

Oak Development
Group LLC

STEARNS
WEAVER
MILLER



LANGAN



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Oak Development Group LLC

Comprehensive Plan Amendment & Rezoning

Hernando County
Planning and Zoning Commission
December 12, 2022

SUBMITTED PKZ 12/12/22 CPAM2205

Oak Development Group LLC

This Morning: Two (2) Agenda Items

Two separate applications, but both related and in conjunction with each other to maximize protections for the community:

➤ Comprehensive Plan Amendment

- Agenda Item F – CPAM 22-05
- Rural to Residential on 40.4 acres

➤ Rezoning

- Agenda Item No. G.2 – H-22-76
- AG to PDP(SF) & PDP(SU) with deviations on 40.4 acres

TEAM

➤ Applicant: Oak Development Group LLC

➤ Casey Krauser, Managing Partner



➤ Legal and Land Planning: Stearns Weaver Miller, PA

➤ Jacob T. Cremer, Esq.

➤ Jessica Icerman, Esq.

➤ Cynthia D. Spidell, MBA, AICP



➤ Civil Engineer: Langan

➤ Andrew Eiland, Jr., PE



➤ Transportation: Raysor Transportation Consulting

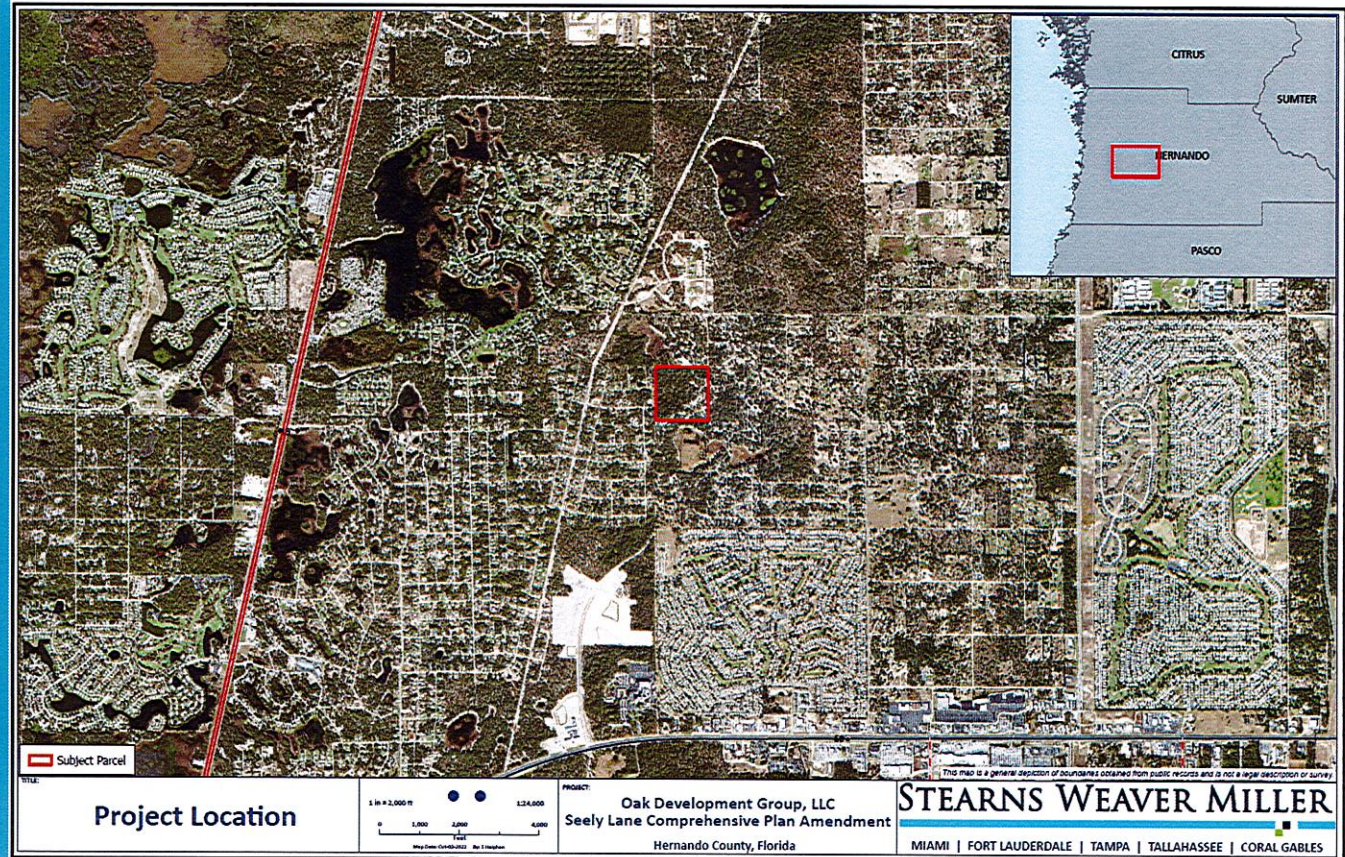
➤ Michael D. Raysor, PE



Location Map

Property Location

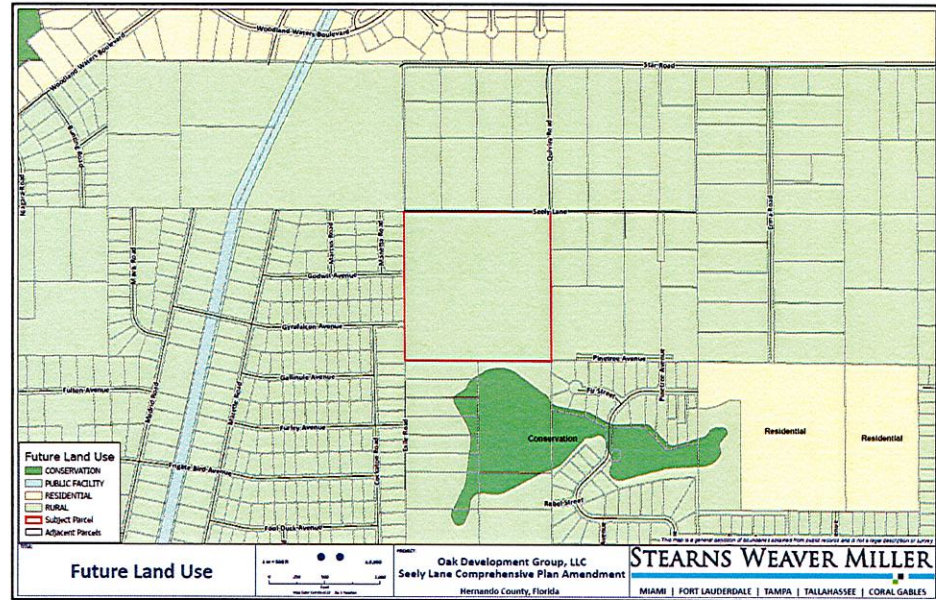
- Property is generally located south of and abutting Seely Lane
- Property is approximately 40.4 acres
- Parcel Key:
 - 00344657
- Seeking FLU and Zoning for 162 dwelling units
- Density of 4.0 du/ga



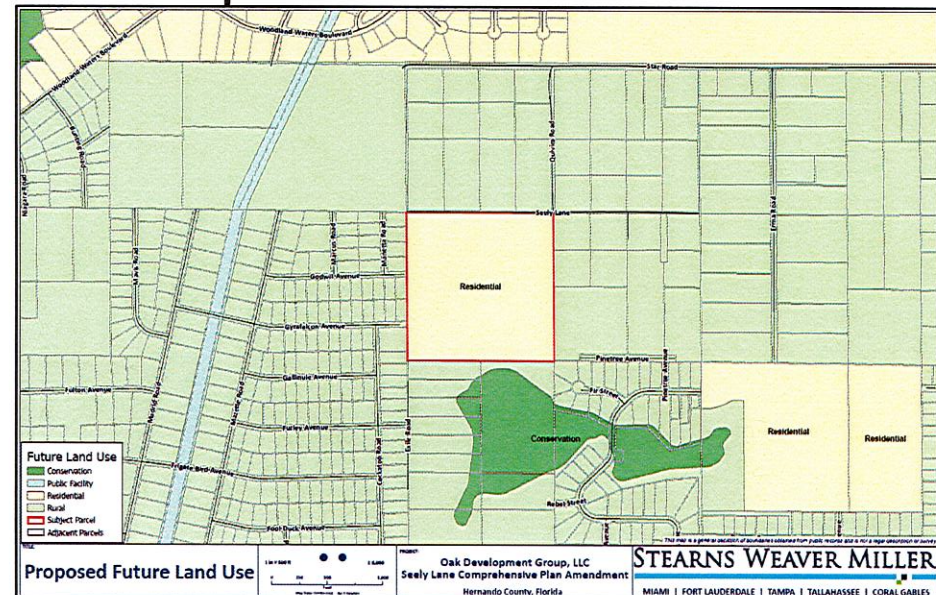
Future Land Use Classification

- Current Future Land Use: Rural
- Proposed Future Land Use: Residential
- 4.0 du/ga for entire project acreage (162 units/40.4 acres); and
- Density within Residential FLU Category density range of 2.5-6.0 du/ga

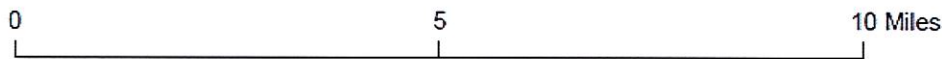
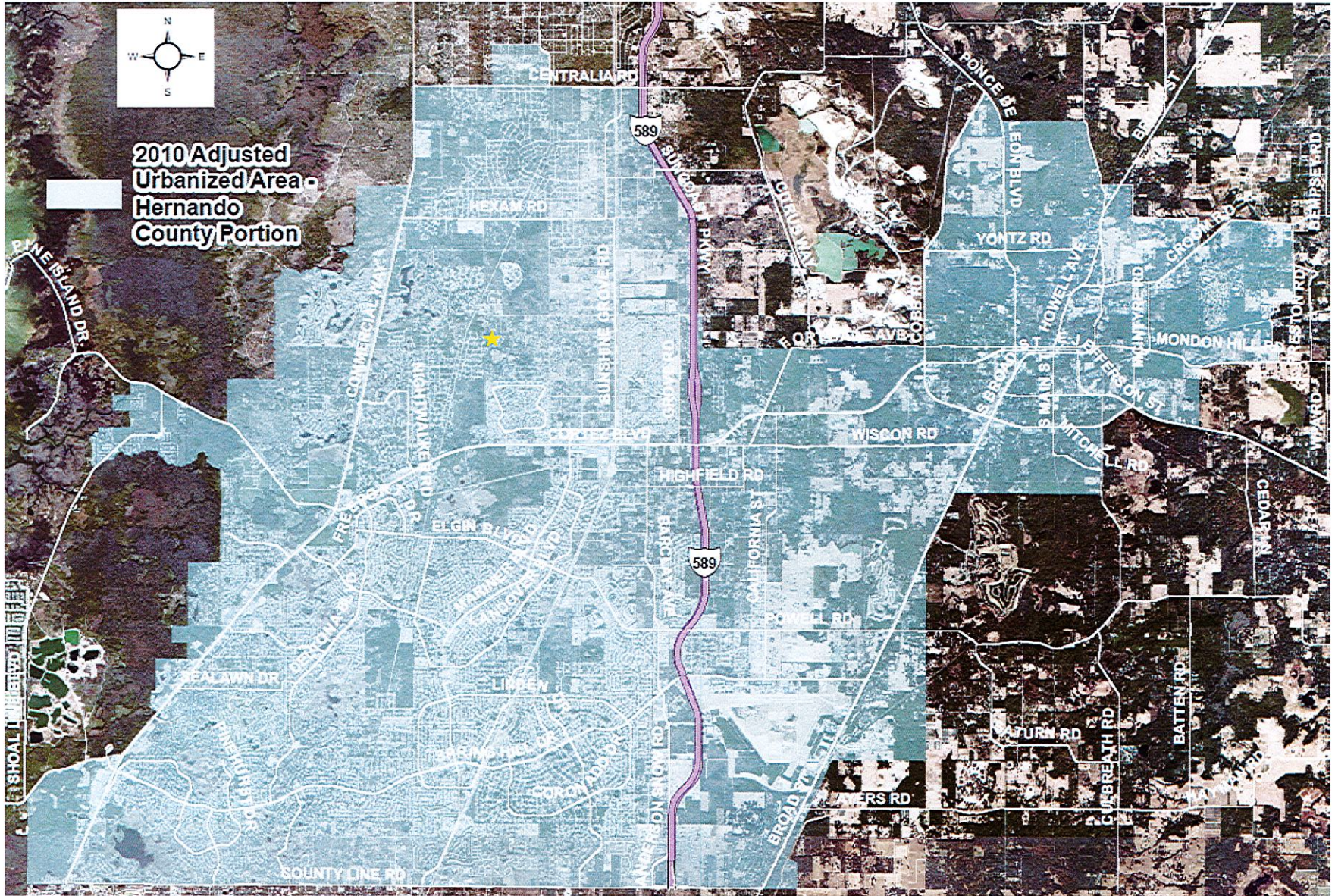
Current:



Proposed:



Hernando County Comprehensive Plan ADJUSTED URBANIZED AREA MAP

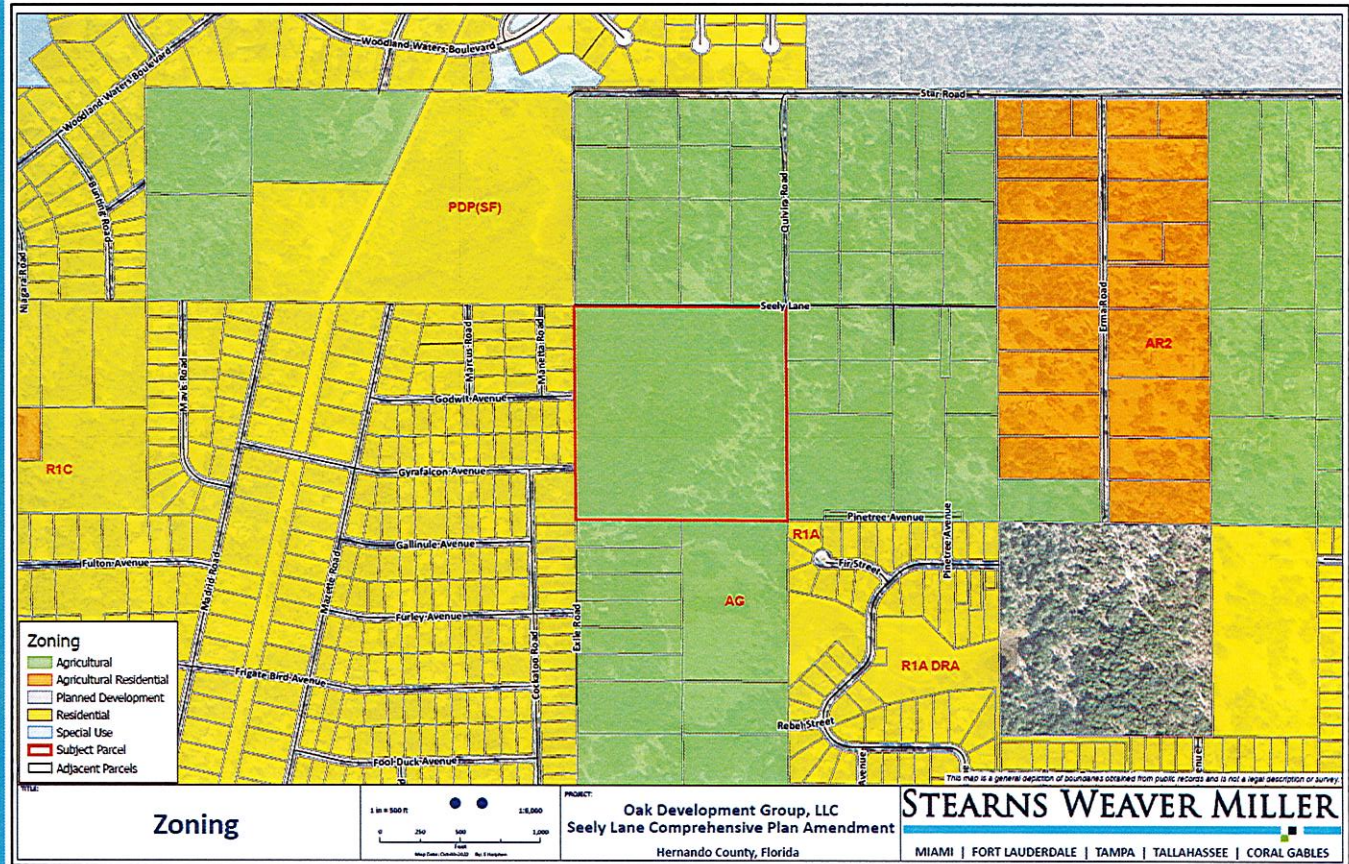


f:\ArcGIS\Pat's Arc Maps\Comp Plan FLUM Series 2017\adjusted_ua.mxd
f:\WPDATA\lpmcneese\EAR Amendments\COMP PLAN 2017 ST-U DRAFT\FLU Map Series\adjusted_ua.pdf

Rezoning

- Current Zoning: AG
- Proposed Zoning: PDP –SF (Planned Development – Single Family)

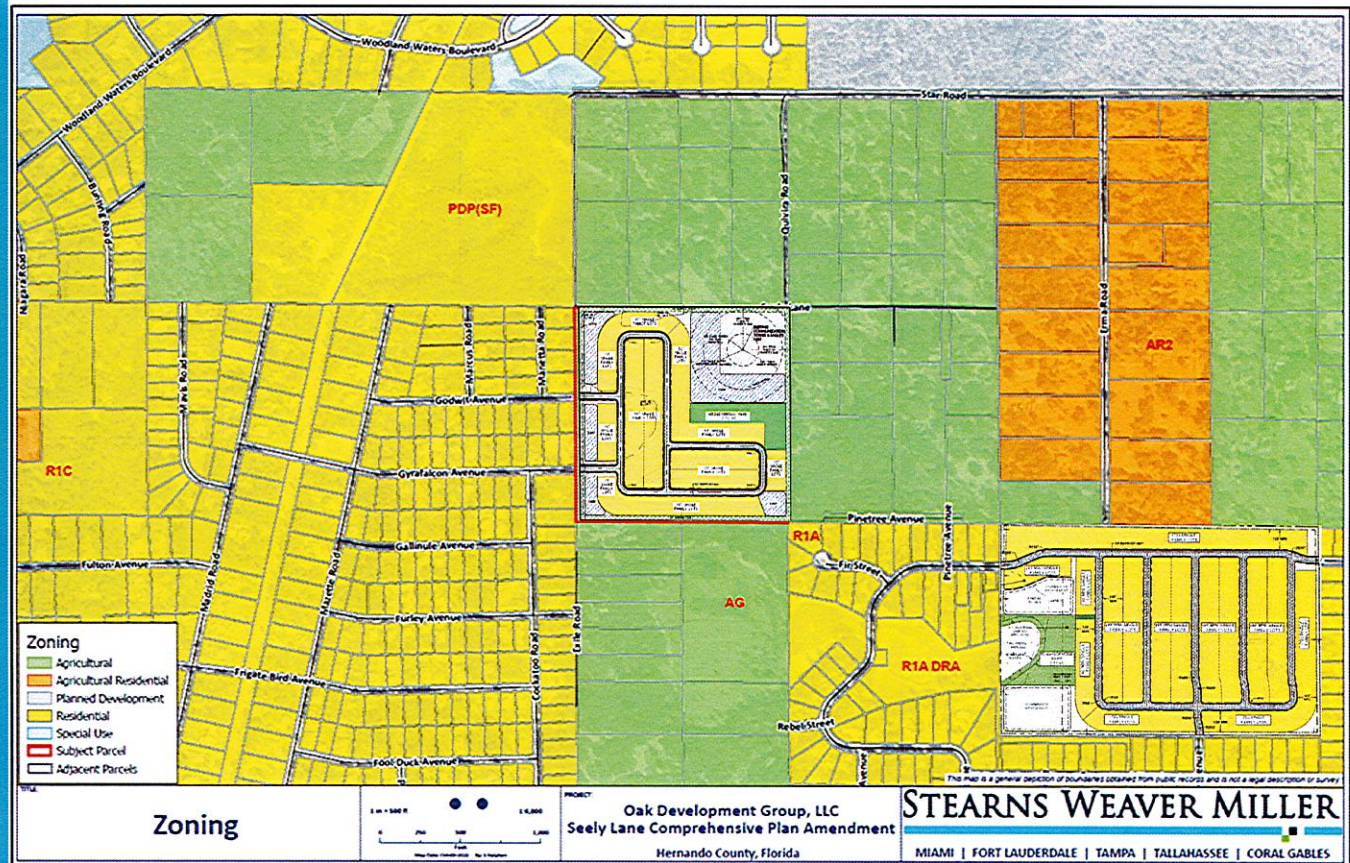
Current Zoning:



Proposed: Planned Development (Site Plan District)

Rezoning

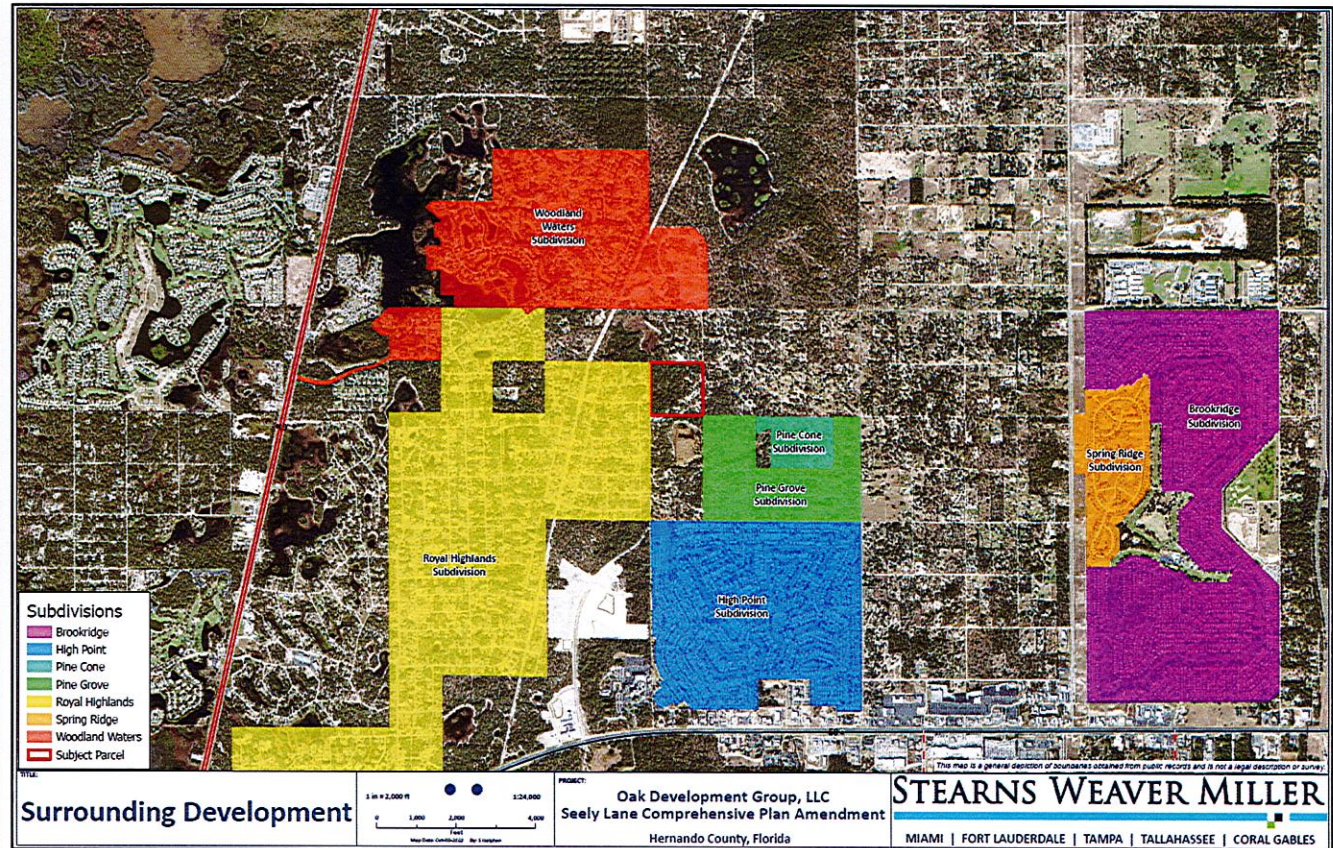
- Current Zoning: AG
- Proposed Zoning:
 - PDP-SF
 - Connect to surrounding road network
 - Residential infill
- Design Standards to address compatibility with surrounding environment



Proposed: Planned Development (Site Plan District) Residential Infill

Rezoning

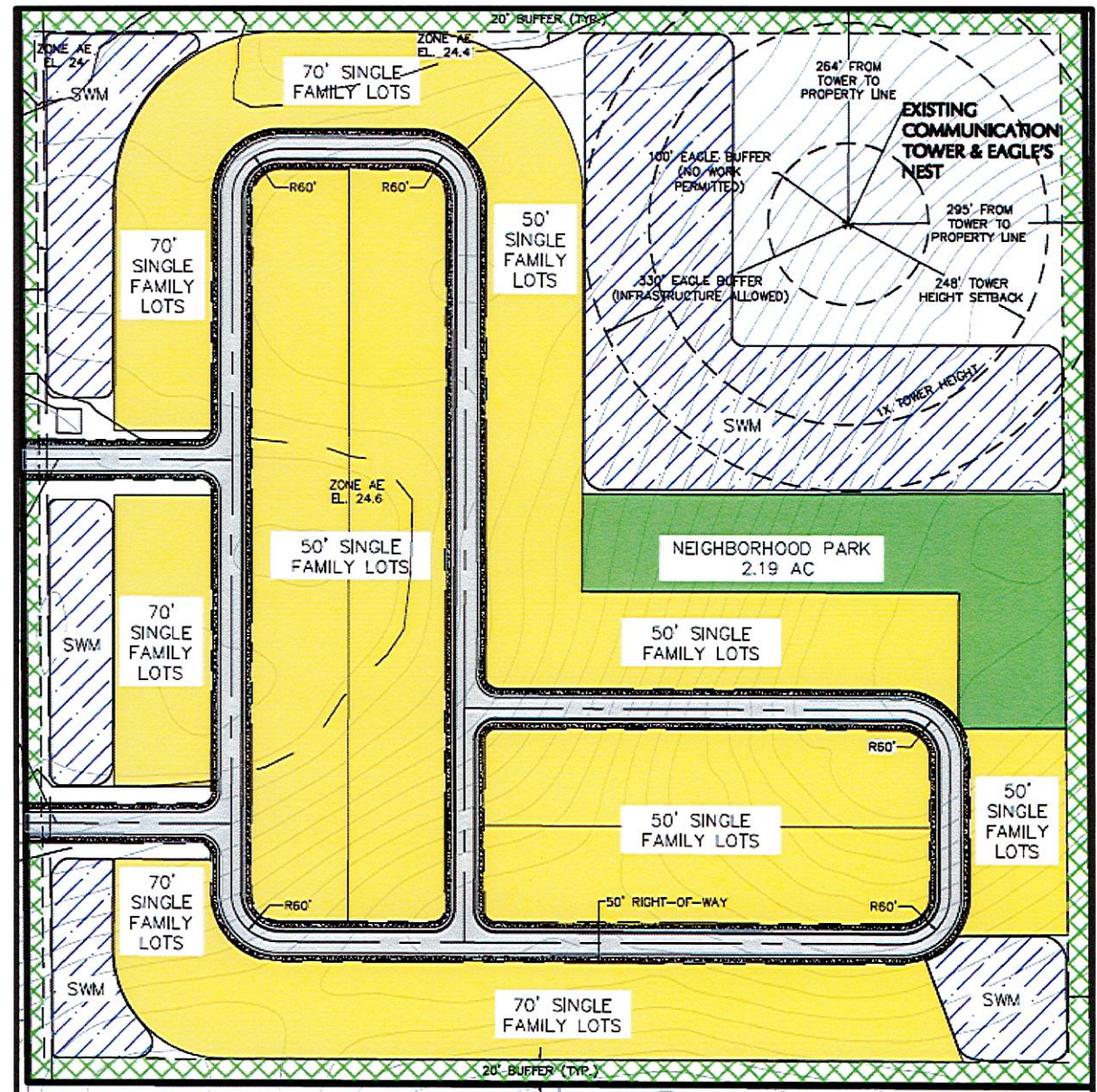
- Surrounded by subdivisions
- Woodland Waters (to the north – red)
- Royal Highlands (to the west – yellow)
- Pine Cone/Pine Grove, and High Point to the east (green/turquoise/blue)



Proposed: Planned Development (Site Plan District)

Rezoning

- Current Zoning: AG
- Proposed Zoning:
 - PDP-SF to accommodate 162 units
- 70' lots along the perimeter
- 50' lots interior to the site
- Stormwater Ponds along the perimeter
- Cell Tower to remain in NE corner



Deviations

LDC Section	Description	LDC Requirement	Proposed Amount	Requested Deviation
LDC App. A, Art. IV, Sec. 2, C: 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, C: R-1A Residential District	Minimum Lot Width	60 feet	50* feet	(10) Feet
LDC Appendix A, Article VIII. Section 1.B: General Provisions for Planned Development Projects, Perimeter Setback	Front Yard	25 feet	20 feet	(5) feet
LDC Appendix A, Article VIII. Section 1.B: General Provisions for Planned Development Projects, Perimeter Setback	Side Yard	10 feet	5 feet	(5) feet

***Note:** Represents minimum requested for 50-foot lots which are restricted as to location per the Master Plan. Perimeter lots shall be a minimum of 70-feet wide with the exception of one small area along the eastern boundary south of the neighborhood park.

CONCLUSION

- Two Separate Actions:
 - Comprehensive Plan Amendment
 - Zoning
- Staff found both applications consistent with applicable regulations.
- Staff recommends approval.
- Work with staff regarding conditions and report tweaks between Zoning Commission and County Commission.
- We respectfully request that Hernando County Planning and Zoning Commission recommend approval of both applications.