

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [X] PDP
Master Plan [X] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Date: June 28, 2022

File No. H-22-74 Official Date Stamp:
Received
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Planning Department
Hernando County, Florida

APPLICANT NAME: AGAP Spring Hill Land LLC - Tim Oldemoppen

Address: 150 E 52nd Street
City: New York State: NY Zip: 10022
Phone: (727) 215-8274 Email: bcohen@andoverprop.com
Property owner's name: (if not the applicant) Brian Cohen

REPRESENTATIVE/CONTACT NAME: Alessandria Palmer and Christopher Hartman

Company Name: Kimley-Horn
Address: 2619 Centennial Blvd Suite 200
City: Tallahassee State: FL Zip: 32308
Phone: (850) 553-3500 Email: all.palmer@kimley-horn.com / chris.hartman@kimley-horn.com

HOME OWNERS ASSOCIATION: [ ] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): R16-423-17-0000-0020-0070, R16-423-17-0000-0020-0060, R16-423-17-0000-0040
2. SECTION 16, TOWNSHIP 23, RANGE 17
3. Current zoning classification: Agricultural (AG)
4. Desired zoning classification: Planned Development- Mobile Home (PD-MH)
5. Size of area covered by application: 35.63 total acres
6. Highway and street boundaries: Commercial Way, Olson Road
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, Brian Cohen, 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):

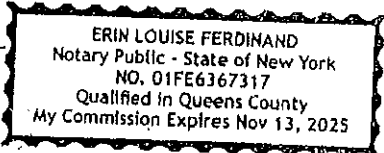
- [ ] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): Kimley-Horn
and (representative, if applicable): Alessandria Palmer and Christopher Hartman
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA New York
COUNTY OF HERNANDO New York

The foregoing instrument was acknowledged before me this 14th day of September, 2022, by Brian Cohen who is personally known to me or produced as identification.

Signature of Notary Public



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

Notary Seal/Stamp



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Spring Hill Residential Neighborhood  
Zoning Map Amendment Petition  
Hernando County, FL  
Narrative Description Review

Planning Department  
Hernando County, Florida

**REQUEST**

The applicant is requesting a Zoning Map Amendment Petition to allow for the construction and operation of a manufactured housing development site. The proposed site is currently undeveloped and is located directly off the western side of Commercial Way in the portion of Hernando County. For further context, the site is north of Brandy Dr. The total area of the site is approximately 35.63 acres, and is comprised of the following parcel numbers:

1. R16 423 17 0000 0020 0070
2. R16 423 17 0000 0020 0060
3. R16 423 17 0000 0040 0000

All the parcels are zoned for the Agricultural (AG) district. The Future Land Use (FLU) designation for each parcel is Residential.

**PROPOSED LAND USE AND DENSITY**

The applicant is proposing a 259-unit residential neighborhood made up of individual pre-constructed homes an average of 1,500 square feet in living area with an overall density of 7.27 units per acre. The entire property is proposed to be utilized for residential development.

The current zoning district, AG, only permits up to one unit per a 10-acre lot. Therefore, the property requires a rezoning to a district that allows for a higher density, such as Planned Development Project- Mobile Home (PDP-MH). Pursuant to the Hernando County code, the PDP-MH district permits all uses associated with the RM district, including Mobile Homes which includes off-site pre-constructed homes.

The proposed development will also include a clubhouse area with several amenities, which will encompass roughly one acre.

Table 1: Density Levels

Development Program	
Total Units	259
Unit Size	1,500 sq. Ft

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Density	7.27 units/acre
Clubhouse Area	~1 acre

## EXISTING AND SURROUNDING USE

As previously discussed, the site is currently vacant and undeveloped. The request for rezoning is compatible with directly adjacent and surrounding uses in the general area. All areas along the eastern portion of Commercial Way generally follow a similar pattern for both zoning and FLU designations. Properties directly adjacent to the roadway are zoned for the Commercial district, with FLU designations being the same. Further east to the commercial uses along the roadway, most parcels have FLU and zoning designations as residential. These residential areas appear to buffer the more intense commercial uses from conservation areas, which embody most of the area east of the residential areas.

The area directly north of the site is zoned for Planned Development, with FLU designations of Residential and Commercial. The entirety of this area, though, is currently undeveloped forest. Further north, the general area is composed of a mix of residential and commercial uses, with neighborhoods surrounding shopping centers. This pattern of development is similar to the areas south to the site.

Adjacent parcels to the east of the site are within the Commercial zoning district and are designated as Commercial for FLU. Directly east of the site is an existing Storage King facility. Further east, across Commercial Way, the area is composed of commercial uses with retail lining the roadway. Rear to these commercial uses are residential neighborhoods, including the Weeki Wachi Woodlands. The area to the west of the site is designated for conservation by both FLU and zoning. The entirety of this area is currently undeveloped forest. The FLU, zoning, and existing use for each parcel adjacent to the proposed development is shown below in Table 1.

Table 2: Surrounding Use

Adjacent Parcels			
Direction	FLU	Zoning	Existing Use
North	Residential & Commercial	Planned Development	Vacant
South	Residential & Commercial	Residential & Commercial	Neighborhood & Retail
East	Commercial	Commercial	Retail
West	Conservation	Conservation	Vacant

**AREA REGULATIONS**

The proposed development will adhere by the PDP-MH regulations, RM regulations, and the general regulations outlined for all planned development projects. Area and dimensional regulations, both required and proposed, are shown below in Tables 2 and 3 including building setbacks and landscape buffers.

The proposed development will not be subdivided into individual lots. The applicant and property owners intend on maintaining the property under one ownership and leasing the individual units out to future residents. Therefore, many of the RM area regulations are not applicable as the intent is to regulate single family lot size.

*Table 3. Area Regulations for PDP Residential*

Area Regulations for RM Residential District	Dimensions	
	Required	Proposed
Minimum Lot Area	7,500 sq. ft.	35.63 acres
Minimum Lot Width	75 ft.	N/A
Minimum Street Frontage	50 ft.	276 ft.
Minimum Living Area	600 sq. ft.	1,200 sq. ft.
Building Coverage	35%	35%

*Table 3. Setbacks, Buffer, and Building Height Regulations.*

Setbacks, Buffer, and Building Height Regulations		Dimensions	
		Required	Proposed
Setbacks	Front	125 ft.	125 ft.
	Side	10 ft.	10 ft.
	Rear	20 ft.	20 ft.
Buffer*		Min. 5 ft. landscaped separation distance	10 ft.
Building height		45 ft. and/or 3 stories	TBD

*\*A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential, or agricultural.*

**PROPOSED DESIGN STANDARDS**

The proposed development is unique in that it will appear like a single-family development but will not be subdivided into individual lots like a standard subdivision. Therefore, the applicant has proposed specific design standards to ensure the neighborhood will meet the Florida building code standards. These design standards are shown in Table 3 below.

Table 4. Design Standards.

Design Standards	Dimensions
Internal accessway design	Min. width of 15 ft.
	Min. 15 ft radius for intersecting drives
	Min. design speed of 15 mph.
Building separation	Side – 10 feet between buildings
	Rear – 10-feet between buildings
Setback from vehicular accessways	20 ft.

**NATURAL FEATURES IMPACT**

The proposed development shall meet all the county regulation requirements, in addition to any applicable state and federal laws, regulations, and rules. Design will be coordinated with the intention to minimize environmental impacts and include existing environmental features into the overall design of the project, as required by the County's code.

Though the site's existing status is undeveloped/vacant, it is also cleared of any natural vegetation that would typically be present. According to the natural features map, the site does not fall within any FEMA designated flood zones. Additionally, there are no wetlands located within the site. For these reasons, environmental impact of the proposed development would be minimal-to-none. Additionally, the proposed use (Residential) of the development generally witnesses low impact to the surrounding environment. The proposed development will not impact the surrounding conservation areas in any form and will serve as a less intense use to buffer commercial activities to the east.

**IMPACT ON INFRASTRUCTURE**

***Transportation***

Pursuant to Section 2., Article II. Appendix A of the Code of Hernando County's code, all streets, parking, and pedestrian circulation facilities within the proposed development will satisfy the County's minimum design standards.

***Off-Street Parking***

In addition to the general design and safety standards outlined by the County's code, minimum off-street parking space requirements for Residential uses are listed as 2.0 spaces per unit. Each unit will have at least one space located in the driveway to the

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home. Homes will be designed with either a second space in a carport or garage, or a second driveway parking space.

### ***Traffic***

The residential community will be marketed towards primarily seniors and retirees. With a target demographic consisting of primarily retirees, it is unlikely that future residents will be travelling during peak hours. Most traffic associated with these hours is in relation to travel to, and from, work or school. Therefore, the travel habits of the future residents should not significantly impact the surrounding roadway infrastructure.

### ***Water and Sanitary Sewer***

Pursuant to discussions with Utility staff during the pre-application meeting, there is sufficient water and sewer capacity for the proposed use of the site. A detailed analysis will be required at construction permit review.

### ***Drainage***

Section 13-61 of the code establishes that all new development will be reviewed to determine that adequate drainage is provided to reduce exposure to flood hazards. The proposed development will include two stormwater retention/amenity ponds to satisfy this component and provide sufficient mechanisms for stormwater and drainage. The final design of these ponds will be completed during the site plan review and permitting process.

### ***Parks and Recreation***

Section 26-75 of the code establishes regulations governing the establishment of parks for new development. The PD master plan has been designed to incorporate an amenity center for the future residents of the community. The amenity area is approximately one (1) acre and will be designed and approved as part of the site plan review process.

### ***Solid Waste***

Pursuant to the Republic Services website, there is ample capacity to provide solid waste collection service for 259 new residential units within the Spring Hill area of Hernando County.

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### ***Public School Facilities***

The target demographic of this development is primarily senior-aged residents or retirees. It is unlikely that public school aged children will be residents of the proposed development. Therefore, an impact to surrounding public school facilities is not anticipated.

### **PROPOSED IMPROVEMENTS**

The applicant is proposing to incorporate the required frontage road along the 276-foot US-19 frontage to connect the existing frontage road to the north to a future connection to the south of the property, as part of this proposed development. No other public improvements are proposed as part of this request.