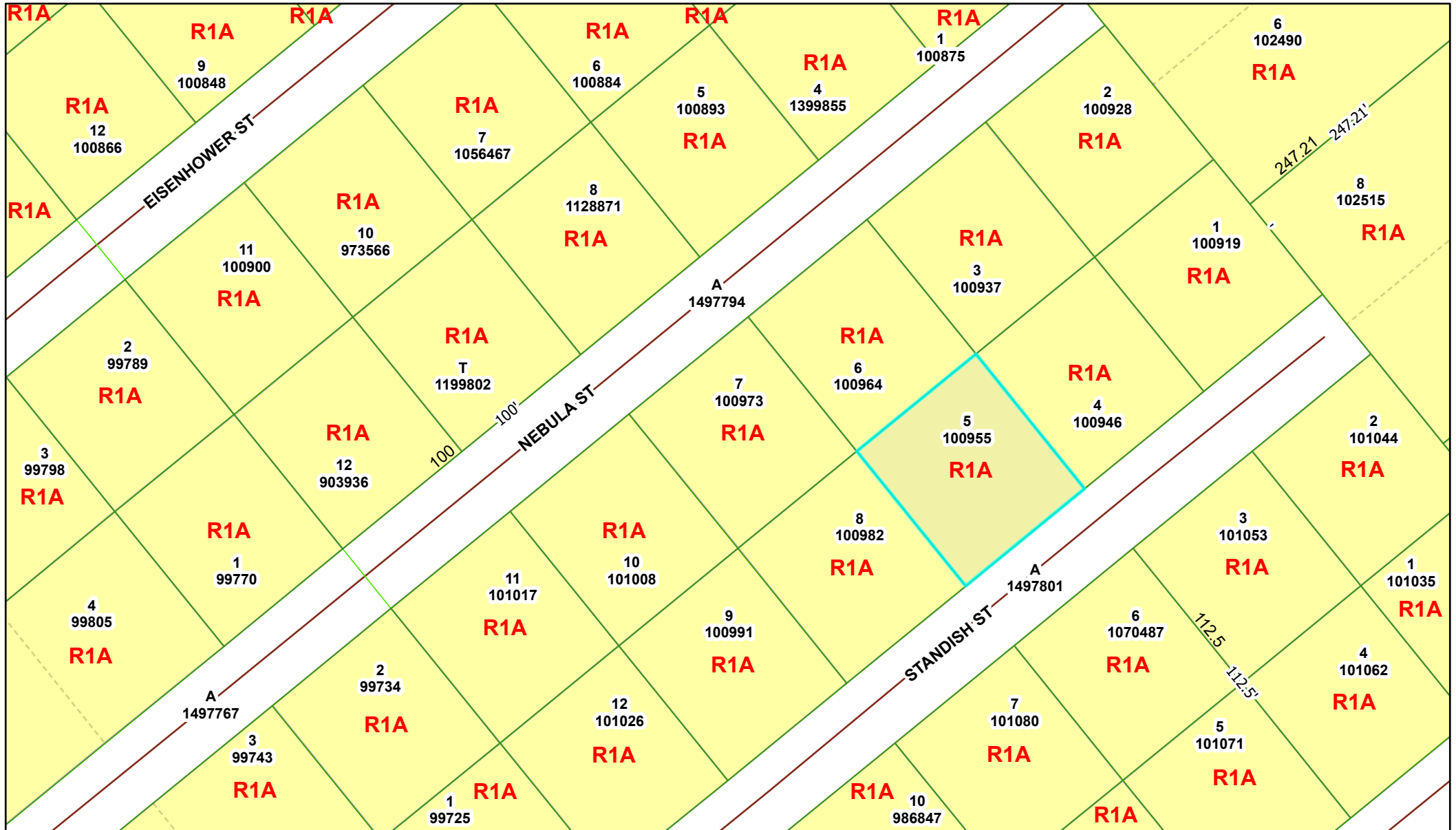
High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



CU2602 Zoning Map



1/27/2026, 2:33:07 PM

Zoning (Hernando Builders)

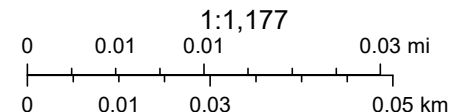
- Residential
- Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

- Historic
- Streets



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Planning & Zoning Commission

AGENDA ITEM

Meeting: 02/09/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17113
Legal Request Number:
Bid/Contract Number:

TITLE

Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

BRIEF OVERVIEW

Rezoning Request:

Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations

General Location:

North side of County Line Road, approximately 340' east of Seven Hills Drive.

Parcel Key Number:

01317685

Summary of Applicant's Request:

The petitioner is requesting a revision to the approved master plan to maintain the existing PDP(GC) Planned Development (General Commercial) zoning designation, which includes the previously approved C-2 uses of mini warehouse and outdoor storage, while seeking to incorporate additional C-2 uses.

Planning and Zoning Commission Action:

On **July 14, 2025**, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement to September 8, 2025, to allow the petitioner time to review staff recommendation.

On **September 8, 2025**, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement to November 10, 2025, to allow the petitioner time to review staff recommendation.

Subsequent to the September 8, 2025, Planning and Zoning Commission meeting, the petitioner requested an additional postponement to the **February 9, 2026**, Planning and Zoning Commission meeting to allow the petitioner to determine the course of action for the property.

On **November 10, 2025**, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement of their request for a Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations to the **February 9, 2026**, Planning and Zoning Commission meeting with the advertising costs being the full responsibility of the applicant.

Note: Subsequent to the Planning and Zoning Commission, but after the advertising was finalized for the February 10, 2025, meeting, the petitioner requested to withdraw

their application.

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 Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan. 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 recommend the Board of County Commissioners approve the petitioner's request to withdraw their application.

REVIEW PROCESS

| | | | |
|---------------------|----------|------------|---------|
| Michelle Miller | Approved | 01/29/2026 | 1:39 PM |
| Natasha Lopez Perez | Approved | 02/03/2026 | 8:49 AM |
| Toni Brady | Approved | 02/03/2026 | 5:40 PM |
| Victoria Via | Approved | 02/04/2026 | 7:38 AM |

From: [Betsey Jolley](#)
To: [Lashaundra Ellison](#)
Cc: [Don Lacey](#); [Concetta Cook](#); [Michelle Miller](#)
Subject: RE: Granger H-25-09
Date: Wednesday, January 14, 2026 5:14:17 PM
Attachments: [image002.png](#)
[image005.png](#)

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.

Lashaundra:

Just received authorization from our client to withdraw the application. Please proceed with the withdrawal and return any unused fees.

Thanks,



From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, January 14, 2026 11:03 AM
To: Betsey Jolley <BJolley@coastal-engineering.com>
Cc: Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: RE: Granger H-25-09

Sounds good, keep me posted.

Thank you,



Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: LEllison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

Hernando County Development Services Department business hours are

Monday – Friday 7:30am - 4:00pm. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.

****Please Note:** For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Betsey Jolley <BJolley@coastal-engineering.com>
Sent: Wednesday, January 14, 2026 11:02 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: RE: Granger H-25-09

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.

Got it, I will get with the client right now. He was going to get back to me this week.

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, January 14, 2026 11:00 AM
To: Betsey Jolley <BJolley@coastal-engineering.com>
Cc: Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: RE: Granger H-25-09

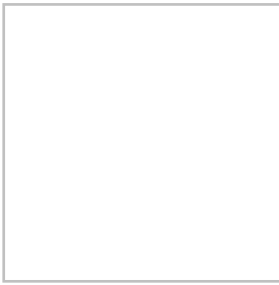
Good morning Betsey,

I wanted to provide a heads up that staff reports are required to be finalized by Friday. At this time, the case may need to be withdrawn since no additional information has been received, and the item was scheduled to a date certain.

Please let me know if you would like to discuss further.

Thank you,

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: LEllison@hernandocounty.us



Website: <http://www.hernandocounty.us/plan>

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

****Please Note:** For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Lashaundra Ellison

Sent: Tuesday, January 13, 2026 8:09 AM

To: 'Betsey Jolley' <BJolley@coastal-engineering.com>

Cc: Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>; Michelle Miller <MLMiller@co.hernando.fl.us>

Subject: RE: Granger H-25-09

Thank you



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: LEllison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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****Please Note:** For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Betsey Jolley <BJolley@coastal-engineering.com>

Sent: Friday, January 9, 2026 10:26 AM

To: Lashaundra Ellison <LEllison@hernandocounty.us>

Cc: Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>; Michelle Miller <MLMiller@co.hernando.fl.us>

Subject: RE: Granger H-25-09

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Hi Lashaundra –

I am checking on this for you.

Thanks,
Betsey

From: Lashaundra Ellison <LEllison@hernandocounty.us>

Sent: Thursday, January 8, 2026 1:43 PM

To: Betsey Jolley <BJolley@coastal-engineering.com>

Cc: Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>; Michelle Miller <MLMiller@co.hernando.fl.us>

Subject: RE: Granger H-25-09

Good afternoon, Betsey,

I am confirming that the applicant would like to proceed with the February Planning and Zoning hearing.

Thank you,



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: LEllison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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From: Betsey Jolley <BJolley@coastal-engineering.com>
Sent: Monday, October 27, 2025 3:29 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>
Subject: RE: Granger H-25-09

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Thank you and understood.

From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Monday, October 27, 2025 2:53 PM
To: Betsey Jolley <BJolley@coastal-engineering.com>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>
Subject: RE: Granger H-25-09

Hi Betsey,

Correct. You can withdraw at any time. Given the amount of work staff has put into this application, a refund will not be issued.



Michelle L. Miller, M.S. | Senior Planner
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Cell: 352-442-7448
Email: mlmiller@hernandocounty.us
Website: <http://www.hernandocounty.us>
Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

For **Subdivision Intake Submittals**, please email SubdivisionIntake@hernandocounty.us. For resubmittals, please reference the permit number and subdivision name in the subject line.

To schedule a **zoning inspection**, please email ZoningInspections@hernandocounty.us. Indicate the permit # and project name in the subject line.

From: Betsey Jolley <BJolley@coastal-engineering.com>
Sent: Monday, October 27, 2025 2:51 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>
Subject: RE: Granger H-25-09

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Hi Lashaundra:

Can you please send the rules for withdrawal in case we have to withdraw? Our understanding is no advance notice is required and we can do at any time or during P&Z or BCC?

Thanks,
Betsey

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Monday, October 6, 2025 10:41 AM
To: Betsey Jolley <BJolley@coastal-engineering.com>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>
Subject: RE: Granger H-25-09

Good Morning Betsey,

Thanks for sending the continuance letter. I confirm receipt.



Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: LEllison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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the permit number and subdivision name in the subject line. **

From: Betsey Jolley <BJolley@coastal-engineering.com>

Sent: Friday, October 3, 2025 1:57 PM

To: Lashaundra Ellison <LEllison@hernandocounty.us>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>;

Concetta Cook <ccook@coastal-engineering.com>

Subject: RE: Granger H-25-09

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Lashaundra:

Please see the attached continuance letter requesting a P&Z continuance to Feb. 2026. This should provide enough time to revise the plan and/or confirm the currently proposed uses. We will be present on 11/10 in person to answer any questions.

Thank you for your patience,



From: Lashaundra Ellison <LEllison@hernandocounty.us>

Sent: Tuesday, September 16, 2025 12:41 PM

To: Betsey Jolley <BJolley@coastal-engineering.com>

Subject: RE: Granger H-25-09

Sounds like a plan

Lashaundra Ellison | Concurrency Planner II

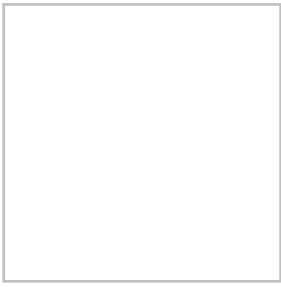
Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: LEllison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>



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From: Betsey Jolley <BJolley@coastal-engineering.com>
Sent: Tuesday, September 16, 2025 10:26 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>
Subject: RE: Granger H-25-09

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Thanks. I will go over with the client and get back to you.

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Tuesday, September 16, 2025 10:02 AM
To: Betsey Jolley <BJolley@coastal-engineering.com>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>
Subject: RE: Granger H-25-09

Good Morning Betsey,

Yes, you will still be required to request a continuance at the November hearing. My recommendation would be to request a continuance to a date uncertain; however, it will ultimately be up to the Board to determine whether to continue the item to a date certain or a date uncertain.

Let me know if that helps.

Thank you,



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference
the permit number and subdivision name in the subject line. **

From: Betsey Jolley <BJolley@coastal-engineering.com>

Sent: Monday, September 15, 2025 2:21 PM

To: Lashaundra Ellison <Lellison@hernandocounty.us>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>

Subject: RE: Granger H-25-09

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open attachments unless you recognize the sender and know the content is safe.

Lashaundra:

I apologize for any inconvenience, but our client would like to explore the implications of
another continuance. Given that we were continued to a date certain 11/10/25 and now
are anticipating a continuance to at least January, do we still have to request the
continuance at the November hearing, or can you just pull it? Please let us know and then
we will confirm with the client whether or not they want to continue.

Thanks,
Betsey

From: Lashaundra Ellison <Lellison@hernandocounty.us>

Sent: Friday, August 29, 2025 8:49 AM

To: Betsey Jolley <BJolley@coastal-engineering.com>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>;
Concetta Cook <ccook@coastal-engineering.com>; Victoria Via <VVia@co.hernando.fl.us>

Subject: RE: Granger H-25-09

Good Morning Betsey,

My apologies..

Yes, the continuance request was received.

Thank you,



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: LEllison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference
the permit number and subdivision name in the subject line. **

From: Betsey Jolley <BJolley@coastal-engineering.com>

Sent: Friday, August 29, 2025 8:45 AM

To: Lashaundra Ellison <LEllison@hernandocounty.us>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>;
Concetta Cook <ccook@coastal-engineering.com>; Victoria Via <VVia@co.hernando.fl.us>

Subject: RE: Granger H-25-09

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open attachments unless you recognize the sender and know the content is safe.

Hi Lashaundra:

Just wanted to follow up and confirm your receipt.

Thanks,
Betsey

From: Betsey Jolley
Sent: Tuesday, August 26, 2025 9:39 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>; Concetta Cook <ccook@coastal-engineering.com>; Victoria Via <vvvia@co.hernando.fl.us>
Subject: RE: Granger H-25-09

Hello Lashaundra:

Please see attached for our formal continuance request. We are posting the signs on the property for 9/8 as required but intend to go to November 10th. We will be present at the 9/8 P&Z to answer any questions.

I'm just getting in the loop on the continuance notice requirements, but it's now my understanding that the continuance signs should be issued ASAP after the continuance date and reposted at that time. I'll follow back up after the 9/8 hearing to confirm.

Thank you,

Betsey Jolley, AICP
Planning Manager
Coastal Engineering Associates, Inc.
966 Candlelight Blvd., Brooksville, FL 34601
Office: (352) 796-9423
bjolley@coastal-engineering.com



From: Betsey Jolley
Sent: Friday, August 22, 2025 4:29 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>
Subject: RE: Granger H-25-09

Great. I think we are going to Nov but I'll confirm and send a formal letter.

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Friday, August 22, 2025 3:59 PM
To: Betsey Jolley <BJolley@coastal-engineering.com>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>

Subject: RE: Granger H-25-09

Good afternoon Betsey,

Here are the upcoming P & Z dates:

- 10/13 — Due date: September 1, 2025
- 11/10 — Due date: October 1, 2025
- 12/8 — Due date: November 1, 2025

I've set the due dates with enough lead time so that if any concerns arise, we should have ample opportunity to address them together and meet the specified P & Z deadlines.

Let me know if this helps.



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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From: Betsey Jolley <BJolley@coastal-engineering.com>

Sent: Friday, August 22, 2025 11:04 AM

To: Lashaundra Ellison <Lellison@hernandocounty.us>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>

Subject: RE: Granger H-25-09

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Hi Lashaundra:

Can you please give me cutoffs to resubmit for the following P&Z dates?

10/13

11/10

12/8

We are trying to determine what dates to continue to and give enough time to revise.

Thanks,
Betsey

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Monday, August 4, 2025 2:09 PM
To: Betsey Jolley <BJolley@coastal-engineering.com>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Lindsay Ollier <Lollier@coastal-engineering.com>; Don Lacey <dlacey@coastal-engineering.com>
Subject: RE: Granger H-25-09

Hi Betsey,

Understood.

Thanks for the update



Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: LEllison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Betsey Jolley <BJolley@coastal-engineering.com>
Sent: Monday, August 4, 2025 1:16 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; Don Lacey <dlacey@coastal-engineering.com>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Lindsay Ollier <Lollier@coastal-engineering.com>
Subject: RE: Granger H-25-09

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Hi Lashaundra:

Thanks, but I don't think the client is ready for us to move forward yet. Let's cancel for now.

Thanks,

Betsey Jolley, AICP

Planning Manager

Coastal Engineering Associates, Inc.

966 Candlelight Blvd., Brooksville, FL 34601

Office: (352) 796-9423

bjolley@coastal-engineering.com



From: Lashaundra Ellison <LEllison@hernandocounty.us>

Sent: Thursday, July 31, 2025 3:08 PM

To: Don Lacey <dlacey@coastal-engineering.com>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Betsey Jolley <BJolley@coastal-engineering.com>;

Lindsay Ollier <Lollier@coastal-engineering.com>

Subject: RE: Granger H-25-09

Don,

It looks like Thursday around 1pm would work.

I'll send an invite.

Thanks,

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: LEllison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>



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From: Don Lacey <dlacey@coastal-engineering.com>
Sent: Thursday, July 31, 2025 3:05 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; Betsey Jolley <BJolley@coastal-engineering.com>; Lindsay Ollier <Lollier@coastal-engineering.com>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: RE: Granger H-25-09

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How about Thursday, August 7th?

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Thursday, July 31, 2025 2:55 PM
To: Betsey Jolley <BJolley@coastal-engineering.com>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>
Subject: RE: Granger H-25-09

Hi Betsey,

August 5th is a Board meeting day, and it seems it may be quite long.

What about August 6th in the afternoon? If that works for you, I'll send an invite.

Thank you,



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference
the permit number and subdivision name in the subject line. **

From: Betsey Jolley <BJolley@coastal-engineering.com>

Sent: Thursday, July 24, 2025 3:57 PM

To: Lashaundra Ellison <Lellison@hernandocounty.us>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; Don Lacey <dlacey@coastal-engineering.com>

Subject: RE: Granger H-25-09

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open attachments unless you recognize the sender and know the content is safe.

Hi Lashaundra:

Thanks so much for the follow up. I'm out next week but happy to meet the following
week. Not sure how soon I'll have an update, but Don is meeting with the county engineer
on 7/28. Can we tentatively set a meeting for 8/5 in the afternoon in person?

Thanks,
Betsey

From: Lashaundra Ellison <Lellison@hernandocounty.us>

Sent: Thursday, July 24, 2025 2:27 PM

To: Betsey Jolley <BJolley@coastal-engineering.com>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>

Subject: Granger H-25-09

Good afternoon Betsey,

As I prepare for the September meeting, I'd like to suggest setting up a time to discuss any amendments to the rezoning request. Are you available for a Zoom call or an in-person meeting sometime next week?

I recall you mentioned you were waiting on additional information from your client, so if it would be better to aim for early the following week instead, just let me know.

Thank you,



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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STAFF REPORT

| | |
|------------------------------|--|
| HEARINGS: | Planning & Zoning Commission: July 14, 2025 Planning & Zoning Commission: September 8, 2025 Planning & Zoning Commission: February 9, 2026 Board of County Commissioners: April 7, 2026 |
| APPLICANT: | Granger Development LLC |
| FILE NUMBER: | H-25-09 |
| REQUEST: | Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations |
| GENERAL LOCATION: | North side of County Line Road, approximately 340' east of Seven Hills Drive. |
| PARCEL KEY NUMBER(S): | 01317685 |

BACKGROUND

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as PDP (GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouse and outdoor storage with deviations (H-21-36). The associated master plan included the following uses and intensity:

| Development Phase | Uses/ Intensity |
|-------------------|--|
| Phase 1 | 110,000 square feet of mini warehouses |
| Phase 2 | 5,000 square feet of mini warehouses and outdoor storage of 48 RV/boat spaces |
| Phase 3 | 3 commercial outparcels at 30,000 square feet with all allowable uses under the C-1 District |

Deviations Approved (H-21-36):

- A 75' setback along County Line Road (deviation from 125')
- A rear setback of 25' (deviation from 35')

The Board of County Commissioners approved a Master Plan Revision for the site on August 27, 2024 (H-24-17) re-establishing the uses and modifying perimeter setbacks.

APPLICANT'S REQUEST

The petitioner is requesting a revision to the approved master plan to maintain the existing PDP(GC) Planned Development (General Commercial) zoning designation, which includes the

previously approved C-2 uses of mini warehouse and outdoor storage, while seeking to incorporate additional C-2 uses.

The proposed development consists of three 3 commercial sites along County Line Road (designated as Area 1) and a 5-acre parcel to the north (designated as Area 2), both of which are anticipated to accommodate a variety of commercial uses.

An internal access drive or cross access agreement will allow all components of the development to access Quality Drive. In addition, a right of way dedication along County Line Road will be provided as required by the County Engineer.

The total non-residential square footage for the project will not exceed 155,000 square feet. The subject property is currently cleared and vacant, with direct access to both County Line Road and Quality Drive. Quality Drive functions as a reverse frontage road and connects to a signalized intersection at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in **Area 1** along County Line Road are requested:

- Drive-in Restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excluding body shops)
- Veterinary clinics
- Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)
- Alcoholic beverage dispensation
- Mini warehouses (previously approved in Area 1 & 2)
- Outdoor storage for boats/recreational vehicles (previously approved in Area 1 & 2)

The following Special Uses are requested in **Area 2** along Quality Drive:

- Congregate Care facilities
- Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)

Additionally, the petitioner is requesting the capability to construct only uses requested in either Area 1 or 2 and spread across the entirety of the site without any increase to approved development intensity, if an appropriate use reflects the need for the additional acreage.

Deviations Requested

- Internal Commercial Lot setback, side 10' (deviation from 20')
- Internal Commercial Lot setback, rear 10' (deviation from 35')
- Maximum Building Height 45' (deviation from 35')

The petitioner is also seeking to retain the deviations previously approved via H-24-17.

SITE CHARACTERISTICS

| | |
|----------------------------|---|
| Site Size: | 9.3 acres |
| Surrounding Zoning; | |
| Land Uses: | North: PDP(SU); PDP(SF); PDP(MF); Suncoast Elementary; Wellington subdivision |
| | South: Pasco County |
| | East: AG; Congregate Care Facility |
| | West: PDP(GC); Medical/Office Facilities |

| | |
|---|--|
| Current Zoning: | PDP(GC) Planned Development Project (General Commercial) with Specific C-2 uses for Mini-warehouse and Outdoor Storage, with deviations. |
| Future Land Use Map Designation: | Commercial |

ENVIRONMENTAL REVIEW

The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

Flood Zone: X

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to the parcel. Water and sewer services are available to the subject parcel. HCUD has no objection to the master plan revisions and additional uses on the property. The site is subject to a utility capacity analysis and connection to the central water and wastewater systems at time of site development.

ENGINEERING REVIEW

The subject parcel is located north of County Line Road, approximately 340' east of Seven Hills Drive. The County Engineer has reviewed the petitioner's request and provided the following comments:

- This project lies within the Weeki Wachee watershed, in basins C5410, -440, and -503. The base flood elevation is 53.2 in basin -410, 42.5 in basin -440, and 42.2 in basin -503 in NAVD 88. The parcel elevation ranges from 66 to 42.
- The driveway connection to County Line Road may be limited to right-in/right-out only, upon the expansion of County Line Road to 4 (four) lanes.
- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- Dedication of 40' of right of way along County Line Road is required.

Comments: The final access configuration to and from County Line Road will be determined through coordination between the petitioner and the County Engineer and memorialized on the Conditional Plat. Revisions to the access management strategy for this access point may occur without requiring a revision to the master plan.

LAND USE REVIEW

The project is proposed to consist of 2 phases of commercial development, with a maximum of 155,000 square feet of all C-1 and specific C-2 uses. The project has been proposed to allocate

specific uses to each phase, with the flexibility to extend a use across both phases if the need arises through a specific user utilizing the site.

General Project Requirements

Proposed Perimeter Setbacks:

The petitioner has proposed the following perimeter setbacks for the subject site:

| Perimeter Setback | Setback Width |
|--------------------------|---|
| South (County Line Road) | 75' (Previously Approved Deviation from 125') |
| North (Quality Drive) | 20' (Previously Approved) |
| West & East Sides | 20' |

Comments: The County Engineer has approved the setback deviation request submitted by the petitioner. The petitioner shall dedicate 40' of right of way as required by the Department of Public Works. The perimeter setbacks shall be measured from the property line, excluding any future right-of-way dedication.

Proposed Commercial Building Setbacks (Internal):

The petitioner has proposed the following setbacks for the commercial buildings:

| Internal Lot Setback | Setback Width |
|-----------------------------|--------------------------|
| Side | 10' (deviation from 20') |
| Rear | 10' (deviation from 35') |
| Front Mini Storage | 15' |
| | |

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

| Buffer Location | Buffer Width |
|------------------------|-------------------------------------|
| South | 20' Landscaped Buffer |
| North | 10' Landscaped Buffer, 0' Along DRA |
| East | 20' Vegetative Buffer |
| West | 10' Vegetative Buffer |

Comments: All buffers shall meet the minimum County Land Development Regulations requirements. The petitioner shall be required to meet the buffer requirements for Large Retail Development Standards along the northern perimeter of the property due to its adjacency to residential neighborhoods. The northern buffer shall be buffered with a 35' landscape buffer supplemented to 80% opacity and enhanced with a 6' landscape fence or wall as determined by the applicant. No buffer has been proposed along the drainage retention area. A buffer and landscape plan shall be provided at the time of site development. The northern property buffer is defined under the Large Retail Standards below.

Large Retail Development Standards:

The petitioner has indicated that the proposed project will consist of 155,000 square feet of office and/or commercial square footage. Due to the complexity and size of the project, it will be required to meet large retail development standards as specified below in addition to the general commercial standards:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project and which otherwise satisfies these requirements and this article. This type of development may be compatible in a given commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location.

The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.

- **Mechanical/operational equipment including HVAC located at ground level** shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and **shall be visually shielded with a parapet wall**. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.
- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- All on-site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.
- **Buffering.** A thirty-five (35) ft. wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which

abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

•
Comments: The petitioner shall be required to meet the buffer requirements for Large Retail Development Standards along the northern perimeter of the property due to its adjacency to residential neighborhoods. This perimeter shall be buffered with a 35' landscape buffer supplemented to 80% opacity and enhanced with a 6' landscape fence or wall as determined by the applicant.

Screening:

Hernando County Land Development Regulations require screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

Comments: If mini storage is constructed on the site, it shall be screened in accordance with the minimum requirements of the Land Development Regulations.

Parking:

County Land Development Regulations require minimum off-street parking ratios based on the type of use. If the master plan is approved, the petitioner shall be required to meet the minimum parking requirements of the Land Development Regulations.

Lighting:

County Land Development Regulations 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: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Landscape

The petitioner shall 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.

Residential Protection Standards

In addition to the Large Retail Development Standards, the subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

If there is a conflict between the Residential Protection Standards and the Large Retail Development Standards, the Large Retail Development Standards shall govern.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, Commercial Category

The area is characterized by commercial and residential uses. The subject property is located within the Commercial land use classification on the adopted Future Land Use Map. The subject site is located on the north side of County Line Road, approximately 340' east of Seven Hills Drive.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing

commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Strategy 1.04G(4): Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.

Strategy 1.04G(5): Commercial development in nodes may be required to utilize unified plans in accordance with adopted land development regulations for services and amenities including, but not limited to, drainage, landscaping, access management, multi-modal site circulation, and signage.

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

- a. are located at the intersections of roads having collector status or greater;
- b. recognize concentrations of existing commercial development;
- c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
- d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
- e. may be located in Centers or Corridors pursuant to the related strategies.

Strategy 1.04G(4): Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.

Comments: The subject site is located within the Commercial land use classification. The uses requested through this application are consistent with the

Comprehensive Plan, Future Land Use Element strategies for the commercial classification.

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.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

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.

Strategy 1.10D(3): Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

- a. relationships to community focal points such as schools, shopping centers, government offices, parks, and public gathering areas;
- b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe, and convenient access to business fronts and transitions between residential and business areas.

Strategy 1.10D(5): Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

- a. architectural styles, building materials, design elements, roof shapes and architectural details;
- b. building mass step-down scale;
- c. street-visible and hidden facades;

- d. accessory buildings;
- e. doors, windows and storefronts;
- f. awnings, canopies, and arcades
- g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.
- h.

Comments: At the time of development, the petitioner shall be required to provide a comprehensive site development plan that will incorporate consistent architectural styles, building materials, and design elements to ensure continuity of the development style within the proposed project. Additionally, the petitioner shall provide a multi-modal transportation plan that incorporates not only vehicular transportation, but incorporates bicycle and pedestrian access to the development, including those residents living in Wellington.

Transportation Element

Road Network – Frontage Roads

Objective 5.01B: Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.

Strategy 5.01B(3): The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

Strategy 5.01B(4): The County should encourage land use patterns that optimize the function of frontage roads and similar access management strategies through:

- a. clustering of development to enhance the establishment of viable frontage road links;
- b. application of site-specific standards and techniques at Centers and Corridors outlined in the Future Land Use Element of this Plan.

Comments: As the subject site is located off County Line Road, a frontage road is not required; however, the development shall be constructed to utilize Quality Drive as a reverse frontage road, providing for adequate cross-access and shared parking throughout the development. Regardless of the final users, the project shall be developed as one unified project with continuity in access, architectural design and layout.

FINDINGS OF FACT

Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas, subject to appropriate 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 approving the petitioner's request for a Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses 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 wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic Analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. All driveways to the subject development shall meet County Commercial Driveway Standards.
7. The petitioner shall dedicate 40' of right of way along County Line Road for its future expansion.

8. Additional permitted C-2 uses shall be restricted to the following:

- Drive-in Restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excluding body shops)
- Veterinary clinics
- Hospital (permitted in all zones, requested Area 1 & 2 due to the required acreage)
- Alcoholic beverage dispensation
- Mini warehouses (previously approved in Area 1 & 2)
- Outdoor storage for boats/recreational vehicles (previously approved in Area 1 & 2)
- Hospital (Special Exception Use)
- Congregate Care Facility (Special Exception Use)

9. Minimum Perimeter Setbacks and Maximum Height:

- South/County Line Road: 75' (deviation from 125')
- North/Quality Drive: 20' (previously approved)
- East: 20'
- West: 20'
- Maximum Height: 45' (deviation from 35')

Perimeter setbacks shall be measured from the property line, excluding any future right of way.

10. Internal Lot Setbacks:

- Side: 10'
- Rear: 10'
- Front (mini storage): 15'

11. Buffers

- South: 20'
- North: 35'
- East: 35'
- West: 10'

All buffers must meet 80% opacity within 18 months of planting.

12. The petitioner shall be required to meet the requirements of the Large Retail Development Standards, Residential Protection Standards and General Commercial Standards, in accordance with the Land Development Regulations. If there is a conflict between these provisions, the Large Retail Development Standards shall govern.

13. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.

14. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
15. The petitioner shall be required to meet the minimum parking requirements in accordance with the Land Development Regulations.
16. The petitioner shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.
17. The developer shall provide a utility capacity analysis and connection to the central water and wastewater systems at the time of site development.
18. The final access configuration to and from County Line Road will be determined through coordination between the petitioner and the County Engineer and memorialized on the conditional plat. Any revisions to the access management strategy for this access point may occur without requiring a revision to the master plan.
19. The petitioner shall be required to meet the screening requirements for outdoor storage of Hernando County Land Development Regulations. Screening shall meet an 80% opacity standard. Such screening shall be located behind the building line and shall have a minimum of five (5) feet and maximum of eight (8) feet.
20. The petitioner shall be required to provide a comprehensive site development plan that will incorporate consistent architectural styles, building materials, and design elements to ensure continuity of the development style within the proposed project.
21. The petitioner shall provide a multi-modal transportation plan that incorporates not only vehicular transportation, but incorporates bicycle and pedestrian access to the development, including those residents living in Wellington.
22. The development shall be constructed to utilize Quality Drive as a reverse frontage road, providing for adequate cross-access and shared parking throughout the development.
23. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of Board of County Commission approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z RECOMMENDATION:

On July 14, 2025, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement to September 8, 2025, to allow the petitioner time to review staff recommendation.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On September 8, 2025, the Planning and Zoning Commission approved the petitioner's request 4-0 for a postponement of their request for a Master Plan Revision and Rezoning for a property

zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations to the November 10, 2025, hearing date with all advertising costs being the responsibility of the applicant.

Subsequent to the September 8, 2025, meeting, the applicant requested an additional continuance to the February 9, 2026, Planning and Zoning Commission meeting.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement of their request for a Master Plan Revision and Rezoning for a property zoned PDP(GC) Planned Development Project (General Commercial) to include additional C-2 uses with deviations to the February 9, 2026, Planning and Zoning Commission meeting with the advertising costs being the full responsibility of the applicant.

Note: Subsequent to the Planning and Zoning Commission, but after the advertising was finalized for the February 10, 2025, meeting, the petitioner requested to withdraw their application.

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: January 23, 2025

File No. 00/25 Official Date Stamp:

H-25-09

Received

FEB 07 2025

Planning Department
Hernando County, Florida

APPLICANT NAME: Granger Development LLC

Address: 401 East Chase Street, Suite 101

City: Pensacola

State: FL

Zip: 32502

Phone: 561.339.9327

Email: bryan@grangerdev.com

Property owner's name: (if not the applicant) RAIN DANCER LLC and EVERGREEN PARTNERS LLC

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: 352.796.9423

Email: permits@coastal-engineering.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01317685
2. SECTION 32, TOWNSHIP 23, RANGE 18
3. Current zoning classification: H2417 / PDP(GC) with C-2 uses
4. Desired zoning classification: Master Plan Modification for existing PDP(GC) with C-2 uses and PDP(MF)
5. Size of area covered by application: 9.3
6. Highway and street boundaries: North Side of County Line Road, approximately 340' East of Seven Hills Drive
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, Shane Jackson, 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): Granger Development LLC

and (representative, if applicable): Coastal Engineering Associates, Inc.

to submit an application for the described property.

Signature of Property Owner

~~MONTANA~~
~~STATE OF FLORIDA~~
~~COUNTY OF HERNANDO FLATHEAD~~

The foregoing instrument was acknowledged before me this 3rd day of February, 20 25, by Shane Jackson who is personally known to me or produced MT ID as identification.

Signature of Notary Public

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

PRINT FORM

CLEAR FORM



TRENA FULLER
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
July 28, 2025
Notary Seal/Stamp

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: January 23, 2025

File No. _____ Official Date Stamp:

APPLICANT NAME: Granger Development LLC

Address: 401 East Chase Street, Suite 101

City: Pensacola

State: FL

Zip: 32502

Phone: 561.339.9327

Email: bryan@grangerdev.com

Property owner's name: (if not the applicant) RAIN DANCER LLC and EVERGREEN PARTNERS LLC

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: 352.796.9423

Email: permits@coastal-engineering.com

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

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01317685
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6. Highway and street boundaries: North Side of County Line Road, approximately 340' East of Seven Hills Drive
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, MATTHEW J WAATTI, 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): Granger Development LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

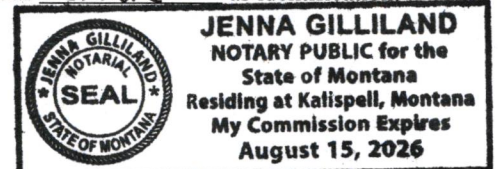
[Signature]
Signature of Property Owner

STATE OF ~~FLORIDA~~ Montana
COUNTY OF ~~HERNANDO~~ Flathead

The foregoing instrument was acknowledged before me this 3rd day of February, 2025, by Matthew J. Waatti who is personally known to me or produced known as identification.

[Signature]

Signature of Notary Public



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

PRINT FORM

CLEAR FORM

Notary Seal/Stamp

APPLICATION NARRATIVE

RAIN DANCER, LLC & EVERGREEN PARTNERS, LLC

PARCEL KEY 01317685

General

The subject site, consisting of approximately 9.3 acres, lies within section/township/range 32/23/18 and is located on the north side of County Line Road, the south side of Quality Drive, approximately one mile east of Seven Hills Drive. The property is identified by the Hernando County Property Appraiser as Parcel Key 01317685. See Figure 1 for the aerial view and location of the site.



Figure 1. Aerial and location map

Zoning and Land Use

The property has a Commercial land use designation on Hernando County's Future Land Use Map (See Figure 2).

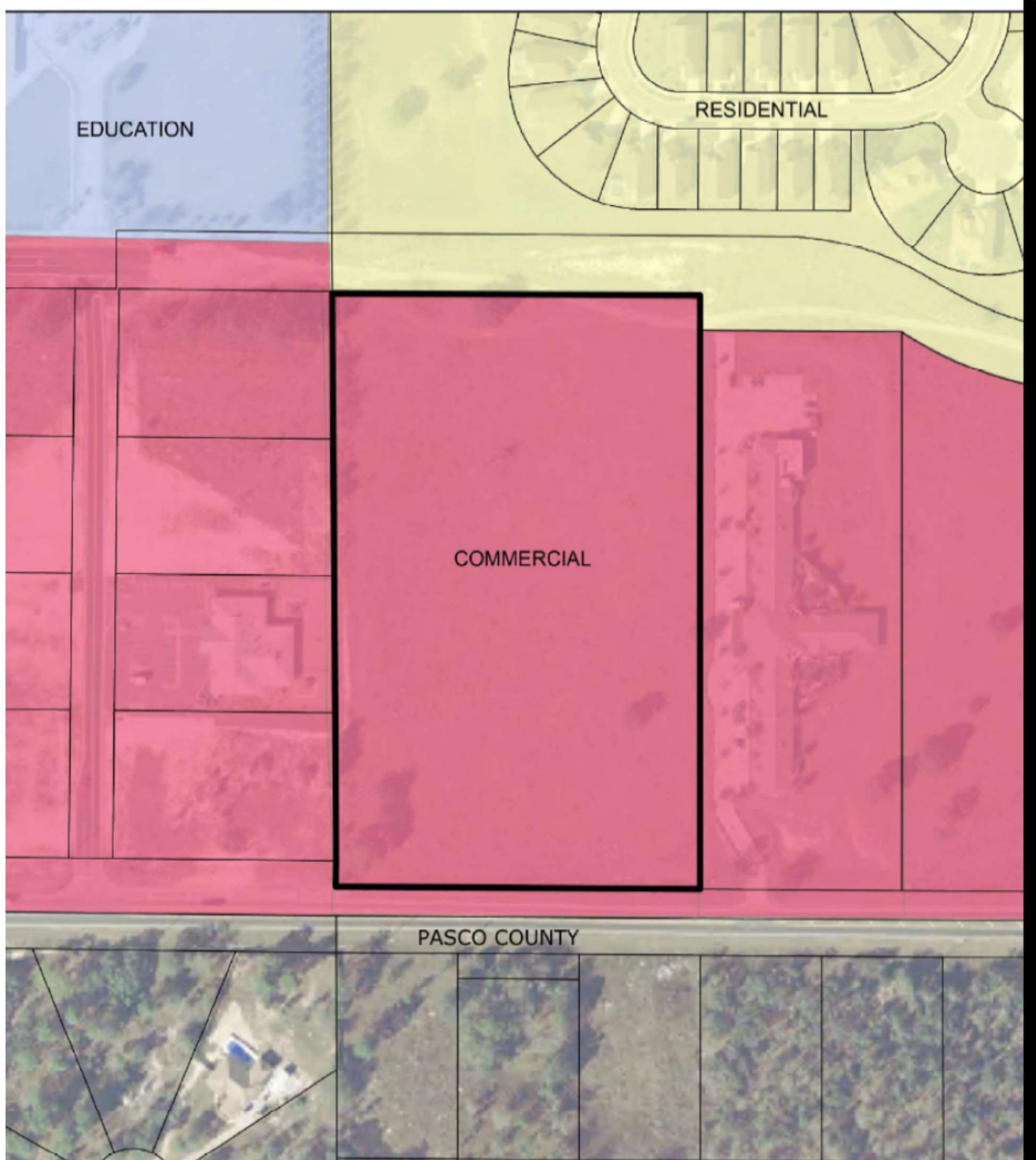


Figure 2 - Current Land Use Designation Parcel Key 01317685

The property is presently zoned Planned Development Project/General Commercial (PDP/GC) and approved for C-2 uses with Mini warehouses and outdoor storage. See Figure 3 for the current zoning on the site.

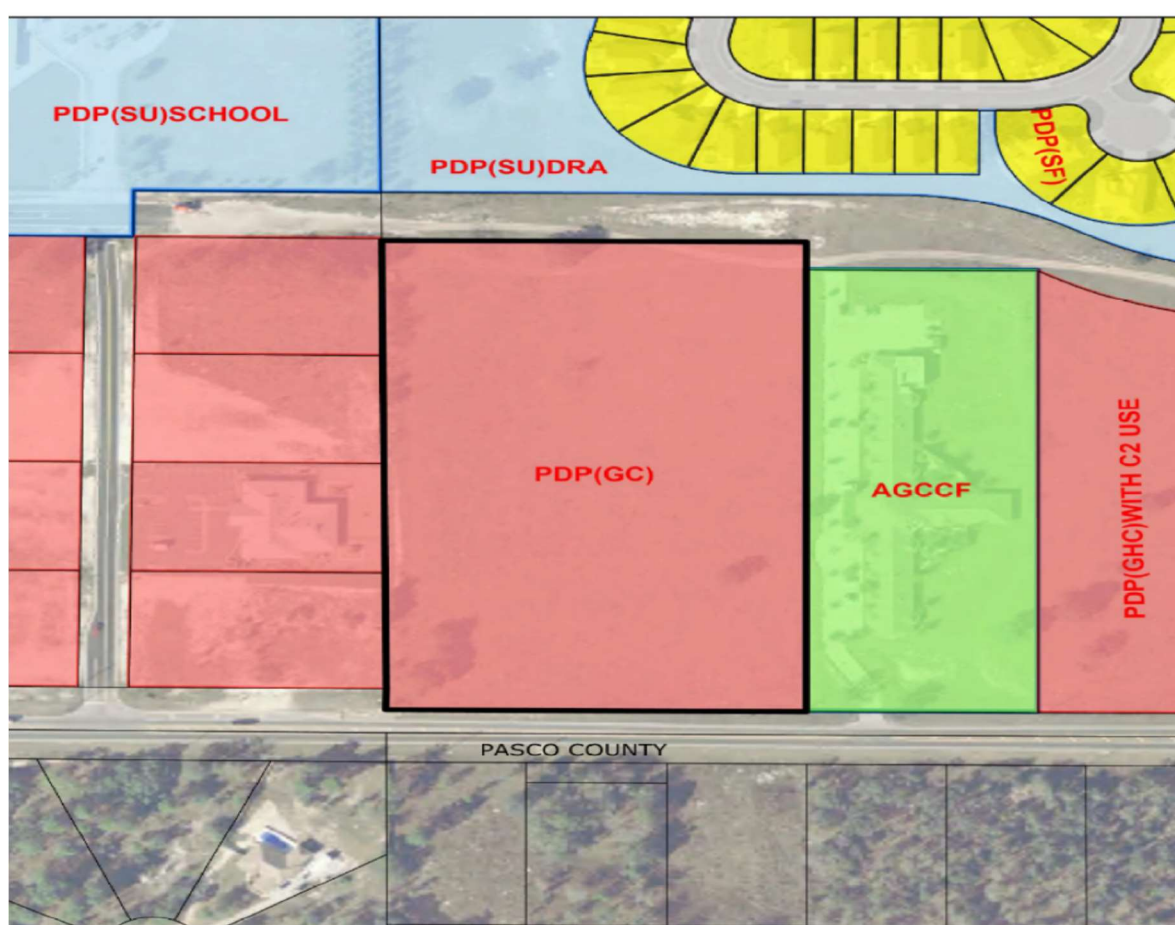


Figure 3-Current Zoning Map Parcel Key 01317685

The following table identifies adjacent zoning classification and their designation in the comprehensive plan's future land use map.

| | Zoning | Land Use/FLUM | Property Use |
|--------------|--------------------------|-----------------------------------|---|
| North | PDP/SF and PDP/SU | Residential and Public Facilities | Residential (Wellington at 7 Hills), school (Suncoast Elementary) |
| South | NA | NA | Pasco County |
| East | Congregate Care Facility | Commercial | Congregate Care Facility |
| West | PDP/GHC | Commercial | Commercial Development |

Request

The request is for a master plan modification to retain the already approved PDP/GC (General Commercial) zoning with specific C-2 Uses and add additional C-2 and special exception uses and change the zoning category to Combined Planned Development (CPDP).

Project Description

The property is retaining its previously approved PDP/GC (General Commercial) C-1 uses and specific C-2 uses across the site. The size of the property and location along County Line Road make it attractive for a variety of different uses, ranging from highway commercial to medical facilities. Additionally, a reverse frontage road (Quality Drive) already exists along the property's northern boundary. The size and location of the property will allow up to three commercial sites along County Line Road (Area 1) and a 5-acre parcel to the north (Area 2) that would be attractive for a number of uses, including already approved self-storage or outdoor storage uses, medical offices, congregate care or a commercial flex building complex. An internal access drive or cross access agreements would provide all uses on site to have access to/from Quality Drive. Additional right of way will be provided along County Line Road as determined by the County Engineer and all access points will be designed to meet County Standards. The total project nonresidential square footage will not exceed 155,000 square feet.

The project site is cleared and vacant. The sand soils are conducive for development and stormwater retention. There are no wetlands on the property and only a small corner of the site is within the 100 year floodplain. Hernando County utilities are available. The property has direct access to both County Line Road and Quality Drive, which serves as a reverse frontage road leading to a signal at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in Area 1 along County Line Road are requested:

- Mini warehouses (previously approved and requested in Area 1 & Area 2)
- Outdoor RV/boat storage (previously approved and requested in Area 1 & Area 2)
- Drive-in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments exceeding 4 bays (excludes body shops)
- Veterinary clinics and hospital establishments
- Alcoholic beverage dispensation

In Area 2 along Quality Drive the following Special Exception Uses are requested:

- Congregate Care facilities
- Hospitals (requested in Area 1 & Area 2 due to the number of acres required)

Project History

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as Planned Development Project/General Commercial (PDP/GC) with specific C-2 uses for Mini warehouses and outdoor storage with deviations (H 21-36) . The associated master plan included the following uses and intensity:

- 3 phases
- Phase 1 approved for 110,00 square feet of Mini warehouse
- Phase 2 approved for 15,000 square feet of Mini warehouse and outdoor storage of 48 RV/boat spaces
- Phase 3 approved for 3 commercial outparcels at 30,000 square feet with all allowable uses under the C-1 District
- A 75 foot setback along County Line Road (deviation from 125 feet)
- A rear setback of 25 feet (deviation from 35 feet)

The approved Resolution 2021-157 for H21-36, the minutes, associated performance conditions and approved master plan are provided in Attachment 1 to this narrative.

The applicant requested the Board of County Commissioners approve a master plan modification on August 27, 2024 (H24-17). The modifications were not approved; however, the Board of County Commissioners re-approved the original request and master plan. Therefore, the original master plan remains effective.

Proposed Setbacks and Buffers

Perimeter Building Setbacks

- South (County Line Road) - 75 feet (deviation from 125 feet previously approved)
- North (Quality Drive) - 20 feet (deviation from 35 feet previously approved)
- East-20 feet
- West-20 feet

Internal Commercial Lot Setbacks (previously approved)

- Side-10 feet (deviation from 20 feet)
- Rear-10 feet (deviation from 35 feet)
- Mini warehouses-Front 15 feet

Maximum Height

- 45 feet

Buffers-all buffers will meet commercial standards per the LDR's

- North-10 feet landscape buffer, 0 feet along DRA
- South-20 feet landscape buffer
- East-20 feet vegetative buffer
- West-10 feet vegetative buffer

Consistency with the Comprehensive Plan

The site is consistent with the following Goals, Objectives and Strategies of the Hernando County 2040 Comprehensive Plan.

Future Land Use Element

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The

Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes: a. are located at the intersections of roads having collector status or greater; b. recognize concentrations of existing commercial development; c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County; d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County; e. may be located in Centers or Corridors pursuant to the related strategies

Analysis: The site is designated Commercial by the Hernando County 2040 Future Land Use Map and is located in a commercial node.

Site Conditions

Topography

The property slopes from County Line Road to Quality Drive with a high point of 65 feet above MSL to a low of 42 feet above MSL. See Figure 4.



Figure 4-Topographic Information

Floodplain

The property is not located in a designated FEMA flood zone. See Figure 5.

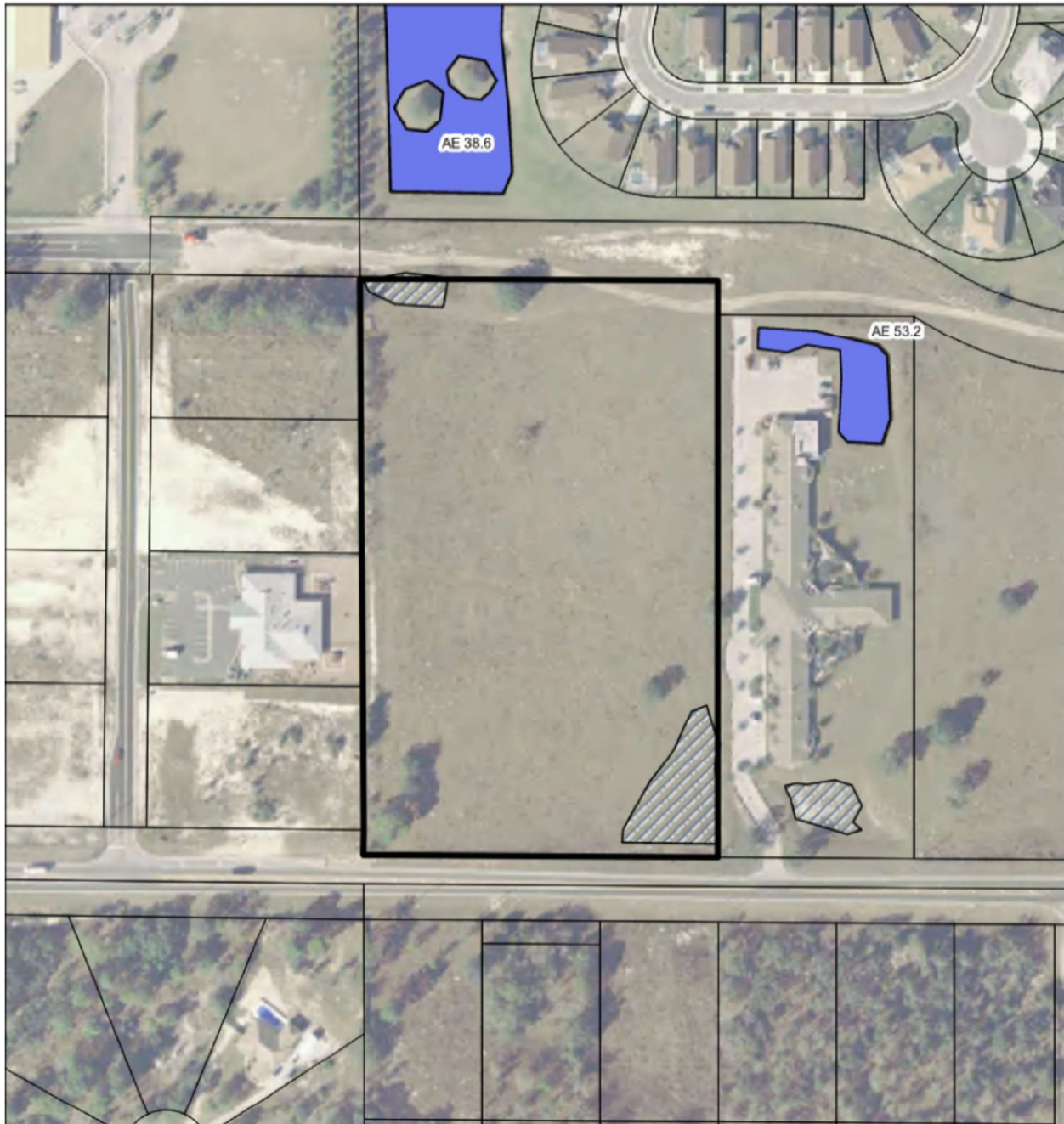


Figure 5-Flood Zone Information

Soils

The soil is classified as Candler Fine Sand which is well drained. See Figure 6.

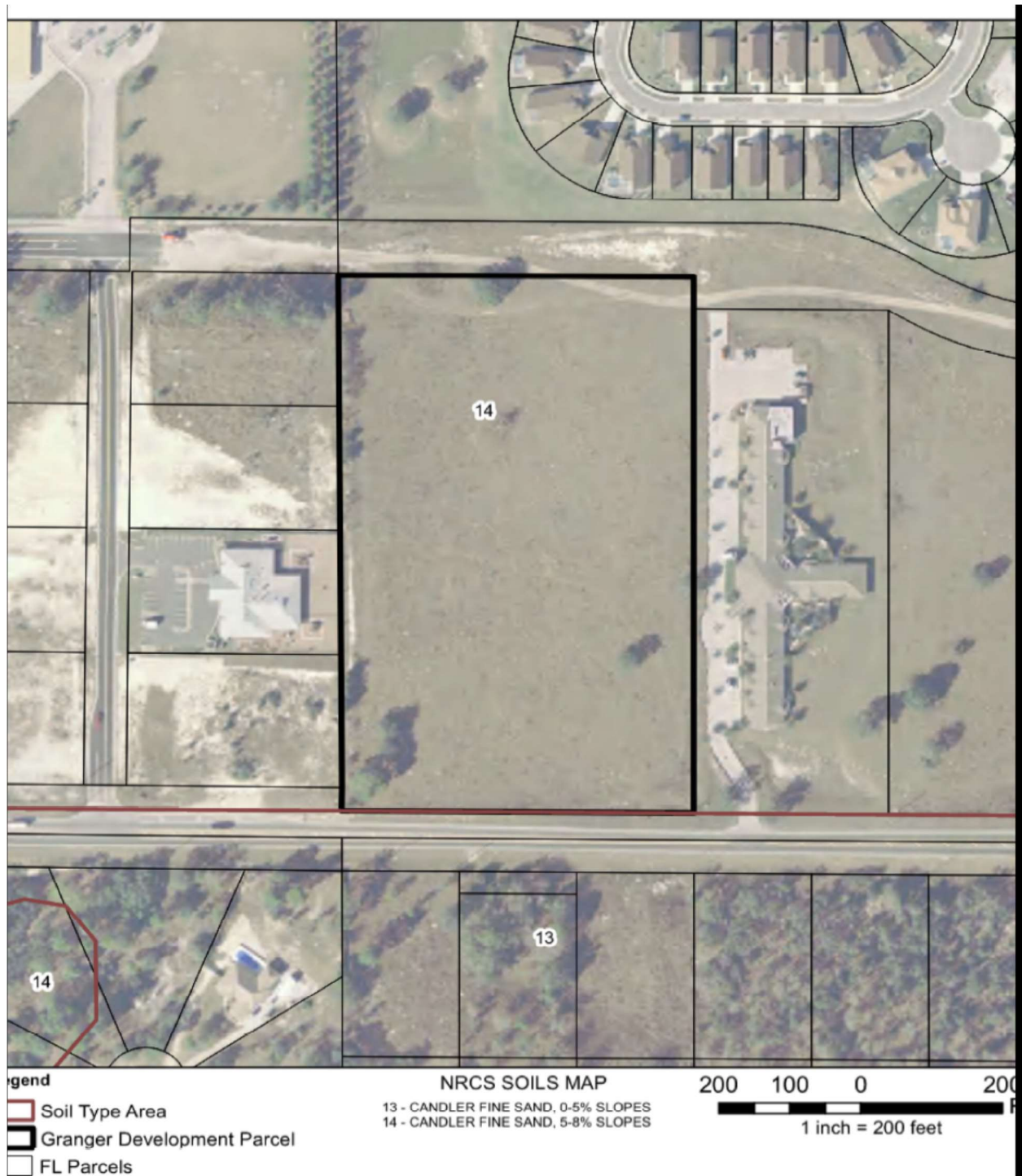


Figure 6-Soils Information (Source : Hernando County GIS)

Site Environmental

The following site characteristics are noted:

- The subject site is primarily vacant grassland.
- Gopher tortoise were observed on or within the vicinity of the subject property.
- There are no other federal or state listed species present on the property.
- No wetlands are located on this property.
- No significant trees or tree cover is present on the property.
- The soil is classified as Candler Fine Sand which is well drained

All required site surveys, reports and associated permits will be provided at the time of site development.

Infrastructure

Adequate Access/Transportation

The site has access to County Line Road, a major collector roadway, and Quality Drive, a local street. The applicant proposes a single connection to each roadway.

In addition, the applicant proposes the following relative to access and transportation:

- All access points shall meet county commercial driveway requirements
- The applicant will provide additional right of way along County Line Road as determined by the County Engineer
- The applicant will construct a sidewalk along Quality Drive in conjunction with that phase of development
- A traffic analysis will be provided at the time of development, and the developer will construct all improvements recommended by the approved study
- All outparcels will be interconnected by cross access easements; identified, provided and recorded at the time of subdivision plat approval
- Cross access to adjoining parcels on the east and west will not be provided as those sites are currently developed. The parcel also has access to Quality Drive, which is the designated frontage road for this area.

Utilities

The subject site is within the service boundaries of the Hernando County Utilities Department. HCUD has both sewer and potable water in the vicinity of the project and the project will connect to County Water and Sewer. If required, the applicant will enter into a

utilities service agreement with HCUD to ensure the timing of connection to those facilities and/or conduct any required engineering study to identify any infrastructure capacity needs.

Drainage

The stormwater management system will be permitted with the South Florida Water Management District.

A certificate of adequate public facilities (concurrency) will be obtained at the time of site development.

Deviations

The following deviations are approved with the current valid and unexpired master plan:

Perimeter Setbacks

- County Line Road-75 feet (deviation from 125 feet previously approved)
- Quality Drive-20 feet (deviation from 35 feet previously approved)

Additional deviation requests:

Internal Commercial Lot Setbacks

- Side-10 feet (deviation from 20 feet)
- Rear-15 feet (deviation from 35 feet)

Attachment 1

RESOLUTION NUMBER 2021- 157

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Fla. Stat.*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing on September 14, 2021, to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Generations Christian Church of Trinity, Inc.

FILE NUMBER: H-21-36

REQUEST: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations

GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive

PARCEL KEY NUMBERS: 1317685

REQUEST: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations, as enumerated in the BOCC Action which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

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**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Fla. Stat.* Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION:

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the request for a Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations, as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 14th DAY OF SEPTEMBER 2021.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Heidi Kuyper, D.C.
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: [Signature]
John Allocco
Chairman



Approved as to Form and
Legal Sufficiency

By: [Signature]

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

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Comm. Champion returned to the meeting.

Motion

To postpone this to meeting of October 12, 2021.

| | |
|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Jeff Holcomb, Second Vice Chairman |
| SECONDER: | Steve Champion, Vice Chairman |
| AYES: | Allocco, Champion, Holcomb, Dukes, Narverud |

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Rezoning Petition Submitted by Generations Christian Church of Trinity, Inc.

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2021-157).

| | |
|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Wayne Dukes, Commissioner |
| SECONDER: | Elizabeth Narverud, Commissioner |
| AYES: | Allocco, Champion, Holcomb, Dukes, Narverud |

Master Plan Revision Petition Submitted by 5000 Calienta Street, LLC

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2021-158).

(Note: The Motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

| | |
|------------------|--------------------------------------|
| RESULT: | ADOPTED [4 TO 1] |
| MOVER: | Jeff Holcomb, Second Vice Chairman |
| SECONDER: | Steve Champion, Vice Chairman |
| AYES: | Allocco, Champion, Holcomb, Narverud |
| NAYS: | Dukes |

Comm. Champion temporarily left the meeting.

BCC ACTION:

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-157 approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage, 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 wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. All driveways to the subject development shall meet County Commercial Driveway Standards.
7. County Line Road is an Arterial Roadway; the petitioner shall be limited to one access point along County Line Road, and all outparcels shall be interconnected by cross-access easements, recorded at the time of subdivision plat approval. Additionally, the petitioner shall be allowed one access point along Quality Drive.
8. A sidewalk shall be constructed along the entire width of property along County Line Road.
9. Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.
10. The developer shall connect to the central water and sewer systems at time of vertical construction.

Attachment: Summary of BOCC Action (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

11. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.
12. The only C-2 uses permitted shall be mini-warehouses and outdoor storage for boats/recreational vehicles.
13. Minimum Setbacks and Maximum Height:
Front: 75' (Deviation from 125')
Side: 20'
Rear: 20' (Deviation from 35')
Maximum Height: 35 feet
14. Perimeter Setbacks:
Side: 20'
Rear: 35'
15. The petitioner shall be required to screen the mini-warehouse and outdoor storage in accordance with the minimum requirements of the Land Development Regulations.
16. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
17. The petitioner shall be required to meet the requirements for large retail development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.
18. The petitioner shall be required provide a 10-foot wide landscape buffer along the entire perimeter of the property. Existing vegetation shall be retained and/or enhanced to achieve a minimum of 80% opacity.
19. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.
20. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Attachment: Summary of BOCC Action (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

APPLICATION NARRATIVE

RAIN DANCER, LLC & EVERGREEN PARTNERS, LLC

PARCEL KEY 01317685

General

The subject site, consisting of approximately 9.3 acres, lies within section/township/range 32/23/18 and is located on the north side of County Line Road, the south side of Quality Drive, approximately one mile east of Seven Hills Drive. The property is identified by the Hernando County Property Appraiser as Parcel Key 01317685. See Figure 1 for the aerial view and location of the site.



Figure 1. Aerial and location map

Zoning and Land Use

The property has a Commercial land use designation on Hernando County's Future Land Use Map (See Figure 2).

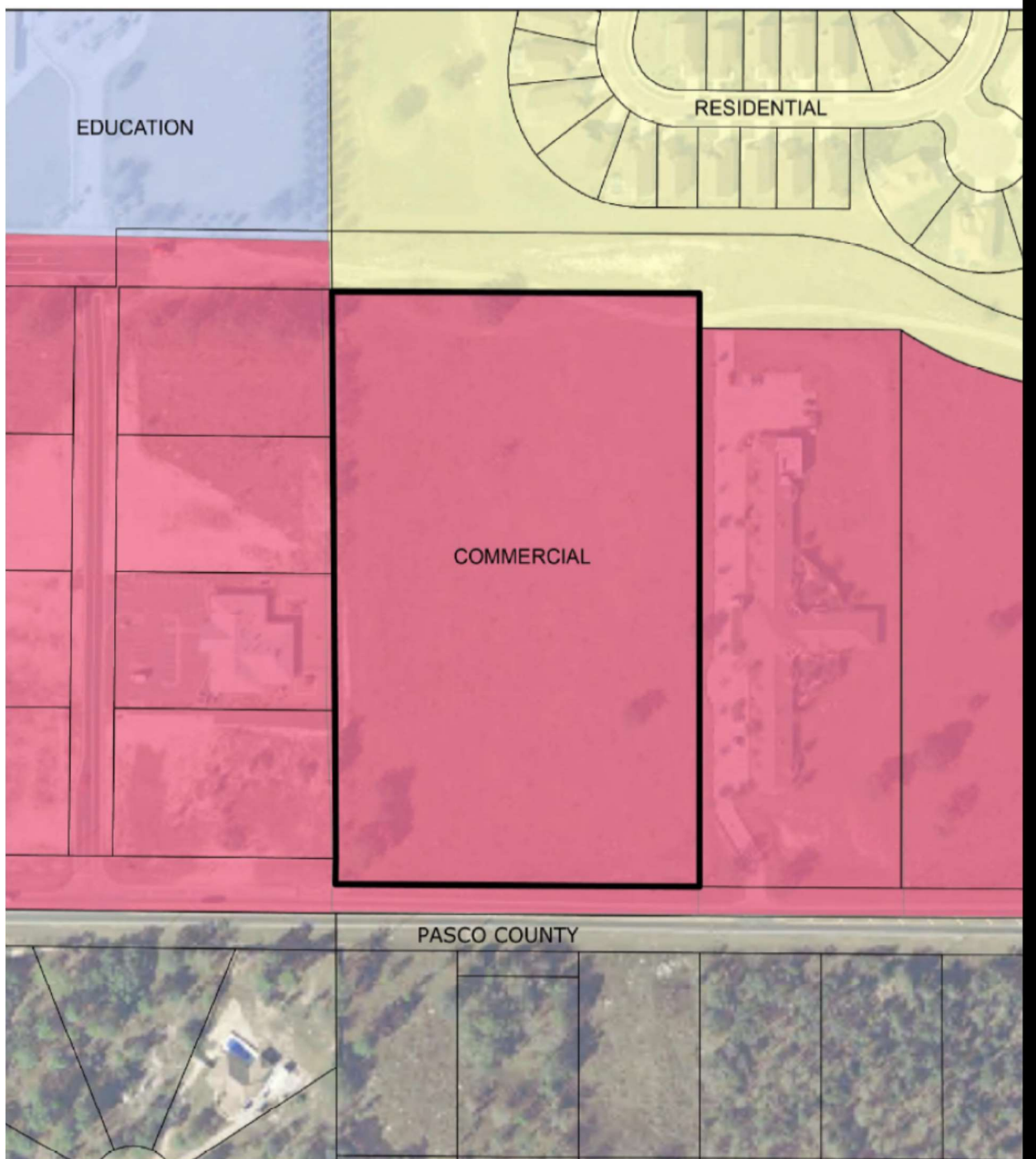


Figure 2 - Current Land Use Designation Parcel Key 01317685

The property is presently zoned Planned Development Project/General Commercial (PDP/GC) and approved for C-2 uses with Mini warehouses and outdoor storage. See Figure 3 for the current zoning on the site.

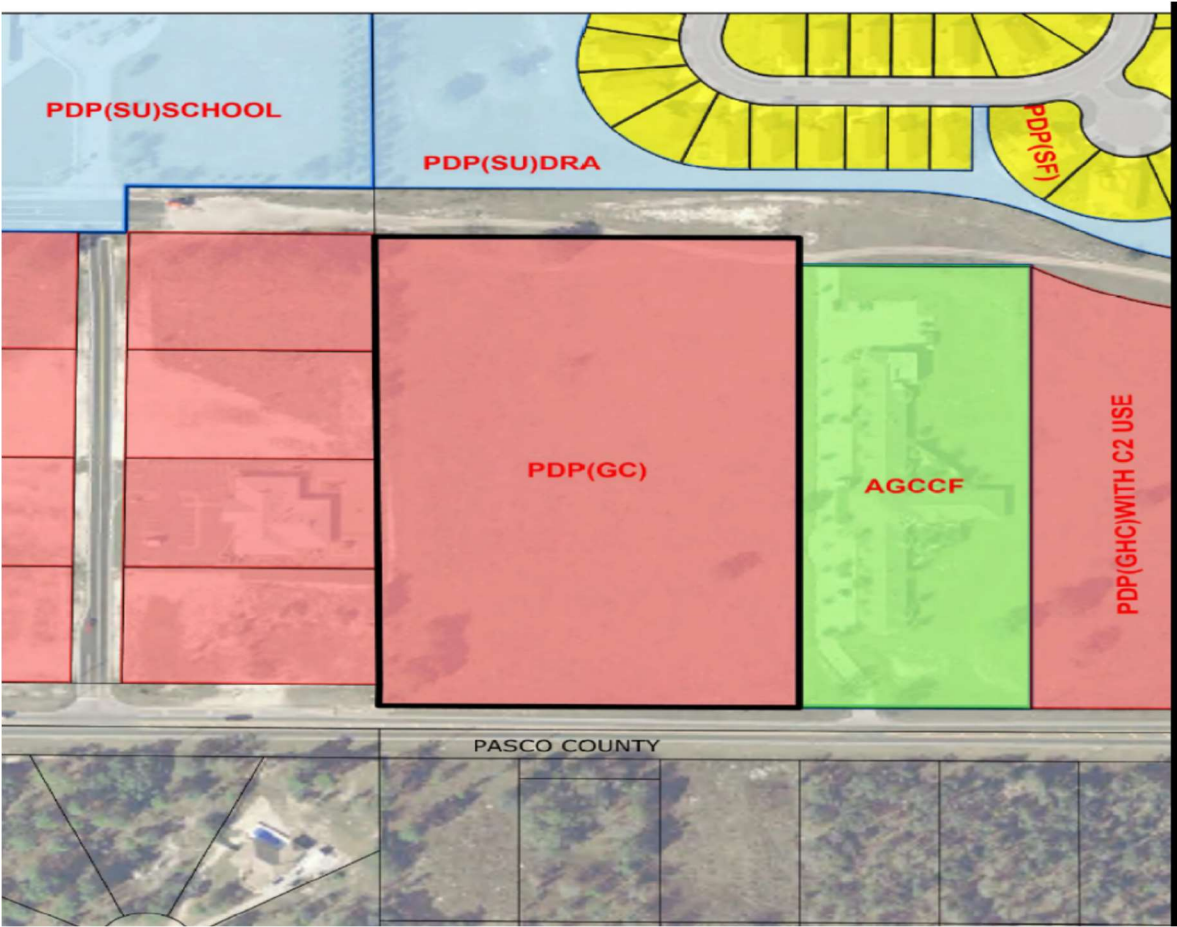


Figure 3-Current Zoning Map Parcel Key 01317685

The following table identifies adjacent zoning classification and their designation in the comprehensive plan’s future land use map.

| | Zoning | Land Use/FLUM | Property Use |
|-------|--------------------------|-----------------------------------|---|
| North | PDP/SF and PDP/SU | Residential and Public Facilities | Residential (Wellington at 7 Hills), school (Suncoast Elementary) |
| South | NA | NA | Pasco County |
| East | Congregate Care Facility | Commercial | Congregate Care Facility |
| West | PDP/GHC | Commercial | Commercial Development |

Request

The request is for a master plan modification to retain the already approved PDP/GC (General Commercial) zoning with specific C-2 Uses and add additional C-2 and special exception uses and change the zoning category to Combined Planned Development (CPDP).

Project Description

The property is retaining its previously approved PDP/GC (General Commercial) C-1 uses and specific C-2 uses across the site. The size of the property and location along County Line Road make it attractive for a variety of different uses, ranging from highway commercial to medical facilities. Additionally, a reverse frontage road (Quality Drive) already exists along the property's northern boundary. The size and location of the property will allow up to three commercial sites along County Line Road (Area 1) and a 5-acre parcel to the north (Area 2) that would be attractive for a number of uses, including already approved self-storage or outdoor storage uses, medical offices, congregate care or a commercial flex building complex. An internal access drive or cross access agreements would provide all uses on site to have access to/from Quality Drive. Additional right of way will be provided along County Line Road as determined by the County Engineer and all access points will be designed to meet County Standards. The total project nonresidential square footage will not exceed 155,000 square feet.

The project site is cleared and vacant. The sand soils are conducive for development and stormwater retention. There are no wetlands on the property and only a small corner of the site is within the 100 year floodplain. Hernando County utilities are available. The property has direct access to both County Line Road and Quality Drive, which serves as a reverse frontage road leading to a signal at Mariner Boulevard.

Additional Uses Requested

The following additional C-2 Uses in Area 1 along County Line Road are requested:

- Mini warehouses (previously approved and requested in Area 1 & Area 2)
- Outdoor RV/boat storage (previously approved and requested in Area 1 & Area 2)
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- Veterinary clinics and hospital establishments
- Alcoholic beverage dispensation

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- Congregate Care facilities
- Hospitals (requested in Area 1 & Area 2 due to the number of acres required)

Project History

The project was previously approved by the Board of County Commissioner (Resolution 2021-157) on September 14, 2021, as Planned Development Project/General Commercial (PDP/GC) with specific C-2 uses for Mini warehouses and outdoor storage with deviations (H 21-36) . The associated master plan included the following uses and intensity:

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The applicant requested the Board of County Commissioners approve a master plan modification on August 27, 2024 (H24-17). The modifications were not approved; however, the Board of County Commissioners re-approved the original request and master plan. Therefore, the original master plan remains effective.

Proposed Setbacks and Buffers

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- East-20 feet
- West-20 feet

Internal Commercial Lot Setbacks (previously approved)

- Side-10 feet (deviation from 20 feet)
- Rear-10 feet (deviation from 35 feet)
- Mini warehouses-Front 15 feet

Maximum Height

- 45 feet

Buffers-all buffers will meet commercial standards per the LDR's

- North-10 feet landscape buffer, 0 feet along DRA
- South-20 feet landscape buffer
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Consistency with the Comprehensive Plan

The site is consistent with the following Goals, Objectives and Strategies of the Hernando County 2040 Comprehensive Plan.

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Analysis: The site is designated Commercial by the Hernando County 2040 Future Land Use Map and is located in a commercial node.

Site Conditions

Topography

The property slopes from County Line Road to Quality Drive with a high point of 65 feet above MSL to a low of 42 feet above MSL. See Figure 4.



Figure 4-Topographic Information

Floodplain

The property is not located in a designated FEMA flood zone. See Figure 5.

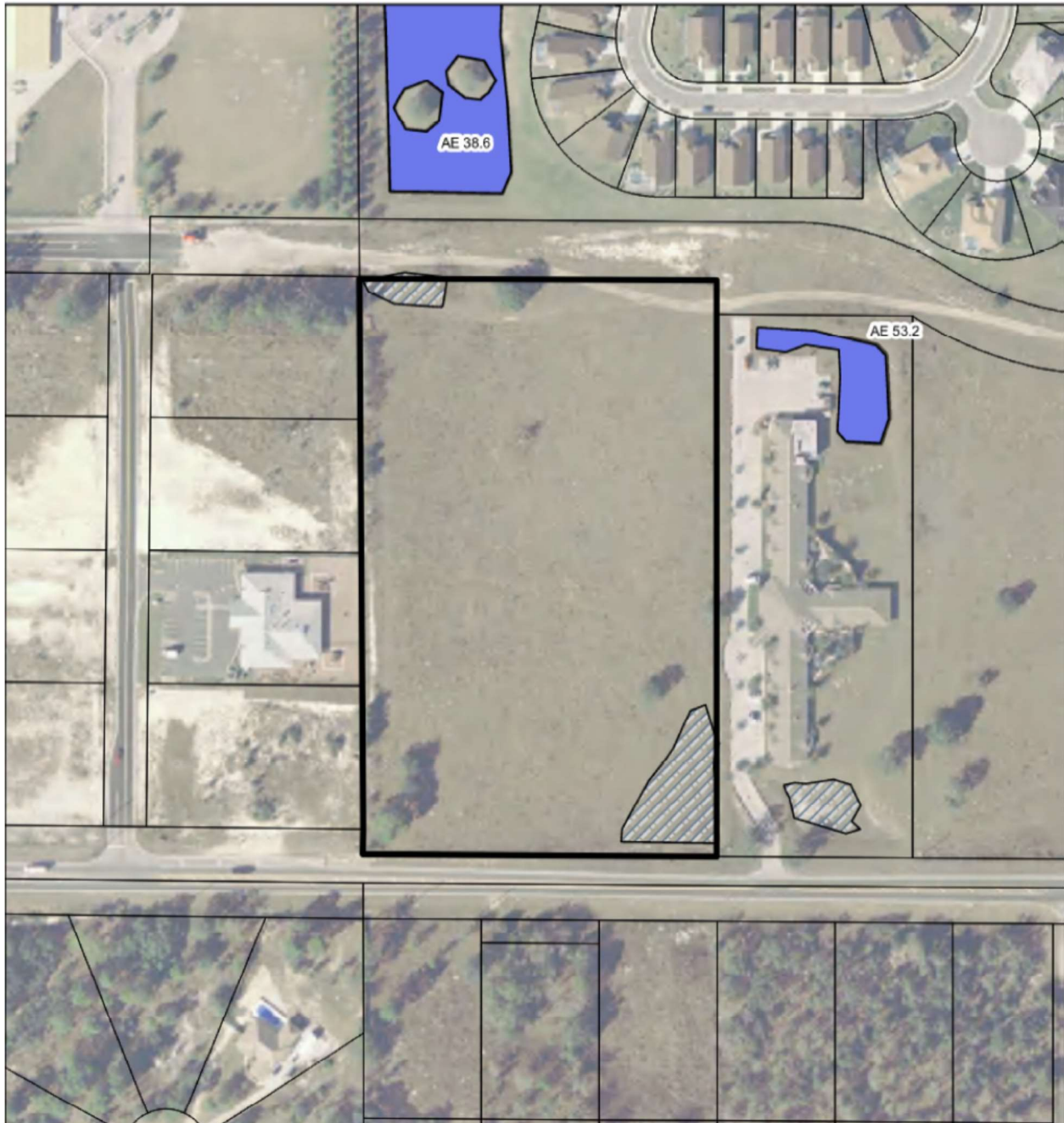


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Soils

The soil is classified as Candler Fine Sand which is well drained. See Figure 6.

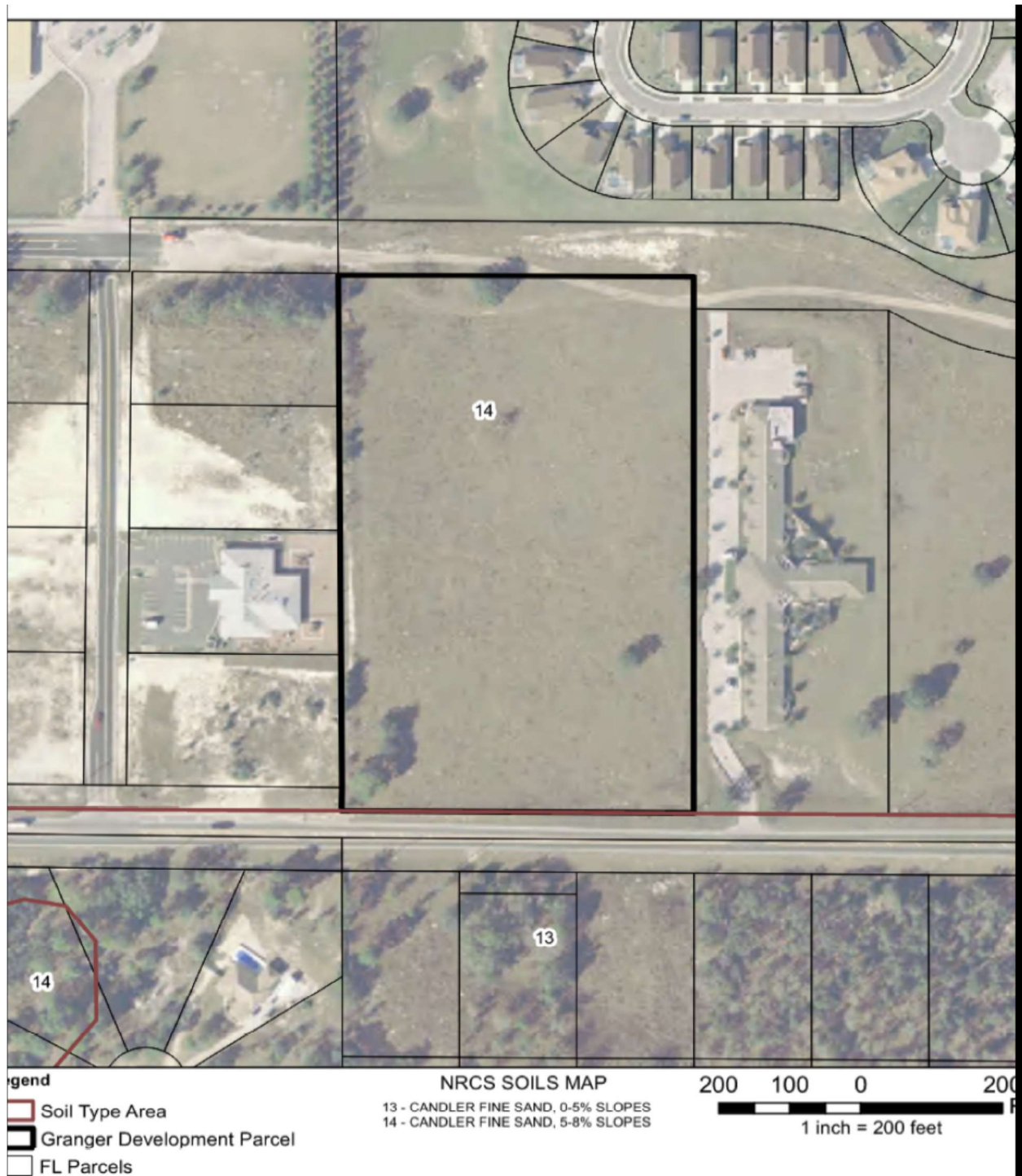


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Drainage

The stormwater management system will be permitted with the South Florida Water Management District.

A certificate of adequate public facilities (concurrency) will be obtained at the time of site development.

Deviations

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Perimeter Setbacks

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- Quality Drive-20 feet (deviation from 35 feet previously approved)

Additional deviation requests:

Internal Commercial Lot Setbacks

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NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

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FILE NUMBER: H-21-36

REQUEST: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations

GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive

PARCEL KEY NUMBERS: 1317685

REQUEST: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations, as enumerated in the BOCC Action which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

S:\Share\P&Z\Resolutions\2021 Resolutions\Sept_2021\H2136 Approval Resolution.docx

**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Fla. Stat.* Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION:

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the request for a Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2/(Highway Commercial) Uses for Mini-warehouses and Outdoor Storage, with Deviations, as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 14th DAY OF SEPTEMBER 2021.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Heidi Kuyper, D.C.
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: [Signature]
John Allocco
Chairman



Approved as to Form and
Legal Sufficiency

By: [Signature]

Attachment: Approved Resolution No. 2021-157 (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

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Comm. Champion returned to the meeting.

Motion

To postpone this to meeting of October 12, 2021.

| | |
|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Jeff Holcomb, Second Vice Chairman |
| SECONDER: | Steve Champion, Vice Chairman |
| AYES: | Allocco, Champion, Holcomb, Dukes, Narverud |

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Rezoning Petition Submitted by Generations Christian Church of Trinity, Inc.

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2021-157).

| | |
|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Wayne Dukes, Commissioner |
| SECONDER: | Elizabeth Narverud, Commissioner |
| AYES: | Allocco, Champion, Holcomb, Dukes, Narverud |

Master Plan Revision Petition Submitted by 5000 Calienta Street, LLC

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2021-158).

(Note: The Motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

| | |
|------------------|--------------------------------------|
| RESULT: | ADOPTED [4 TO 1] |
| MOVER: | Jeff Holcomb, Second Vice Chairman |
| SECONDER: | Steve Champion, Vice Chairman |
| AYES: | Allocco, Champion, Holcomb, Narverud |
| NAYS: | Dukes |

Comm. Champion temporarily left the meeting.

BCC ACTION:

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-157 approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage, with deviations, and the following performance conditions:

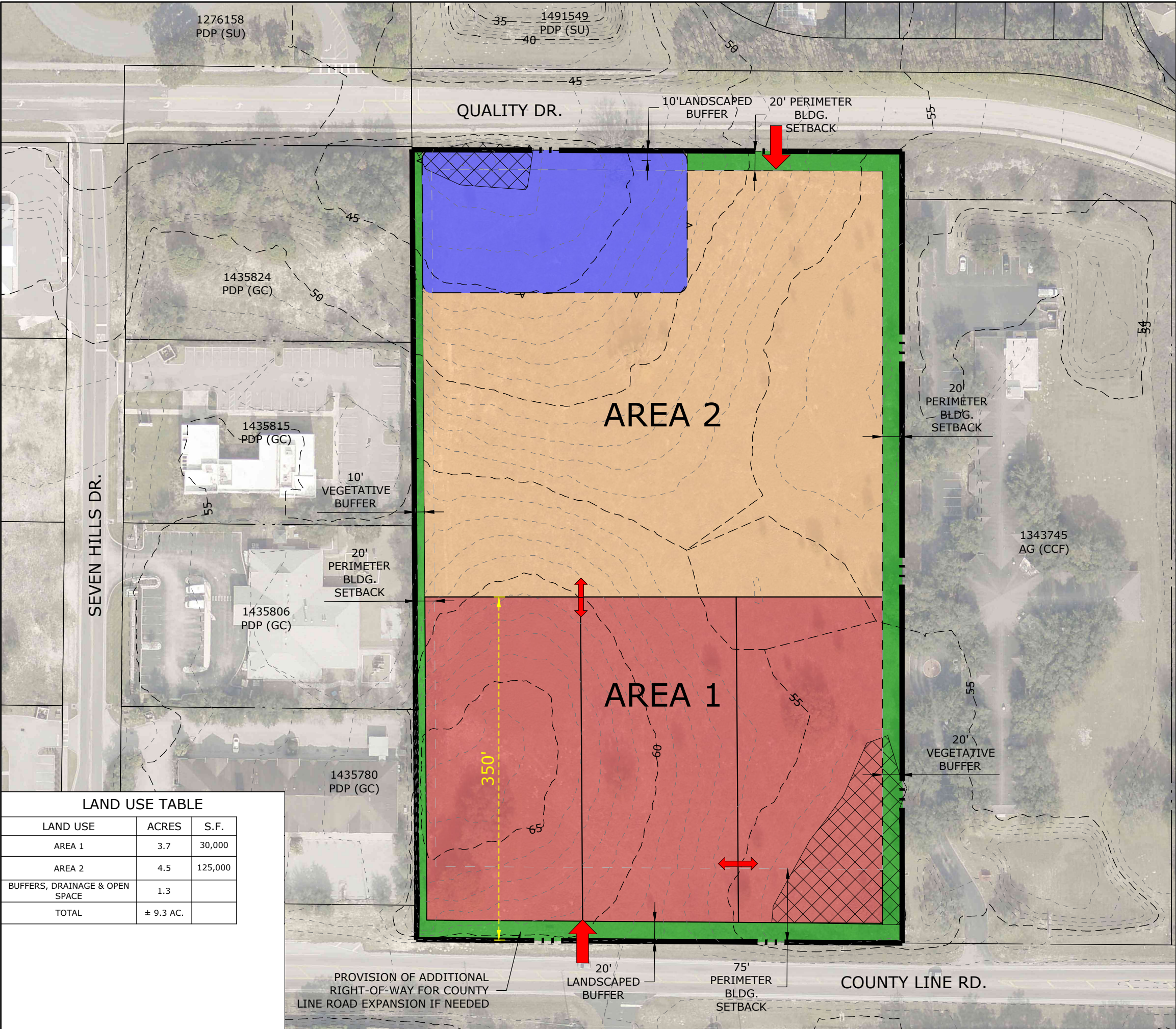
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall provide a wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. All driveways to the subject development shall meet County Commercial Driveway Standards.
7. County Line Road is an Arterial Roadway; the petitioner shall be limited to one access point along County Line Road, and all outparcels shall be interconnected by cross-access easements, recorded at the time of subdivision plat approval. Additionally, the petitioner shall be allowed one access point along Quality Drive.
8. A sidewalk shall be constructed along the entire width of property along County Line Road.
9. Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.
10. The developer shall connect to the central water and sewer systems at time of vertical construction.

Attachment: Summary of BOCC Action (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

11. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.
12. The only C-2 uses permitted shall be mini-warehouses and outdoor storage for boats/recreational vehicles.
13. Minimum Setbacks and Maximum Height:
Front: 75' (Deviation from 125')
Side: 20'
Rear: 20' (Deviation from 35')
Maximum Height: 35 feet
14. Perimeter Setbacks:
Side: 20'
Rear: 35'
15. The petitioner shall be required to screen the mini-warehouse and outdoor storage in accordance with the minimum requirements of the Land Development Regulations.
16. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
17. The petitioner shall be required to meet the requirements for large retail development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.
18. The petitioner shall be required provide a 10-foot wide landscape buffer along the entire perimeter of the property. Existing vegetation shall be retained and/or enhanced to achieve a minimum of 80% opacity.
19. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.
20. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

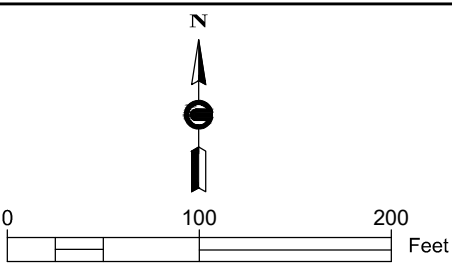
Attachment: Summary of BOCC Action (RES-2021-157 : Rezoning H2136 - Generations Christian Church of Trinity, Inc.)

PRINTED: 02/05/2025 - 1:30pm PRINTED BY: DA PATH: L:\25005\Granger Development\dwg\PLAN\prelim\25005_RZMP 02-03-25.dwg



LAND USE TABLE

| LAND USE | ACRES | S.F. |
|--------------------------------|-----------|---------|
| AREA 1 | 3.7 | 30,000 |
| AREA 2 | 4.5 | 125,000 |
| BUFFERS, DRAINAGE & OPEN SPACE | 1.3 | |
| TOTAL | ± 9.3 AC. | |



SITE DATA:
Owner: RAIN DANCER LLC & EVERGREEN PARTNERS LLC
Applicant: GRANGER DEVELOPMENT LLC
Parcel Key No: 1317685
STR: 36 / 23S / 18E
Current Zoning: PDP-GC W/ MINI WAREHOUSES
Proposed Zoning: CPDP W/ MINI WAREHOUSES SPECIFIC C2 USES & SPECIAL EXCEPTIONS

Area: +/- 9.3 AC.
Max. Commercial SF: 155,000 SF

PERIMETER BUILDING SETBACKS:
South (County Line Rd) : 75' (PREVIOUSLY APPROVED)
North (Quality Dr): 20' (PREVIOUSLY APPROVED)
East: 20'
West: 20'

MAX. BUILDING HEIGHT: 45'

INTERNAL COMMERCIAL LOT SETBACKS:
Side : 10' (PREVIOUSLY APPROVED)
Rear: 10' (PREVIOUSLY APPROVED)
Mini Storage: 15' FRONT SETBACK

BUFFERS:
North: 10' LANDSCAPED BUFFER, 0' ALONG DRA
East: 20' VEGETATIVE BUFFER
West: 10' VEGETATIVE BUFFER
South: 20' LANDSCAPED BUFFER

- LEGEND:**
- PROJECT BOUNDARY
 - FEMA FLOOD ZONE
 - EXISTING ELEVATION CONTOUR LINE
 - GENERAL COMMERCIAL, MINI STORAGE & SEE ADDITIONAL C-2/SPECIAL EXCEPTION USES (GC & C-2 MAY BE SUBDIVIDED INTO UP TO 3 PARCELS)
 - GENERAL COMMERCIAL, MINI STORAGE & SEE OTHER C-2/SPECIAL EXCEPTION USES (MAY BE SUBDIVIDED INTO UP TO 10 PARCELS)
 - BUFFER
 - DRAINAGE AREA (CONCEPTUAL)
 - ACCESS POINT
 - CROSS ACCESS

REZONING MASTER PLAN

GRANGER DEVELOPMENT

DRAWING INVALID UNLESS BY REGISTERED PROFESSIONAL

###, P.E.
FL REG. NO. ###

Engineering
Surveying
Environmental
Transportation
Construction Management

Coastal
engineering associates, inc.
Brooksville - Florida 34601
986 Candlelight Boulevard - Fax (352) 799-8356
(352) 799-9423 - EB-0000142

REUSE OF DOCUMENT

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| DATE | REV. BY/REV. NO. | REVISION |
|---------|------------------|------------|
| 6/11/25 | ERJ 3 | Remove MIF |
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

SHEET

1

148

JOB No.

25005

H-25-09

Photo date: 2023

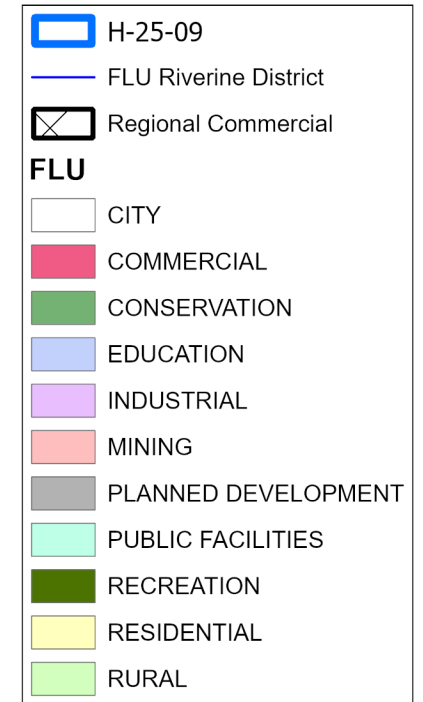
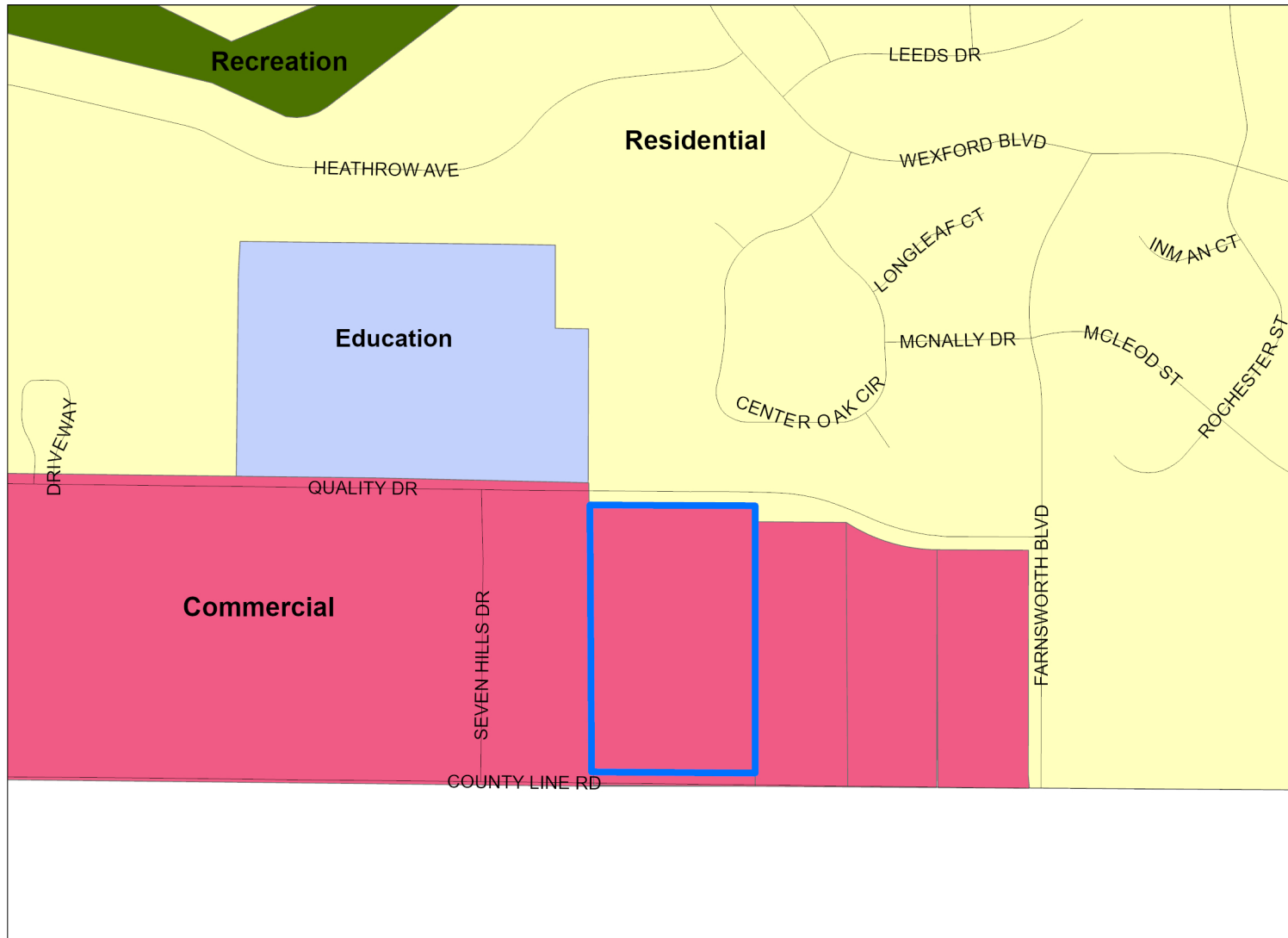
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-09

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 0.04 0.08 0.16 0.24 0.32 Miles

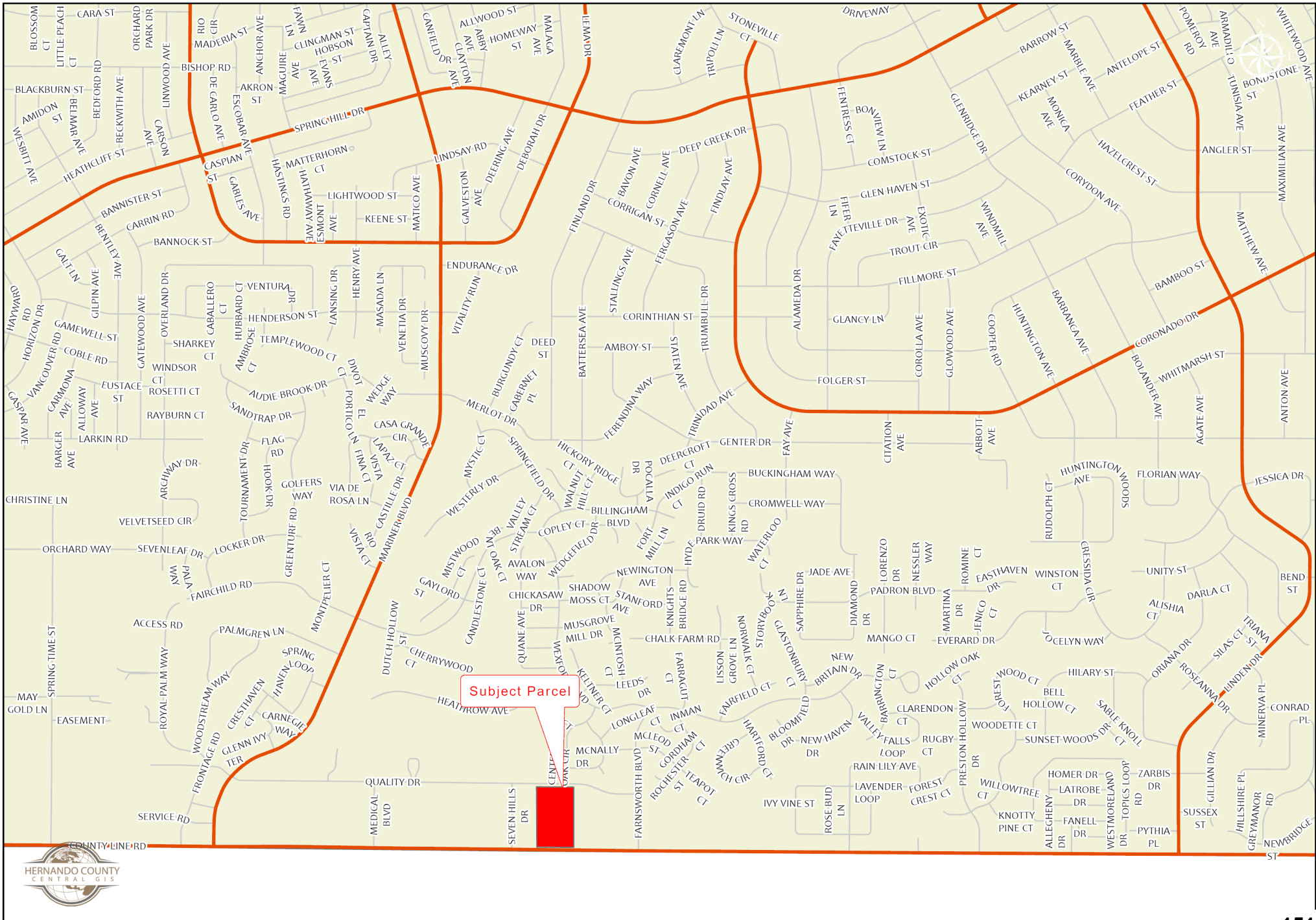


Date of mapping: 04/15/2025



H-25-09 AREA MAP

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H-25-09

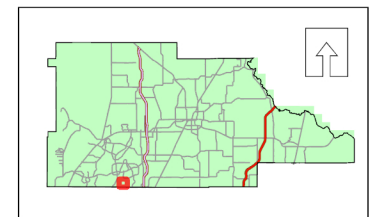
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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: 02/09/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17114
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by APC Towers LLC (c/o Mattaniah S. Jahn, P.A.) (H2529)

BRIEF OVERVIEW

Rezoning Request:

Public Service Facility Overlay District (PSFOD) for a communications tower

General Location:

Southwest corner of Cortez Blvd and Faber Drive

Parcel Key Number:

656953

Summary of Applicant's Request:

The applicant is submitting a Public Service Facility Overlay District (PSFOD) to allow the construction of a 199' AGL monopole style communication tower ("Monopole") and related support facility. The Monopole will support the antennas for T-Mobile and will be able to collocate three additional sets of antennas for a total of four collocations.

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 Public Service Facility (PSF) Overlay District Standards are contained in Appendix A, Article IV, Section 11 together with Communication Tower standards in Appendix A, Article II, Section 2(F). 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 a Public Service Facility Overlay District (PSFOD) for a communications tower with performance conditions.

REVIEW PROCESS

| | | | |
|---------------------|----------|------------|---------|
| Michelle Miller | Approved | 01/29/2026 | 1:49 PM |
| Victoria Via | Approved | 01/29/2026 | 2:33 PM |
| Natasha Lopez Perez | Approved | 02/03/2026 | 9:35 AM |
| Toni Brady | Approved | 02/03/2026 | 5:33 PM |



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026
Board of County Commissioners: April 7, 2025

APPLICANT: APC Towers LLC (c/o Mattaniah S. Jahn, P.A.)

FILE NUMBER: H-25-29

REQUEST: Public Service Facility Overlay District (PSFOD) for a communications tower

GENERAL LOCATION: Southwest corner of Cortez Blvd and Faber Drive

PARCEL KEY NUMBER(S): 656953

APPLICANT'S REQUEST

The applicant is submitting a Public Service Facility Overlay District (PSFOD) to allow the construction of a 199' AGL monopole style communication tower ("Monopole") and related support facility. The Monopole will support the antennas for T-Mobile and will be able to collocate three additional sets of antennas for a total of four collocations.

The approximately 3.73 Acre parent parcel, is currently developed as a church. APC's leased area consists of 5,500 square feet and will contain a 50' x 50' fenced equipment compound. The parent parcel carries a Private Institutional future land use designation and is zoned AG, it is located at the intersection of Cortez Blvd. and Faber Dr.

Deviations Requested:

- Monopole North Setback: 64' in lieu of 125' (61' relief)
- Compound North Setback: 52' in lieu of 125' (73' relief)
- Compound West Setback: 13' in lieu of 35' (22' relief)

SITE CHARACTERISTICS

| | |
|---|--|
| Site Size | 5,500 square foot portion of a 3.73 acre parcel |
| Surrounding Zoning; Land Uses | North: R1B South: R1B East: PDP(SF) West: C-1; AR |
| Current Zoning: | AR with a Special Exception for a Church |
| Future Land Use Map Designation: | Rural |

UTILITIES REVIEW

HCUD currently supplies water to this parcel, there is a 4" force main that is adjacent to the parcel that runs along Cortez Blvd. HCUD has no objection to the zoning change from AG to AG-PSFOD (Public Service Overlay District) to allow a monopole communication tower and support facility for T-Mobile to solve the significant gap in service to the public.

ENGINEERING REVIEW

- A Detailed Site Plan will need to be submitted to the Engineering Department prior to approval.
- The tower is 199-feet tall, and a fall radius plan must depict if Cortez Blvd. is within the fall zone.
- The tower should be relocated 125 to 150-feet South of Cortez Blvd. depending on the fall radius of the tower.
- There is a 50-foot easement for a future Frontage Road already reserved.
- FDOT approval will be required as parcel is adjacent to State Road 50.

Comments: The petitioner has coordinated with the Department of Public Works to address the Department's concerns. The 50' easement as initially identified in the comments has been determined to be a nonissue and no further action is necessary by the applicant.

LAND USE REVIEW**Permitted Uses**

The following uses are permitted within a Public Service Facility Overlay District:

- Any use permitted in the underlying zoning district.
- Governmental uses and structures consistent with the PSF approval.
- Public service uses and structures consistent with the PSF approval.
- Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Special Regulations

- 1. Any use permitted in the underlying zoning district.
- 2. Governmental uses and structures consistent with the PSF approval.
- 3. Public service uses and structures consistent with the PSF approval.
- 4. Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Comments: The communications tower as requested by the applicant is a permitted use within the PSFOD zoning district.

Specific Criteria – PSFOD for Communication Tower Site

The following criteria must be met prior to the approval of a Public Service Facility Overlay District (PSFOD) for a communication tower site:

- The minimum setbacks provided for in this ordinance must be met, and the PSF Overlay shall apply to a defined compound area for that tower and associated facilities only.
- As part of the procedure when applying for a PSF, an applicant shall provide proof that a provider is connected with the application if the provider is not the applicant by the provision of a lease agreement or other documentation that commits a provider to locate on the proposed tower and submit to the County for inclusion in the record of any subsequent public hearing on the application the following materials:
- A map showing the search ring utilized by the applicant in determining the appropriate location; and, in the case of a PSF in a residential area, a depiction of how the proposed location permits provision of service that cannot reasonably be provided from outside the residential area;
- An inventory and a map showing all existing structures and towers within the search ring that are available for collocation;
- A map showing all existing Public Service Facility Overlay Districts (PSFOD) and towers or existing structures of an appropriate height, within the search ring. The map shall also indicate all PSFODs which have been approved for the placement of communication towers.
- An analysis by an engineer licensed by the State of Florida, demonstrating how the tower location enhances the provision of service to areas not served or underserved by existing facilities and attesting that he/she has reviewed the propagation maps and radio frequency data, and that the submitted search ring is an accurate representation of the location and height requirements for the antenna array. The applicant shall also attest that coverage can not be provided from an existing structure or tower site.
- Provide evidence that the applicant has pursued collocation, use of approved sites, and use of existing structures of an appropriate height. Evidence shall consist of copies of all correspondence between the petitioner and the owner, operator, or manager of other structures, towers or land which can be utilized for collocation or the construction of a communication tower. Evidence shall also be provided as to the following matters, to the extent applicable to the application:
 - No existing towers or structures are located within the geographic area required to meet the provider's engineering requirements;
 - Existing towers and structures are not of a sufficient height to meet the provider's engineering requirements;
 - Existing towers or structures do not have sufficient structural strength to support the provider's proposed antenna requirements;
 - Existing towers or structures would cause electromagnetic interference;
 - The costs to add to an existing tower or structure exceed the development costs for a new tower; and/or
 - The applicant demonstrates other limiting factors that render existing towers or structures unsuitable.
- A visual line of sight analysis, including photo-simulated post construction renderings, to enable the County to assess the visual impact upon surrounding properties. Photo simulations shall depict the tower and antenna arrays for all potential collocated users.
- A description of viable alternatives for utilizing camouflage techniques.
- Proper access and parking for service vehicles must be demonstrated.

- For residential areas or districts the applicant must demonstrate to the satisfaction of the County that service cannot be provided from outside the residential area and that no alternative locations are available.
- (d) Be compatible with the surrounding land uses:
- Shall not have a negative material impact on surrounding land uses;
- Shall not have a negative material impact on infrastructure; or
- Shall not have negative material environmental impacts as allowed to be reviewed by applicable laws.
- Shall have minimal visual and functional conflict between the proposed use and nearby neighborhood uses.

Comments: The petitioner has provided the necessary documentation to support the application. The petitioner has proposed the following setback deviations to accommodate the construction of the tower:

- Monopole North Setback: 64' (Deviation from 125')
- Compound North Setback: 52' (Deviation from 125')
- Compound West Setback: 13' (Deviation from 35')

Staff has no objection to the proposed setback deviations.

Balloon Test Requirements

- Submit a balloon test, which will allow the Board of County Commissioners to evaluate the impact of the communication tower on the surrounding land uses and the compatibility of the communication tower. This test shall consist of:
- A balloon colored red, orange, or yellow and be no less than four feet in diameter;
- The balloon is to be flown at the height of the proposed tower or a maximum of 199 feet if the tower is greater than 199 feet;
- The balloon is to be flown for three consecutive days; except in the event of inclement weather, with the petitioner notifying the County of the delay. Nothing in this requirement should be construed as not having to fly the balloon for three days.
- The balloon is to be flown for a period of at least three hours per day between the hours of 7:00 am and 10:00 am;
- The balloon test cannot commence until after the posting and mailing of notice to the public;
- The applicant shall provide the Planning Department with 24-hour notice prior to the commencement of the balloon test; and,
- The applicant shall provide the Planning Department a signed affidavit, prior to the Planning and Zoning Commission meeting, attesting to the applicant having conducted the balloon test.

Comments: The petitioner has completed the balloon test and provided the requisite documentation.

Additional Requirements

- All other requirements of this ordinance.
- All activities shall be in conformance with standards established by the county, state and/or federal government.
- All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The board of county commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and would require the approval of a deviation by the board of county commissioners.
- An impact statement describing the current condition of adjacent natural resources and land uses to the proposed subject site, the projected impacts on these areas and mitigation plans if appropriate shall be submitted for review as part of the public facility overlay district application.

COMPREHENSIVE PLAN REVIEW

Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

Comments: The tower is a minor public facility and is therefore allowed in any land use district.

FINDINGS OF FACT

The Public Service Facility Overlay District (PSFOD) for a communications tower is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding uses.

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 a Public Service Facility Overlay District (PSFOD) for a communications tower with the following performance conditions:

1. Minimum Setbacks:
 - Monopole North Setback: 64' (Deviation from 125')
 - Compound North Setback: 52' (Deviation from 125')
 - Compound West Setback: 13' (Deviation from 35')
2. The tower shall be designed as a monopole and will support the antennas for T-Mobile may collocate three additional sets of antennas for a total of four collocations.
3. The tower compound must be fenced, signed and buffered in accordance with commercial design standards.
4. The monopole shall be designed with a collapsible hinge to protect adjacent structures.
5. The maximum height of the pole is 199 feet.

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: June 18, 2025

File No. _____ Official Date Stamp: _____

APPLICANT NAME: APC Towers, LLC c/o Mattaniah S. Jahn, P.A.

Address: 935 Main Street, Suite C4, Safety Harbor, FL 34695

City: Safety Harbor State: FL Zip: 34695

Phone: 727-773-2221 Email: mjahn@thelawmpowered.com; vclark@thelawmpowered.com

Property owner's name: (if not the applicant) Grace Brethren Church of Brooksville, Florida, Inc.

REPRESENTATIVE/CONTACT NAME: Mattaniah S. Jahn

Company Name: Mattaniah S. Jahn, P.A.

Address: 935 Main Street, Suite C4, Safety Harbor, FL 34695

City: Safety Harbor State: FL Zip: 34695

Phone: 727-773-2221 Email: mjahn@thelawmpowered.com; vclark@thelawmpowered.com

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

Contact Name: _____

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00656953
2. SECTION 03, TOWNSHIP 23J, RANGE 20E
3. Current zoning classification: AG
4. Desired zoning classification: AG - PSFOD
5. Size of area covered by application: 2500 sq ft
6. Highway and street boundaries: Cortez and Faber 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: 20 Minutes)

PROPERTY OWNER AFFIDIVAT

I, Mattaniah Jahn, 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**

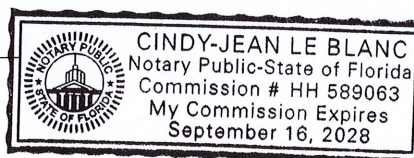
☒ I am the owner of the property and am authorizing (applicant): APC Towers, LLC
and (representative, if applicable): Mattaniah S. Jahn, P.A.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

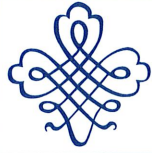
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of June, 2025, by Mattaniah S. Jahn who is ☒ personally known to me or ☐ produced _____ as identification.

Signature of Notary Public



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

Notary Seal/Stamp



SENT VIA OVERNIGHT DELIVERY

June 23, 2025

Robin Reinhart
Commercial Planner I
Hernando County Planning and Zoning Division
1653 Blaise Dr.
Brooksville, FL 34601

**RE: APC Towers, LLC – FL-1885 SR-50
6259 Faber Dr, Brooksville, FL; Parcel Key #00656953
PSFOD Request for 199' AGL Monopole Communication Tower**

Dear Ms. Reinhart:

On behalf of my client, APC Towers IV, LLC (APC), please find the included PSFOD application to allow a 199' AGL monopole style communication tower and support facility at 6259 Faber Dr, Brooksville, FL; Parcel Key #00656953; Parcel # R03 423 20 0000 0010 0910, along with supporting documentation:

1. Cover Letter/Narrative (This Letter)
2. Rezoning/PSFOD Application
3. Prop Card
4. Prop Card Aerial
5. Agent of Record Affidavits
 - o Grace Brethren Church of Brooksville to Mattaniah S. Jahn, Esq. (MSJPA Form)
 - o APC Towers to Mattaniah S. Jahn, Esq. (MSJPA Form)
6. Deed
7. Memorandum of Lease
8. Title Commitment and Supporting Documents
9. FAA Determination of No Hazard
10. T-Mobile RF Package:
 - o LOI and Non-Interference Letter
 - o Propagation Maps
 - o Search Ring
 - o Certificate of AM Regulatory Compliance
11. Fall Zone Letter

- Copy of Signed and Sealed Letter
- 1 Signed and Sealed on Jump Drive
- 12. Photo-Simulations
- 13. Colocation Affidavit
- 14. Legal Descriptions – 1 set in Word format
- 15. Boundary and Topographic Survey (Bound into Site Plan Set)
 - 1 Set Signed and Sealed at 11 x 17
 - 1 Set Signed and Sealed at 8.5 x 11
 - 1 Digitally Signed and Sealed Set on Jump Drive
- 16. ZDs - Site Plan Set
 - 1 Set Signed and Sealed at 11 x 17
 - 1 Set Signed and Sealed at 8.5 x 11
 - 1 Digitally Signed and Sealed Set on Jump Drive
- 17. Orange County 911 Call Statistics
- 18. Mailing List for Notices

Summary of Request

APC respectfully requests a Conditional Use approval at 6259 Faber Dr, Brooksville, FL; Parcel Key #00656953, to allow the construction of a 199' AGL monopole style communication tower ("Monopole") and related support facility. The Monopole will support the antennas for T-Mobile and will be able to collocate three additional sets of antennas for a total of four collocations. The approximately 3.73 Acre parent parcel, is currently developed as a church. APC's leased area consists of 5,500 square feet and will contain a 50' x 50' fenced equipment compound. The parent parcel carries a Private Institutional future land use designation and is zoned AG, it is located at the intersection of Cortez Blvd. and Faber Dr.

The Monopole will be set back from the property lines as follows: North: 64', South: 280', East 418', and West: 86'. APC respectfully requests the following deviations:

- Monopole North Setback: 64' in lieu of 125' (61' relief)
- Compound North Setback: 52' in lieu of 125' (73' relief)
- Compound West Setback: 13' in lieu of 35' (22' relief)

The Monopole and its compound will meet all other requirements of the Hernando County LDC.

[Continued on Next Page]

Applicable Land Development Code (LDC) Sections

Section 11. PSF Public Service Facility Overlay District.

A. *Permitted Uses:*

- (1) Any use permitted in the underlying zoning district.
- (2) Governmental uses and structures consistent with the PSF approval.
- (3) Public service uses and structures consistent with the PSF approval.

APC respectfully requests a PSFOD approval to allow a Monopole on the parent parcel so that T-Mobile may solve a significant gap in their service to the public. Please see the enclosed RF Package.

- (4) Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

B. *Special regulations:*

- (1) No building, structure or use within a public service facility overlay district shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.

The nearest residentially developed parcels are located 280' to the South and 418' to the East. Therefore, the Monopole exceeds the required 50' setback from residential properties.

- (2) No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

N/A – The Monopole will support antennas, radios, and computers to run them. As such, it will not create odor or dust. Please see Sheet C-3, as well as the enclosed RF Package.

- (3) ...

- (6) The following criteria must be met prior to the approval of a Public Service Facility Overlay District (PSFOD) for a communication tower site:

- (a) The minimum setbacks provided for in this ordinance must be met, and the PSF Overlay shall apply to a defined compound area for that tower and associated facilities only.

APC respectfully proposes to construct the Monopole within a 50' x 50' fenced equipment compound on the parent parcel. The Monopole and its compound will be set back as follows:

Monopole:

| | Required: | Provided: | Relief Required: |
|---------------|------------------|------------------|-------------------------|
| North: | 125' | 64' | 61' |
| South: | 245' | 280' | N/A |
| East: | 245' | 418' | N/A |
| West: | 35' | 35' | N/A |

Compound:

| | Required: | Provided: | Relief Required: |
|---------------|------------------|------------------|-------------------------|
| North: | 125' | 52' | 73' |
| South: | 50' | 248' | N/A |
| East: | 50' | 408' | N/A |
| West: | 35' | 13' | 22' |

APC respectfully requests the following deviations:

- **Monopole North Setback: 64' in lieu of 125' (61' relief)**
- **Compound North Setback: 52' in lieu of 125' (73' relief)**
- **Compound West Setback: 13' in lieu of 35' (22' relief)**

The Monopole and its compound will meet all other requirements of the Hernando County LDC. Please see Sheet C-2.

- (b) As part of the procedure when applying for a PSF, an applicant shall provide proof that a provider is connected with the application if the provider is not the applicant by the provision of a lease agreement or other documentation that commits a provider to locate on the proposed tower and submit to the County for inclusion in the record of any subsequent public hearing on the application the following materials:

T-Mobile will be the anchor tenant on the Monopole and will be collocated at the top. Please see Sheets C-3 and C-4 as well as the enclosed RF Package.

- (1) A map showing the search ring utilized by the applicant in determining the appropriate location; and, in the case of a PSF in a residential area, a depiction of how the proposed location permits provision of service that cannot reasonably be provided from outside the residential area;

Please see the enclosed RF Package.

- (2) An inventory and a map showing all existing structures and towers within the search ring that are available for collocation;

There are no existing towers or tall structures of sufficient height to support T-Mobile's antennas within the search ring. Please see the enclosed RF Package.

- (3) A map showing all existing Public Service Facility Overlay Districts (PSFOD) and towers or existing structures of an appropriate height, within the search ring. The map shall also indicate all PSFODs which have been approved for the placement of communication towers.

Please see the enclosed County GIS Map, showing three PSFOD's within T-Mobile's Search Ring, as well T-Mobile's Search Ring, contained in the RF Package. Two PSFOD's are for religious institutions, one is for a congregate care facility. Only one of the PSFOD's appear large enough to provide residential separations similar to the parent parcel. There are no existing towers or tall structures of sufficient height to support T-Mobile's antennas within the search ring.

- (4) An analysis by an engineer licensed by the State of Florida, demonstrating how the tower location enhances the provision of service to areas not served or underserved by existing facilities and attesting that he/she has reviewed the propagation maps and radio frequency data, and that the submitted search ring is an accurate representation of the location and height requirements for the antenna array. The applicant shall also attest that coverage can not be provided from an existing structure or tower site.

Please see the enclosed RF Package.

- (5) Provide evidence that the applicant has pursued collocation, use of approved sites, and use of existing structures of an appropriate height. Evidence shall consist of copies of all correspondence between the petitioner and the owner, operator, or manager of other structures, towers or land which can be utilized for collocation or the construction of a communication tower. Evidence shall also be provided as to the following matters, to the extent applicable to the application:
 - i. No existing towers or structures are located within the geographic area required to meet the provider's engineering requirements;
 - ii. Existing towers and structures are not of a sufficient height to meet the provider's engineering requirements;
 - iii. Existing towers or structures do not have sufficient structural strength to support the provider's proposed antenna requirements;
 - iv. Existing towers or structures would cause electromagnetic interference;
 - v. The costs to add to an existing tower or structure exceed the development costs for a new tower; and/or

- vi. The applicant demonstrates other limiting factors that render existing towers or structures unsuitable.

There are no towers or existing structures of sufficient height to support T-Mobile's antennas. Please see the enclosed RF Package.

- (6) A visual line of sight analysis, including photo-simulated post construction renderings, to enable the County to assess the visual impact upon surrounding properties. Photo simulations shall depict the tower and antenna arrays for all potential collocated users.

Please see the enclosed Photo Simulations.

- (7) A description of viable alternatives for utilizing camouflage techniques.

While monopine style camouflaging would provide adequate space and ventilation for T-Mobile's antennas, APC respectfully submits that a 199' tall tree in an open field would lack the context necessary for the camouflaging to be successful in this instance. Shrouding could also be implemented on the Monopole and, while it would create clean lines to the appearance of the structure, it would also add bulk to the Monopole. As such, APC respectfully submits that a monopole style communication tower, with its single gray pole, antennas mounted on external headframes at the top, and all cabling routed within the Monopole itself, will provide the most contextually logical design for a parcel located adjacent to a 4-lane divided highway. Please see Sheet C-1 as well as the enclosed Photo Simulations.

- (8) Proper access and parking for service vehicles must be demonstrated.

The Monopole will be accessed via a driveway connection to Faber Drive. A parking space for the technicians will be provided in the driveway. Please see Sheets C-1 and C-3.

- (c) For residential areas or districts the applicant must demonstrate to the satisfaction of the County that service cannot be provided from outside the residential area and that no alternative locations are available.

N/A – APC proposes to construct the Monopole upon land zoned AR. Further, T-Mobile's signal propagation is local in nature, therefore, T-Mobile would be unable to solve the gap in service with a tower located outside of the general area. Please see Sheet C-2 as well as the enclosed RF Package.

(d) Be compatible with the surrounding land uses:

(1) Shall not have a negative material impact on surrounding land uses;

The contrary is true. The Monopole will have the positive impact of providing reliable wireless service to the surrounding land uses. Nowhere is this more evident than when looking at 911 call statistics. For context, in 2021, over 89% of all 911 calls received in Orange County came from wireless numbers. This shows that reliable wireless service is no longer a luxury, it is a necessity. Please see the enclosed RF Package and the Orange County 911 call statistics.

(2) Shall not have a negative material impact on infrastructure; or

The Monopole will require only power and telco connections. Further, it will typically generate no more than one trip per carrier per month, typically in a pickup truck sized vehicle. Therefore, APC respectfully submits the Monopole will have no material impact to the County's infrastructure. Please see Sheets C-2 and C-3.

(3) Shall not have negative material environmental impacts as allowed to be reviewed by applicable laws.

N/A – the Monopole is proposed on a parent parcel that is cleared and developed as a church. Please see Sheet C-1.

(4) Shall have minimal visual and functional conflict between the proposed use and nearby neighborhood uses.

The Monopole will be located as far North and West as possible on the parent parcel, maximizing separation from the residential uses to the South and East. Further, the Monopole's location, next to a 4-lane divided highway, is where an infrastructure oriented use like the Monopole would be logically expected to be placed. The Monopole will be the minimum height necessary to solve T-Mobile's gap in service to the public in the area, minimizing its visual presence. Further, the Monopole's design, with its slim gray pole, externally mounted antennas, and all cabling routed within the Monopole itself, will minimize the structure's physical bulk and as much as possible while providing adequate airflow for T-Mobile's antennas and radios to function. Finally, the Monopole will be completely dark at night. Please see Sheets C-1 and C-4, as well as the enclosed Photo Simulations and FAA Determination of No Hazard to air navigation.

(e) Submit a balloon test, which will allow the Board of County Commissioners to evaluate the impact of the communication tower on the surrounding land uses and the compatibility of the communication tower. This test shall consist of:

- (1) A balloon colored red, orange, or yellow and be no less than four feet in diameter;
- (2) The balloon is to be flown at the height of the proposed tower or a maximum of 199 feet if the tower is greater than 199 feet;

- (3) The balloon is to be flown for three consecutive days; except in the event of inclement weather, with the petitioner notifying the County of the delay. Nothing in this requirement should be construed as not having to fly the balloon for three days.
- (4) The balloon is to be flown for a period of at least three hours per day between the hours of 7:00 am and 10:00 am;
- (5) The balloon test can not commence until after the posting and mailing of notice to the public;
- (6) The applicant shall provide the Planning Department with 24-hour notice prior to the commencement of the balloon test; and,
- (7) The applicant shall provide the Planning Department a signed affidavit, prior to the Planning and Zoning Commission meeting, attesting to the applicant having conducted the balloon test.

The Balloon Test will be conducted after staff accepts the application packet and completes its initial review.

- (f) All other requirements of this ordinance.

Noted.

- C. All activities shall be in conformance with standards established by the county, state and/or federal government.

APC will comply.

- D. All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The board of county commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and would require the approval of a deviation by the board of county commissioners.

APC respectfully requests the following deviations:

- **Monopole North Setback: 64' in lieu of 125' (61' relief)**
- **Compound North Setback: 52' in lieu of 125' (73' relief)**
- **Compound West Setback: 13' in lieu of 35' (22' relief)**

The requested deviations will maximize separation between the Monopole and residential uses to the South and East. The Monopole and its compound will meet all other requirements of the Hernando County LDC.

- E. An impact statement describing the current condition of adjacent natural resources and land uses to the proposed subject site, the projected impacts on these areas and mitigation plans if appropriate shall be submitted for review as part of the public facility overlay district application.

APC respectfully proposes to construct the Monopole on a parent parcel that is cleared and developed as a church. Further, the parent parcel is adjacent to a 4- lane divided highway. It is neighbored to the East and South by residentially developed properties and to the West by a commercially developed parcel. As such, APC respectfully submits the Monopole will not create impacts on natural resources. Please see Sheet C-1.

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,

A handwritten signature in blue ink that reads "Mattaniah S. Jahn". The signature is written in a cursive, flowing style.

Mattaniah S. Jahn, Esq.

MSJ/vlc
Enclosures

AGENT OF RECORD LETTER

I, JOHN VANDIVER, as TREASURER of The Grace Brethren Church of Brooksville, Inc. ("Grace Brethren") have the authority to execute this document. Grace Brethren owns Parcel # R03 423 20 0000 0010 0910 in Hernando County, Florida. I hereby designate and appoint the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esquire, 935 Main Street, Suite C4, Safety Harbor, Florida 34695, Phone 727-773-2221, Facsimile 727-773-2616, Email mjahn@thelawmpowered.com; vclark@thelawmpowered.com as Grace Brethren's Agent of Record for the purpose of any and all permitting, zoning, and/or land use applications, hearings, or processes in connection to a Wireless Communication Support Tower contemplated upon said parcel.

The Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with any of the aforementioned processes; provided such representations, agreements, or promises are consistent with—and do not exceed the scope of—that certain Option and Ground Lease Agreement executed by Grace Brethren on or about May 2025. The Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute documents relating to any of the above-described processes on my behalf.

Any and all representations, agreements, or promises which are, in fact, made by the Agent of Record must be approved of by Grace Brethren Church.

Signed:

Printed Name:

Date:

STATE OF FLORIDA

COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 26th day of May, 2025 by JOHN VANDIVER, of The Grace Brethren Church of Brooksville, Inc., who X is personally known to me or who has produced as identification.



CARLA GAIL DONATO
Commission # NH 165942
Expires December 15, 2025
Bonded Thru Budget Notary Services

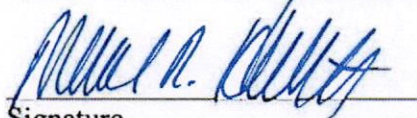
Carla Gail Donato
Notary Public

Carla Gail Donato
Printed Name of Notary

AGENT OF RECORD LETTER

I Michael Hitchcock, as Director of Development for APC Towers, LLC ("APC") have the authority to execute this document. APC leases the property located in Hernando County, Florida; identified by parcel # R03 423 20 0000 0010 0910 and hereby designate and appoint the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esquire, 935 Main Street., Suite C4, Safety Harbor, Florida 34695, Phone 727-773-2221, Facsimile 727-773-2616, Email mjahn@thelawmpowered.com; vclark@thelawmpowered.com, as my Agent of Record for the purpose of any and all permitting, zoning, and/or land use applications, hearings, or processes in association with the development of a communication facility on the aforementioned property.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with any of the aforementioned processes. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity. My Agent of Record has the authority to execute documents relating to any of the above-described processes on APC's behalf.


Signature

Michael R. Hitchcock
Printed Name

Director of Development
Title

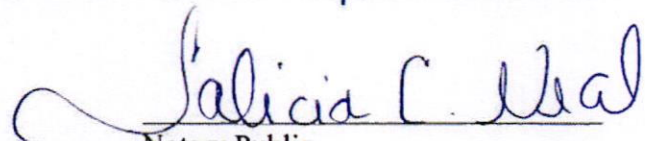
4/1/2025

Date

STATE OF NORTH CAROLINA
COUNTY OF WAKE

The foregoing instrument was acknowledged before me this 1st day of April, 2025, by Michael Hitchcock who is personally known to me or who has produced N/A as identification.




Notary Public

Talicia C. Neal
Printed Name of Notary



Wednesday, April 2, 2025

RE: Letter of Intent – T-Mobile at 6259 Faber Road, Brooksville, FL 34602 (A2G0137B)

To Whom It May Concern:

To better serve our customers, T-Mobile Engineering continuously analyzes existing network coverage and deficiencies. T-Mobile Engineering uses several sources of data, including Customer Service logged customer complaints and service-level prediction data. These metrics and techniques hold a great amount of weight in determining the focus of T-Mobile's limited resources to best serve the needs of our customers, efficiently and effectively.

While analyzing our network in Hernando County, T-Mobile Engineering has determined there is a need for improved capacity and coverage in the Hill 'N Dale area east of Brooksville. This area needs improved N1900 in building and expanded in vehicle coverage.

There are no other sites or structures in the search area, that would allow T-Mobile to address the capacity and coverage needs of this area. T-Mobile has determined that there is an appropriate cellular site candidate location that would meet our needs related to service enhancements required in Hernando County.

APC Towers, on behalf of T-Mobile USA, is proposing the construction of a 185ft Monopole Tower to address this need. This telecommunication facility is proposed to be located at 6259 Faber Road, Brooksville, FL 34602.

T-Mobile is requesting an antenna center line of 180ft A.G.L. to provide improved cell site coverage and increased capacity in the surrounding area.

T-Mobile only operates on the specific frequencies licensed or transferred to T-Mobile by the Federal Communications Commission (FCC), and operating these will not interfere with or obstruct any public safety telecommunications.

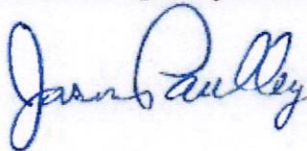
T-Mobile operates on FCC licensed spectrum at A2G0317B as follows:

| Band | Transmit | Receive | (in MHz) |
|---------------|-------------|-------------|----------|
| E-UTRA band 7 | 617-622 | 663-668 | |
| n71 | 627-642 | 673-688 | |
| E-UTRA band 1 | 728-734 | 698-704 | |
| E-UTRA band 2 | 1930-1950 | 1850-1870 | |
| n25 | 1980-1995 | 1900-1915 | |
| E-UTRA band 4 | 2130-2145 | 1730-1745 | |
| n41 | 2496-2502 | 2496-2502 | |
| n41 | 2518.5-2586 | 2518.5-2586 | |
| n41 | 2569-2572 | 2569-2572 | |
| n41 | 2578-2690 | 2578-2690 | |

The bands allocated by the FCC for public safety telecommunications are (a): well-guarded by the "Guard Band" separation, dictated by the FCC; and (b): transmission and reception of Public Safety telecommunication takes place in a separate portion of the RF spectrum from the AWS, PCS, 700MHz, 600MHz, and B41 spectrum used by T-Mobile.

Equipment used by T-Mobile complies with strict standards contained in Code of Federal Regulations 47 part 24. This sets limits on emissions out of T-Mobile's licensed bands to ensure no adverse effects to any other frequency band.

T-Mobile complies with FCC rules regarding interference to other telecommunication services and all FCC rules regarding human exposure to radio frequency.



Thank you.
Respectfully,
Jason Paulley
RF Engineer, T-Mobile



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-6876-OE

09

Issued Date: 05/14/2025

Paul Alvarez
APC Towers
8601 Six Forks Road
Suite 250
Raleigh, NC 27615

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| | |
|------------|--|
| Structure: | Monopole FL-1885 SR 50 |
| Location: | Brooksville, FL |
| Latitude: | 28-31-21.99N NAD 83 |
| Longitude: | 82-17-45.87W |
| Heights: | 96 feet site elevation (SE) 199 feet above ground level (AGL) 295 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 11/14/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-6876-OE.

Signature Control No: 652525460-659441049

(DNE)

Michael Costanzi
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-6876-OE

| LOW FREQUENCY | HIGH FREQUENCY | FREQUENCY UNIT | ERP | ERP UNIT |
|------------------|-------------------|-------------------|------|-------------|
| 6 | 7 | GHz | 55 | dBW |
| 6 | 7 | GHz | 42 | dBW |
| 10 | 11.7 | GHz | 55 | dBW |
| 10 | 11.7 | GHz | 42 | dBW |
| 17.7 | 19.7 | GHz | 55 | dBW |
| 17.7 | 19.7 | GHz | 42 | dBW |
| 21.2 | 23.6 | GHz | 55 | dBW |
| 21.2 | 23.6 | GHz | 42 | dBW |
| 614 | 698 | MHz | 1000 | W |
| 614 | 698 | MHz | 2000 | W |
| 698 | 806 | MHz | 1000 | W |
| 806 | 901 | MHz | 500 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 929 | 932 | MHz | 3500 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1670 | 1675 | MHz | 500 | W |
| 1710 | 1755 | MHz | 500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1850 | 1990 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 1990 | 2025 | MHz | 500 | W |
| 2110 | 2200 | MHz | 500 | W |
| 2305 | 2360 | MHz | 2000 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |
| 2496 | 2690 | MHz | 500 | W |





SITE NAME:
SR-50

SITE NUMBER:
FL-1885 A2G0137

6259 FABER ROAD
BROOKSVILLE, FL 34602



PROJECT SUMMARY

SITE NAME: SR-50
SITE NUMBER: FL-1885
TAX MAP PROPERTY ID: R03 423 20 0000 0010 0910
SITE ADDRESS: 6259 FABER ROAD
BROOKSVILLE, FL 34602
911 ADDRESS: -

JURISDICTION: HERNANDO COUNTY
TOWER OWNER: APC TOWERS IV, LLC
8601 SIX FORKS ROAD
RALEIGH, NC 27615

LOCUS:
LATITUDE: 28° 31' 21.99" N (28.52277507)
LONGITUDE: -82° 17' 45.87" W (-82.29607507)
APPLICANT: APC TOWERS IV, LLC
8601 SIX FORKS ROAD
RALEIGH, NC 27615

CO-APPLICANT: N/A
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DESIGN INFORMATION

AAE FIRM: BJT GROUP
1717 S. BOLDER,
SUITE 300
MARIETTA, GA 30067
(770) 587-4630
STATE ENGINEER: STONEISLAND SURVEYING INC.
1225 NW 16TH AVENUE
GAINESVILLE, FL 32601
TEL: (352) 371-0946

ELECTRIC CABLE ENERGY PROVIDER:

TELECOM PROVIDER: AT&T

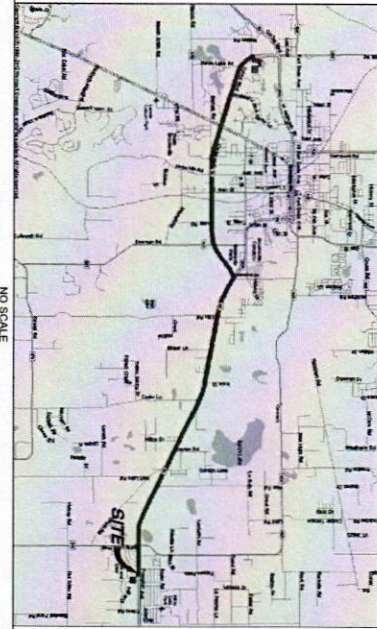
CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES, AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

BUILDING/CONSTRUCTION: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
Mechanical: 2018 INTERNATIONAL MECHANICAL CODE (IMC)
Electrical: 2017 NATIONAL ELECTRICAL CODE (NEC)
TELECOM: 2017 NATIONAL TELECOMMUNICATIONS CODE (NTC)

PROPOSED 199' MONOPOLE TOWER ZONING DRAWINGS

LOCATION MAP



DRIVING DIRECTIONS

DEPART HERNANDO COUNTY PLANNING DEPT. AT 1653 BLAZE DR., BROOKSVILLE, FL 34601 ON BLAZE DR (WEST) 200 FT
TURN RIGHT (WEST) ONTO CLINTON BLVD 0.1 MI
TURN RIGHT (WEST) ONTO LOCAL ROAD(S) 60 FT
KEEP STRAIGHT ONTO LOCAL ROAD(S) 3.4 MI
TURN LEFT (SOUTH) ONTO SR-50 (CONCRETE BLVD) 0.1 MI
TURN LEFT (SOUTH) ONTO LOCAL ROAD(S) 0.2 MI
TURN RIGHT (SOUTH) ONTO LOCAL ROAD(S) 4.7 MI
TURN RIGHT (SOUTH) ONTO LOCAL ROAD(S) 1.0 MI
ABOVE 28.52277N - 82.29607W

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES:

- CONSTRUCT (1) NEW 199' MONOPOLE TOWER
- CONSTRUCT FENCED GRAVEL UTILITY COMPOUND WITH LOOKING ACCESS GATE, 50' X 50' WITHIN 50' X 110' LEASE AREA
- INSTALL 15' WIDE GRAVEL ACCESS ROAD
- CONSTRUCT 15' WIDE GRAVEL ACCESS ROAD

DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON PLANS AND SIGNING SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRAWING INDEX

| SHEET # | TITLE SHEET | SHEET DESCRIPTION |
|---------|--------------------------|-------------------|
| 1-1 | SURVEY | |
| 1-2 | AERIAL SHEET | |
| C-1 | OVERALL SITE PLAN | |
| C-2 | ENLARGED COMPOUND LAYOUT | |
| C-3 | TOWER ELEVATION | |
| C-4 | CONSTRUCTION DETAILS | |
| C-5 | SQUARE DETAILS | |
| C-6 | FENCE DETAIL | |
| C-7 | LANDSCAPE PLAN | |
| L-1 | LANDSCAPE DETAILS | |
| L-2 | LANDSCAPE DETAILS | |



CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!



APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

| PROJECT NO. | ISSUED FOR: |
|----------------|-------------|
| CH01794.001.01 | |
| CHECKED BY: | DRAWN BY: |
| | |
| DATE | DATE |
| 05/13/25 | 05/13/25 |
| DATE | DATE |
| 05/16/25 | 05/16/25 |
| DATE | DATE |
| 05/19/25 | 05/19/25 |

STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 57199
CHAD E. TUTTLE
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2026

TITLE SHEET
SHEET NUMBER:
T-1

**BOUNDARY & TOPOGRAPHIC SURVEY
OF APC TOWERS LEASE PARCEL
IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 20 EAST,
HERNANDO COUNTY, FLORIDA**



| | | | |
|----------|-------|--|--|
| Revised/ | date/ | | |
| Drawn | Drawn | | |
| Checked | EMS | | |

| | |
|--------------------------|----------------------|
| COMMUNICATION TOWER SITE | |
| SITE NAME: SR-50 | SITE NUMBER: FL-1895 |
| APC TOWERS IV, LLC | |
| DATE: 1-28-10 | |
| SCALE: 1"=40'-0" | |
| PROJECT # | 20-000 |
| DATE: 1-28-10 | |



1 AERIAL SHEET
SCALE: 0 100 200 300 400' 1"=200'



CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!



NOTES:

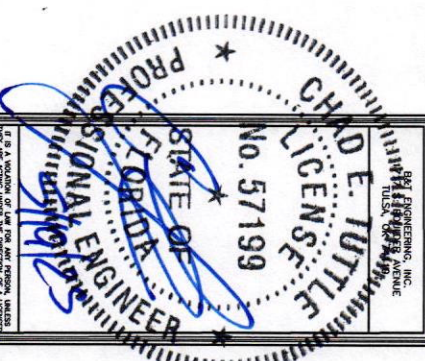
1. TOWER LATITUDE, LONGITUDE & ELEVATION MEET FAA-1-A* ACCURACY REQUIREMENTS.
2. EXISTING FEATURES SHOWN HEREON ARE BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS PERFORMED BY STONECYEPHER SURVEYING INC., DATED MARCH 20, 2023.
3. THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND IMPROVEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR OF EXISTING IMPROVEMENTS DUE TO DAMAGE CAUSED DURING CONSTRUCTION.
5. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE CONTRACTOR WITH LOCAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS PROJECT.
6. CONTRACTOR TO VERIFY POWER & TELCO DEMARCS WITH UTILITY PROVIDERS PRIOR TO BIDDING PROJECT.



8001 SR FARM RD., SUITE 250
(910) 248-7722

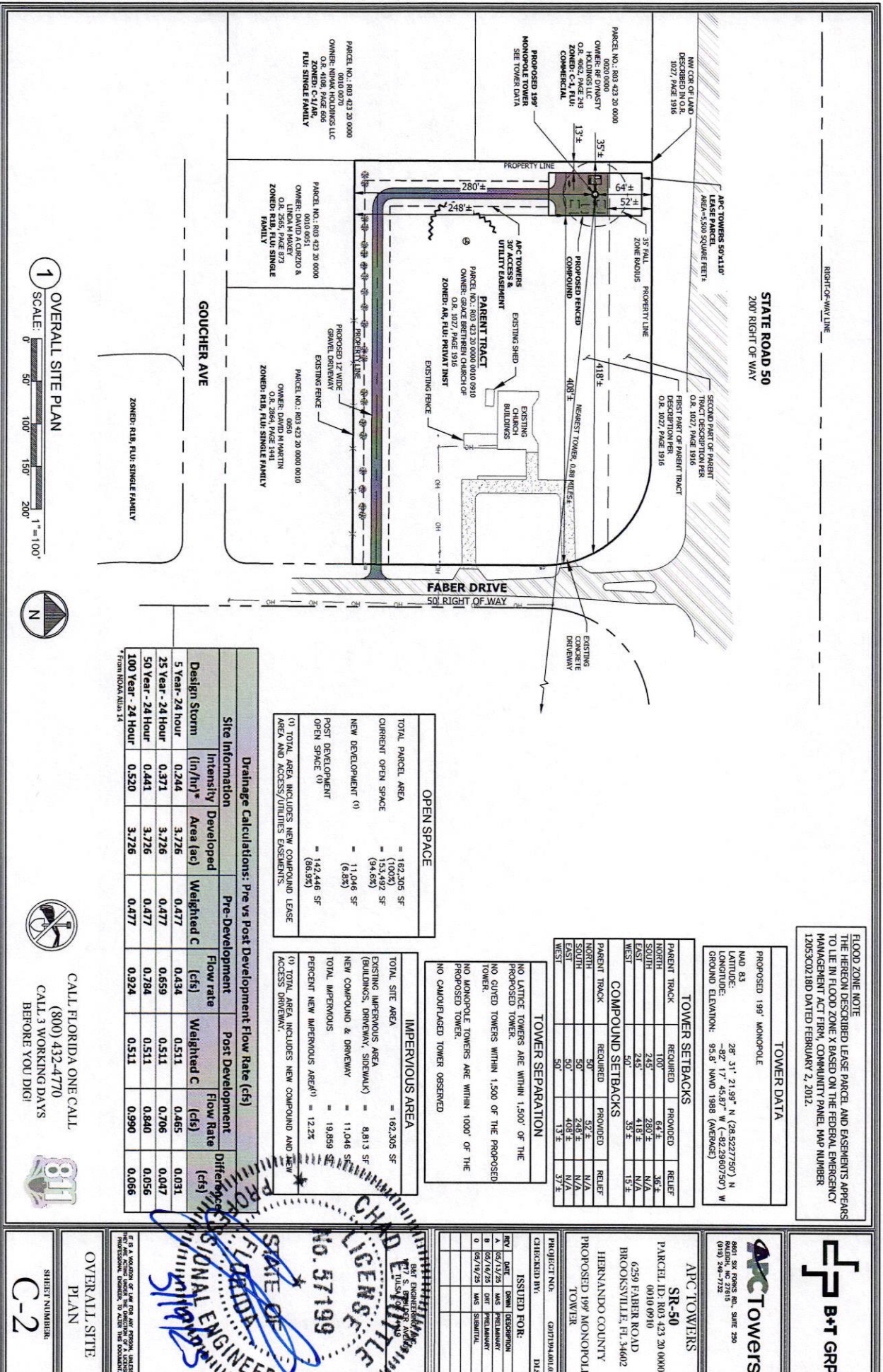
APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000
0010 0910
629 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199 MONOPOLE
TOWER

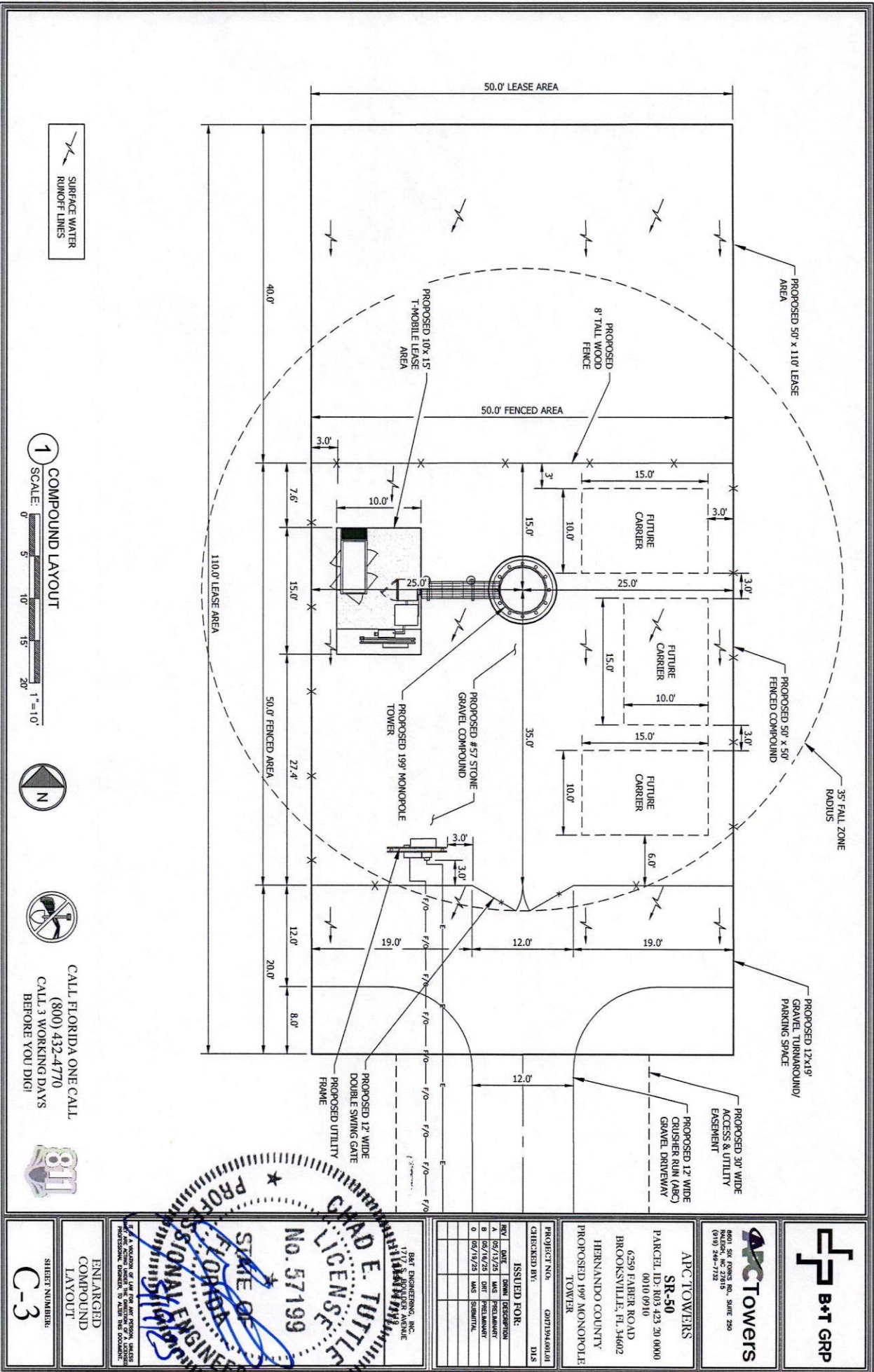
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|-------------|----------|----------------|-------------|
| PROJECT NO: | | G017594.001.01 | |
| CHECKED BY: | | DLS | |
| ISSUED FOR: | | | |
| REV | DATE | OWN | DESCRIPTION |
| A | 05/13/25 | MAS | PRELIMINARY |
| B | 05/16/25 | DRT | PRELIMINARY |
| 0 | 05/19/25 | MAS | SUBMITAL |
| | | | |
| | | | |

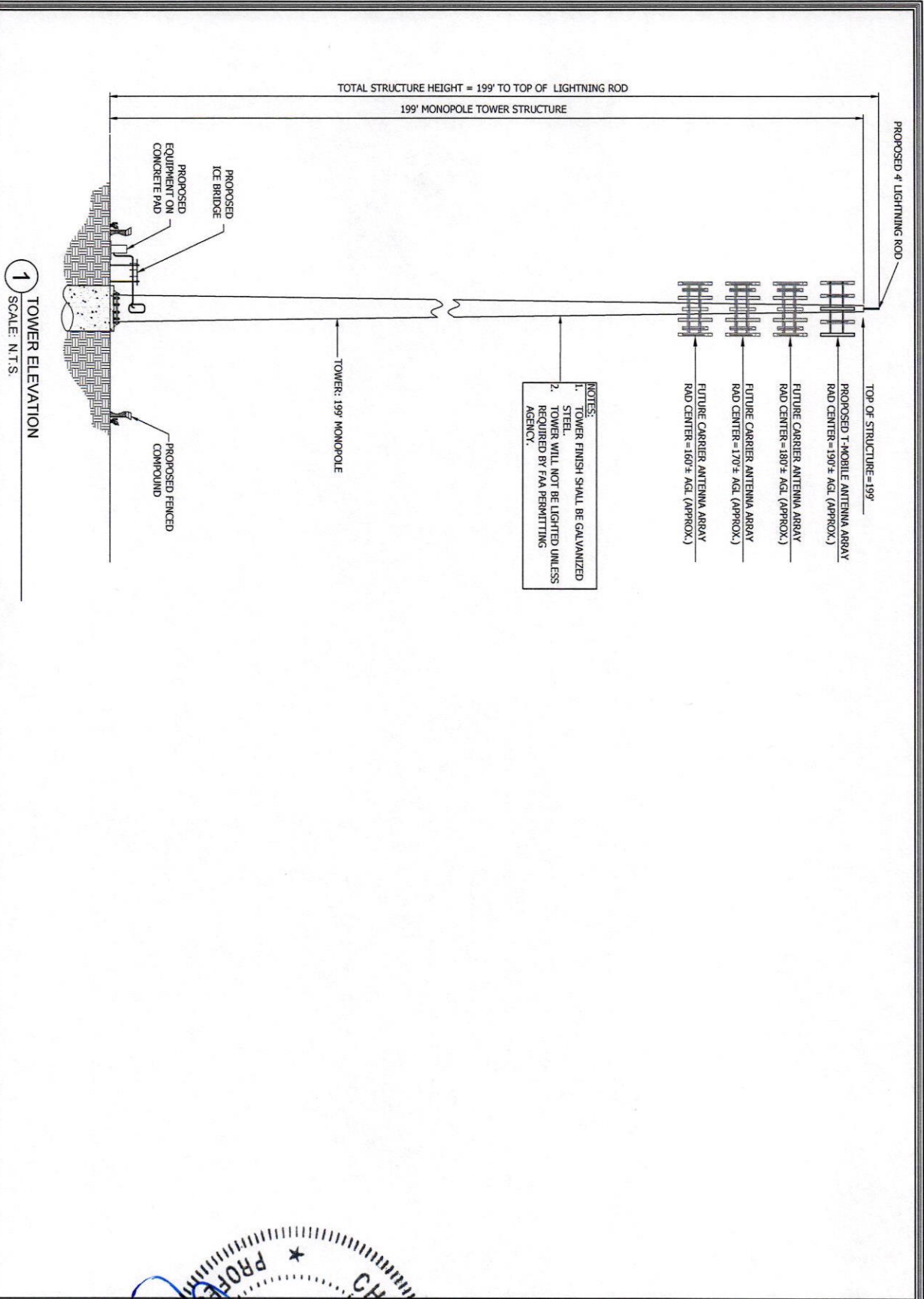


AERIAL SHEET

SHEET NUMBER:
C-1







B+T GRP

ARC Towers

8601 SW 10TH ST., SUITE 200
MIAMI, FL 33156
(305) 246-7732

ARC TOWERS

SR-50

PARCEL ID: R03 423 20 0000
0010 0910

6259 FAHER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

PROJECT NO: 001194.001.01

CHECKED BY: DLS

ISSUED FOR:

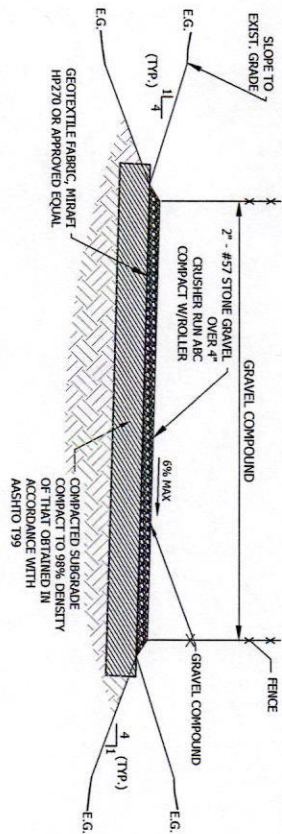
| REV | DATE | BY | DESCRIPTION |
|-----|----------|-----|-------------|
| A | 06/12/25 | MDS | PROCLAIMER |
| B | 06/16/25 | UNT | PROCLAIMER |
| C | 06/19/25 | MDS | COMMITTEE |

STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 57199
CHAD E. TOTILE
P.E.

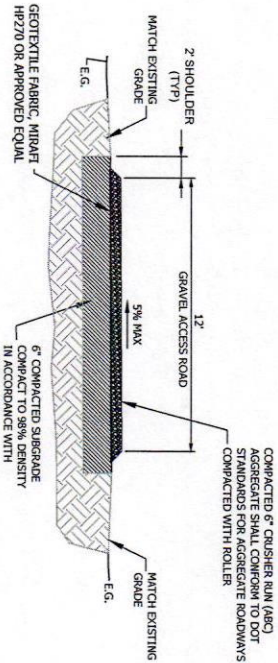
TOWER ELEVATION

SHEET NUMBER: C-4

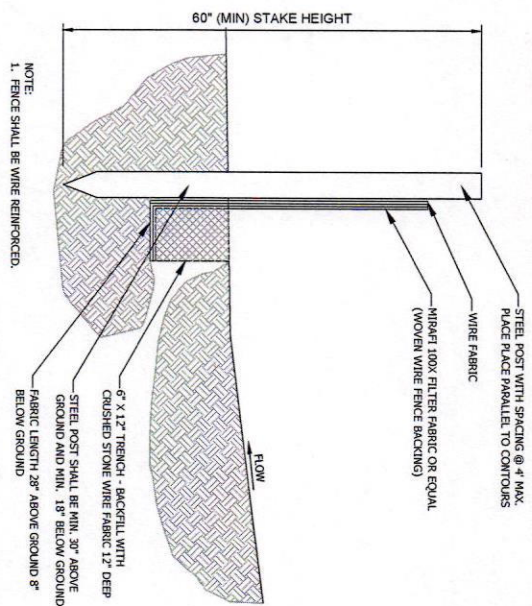
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS PROVISIONAL, OTHERWISE, TO SIGN THIS DOCUMENT.



1 ON GRADE GRAVEL COMPOUND SECTION
SCALE: N.T.S.



ON GRADE GRAVEL ROAD SECTION
SCALE: N.T.S.



3 SILT FENCE DETAIL - TYPE A
SCALE: N.T.S.

| | | | |
|-------------|-----------------|-------|-------------|
| PROJECT NO: | 6071594.0001.01 | | |
| CHECKED BY: | DIS | | |
| ISSUED FOR: | | | |
| REV | DATE | DRAWN | DESCRIPTION |
| A | 05/13/75 | MMS | PRELIMINARY |
| B | 05/16/75 | DIT | PRELIMINARY |
| C | 05/19/75 | MMS | SUBMITTAL |
| | | | |
| | | | |
| | | | |

APC TOWERS
SR-50
PARCEL ID: R03-423 20 0000
0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOL
TOWER

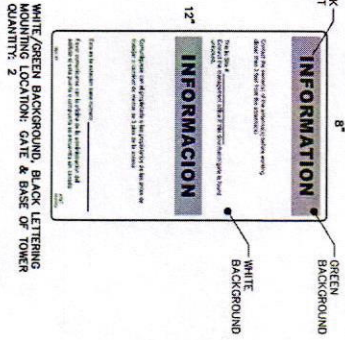
HC Towers
8601 SIX FORKS RD., SUITE 290
ROALENA, NC 27815
(919) 249-7752



B+T GRP

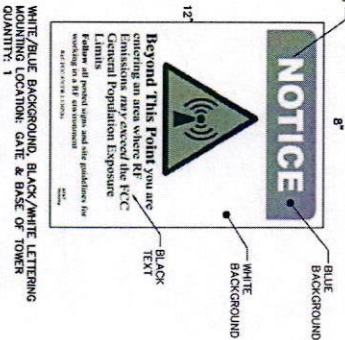
4 RF EXPOSURE INFORMATION SIGN

NOT TO SCALE



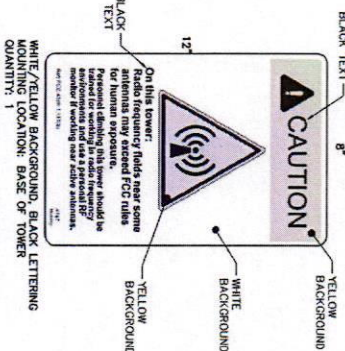
5 RF EXPOSURE NOTICE SIGN

NOT TO SCALE



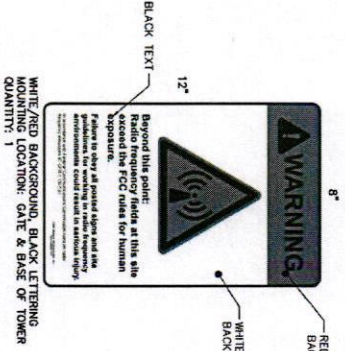
6 RF EXPOSURE CAUTION SIGN

NOT TO SCALE



7 RF EXPOSURE WARNING SIGN

NOT TO SCALE



1 PROPERTY OF APC TOWERS

NOT TO SCALE

WHITE BACKGROUND, RED/BLACK LETTERING
MOUNTING LOCATION: SHELTER OR TENANT IMPROVEMENT ROOM
DOOR, IF OUTDOOR CABINET SITE PLACE ON END CABINET
QUANTITY: 1 TO 2

2 FCC REGISTRATION SIGN

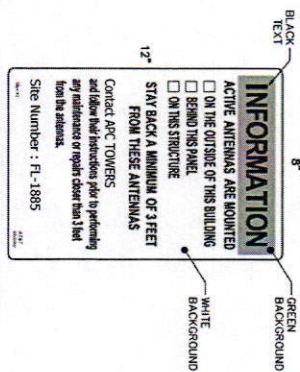
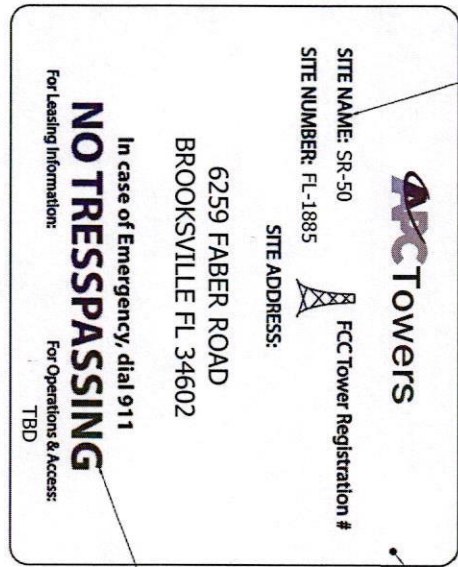
NOT TO SCALE

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

3 RF EXPOSURE INFORMATION SIGN

NOT TO SCALE

WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2



- SIGNAGE NOTES:**
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATING.
 2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 3 GAUGE ALUMINUM WIRE, HOG RINGS (TIE) OR BRACKET, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
 3. ADDITIONAL, E911 ADDRESS & FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
 4. SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.

APC Towers
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPHOLE TOWER

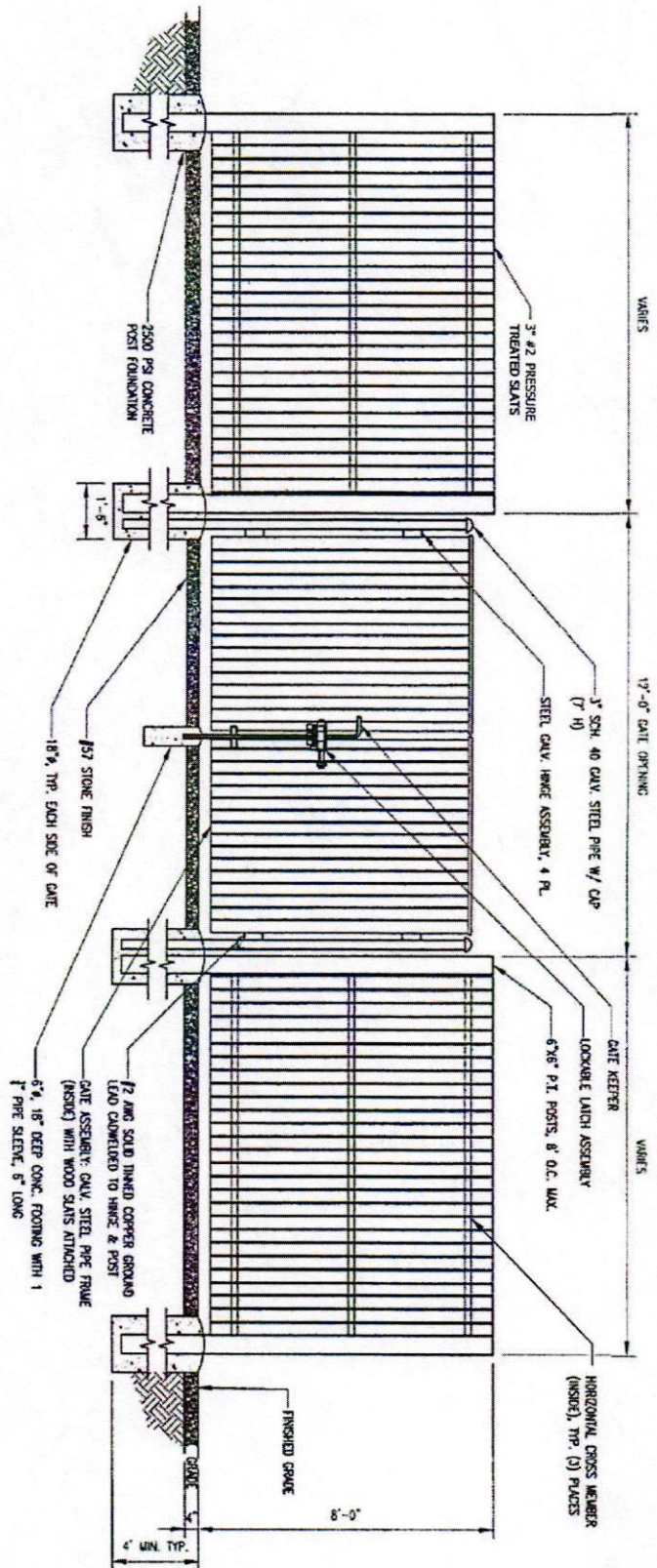
PROJECT NO: 081794.00101
CHECKED BY: DJS

ISSUED FOR:
REV. DATE DESCRIPTION
A 05/13/25 DMS PRELIMINARY
B 05/16/25 DMS PRELIMINARY
C 05/19/25 DMS SUBMITAL

STATE OF FLORIDA
No. 57199
CHAD E. LITTLE
Professional Engineer
5/19/25

SIGNAGE DETAILS
SHEET NUMBER: C-6

1 TYPICAL 8' WOOD FENCE DETAIL
SCALE: N.T.S.

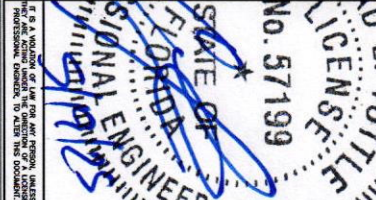


APC Towers
8000 W. 10TH AVE. SUITE 200
BROOKSVILLE, FL 34602
(919) 246-7732

APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000
0010 0910
6250 FAHNER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPHOLE
TOWER

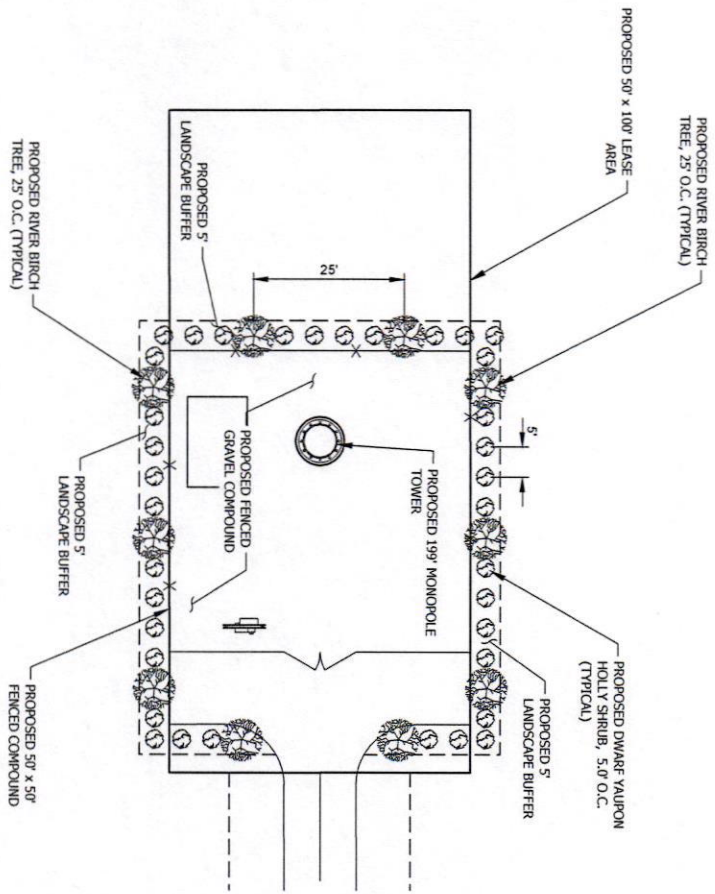
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|-------------|---------------|-------|-------------|
| PROJECT NO. | CH7194.001.01 | | |
| CHECKED BY: | DIS | | |
| ISSUED FOR: | | | |
| REV | DATE | DRAWN | DESCRIPTION |
| A | 05/13/25 | MAS | PRELIMINARY |
| B | 05/16/25 | DRT | PRELIMINARY |
| C | 05/19/25 | MAS | SUBMITTAL |
| D | | | |
| E | | | |
| F | | | |

RAY ENGINEERING, INC.
11111 W. 11TH AVE.
SUITE 200
BROOKSVILLE, FL 34602



FENCE DETAIL

SHEET NUMBER
C-7



1 LANDSCAPE PLAN
SCALE: 0 10' 20' 30' 40' 1"=20'



CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!



LANDSCAPE NOTES:

1. SEE SHEET L-2 FOR LANDSCAPE PLANTING DETAILS.
2. EXISTING VEGETATION SHALL BE PRESERVED TO MAXIMUM EXTENT PRACTICABLE.
3. VEGETATION SHALL BE MAINTAINED IN A HEALTHY STATE AND VEGETATION THAT PERISHES OR FAILS TO THRIVE SHALL BE REPLACED.
4. TREES AND SHRUBS SHALL BE WARRANTED FOR 1 YEAR AGAINST DEATH, UNSATISFACTORY GROWTH, DISEASE AND INSECT INFESTATION.
5. CONTRACTOR SHALL APPLY WATER TO TREES AND SHRUBS UNTIL THEY ARE ESTABLISHED AND CAN SURVIVE ON THEIR OWN. PER THE MANUAL WATERING SCHEDULE ON SHEET L-2.
6. SUBSTITUTION OF PLANT MATERIAL WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. SEE PLANTING DETAILS ON L-2 FOR OTHER INSTALLATION NOTES.
8. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING ABOVE GROUND IMPROVEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR DUE TO DAMAGE CAUSED DURING CONSTRUCTION.





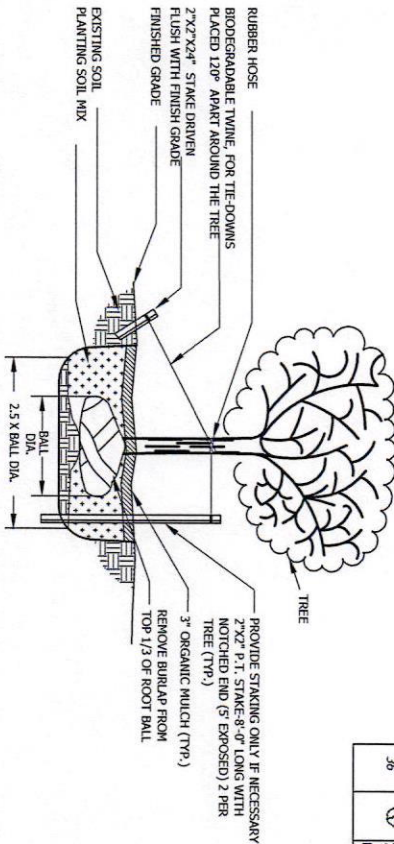
ARC TOWERS
SR-50
PARCEL ID: R03 423 20 0000
0010 0910
6250 FAIRER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 19' MONOPOLE TOWER

| | | | |
|-------------|----------|-----------------|-------------|
| PROJECT NO: | | C0171394.001.01 | |
| CHECKED BY: | | DIS | |
| ISSUED FOR: | | | |
| REV | DATE | DRWN | DESCRIPTION |
| A | 05/13/25 | MAS | PRELIMINARY |
| B | 05/16/26 | DRT | PRELIMINARY |
| 0 | 05/19/25 | MAS | SUBMITTAL |
| | | | |
| | | | |

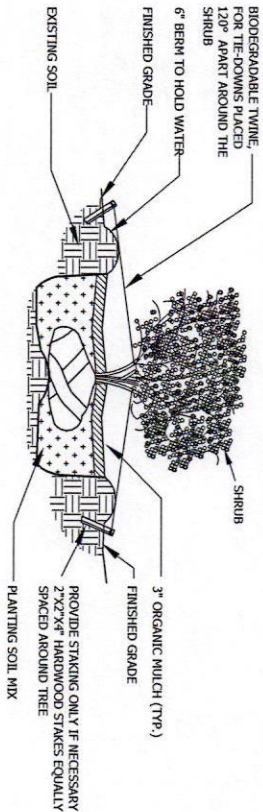
B&T ENGINEERING, INC.
CHAD E. TUTTLE
FLORIDA PROFESSIONAL ENGINEER
No. 57199
STATE OF FLORIDA
PROPOSED 19' MONOPOLE TOWER

LANDSCAPE PLAN
SHEET NUMBER:
L-1

| PLANT SCHEDULE | | | | |
|----------------|---|-----------------------------|---------------------------|---|
| QTY | SYN | COMMON NAME | BOTANICAL NAME | REMARKS |
| 10 |  | TREE LONGLEAF PINE | PINUS PALAUSTRIS | MINIMUM OF TEN FT. IN HEIGHT AND THREE INCHES DIAMETER AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING |
| 36 |  | SHRUB DWARF YAPSON HOLLY | ILEX VOMITORIA "YANAP" | 24" MIN. HEIGHT AT PLANTING PLANT 60" O.C. MIN. |



1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

MANUAL WATERING SCHEDULE:

1. WATER DAILY FOR FIRST 30 DAYS, PROVIDE 5 GALLONS PER TREE PER CALIPER INCH, SHRUBS TO RECEIVE 5 GALLONS EACH PER WATERING.
2. WATER EVERY OTHER DAY FROM 30 DAYS TO 3 MONTHS, AT SAME RATE.
3. WATER WEEKLY FROM 3 MONTHS UNTIL ESTABLISHED, TYPICALLY 4 MONTHS AFTER PLANTING, AT SAME RATE.
4. APPLY WATER DIRECTLY TO ROOT BALL.
5. AT EACH WATERING CHECK FOR EXCESSIVE OR INEFFICIENT WATER.

PLANTING NOTES:

1. MULCH WITH 4" MIN. ORGANIC MULCH.
2. LANDSCAPE CONTRACTOR TO GUARANTEE AND MAINTAIN TREES AND SHRUBS FOR 180 DAYS.
3. ALL TRIMMING OF EXISTING TREES TO BE PERFORMED BY LICENSED ARBORIST.
4. ALL NEW PLANT MATERIAL WILL BE FLORIDA GRADE #1 OR BETTER, HEALTHY, DISEASE FREE, AND PEST FREE.
5. ALL PROPOSED LANDSCAPING IS REQUIRED AND SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH & VITALITY.
6. SEED, MULCH AND FERTILIZE ALL DISTURBED AREAS.
7. REFER TO LANDSCAPE PLAN, SHEET L-1 FOR PLANTING LOCATION.



CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!



B+T GRP

APC Towers
8601 SR 909S RD., SUITE 200
(919) 248-7725

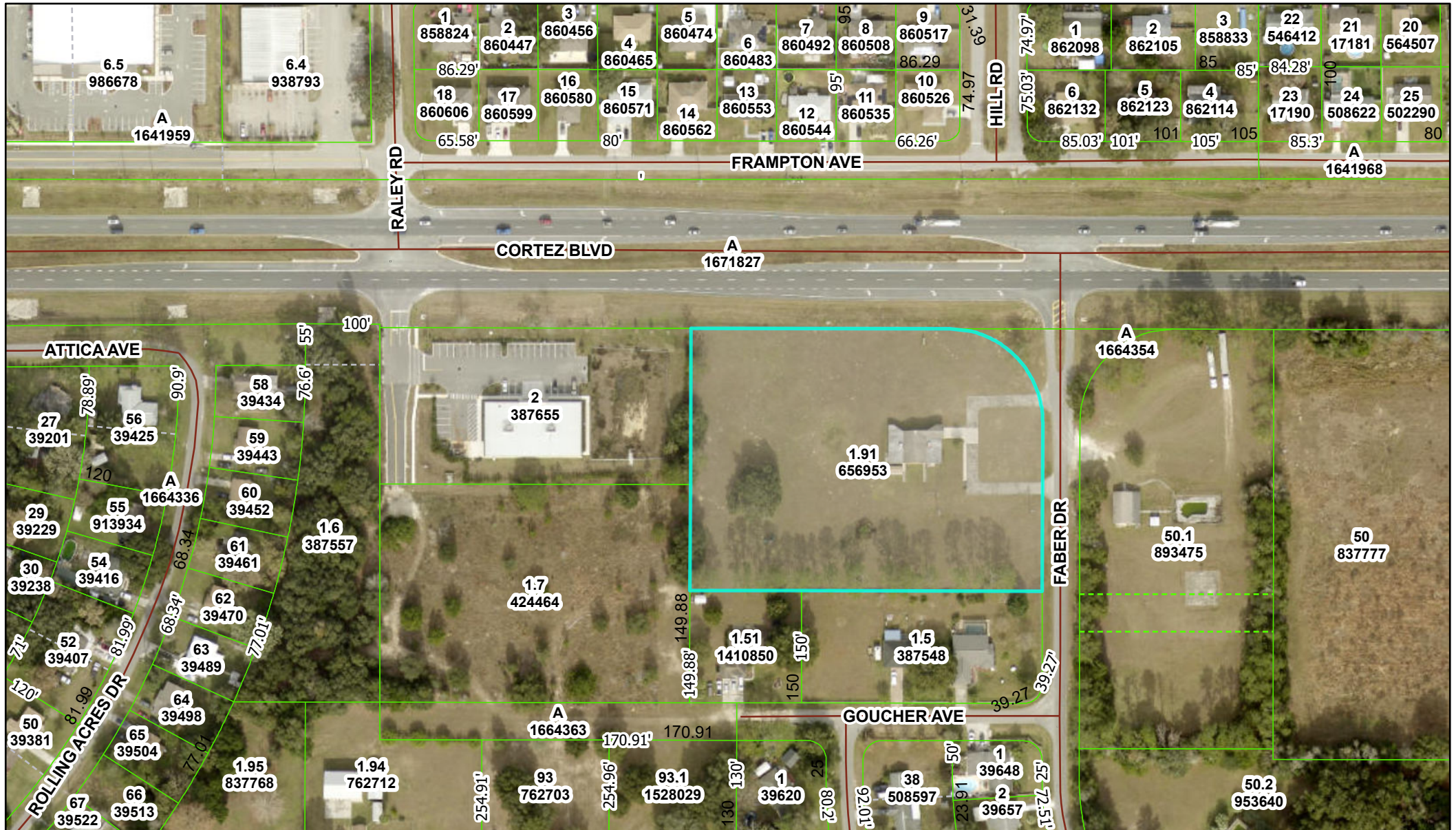
APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000
0010 0910
6250 FAHER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199 MONOPOLE
TOWER

| PROJECT NO. | DATE | ISSUED FOR: |
|-------------|----------|-----------------|
| 0010 0910 | 06/13/23 | OWN PRELIMINARY |
| | 06/16/23 | OWN PRELIMINARY |
| | 06/19/23 | MS SUBMITTAL |

CHAD E. TUTTLE
PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 57199
5/19/25

LANDSCAPE DETAILS
SHEET NUMBER
L-2

H2529 Aerial Map



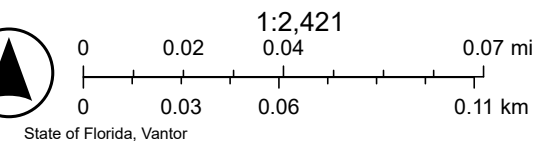
1/29/2026, 8:23:45 AM

- Parcels
- Parcel Lines (Easement Historic)
- Streets
- Parcels (Labels)
- Easement
- Parcel Dimensions
- Historic
- Cross Streets
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

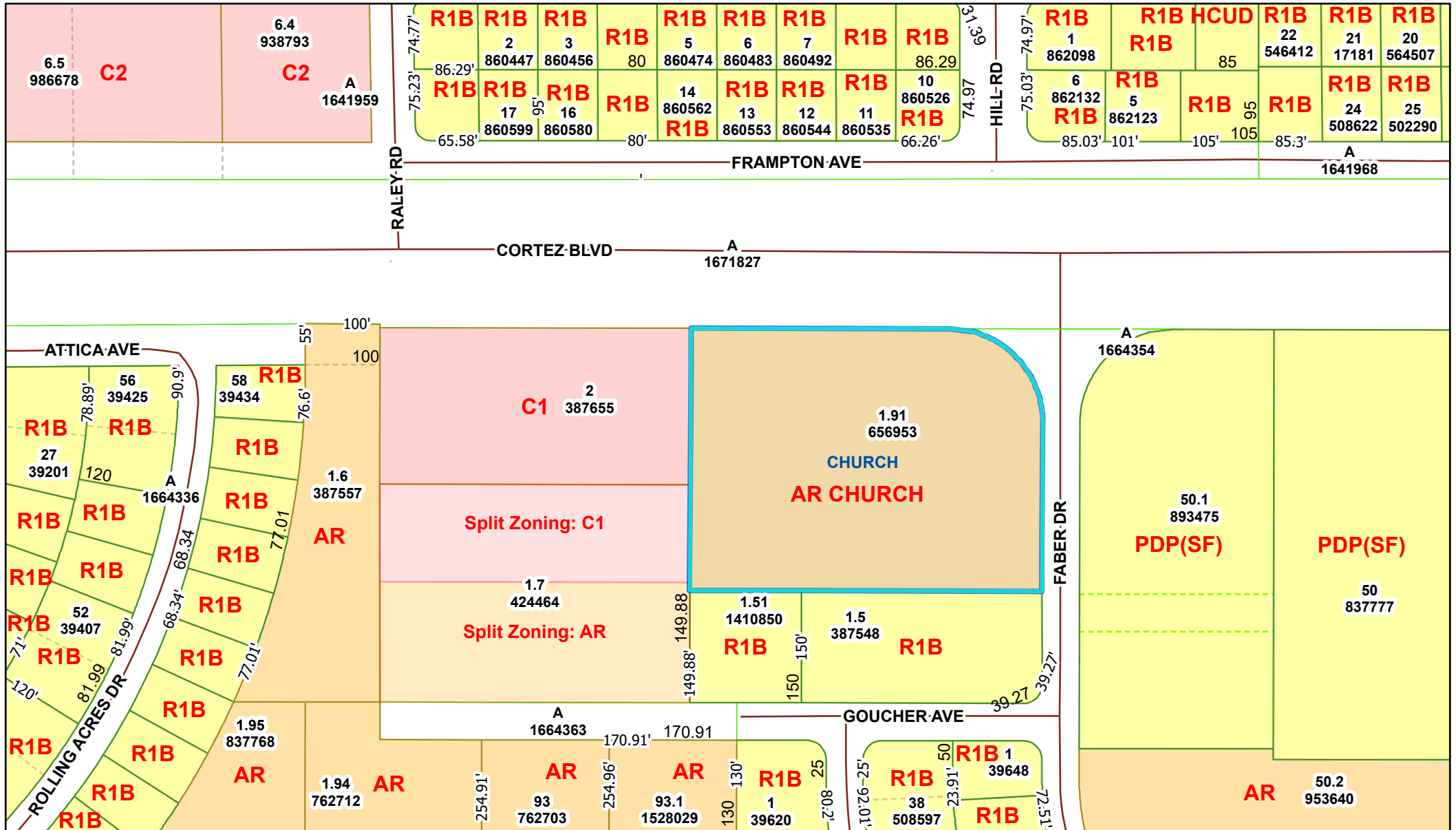
High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

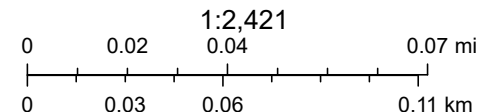


H2529 Zoning Map



1/29/2026, 8:23:59 AM

- Special Use Zoning
- Agricultural Residential
- Commercial
- Residential
- Parcels
- Split Zoning
- Easement
- Historic
- Parcel Lines (Easement Historic)
- Parcel Dimensions
- Cross Streets
- Streets



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

From: [Planning Resource Object](#)
To: [Michelle Miller](#); [Victoria Via](#)
Subject: FW: APC communication tower
Date: Tuesday, January 20, 2026 9:39:35 AM

From: dmgw125@epix.net <dmgw125@epix.net>
Sent: Monday, January 19, 2026 9:48 AM
To: vclark@thelawmpowered.com
Cc: Planning Resource Object <Planning@co.hernando.fl.us>; Zoning Department <zoningdepartment@hernandocounty.us>; Michael Bruno <brunom5o0408@gmail.com>
Subject: APC communication tower

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 REJECT the proposed APC communication tower that may/will be located at 6259 Farber Dr, Brooksville.

Regards

Diane Watson
Croft Lane, Brooksville



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Jack Melton Family Inc (H2539)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations

General Location:

East side of Lockhart Road and I 75

Parcel Key Number:

541364, 541578

Summary of Applicant's Request:

The applicant requests a rezoning of the subject property, consisting of approximately 226.9 acres, from AG (Agricultural) to PDP-SF (Planned Development Project - Single Family) to allow for the development of a subdivision containing up to 907 single-family residential lots located in the I-75/ SR 50 PDD.

Note: Subsequent to the Planning and Zoning Commission, but after the advertising was finalized for the February 10, 2025, meeting, the petitioner requested to postpone their application to the March 9, 2026, Planning and Zoning Commission Meeting.

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 approve the petitioner's request to postpone their application to the March 9, 2026, Planning and Zoning Commission Meeting.

REVIEW PROCESS

| | | |
|-----------------|----------|--------------------|
| Michelle Miller | Approved | 01/29/2026 1:49 PM |
| Victoria Via | Approved | 01/29/2026 2:17 PM |

| | | | |
|---------------------|----------|------------|---------|
| Natasha Lopez Perez | Approved | 02/02/2026 | 2:48 PM |
| Toni Brady | Approved | 02/03/2026 | 5:35 PM |



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026
Board of County Commissioners: April 7, 2026

APPLICANT: Jack Melton Family, Inc.

FILE NUMBER: H-24-39

REQUEST: Rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations

GENERAL LOCATION: East side of Lockhart Road and I 75

PARCEL KEY NUMBER(S): 541364, 541578

APPLICANT'S REQUEST

The applicant requests a rezoning of the subject property, consisting of approximately 226.9 acres, from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family) to allow for the development of a subdivision containing up to 907 single-family residential lots located in the I-75/ SR 50 PDD.

The petitioner is working with the County to develop an associated Development Agreement that will be brought to the Board at a later date once completed that will address the public facilities impacts of the development, including fire rescue, transportation, utilities and schools.

The petitioner has requested the following deviations:

Single Family Lot

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50'
- Minimum Lot Size: 5,500 (deviation from 6000)

Site Size 226.9 Acres

Surrounding Zoning; North: PDP SF (Planned Development Project Single Family)
South: AG (Agricultural)
Land Uses East: CPDP DRI (Combined Plan Development Project)
West: CPDP (Combined Plan Development Project)

Current Zoning: AG (Agricultural)

Future Land Use I-75/S.R. 50 PDD

Map Designation:

LAND USE REVIEW

The petitioner is proposing a residential development, with 5,500 Square foot minimum lot size. The proposed setbacks for the individual lots are:

Single Family Lot Requirements

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65% (deviation from 35%)
- Minimum Lot Width: 50'
- Minimum Lot Size: 5,500 (deviation) from 6000

Comments: Based on the direction from the Board of County Commissioners, the minimum side setback recommended by staff is 7.5'. If the master plan is approved, the petitioner shall be required to meet the following setbacks:

- Front: 25'
- Side: 7.5' (deviation from 10')
- Rear: 15' (deviation from 20')

Perimeter Setbacks:

- North: 35'
- South: 35'
- East: 45' (from I-75)
- West: 45' (northern portion)
35' (southern portion from future R/W)

Buffers:

- North: 20'
- South: 20'
- East: 30'
- West: 30'

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has set aside 89.5 acres for drainage, buffers, roads and open space on the proposed master plan; however, the acreage set aside for natural vegetation has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a

minimum of 15.88 acres for natural vegetation. The proposed buffers may count toward this minimum required vegetation.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the Land Development Regulations (LDRs). The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs.

Comments: The petitioner has set aside 89.5 acres for drainage, buffers, roads and open space on the proposed master plan; however, the acreage set aside for the park has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 3.0 acres for the neighborhood park.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

COMPREHENSIVE PLAN REVIEW**I-75/SR-50 Planned Development District**

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a "sense of place."

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus

Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area.

FINDINGS OF FACT

The requested Rezoning from AG to PDP SF is appropriate based on the following findings of fact:

- The request 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 a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single-Family) with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
2. 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, as applicable.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.
5. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.
6. Minimum Lot Sizes: 5500 square feet (deviation from 6,000 square feet). The maximum number of lots is 907.
7. Minimum Lot Setbacks:
Front: 25'
Side: 7.5' (Deviation from 10')
Rear: 15 (Deviation from 20')
8. Perimeter Setbacks:
 - o North: 35'
 - o South: 35'
 - o East: 45' (from I-75)
 - o West: 45' (northern portion)
35' (southern portion from future R/W)
9. Buffers:
 - o North: 20'
 - o South: 20'
 - o East: 30'
 - o West: 30'
10. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

11. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a Certificate of Concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
12. The petitioner shall provide a revised plan in compliance with all performance conditions within 30 calendar days of receipt from county staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

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: 6/10/2025

File No. H-25-39 Official Date Stamp:

RECEIVED

Aug. 06. 2025 CRT

Hernando County Development Services
Zoning Division

APPLICANT NAME: Jack Melton Family, Inc.

Address: 24628 Lockhart Rd

City: Dade City

State: FL

Zip: 33523

Phone: 615-479-1355

Email: perry@heritagelandfl.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: permits@coastal-engineering.com

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

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00541364, 00541578
2. SECTION 07, 18, TOWNSHIP 23S, RANGE 18E, 21E
3. Current zoning classification: AG
4. Desired zoning classification: PDP/SF
5. Size of area covered by application: 226.9 acres
6. Highway and street boundaries: Lockhart Rd, I-75
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 E Melton Jr, 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.

John E Melton Jr
Signature of Property Owner

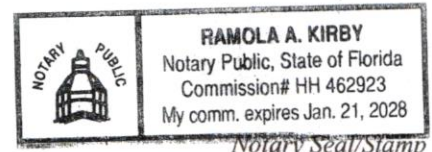
STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13th day of June, 2025, by John E. Melton Jr who is personally known to me or produced Florida Driver's identification.

Signature of Notary Public

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



REZONING NARRATIVE

H-25-xx

GINNY GROVE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Submitted by:

**Coastal Engineering
966 Candlelight Blvd.
Brooksville, Florida 34601
(352) 796-9426**

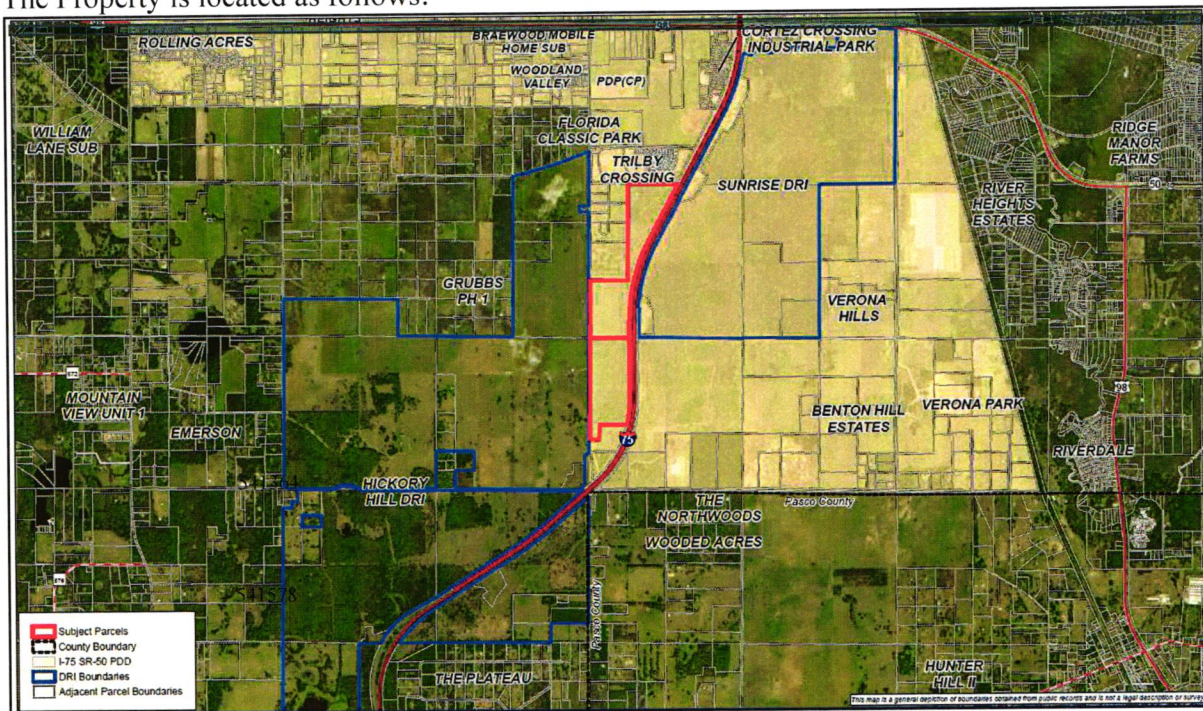
August 6, 2025

I. Introduction and Request

This is a request to rezone approximately 226.91 acres on Parcel Keys 541364 and 541578 (the “**Property**”) in unincorporated Hernando County (the “**County**”) from Agricultural District (AG), to Planned Development-Single Family District (“PDP(SF)”) for a development to be known as Ginny Grove (the “**Project**”).

In accordance with the County Zoning Code (the “**Code**”) for PDP (SF), is intended for residential uses. Furthermore, the Code for PDPs requires a “narrative and a master plan providing a visual depiction and general layout of the project in conformance with PDP rules and any additional performance standards or specific deviations requested.” Accordingly, the Master Plan (see Exhibit “A”) has been provided.

The Property is located as follows:



Both Parcel Keys 541564 and 541578 are owned by the Jack Melton Family, Inc. (the “**Applicant**”):

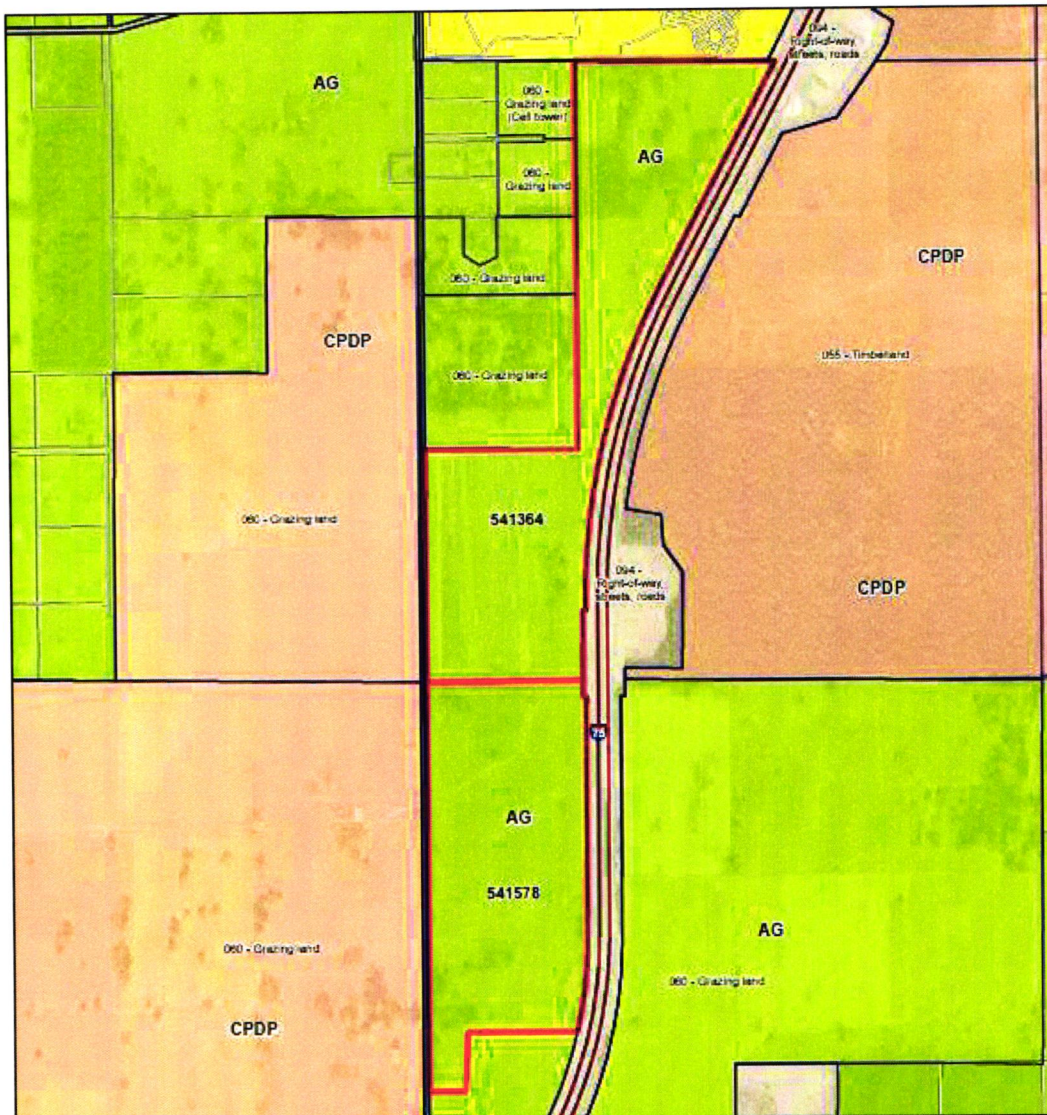
| Parcel Key | Owner | Acreage |
|------------|-------------------------|---------|
| 541564 | Jack Melton Family, Inc | 132.7 |
| 541578 | Jack Melton Family, Inc | 94.21 |
| Total: | | 226.91 |

The Property is currently being used for agriculture.

II. Proposal

a. Proposed Uses, Residential Density, and Commercial Intensity.

The current zoning district is Agriculture (AG).



This application proposes to rezone the Property from AG to PDP(SF) to accommodate a maximum of 907 single family dwelling units, with the following breakdown of land uses:

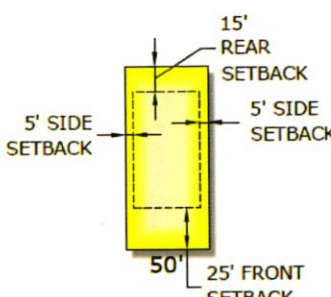
| LAND USE TABLE | | | |
|--|-----------|-------|-------------------------|
| LAND USE | ACRES | UNITS | DENSITY |
| SINGLE FAMILY PDP(SF) | 137 | 907* | |
| DRAINAGE, RECREATION, BUFFERS, OPEN SPACE | 82.9 | | |
| ROADS | 7 | | |
| TOTAL: | +/- 226.9 | 907 | APPROX. 4 UNITS/ACRE |

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

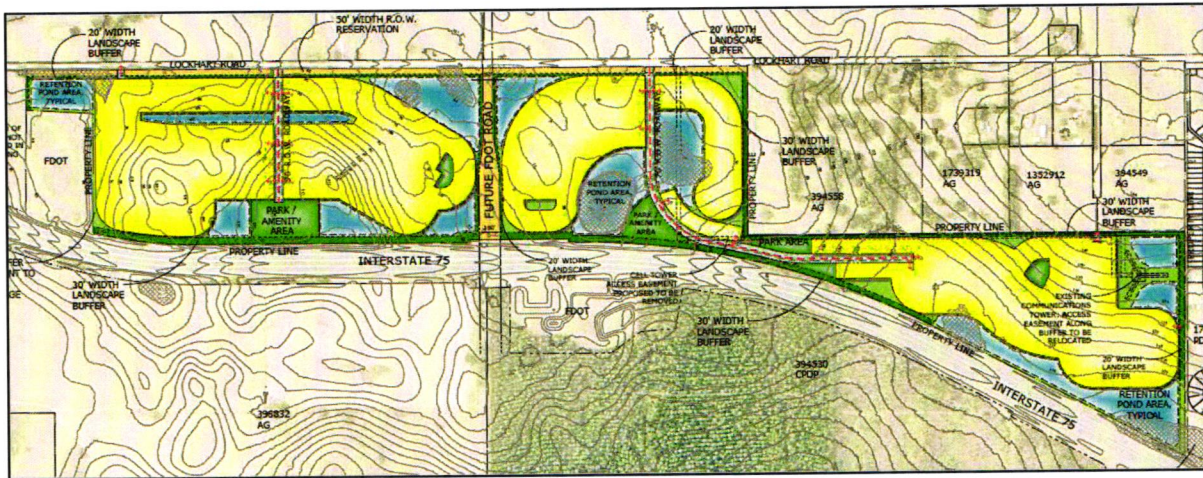
Only one type of single-family lot size is proposed:

| | |
|------------------------------|---------------|
| | SINGLE-FAMILY |
| MINIMUM LOT WIDTH | 50' |
| MINIMUM FRONTAGE ALONG CURVE | 35' |
| MINIMUM LOT SQFT | 5,500 SF |
| MAXIMUM BUILDING HEIGHT | 35' |
| MAXIMUM BUILDING AREA RATIO | 65% |



**TYPICAL
50' SINGLE FAMILY LOT
NTS**

The Master Plan conceptually shows parks and stormwater ponds in strategic locations:



Although subject to additional engineering, the stormwater ponds and parks are intended to serve as natural buffering facilitating compatibility with surrounding uses, such as I-75 to the east. This is consistent with the County's strategy and policies for compatibility in the Hernando County Comprehensive Plan (the "Comp Plan"):

- Strategy 1.10D(4):** Public space and amenity standards appropriate to the development context and consistent with the scale of development may be required where appropriate for new Planned Development Projects. Concepts such as the following may be utilized:
- wide sidewalks, courtyards, gardens or greens that enhance the walkability and expanded useful open space of the site;
 - public space integrated with the drainage network, using low-impact development (LID) standards where practical;
 - public space integrated with multi-modal movement, resting and staging area amenities, such as transit stops and business-fronting sidewalks;
 - site amenities that encourage the use of outdoor public space using vegetation, furniture, architectural features, appropriate lighting and mobile vendor accommodation where appropriate.

b. Consistency with Comprehensive Plan

Pursuant to the Comp Plan, the underlying Future Land Use ("FLU") category is I-75/SR-50 Planned Development District (I-75/SR-50 PDD). The I-75/SR 50 PDD was established by the County in 2007¹ "to *maximize the potential economic value of the I-75 corridor* through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-

¹ Hernando County [PD-336, I-75/SR 50 PDD Area Plan Adoption, September 12, 2007.](#)

50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.”²

The following Objectives, Goals and Policies from the Comp Plan apply to the I-75/SR-50 PDD:

GOAL 1.05 – Planned Development District

Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process.

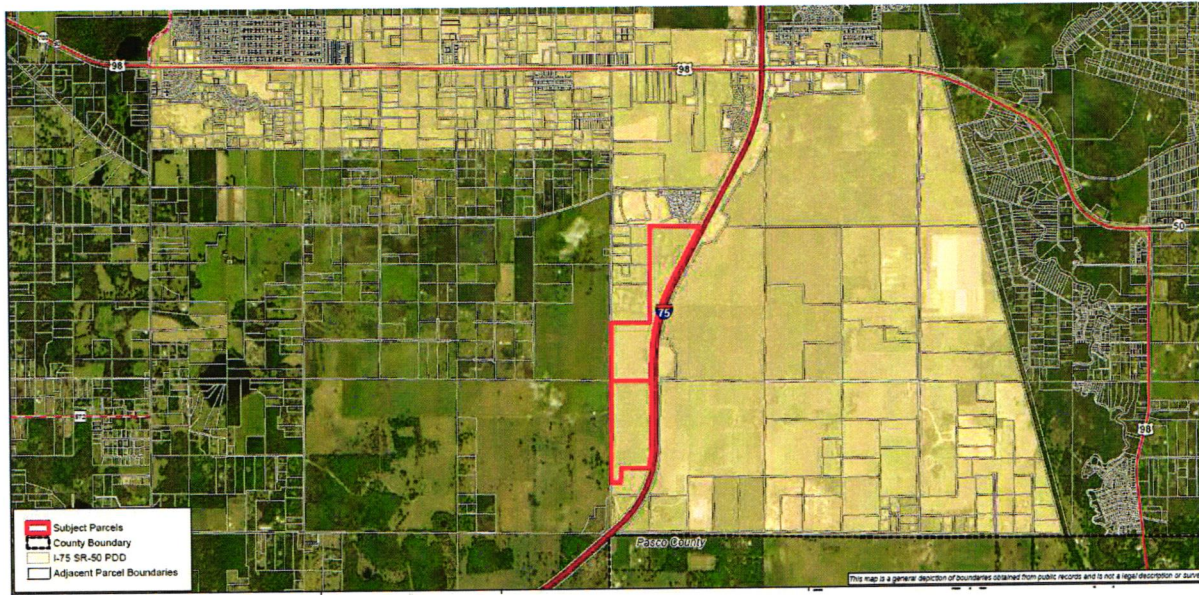
Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development. The designated PDD Categories and associated objective/strategy cluster are identified as follows:

Discussion: This Project falls within an already designated PDD Category of I-75/SR-50 PDD as further described below. The Master Plan (see **Exhibit “A”**) addresses density. Proposed uses include a maximum of 907, minimum 50-foot-wide-lot single-family residential dwelling units.

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County’s existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

² Hernando County Comprehensive Plan, I-75/SR-50 PDD, Objective 1.05A (emphasis added).

Discussion: The Property is located within the I-75/SR-50 PDD category:



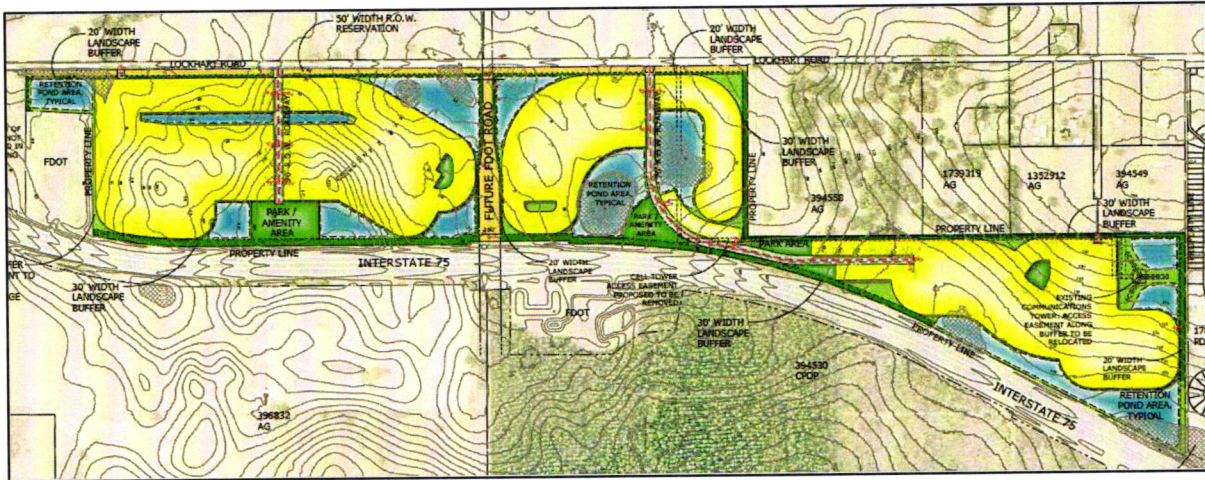
Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Discussion: The Property is located within the I-75/SR-50 PDD. The Project proposes a maximum of 907 single-family residential dwelling units. This Project serves this Comp Plan Strategy's purpose to seek and create a largely self-contained concentration and mix of uses supported by public infrastructure. Although, the Project is being rezoned to a single use, its proximity and relationship to the surrounding PD zonings, DRI's and Black Jack Ridge all serve the intent of this strategy for the I-75/SR-50 PDD to be a self-contained mix of uses. A corresponding development agreement (as required by [Code Section 23-158](#)) shall accompany this rezoning to ensure the advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. *Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;*

Discussion: The Project's internal roadway network and sidewalk system will ensure connectivity from the residential neighborhoods to the neighborhood park systems. Additional right-of-way dedication is being shown along Lockhart Road. Such adjacency to Lockhart Road will also provide additional connectivity opportunities.



- b. *Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;*

Discussion: As required by [Code Section 23-158](#), all residential developments within the I-75/SR-50 PDD that have 100 or more dwelling units are required to enter into a development agreement prior to the county issuing conditional plat approval. The Applicant is currently working on submittal of a proposed development agreement in compliance with this provision and to ensure adequate timing and phasing of infrastructure needs accommodating the proposed level of development. The Applicant intends for the development agreement to be considered by the County Commission at the same time as this rezoning application.

Additionally, the Master Plan shows areas where right-of-way along Lockhart Road will be dedicated for future widening of Lockhart Road.

- c. *Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;*

Discussion: As this Project does not have direct access to SR-50 and its northern boundary is about 1 mile south of S.R. 50, no commercial uses are proposed.

- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;*

Discussion: See response to “c.” above.

- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;*

Discussion: The Master Plan shows an internal roadway system that minimizes impacts to surrounding areas while leveraging conceptual locations for internal neighborhood park and residential amenity locations.

- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;*

Discussion: N/A. The Project is not within direct proximity of S.R. 50 or the Withlachoochee Trail.

- g. Standards to create a “sense of place.”*

Discussion: The Project’s unique features will be leveraged to ensure strategic locations of stormwater ponds and neighborhood parks. These together with the internal roadway network and sidewalk system will create the “sense of place” intended by this policy.

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Discussion: The roadway network is consistent with the I-75/SR-50 PDD Circulation Plan.³ The Master Plan shows areas where right-of-way along Lockhart Road will be dedicated for future widening of Lockhart Road. As contemplated, the Project will connect directly to Lockhart Road, which is shown on such Circulation Plan:

³ I-75/SR-50 Circulation Plan Study dated April 2013.

Figure ES-1
Recommended Circulation Plan

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

10

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007 and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Discussion: As stated above, the Project is consistent with the I-75/SR-50 PDD Area Plan and Circulation Plan.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Discussion: Consistent with this Strategy, the County adopted additional funding mechanisms to address public infrastructure needs. As the Property is located in the I-75/SR-50 PDD, it will be subject to the County's "Impact Fee Surcharge and Planning Overlay For Greater I-75/SR-50 Planned Development District" as enumerated in Chapter 23, Article III, Division 6 of the Code. The corresponding Development Agreement will detail the infrastructure required to enable the proposed development objective and will address surcharge related conditions. The County adopted the surcharge "to assist in the implementation of the Comp Plan and provide a source of funding for anticipated public infrastructure and facilities needed to accommodate the density and intensity of new development that is planned to occur within the I-75/SR-50 PDD and along the SR-50 corridor as pertaining to the additional benefitted properties."⁴ The surcharge varies by departmental impact fee and is summarized as follows:

| Description | Surcharge Amount | Code Comments |
|-----------------------|------------------|--|
| Schools | 10% | Cash advance to HCSD prior to building permit unless otherwise stated in DA |
| Public Infrastructure | 10% | Cash advance to County prior to issuance of building permit unless otherwise stated in DA; Applies to Library, Buildings, and Law Enforcement |
| Parks | 60% | Cash advance to County prior to issuance of building permit unless otherwise stated in DA |
| Roads | 50% | Cash advance to County prior to issuance of building permit unless otherwise stated in DA |

c. Parks, Buffering and Infrastructure:

⁴ Code Section 23-148(d).

Pursuant to the Code, the amount of parks acreage required for developments consisting of 501 units or more is minimum of five (5) acres up to a maximum of 20 acres or fraction thereof, based upon a calculation of 1/125th of an acre for each dwelling unit over 501. As this rezoning seeks a maximum of 907 dwelling units, the calculation is as follows:

| Dwelling Units | Acreage |
|-----------------------|-----------------------------------|
| 500 units | 5 acres |
| Units 501-907 | 3.264 acres |
| Minimum Park Acreage: | (5 + 3.264) 8.264 acres |

Several neighborhood parks have been conceptually located internal to the Property to ensure easy access by residents. The maximum park size required for the entirety of the Project is 8.264 acres; however, it may be less depending on actual development. To provide the County with the level of certainty at the time of rezoning as intended by the Code, the following condition of approval is proposed:

The neighborhood parks as depicted on the Master Plan have not been reviewed or approved for consistency with Code Section 26-75, Neighborhood Parks. Compliance with Code Section 26-75, Neighborhood Parks, shall be required at the time of conditional plat.

The Project also proposes perimeter buffers. The following table identifies adjacent zoning and FLU categories:

| | Zoning | FLU | Property Use |
|--------------|-----------|-----------------------|--|
| North | PDP(SF) | I-75/S.R. 50 PDD | Residential Subdivision – Trilby Crossing |
| South | AG | I-75/S.R. 50 PDD | Vacant, FDOT pond, (Withlacoochee Parcel?) |
| East | I-75 | I-75/S.R. 50 PDD | I-75 |
| West | CPDP & AG | PD – Hickory Hill DRI | Roadway, Vacant, Hickory Hill DRI |

To ensure compatibility with the perimeter of the Project, buffering has been provided:

| Location | Neighbor Use | Project Use | Landscape Buffer Width |
|-------------------------|--------------------------------|-------------|------------------------|
| North | Trilby Crossings (residential) | Residential | 20 Feet |
| East | I-75 | Residential | 30 Feet |
| West – Northern portion | Agriculture | Residential | 30 Feet |

| | | | |
|-------------------------|-----------------------|-------------|---------|
| West – Southern Portion | Lockhart ROW | Residential | 20 Feet |
| South | FDOT DRA; Project DRA | Residential | 20 Feet |

Perimeter building setbacks are inclusive of the buffer, and proposed as follows:

| Location | Neighbor Use | Project Use | Perimeter Setback |
|-------------------------|--------------------------------|-------------|-------------------|
| North | Trilby Crossings (residential) | Residential | 35 Feet |
| East | I-75 | Residential | 45 Feet |
| West – Northern portion | Agriculture | Residential | 45 Feet |
| West – Southern Portion | Lockhart ROW | Residential | 35 Feet |
| South | FDOT DRA; Project DRA | Residential | 35 Feet |

The Project also proposes to include holiday/visitor parking within the single-family areas. To provide the County with the level of certainty at the time of rezoning, the following condition of approval is proposed:

At the time of conditional plat, single-family areas must demonstrate parking meeting the requirements of the Code plus an additional visitor parking spot for every 10 single-family detached homes.

d. Statement of Dimensional Standards & Proposed Deviations from Code.

The following dimensional standards and related deviations are hereby requested.

| Single Family Detached: Dimension and Area Standards (corresponding code requirement is R-1A) | | | | |
|--|-----------------------|----------------------------|----------------------------|----------------------------|
| LDC Section | Description | LDC Requirement | Proposed Amount | Requested Deviation |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Maximum Building Area | 35% | 65% | +30% |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Lot Width | 60 feet | 50 feet | (10) feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Lot Area | 6,000 square feet | 5,500 square feet | (500) square feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Maximum Height | 35 feet and/or 2.5 stories | 35 feet and/or 2.5 stories | N/A |

| | | | | |
|--|---|----------|--|------------------------------------|
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Front Yard | 25 feet | 25 feet | N/A |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Side Yard | 10 feet | 5 feet | (5) feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Rear Yard | 20 feet | 15 feet | (5) feet |
| LDC App. A, Art II, Sec. 3, General regulations for lots and yards | Double frontage and corner lots shall meet front yard regulations on all adjacent streets | 2 Fronts | Request to have only one front: 20 feet on primary front yard and 10 feet on secondary front yard. | (15) feet for secondary front yard |

In addition to the above noted deviations, a blanket deviation is requested for all commercial, multifamily, townhome, villa, and single-family lots from LDC App. A, Art II, Sec. 3, General Regulations for Lots and Yards, which requires double frontage and corner lots to meet front yard regulations on all adjacent streets. A deviation is requested to clarify the designation of yards on double frontage lots. Specifically, for all uses, the yard abutting the primary street or principal site entrance shall be designated as the front yard. The secondary front yard shall be treated as a side yard for setback purposes, rather than a secondary front yard. This deviation is intended to promote consistent site design and functional development patterns, particularly for lots oriented toward interior streets or project entrances.

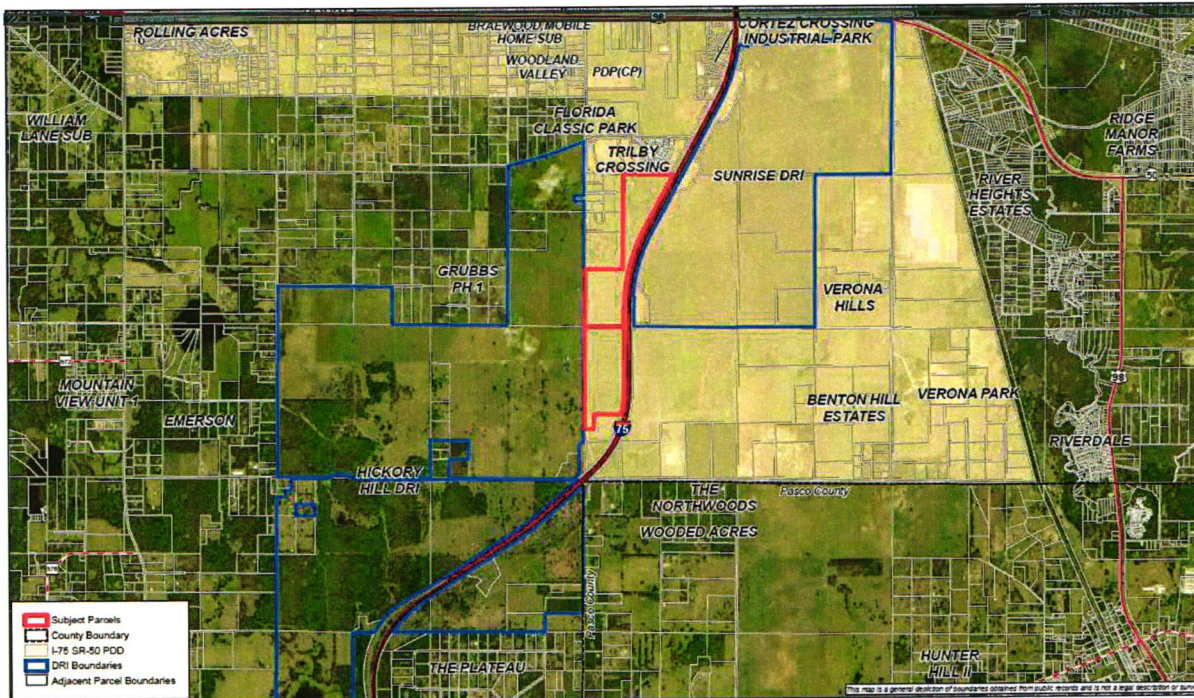
This will ensure compatibility internally and externally with the surrounding area.

e. Additional Considerations to ensure compatibility with surrounding area.

The Property is situated within the I-75/SR-50 PDD, a designated growth area identified in long-range County planning efforts. The proposed mix of uses, along with the associated density and intensity, aligns with the County's vision and planning objectives for this corridor.

III. Surrounding Area & Compatibility Considerations

The I-75/SR-50 PDD was established in anticipation of growth and to ensure that adequate infrastructure would be available to accommodate such growth. As outlined above and illustrated on the Master Plan, the Project meets the County's compatibility standards and supports the intended development pattern for the area.



IV. Environmental Considerations.

The Master Plan for development indicates existing environmental site influences, including flood zones, drainage areas, and open spaces. The Applicant will comply with all applicable County environmental permitting regulations, as follows:

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 is required to comply with all applicable FWC regulations and permitting.
3. 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, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. A jurisdictional wetland line and buffers shall be shown on the conditional plats.

6. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.
7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.

Additionally, the Applicant will meet the requirements of Code Chapter 10, Community Appearance. However, because the Property lacks any significant areas of existing natural vegetation, the Applicant may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

V. Public Facilities Impact Analysis.

- a. Water & Wastewater Analysis. The following charts outline the potential impacts on water and wastewater:

| Water | | Water Flow Per Unit (GPD) | Average Water Flow |
|-------------|---------|---------------------------|--------------------|
| Residential | 907 ERU | 350 | 317,450 |
| | | TOTAL: | 317,450 |

| Wastewater/ Sewer | | Water Flow Per Unit (GPD) | Average Water Flow |
|----------------------|---------|---------------------------|--------------------|
| Residential | 907 ERU | 200 | 181,400 |
| | | TOTAL: | 181,400 |

| Solid Waste | | Solid Waste per Unit (lbs) | Average Water Flow |
|--|---------|----------------------------|--------------------|
| Residential | 907 ERU | 11.26 | 10,211 |
| | | TOTAL: | 10,211 |
| *Residential Waste = #Units *2.37 persons per household x 4.75 lbs | | | |

- b. Schools. School concurrency applies to residential development and thus shall apply to this Project. The Applicant will work with the school board to complete a school capacity application and shall comply with applicable school concurrency requirements in conjunction with development of the Project. The I-75/SR 50 PDD contemplates planned school facilities, and the Project shall comply with the school surcharge.
- c. Parks. In accordance with Strategy 7.01B(4) of the Hernando County Comprehensive Plan, a project of more than 1,000 new residential units will require an analysis of the proximity and accessibility of a district or community park by the

proposed development to determine whether additional facilities are needed. As this project is a maximum of 907 dwelling units, an additional park analysis is not required. However, the following concurrency analysis is provided:

| Parks & Recreation | | Demand Rate (Per ERU) | Acres of Demand |
|---|---------|----------------------------------|----------------------------|
| Residential | 907 ERU | .0047 | 4.30 |
| Open Space | 907 ERU | .0047 | 4.30 |
| *This service applies to residential uses only *User-oriented Parks = $ERU * 2.37 * (1/1000) * 2$ *Open Space parks = $ERU * 2.37 * (1/1000) * 2$ | | | |

VI. Water and Sewer Services.

The proposed Development Agreement will detail the project required infrastructure improvements for potable water and wastewater services as required by the code for development in the I-75/SR-50 PDD. As part of the zoning and permitting process, the Applicant will request potable water and wastewater service from the County and work with the County to enter into a utility service agreement. The agreement will require the dedication of potable water and wastewater systems to the County and payment of connection fees for service.

VII. Senior, Age-Restricted or Affordable Housing.

While senior, age-restricted and affordable housing are not currently proposed, such may be incorporated into the Project. Should the Applicant decide to provide senior or age-restricted housing, the Applicant will request an exemption for school impact fees from the School District at the time of conditional plat (subdivision) or site plan (multifamily) review and demonstrate that there will be no impact to public schools (LDC, Sec. 23-73) to the satisfaction of the School District.

Exhibit List

Exhibit "A" – Ginny Grove Master Plan



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
JACK MELTON FAMILY, INC.

Filing Information

| | |
|-------------------------|---------------|
| Document Number | 473573 |
| FEI/EIN Number | 59-1588275 |
| Date Filed | 04/01/1975 |
| State | FL |
| Status | ACTIVE |
| Last Event | REINSTATEMENT |
| Event Date Filed | 02/19/2012 |

Principal Address

21628 LOCKHART RD
DADE CITY, FL 33523

Changed: 02/22/1999

Mailing Address

21628 LOCKHART RD
DADE CITY, FL 33523

Changed: 02/22/1999

Registered Agent Name & Address

MELTON, JOHN E JR
21628 LOCKHART RD.
DADE CITY, FL 33523

Name Changed: 03/12/2021

Address Changed: 02/22/1999

Officer/Director Detail

Name & Address

Title Director

MELTON, STEPHEN F
34226 HARRIS HILL RD
DADE CITY, FL 33523

Title President, Director

MELTON, JOHN E, Jr.
21616 LOCKHART RD
DADE CITY, FL 33523

Title VP, Director

MELTON, MARK G
1550 MYERS ROAD
BROOKSVILLE, FL 34602

Title Director

MELTON, JOSEPH P
28695 Bahia Hill Drive
BROOKSVILLE, FL, FL 34602

Title Secretary, Treasurer, Director

Worrell, Rebecca Melton
21628 LOCKHART RD
DADE CITY, FL 33523

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2024 | 02/16/2024 |
| 2025 | 02/24/2025 |
| 2026 | 01/16/2026 |

Document Images

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| 02/22/1999 -- ANNUAL REPORT | View image in PDF format |
| 03/17/1998 -- ANNUAL REPORT | View image in PDF format |
| 03/13/1997 -- ANNUAL REPORT | View image in PDF format |
| 01/24/1996 -- ANNUAL REPORT | View image in PDF format |
| 02/14/1995 -- ANNUAL REPORT | View image in PDF format |

Florida Department of State, Division of Corporations

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5066
Email: jicerman@stearnsweaver.com

January 26, 2026

**Via Electronic Mail: AKidd@co.hernando.fl.us and
mlmiller@hernandocounty.us**

Alaina Kidd
Michelle L. Miller, M.S.
Senior Planner
Planning Division
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: H-25-39 – Jack Melton Family Rezoning Request – Ginny Grove

Dear Alaina and Michelle,

As you know, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. (“**SWM**”) represents the Jack Melton Family, Inc. (“**Melton**”) in seeking to rezone property in Hernando County. Thank you for the draft Staff Recommendation prepared in advance of the Planning & Zoning Commission meeting. I have worked with Coastal Engineering & Associates in reviewing the draft Staff Recommendation. We recognize that this is a complex project within a unique area of the County. The purpose of this letter is to offer additional information regarding the proposed rezoning to ensure a clear understanding of the proposed performance conditions. Included as **Attachment #1** are proposed edits to the draft Staff Recommendation. Below is a summary of the proposed changes and the rationale supporting these revisions.

1. Clarify Request

We proposed an edit in the introductory paragraph for the Staff Recommendations to clarify that this application is seeking a rezoning, and not a master plan revision.

2. Add Residential Specifications

We proposed to include residential specifications along with the noted deviations as a performance condition.

3. Clarify Perimeter Setbacks and Buffers

January 26, 2026

Page 2

We proposed an edit to clarify that the proposed perimeter setbacks are inclusive of the buffers. We have also proposed an edit to clarify the various landscape buffers since the property is an unusual shape and different buffers are proposed depending on various circumstances.

Please let us know if you have any questions regarding the above and attached. We sincerely appreciate the opportunity to offer suggested revisions to the Staff Recommendation in advance.

Sincerely,



Jessica M. Icerman

JMI/vya

cc: Coastal Engineering & Associates
Client

ATTACHMENT 1

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 AG Agricultural to ~~Master Plan Revision on property zoned PDP(SF)/Planned Development Project (Single- Family)~~ with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
2. 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, as applicable.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.
5. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.

6. Residential Specifications**Single Family Lot**

Front: 25'

Side: 5' (deviation from 10')

Rear: 15' (deviation from 20')

Maximum Building Coverage: 65 % (Deviation from 35%)

Minimum Lot Width: 50' (Deviation from 60')

Minimum Lot Size: 5,500 (Deviation from 6,000)

Minimum Frontage Along Curve: 35'

Maximum Building Height: 35'

Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

~~6. Minimum Lot Sizes: 5500 square feet (deviation from 6,000 square feet).~~
The maximum number of lots is 907.

~~7. Minimum Lot~~

~~Setbacks: Front: 25'~~

~~Side: 7.5' (Deviation from 10')~~

~~Rear: 15 (Deviation from 20')~~

~~8.7.~~ Perimeter Setbacks(Inclusive of Buffers):

- North: 35'
- South: 35'
- East: 45' (from I-75)
- West: 45' (northern portion)
35' (southern portion from future R/W)

~~9.8.~~ Buffers:

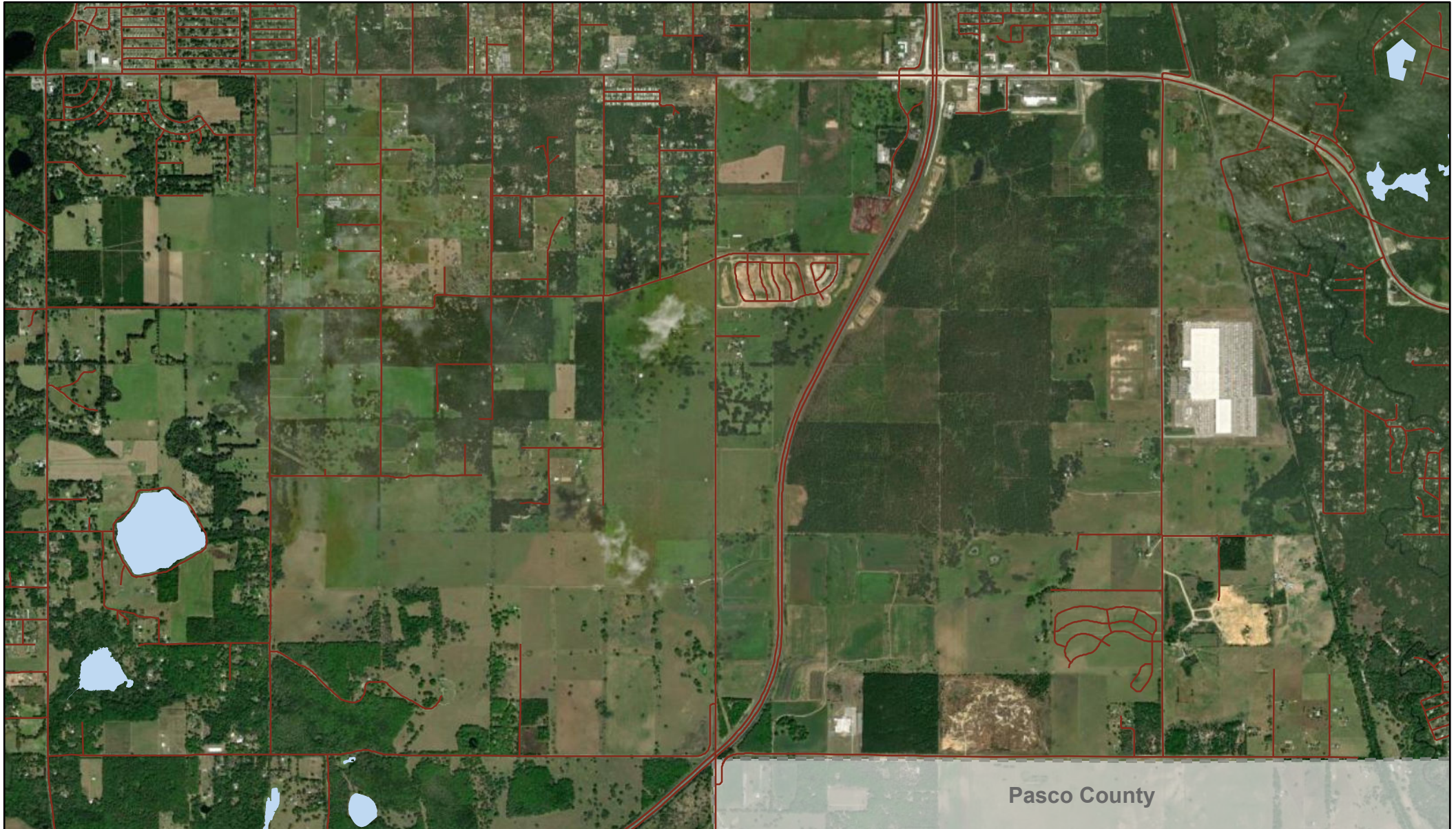
- North: 20' Landscape Buffer
- South: 20' Landscape Buffer, except adjacent to FDOT drainage parcel
- East: 30' Landscape Buffer by I-75, except along northern retention pond area
- ~~West:~~ 20' Landscape Buffer (southern portion) -30' Landscape Buffer (northern portion)
- North & South of Future FDOT Road: 20' Landscape Buffers

~~10.9.~~ The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

~~14.10.~~ The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a Certificate of Concurrence for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

~~12.11.~~ The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

H2539 Aerial Map

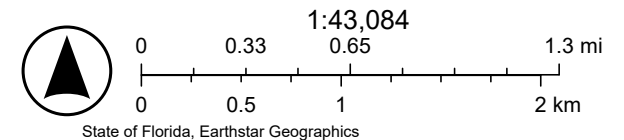


1/29/2026, 8:30:39 AM

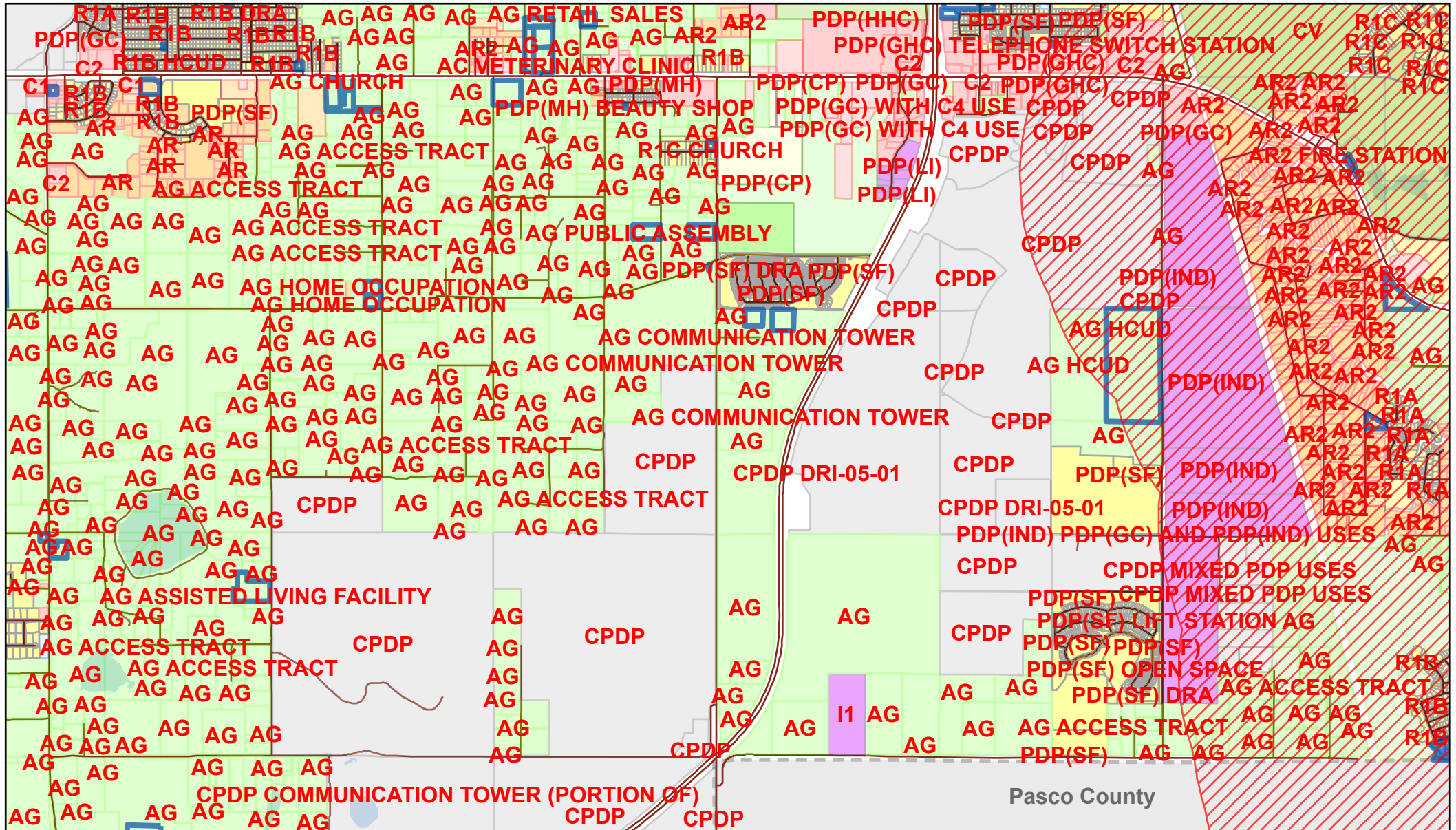
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- Lakes
- Surrounding Counties

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

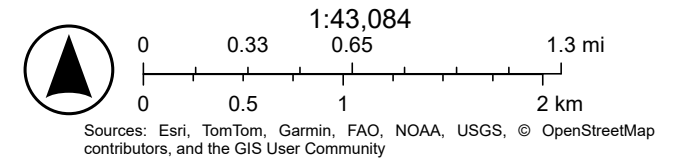
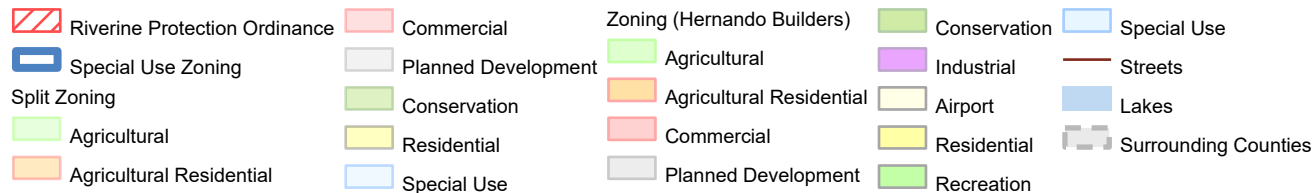
- High Resolution 30cm Imagery
- Citations
- 9.6m Resolution Metadata



H2539 Zoning Map



1/29/2026, 8:30:21 AM



From: [Betsey Jolley](#)
To: [Victoria Via](#); [Michelle Miller](#); [Concetta Cook](#); [Stephanie Rose](#)
Cc: [Nichole Street](#); [Alaina Kidd](#); [Jessica Icerman](#)
Subject: RE: H-25-39 and H-25-40
Date: Wednesday, February 4, 2026 10:07:51 AM
Attachments: [image002.png](#)

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, Victoria,

This email confirms that the Applicant agrees with the postponement of the Planning & Zoning Commission Hearing for File Nos. H-25-39 and H-25-40 to March 9, 2026. The BOCC date for both applications will remain as scheduled on April 7, 2026, and be heard with the associated Development Agreement.

If you need anything further, please let me know.

Thanks,



Betsey Jolley, AICP
Planning Manager
Coastal Engineering Associates, Inc.
Office: (352) 796-9423
Direct: (352) 637-4111
bjolley@coastal-engineering.com
www.Coastal-Engineering.com

From: Victoria Via <VVia@co.hernando.fl.us>
Sent: Wednesday, February 4, 2026 8:43 AM
To: Betsey Jolley <BJolley@coastal-engineering.com>; Michelle Miller <MLMiller@co.hernando.fl.us>; Concetta Cook <ccook@coastal-engineering.com>; Stephanie Rose <SRose@co.hernando.fl.us>
Cc: Nichole Street <nstreet@co.hernando.fl.us>; Alaina Kidd <AKidd@co.hernando.fl.us>; Jessica Icerman <jicerman@stearnsweaver.com>
Subject: RE: Signs for 2/9/2026 P&Z

Dear Betsy,

We are preparing the agenda materials for the upcoming Planning and Zoning Commission meeting and need a formal request to postpone agenda items H-25-39 and H-25-40.

Please provide an email requesting that these items be postponed. This email will be included in the agenda packet to allow the Commission to take action on the postponement.

I need to post the agenda today.

Thank you for your assistance. Please let us know if you have any questions.

Sincerely,



Victoria Via | Agenda Coordinator

Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057

Email: vvia@hernandocounty.us

Website: <http://www.hernandocounty.us>



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from AG (agricultural), PDP (GC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial

General Location:

Southwest side of Cortez Road, East side of Lockhart Road approximately 944 feet from I 75

Parcel Key Number:

840923, 841138

Summary of Applicant's Request:

The Petitioner is requesting to rezone from AG (Agricultural), PDP(GC) Planned Development Project, General Commercial and PDP(HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP(SF) Planned Development Project Single Family, PDP(MF) Planned Development Project Multifamily, PDP(GC) Planned Development Project, General Commercial and PDP(HC) Planned Development Project Highway Commercial.

Note: Subsequent to the Planning and Zoning Commission, but after the advertising was finalized for the February 10, 2025, meeting, the petitioner requested to postpone their application to the March 9, 2026 Planning and Zoning Commission Meeting.

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 approve the petitioner's request to postpone their application to the March 9, 2026, Planning and Zoning Commission Meeting.

REVIEW PROCESS

| | | | |
|---------------------|----------|------------|---------|
| Michelle Miller | Approved | 01/29/2026 | 1:48 PM |
| Victoria Via | Approved | 01/29/2026 | 2:18 PM |
| Natasha Lopez Perez | Approved | 02/02/2026 | 5:00 PM |
| Toni Brady | Approved | 02/03/2026 | 5:31 PM |



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026
Board of County Commissioners: April 7, 2026

APPLICANT: Jack Melton Family, Inc

FILE NUMBER: H-25-40

REQUEST: Rezoning from AG (agricultural), PDP (GC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial

GENERAL LOCATION: Southwest side of Cortez Road, East side of Lockhart Road approximately 944 feet from I 75

PARCEL KEY NUMBER(S): 840923, 841138

APPLICANT'S REQUEST

The Petitioner is requesting to rezone from AG (Agricultural), PDP(GC) Planned Development Project, General Commercial and PDP(HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP(SF) Planned Development Project Single Family, PDP(MF) Planned Development Project Multifamily, PDP(GC) Planned Development Project, General Commercial and PDP(HC) Planned Development Project Highway Commercial.

The petitioner is requesting approval within the I 75/SR50 PDD, that may be constructed under one of two development scenarios. The ultimate configuration will be determined using an approved traffic land-use equivalency matrix, such that different mixes of residential units and commercial square footage may be substituted for one another provided overall traffic impacts do not exceed the approved thresholds.

Under this framework, the project may include up to a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 residential units are mutually exclusive and may not be developed concurrently. Instead. These components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix. The development will consist of a mix of commercial, multifamily, and single-family uses, subject to the above limitations. Proposed commercial uses include medical facilities such as a hospital or urgent care center, educational facilities, light wholesale and storage operations,

microbreweries, and public or private recreational uses. Recreational amenities may include activities such as virtual golf and pickleball.

The Requested deviations include:

Single Family Lot 40'

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)

Single Family Lot 50'

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6000)

Villas

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3850

Townhomes

- Front: 25'
- Side: 7.5 (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1800

Perimeter Setbacks:

- North: 75' (deviation from 125)
- East: 35'
- West: 35'
- South: 35'

SITE CHARACTERISTICS

| | |
|---|---|
| Site Size | 203.89 |
| Surrounding Zoning; Land Uses | North: C2 Commercial South: PDP Rec (Planned Development Recreation) and PDPSF (Planned Development Project Single Family) East: PDP GC (Planned Development Project General Commercial) West: PDP CP (Planned Development Project Cooperate Park) and AG (Agricultural) |
| Current Zoning: | AG (Agricultural), PDP GC (Planned Development Project, General Highway Commercial) and PDP HC (Planned Development Project Highway Commercial) |
| Future Land Use Map Designation: | I-75/SR50 PDD |

LAND USE REVIEW

The petitioner is proposing a mixed use residential, multifamily and commercial development with highway commercial uses along the northern portion of the site, transitioning into mixed use in the central portion of the site with single-family uses along the southern border.

Project Specifications

The following specifications apply to the entire project, including perimeter setbacks and landscape buffers.

Perimeter Setbacks:

The petitioner is proposing the following perimeter setback:

- North (Cortez Blvd): 75' (Deviation from 125')
- South: 35'
- East (Mixed Use: Commercial and Residential): 35'
- East (I-75): 45'
- West (Recreation): 35'

Perimeter Landscape Buffers:

The petitioner is proposing the following buffers:

- North (Cortez Blvd): 35'
- South: 20'
- East (Mixed Use: Commercial and Residential): 35'
- East (I-75): 30'
- West (Recreation): 20'

Residential Specifications**Single Family Lot 40'**

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)

Single Family Lot 50'

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6000)

Villas

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3850

Townhomes

- Front: 25'
- Side: 7.5 (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1800

Holiday/Visitor Parking

The petitioner is proposing holiday/visitor parking within the single-family development pod. If the master plan is approved, the petitioner shall set aside 10% of the required parking in common areas throughout the pod for additional parking.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted

native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has set aside 37.81 acres for drainage, buffers, recreation and open space on the proposed master plan; however, the acreage set aside for natural vegetation has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 14.21 acres for natural vegetation. The proposed buffers may count toward this minimum required vegetation.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the Land Development Regulations (LDRs). The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs.

Comments: The petitioner has set aside 37.1 acres for drainage, buffers, recreation and open space on the proposed master plan; however, the acreage set aside for the park has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 3.0 acres for the neighborhood park.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one

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treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Commercial Specifications

Maximum Building Height: 60'

Internal Commercial Setback:

- North (Cortez Blvd): 75' (Deviation from 125')
- Front (Not along Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 20'
- West (Side): 20'

Internal Commercial Buffers

- North (Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 5'
- West (Side): 5'

Maximum Building Height: 60'

Comment: The petitioner has requested that the buffers meet the minimum requirements of the Community Appearance Ordinance, which does not establish an opacity requirement. However, based on Board of County Commissioners' direction and an established practice by the County, the landscape buffers shall be required to meet an 80% opacity within 18 months of planting. Any enhancement required to meet the opacity standards within the buffer shall be clearly identified in the construction drawings.

Lighting:

County Land Development Regulations 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.

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

Landscape:

The petitioner shall 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.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

Large Retail Development Standards

The petitioner has indicated that the proposed project will consist of 300,00 square feet of office and/or commercial square footage. Due to the complexity and size of the project, it will be required to meet large retail development standards as specified below:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project which otherwise satisfies these requirements and this article. This type of development may be compatible in each commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location. The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.

Comments: The proposed commercial development shall consist of a maximum of 300,00 square feet of office professional, retail and restaurant uses. These uses will be constructed among outparcels, all fronting Cortez Boulevard.

- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

Comments: Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for the commercial outparcels shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building.

- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.

Comments: The developer shall provide a lighting plan which complies with the lighting standards for Large Retail Development.

- All on site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.
- The master plan shall meet the following increased setbacks and buffering requirements:
 - **Setbacks.** Where any side or rear lot line adjoins (excluding roads) a residential- or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.

Comments: The frontage road creates a transition between the residential and commercial uses allowing for a 35' perimeter setback plus the ROW width for the commercial frontage road for a total of 85', which is reasonable.

- **Buffering.** A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- The applicant shall demonstrate that the proposed use is appropriate to the property in question, is compatible with existing and planned uses in the area and demonstrate compliance with the County Comprehensive Plan.

Large Retail Development Signage:

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential there shall be a maximum of fifty (50) square feet of sign area.

Comments: The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner must meet the minimum sign standards as required by the County LDRs.

Minimum County Required Sign Setbacks (based on total sign surface area):

| | |
|--|------------------------|
| Up to 75 square feet in area: | 5' from property line |
| 75 square feet and up to 150 square feet in area: | 10' from property line |
| 150 square feet or greater: | 20' from property line |

Residential Protection Standards

1. There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
2. There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
3. No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
4. No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.

5. All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
6. Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residential zoned property. Screening may include landscape plantings, berms, fences or walls.

Mixed-Use Specifications

The mixed use area immediately south of the PDP(HC) Planned Development Project (Highway Commercial) pod is proposed to contain the following uses:

- Multifamily
- General Commercial
- Single-Family

Comments: Multi-family is also proposed in a pod south of the mixed-use area; as single-family is not an appropriate transition use between commercial and multi-family, it is recommended that this mixed-use area be limited to multifamily and general commercial.

COMPREHENSIVE PLAN REVIEW**Commercial Category**

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Multi-Family Housing

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

- a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;
- b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

Comments: The subject site is proposed as a mixed use planned development project with commercial outparcels along Cortez Boulevard and a single-family subdivision to the rear. The development is proposed to contain Highway Commercial uses along Cortez Boulevard, transitioning into a mixed-use pod with single-family, multifamily and general commercial uses. The remainder of the site will contain pods of single-family and single-family/multifamily uses. Typically, multifamily is used as a transition use from commercial to single family for compatibility reasons. In this case, single-family is proposed between the commercial and multifamily uses within the mixed-use area. This is inconsistent with the Comprehensive Plan strategies and will disrupt the peaceful lifestyle anticipated for single-family residents. To avoid the incompatibility of commercial development adjacent to single-family, it is recommended that the mixed-use area be limited to multifamily and general commercial uses.

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.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout

and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

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.

Strategy 1.10D(3): Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

- a. relationships to community focal points such as schools, shopping centers, government offices, parks, and public gathering areas;
- b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe, and convenient access to business fronts and transitions between residential and business areas.

Strategy 1.10D(5): Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

- a. architectural styles, building materials, design elements, roof shapes and architectural details;
- b. building mass step-down scale;
- c. street-visible and hidden facades;
- d. accessory buildings;
- e. doors, windows and storefronts;
- f. awnings, canopies, and arcades
- g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

Comments: To facilitate a viable single family residential community, it is recommended that a 6' foot vinyl fence or wall be installed along both the frontage road to the south and the east west collector roadway to the north, with a 20-foot-wide tract dedicated to the Homeowners Association as a landscape

buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. A single point of gated access to both the frontage road and east west collector road is also recommended.

Pedestrian accessibility for the subject property must be extended from the nonresidential areas along Cortez Boulevard to the single-family residential pod and connect to the neighborhood park. Residents living in the single-family pods must have safe and convenient access through sidewalks, crosswalks, and bicycle/pedestrian paths to connect to the retail and commercial sites. The main boulevard entrance into the residential development shall be a complete street, allowing for pedestrian and bicycle access to the residential and commercial developments.

I-75/SR-50 Planned Development District

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;

- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a "sense of place."

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area.

FINDINGS OF FACT

The requested rezoning from AG (agricultural), PDP (GC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial.

- The request 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 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 to establish a Master Plan on property zoned AG (agricultural), PDP (GC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
2. 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, as applicable.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.
5. The master plan is approved for a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 residential units are mutually exclusive and may not be developed concurrently. Instead. These components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix.

6. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.
7. If the Commercial mixed use area is developed as solely multifamily, a 6-foot vinyl fence or wall be installed along the frontage road between the PDP(HC) Planned Development Project Highway Commercial pod with a 20-foot-wide tract (deviation from 35') dedicated to tan approved ownership and maintenance entity, as a landscape buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. The 20-foot buffer shall be located on the inside of the buffer wall or vinyl fence. This buffer shall be a separate tract owned by an approved maintenance entity and maintained by the individual homeowner or approved maintenance entity.
8. A cross-access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval for the commercial development.
9. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. A master Signage Plan is required at the time of conditional plat.
10. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right-of-way and enhanced by landscaping and/or wall.
11. The commercial properties shall provide 20% of the parking to the side and rear of the commercial development.
12. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development
13. The development must provide detailed elevation plans and/or renderings and site plans illustrating the proposed facade and site design at the time of permitting. The site and building design must demonstrate compliance with the County's design standards for large retail development, and shall use architectural features, textures and materials consistent with the other development in the area.
14. The site design shall provide that pedestrian circulation is coordinated onsite and between adjacent commercial properties and internally to the neighborhood park providing for pedestrian circulation between complementary uses.
15. The developer shall be responsible for distributing information to residents regarding the commercial activities that occur on site, including types of businesses, hours of operations, sound and lighting, etc.

16. Residential Specifications**Single Family Lot 40'**

- Front: 25'
- Side: 7.5 (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)
- Minimum Frontage along Curve 30'
- Maximum Building Height 35'
- Corner Lots secondary Frontage 10'

Single Family Lot 50'

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6000)
- Minimum frontage along curve 30'
- Maximum building Height 35'
- Corner Lots secondary Frontage 10'

Villas

- Front: 25'
- Side: 0/7.5' for end units (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3850
- Minimum Frontage along curve 25'
- Maximum Building Height 35'

Townhomes

- Front: 25'
- Side: 0/7.5 for end units (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1800
- Minimum Frontage along curve 25'
- Maximum Building Height 35'

17. Commercial Specifications**Perimeter Setbacks (Inclusive of Buffers):**

- North (Cortez Blvd):75' (Deviation from 125')

- South: 35'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 45'
- West (Recreation): 35'

Perimeter Landscape Buffers:

- North (Cortez Blvd): 35'
- South: 20'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 30'
- West (Recreation): 20'

Internal Commercial Setback:

- North (Cortez Blvd): 75' (Deviation from 125')
- Front (Not along Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 20'
- West (Side): 20'

Internal Commercial Buffers

- North (Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 5'
- West (Side): 5'

18. The mixed-use area immediately adjacent to the Highway Commercial uses along Cortez Boulevard as identified in the master plan shall be limited to multifamily and general commercial uses including but not limited to the following uses:

- a) All C-1 Highway Commercial District Permitted Uses
- b) Hospital and/or Urgent Care/Stand-Alone Emergency Room
- c) Educational Facilities
- d) Light Wholesale and Storage
- e) Microbreweries
- f) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- g) All R-3 Residential District Permitted Uses, except that no single-family detached dwellings are permitted.
- h) Recreational Amenities and Residential Ancillary Uses

19. The Highway Commercial Area shall allow up to seven (7) outparcels and the following commercial uses:

- a. All C-2 Highway Commercial District Permitted Uses
- b. Hospital and/or Urgent Care/Stand-Alone Emergency Room
- c. Educational Facilities
- d. Light Wholesale and Storage

- e. Microbreweries
- f. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities

20. The Residential Mixed-Use Area shall allow the following commercial and residential uses:

- a. All R-3 Residential District Permitted Uses
- b. Educational Facilities
- c. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- d. All R-1A Residential District Permitted Uses (minimum lot width of 40 feet), except that no mobile homes are permitted.
- e. Recreational Amenities and Residential Ancillary Uses

21. The Single Family Area shall allow for the following residential uses:

- a. All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), limited to single-family detached homes with a minimum lot width of 50 feet, except that no mobile homes are permitted.
- b. Recreational Amenities and Residential Ancillary Uses

22. The developer shall meet all the Large Retail Project design standards as indicated in the County's Land Development Regulations for any single use or site development that exceeds 65,000 square feet owned and managed by the same entity.

23. The petitioner shall provide a revised plan in compliance with all performance conditions within 30 calendar days of receipt from county staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

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: 7/11/2025

File No. H-25401 Official Date Stamp:



APPLICANT NAME: Jack Melton Family, Inc.

Address: 24628 Lockhart Rd

City: Dade City State: FL Zip: 33523

Phone: 615-479-1355 Email: perry@heritagelandfl.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville State: FL Zip: 34601

Phone: 352-796-9423 Email: permits@coastal-engineering.com

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

Contact Name:

Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00840923, 00841138
2. SECTION 06, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: AG, PDP(GHC) & PDP(HC)
4. Desired zoning classification: C/PDP
5. Size of area covered by application: +/-203.89 acres
6. Highway and street boundaries: SR-50, Old Trilby, I-75
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, Rebecca Melton Worrell, 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.

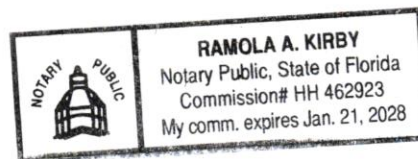
Rebecca Melton Worrell
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5th day of August, 2025, by Rebecca Melton Worrell who is personally known to me or produced FL DUL as identification.

Signature of Notary Public

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



Notary Seal/Stamp

REZONING NARRATIVE

H-25-xx

BLACK JACK RIDGE MIXED-USE DEVELOPMENT

Submitted by:

**Coastal Engineering
966 Candlelight Blvd.
Brooksville, Florida 34601
(352) 796-9426**

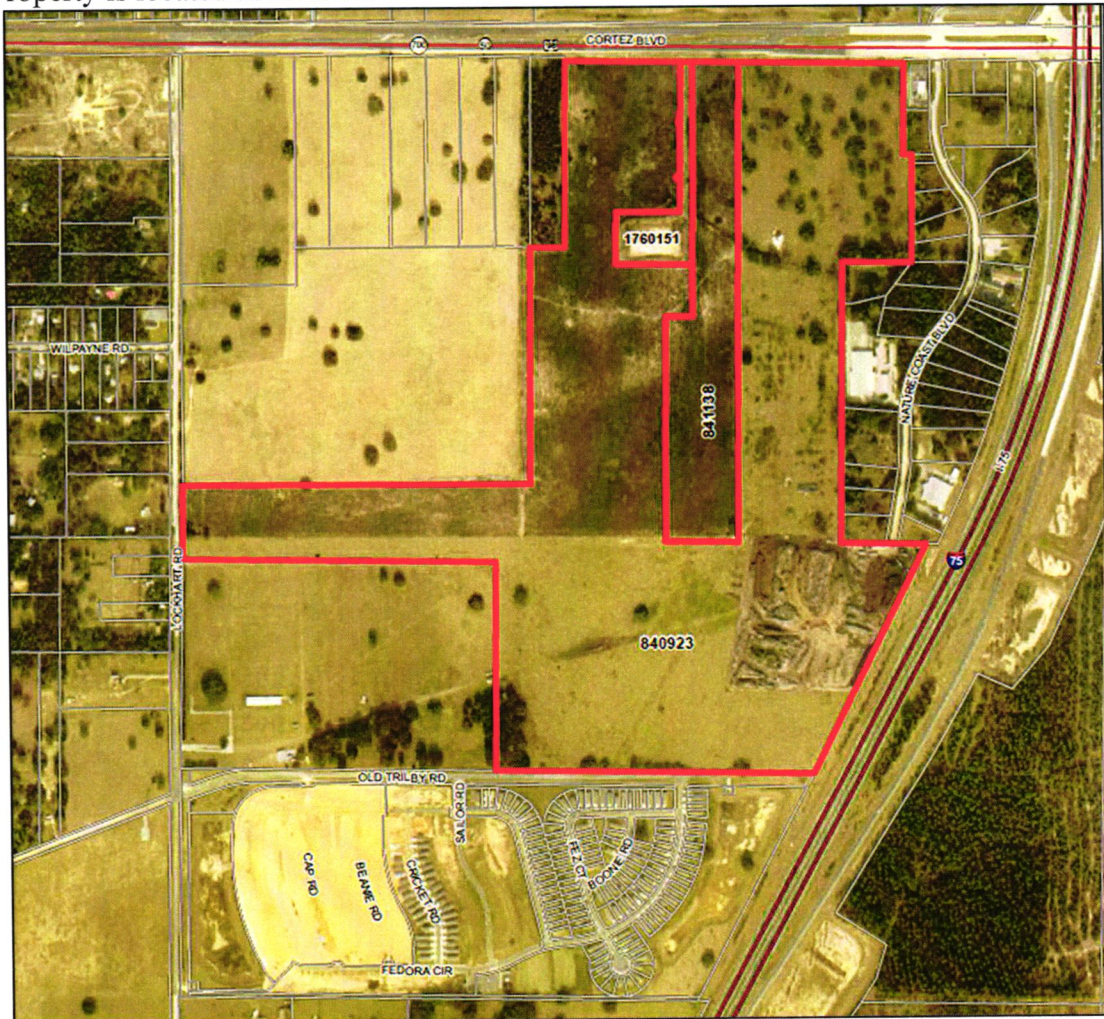
August 6, 2025

I. Introduction and Request

This is a request to rezone approximately 204 acres on Parcel Keys 840923, 841138, and 1760151 (the “**Property**”) in unincorporated Hernando County (the “**County**”) from Agricultural District (AG), Planned Development-Highway Commercial (PDP-HC), Planned Development – General Highway Commercial (PDP-GHC) and C-2 Highway Commercial District (C-2) to the Combined Planned Development (CPDP) District for a development to be known as Black Jack Ridge (the “**Project**”).

In accordance with the County Zoning Code (the “**Code**”) for the CPDP, also known as the PDP/(Combined) category, “[t]his category is for mapping purposes for PDPs that contain more than two (2) approved uses.” Furthermore, the Code for PDPs requires a “narrative and a master plan providing a visual depiction and general layout of the project in conformance with PDP rules and any additional performance standards or specific deviations requested.” Accordingly, the Master Plan (see Exhibit “A”) addresses the densities and intensities assigned to each area.

The Property is located as follows:



Parcel Keys 840923 and 841138 are owned by the Jack Melton Family, Inc. and Parcel Key 1760151 is owned by the Florida Department of Transportation (FDOT), collectively referred to as the “**Applicant**”:

| Parcel Key | Owner | Acreage |
|-------------------|-----------------------------|----------------|
| 840923 | Jack Melton Family, Inc | 178.00 |
| 841138 | Jack Melton Family, Inc | 21.35 |
| 1760151 | State of Florida DOT (FDOT) | 4.52 |
| Total: | | 203.87 |

The Jack Melton Family, Inc. and the FDOT are in negotiations to potentially swap lands/vacate easements and/or co-mingle stormwater in conjunction with the development of the Property. Therefore, the FDOT parcel has been included as part of this rezoning application.

The Property is currently being used for agriculture and a mulching operation.

II. Proposal

a. Proposed Uses, Residential Density, and Commercial Intensity.

The current zoning district breakdown per Parcel Key is as follows:

| Parcel Key | Owner | Acreage | FLU | Zoning | Acreage |
|------------|-----------------------------|---------|-----|----------|---------|
| 840923 | Jack Melton Family, Inc | 178.00 | PD | AG | 156.42 |
| | | | | PDP(HC) | 21.58 |
| 841138 | Jack Melton Family, Inc | 21.35 | PD | PDP(GHC) | 12.45 |
| | | | | PDP(HC) | 6.61 |
| | | | | C2 | 2.29 |
| 1760151 | State of Florida DOT (FDOT) | 4.52 | PD | AG | 2.66 |
| | | | | PDP(HC) | 1.86 |
| | Total: | 203.87 | | Total: | 203.87 |

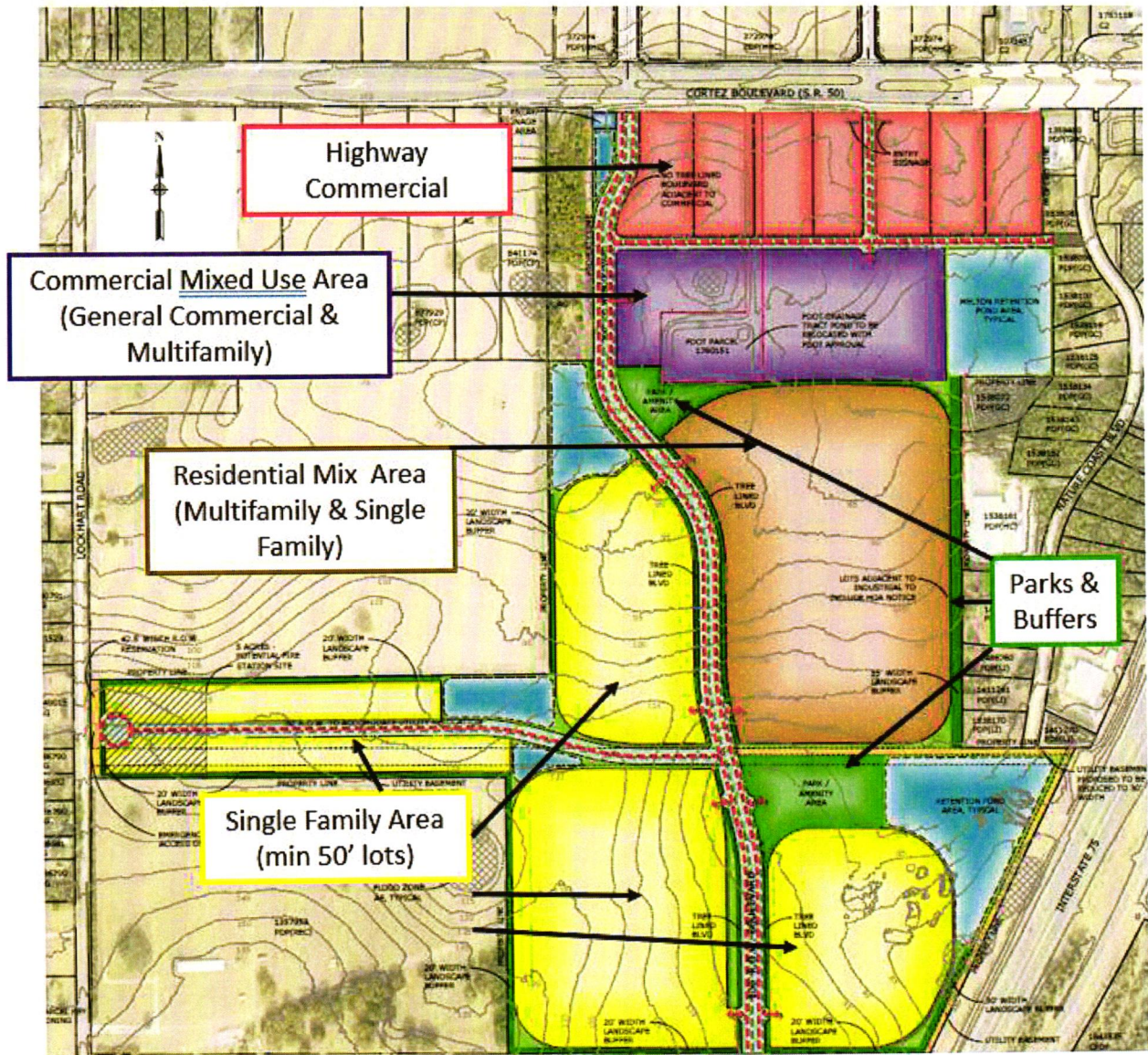
This application proposes to rezone the Property from AG, PDP-HC, PDP-GHC and C-2 to the CPDP District, with the following mix of uses:

| LAND USE TABLE | | | |
|---|-------------------|------------|-----------------|
| LAND USE | ACRES | UNITS | DENSITY |
| COMMERCIAL AREA PDP(HC) | 20 | | 200,000 SQ. FT. |
| COMMERCIAL MIXED USE PDP(GC), PDP(MF), PDP(SF) | 19 | 320* | 100,000 SQ. FT. |
| SINGLE FAMILY PDP(SF) | 72 | 288* | |
| RESIDENTIAL MIXED USE PDP(MF) & PDP(SF) | 37 | 370* | |
| DRAINAGE, RECREATION, BUFFERS, OPEN SPACE | 37.81 | | |
| ROADS | 18 | | |
| TOTAL: | +/- 203.89 | 978 | |

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL.
FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE
WILL BE DETERMINED AT TIME OF PLATTING.

The Master Plan strategically places Highway Commercial uses along SR-50 followed by an intentional step down in density and intensity within the Project boundaries as the Project transitions north to south. Just south of the Highway Commercial uses along SR-50 is a Commercial Mixed-Use Area, which allows for commercial, multi-family, and single-family uses. Just south of this Commercial Mixed-Use Area is a Residential Mixed-Use Area, which allows for multifamily and single-family uses. The intent of these two areas is to allow for flexibility in uses and design to accommodate market shifts and end-user preferences, while creating a natural transition between the commercial area along SR-50 and the single-family areas further south. The Applicant has strategically placed buffers, open space, drainage and recreation areas to ensure compatibility between the developed areas and surrounding areas.



The **Highway Commercial Area (Red Area)** allows the following commercial uses, provided that the total commercial square footage, when combined with that of the Commercial Mixed-Use Area (Purple Area), does not exceed 300,000 square feet:

- 1) All C-2 Highway Commercial District Permitted Uses
- 2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
- 3) Educational Facilities
- 4) Light Wholesale and Storage
- 5) Microbreweries
- 6) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities

The **Commercial Mixed-Use Area (Purple Area)** allows the following commercial and residential uses, provided that the total commercial square footage, when combined with that of the Highway Commercial Area (Red Area), does not exceed 300,000 square feet, and the total

number of dwelling units, when combined with that of the Residential Mixed-Use Area (Brown Area) and the Single-Family Area (Yellow Area), does not exceed 978 dwelling units:

- 1) All C-1 Highway Commercial District Permitted Uses
- 2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
- 3) Educational Facilities
- 4) Light Wholesale and Storage
- 5) Microbreweries
- 6) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- 7) All R-3 Residential District Permitted Uses, except that no single-family detached dwellings are permitted.
- 8) Recreational Amenities and Residential Ancillary Uses

The **Residential Mixed-Use Area (Brown Area)** allows the following commercial and residential uses, provided that the total commercial square footage, when combined with that of the Highway Commercial Area (Red Area), does not exceed 300,000 square feet, and the total number of dwelling units, when combined with that of the Commercial Mixed-Use Area (Purple Area) and the Single-Family Area (Yellow Area), does not exceed 978 dwelling units:

- 1) All R-3 Residential District Permitted Uses
- 2) Educational Facilities
- 3) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- 4) All R-1A Residential District Permitted Uses (minimum lot width of 40 feet), except that no mobile homes are permitted.
- 5) Recreational Amenities and Residential Ancillary Uses

The **Single-Family Area (Yellow Area)** allows for the following residential uses:

- 1) All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), limited to single-family detached homes with a minimum lot width of 50 feet, except that no mobile homes are permitted.
- 2) Recreational Amenities and Residential Ancillary Uses

For clarity and ease of comparison, the information above is also organized in the table below.

| Area | Permitted Uses | Commercial Sq. Ft. Limit | Residential Dwelling Unit Limit | Additional Notes |
|--------------------------------------|---|--|---------------------------------|------------------|
| Highway Commercial Area (Red) | 1. All C-2 Highway Commercial District Permitted Uses 2. Hospital and/or Urgent Care / | Part of combined 300,000 sq. ft. with Commercial Mixed-Use Area (Purple) and Residential Mixed-Use Area (Brown) | Not applicable | Commercial only |

| Area | Permitted Uses | Commercial Sq. Ft. Limit | Residential Dwelling Unit Limit | Additional Notes |
|---|---|---|---|--|
| | Stand-Alone Emergency Room 3. Educational Facilities 4. Light Wholesale and Storage 5. Microbreweries 6. Public/Private Recreation incl. Virtual Golf and/or Pickleball | | | |
| Commercial Mixed-Use Area (Purple) | 1. All C-1 Highway Commercial District Permitted Uses 2. Hospital and/or Urgent Care / Stand-Alone Emergency Room 3. Educational Facilities 4. Light Wholesale and Storage 5. Microbreweries 6. Public/Private Recreation incl. Virtual Golf and/or Pickleball 7. All R-3 Residential District Permitted Uses 8. Recreational Amenities and Residential Ancillary Uses | Part of combined 300,000 sq. ft. with Highway Commercial Area (Red) and Residential Mixed-Use Area (Brown) | Part of combined 978 units with Residential Mixed-Use Area (Brown) and Single-Family Area (Yellow) | Mixed-use (Commercial & Residential) Single-family detached dwellings not permitted |
| Residential Mixed-Use Area (Brown) | 1. All R-3 Residential District Permitted Uses 2. Educational Facilities 3. Public/Private Recreation incl. | Part of combined 300,000 sq. ft. with Highway Commercial Area (Red) and Commercial Mixed- | Part of combined 978 units with Commercial Mixed-Use Area (Purple) and Single-Family Area (Yellow) | Mixed-use (Primarily Residential) Single-family detached dwellings |

| Area | Permitted Uses | Commercial Sq. Ft. Limit | Residential Dwelling Unit Limit | Additional Notes |
|------------------------------------|--|--------------------------|--|--|
| | Virtual Golf and/or Pickleball 4. Recreational Amenities and Residential Ancillary Uses | Use Area (Purple) Areas | | minimum lot width 40' Mobile homes not permitted |
| Single-Family Area (Yellow) | 1. All R-1A Residential District Permitted Uses 2. Recreational Amenities and Residential Ancillary Uses | Not applicable | Part of combined 978 units with Commercial Mixed-Use Area (Purple) and Residential Mixed-Use Area (Brown) | Residential only plus amenities Minimum 50' lot width Mobile homes not permitted |

b. Consistency with Comprehensive Plan

Pursuant to the Hernando County Comprehensive Plan (the “**Comp Plan**”), the underlying Future Land Use (“**FLU**”) category is I-75/SR-50 Planned Development District (I-75/SR-50 PDD). The I-75/SR 50 PDD was established by the County in 2007¹ “to *maximize the potential economic value of the I-75 corridor* through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County’s existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.”²

The following Objectives, Goals and Policies from the Comp Plan apply to the I-75/SR-50 PDD:

GOAL 1.05 – Planned Development District

Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process.

Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development. The designated PDD Categories and associated objective/strategy cluster are identified as follows:

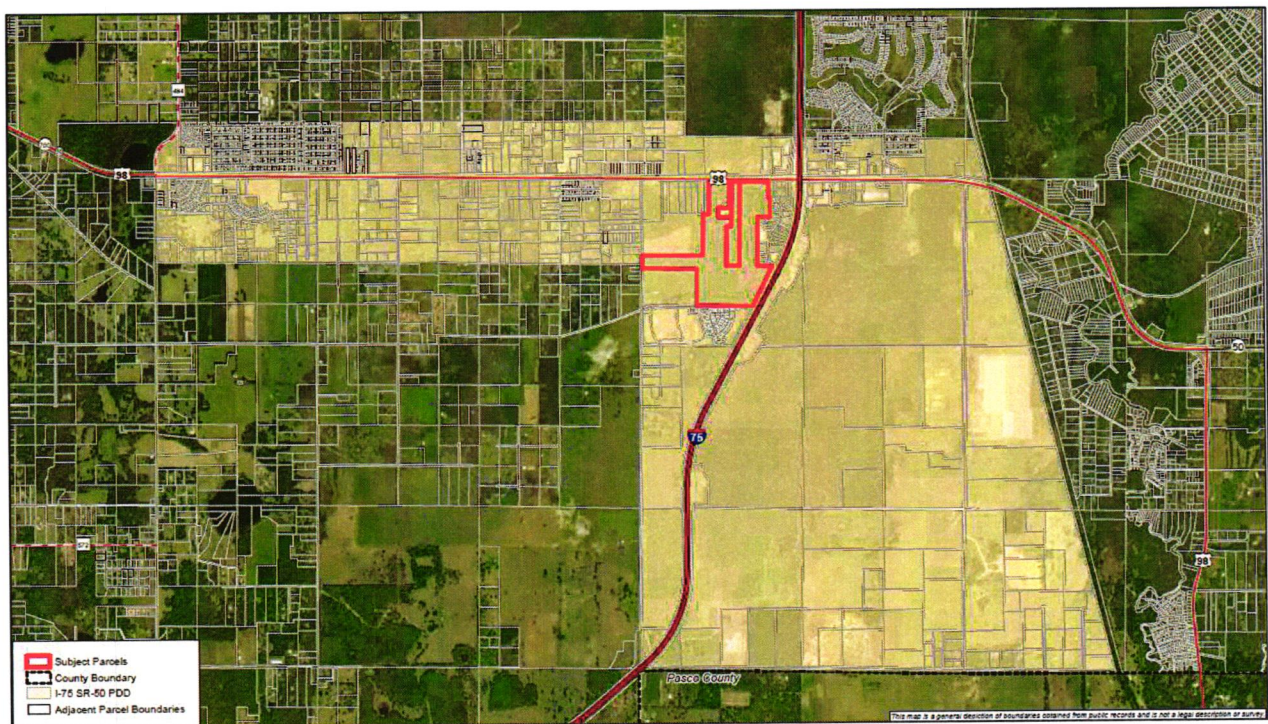
¹ Hernando County [PD-336, I-75/SR 50 PDD Area Plan Adoption, September 12, 2007.](#)

² Hernando County [Comprehensive Plan, I-75/SR-50 PDD, Objective 1.05A](#) (emphasis added).

Discussion: This Project falls within an already designated PDD Category of I-75/SR-50 PDD as further described below. The Master Plan (see **Exhibit “A”**) addresses the densities and intensities assigned. Proposed uses include a maximum of 978 residential dwelling units and 300,000 square feet of commercial.

Objective 1.05A: *The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County’s existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.*

Discussion: The Property is located within the I-75/SR-50 PDD category:



Strategy 1.05A(1): *The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.*

Discussion: The Property is located within the I-75/SR-50 PDD. The Project proposes a maximum of 978 residential dwelling units along with 300,000 square feet of commercial area. This Project serves this Comp Plan Strategy's purpose to seek and create a largely self-contained concentration and mix of uses supported by public infrastructure. A corresponding development agreement (as required by Code Section 23-158) shall accompany this rezoning to ensure the advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

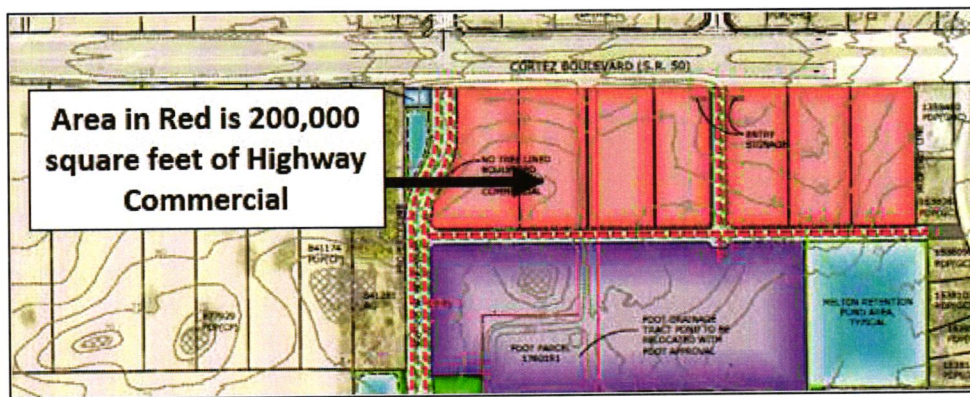
- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;***

Discussion: The Master Plan demonstrates transportation circulation and connectivity with an internal north/south spine road and two internal east/west roadways, one with emergency access to Lockhart Road and the other with a potential stub-out to Nature Coast Boulevard. The north/south spine road will include a 10-foot wide strategically placed multi-modal trail. The north/south road will not include an additional sidewalk on the opposite side of the road from the multi-modal trail; however, sidewalks will be incorporated in each area as required by Code.

Additionally, the Master Plan shows areas where right-of-way along Lockhart Road will be dedicated for future widening of Lockhart Road.

- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;*

Discussion: Consistent with these criteria, a concentration of commercial uses is proposed along SR-50. The development agreement will include opportunities for bus transit pull-outs and shelters within the commercial or multifamily areas.



- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;*

Discussion: See response to “c.” above, the placement of 200,000 square feet of commercial is proposed along SR-50.

- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;*

Discussion: The Master Plan shows an internal roadway system that minimizes impacts to surrounding areas while leveraging existing median cuts along SR-50. A 10-foot multi-use trail along the N/S Spine Road will facilitate safe multi-modal connections to surrounding uses consistent with this Policy.

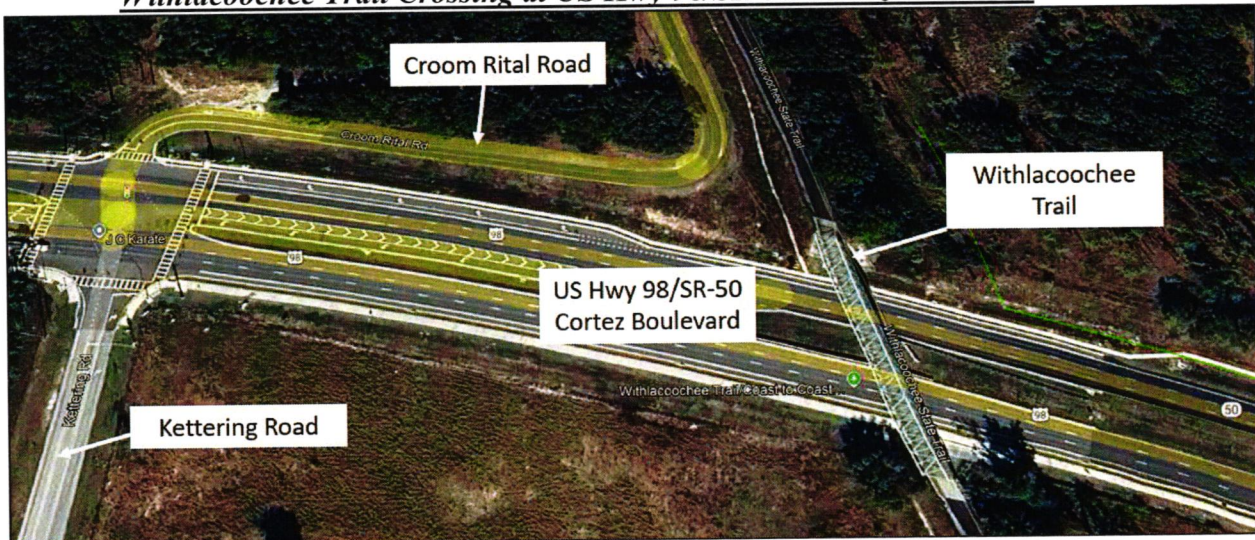
f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;

Discussion: The Property is located approximately 1.4 miles from the Withlacoochee Trail. Sidewalks/multiuse trails will be provided throughout the Project and will connect residents with onsite recreational areas and to the existing sidewalk system on the south side of Cortez Boulevard/SR-50, which then connects to the Withlacoochee Trail System.

Property Distance from Withlacoochee Trail

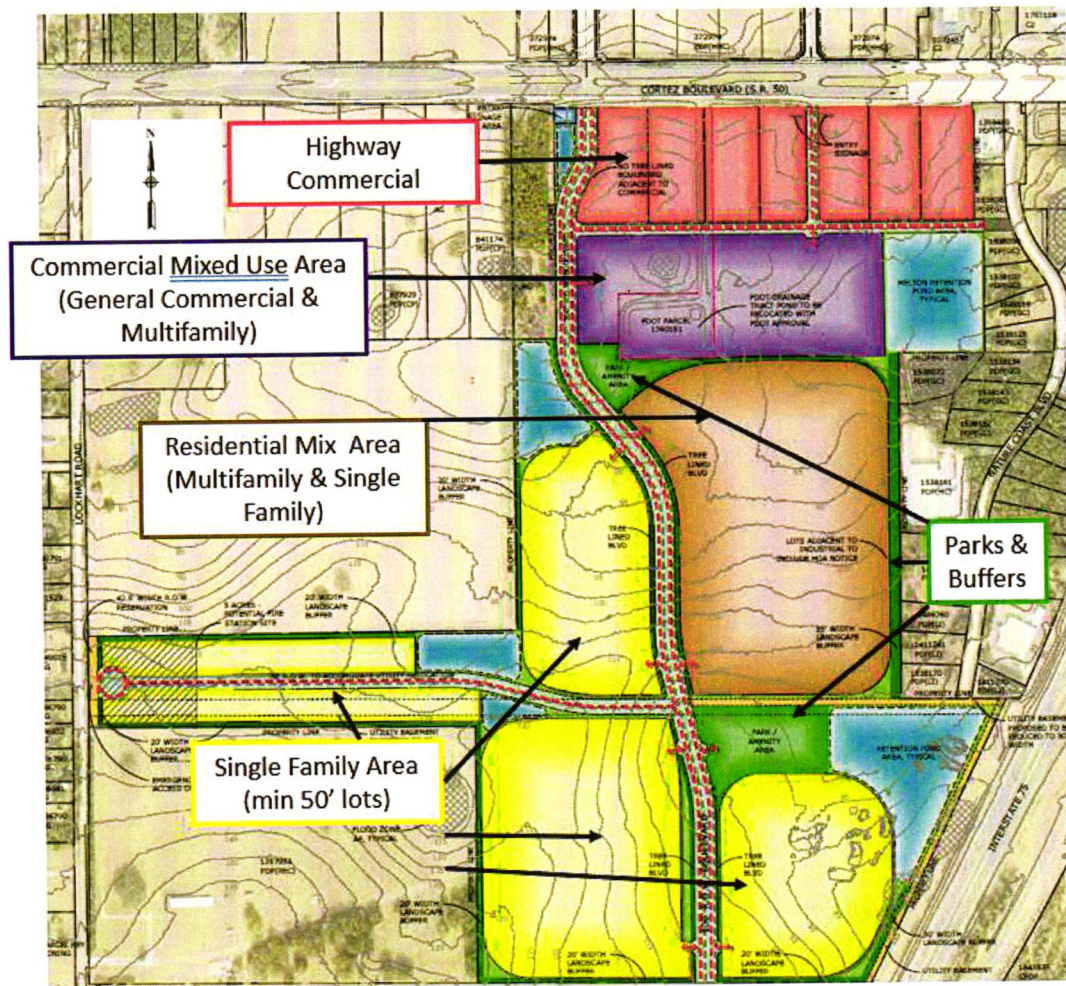


Withlacoochee Trail Crossing at US Hwy 98/SR-50/Cortez Boulevard



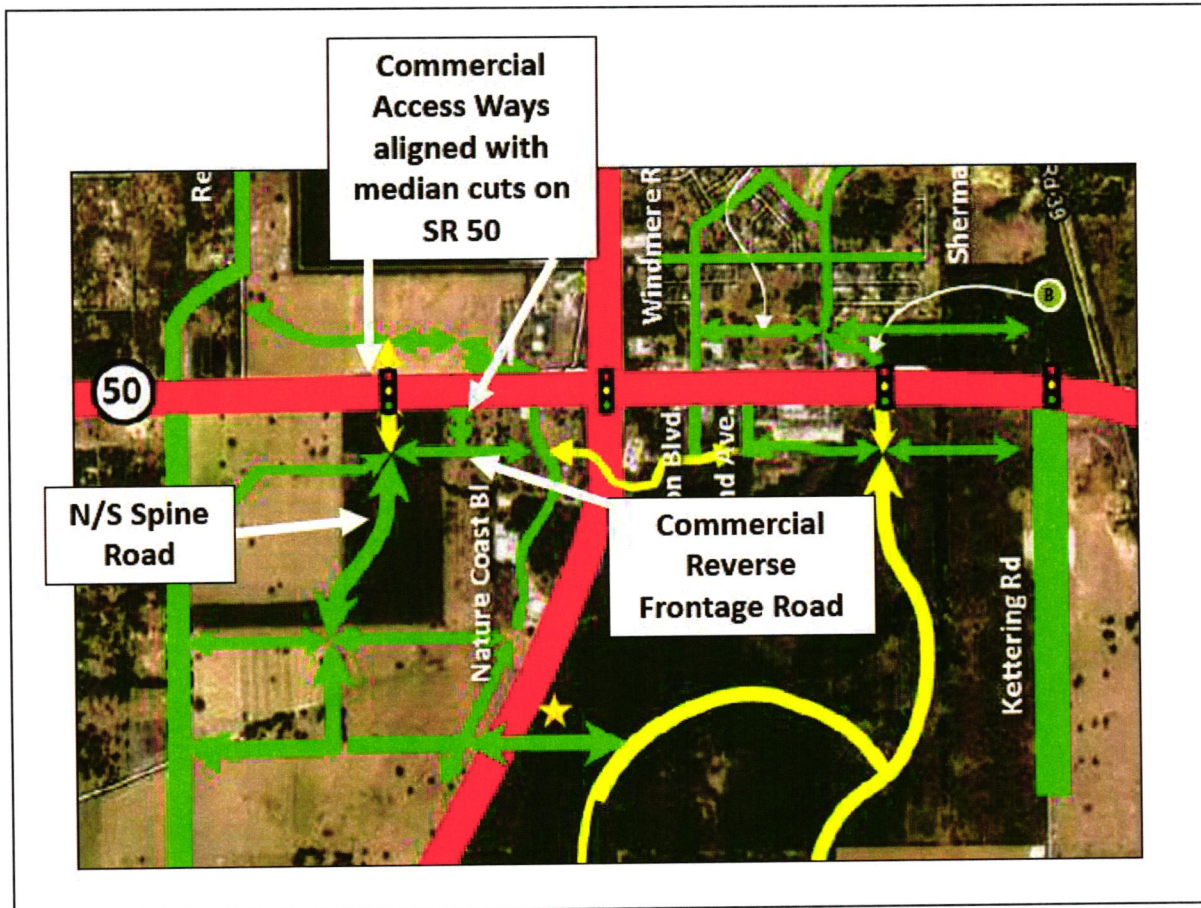
g. Standards to create a “sense of place.”

Discussion: This rezoning to CPDP, aka PDP/(Combined), and related conditions of approval along with the Master Plan demonstrating a strategic transition of a mix of uses, internal transportation network and opportunities to connect to the Withlacoochee Trail, all contribute to creating a “sense of place”. The Master Plan strategically places Highway Commercial uses along SR-50 followed by an intentional step down in density and intensity within the Project boundaries as the Project transitions north to south. Buffering has been strategically provided to ensure compatibility with the surrounding area. Neighborhood Parks have also been strategically located internal to the Project to maximize access by future residents.



Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Discussion: See response to “a.” above that shows the parallel internal roadways through the proposed development including a critical reverse frontage road³ and alternative access roads connecting the community. Notably, the network was created to ensure consistency with the I-75/SR-50 PDD Circulation Plan.⁴ The below Recommended Circulation Plan was utilized in the development of the Master Plan:

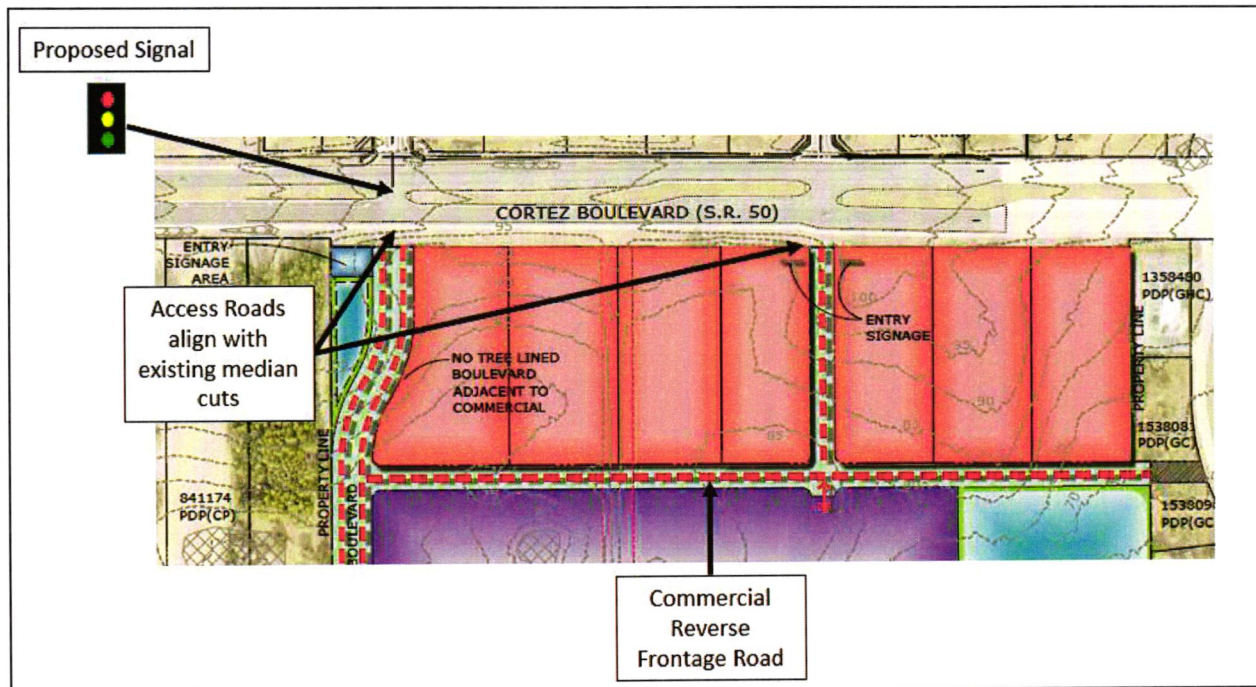


Strategy 1.05A(4): *The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.*

Discussion: The Applicant has historically coordinated and will continue to work closely with the County and FDOT to ensure the Project transportation plans are consistent with agency requirements as detailed in the 75/SR-50 PDD Circulation Plan and related proposed Development Agreement. Consistent with these requirements, the Master Plan depicts access roads at both median cuts on SR-50 with the western access point to be signalized.

³ Frontage/Backage Roads as defined by the [US Department of Transportation, Federal Highway Administration, Safety Evaluation of Access Management Policies and Techniques](#).

⁴ I-75/SR-50 Circulation Plan Study dated April 2013.



Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007 and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Discussion: As stated above, the Project is consistent with the I-75/SR-50 PDD Area Plan and Circulation Plan.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Discussion: Consistent with this Strategy, the County adopted additional funding mechanisms to address public infrastructure needs. As the Property is located in the I-75/SR-50 PDD, it will be subject to the County's "Impact Fee Surcharge and Planning Overlay For Greater I-75/SR-50 Planned Development District" as enumerated in Chapter 23, Article III, Division 6 of the Code. The corresponding Development Agreement will detail the infrastructure required to enable the proposed development objective and will address surcharge related conditions. The County adopted the surcharge "to assist in the implementation of the Comp Plan and provide a source of funding for anticipated public infrastructure and facilities needed to accommodate the density and intensity of new development that is planned to occur within the I-75/SR-50 PDD and along the SR-50 corridor as pertaining to the additional benefitted properties."⁵ The surcharge varies by departmental impact fee and is summarized as follows:

⁵ Code Section [23-148\(d\)](#).

| Description | Surcharge Amount | Code Comments |
|-----------------------|------------------|--|
| Schools | 10% | Cash advance to HCSD prior to building permit unless otherwise stated in DA |
| Public Infrastructure | 10% | Cash advance to County prior to issuance of building permit unless otherwise stated in DA; Applies to Library, Buildings, and Law Enforcement |
| Parks | 60% | Cash advance to County prior to issuance of building permit unless otherwise stated in DA |
| Roads | 50% | Cash advance to County prior to issuance of building permit unless otherwise stated in DA |

c. Parks, Buffering and Infrastructure:

Pursuant to the Code, the amount of parks acreage required for developments consisting of 501 units or more is minimum of five (5) acres up to a maximum of 20 acres or fraction thereof, based upon a calculation of 1/125th of an acre for each dwelling unit over 501. As this rezoning seeks a maximum of 978 dwelling units, the calculation is as follows:

| Dwelling Units | Acreage |
|-----------------------|-----------------------------------|
| 500 units | 5 acres |
| Units 501-978 | 3.824 acres |
| Minimum Park Acreage: | (5 + 3.824) 8.824 acres |

The two neighborhood parks have been conceptually located internal to the Property to ensure easy access by residents. The maximum park size required for the entirety of the Project is 8.824 acres; however, it may be less depending on actual development. To provide the County with the level of certainty at the time of rezoning as intended by the Code, the following condition of approval is proposed:

The neighborhood parks as depicted on the Master Plan have not been reviewed or approved for consistency with Code Section 26-75, Neighborhood Parks. Compliance with Code Section 26-75, Neighborhood Parks, shall be required at the time of conditional plat.

The Project also proposes perimeter buffers. The following table identifies adjacent zoning and FLU categories:

| | Zoning | FLU | Property Use |
|--------------|---------------------------------------|--------------------------------|--|
| North | SR-50, PDP(HHC), C2, C1, AG, PDP(CP) | Commercial | Roadway, Agriculture, Single-Family and Commercial |
| South | PDP/SF | I-75/S.R. 50 PDD | Vacant, Old Trilby Road, Single-Family |
| East | I-75, C2, AG, Industrial | I-75/S.R. 50 PDD | Roadway, Vacant, Industrial, Commercial |
| West | PDP(CP), AG, R1C, Communication Tower | Commercial, Residential, Rural | Agriculture, Vacant |

To ensure compatibility, perimeter buffering has been provided:

| Location | Neighbor Use | Project Use | Landscape Buffer Width |
|-----------------|----------------------------|--|-------------------------------|
| North | SR-50 | Commercial | 35 Feet |
| East | Industrial | Commercial; Residential Mixed-Use; DRA | 35 Feet |
| East | I-75 | Residential; DRA | 30 Feet |
| West | Recreation; Corporate Park | Residential; DRA | 20 Feet |
| South | Residential | Residential | 20 Feet |

Perimeter building setbacks are inclusive of the buffer, and proposed as follows:

| Location | Neighbor Use | Project Use | Perimeter Setback |
|-----------------|----------------------------|--|--------------------------|
| North | SR-50 | Commercial | 75 Feet* |
| East | Industrial | Commercial; Residential Mixed-Use; DRA | 35 Feet |
| East | I-75 | Residential; DRA | 45 Feet |
| West | Recreation; Corporate Park | Residential; DRA | 35 Feet |
| South | Residential | Residential | 35 Feet |

* A deviation is requested from App. A., Art. VIII, Sec. 1, to reduce the required front setback from 125 feet to 75 feet.

The Project also proposes to include holiday/visitor parking within the single-family areas. To provide the County with the level of certainty at the time of rezoning, the following condition of approval is proposed:

At the time of conditional plat, single-family areas must demonstrate parking meeting the requirements of the Code plus an additional visitor parking spot for every 10 single-family detached homes.

d. Statement of Dimensional Standards & Proposed Deviations from Code.

The following dimension and area standards and related deviations are hereby requested.

| Commercial Uses: Dimension and Area Standards | | | | |
|--|------------------------------------|------------------------|------------------------|----------------------------|
| LDC Section | Description | LDC Requirement | Proposed Amount | Requested Deviation |
| LDC App. A, Art. IV, Sec. 3, D: Commercial | Minimum Front Yard along SR-50 | 125 feet | 75 feet | (50) feet |
| LDC App. A, Art. IV, Sec. 3, D: Commercial | Minimum Front Yard not along SR-50 | 35 feet | 35 feet | N/A |
| LDC App. A, Art. IV, Sec. 3, D: Commercial | Minimum Side Yard | 20 feet | 20 feet | N/A |
| LDC App. A, Art. IV, Sec. 3, D: Commercial | Minimum Rear Yard | 35 feet | 35 feet | N/A |
| LDC App. A, Art. IV, Sec. 3, D: Commercial | Maximum Building Height | 60 feet | 60 feet | N/A |
| N/A | Building Area Ratio | N/A | 0.75 | N/A |

| Multifamily: Dimension and Area Standards (corresponding code requirement is R-3) | | | | |
|--|----------------------------|--------------------------|--------------------------|----------------------------|
| LDC Section | Description | LDC Requirement | Proposed Amount | Requested Deviation |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Maximum Units Per Building | 12 units per building | 48 units per building | +36 units per building |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Maximum Building Area | 45% | 45% | N/A |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Maximum Height | 45 feet and/or 3 stories | 60 feet and/or 4 stories | 15 feet and/or 1 story |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Front Yard | 25 feet | 25 feet | N/A |

| | | | | |
|--|------------------------|---------|---------|-----|
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Side Yard | 10 feet | 10 feet | N/A |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Rear Yard | 20 feet | 20 feet | N/A |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Building Separation | 15 feet | 15 feet | N/A |

| Townhomes: Dimension and Area Standards (corresponding code requirement is R-3) | | | | |
|--|-----------------------------|-----------------------------|--|-----------------------------|
| LDC Section | Description | LDC Requirement | Proposed Amount | Requested Deviation |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Maximum Building Area | 45% | 70%* | +25% |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Lot Width | 75 feet | 18 feet | (57) feet |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Lot Area | 12,000 square feet | 1,800 square feet | (10,200) feet |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Maximum Height | 35 feet and/or 2 stories | 45 feet and/or 3 stories | N/A |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Front Yard | 25 feet | 25 feet | N/A |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Side Yard | 10 feet | 7.5 feet for end units (0 for internal) | (2.5) feet for end units |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Rear Yard | 20 feet | 15 feet | (5) feet |

| Villas: Dimension and Area Standards (corresponding code requirement is R-3) | | | | |
|---|-----------------------------|------------------------|------------------------|----------------------------|
| LDC Section | Description | LDC Requirement | Proposed Amount | Requested Deviation |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Maximum Building Area | 45% | 70% | +25% |

| | | | | |
|--|-----------------------|-----------------------------|--|--------------|
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Lot Width | 75 feet | 35 feet | (40) feet |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Lot Area | 12,000 square feet | 3,850 square feet | (8,150) feet |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Maximum Height | 35 feet and/or 2 stories | 35 feet and/or 2 stories | N/A |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Front Yard | 25 feet | 25 feet | N/A |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Side Yard | 10 feet | 5 feet for end units (0 for internal) | (5) feet |
| LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily | Minimum Rear Yard | 20 feet | 15 feet | (5) feet |

| Single-Family Detached (Minimum 40' Lots): Dimension and Area Standards (corresponding code requirement is R-1A) | | | | |
|---|-----------------------------|-------------------------------|-------------------------------|--------------------------------|
| LDC Section | Description | LDC Requirement | Proposed Amount | Requested Deviation |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Maximum Building Area | 35% | 65% | +30% |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Lot Width | 60 feet | 40 feet | (20) feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Lot Area | 6,000 square feet | 4,400 square feet | (1,600) square feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Maximum Height | 35 feet and/or 2.5 stories | 35 feet and/or 2.5 stories | N/A |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Front Yard | 25 feet | 25 feet | N/A |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Side Yard | 10 feet | 5 feet | (5) feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Rear Yard | 20 feet | 15 feet | (5) feet |

| Single-Family Detached (Minimum 50' Lots): Dimension and Area Standards (corresponding code requirement is R-1A) | | | | |
|---|-----------------------|----------------------------|----------------------------|----------------------------|
| LDC Section | Description | LDC Requirement | Proposed Amount | Requested Deviation |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Maximum Building Area | 35% | 65% | +30% |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Lot Width | 60 feet | 50 feet | (10) feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Lot Area | 6,000 square feet | 5,500 square feet | (500) square feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Maximum Height | 35 feet and/or 2.5 stories | 35 feet and/or 2.5 stories | N/A |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Front Yard | 25 feet | 25 feet | N/A |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Side Yard | 10 feet | 5 feet | (5) feet |
| LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District | Minimum Rear Yard | 20 feet | 15 feet | (5) feet |

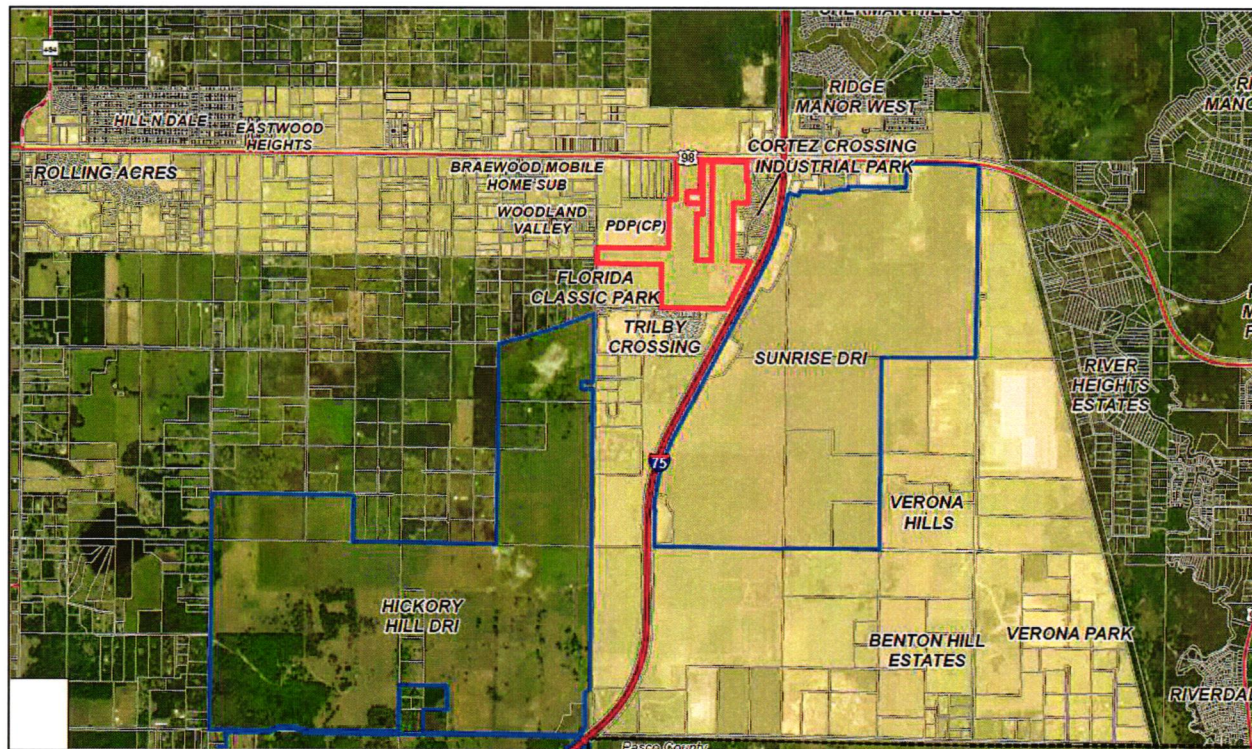
In addition to the above noted deviations, a blanket deviation is requested for all commercial, multifamily, townhome, villa, and single-family lots from LDC App. A, Art II, Sec. 3, *General Regulations for Lots and Yards*, which requires double frontage and corner lots to meet front yard regulations on all adjacent streets. A deviation is requested to clarify the designation of yards on double frontage lots. Specifically, for all uses, the yard abutting the primary street or principal site entrance shall be designated as the front yard. The secondary front yard shall be treated as a side yard for setback purposes, rather than a secondary front yard. This deviation is intended to promote consistent site design and functional development patterns, particularly for lots oriented toward interior streets or Project entrances.

e. Additional Considerations to ensure compatibility with surrounding area.

The Property is situated within the I-75/SR-50 PDD, a designated growth area identified in long-range County planning efforts. The proposed mix of uses, along with the associated density and intensity, aligns with the County's vision and planning objectives for this corridor.

III. Surrounding Area & Compatibility Considerations

The I-75/SR-50 PDD was established in anticipation of growth and to ensure that adequate infrastructure would be available to accommodate such growth. As outlined above and illustrated on the Master Plan, the Project meets the County's compatibility standards and supports the intended development pattern for the area.



IV. Environmental Considerations.

The Master Plan for development indicates existing environmental site influences, including flood zones, drainage areas, and open spaces. The Applicant will comply with all applicable County environmental permitting regulations, as follows:

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 is required to comply with all applicable FWC regulations and permitting.
3. 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, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. A jurisdictional wetland line and buffers shall be shown on the conditional plats.
6. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the Project.
7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.

Additionally, the Applicant will meet the requirements of Code Chapter 10, *Community Appearance*. However, because the Property lacks any significant areas of existing natural vegetation, the Applicant may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

V. Public Facilities Impact Analysis.

- a. **Water & Wastewater Analysis.** The following charts outline the potential impacts on water and wastewater:

| Water | | Water Flow Per Unit (GPD) | Average Water Flow |
|------------------------------|------------|----------------------------------|---------------------------|
| Residential | 978 ERU | 350 | 342,300 |
| Non-Residential (Commercial) | 200,000 SF | .18 | 36,000 |
| | | TOTAL: | 378,300 |

| Wastewater/ Sewer | | Water Flow Per Unit (GPD) | Average Water Flow |
|------------------------------|------------|----------------------------------|---------------------------|
| Residential | 978 ERU | 200 | 195,600 |
| Non-Residential (Commercial) | 200,000 SF | .12 | 24,000 |
| | | TOTAL: | 219,600 |

| Solid Waste | | Solid Waste per Unit (lbs) | Average Water Flow |
|------------------------------|------------|-----------------------------------|---------------------------|
| Residential | 978 ERU | 11.26 | 11,010 |
| Non-Residential (Commercial) | 200,000 SF | 0.013 | 2,600 |

| | | | |
|---|--|---------------|---------------|
| | | TOTAL: | 13,610 |
| *Residential Waster = #Units *2.37 persons per household x 4.75 lbs | | | |
| *Commercial Retail = 0.013 lbs/SF/Day | | | |

- b. **Schools.** School concurrency applies to residential development and thus shall apply to this Project. The Applicant will work with the school board to complete a school capacity application and shall comply with applicable school concurrency requirements in conjunction with development of the Project. The I-75/SR 50 PDD contemplates planned school facilities, and the Project shall comply with the school surcharge.
- c. **Parks.** In accordance with Strategy 7.01B(4) of the Hernando County Comprehensive Plan, a project of more than 1,000 new residential units will require an analysis of the proximity and accessibility of a district or community park by the proposed development to determine whether additional facilities are needed. As this Project is a maximum of 978 dwelling units, an additional park analysis is not required. However, the following concurrency analysis is provided:

| Parks & Recreation | | Demand Rate (Per ERU) | Acres of Demand |
|--|---------|----------------------------------|----------------------------|
| Residential | 978 ERU | .0047 | 4.64 |
| Open Space | 978 ERU | .0047 | 4.64 |
| *This service applies to residential uses only | | | |
| *User-oriented Parks = ERU*2.37*(1/1000)*2 | | | |
| *Open Space Parks = ERU*2.37*(1/1000)*2 | | | |

VI. Water and Sewer Services.

The proposed Development Agreement will detail the Project-required infrastructure improvements for potable water and wastewater services as required by the code for development in the I-75/SR-50 PDD. As part of the zoning and permitting process, the Applicant will request potable water and wastewater service from the County and work with the County to enter into a utility service agreement. The utility service agreement will require the dedication of potable water and wastewater systems to the County and payment of connection fees for service.

VII. Senior, Age-Restricted or Affordable Housing.

While senior, age-restricted and affordable housing are not currently proposed, such may be incorporated into the Project. Should the Applicant decide to provide senior or age-restricted housing, the Applicant will request an exemption for school impact fees from the School District at the time of conditional plat (subdivision) or site plan (multifamily) review and demonstrate that there will be no impact to public schools (LDC, Sec. 23-73) to the satisfaction of the School District.

Exhibit List

Exhibit “A” – Black Jack Ridge Master Plan



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
JACK MELTON FAMILY, INC.

Filing Information

| | |
|-------------------------|---------------|
| Document Number | 473573 |
| FEI/EIN Number | 59-1588275 |
| Date Filed | 04/01/1975 |
| State | FL |
| Status | ACTIVE |
| Last Event | REINSTATEMENT |
| Event Date Filed | 02/19/2012 |

Principal Address

21628 LOCKHART RD
DADE CITY, FL 33523

Changed: 02/22/1999

Mailing Address

21628 LOCKHART RD
DADE CITY, FL 33523

Changed: 02/22/1999

Registered Agent Name & Address

MELTON, JOHN E JR
21628 LOCKHART RD.
DADE CITY, FL 33523

Name Changed: 03/12/2021

Address Changed: 02/22/1999

Officer/Director Detail

Name & Address

Title Director

MELTON, STEPHEN F
34226 HARRIS HILL RD
DADE CITY, FL 33523

Title President, Director

MELTON, JOHN E, Jr.
21616 LOCKHART RD
DADE CITY, FL 33523

Title VP, Director

MELTON, MARK G
1550 MYERS ROAD
BROOKSVILLE, FL 34602

Title Director

MELTON, JOSEPH P
28695 Bahia Hill Drive
BROOKSVILLE, FL, FL 34602

Title Secretary, Treasurer, Director

Worrell, Rebecca Melton
21628 LOCKHART RD
DADE CITY, FL 33523

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2024 | 02/16/2024 |
| 2025 | 02/24/2025 |
| 2026 | 01/16/2026 |

Document Images

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Florida Department of State, Division of Corporations

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman
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Tampa, FL 33601
Direct: (813) 222-5066
Email: jicerman@stearnsweaver.com

January 26, 2026

**Via Electronic Mail: AKidd@co.hernando.fl.us and
mlmiller@hernandocounty.us**

Alaina Kidd
Michelle L. Miller, M.S.
Senior Planner
Planning Division
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: H-25-40 – Jack Melton Family Rezoning Request – Black Jack Ridge

Dear Alaina and Michelle,

As you know, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. (“SWM”) represents the Jack Melton Family, Inc. (“Melton”) in seeking to rezone property in Hernando County. Thank you for the draft Staff Report prepared in advance of the Planning & Zoning Commission meeting. I have worked with Coastal Engineering & Associates in reviewing the draft Staff Recommendation. We recognize that this is a complex project within a unique area of the County. The purpose of this letter is to offer additional information regarding the proposed rezoning to ensure a clear understanding of the proposed performance conditions. Included as **Attachment #1** are proposed edits to the draft Staff Report. Below is a summary of the proposed changes and the rationale supporting these revisions.

1. Clarify Current Zoning Districts

The REQUEST section was clarified to add that a portion of the subject property is currently zoned C-2.

2. Add Parcel Key Number 1760151

The Florida Department of Transportation (“FDOT”) has authorized Melton to pursue this rezoning. FDOT and Melton are in discussions to relocate the FDOT pond to accommodate future development of the site.

3. Two Development Alternatives

Under the APPLICANT'S REQUEST section of the staff report, clarification may be warranted. The petitioner is requesting approval within the I 75/SR50 PDD that may be constructed under one of two alternative development scenarios. The ultimate configuration will be determined using an approved traffic land-use equivalency matrix, such that different mixes of residential units and commercial square footage may be substituted for one another, provided overall traffic impacts do not exceed the approved thresholds. Under this framework, the project may include up to a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 residential units are mutually exclusive and may not be developed concurrently. Instead, these components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix.

4. Requested Deviations & Land Use Review

Clarifications were added to show that certain proposed development standards are deviations from the Code and additional requested deviations were added, including the deviation for double frontage lots. Additionally, clarifications were added to show that two single family lot standards are offered. Minimum 40-foot lot widths are only proposed to be included within the Residential Mixed-Use Area of the Master Plan.

5. Comprehensive Plan Review

The subject property is not located within the Commercial Future Land Use category. We suggest that you remove discussions regarding Commercial Category policies as it may confuse the reader.

6. Performance Conditions – Commercial Mixed-Use Pod

One condition proposed by staff recommends the installation of a 6' vinyl fence or wall along the frontage road between the Commercial pod and the Commercial Mixed-Use pod. We have proposed a clarification to indicate that such a fence is only required if the Commercial Mixed-Use pod is developed as solely multi-family uses. No single-family uses are proposed within the Commercial Mixed-Use pod. The Commercial Mixed-Use pod is contemplated to include a mix of commercial and multi-family uses.

7. Performance Conditions – Signage

A clarification was added to propose a Master Signage Plan be required at the time of conditional plat.

8. Performance Conditions – Commercial Parking

Since we do not yet know the end users of the property, including the commercial component, we have suggested removing the requirement for commercial parking to provide a minimum of 20% along the rear or side of the commercial development.

9. Performance Conditions – Specifications

Clarifications and additions were included to clarify the lot standards for each type of contemplated development.

10. Performance Conditions – Uses

The proposed uses for each pod have been added.

11. Performance Conditions – Large Retail Project

Simple clarification was added to clarify that the Large Retail Project standards will only be applicable for any single use that exceeds 65,000 SF owned and managed by the same entity.

Please let us know if you have any questions regarding the above and attached. We sincerely appreciate the opportunity to offer suggested revisions to the Staff Report in advance.

Sincerely,



Jessica M. Icerman

JMI/vya

cc: Coastal Engineering
Client

ATTACHMENT 1

**STAFF REPORT**

HEARINGS: Planning & Zoning Commission: February 9, 2026 Board of County Commissioners: April 7, 2026

APPLICANT: Jack Melton Family, Inc

FILE NUMBER: H-25-40

REQUEST: Rezoning from AG (agricultural), PDP (GHC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial and C-2 Highway Commercial District to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial

GENERAL LOCATION: Southwest side of Cortez Road, West side of Lockhart Road approximately 944 feet from I 75

PARCEL KEY NUMBER(S): 840923, 841138, 1760151

APPLICANT'S REQUEST

The Petitioner is requesting to rezone from AG (Agricultural), PDP(GC) Planned Development Project, General Commercial and PDP(HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP(SF) Planned Development Project Single Family, PDP(MF) Planned Development Project Multifamily, PDP(GC) Planned Development Project, General Commercial and PDP(HC) Planned Development Project Highway Commercial.

The petitioner is requesting approval ~~for a total of 978 lots~~ within the I 75/SR50 PDD that may be constructed under one of two alternative development scenarios. The ultimate configuration will be determined using an approved traffic land-use equivalency matrix, such that different mixes of residential units and commercial square footage may be substituted for one another, provided overall traffic impacts do not exceed the approved thresholds.

Under this framework, the project may include up to a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 residential units are mutually exclusive and may not be developed concurrently. Instead, these components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix.

The development will consist~~ing~~ of a mix of commercial, multifamily, and single-family uses, subject to the above limitations~~—development~~. Proposed commercial uses include medical facilities such as a hospital or urgent care center, educational facilities, light wholesale and storage operations, microbreweries, and public or private recreational uses. Recreational amenities may include activities such as virtual golf and pickleball.

The Requested deviations include:

Single Family Lot – as applicable to min. 40' lots, which are limited to the Residential Mixed Use Area identified on the Master Plan

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)
- Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Single Family Lot – as applicable to min. 50' lots

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6,000)
- Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Villas

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35' (deviation from 75')
- Minimum Lot Size: 3850 (deviation from 8150)

Townhomes

- Front: 25'
- Side: 7.5 (deviation from 10)

- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18' ([deviation from 75'](#))
- Minimum Lot Size: 1800 ([deviation from 12,000](#))

Perimeter Setbacks ([inclusive of buffers](#)):

- North: 75' (deviation from 125)
- East: 35'
- West: 35'
- South: 35'

SITE CHARACTERISTICS

Site Size 203.89

**Surrounding
Zoning;
Land Uses**

North: C2 Commercial

South: PDP Rec (Planned Development Recreation)
and PDPSF (Planned Development Project
Single Family)

East: PDP GC (Planned Development Project General
Commercial)

West: PDP CP (Planned Development Project
Cooperate Park) and AG (Agricultural)

Current Zoning: AG (Agricultural), PDP GC (Planned Development Project, General Highway Commercial) and PDP HC (Planned Development Project Highway Commercial)

Future Land Use Map Designation: I-75/SR50 PDD

LAND USE REVIEW

The petitioner is proposing a mixed use residential, multifamily and commercial development with highway commercial uses along the northern portion of the site, transitioning into mixed use in the central portion of the site with single-family uses along the southern border.

Project Specifications

The following specifications apply to the entire project, including perimeter setbacks and landscape buffers.

Perimeter Setbacks (inclusive of buffers):

The petitioner is proposing the following perimeter setback:

- North (Cortez Blvd): 75' (Deviation from 125')
- South: 35'
- East (Mixed Use: Commercial and Residential): 35'
- East (I-75): 45'
- West (Recreation): 35'

Perimeter Landscape Buffers:

The petitioner is proposing the following buffers:

- North (Cortez Blvd): 35'
- South: 20'
- East (Mixed Use: Commercial and Residential): 35'
- East (I-75): 30'
- West (Recreation): 20'

Residential Specifications

Single Family Lot - as applicable to min 40' lots

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)
- Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Single Family Lot – as applicable to min. 50' lots

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6,000)
- Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Villas

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3850

Townhomes

- Front: 25'
- Side: 7.5 (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1800

Holiday/Visitor Parking

The petitioner is proposing holiday/visitor parking within the single-family development pod. If the master plan is approved, the petitioner shall set aside 10% of the required parking in common areas throughout the pod for additional parking.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has set aside 37.81 acres for drainage, buffers, recreation and open space on the proposed master plan; however, the acreage set aside for natural vegetation has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 14.21 acres for natural vegetation. The proposed buffers may count toward this minimum required vegetation.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the Land Development Regulations (LDRs). The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs.

Comments: The petitioner has set aside 37.1 acres for drainage, buffers, recreation and open space on the proposed master plan; however, the acreage set aside for the park has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 3.0 acres for the neighborhood park.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Commercial Specifications

Maximum Building Height: 60'

Internal Commercial Setback:

- North (Cortez Blvd): 75' (Deviation from 125')
- Front (Not along Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 20'
- West (Side): 20'

Internal Commercial Buffers

- North (Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 5'
- West (Side): 5'

Maximum Building Height: 60'

Comment: The petitioner has requested that the buffers meet the minimum requirements of the Community Appearance Ordinance, which does not establish an opacity requirement. However, based on Board of County Commissioners' direction and an established practice by the County, the landscape buffers shall be required to meet an 80% opacity within 18 months of planting. Any enhancement required to meet the opacity standards within the buffer shall be clearly identified in the construction drawings.

Lighting:

County Land Development Regulations 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.

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

Landscape:

The petitioner shall 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.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

Large Retail Development Standards

The petitioner has indicated that the proposed project will consist of 300,00 square feet of office and/or commercial square footage. Due to the complexity and size of the project, it will be required to meet large retail development standards as specified below:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project which otherwise satisfies these requirements and this article. This type of development may be compatible in each commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location. The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.

Comments: The proposed commercial development shall consist of a maximum of 300,00 square feet of office professional, retail and restaurant uses. These uses will be constructed among outparcels, all fronting Cortez Boulevard.

- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

Comments: Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for the commercial outparcels shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building.

- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.

Comments: The developer shall provide a lighting plan which complies with the lighting standards for Large Retail Development.

- All on site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.
- The master plan shall meet the following increased setbacks and buffering requirements:
 - **Setbacks.** Where any side or rear lot line adjoins (excluding roads) a residential- or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.

Comments: The frontage road creates a transition between the residential and commercial uses allowing for a 35' perimeter setback plus the ROW width for the commercial frontage road for a total of 85', which is reasonable.

- **Buffering.** A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- The applicant shall demonstrate that the proposed use is appropriate to the property in question, is compatible with existing and planned uses in the area and demonstrate compliance with the County Comprehensive Plan.

Large Retail Development Signage:

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential there shall be a maximum of fifty (50) square feet of sign area.

Comments: The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than

one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner must meet the minimum sign standards as required by the County LDRs.

Minimum County Required Sign Setbacks (based on total sign surface area):

| | |
|--|------------------------|
| Up to 75 square feet in area: | 5' from property line |
| 75 square feet and up to 150 square feet in area: | 10' from property line |
| 150 square feet or greater: | 20' from property line |

Residential Protection Standards

1. There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
2. There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
3. No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
4. No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
5. All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
6. Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residential zoned property. Screening may include landscape plantings, berms, fences or walls.

Mixed-Use Specifications

The mixed use area immediately south of the PDP(HC) Planned Development Project (Highway Commercial) pod is proposed to contain the following uses:

- Multifamily
- General Commercial
- Single-Family

Comments: Multi-family is also proposed in a pod south of the mixed-use area; as single-family is not an appropriate transition use between commercial and multi-family, it is recommended that this mixed-use area be limited to multifamily and general commercial.

COMPREHENSIVE PLAN REVIEW

Commercial Category [The Property is not within the Commercial FLU Category. Suggest removing]

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The petitioner is proposing ~~125,000 square feet of commercial and/or office professional uses and 125 single family units as one~~ mixed use planned development project. The petitioner shall be required to provide recorded cross-access agreements between all non-residential uses on the subject site; additionally, access will solely be provided via the service road constructed between the non-residential and residential pods of the development. ~~The residential uses may be allowed in the Commercial Category subject to locational criteria and performance standards.~~

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Multi-Family Housing

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

- a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;
- b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

Comments: The subject site is proposed as a mixed use planned development project with commercial outparcels along Cortez Boulevard and a single-family subdivision to the rear. The development is proposed to contain Highway Commercial uses along Cortez Boulevard, transitioning into a mixed-use pod with single-family, multifamily and general commercial uses. The remainder of the site will contain pods of single-family and single-family/multifamily uses. Typically, multifamily is used as a transition use from commercial to single family for compatibility reasons. In this case, single-family is proposed between the commercial and multifamily uses within the mixed-use area. This is inconsistent with the Comprehensive Plan strategies and will disrupt the peaceful lifestyle anticipated for single-family residents. To avoid the incompatibility of commercial development adjacent to single-family, it is recommended that the mixed-use area be limited to multifamily and general commercial uses.

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.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

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.

Strategy 1.10D(3): Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

- a. relationships to community focal points such as schools, shopping centers, government offices, parks, and public gathering areas;
- b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe, and convenient access to business fronts and transitions between residential and business areas.

Strategy 1.10D(5): Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

- a. architectural styles, building materials, design elements, roof shapes and architectural details;
- b. building mass step-down scale;
- c. street-visible and hidden facades;
- d. accessory buildings;
- e. doors, windows and storefronts;
- f. awnings, canopies, and arcades
- g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

Comments:

To facilitate a viable single family residential community, it is recommended that a 6' foot vinyl fence or wall be installed along both the frontage road to the south and the east west collector roadway to the north, with a 20-foot-wide tract dedicated to the Homeowners Association as a landscape buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. A single point of gated access to both the frontage road and east west collector road is also recommended.

Pedestrian accessibility for the subject property must be extended from the nonresidential areas along Cortez Boulevard to the single-family residential pod and connect to the neighborhood park. Residents living in the single-family pods must have safe and convenient access through sidewalks, crosswalks, and bicycle/pedestrian paths to connect to the retail and commercial sites. The main boulevard entrance into the residential development shall be a complete street, allowing for pedestrian and bicycle access to the residential and commercial developments.

I- 5/SR-50 Planned Development District

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a "sense of place."

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area.

FINDINGS OF FACT

The requested rezoning from AG (agricultural), PDP (GC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial.

- The request 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 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 to establish a Master Plan on property zoned AG (agricultural), PDP (GHC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial and C-2 Highway Commercial District to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
2. 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, as applicable.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.
5. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.
6. If the Commercial Mixed Use area is developed as solely multifamily, A 6-foot vinyl fence or wall be installed along the frontage road ~~between the PDP(HC) Planned Development Project Highway Commercial pod~~ with a 20-foot-wide tract (deviation from 35') dedicated to ~~the Homeowners Association~~ an approved ownership and maintenance entity as a landscape buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. The 20- foot buffer shall be located on the inside of the buffer wall or vinyl fence. This buffer shall be a separate tract owned by ~~the Homeowners Association~~ an approved ownership entity and maintained by the individual homeowner or approved maintenance entity. ~~Should the homeowner not maintain the buffer, it becomes the responsibility of the Homeowners Association to maintain. If the Commercial Mixed Use Area is developed as Commercial, then a wall or fence is not required and the buffer will be a landscape buffer not required to meet 80% opacity.~~
7. A cross-access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval for the commercial development.
8. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. A Master Signage Plan is required at the time of conditional plat.
9. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right-of-way and enhanced by landscaping and/or wall.
- ~~10. The commercial properties shall provide 20% of the parking to the side and rear of the commercial development.~~
- ~~11.~~ 10. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development
- ~~12.~~ 11. The development must provide detailed elevation plans and/or renderings and site plans illustrating the proposed facade and site design at the time of permitting. The site and building design must demonstrate compliance with the County's design standards for large retail development, and shall use architectural features, textures

and materials consistent with the other development in the area.

~~13.~~^{12.} The site design shall provide that pedestrian circulation is coordinated onsite and between adjacent commercial properties and internally to the neighborhood park providing for pedestrian circulation between complementary uses.

~~14.~~^{13.} The developer shall be responsible for distributing information to residents regarding the commercial activities that occur on site, including types of businesses, hours of operations, sound and lighting, etc.

15.14. Residential Specifications Single Family Lot – as applicable to min 40' lots (only permitted in Residential Mixed Use Area)

- Front: 25'
- Side: ~~7.5~~ (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)
- Minimum Frontage Along Curve: 30'
- Maximum Building Height: 35'
- Double frontage and corner lots shall be allowed to have only one front yard: 25' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Single Family Lot – as applicable to min. 50' lots

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6,000)
 - Minimum Frontage Along Curve: 30'
- Maximum Building Height: 35'
- Double frontage and corner lots shall be allowed to have only one front yard: 25' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Villas

- Front: 25'
- Side: ~~0'/7.5'~~ for end units (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3850
- Minimum Frontage Along Curve: 25'
- Maximum Building Height: 35'

Townhomes

- Front: 25'
- Side: ~~0'/7.5'~~ for end units (deviation from 10)
- Rear: 15' (deviation from 20')

- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1800
- Minimum Frontage Along Curve: 25'
- Maximum Building Height: 35'

Multifamily

- Maximum number of units per building : 24 (deviation from 12)
- Front: 25'
- Side: 0'/10' external
- Rear: 20'
- Maximum Lot Coverage: 45% building area for multifamily acreage
- Minimum building separation: 15'
- Maximum Building Height: 60'

Perimeter Setbacks (Inclusive of Buffers):

- North (Cortez Blvd):75' (Deviation from 125')
- South: 35'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 45'
- West (Recreation): 35'

Perimeter Landscape Buffers:

- North (Cortez Blvd):35'
- South: 20'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 30'
- West (Recreation): 20'

15. Commercial Specifications

- Maximum Building Height: 60'
- Maximum SF/Building Area Ratio/FAR: 0.75
- The Highway Commercial Area and Commercial Mixed Use Area shall not exceed 300,000 s.f. total.

16. Internal Commercial Setback:

- North (Cortez Blvd): 75' (Deviation from 125')
- Front (Not along Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 20'
- West (Side): 20'

Internal Commercial Buffers

- North (Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 5'
- West (Side): 5'

16. The Commercial ~~in~~ Mixed-Use ~~A~~ Area immediately adjacent to the Highway Commercial uses along Cortez Boulevard as identified in the master plan shall ~~be limited to allow~~

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multifamily and general commercial uses ~~as well as the following uses:~~

- a. All C-1 Highway Commercial District Permitted Uses
- b. Hospital and/or Urgent Care/Stand-Alone Emergency Room
- c. Educational Facilities
- d. Light Wholesale and Storage
- e. Microbreweries
- f. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- g. All R-3 Residential District Permitted Uses, except that no single-family detached dwellings are permitted.
- h. Recreational Amenities and Residential Ancillary Uses

17. The Highway Commercial Area shall allow up to seven (7) outparcels and the following commercial uses:

- a. All C-2 Highway Commercial District Permitted Uses
- b. Hospital and/or Urgent Care/Stand-Alone Emergency Room
- c. Educational Facilities
- d. Light Wholesale and Storage
- e. Microbreweries
- f. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities

18. The Residential Mixed-Use Area shall allow the following commercial and residential uses:

- a. All R-3 Residential District Permitted Uses
- b. Educational Facilities
- c. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- d. All R-1A Residential District Permitted Uses (minimum lot width of 40 feet), except that no mobile homes are permitted.
- a-e. Recreational Amenities and Residential Ancillary Uses

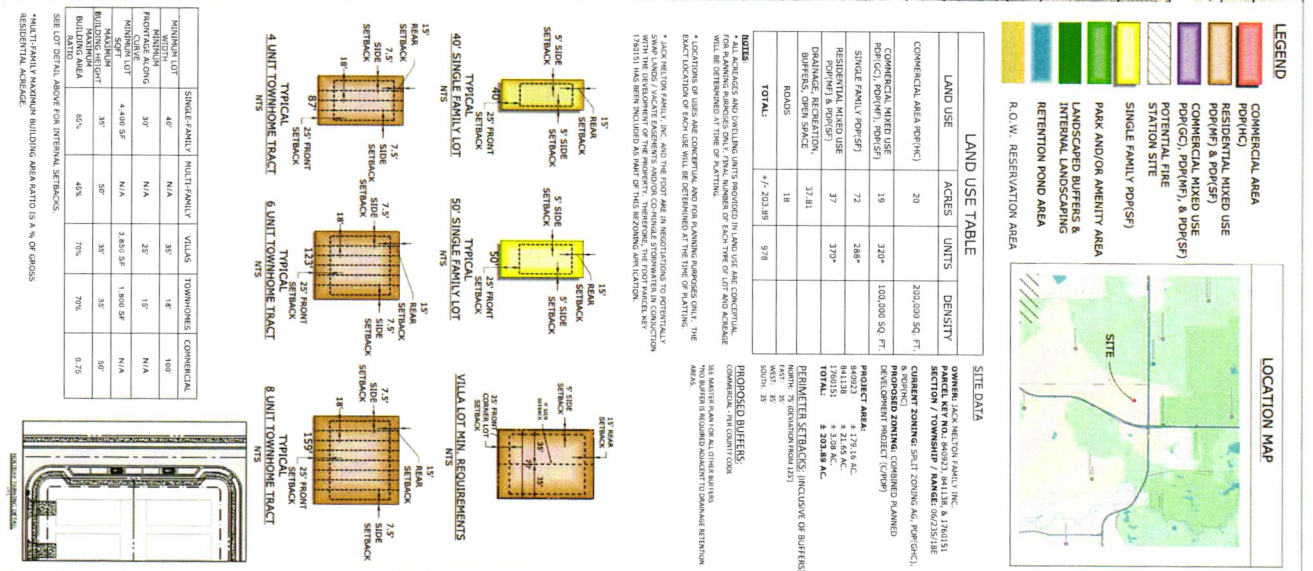
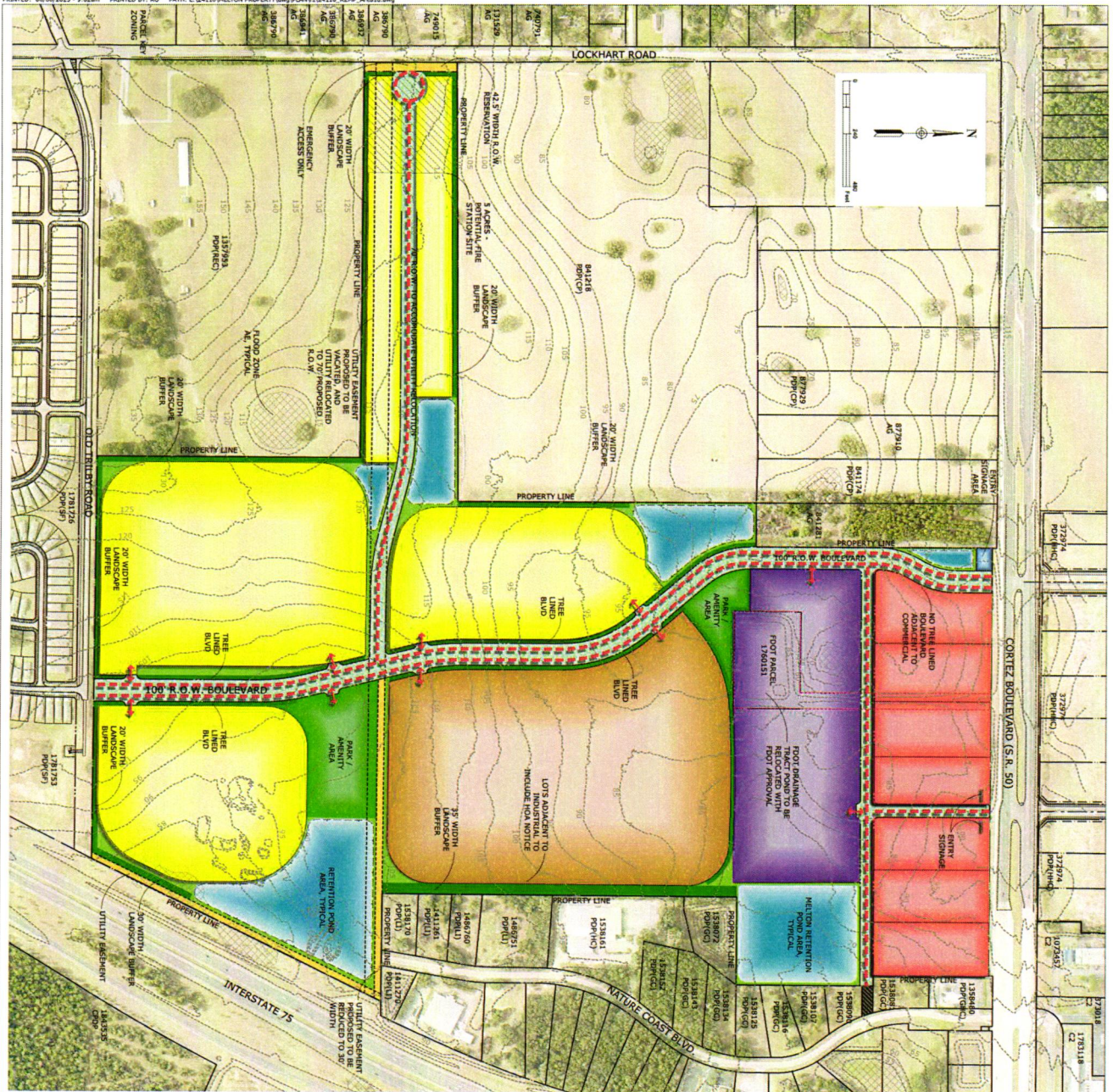
19. The Single Family Area shall allow for the following residential uses:

- a. All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), limited to single-family detached homes with a minimum lot width of 50 feet, except that no mobile homes are permitted.
- b. Recreational Amenities and Residential Ancillary Uses.

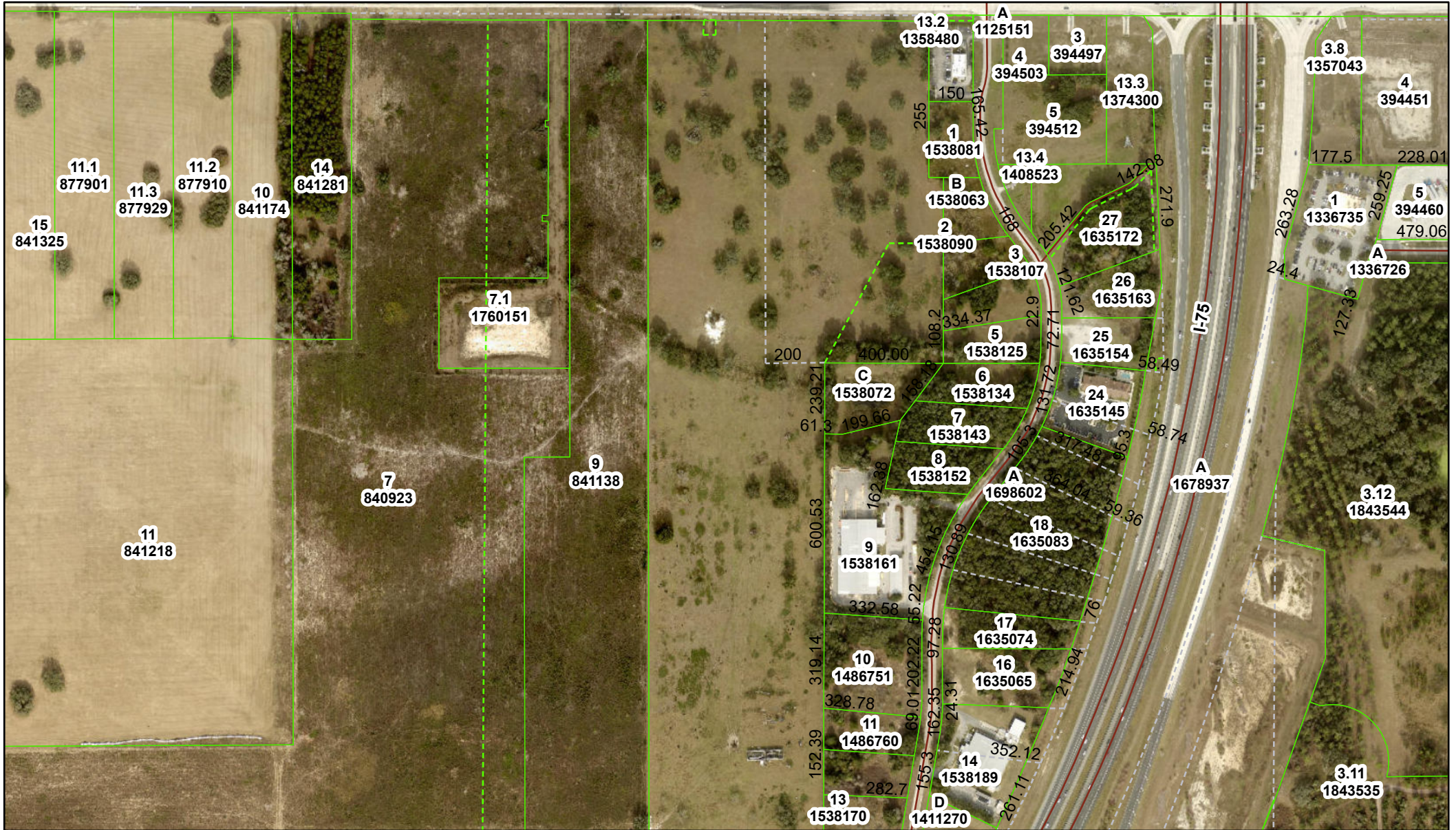
~~17.~~

~~18.~~20. The developer shall meet all the Large Retail Project design standards as indicated in the County's Land Development Regulations for any single use or site development that exceeds 65,000 square feet owned and managed by the same entity.

~~19.~~21. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of receipt from County staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



H2540 Aerial Map



1/29/2026, 8:49:18 AM

Parcels

Parcels (Labels)

Parcel Lines (Easement Historic)

----- Easement

Historic

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

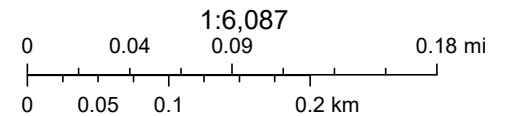
High Resolution 30cm Imagery

Citations

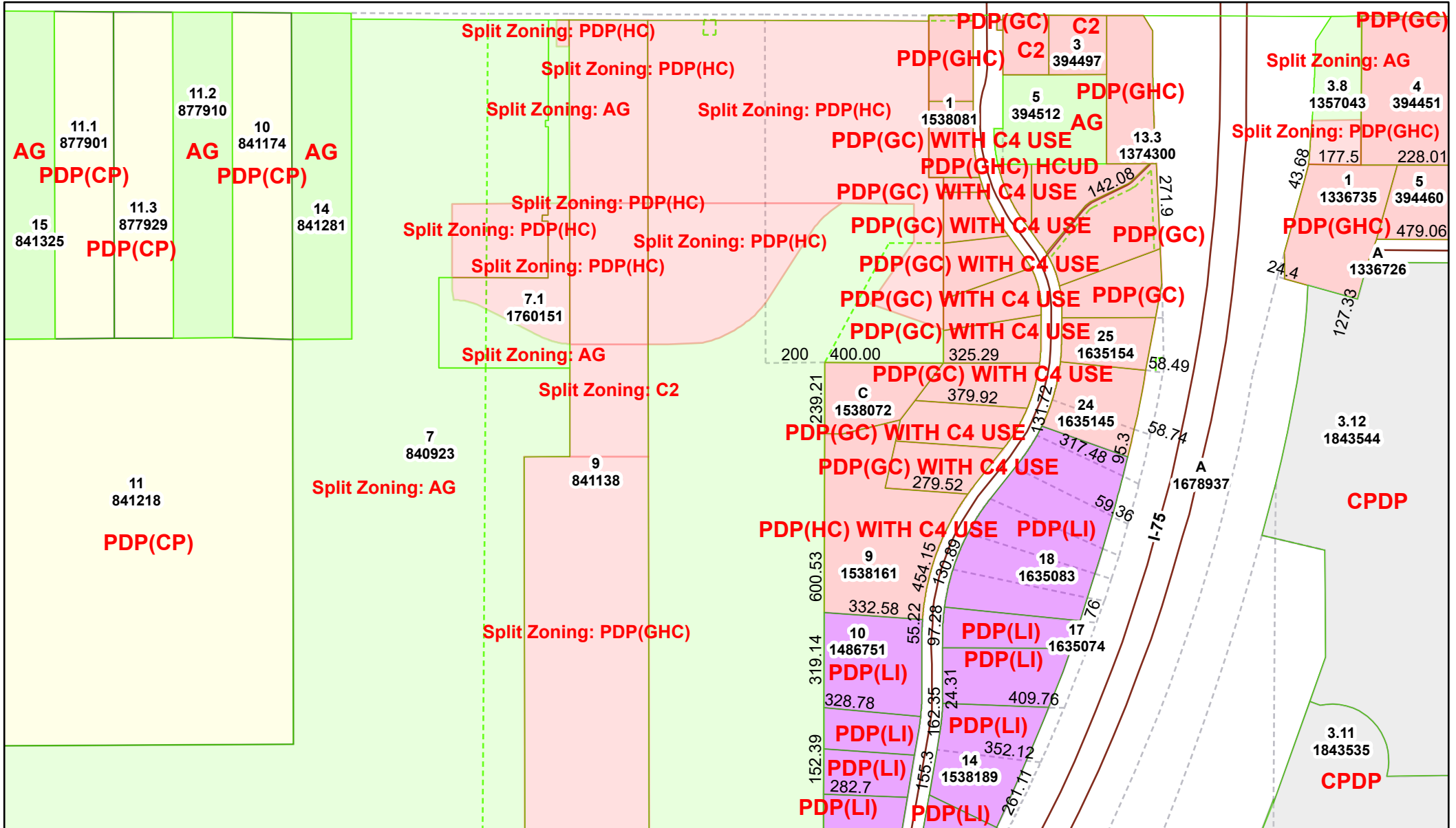
1.2m Resolution Metadata



State of Florida, Vantor



H2540 Zoning Map



1/29/2026, 8:48:58 AM

Split Zoning

Zoning (Hernando Builders)

 Industrial

Parcel Lines (Easement Historic)

 Agricultural

 Agricultural

 Airport

----- Easement

 Commercial

Commercial

 Parcels

Historic

☐ Planned Development

Parcels (Labels)

Streets



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

From: [Betsey Jolley](#)
To: [Victoria Via](#); [Michelle Miller](#); [Concetta Cook](#); [Stephanie Rose](#)
Cc: [Nichole Street](#); [Alaina Kidd](#); [Jessica Icerman](#)
Subject: RE: H-25-39 and H-25-40
Date: Wednesday, February 4, 2026 10:07:51 AM
Attachments: [image002.png](#)

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, Victoria,

This email confirms that the Applicant agrees with the postponement of the Planning & Zoning Commission Hearing for File Nos. H-25-39 and H-25-40 to March 9, 2026. The BOCC date for both applications will remain as scheduled on April 7, 2026, and be heard with the associated Development Agreement.

If you need anything further, please let me know.

Thanks,



Betsey Jolley, AICP
Planning Manager
Coastal Engineering Associates, Inc.
Office: (352) 796-9423
Direct: (352) 637-4111
bjolley@coastal-engineering.com
www.Coastal-Engineering.com

From: Victoria Via <VVia@co.hernando.fl.us>
Sent: Wednesday, February 4, 2026 8:43 AM
To: Betsey Jolley <BJolley@coastal-engineering.com>; Michelle Miller <MLMiller@co.hernando.fl.us>; Concetta Cook <ccook@coastal-engineering.com>; Stephanie Rose <SRose@co.hernando.fl.us>
Cc: Nichole Street <nstreet@co.hernando.fl.us>; Alaina Kidd <AKidd@co.hernando.fl.us>; Jessica Icerman <jicerman@stearnsweaver.com>
Subject: RE: Signs for 2/9/2026 P&Z

Dear Betsy,

We are preparing the agenda materials for the upcoming Planning and Zoning Commission meeting and need a formal request to postpone agenda items H-25-39 and H-25-40.

Please provide an email requesting that these items be postponed. This email will be included in the agenda packet to allow the Commission to take action on the postponement.

I need to post the agenda today.

Thank you for your assistance. Please let us know if you have any questions.

Sincerely,



Victoria Via | Agenda Coordinator

Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057

Email: vvia@hernandocounty.us

Website: <http://www.hernandocounty.us>