

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

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

File No. _____ Official Date Stamp:
H-23-72
Received
DEC 5 2023
Planning Department
Hernando County, Florida

Date: 11/30/2023

APPLICANT NAME: Mid Florida Community Services, Inc.

Address: 711 Benton Avenue
City: Brooksville State: FL Zip: 34601
Phone: 352-754-8809 Email: jkell@mfc.us.com
Property owner's name: (if not the applicant) Charles G. Sheffield, Trustee of the Suncoast Parkway Trust

REPRESENTATIVE/CONTACT NAME:

Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.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): 1590497
2. SECTION 28, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP (OP)
4. Desired zoning classification: Master Plan Revision, Same Zoning
5. Size of area covered by application: 4 Acres
6. Highway and street boundaries: Jacqueline 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, Charles G. Sheffield - 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
[x] I am the owner of the property and am authorizing (applicant): Mid Florida Community Services, Inc.
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

Charles G. Sheffield, Trustee
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4th day of December, 2023, by Charles G. Sheffield, trustee who is personally known to me or produced as identification.

April Cannon
Signature of Notary Public



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

PRINT FORM CLEAR FORM

Notary Seal/Stamp

NARRATIVE
FOR
Mid Florida Community Services, Inc. – Jacqueline Road
Master Plan Revision

Received

DEC 5 2023

Planning Department
Hernando County, Florida

Present Land use: The current land use in accordance with the FLUM map, is Residential.

Desired Zoning: The Applicant is desirous to revise the existing expired Master Plan. The original Master Plan included the parcel to the north as well this is only for key #1590497.

This master plan proposes a total of 11,000 sf of office with a future building of 5,000 sf of additional office.

Standard County Setbacks: Front: 75' Jacqueline & 37' Jayson Drive.
North & East: 35'

Buffers: The master plan calls for a 10' buffer along all property lines.

Access: The site has only one access and this is from Jacqueline Road.

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.

Sanitary Sewer: HCUD has sewer in the area by means of a force main on the north side of Jacqueline Road. A lift station will be required on-site to connect to the existing County force main.

Potable Water: A connection would be made to HCUD services located on the south side of Jacqueline Road, for a single meter, based on the water needed at the office building.

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer, prior to any construction, will conduct a wildlife assessment.

NARRATIVE

FOR

Mid Florida Community Services, Inc. – Jacqueline Road Master Plan Revision

Received

DEC 5 2023

Planning Department
Hernando County, Florida

Floodplain: The project is located within the Wiscon Basin. The FEMA map indicates most of this project, is within Zone X. Zone X is an area of minimal flooding. There is an area denoted on the east of the property that is identified as a drainage node in the Basin Study. The 100-year flood elevation of this node is on the master plan. This project, as well as some of the surrounding areas provide runoff to this depression. This area will be enlarged on-site when developed, to account for the increase in runoff caused by development. Once permitted and constructed, the volume below the flood plain elevation will not be decreased. There will be no net positive effect on any adjacent property.



NARRATIVE
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Mid Florida Community Services, Inc. – Jacqueline Road
Master Plan Revision

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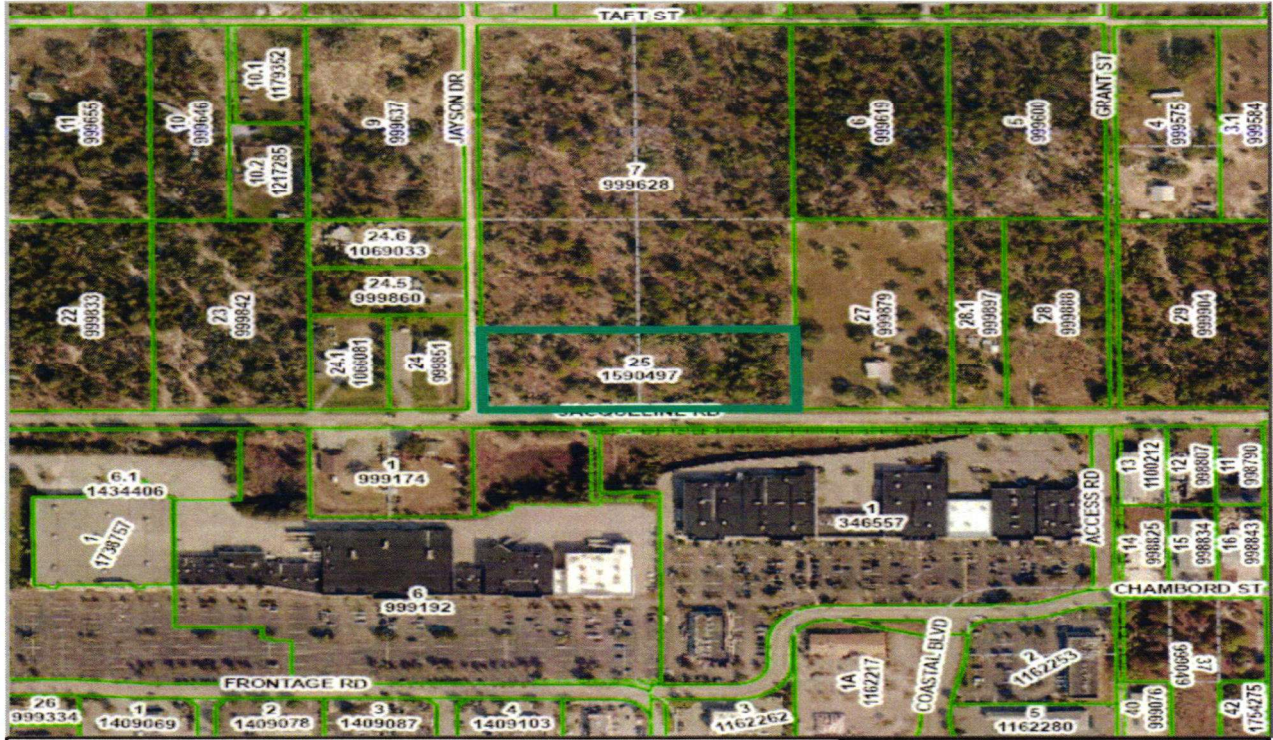
Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to **18 Peak PM Trips**. This will be further addressed at the time of concurrency when a traffic study may be required.

The present zoning of the property allows for Office Professional space. A reasonable yield of square footage for such a site is 22% of the total land area. $4.0 \text{ Acres} \times 43560 \text{ sf/acre} \times .22 = 38,332.8 \text{ sf}$ of office space, which would generate approximately **44 peak hour trips**.

NARRATIVE
 FOR
 Mid Florida Community Services, Inc. – Jacqueline Road
 Master Plan Revision

Received
 DEC 5 2023
 Planning Department
 Hernando County, Florida

Project Location: The property in question is 4.0 acres. It is located at the Northeast Corner of Jacqueline Road and Jayson Drive. Directly behind the Coastal Way Plaza on SR 50.



Present Zoning: The land is presently zoned PDP (OP) from rezoning .



BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, NOVEMBER 10, 2004, PAGE 11

APPLICANT: Charles G. Sheffield, Trustee, The Suncoast Parkway Trust

FILE NUMBER: H-04-41

PURPOSE: Rezoning from AR-2 (Agricultural-Residential) to C/PDP(OP) (MF) and (SF)/Combined Planned Development Project (Office Professional) (Multifamily) and (Single Family), or C/PDP(MF) and (SF)/Combined Planned Development Project (Multifamily) and (Single Family) with a Reduction in Setbacks

GENERAL

LOCATION: North side of Jacqueline Road, east side of Jayson Drive, south side of Taft Street

LEGAL

DESCRIPTION: Lots 7, 8, 25 and 26, Block D, Potterfield Garden Acres, as per plat thereof recorded in Plat Book 5, Pages 20-1, 20-2, 20-3, inclusive, of the Public Records of Hernando County, Florida in Section 28, Township 22 South, Range 18 East

STAFF RECOMMENDATION:

Approval of the petitioner's request to rezone from AR-2 to C/PDP (SF), with performance conditions:

P&Z RECOMMENDATION:

On October 11, 2004, the P&Z voted 4-1 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request to rezone from AR-2 to C/PDP (SF) and (OP), with the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The development shall have a maximum of 41 ~~43~~ single family units and 14 ~~34~~ single family attached units.
3. The minimum lot sizes shall be 75' x 130' for the single family lots and 40' x 130' for the single family attached lots.
4. The perimeter setbacks for the residential component shall be as follows:

From Jacqueline Road:	75'
<u>From Jayson:</u>	<u>25'</u>
<u>From Taft:</u>	<u>25'</u>
<u>From East:</u>	<u>20'</u>
5. The internal lot setbacks for the single family units shall be as follows:

BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, NOVEMBER 10, 2004, PAGE 12

From the front lot line: 25'
From the side lot lines: 7.5'
From the rear lot line: 15'

6. The internal lot setbacks for the single family attached units shall be as follows:
From the front lot line: 25'
From the side lot lines: 0/5'
From the rear lot line: 15'
7. The petitioner shall provide 40' of ROW from the Jacqueline Road centerline and 30' of ROW from the Jayson Drive and Taft Street centerlines.
8. The developer should be required to provide a second access point on Jayson Drive and shall pave Jayson Drive from Jacqueline Road to a point 50' north of the access point on Jayson Drive.
9. A minimum of one acre of open space shall be provided on a revised plan.
10. The development shall be served by central water and sewer.
11. The revised plan shall show enhanced buffering along the east lot line.
12. The developer shall make improvements to provide 40 mph design speed and to improve the sight distance at the intersection of Jayson Drive and Jacqueline Road, and shall improve on Jacqueline Road in front of the project to collector road standards.
13. The petitioner shall provide a revised site plan within 30 days of BCC approval.
14. Four (4) acres of OP shall be allowed at the front of the development.
15. The setbacks for the OP area shall be as follows:
From Jacqueline Road: 75'
From Jayson Drive: 35'
From the residential pod: 35'
From the east lot line: 20'
From internal roadways: 35'

Note: For clarity, the staff modified condition #4 to specify the perimeter setbacks applicable to the residential component of the approval. The revisions are italicized and underlined.

Additionally, the petitioner provided an artist's rendering of the proposed office professional component which is included in the BCC's packet. If the office professional is approved, the roof pitch and colonnade

features proposed by the petitioner in the visual representation would be required in addition to meeting the county's commercial design standards.

BCC ACTION:

The Board of County Commissioners voted 4-1 to adopt Resolution # 2004-296 approving the petitioner's request to rezone from AR-2 to C/PDP (SF) and (OP), with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The development shall have a maximum of 41 single family units and 14 single family attached units.
3. The minimum lot sizes shall be 75' x 130' for the single family lots and 40' x 130' for the single family attached lots.
4. The perimeter setbacks for the residential component shall be as follows:

From Jacqueline Road:	75'
From Jayson:	25'
From Taft:	25'
From East:	20'.
5. The internal lot setbacks for the single family units shall be as follows:

From the front lot line:	25'
From the side lot lines:	7.5'
From the rear lot line:	15'
6. The internal lot setbacks for the single family attached units shall be as follows:

From the front lot line:	25'
From the side lot lines:	0'5'
From the rear lot line:	15'
7. The petitioner shall provide 40' of ROW from the Jacqueline Road centerline and 30' of ROW from the Jayson Drive and Taft Street centerlines.
8. The developer should be required to provide a second access point on Jayson Drive and shall pave Jayson Drive from Jacqueline Road to a point 50' north of the access point on Jayson Drive.
9. A minimum of one acre of open space shall be provided on a revised plan.
10. The development shall be served by central water and sewer.

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11. The revised plan shall show enhanced buffering along the west, north, and east lot line. The plan would be implemented with the construction of each house.
12. The developer shall make improvements to provide 40 mph design speed and to improve the sight distance at the intersection of Jayson Drive and Jacqueline Road, and shall improve Jacqueline Road in front of the project to collector road standards.
13. The petitioner shall provide a revised site plan within 30 days of BCC approval.
14. Four (4) acres of OP shall be allowed at the front of the development.
15. The setbacks for the OP area shall be as follows:

From Jacqueline Road:	75'
From Jayson Drive:	35'
From the residential pod:	35'
From the east lot line:	20'
From internal roadways:	35'

NOTE: The office professional component of the approval is required to provide the roof pitch and colonnade features proposed by the petitioner in the visual representation provided to the BCC in addition to meeting the county's commercial design standards.

NOTE: PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE WITH THIS ZONING APPROVAL MUST BE CONSISTENT WITH THE APPROVED MASTER PLAN, DEVELOPER'S NARRATIVE, DEVELOPER'S REPRESENTATIONS ON THE RECORD, AND THE APPROVAL CONDITIONS BY THE BCC.