

Kaimakliotis Property
Application for Rezone to PDP(SF) - Project Narrative

12/8/2020

I. Proposal

This application proposes to rezone the ±48.9-acre Kaimakliotis Property (Hernando County Property Appraiser Parcel Key 378415/Parcel # R32 423 18 0000 0050 0000) from the R-1C Residential District and the AG Agricultural District to PDP (SF) [PDP (Single Family)]. The proposed Master Plan proposes 225 single family lots for a proposed density of 4.3 units per acre. The Property is located within the Residential Future Land Use Map Category, which allows for a maximum of 6 units per acre for single family housing and up to 22 units per acre for other unit types. This request is consistent with the Hernando County Comprehensive Plan. There are no multifamily or commercial uses proposed within this PDP.

Proposed deviations from the Hernando Land Development Code are as follows:

Front yard setback – 20’

Side yard setback – 5’

Rear yard setback – 15’

II. Site Characteristics

The Kaimakliotis Property is ±48.9 acres located north of County Line Road, approximately 0.75 mile west of Linden Drive and 1.4 miles east of Mariner Blvd. The project site is currently vacant with limited vegetation located around the site perimeter. The subject property is located in the County’s Urban Area pursuant to the Urbanized Area Map found in the Hernando County Comprehensive Plan.

III. Environmental Considerations

The majority of this property is vacant and clear except for a few perimeter trees and one cluster of vegetation along the west side of the parcel. The entire project boundary is within FEMA Zone X and there are no significant habitats or water features to be impacted.

IV. Proposed Site Plan Discussion

The proposed Planned Development Project includes approximately 225 single family lots in a grid development pattern allowing for optimal internal circulation. The project will also include required open space and neighborhood parks along with stormwater retention necessary for development. Approximately 40 feet of frontage will be dedicated for right-of-way as part of the future improvements to County Line Road. All buffers proposed will meet County standards. Access points proposed include one primary access to County Line Road, and interconnections to properties to the east and west. As depicted on the PDP Master Plan, a 6-foot-tall opaque fence will be installed along the project boundary where proposed lots are abutting existing homes. There are no access connections proposed to the north of the project.

V. Water and Sewer Services

As required, the developer will comply with all ordinance requirements related to providing and dedicating the necessary water and sewer services to this project.