

HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)



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: 04/3/2023

File No. CPAM-23-01 Official Date Stamp:

Received

APR 04 2023

Planning Department  
Hernando County, Florida

APPLICANT NAME: Glen Lakes Commons, LLC

Address: 13904 N Boulevard

City: Tampa

State: FL

Zip: 33613

Phone:

Email: bob@sitetokey.com

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

REPRESENTATIVE/CONTACT NAME: Don Lacey, Coastal Engineering Associates, Inc.

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34613

Phone: (352)848-3425

Email: Dlacey@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): 00340214, 01353635
2. SECTION 30, TOWNSHIP 22, RANGE 18
3. Size of area covered by application: 6.9
4. Future Land Use Map Classification (if applicable): Residential
5. Desired Map Classification: Commercial
6. Desired Text Amendment:
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, Bob Gomez, 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): Glen Lakes Commons, LLC, Bob Gomez and (representative, if applicable): Don Lacey, Coastal Engineering Associates, Inc. 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 4th day of April, 2023, by Glen Lakes Commons, LLC Bob Gomez who is personally known to me or produced as identification.

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 6/2/17

Notary Seal/Stamp

**GLEN LAKES COMMONS – RUCKER PARCELS**  
**PARCEL KEY #s 340214 & 1353635**  
**COMPREHENSIVE PLAN AMENDMENT NARRATIVE**  
(Revised 2/23/2024 – changes underlined)

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**GENERAL**

The subject property, consisting of approximately 6.9 acres, is located west of US 19/Commercial Way north and south of Grizzley Bear Lane in Section 24, Township 22 South, Range 17 East, Hernando County, Florida. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key Nos. 340214 & 1353635. Refer to Figure 1 for the project Aerial Location Map.



**Figure 1. Rucker Property – Key No. 340214 & 1353635 Aerial Location Map**

The property is located in a Residential future land use (FLU) designation as found on the Hernando County Comprehensive Plan FLU Map. Refer to Figure 2 for the project area FLU Map. The property is currently zoned Agricultural. Refer to figure 3 for the current zoning map.

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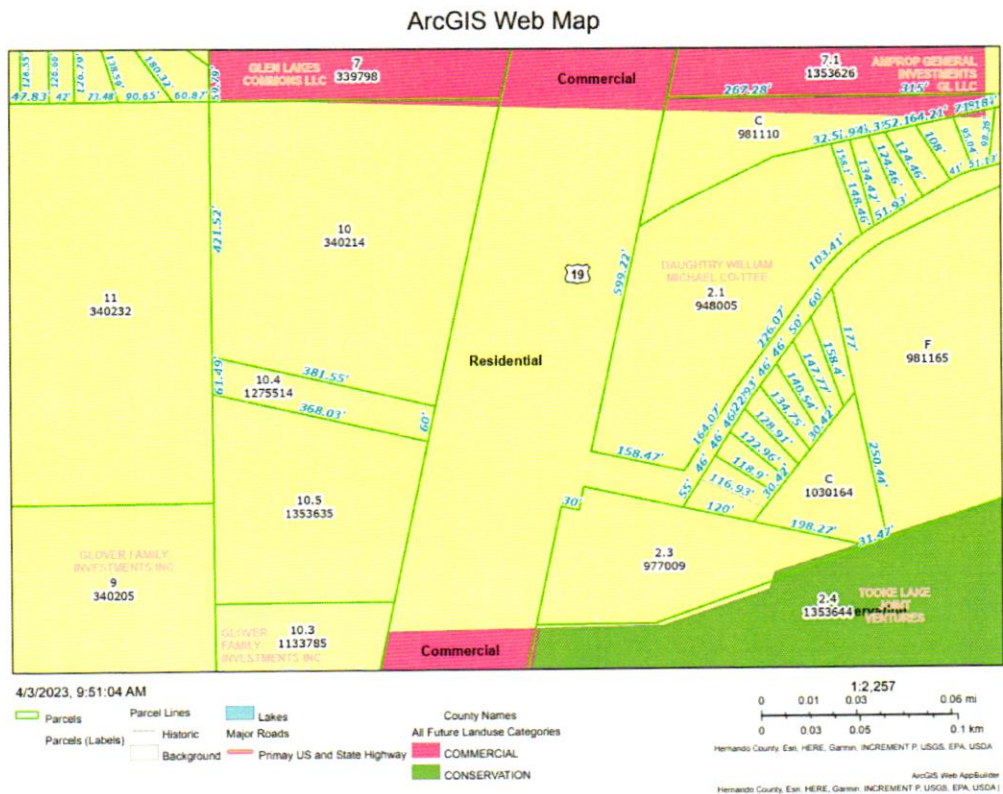


Figure 2. Rucker Property – Key No. 340214 & 1353635 FLU Map

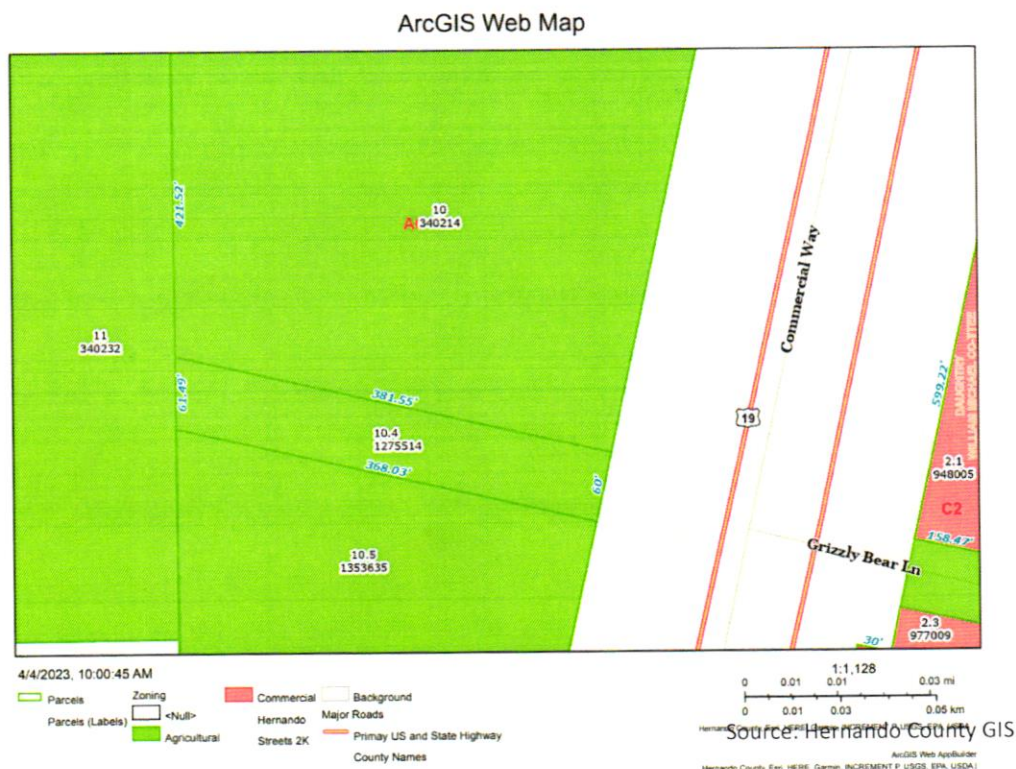


Figure 3. Rucker Property – Key No. 340214 & 1353635 Current Zoning Map

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Current Comp Plan designations surrounding the subject parcel includes:

North: Commercial  
South: Residential  
East: US 19/Commercial Way  
West: Residential

## APPLICANT'S REQUEST

The applicant is requesting a "Small Scale" Comp Plan map amendment to designate the property as Commercial on the Hernando County Future Land Use Map. Justification for the request includes:

- Frontage on Commercial Way, a major US Highway (US 19)
- Potential location at a full median cut (Grizzley Bear Lane)
- Commercial Comp Plan designation and zoning directly to the north
- Other commercial zonings and land uses along US 19 in the vicinity
- Available reverse frontage road (under design) at the northern boundary of the subject property
- Direct access to the nearby Glen Lakes community via the reverse frontage road
- Can be considered part of the Commercial Node to the North

Source: Hernando County GIS

US 19 has excellent level of service in this area. The soils on site consist primarily of Candler fine sands, which drain very well and are conducive to commercial development. Hernando County Utilities (sewer and potable water) are available along US 19.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

### **Hernando County**

**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 subject property is consistent with Strategy 1.04G(1) in that it:

- is located along a major corridor (Commercial Way – US Highway 19)

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- is located at a full median cut on US 19
- is adjacent to existing commercial zoning
- has a reverse frontage road being constructed to its northern boundary as part of the Glen Lakes Commons commercial development

**Strategy 1.04G(4):** *Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.*

The subject property is consistent with Strategy 1.04G(4) in that it:

- will provide for the extension of the County's frontage road network, connecting the subject property to the Glen Lakes community and major commercial centers to the north
- will maintain the function of the adjacent major arterial (US 19) since it is located at an existing full median cut and will provide a reverse frontage road that will allow direct access to/from the Glen Lakes community, eliminating unnecessary traffic on US 19

**Strategy 1.04G(8):** *When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered: a. the property should be on an arterial or collector road and provide for a frontage road, or cross access; b. the property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use; c. the depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area; d. the traffic impacts of additional commercial development on the affected roadways; e. the suitability of the property for commercial development while meeting all applicable environmental and site plan requirements; f. the property does not create new strip commercial areas; g. the proposed use is compatible with adjacent and surrounding land uses.*

The subject property is consistent with Strategy 1.04G(8) in that it:

- is on an arterial road (US 19) and will incorporate a reverse frontage road
- lies adjacent to a commercially zoned property and in close proximity to commercial uses on the same side of the road
- has the same depth along US 19 as the commercial property to the north
- will not unduly add to traffic impacts on US 19 since it is located at a full median cut and has direct access to the major community in the area (Glen Lakes)

- consists of soils conducive to commercial development (Candler sand soils) and contains no wetlands

## ***Tampa Bay Area Regional Planning Council – Strategic Regional Policy Plan***

### **Access**

*5.1: Support the reduction of curb cuts and other direct accesses onto major roadways.*

*5.2: Promote the use of cross-access easements or other such methods, as appropriate.*

*5.3: Promote the provision of transportation and access accommodations for the transportation disadvantaged and physically challenged to local cultural resources, facilities, and special events.*

The subject property is consistent with Access Strategies 5.1, 5.2 & 5.3 in that it:

- has direct access to a major roadway (US 19) at an existing median cut
- will incorporate a reverse frontage road for cross-access to the commercial and residential development to the north
- will incorporate sidewalks and a potential bus route as part of the reverse frontage road

## **PRELIMINARY ENGINEERING REPORT**

### **Topography & Drainage**

The property consists of elevations ranging from 24' mean sea level (MSL) in the southwest to 42' MSL in the northwest. A common drainage retention area will be constructed along the southern and southeastern boundaries of the two property.

### **Floodplain**

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0166D, effective date of February 2, 2012. According to the FIRM panel, 12053C0166D of Zone X is located on the Parcel Key # **339798 & 1150195**. The remainder of the overall property is within Zone X (areas outside the 0.2% annual chance floodplain). Zone X is a special flood hazard area subject to minimal flood hazard with base flood elevations determined. Refer to Figure 4 for the project FEMA Floodplain Map.

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SOIL CODE	SOIL DESCRIPTION
14	Candler fine sand, 0 to 5 percent slopes
49	Tavares fine sand, 0 to 5 percent slopes
TOTALS	

Figure 5. Rucker Property – Key No. 340214 & 1353635 FEMA Soil Map

## Environmental

The following are the results of the environmental site visit.

- Tree species consist of sand pine scrub live oak, and cherry laurel trees.
- Groundcover consists of wiregrass, pine straw, and leaf litter.
- Gopher tortoise burrows are present. No other state or federally listed species were detected.
- No wetlands or other surface waters are present.
- No evidence of karst features on this parcel

## ADEQUATE ACCESS

The project Parcel Key # 1353635 will be accessed directly from US 19 at a location sufficiently south of the existing full median cut at Grizzley Bear Lane. A reverse frontage road will be required to the north,

which will provide access to all other parcels within Glen Lakes Commons, including those previously approved to the north (H 2264). The reverse frontage road will allow Glen Lakes residents to directly access all parcels within the expanded Glen Lakes Commons. US 19/Commercial Way has excellent level of service in this area.

#### **SEWER AND WATER/FIRE PROTECTION**

The property is within the Hernando County Utility Department (HCUD) service area. Potable water and sanitary sewer are both available.

#### **PREVIOUS DEVELOPMENT APPROVALS:**

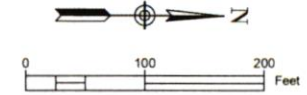
None

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**RUCKER PARCEL  
ZONING MASTER PLAN**

DRAWING BOARD UNLESS  
SIGNED, DATED & SEALED BY  
REGISTERED PROFESSIONAL.

FILE NO. 100-441177

**Coastal**  
engineering associates, inc.

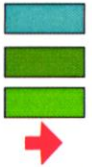
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SHEET  
1  
22054

LEGEND



DRAINAGE RETENTION AREA  
(CONCEPTUAL)

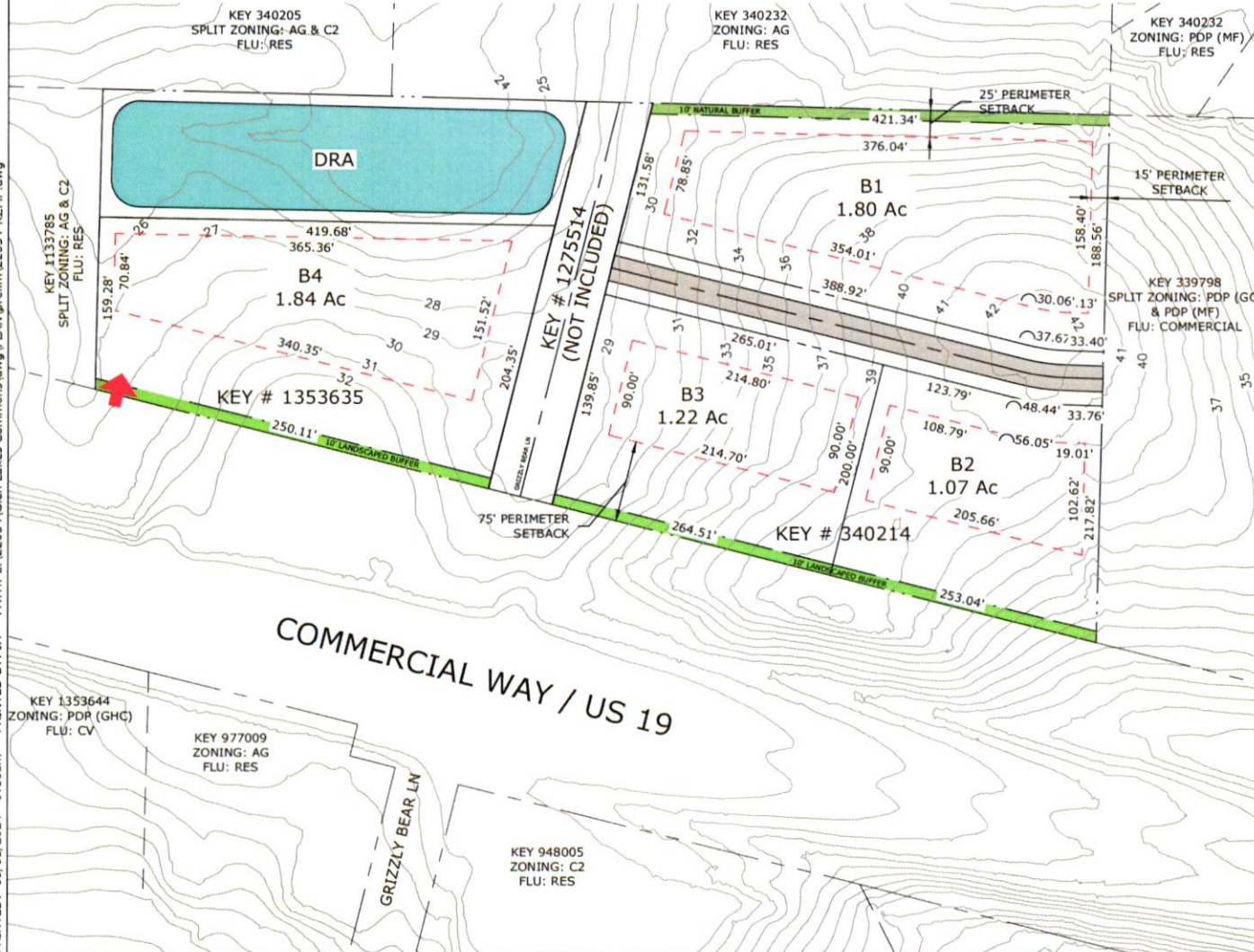
## VEGETATIVE BUFFERS

LANDSCAPE BUFFERS

## ACCESS POINTS

## LAND USE TABLE

LAND USE	ACRES	MAXIMUM SF
COMMERCIAL & ROADS	5.9	115,000
DRAINAGE, BUFFERS, AND OPEN SPACE	1.0	N/A
TOTAL AREA	±6.9	



### SITE DATA



**OWNER:** GLEN LAKES COMMONS, LLC  
**APPLICANT:** GLEN LAKES COMMONS, LLC  
**PARCEL KEY NO:** 340214 & 1353635  
**SECTION/TOWNSHIP/RANGE:** 24/22S/18E  
**CURRENT ZONING:** AG  
**PROPOSED ZONING:** PDP(GC) W/ C-2 USES  
**AREA = +/-:** 6.9 ACRES  
**PROPOSED No. OF LOTS =** 4

MAXIMUM BUILDING HEIGHT= 45'

**PERIMETER BUILDING SETBACKS:**

FRONT: 75' FROM US-19 (DEVIATION FROM 125')  
SIDES: 5'  
REAR: 25'

**INTERNAL BUILDING SETBACKS:**

FRONT: 35  
SIDES: 10  
REAR: 35

**BUFFERS:**

A 10' NATURAL VEGETATION BUFFER TRACT WILL BE PROVIDED ALONG THE WESTERN BOUNDARY NORTH OF THE FRONTAGE ROAD. THE BUFFER WILL NOT BE PROVIDED WHERE DRAINAGE RETENTION AREAS WILL BE CONSTRUCTED. ALL OTHER BUFFERS WILL ADHERE TO COUNTY STANDARDS.

**FEMA FLOODPLAIN:**

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0166D, EFFECTIVE DATE OF 2/1/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.

**GENERAL NOTES:**

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.