

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: 6/23/2023

File No. _____ Official Date Stamp: _____

H-23-59

Received

AUG 10 2023

APPLICANT NAME: GTC LLLP Planning Department
Hernando County, Florida

Address: 6915 STATE ROAD 54

City: NEW PORT RICHEY State: FL Zip: 34653-6023

Phone: _____ Email: _____

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

REPRESENTATIVE/CONTACT NAME: Isabelle Albert, AICP

Company Name: Half

Address: 1000 N Ashley Drive, Ste 900

City: Tampa State: FL Zip: 33602

Phone: (813) 331-0976 Email: ialbert@half.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 01747024
2. SECTION 29, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP(MF)
4. Desired zoning classification: PDP(SU) and PDP(GC)
5. Size of area covered by application: 6.9 acres
6. Highway and street boundaries: _____
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, Gary Blackwell, GTC LLLP, 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):

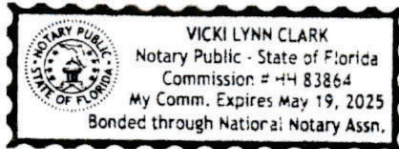
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): Isabelle Albert, AICP, Half to submit an application for the described property.

Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 26th day of June, 2023, by Gary Blackwell II who is personally known to me or produced _____ as identification.

Signature of Notary Public



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

Notary Seal/Stamp

ZONING AMENDMENT REQUEST

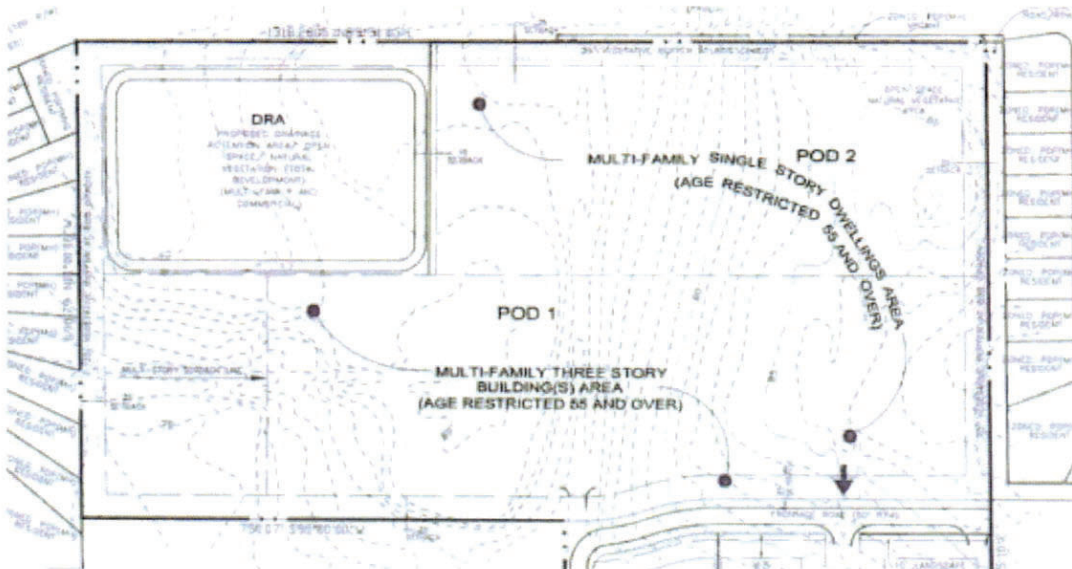
52

PARCEL KEY: 01747024

The 6.9 vacant site is located approximately 500-feet west of Highline Drive and 550' north of Cortez Boulevard, in Hernando County.

The request is to amend the zoning designation from PDP(MF) to PDP(SU) and PDP(CG). The purpose of both designation is to duplicate the proposed land use amendment designation application, which is filed concurrently with this request. The request is for maintaining natural vegetation along the western boundary in line with the existing vegetative buffer to the north and for a one-story mini-warehouse use within a 97,350 square foot building.

The approved PDP(MF) is approved for a 3-story multi family and a 1-story multi family development on the north side where currently the storm water pond is located. Although the performance condition #4 states a 35-foot setback to the west, the Vista Park Record Plat depicts a 300-foot multi family setback from the west for the 3-story structure.

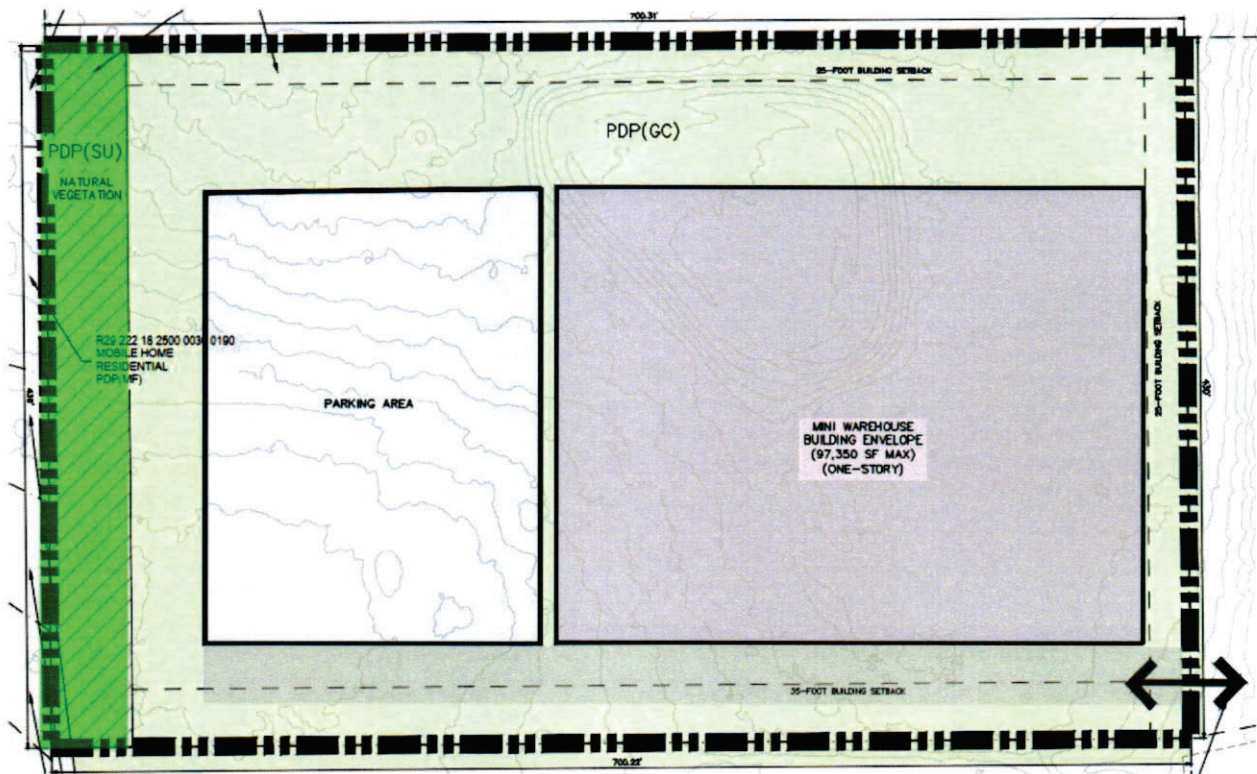


As shown on the site plan on the next page, the 50-foot wide strip has a comprehensive plan designation of RESIDENTIAL and is proposed for PDP(SU) rezoning to allow natural vegetation, NO DEVELOPMENT/IMPROVEMENTS. The intent is to maintain the natural 50' wide landscape buffer as shown in the attached plat as well as continuing that buffer onto the subject site. This buffer is in excess of code requirements and in harmony with existing vegetation to the north. The remainder of the site is proposed for PDP(CG) to allow only one use, a one-story 97,350 square foot mini-warehouse.

The current proposal goal is to mirror the approved development while minimizing compatibility concerns. The PDP(SU) portion is +/- 21,500 square feet (50' X 430') and the remainder of the site is +/- 279,500 square feet for commercial use. At 0.35 FAR, the maximum allowable square footage is 97,825 square feet. The requested 97,350 square feet is below the maximum. The building is located on the east side of the site with the parking area to the west and drive aisles to the south.



1000 N. Ashley Drive, Suite 900, Tampa, FL 33602 | halff.com



The site is currently vacant, access is from the east, and the site will be served by public water and sewer. Stormwater is the north of the site as shown below. There will be no impact to Public Facilities.

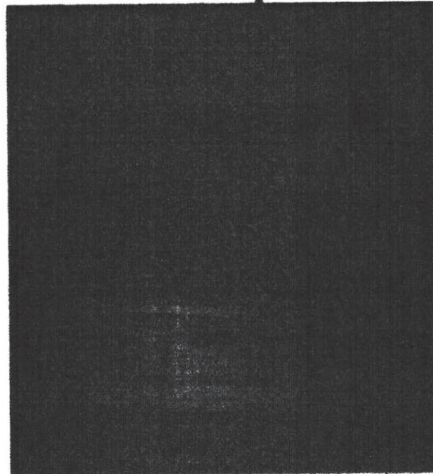


The combination of the enhanced buffer to the west, the reduced 3-story to 1-story reduces compatibility concerns with the single family to the west and east.

VISTA PARK

PLAT BOOK 41
PAGE 16

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

DESCRIPTION

STATE OF FLORIDA
COUNTY OF HERNANDO
A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION CORNER OF LOT 26, BLOCK 8, HIGH POINT MOBILE HOME SUBDIVISION, UNIT ONE, AS RECORDED IN PLAT BOOK 36, PAGES 59 AND 304, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 29, 1 89°40'14" E A DISTANCE OF 1328.35 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, THENCE ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 29, 1 89°40'14" E A DISTANCE OF 765.38 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, THENCE ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 29, 1 89°40'14" E A DISTANCE OF 765.38 FEET TO A POINT ON THE SOUTHWEST BOUNDARY OF LOT 26, BLOCK 8, OF SAID HIGH POINT MOBILE HOME SUBDIVISION, THENCE N 89°40'14" E A DISTANCE OF 765.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.2 ACRES, MORE OR LESS

DEDICATION AND EASEMENT REFERENCE

GARY L. BLACKWELL, DOES HEREBY STATE AND DECLARE THAT HE IS THE OWNER OF ALL THE LANDS REFERRED TO AS "VISTA PARK", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND FURTHER MAKES THE FOLLOWING DEDICATIONS FOR THE PURPOSES DESCRIBED BELOW:

TRACT A, AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO HERNANDO COUNTY FOR THE PURPOSE OF PROVIDING ACCESS AND THE MAINTENANCE OF THE ROADS, STREETS AND RIGHTS OF WAY PROVIDING ACCESS AND FOR THE MAINTENANCE AND REPAIR OF WATER AND SANITARY SEWER SERVICES. THE VISTA PARK PROPERTY OWNERS ASSOCIATION, INC. ("ASSOCIATION") SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF ALL DRAINAGE FACILITIES WITHIN TRACT A. THE OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS OR ASSIGNS, THE TITLE TO ANY SUCH IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO HERNANDO COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

TRACT B, AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE VISTA PARK PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE AND REPAIR OF A DRAINAGE RETENTION AREA AND RELATED DRAINAGE FACILITIES.

TRACT C, AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE VISTA PARK PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF ACCESS AND UTILITIES, AND SHALL BE MAINTAINED BY THE "ASSOCIATION".

ALL AREAS SHOWN ON THE PLAT AS "DRAINAGE EASEMENTS", ARE HEREBY DEDICATED TO THE "ASSOCIATION" AS PRIVATE, PERPETUAL EASEMENTS FOR THE BENEFIT OF THE ASSOCIATION AND LOT OWNERS. SUCH "DRAINAGE EASEMENT" AREAS AND THE DRAINAGE FACILITIES LYING WITHIN, SHALL BE MAINTAINED BY THE "ASSOCIATION".

ALL AREAS SHOWN ON THE PLAT AS "SIGN EASEMENTS", ARE HEREBY DEDICATED TO THE "ASSOCIATION" AS PRIVATE, PERPETUAL EASEMENTS FOR THE BENEFIT OF THE ASSOCIATION AND LOT OWNERS. SUCH "SIGN EASEMENT" AREA SHALL BE MAINTAINED BY THE ASSOCIATION.

ALL AREAS SHOWN ON THE PLAT AS "UTILITY EASEMENTS", ARE HEREBY DEDICATED TO THE "ASSOCIATION" AS PRIVATE, PERPETUAL EASEMENTS FOR THE BENEFIT OF THE ASSOCIATION AND LOT OWNERS, TOGETHER WITH THE RIGHT OF THE "ASSOCIATION" TO PERMIT THE USE OF SUCH EASEMENTS FOR ELECTRIC, TELEPHONE, NATURAL GAS, CABLE TELEVISION AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES. THE FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION FOR THE PROVIDING OF SERVICES BY ANY UTILITY PROVIDER, NOR CONSTITUTE A PUBLIC DEDICATION OF THE SAME. SUCH "UTILITY EASEMENT" AREAS SHALL BE MAINTAINED BY EACH LOT OWNER AS PART OF ITS LOT. HERNANDO COUNTY SHALL HAVE THE RIGHT TO ENTER, MAINTAIN AND REPAIR ANY SUCH WATER AND/OR SANITARY SEWER FACILITIES THAT LIE WITHIN ANY UTILITY EASEMENT SHOWN ON THIS PLAT.

OWNER

GARY L. BLACKWELL,
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature] Witness
[Signature] Witness
GARY L. BLACKWELL

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF HERNANDO

I HEREBY CERTIFY ON THIS 16th DAY OF September, 2014, BEFORE ME PERSONALLY APPEARED GARY L. BLACKWELL, WHO HAS IDENTIFIED HIMSELF TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

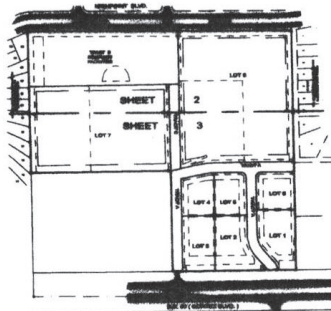
MY COMMISSION EXPIRES: January 30, 2017

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



SURVEYOR NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), WITH THE SOUTH BOUNDARY OF THE SE 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 18 EAST HAVING A BEARING OF N 89°36'12" W
- THERE IS A BLANKET CROSS ACCESS EASEMENT ACROSS ALL COMMERCIAL LOTS (LOTS 1 - 8)
- ALL PERMANENT CONTROL POINTS, LOT CORNERS AND/OR CHANGES OF DIRECTION OF LOT LINES WILL BE SET WITHIN 1 YEAR OF THE RECONSTRUCTION DATE OF THIS PLAT
- DIMENSIONS SHOWN ON EASEMENTS, SETBACKS AND/OR BUFFERS ARE TO BE INTERPRETED TO THE HUNDRETHS OF FEET
- PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT BETWEEN HERNANDO COUNTY AND VISTA PARK PARTNERS, LTD., RECORDED IN O.R. BOOK 3049, PAGE 1028, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA
- PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT BETWEEN HERNANDO COUNTY AND CAROLINE OAKS, LTD., RECORDED IN O.R. BOOK 3050, PAGE 1281, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA



KEY MAP
NOT TO SCALE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
566 CANDELIGHT BLVD.
BROOKVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

RESOLUTION

WHEREAS, THIS PLAT WAS ON THE 23rd DAY OF September, 2014, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION; NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND THAT THE DEDICATION SHOWN HEREON IS HEREBY ACCEPTED BY SAID COMMISSION FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY, AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

[Signature] Deputy Clerk
[Signature] Chairman
CLERK OF THE CIRCUIT COURT BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, ON THIS 29th DAY OF September, 2014 IN PLAT BOOK 41, PAGES 16-18

[Signature] Deputy Clerk
CLERK OF THE CIRCUIT COURT File No 2014051724

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

[Signature]
COUNTY ATTORNEY DATE 9-24-14

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT GARY L. BLACKWELL, IS THE APPARENT RECORD OWNERS OF THE LANDS HEREBY PLATTED; THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA.

THIS IS THE 18TH DAY OF SEPTEMBER, 2014.

[Signature]
JIM DYER, VICE PRESIDENT
FIRST AMERICAN TITLE INSURANCE COMPANY

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER

I, CHRISTOPHER H. KYNDIG HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, FLORIDA STATUTES, AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND AM ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, IS NOT INTENDED TO BE, AND SHOULD NOT BE, CONSTRUED AS, A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

[Signature]
CHRISTOPHER H. KYNDIG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5588
D.C. JOHNSON & ASSOCIATES, INC.
FLORIDA LICENSED BUSINESS NO. 4514

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED; AND THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH ALL THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

SIGNED AND SEALED THIS 19th DAY OF SEPTEMBER, 2014.

[Signature]
MARCUS N. HALL JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 8276

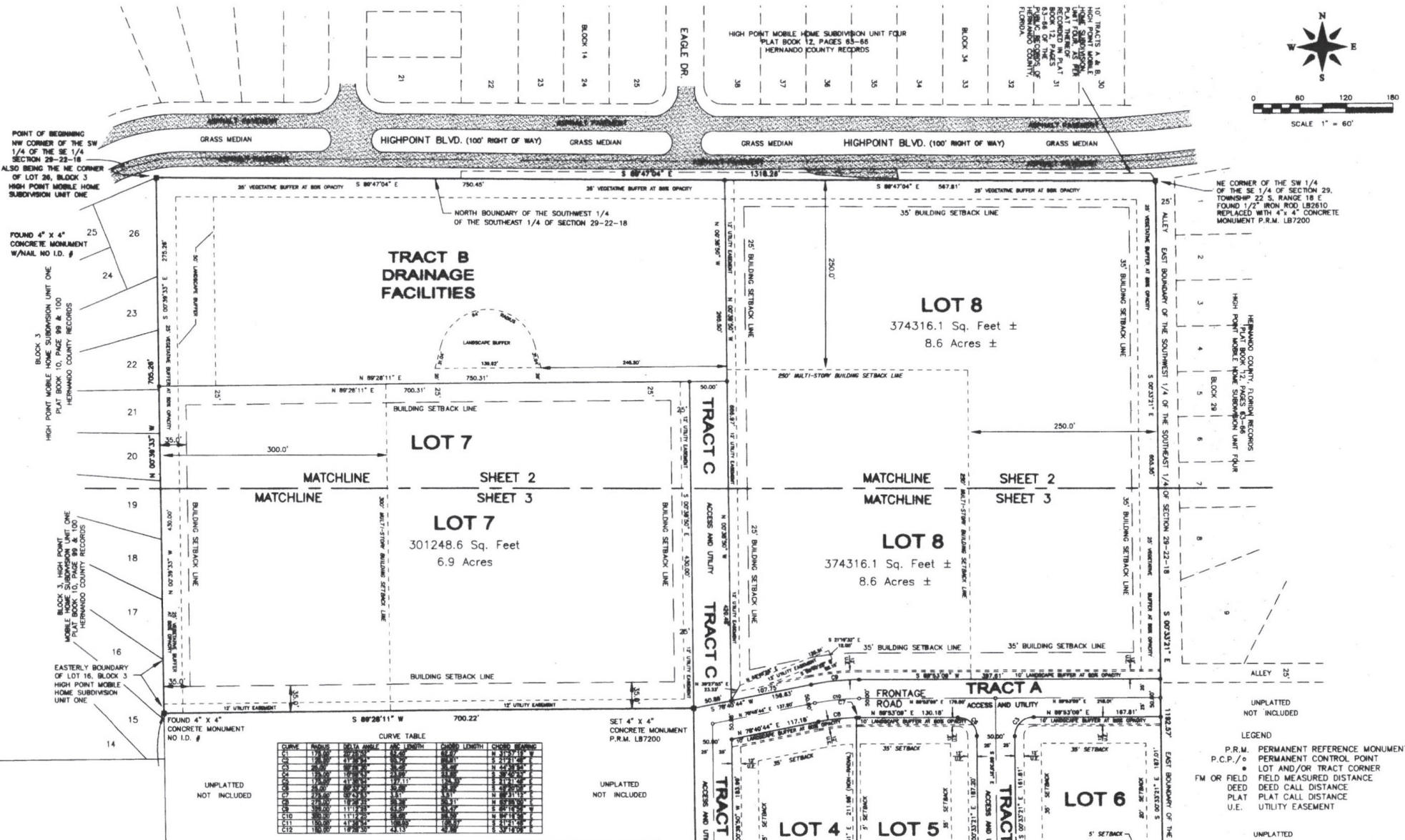
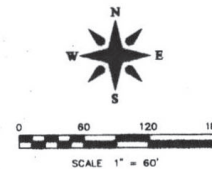


VISTA PARK
1 OF 3 SHEETS

VISTA PARK

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA

PLAT BOOK 41
PAGE 17



CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	RADIUS	ARC LENGTH	PIECE POINT
C1	N 117° 00' 00" E	117.00	90.00	117.00	117.00	0+00
C2	S 117° 00' 00" E	117.00	90.00	117.00	117.00	0+117
C3	S 117° 00' 00" E	117.00	90.00	117.00	117.00	0+234
C4	N 117° 00' 00" E	117.00	90.00	117.00	117.00	0+351
C5	N 117° 00' 00" E	117.00	90.00	117.00	117.00	0+468
C6	S 117° 00' 00" E	117.00	90.00	117.00	117.00	0+585
C7	S 117° 00' 00" E	117.00	90.00	117.00	117.00	0+702
C8	N 117° 00' 00" E	117.00	90.00	117.00	117.00	0+819
C9	N 117° 00' 00" E	117.00	90.00	117.00	117.00	0+936
C10	S 117° 00' 00" E	117.00	90.00	117.00	117.00	1+053
C11	S 117° 00' 00" E	117.00	90.00	117.00	117.00	1+170
C12	N 117° 00' 00" E	117.00	90.00	117.00	117.00	1+287

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PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
886 CANAL LIGHT BLVD.
BROOKSVILLE, FLORIDA 34801
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

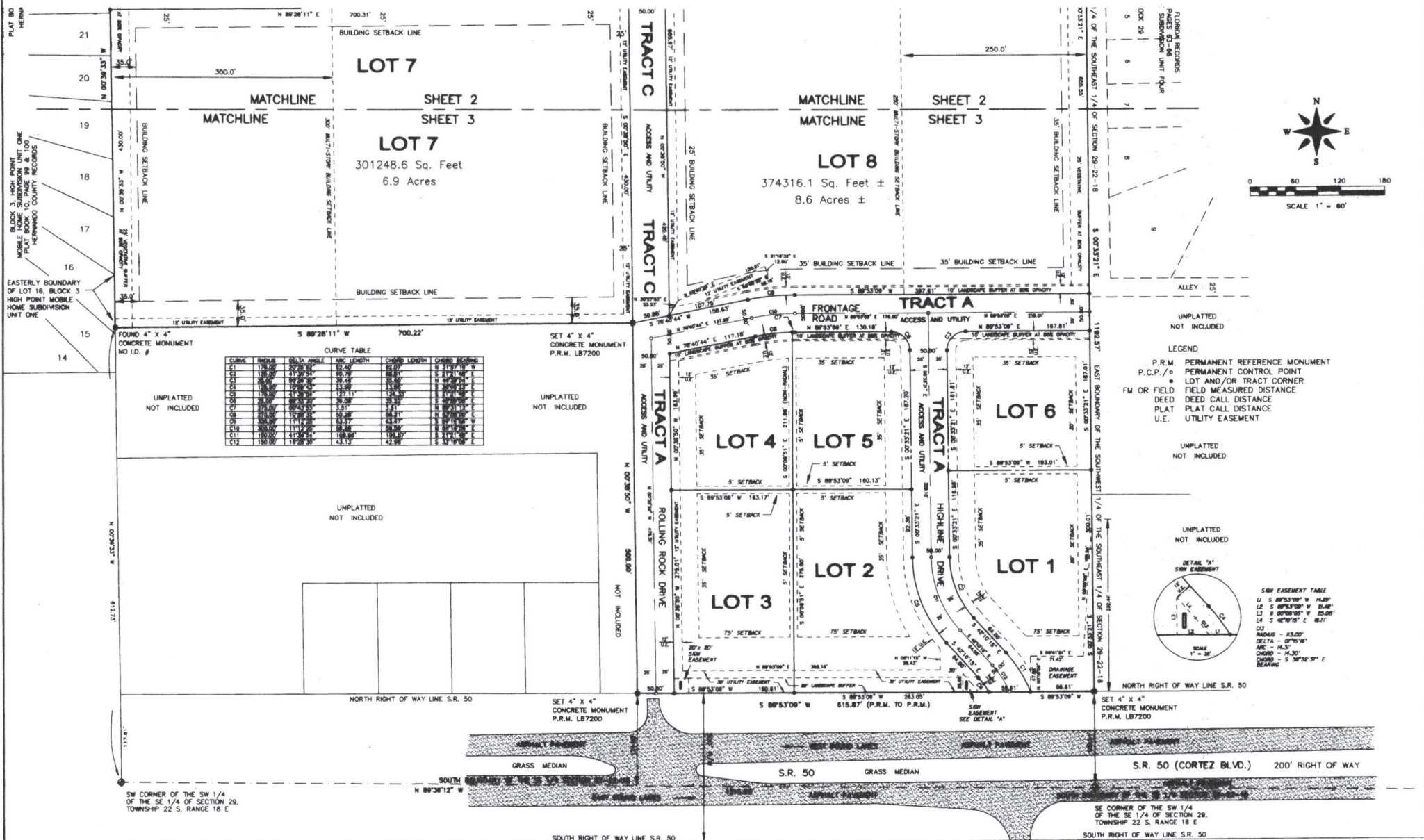
VISTA PARK
2 OF 3 SHEETS

- UNPLATTED NOT INCLUDED
- LEGEND
- P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P./o PERMANENT CONTROL POINT
 - o LOT AND/OR TRACT CORNER
 - FM OR FIELD MEASURED DISTANCE
 - DEED DEED CALL DISTANCE
 - PLAT PLAT CALL DISTANCE
 - U.E. UTILITY EASEMENT
- UNPLATTED

VISTA PARK

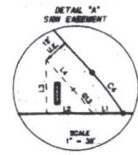
A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA

PLAT BOOK 41
PAGE 18



CURVE TABLE

CURVE	INFLU	DELTA	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	174.20'	207.25'	69.40'	69.40'	69.40'	S 11°17'00" W
C2	13.20'	13.20'	90.00'	18.85'	13.20'	S 89°53'00" W
C3	25.00'	25.00'	90.00'	50.00'	25.00'	S 89°53'00" W
C4	106.17'	106.17'	177.11'	127.50'	106.17'	S 89°53'00" W
C5	25.00'	25.00'	90.00'	50.00'	25.00'	S 89°53'00" W
C6	25.00'	25.00'	90.00'	50.00'	25.00'	S 89°53'00" W
C7	25.00'	25.00'	90.00'	50.00'	25.00'	S 89°53'00" W
C8	25.00'	25.00'	90.00'	50.00'	25.00'	S 89°53'00" W
C9	25.00'	25.00'	90.00'	50.00'	25.00'	S 89°53'00" W
C10	25.00'	25.00'	90.00'	50.00'	25.00'	S 89°53'00" W
C11	180.00'	417.00'	108.00'	180.00'	180.00'	S 89°53'00" W
C12	180.00'	180.00'	43.17'	42.00'	180.00'	S 89°53'00" W



SIDE EASEMENT TABLE

L1	S 89°53'00" W	14.20'
L2	S 89°53'00" W	8.40'
L3	S 89°53'00" W	25.00'
L4	S 89°53'00" W	10.31'
C1	ANGLE - 83.00°	
C2	DELTA - 87°00'00"	
C3	ARC - 14.31'	
C4	CHORD - 14.30'	
C5	BEARING - S 38°32'31" E	

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PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
1866 DANIEL LIGHT BLVD.
BROOKVILLE, FLORIDA 34801
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

VISTA PARK
3 OF 3 SHEETS