



## DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4057 ♦ F 352.754.4420 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

June 30, 2022

Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street, MSC - 160  
Tallahassee, Florida 32399-4120

Re: Hernando County Small Scale Amendment Adoption Package;  
CPAM2112 | Ridge Manor Project, LLC

Dear Mr. Eubanks:

Pursuant to Section 163.3187(1), Florida Statutes (FS), please find the enclosed material relating to an adopted small scale plan amendment CPAM2112 | Ridge Manor Project, LLC to amend the Future Land Use Map of the Hernando County Comprehensive Plan.

The proposed amendment and related background data and analysis have been available for public review at the Hernando County Planning Department. Review materials have also been posted on Hernando County's internet web page.

The following information is provided to fulfill the requirements of Section 163.3184(3) F.S.:

1. The Board of County Commissioners (BOCC) acting as the governing body held an advertised public hearing on June 14, 2022 and voted to adopt Ordinance 2022-15 adopting the small scale comprehensive plan amendment CPAM2112 | Ridge Manor Project, LLC.
2. The small scale comprehensive plan amendment amends 11.1 acres from Residential to Commercial. The total small scale amendments for Hernando County in calendar year 2022 is 18.18 acres.
3. The small scale comprehensive plan amendment (CPAM2112 | Ridge Manor Project, LLC) is not applicable to an area of Critical State concern.
4. The name of the person(s) for Hernando County who is familiar with the proposed plan amendment package is:

Michelle Miller, Acting Planning Administrator  
Hernando County Planning Department  
1653 Blaise Drive  
Brooksville, Florida 34601  
Phone: (352) 754-4057 ext. 28027  
Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)



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In accordance with instructions from the Division of Community Planning, this amendment shall be submitted to the Florida Department of Economic Opportunity through its Online Comprehensive Plan Amendment portal. The proposed amendment package consists of:

- Exhibit 1:** CPAM2112 | Ridge Manor Project, LLC
- Attachment A:** Ordinance 2022-15 with Exhibit A.
- Attachment B:** Current Future Land Use Map depicting the area of the amendment.
- Attachment C:** Staff report for the amendment, including the BCC recommendations and actions.
- Attachment D:** Copy of Comprehensive Plan Amendment application with narrative.

If you have any further questions or require additional information, please contact me.

Sincerely,

Michelle L. Miller | Acting Planning Administrator  
Hernando County Development Services Department

Attachments: Exhibit 1

cc: VIA – Email:

Cara W. Serra, Comprehensive Resiliency Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Blvd, Ste. 100, Pinellas Park, FL 33782, email to: [cara@tbprc.org](mailto:cara@tbprc.org)

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District  
2379 Broad Street, Brooksville FL 34604-6899, email to: [trisha.neasman@watermatters.org](mailto:trisha.neasman@watermatters.org)

Daniel C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 North McKinley Dr., MS 7-500, Tampa, FL 33612-6456, email to: [Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)

Department of Environmental Protection, Attn: Plan Review, Office of Intergovernmental Programs  
3900 Commonwealth Boulevard, MS 47, Tallahassee, FL, 32399, email to: [Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)

Department of State, Bureau of Historic Preservation, 500 South Bronough St, Tallahassee, FL 32399-0250, email to: [compliancepermits@dos.myflorida.com](mailto:compliancepermits@dos.myflorida.com)

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services  
620 South Meridian St, MB 5B5, Tallahassee FL 32399-1600,  
email to: [FWCConservationPlanningServices@myfwc.com](mailto:FWCConservationPlanningServices@myfwc.com)



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Department of Agriculture and Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capital, Plaza Level 8, Tallahassee, FL 32399-0800, email to: [compplans@freshfromflorida.com](mailto:compplans@freshfromflorida.com)

Department of Education, Office of Educational Facilities, 325 West Gaines St, Ste. 1014, Tallahassee, FL 32399-0400, email to: [CompPlans@fldoe.org](mailto:CompPlans@fldoe.org)

Steve Gouldman, City Planner, City of Brooksville, 201 Howell Avenue, Brooksville FL 34601, email to: [sgouldman@cityofbrooksville.us](mailto:sgouldman@cityofbrooksville.us)

Joanna L. Coutu, AICP, Director, Citrus County Land Development Division, 3600 W. Sovereign Path, Ste. 140, Lecanto, FL 34461, email to: [Joanna.coutu@citrusbocc.com](mailto:Joanna.coutu@citrusbocc.com)

Jeff Jenkins, Executive Planner, Long Range Planning Division. Pasco County Planning and Development 8731 Citizens Drive, Ste. 320, New Port Richey, FL 34654, email to: [jjenkins@pascocountyfl.net](mailto:jjenkins@pascocountyfl.net)

Karl E. Holley, AICP, CFM, Director of Development Services, Sumter County Board of Commissioners 7375 Powell Road, Ste. 115, Wildwood, FL 34785, email to: [karl.holley@sumtercountyfl.gov](mailto:karl.holley@sumtercountyfl.gov)

Jim Lipsey, Manager of Planning, Design and Construction, Hernando County School District 8016 Mobley Rd Brooksville FL 34601, email to: [lipsey\\_j@hcsb.k12.fl.us](mailto:lipsey_j@hcsb.k12.fl.us)



Appendix A: CPAM2112 | Ridge Manor Project LLC

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Attachment A: Ordinance 2022-15 with Exhibit A

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ORDINANCE NO. 2022 - 15

1  
2  
3 AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY  
4 COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO  
5 THE FUTURE LAND USE MAP AS AFFECTING 11.1 ACRES OF LAND  
6 GENERALLY LOCATED AT THE NORTH SIDE OF CORTEZ  
7 BOULEVARD, APPROXIMATELY 300' WEST OF OLANCHA ROAD;  
8 PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-21-12 TO THE  
9 STATE LAND PLANNING AGENCY AND REVIEW AGENCIES;  
10 PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY;  
11 PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR  
12 FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR  
13 AN EFFECTIVE DATE.

14  
15 WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive  
16 Planning and Land Development Regulation Act (now known as the Community Planning Act),  
17 as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,  
18

19 WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners  
20 ("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within  
21 which, are included goals, objectives, and strategies used to guide future growth; and,  
22

23 WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando  
24 County Comprehensive Plan relating to the Future Land Use Map (attached as Exhibit "A" hereto  
25 and incorporated herein by this reference) hereinafter referred to as CPAM-21-12; and,  
26

27 WHEREAS, CPAM-21-12 is an amendment to the County's Future Land Use Map involving  
28 land that is 50 acres or less in size and which has been determined by the Hernando County  
29 Planning Department to constitute a "small scale development amendment" based upon the criteria  
30 set forth in Section 163.3187, Florida Statutes; and,  
31

32 WHEREAS, small scale development amendments are exempt from state and regional review  
33 pursuant to Section 163.3187, Florida Statutes; and,  
34

35 WHEREAS, the BOCC conducted a public hearing on June 14, 2022, in connection with the  
36 adoption of CPAM-21-12 as an amendment to the 2040 Hernando County Comprehensive Plan;  
37 and,  
38

39 WHEREAS, upon enactment of this Ordinance, CPAM-21-12 will be transmitted as an  
40 adopted comprehensive plan amendment to the State Land Planning Agency and the other Review  
41 Agencies for filing.  
42

43 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
44 COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:  
45

1       **SECTION I. Recitals.** The recitals set forth above are true and correct and incorporated  
2 herein by this reference.

3  
4       **SECTION II. Adopting CPAM-21-12.** CPAM-21-12 (attached as Exhibit "A" hereto  
5 and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando  
6 County Comprehensive Plan is amended accordingly, subject to the Effective Date provision  
7 (Section X) below.

8  
9       **SECTION III. Execution.** The Chairman of the Hernando County Board of County  
10 Commissioners is hereby authorized to execute this Ordinance, and all related documents.

11  
12       **SECTION IV. Transmittal of Adopted CPAM-21-12 to State Land Planning Agency  
13 and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting  
14 CPAM-21-12 to the State Land Planning Agency and the other Review Agencies within ten (10)  
15 days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

16  
17       **SECTION V. Publication.** This Ordinance shall be published as required by law.

18  
19       **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the  
20 unincorporated area of Hernando County.

21  
22       **SECTION VII. Severability.** It is declared to be the intent of the Board of County  
23 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
24 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
25 the validity of the remaining portions of this Ordinance.

26  
27       **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable  
28 only to unincorporated areas of Hernando County, Hernando County ordinances, County  
29 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this  
30 Ordinance to the extent of such conflict except for ordinances concerning either adoption or  
31 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

32  
33       **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby  
34 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this  
35 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray  
36 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.

37  
38       **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the  
39 Florida Secretary of State; however, the adopted amendment (CPAM-21-12) shall take effect and  
40 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the  
41 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the  
42 local government that the plan amendment package is complete or as otherwise provided in  
43 Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall  
44 become effective on the date the State Land Planning Agency or the Administration Commission  
45 enters a final order determining this adopted amendment to be in compliance. No development  
46 orders, development permits, or land uses dependent on this amendment may be issued or

1 commence before it has become effective. If a final order of noncompliance is issued by the  
2 Administration Commission, this amendment may nevertheless be made effective by adoption of  
3 a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land  
4 Planning Agency.  
5

6 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
7 **HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 14th DAY**  
8 **OF JUNE 2022.**  
9

10 **BOARD OF COUNTY COMMISSIONERS**  
11 **HERNANDO COUNTY, FLORIDA**  
12

13  
14  
15 Attest: Heidi Kuppe, D.C.  
16 *for* DOUGLAS A. CHORVAT, JR.  
17 CLERK OF CIRCUIT COURT  
18 AND COMPTROLLER  
19

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By:   
STEVE CHAMPION  
CHAIRMAN



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

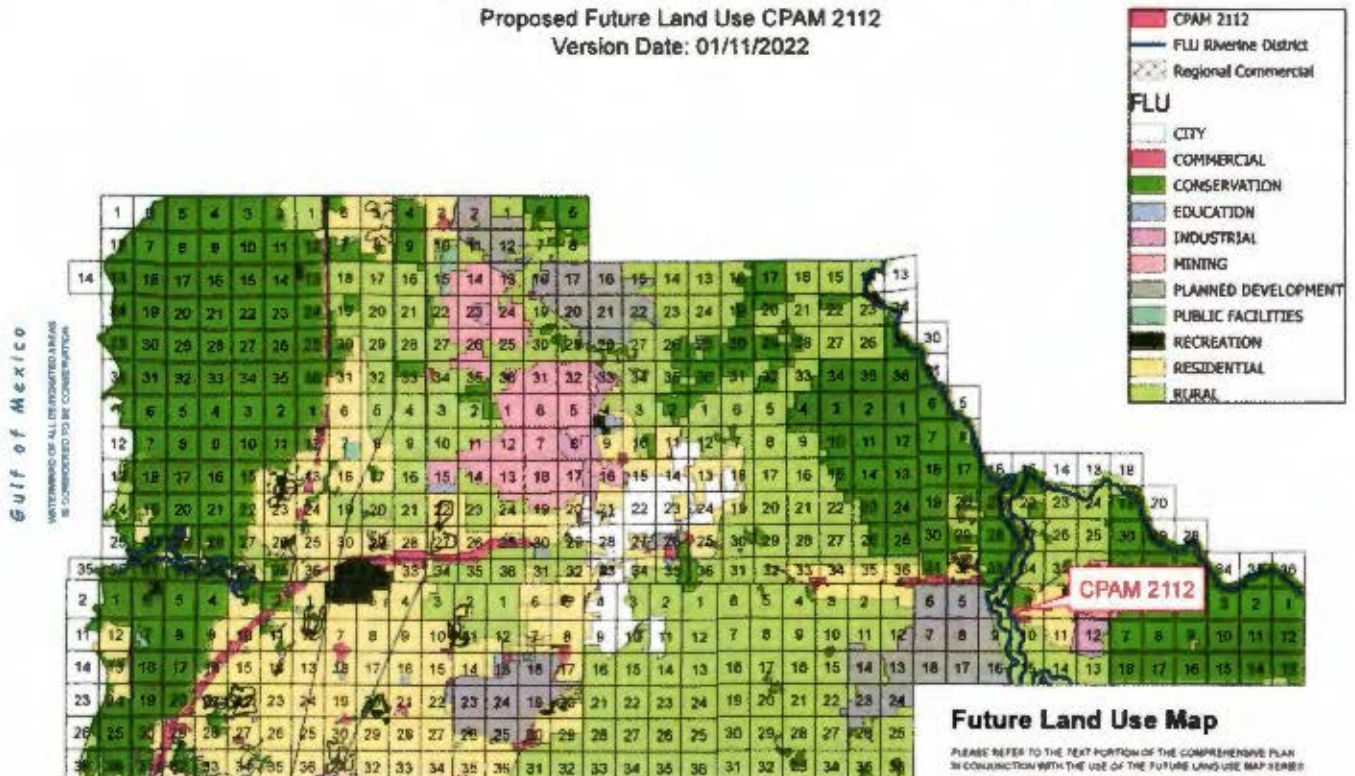
By:   
County Attorney's Office



# EXHIBIT A

## Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 2112  
Version Date: 01/11/2022

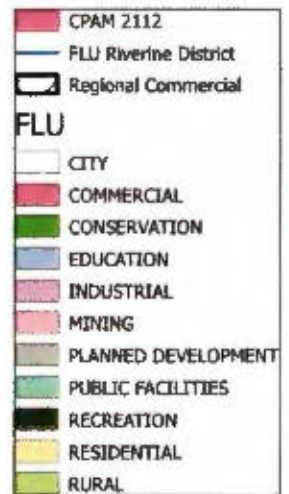
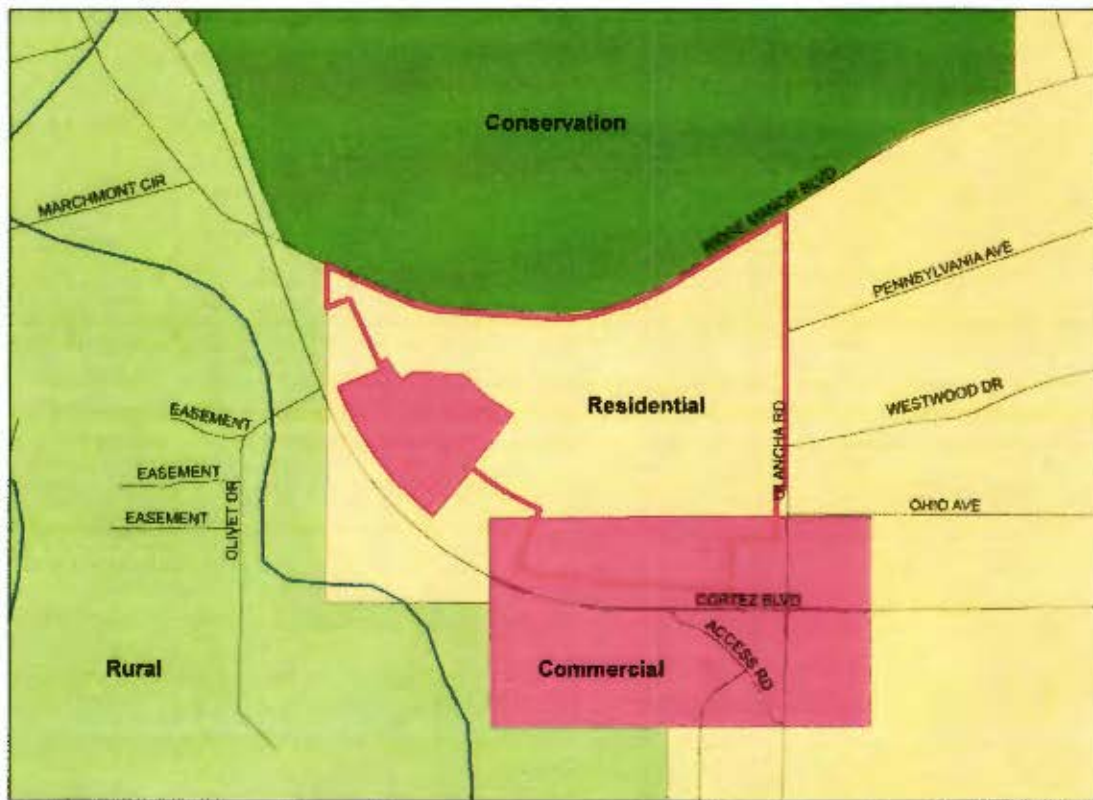


Source: S:\Share\Planning\Hear\LF\CompPlan2040\CPAM 2112\CPAM2112\_Bx11\_Proposed.pdf  
Project: S:\Share\Planning\Zoning\Hec\GIS\workspace\_S\CPAM\CPAM2112\CPAM2112.aprx  
Date of mapping: 03/22/2022



# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 2112  
Version Date: 01/11/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.  
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEST WACHEE, MAUD AND WITLACOCHEE RIVERS.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2112\CPAM2112b\_8x11\_Detail.pdf  
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Date of mapping: 03/22/2022



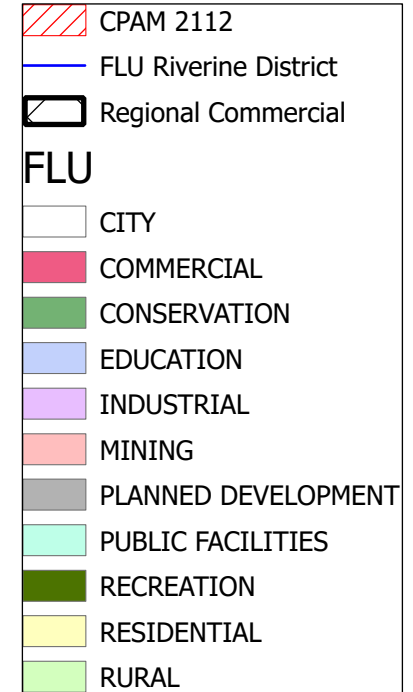
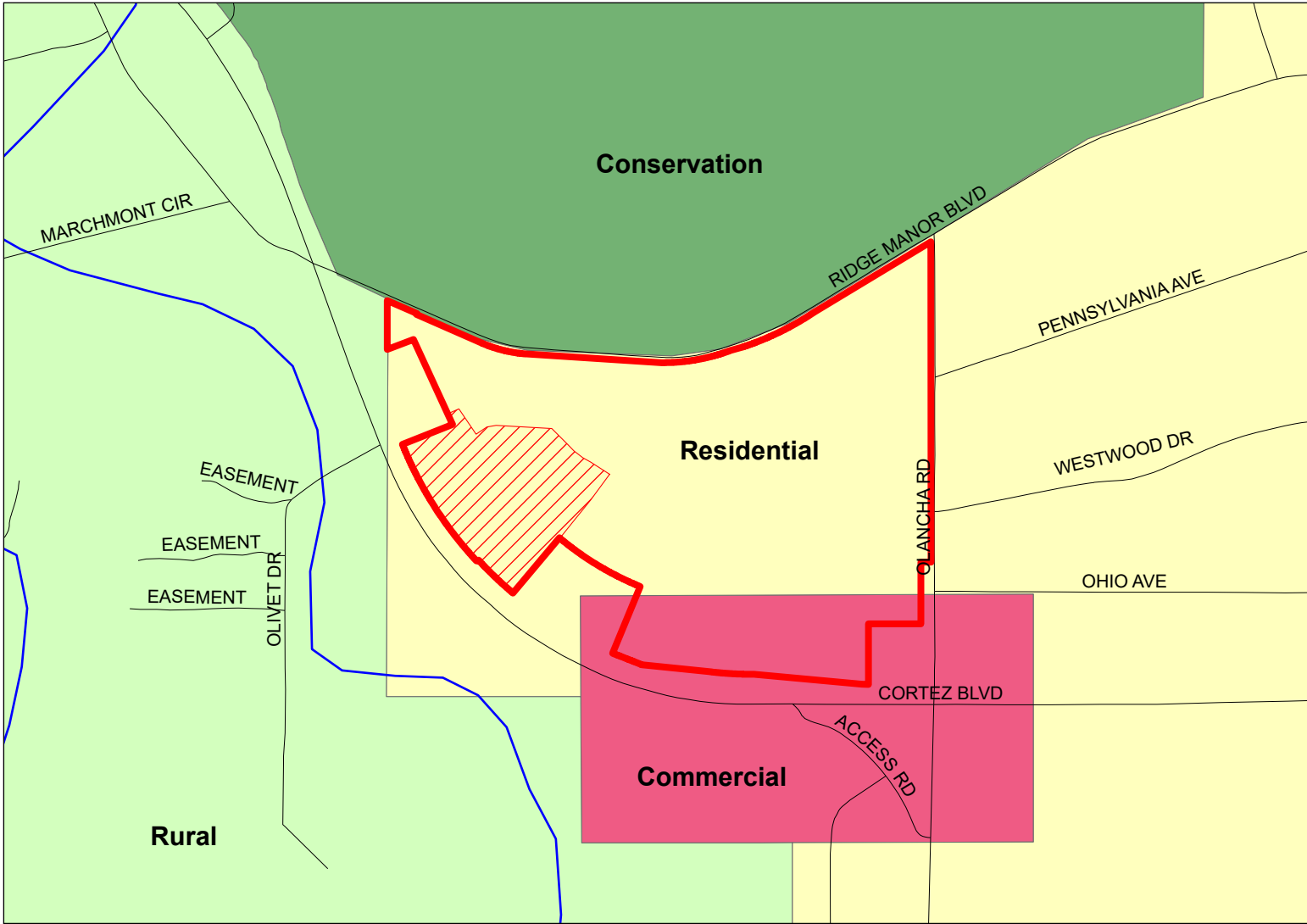
Attachment B: Current Future Land Use Map depicting the area  
of the amendment

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# Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM 2112

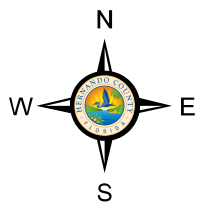
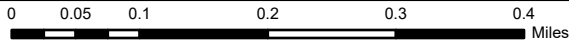
Version Date: 01/11/2022



**Future Land Use Map**

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2112\CPAM2112a\_8x11\_Detail.pdf  
 Project: S:\Share\Planning\Zoning\NicoleD\_Workspace\_S\CPAM\CPAM2112\CPAM2112.aprx  
 Date of mapping: 03/22/2022



Attachment C: Staff report for the amendment, including the  
BOCC recommendation and actions

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## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: April 11, 2022  
Local Planning Agency: May 10, 2022  
Board of County Commissioners: May 10, 2022  
Local Planning Agency: June 14, 2022  
Board of County Commissioners: June 14, 2022

**APPLICANT:** Ridge Manor Project LLC

**FILE NUMBER:** CPAM2112

**REQUEST:** Small-Scale Comprehensive Plan Amendment to change the future land use on 11.1 acres of Parcel Key 394399 from Residential to Commercial

**GENERAL LOCATION:** North side of Cortez Boulevard, approximately 300' west of Olancha Road

**PARCEL KEY NUMBERS:** A portion of 394399

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### DESCRIPTION OF PROPOSED AMENDMENT

The proposed small scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Residential to Commercial on a 11.1 acre tract (MOL) located on the north side of Cortez Boulevard, approximately 300' west of Olancha Road.

### DESCRIPTION OF PROPOSED PROJECT

The petitioner's request is a Comprehensive Plan Amendment from Residential to Commercial to allow for a commercial pod to be developed within a proposed mixed-use community. The parcel included in this application are also the subject of a correlating rezoning application (H2174), providing for interconnectivity between proposed uses and specifics regarding development intensity. The rezoning will be heard concurrently with the Comprehensive Plan Amendment.

### BACKGROUND INFORMATION

#### Site Characteristics

**Total Site Size:** 11.1 acres (a portion of a 79.8 acre site)

**Surrounding Zoning:** North: CV; Cypress Lakes Preserve  
South: AG; Existing agricultural and residential development  
East: R1C, C-1; existing residential and commercial uses  
West: AG, AR2; existing residential and agricultural development

**Surrounding Land Use:** North: Conservation, Residential  
South: Rural, Residential  
East: Residential  
West: Rural

**Current Zoning:** PDP(SF)/ Planned Development Project (Single Family)

**IMPACTS OF PROPOSED AMENDMENT**

According to the Hernando County Comprehensive Plan, this amendment from residential to commercial could generate a maximum of 169,230.60 square feet of nonresidential development based on a buildout of 0.35 Floor Area Ratio (FAR) for the parcel, in accordance with the Commercial Future Land Use category. The petitioner is proposing 80,000 square feet of commercial uses in the associated rezoning application, which is less than the maximum build-out allowed under the Commercial category.

**COMPREHENSIVE PLAN CONSISTENCY**

**Future Land Use Element**

**Future Land Use Map**

**Strategy 1.04A(6):** The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

**Comments:** The subject site is located on State Road 50 (Cortez Boulevard), a corridor that is developed commercially at specific locations identified by the Future Land Use Map. In this case, this portion of the corridor is not designated for commercial development and the property is west of the existing commercial node at Cortez Boulevard and McKethan Road. This

site is party of a proposed mixed use development and appears appropriate for limited commercial development as proposed.

**Commercial Category**

**Objective 1.04G:** The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards. Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

**Comments:** The petitioner has proposed 80,000 square feet of general commercial uses within the associated rezoning application (H2174). These uses are consistent with the uses allowable under the commercial land use category.

**Future Land Use Mapping Criteria**

**Commercial Category Mapping Criteria:**

The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

**Comments:** The subject site is located along S.R. 50, and commercial development as part of a mixed use project appears appropriate at this location. The request to change the Future Land Use from Residential to Commercial is consistent with the Commercial Category mapping criteria.



**FINDINGS**

Given that the subject property is consistent with the strategies for the Commercial land use category, the small-scale amendment is consistent with the Comprehensive Plan.

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

**P&Z RECOMMENDATION**

On April 11, 2022, the Planning and Zoning Commission reviewed the proposed amendment and voted 5-0 to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

**Note:** Subsequent to action on this amendment, the Planning and Zoning Commission voted 5-0 to postpone the associated rezoning (H2174) to the May 9, 2022, hearing. This amendment will be scheduled for action by the Board of County Commissioners on June 14, 2022, to coincide with action on the rezoning.

**BCC ACTION – May 10, 2022**

On May 10, 2022, the Board of County Commissioners voted 5-0 to postpone the petitioner's request for a Small-Scale Comprehensive Plan Amendment to change the future land use on 11.1 acres of Parcel Key 394399 from Residential to Commercial to the June 14, 2022, hearing date.

**BCC ACTION – June 14, 2022**

On June 14, 2022, the Board of County Commissioners sitting as the Local Planning Agency voted 5-0 to adopt Ordinance 2022-15, approving the Small Scale Comprehensive Plan Amendment.

Attachment D: Copy of Comprehensive Plan Amendment  
Application with Narrative

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**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)**

File No. CPAM212 Official Date Stamp:  
Received  
**OCT 15 2021**  
Planning Department  
Hernando County, Florida



**Application request (check one):**

- Small Scale – Map Only (10 acres or less)**
- Large Scale Text Amendment (More than 10 acres)**
- Large Scale Map Amendment (More than 10 acres)**

**PRINT OR TYPE ALL INFORMATION**

Date: September 24, 2021

**APPLICANT NAME:** New Strategy Holdings, LLC

Address: 8806 Eagle Watch Drive  
 City: Riverview State: FL Zip: 33578  
 Phone: (913) 625-2899 Email: lawrencemd51@aol.com  
**Property owner's name:** (if not the applicant) Ridge Manor Project, LLC

**REPRESENTATIVE/CONTACT NAME:** Coastal Engineering Associates, Inc. -Donald R. Lacey A.I.C.P.

Company Name: Coastal Engineering Associates, Inc.  
 Address: 966 Candlelight Boulevard  
 City: Brooksville State: FL Zip: 34601  
 Phone: 352-848-3661 Email: dlacey@coastal-engineering.com ? CRENFO @ 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): 00394399
2. SECTION 3, TOWNSHIP 23S, RANGE 21E
3. Size of area covered by application: +/- 80.0 acres
4. Future Land Use Map Classification (if applicable): Residential and Commercial
5. Desired Map Classification: Residential
6. Desired Text Amendment: N/A
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 AFFIDAVIT**

I, Joe Tabshe, 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): New Strategy Holdings, LLC and (representative, if applicable): Coastal Engineering Associates, Inc. -Donald R. Lacey A.I.C.P. or Cliff Manuel, P.E. to submit an application for the described property.

\_\_\_\_\_  
 Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of SEPTEMBER, 2021, by New Strategy Holdings, LLC who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 Signature of Notary Public

**FRANZ TOBIAS TEDROWE**  
 Commission # GG 187671  
 Expires February 19, 2022  
 Bonded Thru Budget Notary Services

RIDGE MANOR PROJECT, LLC - KEY NO. 00394399  
SMALL SCALE COMPREHENSIVE PLAN  
PROJECT NARRATIVE

Request

The applicant is requesting that 11 acres of Parcel Key # 00394399 be designated for Commercial in the Hernando County Future Land Use Map. No text amendment is required. Refer to Figure 1 (aerial) and Figure 2 (FLU Map) for the general location of the property. A property sketch and description for the the proposed Commercial parcel is enclosed. While a Commercial Node is located in the SE corner of this Parcel Key #, the proposed location of the commercial parcel in question lies slightly to the west. The configuration of the proposed Commercial and the existing node can be view on Figure 3. This request is being made simultaneously with a companion rezoning application, which provides more detail regarding the characteristics of the property (soils, environmental, access, utilities, land use).



Figure 1. Ridge Manor Project, LLC Location Map

Received

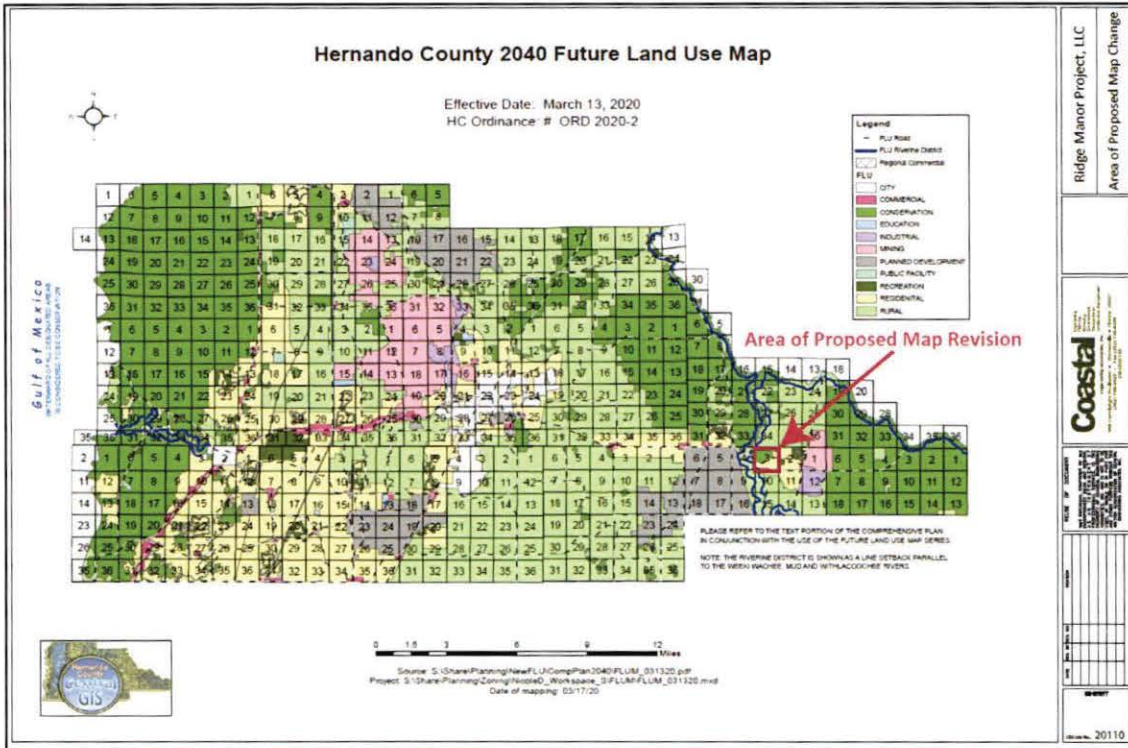
DEC 1 2021

Planning Department  
Hernando County, Florida

*Revised  
1/18/21*

# Request

Figure 2. Ridge Manor Project, LLC Area of Proposed Map Change



ArcGIS Web Map

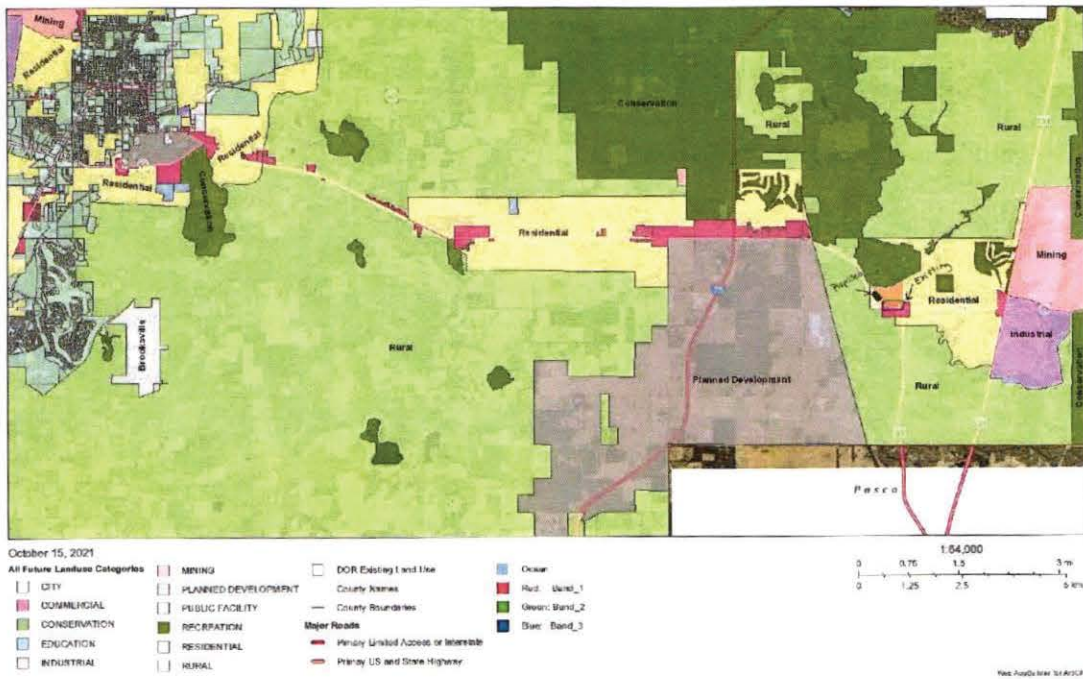


Figure 3. Ridge Manor Small Scale CPAM Proposed FLU Map Revision

## Consistency with Comprehensive Plans

### Hernando County

The subject request is consistent with the following strategies from the Hernando County Comprehensive Plan:

*Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.*

The proposed project is along a major corridor, near a major intersection that incorporates a commercial node, is associated with a nearby residential community and will provide additional commercial opportunities.

### Tampa Bay Regional Planning Council

*Strategy 1.12: Site and design residential development in a way that: enhances and protects life and property from natural and man-made hazards; is compatible with the type and scale of surrounding land uses; fosters a pedestrian friendly environment; enhances connectivity with adjacent development; and protects existing residential areas from the encroachment of incompatible activities. Likewise, other land use areas should be protected from the encroachment of incompatible residential activities. The implementation or interpretation of these provisions, however, should not be seen as discouraging mixed-use development.*

The proposed project fosters a pedestrian friendly environment with ample open space and separation between the proposed commercial and the residential portions of the development. It is also compatible with existing and planned adjacent development.

LEGAL DESCRIPTION FOR COMMERCIAL TRACT-1

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, RUN N00°02'24"W, 681.49 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AS PART C (PARCEL 1.21) IN OFFICIAL RECORDS BOOK 1119, PAGE 1858 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF OLANCHA ROAD FORMERLY KNOWN AS OLD TRILBY ROAD, HAVING A 50.00 FOOT WIDE RIGHT-OF-WAY (PER PLAT OF RIDGE MANOR FARM'S UNIT 2 REPLAT RECORDED IN PLAT BOOK 5, PAGES 73 THROUGH 77, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA); THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN ALONG THE NORTH BOUNDARY LINE OF SAID LANDS DESCRIBED AS PART C (PARCEL 1.21), S89°57'57"W, 45.93 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AS PART C (PARCEL 1.21); THENCE ALONG THE WEST BOUNDARY LINE OF SAID LANDS DESCRIBED AS PART C (PARCEL 1.21), S00°01'01"E, 293.09 FEET TO THE SOUTHWEST CORNER OF AFORESAID LANDS DESCRIBED AS PART C (PARCEL 1.21); THENCE ALONG THE NORTH BOUNDARY LINE OF PARCEL 1.3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 991, PAGE 62 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA N89°50'39"W, 259.25 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE ALONG THE WEST BOUNDARY LINE AND A NORTHERLY PROJECTION THEREOF OF PARCEL 1.1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2521, PAGE 1935 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, S00°00'41"E, 320.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 08070-2502, DATED 10/22/2015. SAID POINT BEING 68.00 FEET NORTHEASTERLY OF, WHEN MEASURED RADially TO, THE CENTERLINE OF STATE ROAD 50; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES; N89°34'44"W, 34.05 FEET TO A POINT BEING 68.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, TO CENTERLINE OF STATE ROAD 50; THENCE N84°42'30"W, 527.54 FEET TO A POINT BEING 115.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50; THENCE N86°42'35"W, 211.15 FEET TO A POINT BEING 115.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50; THENCE N83°58'57"W, 335.78 FEET TO A POINT BEING 77.84 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50; THENCE N69°56'34"W, 152.96 FEET TO THE SOUTHEAST CORNER OF PARCEL 1.2 (D.R.A.) AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 08070-2502. SAID POINT BEING 77.84 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50. SAID POINT ALSO BEING A BOUNDARY CORNER OF LANDS DESCRIBED AS PART B IN OFFICIAL RECORDS BOOK 1119, PAGE 1858, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50 AND THE EASTERLY LINE OF SAID PARCEL 1.2 N22°17'34"E, 351.05 FEET TO A POINT BEING 428.89 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50 AND THE NORTHEAST CORNER OF SAID PARCEL 1.2. SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT, BEING CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 17°47'50", A RADIUS OF 1480.97 FEET, AND A CHORD BEARING AND DISTANCE OF N58°53'44"W, 458.17 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY LINE OF SAID PARCEL 1.2, AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50, 460.02 FEET TO A POINT BEING 428.89 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO,



THE CENTERLINE OF STATE ROAD 50 AND THE NORTHWEST CORNER OF SAID PARCEL 1.2 AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1.2 S40°04'25"W, 351.10 FEET TO A POINT BEING 77.84 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50. SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 07°20'16", A RADIUS OF 1832.02 FEET, AND A CHORD BEARING AND DISTANCE OF N46°17'18"W, 234.46 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50, 234.62 FEET TO A POINT BEING 77.84 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50; THENCE S47°22'35"W, 9.70 FEET TO A POINT BEING 68.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50 AND THE BEGINNING OF SAID LANDS DESCRIBED AS PART B. SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, BEING CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 21°04'07", A RADIUS OF 1841.86 FEET, AND A CHORD BEARING AND DISTANCE OF N32°06'22"W, 673.47 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50, 677.28 FEET TO A POINT BEING 68.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50 AND THE SOUTHEAST CORNER OF LANDS DESCRIBED AS PART A IN OFFICIAL RECORDS BOOK 1119, PAGE 1858, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND PARCEL 1.22; THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AS PART A, N68°38'33"E, 262.42 FEET TO A POINT BEING 330.47 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE CENTERLINE OF STATE ROAD 50; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN N85°35'17"E, 125.11 FEET; THENCE N65°20'37"E, 18.32 FEET TO THE PC OF A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 28°18'56", A RADIUS OF 155.00 FEET, AND A CHORD BEARING AND DISTANCE OF N79°30'05"E, 75.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 76.60 FEET; THENCE S86°20'27"E, 100.44 FEET; THENCE S58°53'44"E, 518.51 FEET; THENCE S38°14'03"W, 394.19 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1.2 AND THE POINT OF BEGINNING.  
CONTAINING 11.00 ACRES MORE OR LESS.

