

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H0014 Official Date Stamp:



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: 1/17/2022

APPLICANT NAME: Land Builder, LLC

Address: 6522 Gunn Highway
City: Tampa State: FL Zip: 33625
Phone: (813) 781-7219 Email: devonrushnell@landbuilder.com
Property owner's name: (if not the applicant) Bruger Lesa Ttee

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352) 848-3425 Email: tcsorba@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): 00539091
2. SECTION 18, TOWNSHIP 22, RANGE 18
3. Current zoning classification: Agricultural (AG)
4. Desired zoning classification: PDP (MF)
5. Size of area covered by application: 29.70 Acres
6. Highway and street boundaries: Bourassa Blvd- North
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, Bruger Lesa Trustee, 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):

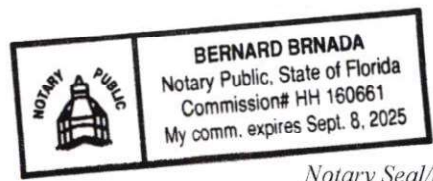
- I am the owner of the property and am making this application OR
 I am the owner of the property and am authorizing (applicant): Land Builder, LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner: Lesa C Bruger

STATE OF FLORIDA
COUNTY OF HERNANDO PINELLAS

The foregoing instrument was acknowledged before me this 27 day of JAN, 2022, by LESA BRUGER who is personally known to me or produced as identification.

Signature of Notary Public



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

S&C Trillium LLC ("Trillium") and Continental Properties Company Inc ("Continental") propose an amendment to the existing PDP (MF) Master Plan per Resolution Number 2005-287 and 2021-181(attached) located near the north west intersection of County Line Road and Trillium Boulevard in Hernando County, FL to increase the number of allowed residential units to 540. The existing approved PDP allows for 400 multifamily units on approximately 35 acres.

Land Use Intensity:

The proposed amendment is consistent with the spirit and intent of the original approved PDP (MF), associated Development Agreement, the County's adopted Comprehensive Plan and land development regulations. The property is designated as Residential on the Future Land Use Map and is zoned PDP-MF for Multifamily uses consistent with the Residential Plan Category designation. It does not exceed the intensity or number of multifamily units previously approved and would be compatible with the surrounding neighborhoods.

Environmental Considerations:

The proposed amendment will not change any previously assumed environmental impacts of the original approved PDP (MF). Due to the investigation done for Authentix Suncoast, it is likely that there are Gopher Tortoises present onsite. The Gopher Tortoises will be relocated per FWC regulations if the site is developed. There are no other known environmentally sensitive characteristics of the subject site.

Impact on Public Facilities:

- Transportation Impact:

The County has determined that the roadway capacity necessary for transportation concurrency related to the development of the property was fully satisfied and vested for all purposes including building permitting for 400 units. A new traffic concurrency will be requested for the proposed increase to of 140 units.

- Drainage Impact:

Storm water drainage will be handled on site per County and State requirements as previously approved on the PDP (MF).

- Sanitary Sewer, Parks, recreation, Solid Waste and Public School Impact:

A minimal increase in impact is anticipated from the previously approved PDP (MF) as the number of total maximum residential units is increasing from 400 to 540. The impact will be relatively minor due to the high number of studio and - bedroom units in the existing Authentix community and the proposed phase 2 community.

Sewer and Water Service:

The development will be served by central water and sewer that is currently available to the site.

Trillium and Continental request to amend the PDP Master Plan to allow for deviations from the code to provide additional flexibility in potential developments as follows:

1. *Appendix A, Article IV, Section 2. G. 4. (k): Maximum number of multifamily dwelling units per building: Twelve (12). (Twenty-four units approved in resolution 2021-181)*
 - *Increase the maximum number of units to 28 units per building*
 - *Justification: Allowing for a greater number of units per building will help reduce overall building costs by reducing the number of building pads, while minimizing site work and infrastructure improvement needs. A more compact development will increase the overall efficiency in use of the land use, it will minimize the impacts to adjacent properties, reduce impacts on the natural environment, all while reducing the cost of development. This increased efficiency will help translate to reduced rents, therefore, providing a more affordable housing option for County residents.*
2. *Resolution 2005-287 - P & Z Recommendation #5: If two-or three-story buildings are constructed along property lines adjacent to single family, there shall be a 20' landscape buffer with a 6' solid wall or fence, and trees planted one every 25'.*
 - *Provide a 25' min enhanced landscape buffer in lieu of an opaque fence adjacent to the Trillium Property lines. One evergreen tree and 2 shrubs planted every 30' on center*
 - *Justification: Installing a second opaque fence on this frontage would create an inaccessible area that would be difficult to maintain. An enhanced landscape buffer will create a more aesthetically pleasing separation between the two uses.*
3. *Signage: A 2 panel monument sign at 64 sf total sign area each side on a 5' masonry base to allow for one sign panel for each multifamily community. Sign to be located on tax key #1796220 (Track J).*

In conclusion, Trillium and Continental request approval of the amended PDP Master Plan, enclosed, which will abide by all dimensional criteria in the previously approved Resolution Number 2005-287 and 2021-181 Master Plan, with the exception of the above outlined deviation requests. Trillium is currently in the early stages of property sale negotiations with Continental 682 Fund LLC, by: Continental Properties Company, Inc, the developer, owner and operator of Authentix Suncoast and a leading multifamily developer, with a strong national and local presence. As a developer of over 30,000 multifamily homes, including over 5,000 in Florida. Continental has the industry knowledge and expertise to help guide landowners, municipalities, and other stakeholders on strategies to bring greater housing choices, while enhancing affordability and economic vibrancy.

	<u>PROPERTY DESCRIPTION</u>	<u>ZONING</u>	<u>FLU</u>
NORTH	90.80 acres owned by Hawk Lake Hideaway LLC	CPDP	Residential
SOUTH	1.50 acres owned by Potter Gregory, Potter Ginger	PDP (SF)	Residential
	2.10 acres owned by Topping Aaron, Topping Jennifer	PDP(SF)	Residential
	1.20 acres owned by Hollingsworth Linda	PDP (SF)	Residential
	1.0 acres owned by Watson Mark, Watson Tina M	PDP (SF)	Residential
	2.0 acres owned by Jackett Williams S Trustee, Jackett Kyla J	PDP (SF)	Residential
	1.30 acres owned by Jackett William S Trustee, Jackett	PDP (SF)	Residential
EAST	90.80 acres owned by Hawk Lake Hideaway LLC	CPDP	Residential
WEST	10.00 acres owned by Norman H Curtis Trustee	AG	Residential
	2.50 acres owned by Potter Gregory, Potter Ginger	PDP (SF)	Residential

Request

The applicant is requesting rezoning of the property from its current designation to a Multi-Family Residential Planned Development Project PDP (MF) and approval of a Rezoning Master Plan (RZMP) for up to 240 townhomes, which would equate to an overall density of approximately 8 units per acre, a relatively low density for an upscale townhome community. The townhomes will generally be clustered in groups of six (6) or fewer and each cluster will incorporate architectural features to enhance the aesthetic appeal. Each townhome will have garage and the community will be well landscaped. The townhomes will generally be 24 feet in width and each townhome “lot” will be 90 feet in depth.

Development surrounding the property is mixed in nature. To the west across the northern stretch of Tooke Lake lies an older established mobile home community. To the north and east is the Lake Hideaway development, which will consist of over 3,000 dwelling units, incorporating single family detached homes (generally on 40’ and 50’ wide lots), single family attached homes, townhomes and multifamily. To the South is Woodland Waters, an upscale community with larger homes on 1/2 acre lots, served by central water and individual septic tanks.

The address compatibility, particularly with the community to the south, the proposed project will:

- Be accessed from the north, via Bourassa Boulevard, which the Lake Hideaway project will be improving and creating a major intersection (signalized when warranted) at US Highway 19
- Not utilize the available connection at Lazy Days Court that was designed into the Woodland Waters plat to provide access to the subject parcel
- Fence the southern boundary of the subject parcel along Woodland Waters
- Provide a 50 foot wide natural vegetative buffer along the southern boundary, consisting of existing trees and understory, enhanced to 80% opacity if needed
- Provide a 100’ building setback (including the buffer) along the southern boundary
- Place the project’s lift station and active recreational area toward the north end of the property
- Develop an upscale townhome community, which will incorporate a tree-lined entrance road, enhanced landscaping and clusters of townhomes with aesthetic appeal.

Unlike the more established communities to the west and south, this project will be served with both central water and sewer. The Hernando County Utilities Department has major water transmission lines in the area and a nearby regional wastewater treatment plant. The proposed townhouse community will also handle its own stormwater in accordance with County and Southwest Florida Water Management District regulations.

With the exception of the depressional area in the southwest corner of the property, soils on site are very conducive to development. If the depressional area is determined to be a jurisdictional wetland, it will be protected and provided with a 25' wide upland buffer, as shown on the proposed master plan. Part of the project's recreational/park area will also be located adjacent to that area to allow residents to enjoy the open area and wildlife.

Access to the property will be from Bourassa Boulevard, with most project traffic coming to and from US Highway 19, a major arterial highway with an excellent level of service. Immediately to the south along US 19 are the Shoppes at Glen Lakes. Weeki Wachee High School and Winding Waters K-8 are located less than 2 miles to the north.

Setbacks & Buffers

Perimeter Building Setbacks: 25' (East, West, North) 100' (South).

Internal Building Setbacks:

- Front - 25'
- Side - 0' (15' between townhouse clusters)
- Rear - 15'

Buffers: 10'-North and East; 50' South' where depicted on the proposed zoning master plan

Lot Sizes –

- 22' x 90' – 1,980 sf

Draft of Protective Covenants

Protective covenants will be prepared with the initial platting, with a homeowner's association responsible for DRAs and all infrastructure not dedicated to the County.

Development Schedule

Development of the property is anticipated to start in 2023.

Proposed Improvements

Access to Bourassa Boulevard via an existing easement. That access may be relocated further to the west by agreement with the Lake Hideaway developer and review approval by the Hernando County Engineer. All other proposed improvements are onsite.

Adequate Access

Access to the property will be from Bourassa Boulevard, with most project traffic coming to and from US Highway 19, a major arterial highway with an excellent level of service. A traffic analysis study will be completed in the conditional plat phase and reviewed with the Hernando County Engineer.



Figure 3. Bruger Parcel (Key No. 00539091.) Topography Map

Topography

The natural topography on the site generally slopes downward from east to west, with elevations along the eastern boundary at 48 feet and 22 feet in the depression in the southwest corner.

Preliminary Engineering Report

A preliminary environmental site visit was conducted on December 28th, 2021.

The property consists of a moderately wooded habitat, with tree species consisting of sand live oak, live oak, turkey oak, sand pine and slash pine trees. The understory consists primarily of leaf litter, pine straw, bare soil, saw palmetto, and some green briar vines. Regulatory sized trees (18 inch or greater) were not observed throughout the property. Soils consist of Basinger Fine Sand, Candler Fine Sand, and Tavares Fine Sand. No regulatory-size trees were observed on the site. There is a small depression area in the southwest corner of the parcel, of which a very small portion may be jurisdictional; however, no other wetlands were observed on the site. The only listed species that was noted was the gopher tortoise. Tortoise relocation will be permitted and accomplished prior to development.

National Flood Hazard Layer FIRMette

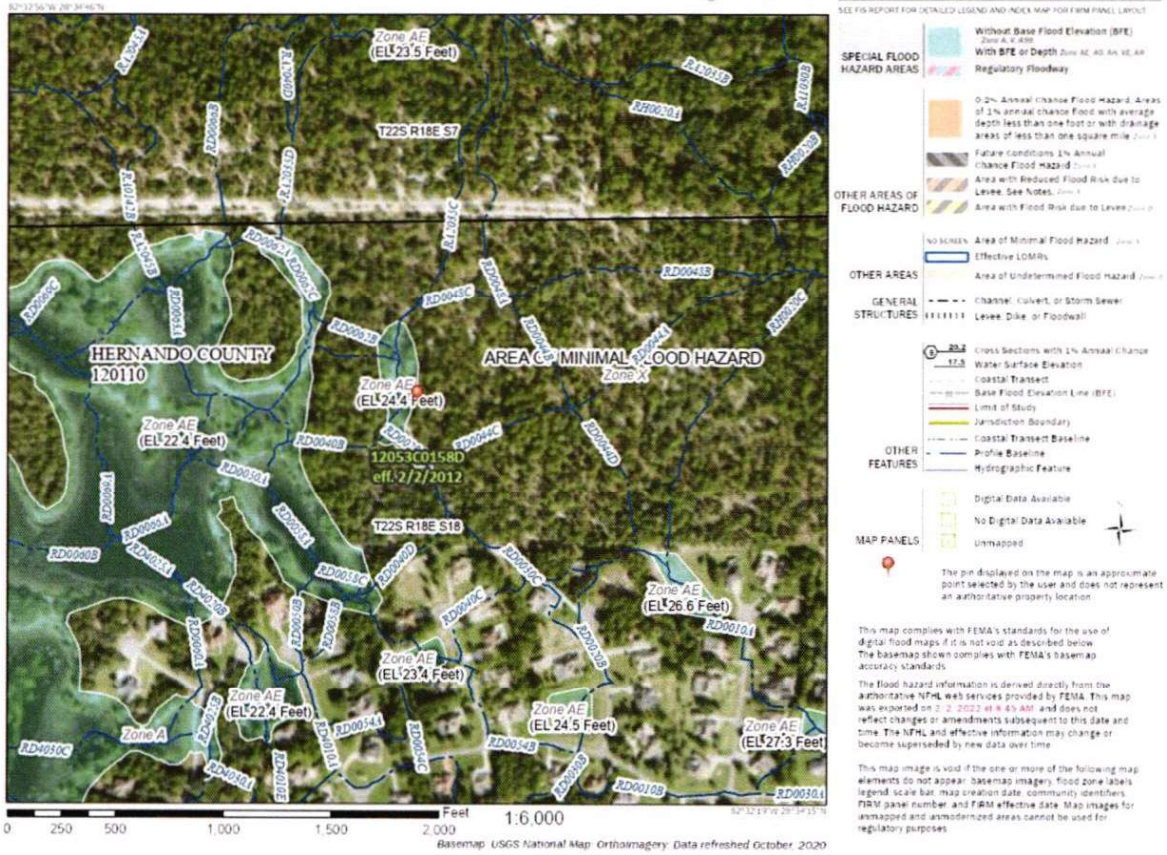


Figure 4. Bruger Parcel (Key No. 00539091.) Floodplain Map

Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0158D, effective date of February 2, 2012. The natural depression and a smaller area in the center of the property are considered within the 100 year floodplain, as depicted in Figure 3 and on the master plan.



Figure 4. Bruger Parcel (Key No. 00539091.) Soils Map

Soils

Soils on the property consist of Bassinger fine sand, Candler fine sand, and Tavares Fine sand, 0 to 8 percent slopes as seen in Figure 4. Candler fine sand is an extremely well-drained soil, suitable for the proposed project. The Bassinger fine sand is located in the natural depression area, which will be incorporated into the project's open space.

Site Environmental

Utilities

This project will be served with both central water and sewer. The Hernando County Utilities Department has major water transmission lines in the area and a nearby regional wastewater treatment plant. Discussions have already been held with the Hernando County Utilities Department (HCUD) regarding capacity and points of connection. These discussions will be finalized during the conditional plat process, when a utility analysis will be provided to HCUD. A pump station will be constructed within the development site.

Drainage

This project is within Southwest Florida Water Management District. Additional stormwater generated by the proposed project will be handled on site using onsite DRAs. The exact size and location of all DRAs will be determined during the preliminary engineering design phase.

Development of Regional Impact Thresholds

The proposed development is below all DRI thresholds, and therefore is not subject to DRI review or comprehensive plan review for DRI size projects pursuant to Section 380.06(12), Florida Statutes.

Statement of intent to construct improvements prior to Platting of if Bonding.
It is anticipated that the project will be constructed or bonded prior to platting.

Deviations:

Internal Building Setbacks:

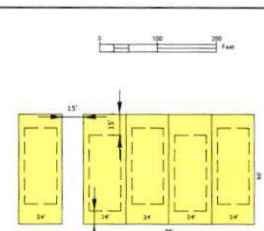
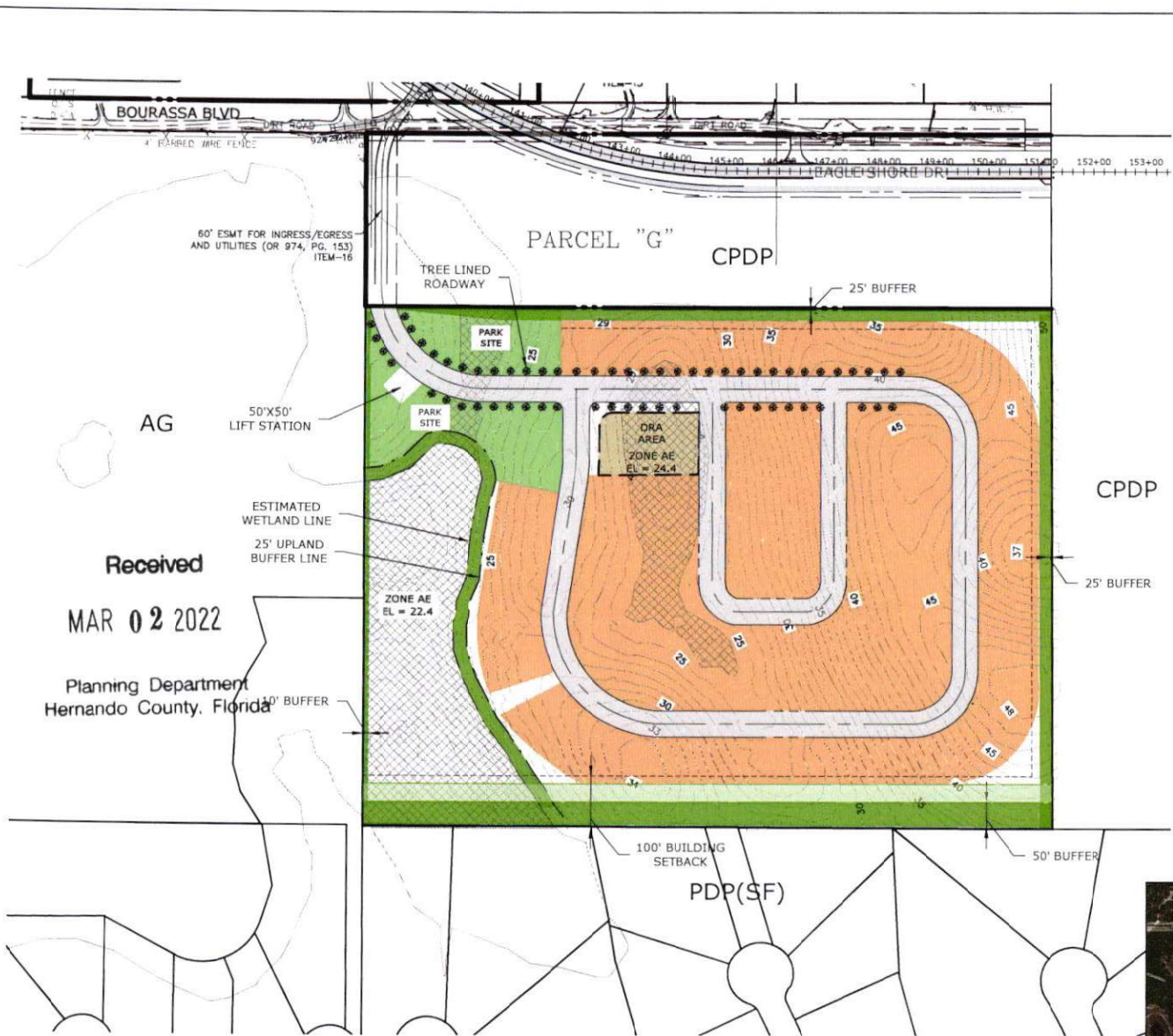
- Sides - 0' (deviation from 10')
- Rear - 15' (deviation from 20')

Lot Size – 40' wide lots only

- 1,980 sf (deviation from 6,000 sf)

The above deviations are common and appropriate townhome communities.

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BUILDING SETBACKS
 FRONT SETBACK: 25'
 REAR SETBACK: 15'
 SIDE SETBACK: 0'
 BETWEEN BUILDINGS: 15'

LAND USE TABLE		
LAND USE	ACRES	%
LOTS & ROAD AREA	14.27	48%
PARK AREA	2.90	10%
OPEN SPACE	9.94	34%
DRAINAGE	2.59	9%
TOTAL	29.70	100%

SITE DATA:
 MAXIMUM # OF LOTS = 240
 NATIVE VEGETATION REQUIREMENT
 7% x 29.70 Ac = 2.079 Ac
 PARK REQUIREMENT
 2.35 Ac REQUIRED
 PROVIDED: 2.90 Ac



Received
MAR 02 2022
 Planning Department
 Hernando County, Florida

REZONING MASTER PLAN
 BRUGER PROPERTY KEY 539061

Coastal
 ENGINEERING
 1305 S. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 561-1234 • Fax: (954) 754-4400
 EOE-000742

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