

# HERNANDO COUNTY ZONING AMENDMENT PETITION



## Application to Change a Zoning Classification

### Application request (check one):

- Rezoning  Standard  PDP
- Master Plan  New  Revised
- PSFOD  Communication Tower  Other

**PRINT OR TYPE ALL INFORMATION**

Date: 1 November 2022

File No. H-22-83 Official Date Stamp:  
**Received**  
 NOV 4 2022  
 Planning Department  
 Hernando County, Florida

**APPLICANT NAME:** Maya Motels Inc

Address: 1610 SE Paradise Circle  
 City: Crystal River State: Florida Zip: 34429  
 Phone: 352 422 4763 Email: mXP1952@hotmail.com  
 Property owner's name: (if not the applicant) Mr. Max Patel, Operations Manager / PAROSH DESAI

**REPRESENTATIVE/CONTACT NAME:**

Company Name: Civil Coastal Engineering, Inc  
 Address: PO Box 640534  
 City: Beverly Hills State: Florida Zip: 34464  
 Phone: 352 302 4354 Email: wwalker@civilcoastal.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1703847
2. SECTION 01, TOWNSHIP 23, RANGE 17
3. Current zoning classification: C-1
4. Desired zoning classification: PDP / C-1
5. Size of area covered by application: Parcel Area 4.29 AC - Proposed PDP area 2.68 AC
6. Highway and street boundaries: Parcel fronts on Cortez Blvd
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, PAROSH DESAI, 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):

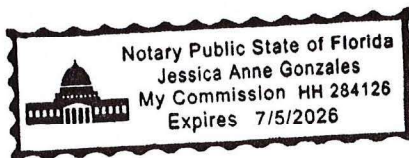
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): MAX PATEL + PAROSH DESAI and (representative, if applicable): WALKER WALKER, LLC to submit an application for the described property.

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

### STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4 day of November, 20 22, by Parosh Desai who is personally known to me or produced \_\_\_\_\_ as identification.

Jessica Anne Gonzales  
 Signature of Notary Public



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

Notary Seal/Stamp

NOV 4 2022

**Hernando County Zoning Amendment Petition**  
**Narrative Description for Proposed Development of Parcel 1703847**  
**Owner: Maya Motels, Inc**

Planning Department  
Hernando County, Florida

**Summary:** Maya Motels is proposing to construct two 4-story apartment buildings with 32 units each on the subject property. The apartment complex will contain a mix of 1 and 2 bedroom apartments, associated amenities, and parking. The projects is proposed in two phases with a 32 unit building being built in each phase. Please see the attached concept site plan which shows the proposed project layout and phasing.

**1. Proposal**

- a. Proposed land use and their specific acreage: Currently the property is zoned C-1. To construct the apartments on this property Hernando County is requiring a PDP be submitted for the 2.68 AC that is proposed for the apartment buildings. The remaining 1.61 AC of the 4.29 AC parcel is proposed to retain it's current zoning of C-1 Commercial.
- b. Proposed density level of residential uses: Phase one will result in a residential density of  $32/2.68 = 11.9$  units per acre. At the completion of phase two this density will be  $64/2.68 = 23.9$  units per acre.
- c. Proposed square footage of development and building height(s): Each of the proposed buildings will occupy a footprint of 11,292.56 sf with a total floor area of 39,397.24 sf. The buildings are proposed as 4 stories each with a maximum height of ancillary support equipment and appurtenances not to exceed 50 feet in height above finish grade.
- d. Proposed deviations from code: The code requires a PDP be established for each apartment complex. As such there are no deviations to propose.

**2. Site Characteristics**

- a. Site size(acres): Total site is 4.29 AC, with the project area consisting of 2.68 AC, with the remaining 1.61 AC to retain it's existing zoning of C-1. The proposed multifamily will provide a nice transition for the single family to the North and the existing commercial property to the South of the proposed project.
- b. Existing land use is C-1 Vacant. Properties to the North – R1C, South – C1, East – C1, West – C1.
- c. Known activities or uses on-site: The proposed project sits on a parcel that was originally permitted with a second phase to the Quality Inn which is located immediately to the South of this proposed development. Currently the property is vacant.

**3. Environmental Conditions**

- a. Flood Zone: The property is located in Flood Zone (X)
- b. Drainage Features: Currently there is a large DRA that was constructed as part of the originally planned build out for the property. With approval of this Zoning change a modification to the existing drainage permit will be executed with SWFWD to relocate this DRA to the position shown on the attached site plan. This DRA will be sized to

handle the drainage for his project and the future commercial site proposed adjacent to Cortez Boulevard.

- c. Water Features: None
- d. Habitats: None, if Gopher Tortoises are encountered during the construction they will be properly relocated as required by law.
- e. Conditions and impacts on Natural Features: None

#### **4. Site Plan Discussion in the Narrative**

- a. A description of the concept of the development plan: Please see summary above.
- b. Proposed buffer sizes and separation widths between proposed land uses: A 15 foot landscape buffer is proposed on the North Boundary adjacent to the Residential Parcel. This buffer also proposes to install a 6' privacy fence along the Norther border of the property and retain all the large trees currently located in this area in addition to installing the landscape required by Hernando County per their LDC. All remaining Landscape Buffers are proposed at 10' with LDC required landscaping.
- c. Proposed Setbacks: a 90' building setback is proposed from the Residential property to the North. A 25' building setback is proposed adjacent to the commercial property to the East, a 24' building setback is proposed adjacent to the commercial property to the South. As the proposed buildings face the center of the parcel this equates to a 90' and 24' side setback and a 25' rear setback with respect to the buildings. The parking has been located to the rear of the parcel to maintain the Residential Protection Standards for buildings that are proposed at higher then 20'. An administrative variance of 10' will be requested to obtain the 90' setback.
- d. Impacts and Improvements to infrastructure: None required.
- e. Proposed uses within pods: N/A

#### **5. Impacts to Public Facilities**

- a. Discussion on impacts on infrastructure: With the reduction of the previously approved motel size, and the relatively small size of this development there are no adverse impacts on public facilities to note.
- b. Discussion on improvements proposed: Extensions to the water and sewer systems to include fire suppression will be provided as part of this development.

#### **6. Water and Sewer Services**

In our pre-application meeting with the County, water and sewer capacity for this project have been confirmed. It is understood that improvements to water and sewer systems will be designed and constructed to County standards and dedicated to the County as required once the construction is complete and accepted by the County.

#### **7. Senior, Age-Restricted or Affordable Housing**

This project is not proposed as an age restricted or affordable housing project.