

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [] Standard [X] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 1/12/2024

File No. _____ Official Date Stamp:
Received
MAR 6 2024
Planning Department
Hernando County, Florida

APPLICANT NAME: Cone and Graham, INC.

Address: P.O Box 310167
City: Tampa State: FL Zip: 33680
Phone: 813 623 2856 Email: bobgraham9@aol.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering
Address: 966 Candlelight Blvd.
City: Brooksville State: FL Zip: 34601
Phone: 352 796 9423 Email: dlacey@coastal-engineering.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): 357946, 357508, 362093, 361539
2. SECTION 27/26/35/34, TOWNSHIP 22, RANGE 19
3. Current zoning classification: PDP(SF)
4. Desired zoning classification: Combined PDP with PDP General Commercial and PDP Multi-Family
5. Size of area covered by application: 54.7 acres
6. Highway and street boundaries: South side of Cortez Blvd. and East side of Emerson Rd.
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, Robert Graham- Register Agent for Cone and Graham, Inc., 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): Coastal Engineering
and (representative, if applicable): Coastal Engineering
to submit an application for the described property.

[Handwritten Signature]

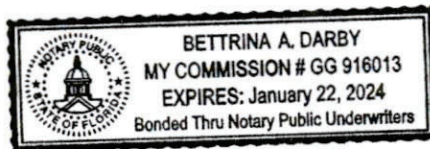
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 19th day of January, 2024, by Robert Graham who is personally known to me or produced as identification.

[Handwritten Signature: Bettrina A. Darby]
Signature of Notary Public

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



Notary Seal/Stamp

CONE AND GRAHAM, INC.
REZONING APPLICATION
PARCEL KEY NO. 357946, 357508, 362093, 361539

Received
MAR 6 2024
Planning Department
Hernando County, Florida

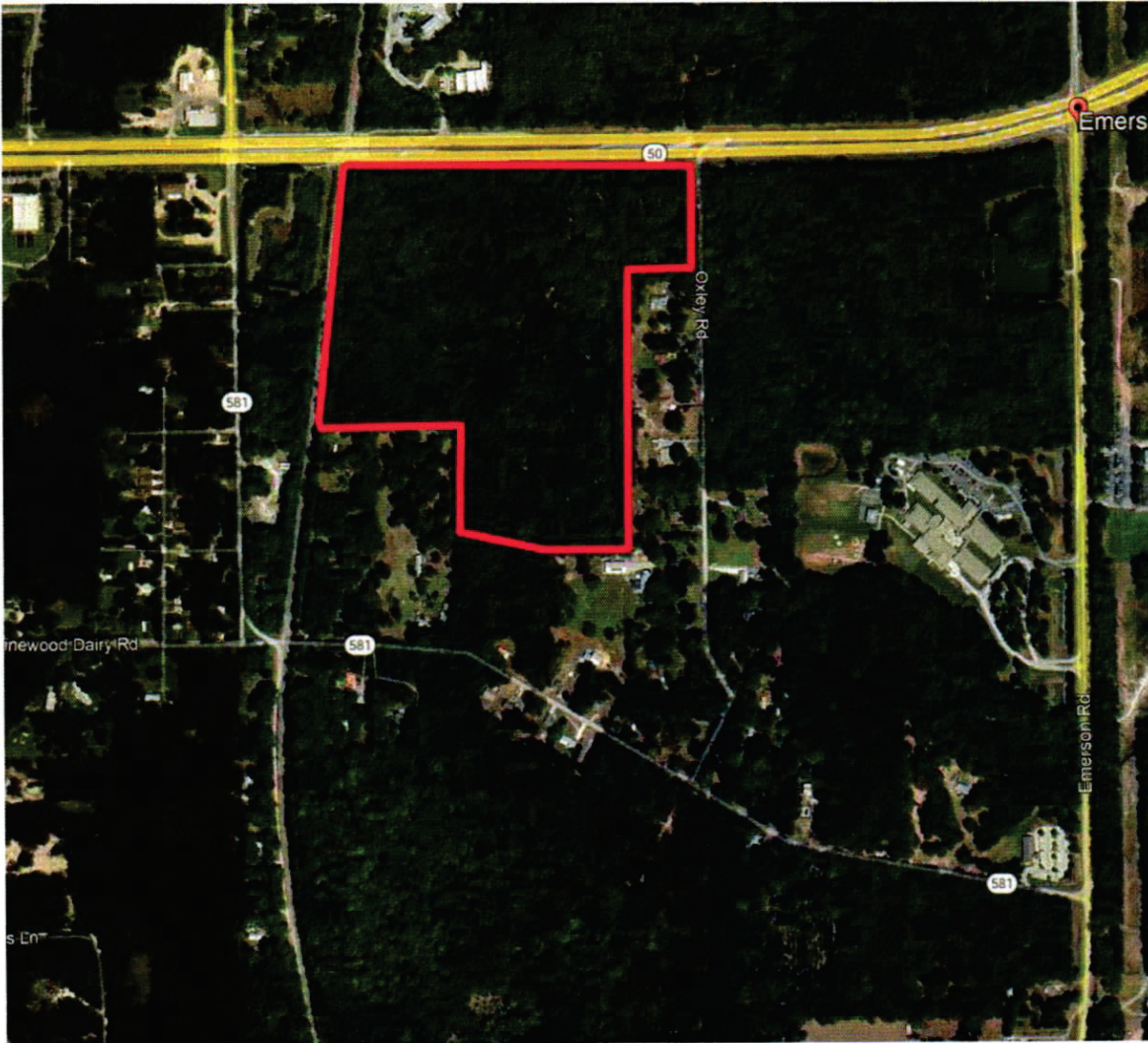
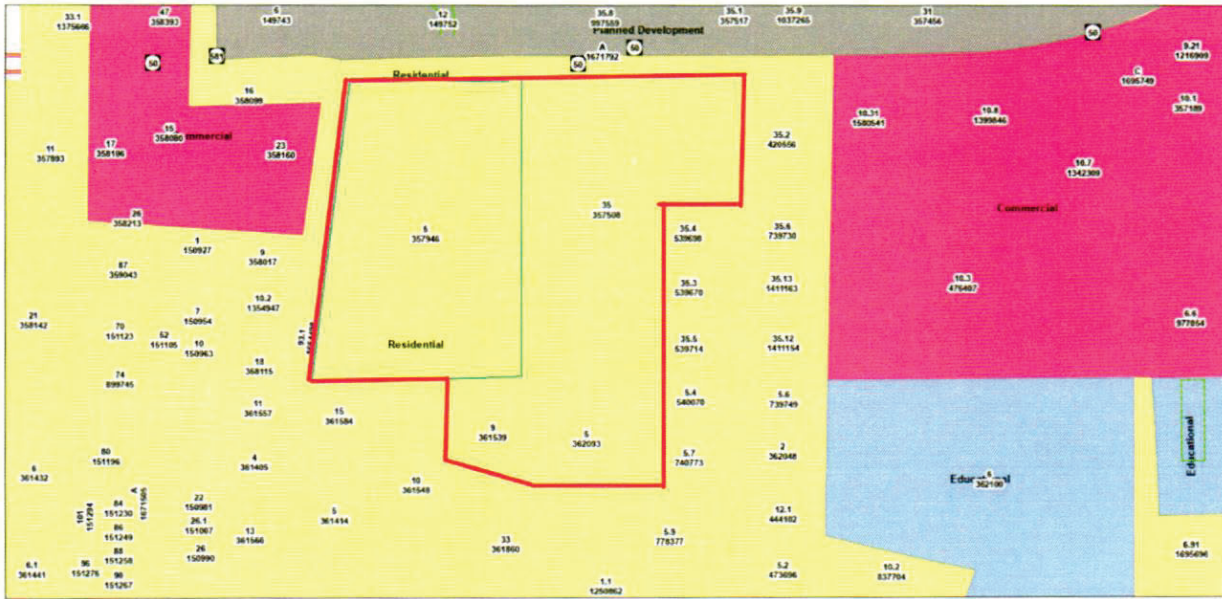


Figure 1. CONE AND GRAHAM, INC. (Key no. 357946, 357508, 362093, 361539) Aerial & Location Map

General:

The subject property, consisting of approximately 54.7 acres, lies within the section: 27/26/35/34 township:22 range:19 and is located on the south side of Cortez Blvd (SR 50), west of Oxley RD and approximately, 1/3 mile west of Emerson Rd. The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key Nos. 357946, 357508, 362093, 361539. Refer to Figure 1 for location and aerial view.

ArcGIS Web Map



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- Parcels
- Parcels (Labels)
- Parcel Lines
- Easement
- Historic
- Background
- Rail Road
- Major Roads
- Primary US and State Highway
- County Names
- All Future Landuse Categories
- COMMERCIAL
- EDUCATION
- PLANNED DEVELOPMENT
- RESIDENTIAL

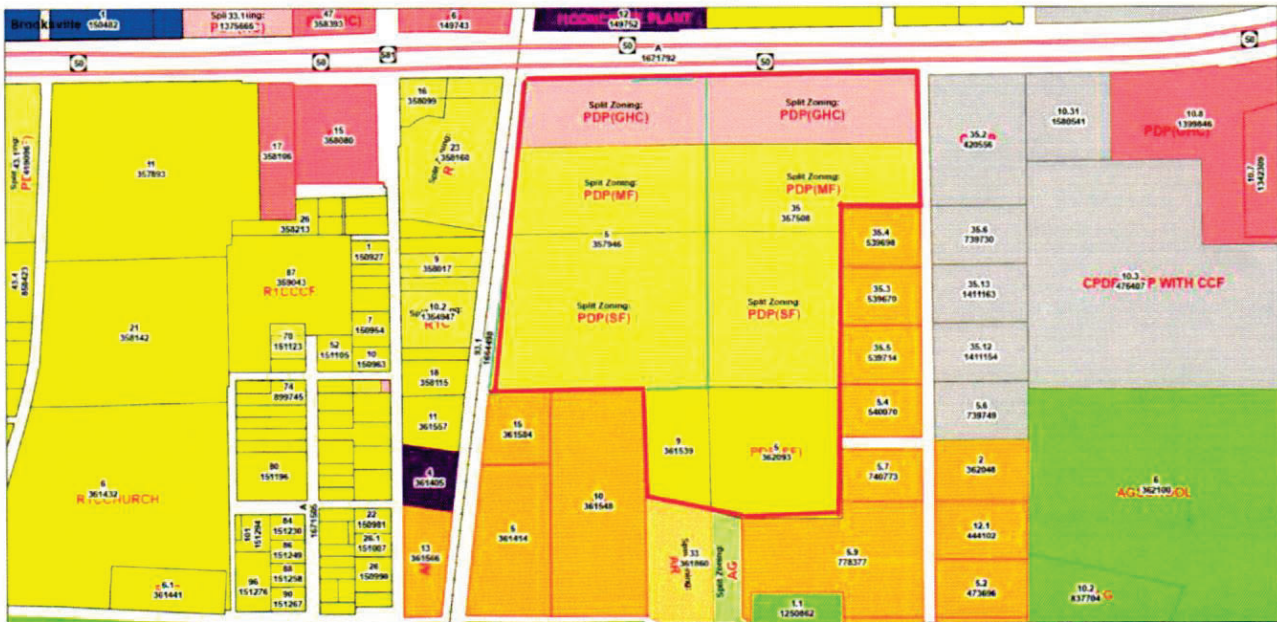


Hennepin County, Est. HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder
Hennepin County, Est. HERE, Garmin, INCREMENT P, USGS, EPA, USDA

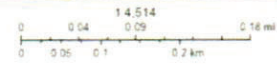
Figure 2. CONE AND GRAHAM, INC. (Key no. 357946, 357508, 362093, 361539), Future Land Use Map

ArcGIS Web Map



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- Parcels
- Parcels (Labels)
- Parcel Lines
- Easement
- Historic
- Split Zoning
- Agricultural
- Agricultural Residential
- Commercial
- Residential
- Zoning
- Null-
- Agricultural
- Agricultural Residential
- Commercial
- City
- Planned Development
- Industrial
- Residential
- Background
- Rail Road
- Major Roads
- Primary US and State Highway
- County Names
- City Boundaries



Hennepin County, Est. HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder
Hennepin County, Est. HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Figure 3. CONE AND GRAHAM, INC. (Key no. 357946, 357508, 362093, 361539) Current Zoning Map

As shown on Figures 2 & 3 above, the present land designations on the property are as follows:

Comprehensive Plan Future Land Use Map- The entirety of the property is designated Residential on the Future Land Use Map.

Zoning- The subject property has split zoning. The current zoning designation is PDP(GHC) to the north, PDP(MF) near the center, and PDP(SF) to the south.

The following table identifies adjacent zoning classification and the designation in the comprehensive plan’s future land use map.

	<u>Property Description</u>	<u>ZONING</u>	<u>FLU</u>
North	SR 50/Warehouse/Vacant	Industrial/Residential	Planned Development
South	Single-Family	Agricultural-Res/ Residential	Residential
East	Vacant/Single-Family	PDP/ Agricultural-Residential	Residential
West	Railroad/Residential	Residential	Residential/Commercial

Subject Site

At present, the subject consists of undeveloped woodlands and wetlands and is situated amongst a mix of low-density residential areas, railroad tracks and Cortez Boulevard.

Request

The applicant is requesting a Combined Planned Development Project with PDP General Commercial and PDP Multi-Family designation with the intent of developing up to 300 townhomes and a commercial parcel along SR 50. The property is already zoned for PDP(MF), PDP(SF), and PDP(GHC), however, the applicant only intends to develop townhomes and a commercial parcel.

The Project

The applicant’s intention is to develop a townhome community close to the abundance of retail, office, employment and services available in the Brooksville area. The townhomes will generally consist of a mixture of four and six unit clusters, lying a significant distance back from SR 50 to provide for visual and noise abatement. The project will have an abundance of open space and passive recreation opportunities, since the subject property has several natural features (floodplain, wetlands) and the applicant is proposing a significant vegetative buffer surrounding the project.

The location of the project is ideal for multi-family residential. It is within the Residential future land use designation, and is already zoned for both multi-family and commercial use. The property has a significant amount of frontage along SR 50, providing ample space for safe access and entrance road configuration. With many services and attractions in area, much of the community’s traffic will stay local and not markedly impact other area highways. The project will provide another reasonably priced housing option for those families wanting to stay close to the County’s historic center. The location of the commercial parcel is distant from the housing, with natural features creating a buffer.

Three (3) potential access points to the project are possible. The proposed project entrance has been located at a point on SR 50 that would minimize any impact to the property’s natural features. A tree-lined collector roadway would provide scenic, safe and efficient access to all the residential areas on site. A separate right-turn only access will likely be required

for the commercial parcel, since wetlands lie between the project entrance and the commercial parcel. If needed, a third access directly to Oxley Road could provide another means of access, whether emergency or full. With the location of the wetlands and the property's adjacency to the railroad track, a frontage road across the property would not be practical.

Both active and passive recreation will be incorporated into the project design. The active recreation center will likely be located in close proximity to the property's natural features so that residents will also be able to easily incorporate passive recreation options. The active recreation area will be a significant distance from neighboring rural residential to eliminate possible disturbance. Passive recreation, including trails and picnic opportunities, will be interspersed within the area of natural features. While a conceptual location has been provided for the recreation, final decisions will be made during preliminary engineering design.

With the site topography showing natural drainage toward the northeastern portion of the property, the project's stormwater retention system will almost certainly be designed to incorporate the wetlands and floodplain, with all appropriate protections provided to those natural features. The drainage retention areas will likely be designed to provide additional opportunities for passive recreation. The project will be served by the City of Brooksville's potable water and wastewater treatment system which has infrastructure along SR 50. The developer will provide project phasing information to the Hernando County School System during the conditional platting process to allow them to evaluate area school capacity.

Setbacks and Buffers

Perimeter Setbacks:

North: (SR 50) 125' for residential; 75' for commercial parcel (Deviation from 125')

South: 35'

East: 35'

West: (Railroad) 25'

Internal Townhome Cluster Building Setbacks:

Front: 25'

Rear: 15' (Deviation from 20')

Side: 0'/7.5' (Deviation from 10') 15' between buildings

Buffers: where depicted on the proposed Master Plan

North: (Cortez Blvd) 20' landscaped buffer (except where adjacent to wetland)

South: 25' vegetative buffer 80% opacity

East: 25' vegetative buffer 80% opacity where adjacent to rural residential

West: (Railroad) 10' Natural Vegetative Buffer

Minimum Townhome Lot Size: 2,000 SF

Maximum Building Height: 35'

Draft of Protective Covenants

Protective covenants will be developed during the conditional platting process and a homeowners association created to maintain common tracts, recreation, and drainage.

Development Schedule

Development of the property is anticipated to start in 2024.

Proposed Public Improvements

Access improvement required by FDOT along SR 50 and utility connections to the City of Brooksville potable water and sewer mains.

Adequate Access

The subject site has sufficient frontage along SR 50, to allow for efficient access to the entrance drive and commercial parcel. SR 50 is a four (4) lane arterial roadway that bisects the county and provides direct access to all major N-S arterials (I-75, US 41, US 19, Mariner Blvd. and the Suncoast Parkway) and the many employment, retail, office, personal services and recreational features Hernando County offers. The commercial lot will have one access point located along SR 50, a right turn entrance/exit. The residential entrance will be a tree lined boulevard serving all the townhome clusters. A traffic study, prepared during the conditional platting process, will define the SR 50 access configuration needed and provide the County Engineer and FDOT will the information required to review and issue any permits required. There is a second potential access point for the residential portion, along Oxley Rd which could be for emergency use only. The tree lined boulevard located on site will allow easy access to each entrance.

Topography

As shown in figure 4, site topography ranges from approximately 110' in the northeastern portion of the property to 140' in the southern portion of the property.

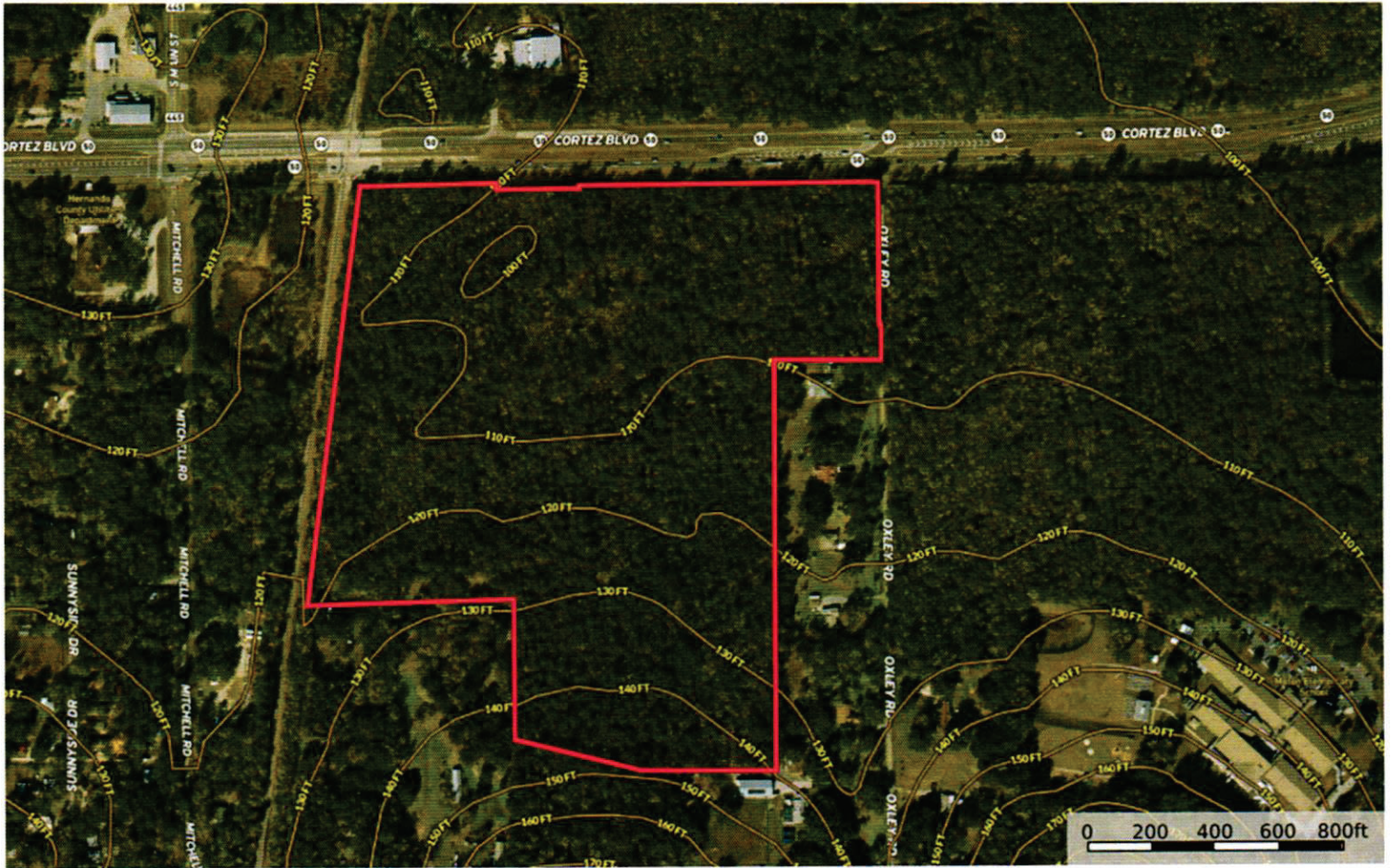


Figure 4 CONE AND GRAHAM, INC. (Key no. 357946, 357508, 362093, 361539)., Topography Map

Floodplain

The subject property is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0192D, effective date of February 2, 2012. As depicted on figure 5, the map shows a portion of the property to the north is located within the 100-year floodplain and is designated AE.



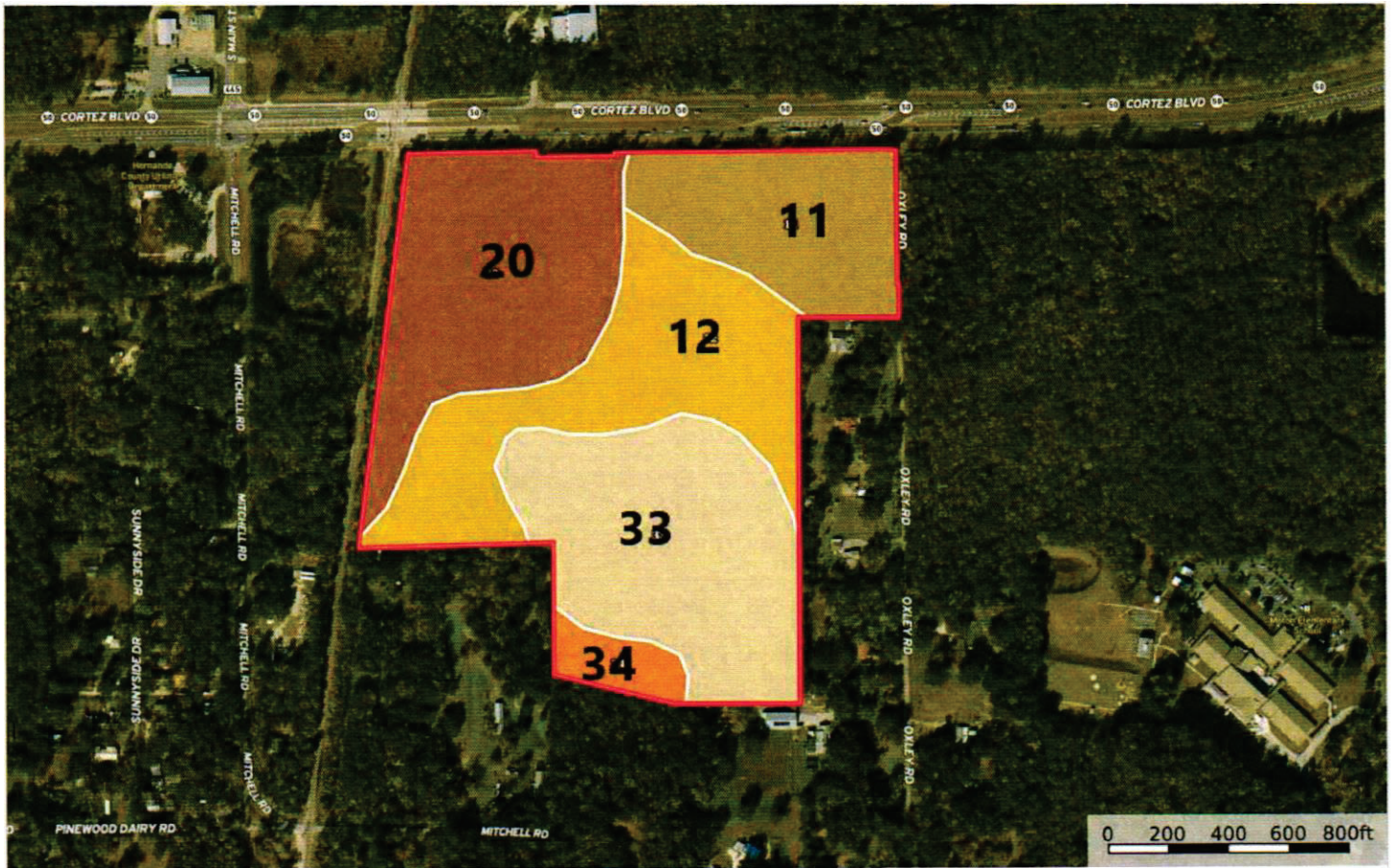
Figure 5. CONE AND GRAHAM, INC. (Key no. 357946, 357508, 362093, 361539) Floodplain Map

Drainage

As shown on the proposed Master Plan, the applicant intends to work with the existing topography to incorporate floodplain and wetland areas into the stormwater treatment and retention system. The system will provide all protection required of the wetlands, including a 25' upland buffer around each wetland. The stormwater management system design will be provided to the County Engineer and the Southwest Florida Water Management District for appropriate permitting. The applicant intends to include passive recreation opportunities where feasible.

Soils

Five (5) soils were identified on the subject site. Micanopy loamy fine sand 0 to 2% slopes, Flemington fine sandy loam, Blichton loamy fine sand 0 to 2% slopes, Blichton loamy fine sand 2 to 5% slopes, and Micanopy loamy fine sand 2 to 5% slopes. Development will occur primarily in the Micanopy and Blichton soils, which are in the higher elevations.



23108 Cone and Graham

SOIL CODE	SOIL DESCRIPTION	ACRES
33	Micanopy loamy fine sand, 0 to 2 percent slopes	15.51
20	Flemington fine sandy loam, 0 to 2 percent slopes	14.38
12	Blichton loamy fine sand, 2 to 5 percent slopes	14.18
11	Blichton loamy fine sand, 0 to 2 percent slopes	8.88
34	Micanopy loamy fine sand, 2 to 5 percent slopes	1.84
TOTALS		54.79(*)

Figure 6. CONE AND GRAHAM, INC. (Key no. 357946, 357508, 362093, 361539) Soils Map

Site Environmental

- The subject site is a mix of undeveloped woodlands and wetlands.
- Shrubby/forested wetlands and meandering creek flow ways are present on the subject property. Wetland delineation, in accordance with the state wetland delineation regulations will be required prior to project design.
- The potential for occurrence of protected species within the project limits is moderate and no state or federally listed species were detected within the project property during the listed species survey.
- Larger diameter trees greater than 18-inch DBH were detected on the subject property.

Utilities

The subject site is located within the Brooksville Utilities First Right to Serve Area and the City has both potable water and sewer lines along SR 50. Coordination with the City of Brooksville Utilities will be required at time of conditional platting.

Recreation:

The subject site is located approximately .86 miles from Kennedy Park, a park that has picnic tables, a playground, basketball court, and walking path. The subject site is also located 1.46 miles away from Hernando Park and has a large range of amenities including a stage, pickleball, tennis, shuffleboard and playgrounds. As shown on the proposed Master Plan, there will be recreation and open space located next to the wetlands.

Schools:

The subject property is located within the school service boundaries of Moton Elementary School, Parrott Middle School, and Hernando High School. A certificate of Concurrency will be obtained from the Hernando County School District demonstrating adequate capacity at the time of conditional platting. The developer will provide project phasing information to the Hernando County School System during the conditional platting process to allow them to evaluate area school capacity.

Deviations:

Perimeter Setbacks:

North: (SR 50) Where Commercial: 75' (Deviation from 125') - Since the parcel width decreases rapidly and a frontage road is not practical, the proposed reduction in the setback is justifiable.

Internal Building Setbacks: These are attached multifamily products (not single-family lots) and the deviations requested below are standard for townhome developments.

Side: 0'; 7.5' (Deviation from 10') 15' between buildings

Rear: 15' (Deviation from 20')