

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

File No. _____ Official Date Stamp: _____

Date: 8/25/2025

APPLICANT NAME: Dirt Doctor 11011, LLC

Address: 2111 N KEENE RD

City: CLEARWATER

State: FL

Zip: 33763

Phone: _____ Email: dirtdoctorflorida@gmail.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34061

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): 00822756
2. SECTION 7, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AG
4. Desired zoning classification: PDP(MF)
5. Size of area covered by application: 9 acres
6. Highway and street boundaries: Bourassa Boulevard and Eagle Shore 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, Jigar Jadav, Registered Agent of DIRT DOCTOR 11011 LLC, 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.

Bipda

Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10th day of February, 2026, by Jigar Jadav who is personally known to me or produced _____ as identification.

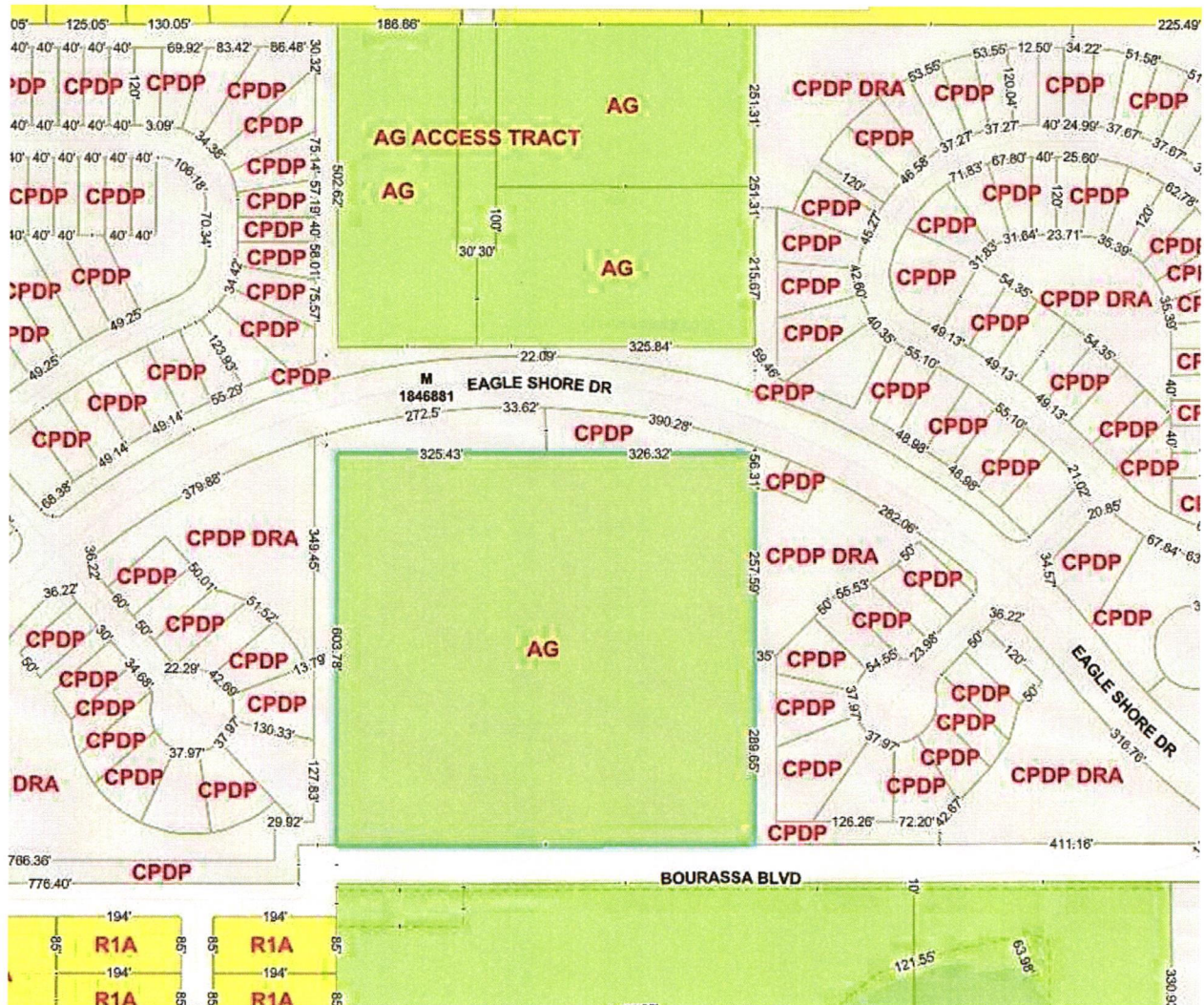
[Signature]
Signature of Notary Public



Notary Seal/Stamp

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

The site is currently zoned Agriculture (AG). Please refer to Figure 2 below for the site zoning.



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The site is currently designated within the Residential Category on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.

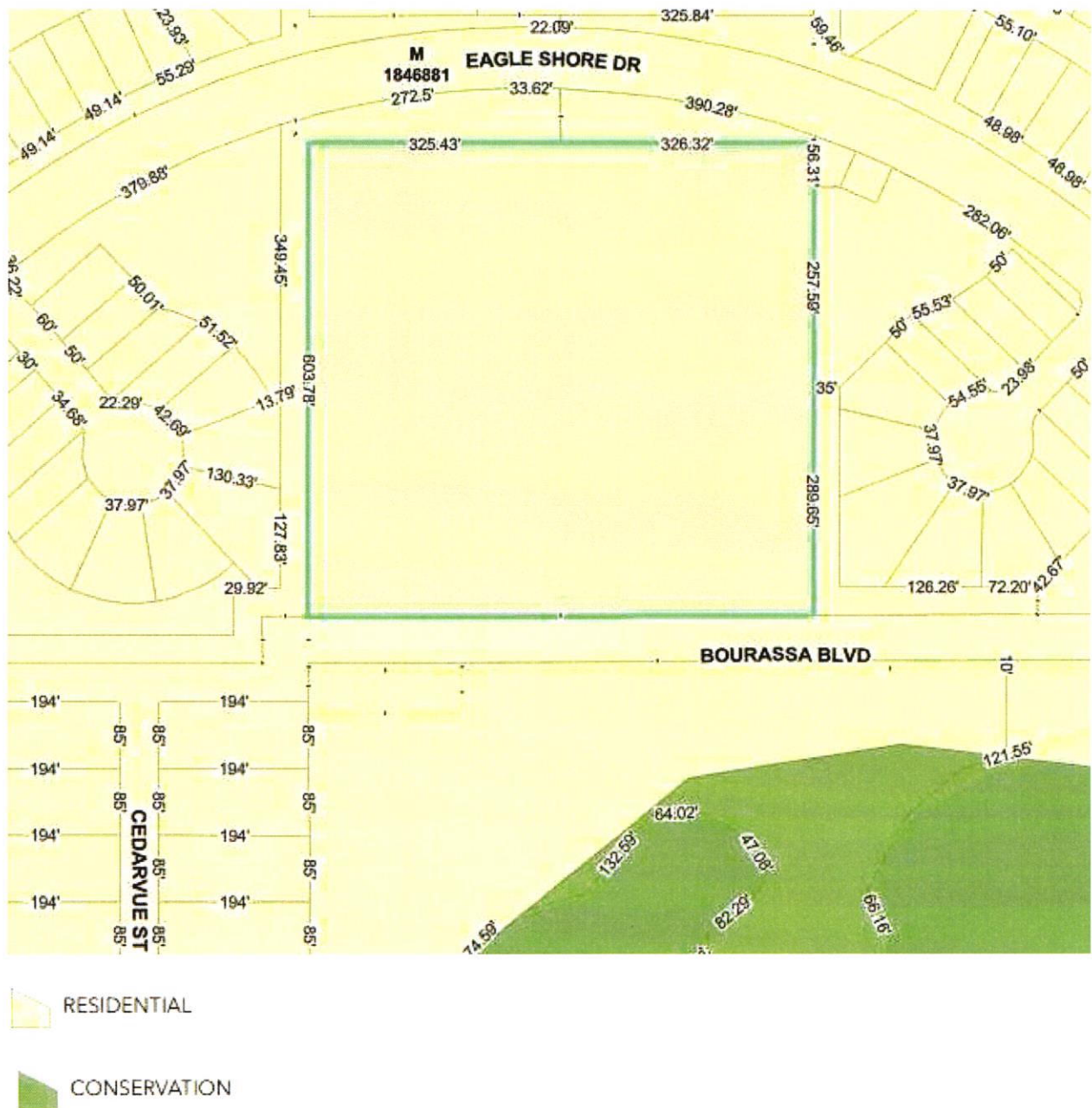


Figure 3. Parcel Key 822756- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	CPDP	Residential	Eagle Shore Drive, Sandal Key Pods A/B
South	AG	Residential and Conservation	Vacant, Tooke Lake, Bruger Parcel Townhomes
East	CPDP	Residential	Sandal Key Pods A/B
West	CPDP, R-1A	Residential	Sandal Key Pods A/B, Single Family lots

Request:

The applicant is requesting zoning and master plan to Planned Development Multifamily (PDP/MF) to develop townhomes.

Project Description:

The subject property is surrounded on three sides by the fast-developing Sandal Key community (aka Lake Hideaway) and on the south side by the unimproved right-of-way for Bourassa Road. The applicant is proposing to develop the site as a townhome community, similar the recently approved Bruger parcel to the southeast. This product is compatible with recent development approvals in the immediate area (small lot (40' & 50') subdivision and townhomes. A similarly situated site to the southeast was previously approved for townhomes (H22-14, parcel key 539091) by the County.

As generally depicted in the proposed zoning master plan, the project's main access will come either from Bourassa Boulevard to the south or via Eagle Shore Drive to the north (the latter requiring an agreement with the developers of Sandal Key). The project will have both passive and active recreation areas, with amenities suitable to serve the residents expected to reside in the community.

The site is adjacent to Pods A and B of Sandal Key Subdivision on the east and west. Pods A and B are platted with 40 and 50 foot wide single family lots which also include a wide buffer adjacent to the subject site. Homes in Pods A and B will be separated by a minimum distance of 85 feet from townhomes in the proposed project, with two intervening buffers. Building height in both projects are limited to two floors.

The project will be served by Hernando County water and sewer, with potable water and sewer mains available in the adjacent Eagle Shore Drive ROW. The soils are well-drained and stormwater will be retained on site in accordance with SWFWMD and County regulations.

Comprehensive Plan Consistency:

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

Residential Category

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.

Analysis: The site is located within the Residential Category on the Future Land Use Map.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

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.

Analysis: The site is located adjacent to, or in proximity to, approved and/or developing communities. Lake Hideaway was approved for a mix of single family lots, zero lot line, townhomes and multifamily. A similarly situated site to the southeast was previously approved for townhomes (H22-14, parcel key 539091). The site is located in the adjusted urbanized area and is in close proximity to convenience shopping at the Shoppes at Glen Lakes. The development of a townhome community at this location complies with the Comprehensive Plan Strategies.

Proposed Dimensional Standards:

Townhomes (PDP/MF)

Acreage- ±9 acres

Maximum Number of Units-110

Maximum Building Height-35 feet

Minimum Setbacks

Front- 20 feet (deviation from 25 feet)

Sides- 5/0 feet (end units) (Deviation from 10 feet)

Rear- 15 feet (Deviation from 20 feet)

Minimum perimeter setback (includes rear yard setbacks) - 35 feet (east and west) 15 feet (south), 30 feet (north)

Minimum Lot width-18 feet (Deviation from 75 feet)

Minimum Lot Size- 1,620 sq. ft. (deviation from 12,000 sq. ft. based on the entire building)

Buffers

East- 20 feet

West- 20 feet

South- 5 feet

North- 20 feet

No Landscape Buffer to be provided where retention pond abuts property line

The buffer plantings will meet the minimum landscape requirements of the Community Appearance Ordinance. The buffers will include the retention of existing natural vegetation will be utilized where possible and augmented by a combination of shade trees, shrubs and ornamentals up to 80% opacity. All buffers will be separate tracts, owned and maintained by a Homeowners' Association.

Site Conditions

Environmental

A preliminary environmental site visit was conducted on August 28, 2025. The following are the results of the site visit:

- The subject property was under brushed within the past 12 months.
- The property is moderately forested with an assemblage of sand live oak, slash pine and long leaf pine trees.
- Large diameter trees (> 18-inch dbh) were not detected.
- The understory and ground cover contains saw palmetto, coppice tree growth, wire grass, dog fennel and other ruderal vegetation.
- Gopher tortoise burrows are present, but their density is low.

The site is not located in a designated floodplain. Please refer to Figure 5.

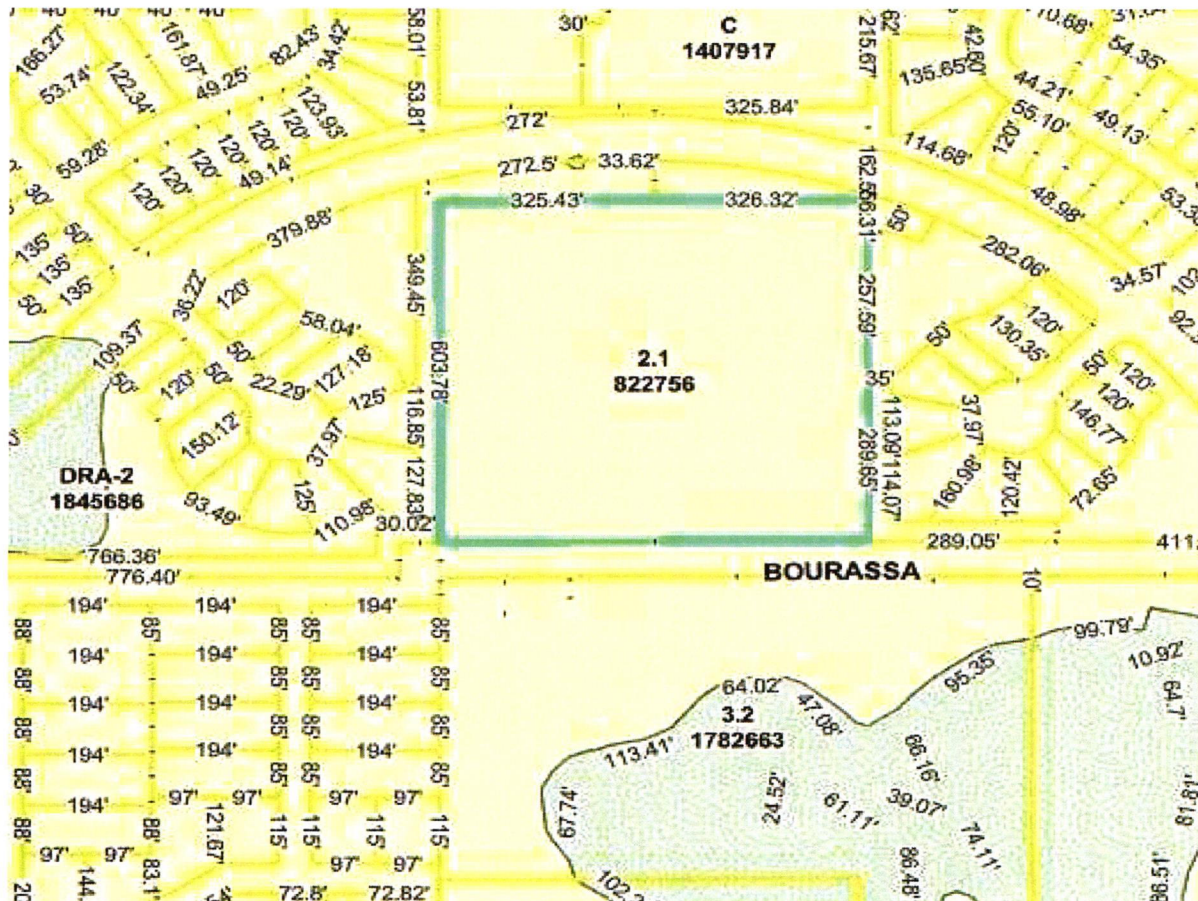


Figure 5. Parcel Key 822756 -Floodplain Map

The site soils consist of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.



Infrastructure

Adequate Access/Transportation

The project's main access will come either from Bourassa Boulevard to the south or via Eagle Shore Drive to the north (the latter requiring an agreement with the developers of Sandal Key). Where adjacent to the property, Bourassa Boulevard is an unimproved 60' wide right-of-way, provides direct access to Eagle Shore Drive both to the east (850 feet) and the west (1,100 ft). To the east, Bourassa Blvd. continues to be an unimproved ROW, while to the west, portions of Bourassa are paved, but not to County Facility Design Guidelines. The developer will work with the County Engineer's office regarding the point of access and improvements required.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. A 16" water main and a 6" force main are located within the adjacent Eagle Shore Drive right-of-way. Engineering for any requirements to connect will be done at the development review phase.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Parks

The community will provide a recreation area easily accessible to all residents via vehicular, pedestrian and bicycle means. The recreation area may include both passive and active areas, and the design of the recreation area will be suitable to serve the residents expected to reside in the community.

Schools

A certificate of concurrency will be obtained from the school district at the time of Conditional Plat review, which may include a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County if required.

Deviations

As indicated in the narrative above.