

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: 02/24/2022

File No. H-22-29 Official Date Stamp:

Received

APR 6 2022

Planning Department
Hernando County, Florida

APPLICANT NAME: One Hernando LLC, c/o Cardinal Point Management LLC

Address: 4488 W. Boy Scout Blvd, Ste 250

City: Tampa

State: FL

Zip: 33607

Phone: (813) 676-9308

Email: zliszt@crdpt.com

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

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: (352) 848-3425

Email: tcsorba@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): 00394424

2. SECTION 04, TOWNSHIP 23, RANGE 21

3. Current zoning classification: PDP(IND)

4. Desired zoning classification: PDP(IND)

5. Size of area covered by application: 146 Acres

6. Highway and street boundaries: West- Kettering Rd, North- Highway 98

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, Uradco 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

☒ I am the owner of the property and am authorizing (applicant): One Hernando LLC, c/o Cardinal Point Management LLC and (representative, if applicable): Coastal Engineering Associates, INC to submit an application for the described property.

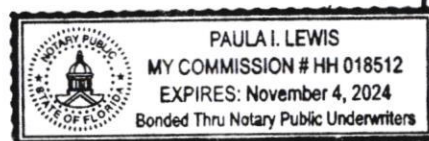
Billy E. Brown
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO PASCO

The foregoing instrument was acknowledged before me this 23rd day of March, 2022, by Billy E. Brown who is personally known to me or produced N/A as identification.

Paula I. Lewis
Signature of Notary Public
PAULA I. LEWIS



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

Notary Seal/Stamp

REZONING APPLICATION – PROJECT NARRATIVE
HERNANDO ONE
PARCEL KEY 00394424



Figure 1. Hernando One (Key No.00394424) Aerial & Location Map

General

The subject 146.0-acre \pm property lies within section/township/range: 04 / 23S / 21E and is located south of Cortez Blvd (SR 50) and east of Kettering Road. It is identified by the Hernando County Property Appraiser (HCPA) as Key No. 00394424. The current zoning for the subject property is Planned Development Project Industrial (PDP(IND)). Refer to Figure 2 for the property's current zoning map. The Hernando County Comprehensive Plan Future Land Use (FLU) Map shows the property within the I-75/SR 50 Planned Development District (PDD). Refer to Figure 3 for the property's current FLU map.

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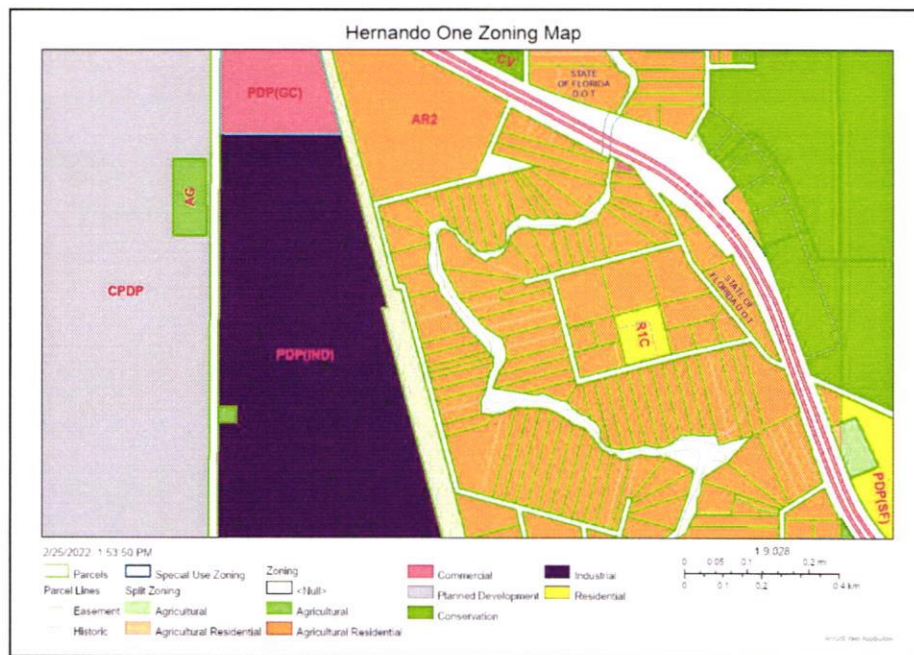


Figure 2. Hernando One (Key No.00394424) Current Zoning Map

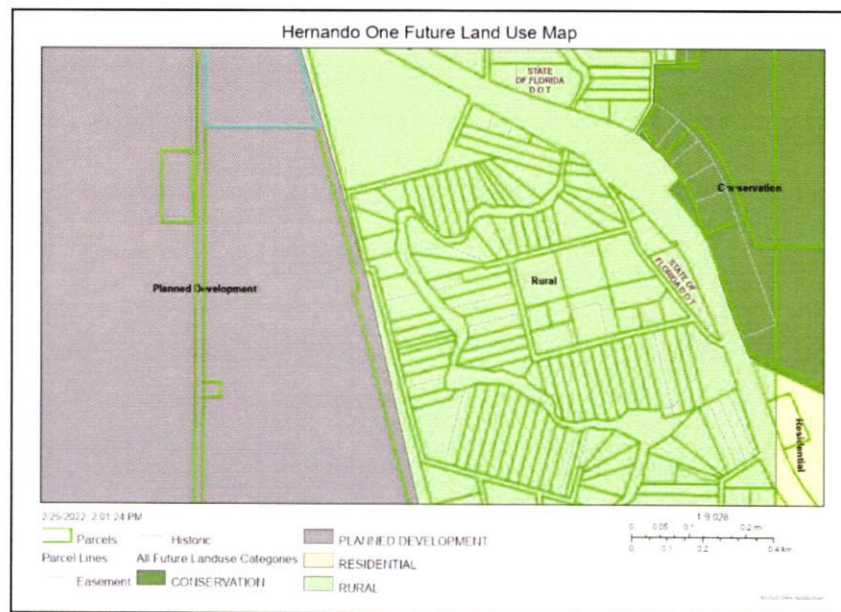


Figure 3. Hernando One (Key No.00394424) FLU Map

The following table identifies the immediately adjacent parcels, their zoning classification and their designation in the comprehensive plan's future land use map.

	<u>PROPERTY DESCRIPTION</u>	<u>ZONING</u>	<u>FLU</u>
NORTH	23.20 acres owned by DBSI Kettering Road LLC, Beil Gary W	PDP(GC)	Industrial
SOUTH	193.60 acres owned by Wal-Mart Stores Inc	PDP(IND)	Industrial
EAST	River Heights Estates	AR2	Rural
WEST	585.30 acres owned by Mak Family Partnership LTD ET AL	CPDP	Residential

Request

The applicant is retaining the existing zoning PDP(IND), while requesting approval of a new zoning masterplan and potential development agreement in response to several factors:

- Significant improvements to the surrounding transportation network (SR 50 & I-75)
- Development and population moving northward from the Tampa area
- Increased demand for distribution facilities
- Pending construction of connection road from Kettering Road to River Heights Estates

Master plans were approved for this property in 2008 and 2016 under previous applicants. Those master plans allowed for industrial development up to 3,200,000 square feet of gross floor area. The present request anticipates development of up to four (4) individual industrial sites (likely, but not necessarily distribution-oriented) up to a maximum of 2,400,000 square feet in gross floor area. The master plan is intended to be consistent with the adopted I-75/SR 50 Planned Development District Area Plan (BOCC Resolution 2007-242). Via a separate but simultaneous submittal, the present property owner may propose a new development agreement that addresses concurrency and the requirements of the I-75/SR 50 PDD Area Plan.

The submitted master plan is intended to accomplish the following objectives:

- Maintain flexibility in accommodating a variety of possible industrial tenants/purchasers;
- Establish the maximum number of individual lots that may be created in a subsequent conditional plat, with each lot having frontage on Kettering Road;
- Allow multiple access points to Kettering Road with locations to be determined with more site-specific development;
- Depict the ROW provided to Hernando County for their construction of a road to Cyril Drive (flood-prone area relief);
- Locate major infrastructure, including that being constructed by the County with the River Heights Estates access road;
- Show the approximate location of coordinated stormwater retention on site, including the proposed relocation of the County DRA along Kettering;
- Establish setbacks and buffers.

Located at the intersection of two major arterial roadways (I-75, SR 50), the property is ideally located for distribution warehouse use, however, the applicant intends keep the master plan flexible to accommodate a wider range of possible tenants. It is an appropriate time, however, to ensure that the needed infrastructure is in place or arranged. In furtherance of that objective, the major infrastructure features (drainage retention, wastewater, potable water) are conceptually located on the master plan. The future planned expansion of Kettering Road to four lanes has been accommodated by additional ROW

along the project's frontage. While access to Kettering Road is depicted on the master plan, the actual number, location and type of access (private commercial drive, shared access, etc.) will depend on the needs of the ultimate tenant(s). A maximum of four (4) individual parcels is anticipated with up to six (6) access points allowed along the project's nearly mile-long frontage on Kettering Road.

Also shown on the master plan is right-of-way for a proposed County road being provided for a connection to River Heights Estates east of the project along the Withlacoochee River. The applicant is working with the Hernando County Engineer on the provision of the necessary ROW, utilities extension, fencing and drainage retention. The primary purpose of the road is primarily to provide safe ingress/egress during flooding along the Withlacoochee.

The subject property is conducive to the proposed use. The site has been predominantly cleared and is utilized for pasture, with scattered hardwood trees left for shade. The soil consists of fine sand with excellent percolation for drainage retention. No listed floral or fauna species were observed other than the gopher tortoise burrows common to the xeric soils.

The project is consistent with the Hernando County comprehensive plan.

Proposed perimeter setbacks are as follows:

- From Kettering Road = 75'
- From the northern boundary = 35'
- From the southern boundary = 20'
- From the east boundary = 35'

Proposed building setbacks for future internal lot lines are as follows:

- Front = 75'
- Side = 20'
- Rear = 35'

I. MASTER PLAN LAYOUT

Enclosed.

II. DRAFT OF PROTECTIVE COVENANTS

If there is a need for protective covenants to address maintenance of shared infrastructure, it will be addressed at the appropriate time.

III. PRELIMINARY ENGINEERING REPORT

Topography

The property elevation ranges from a high of 90' MSL and a low of approximately 60' MSL. The property drains generally from west to east.

National Flood Hazard Layer FIRMette



Legend

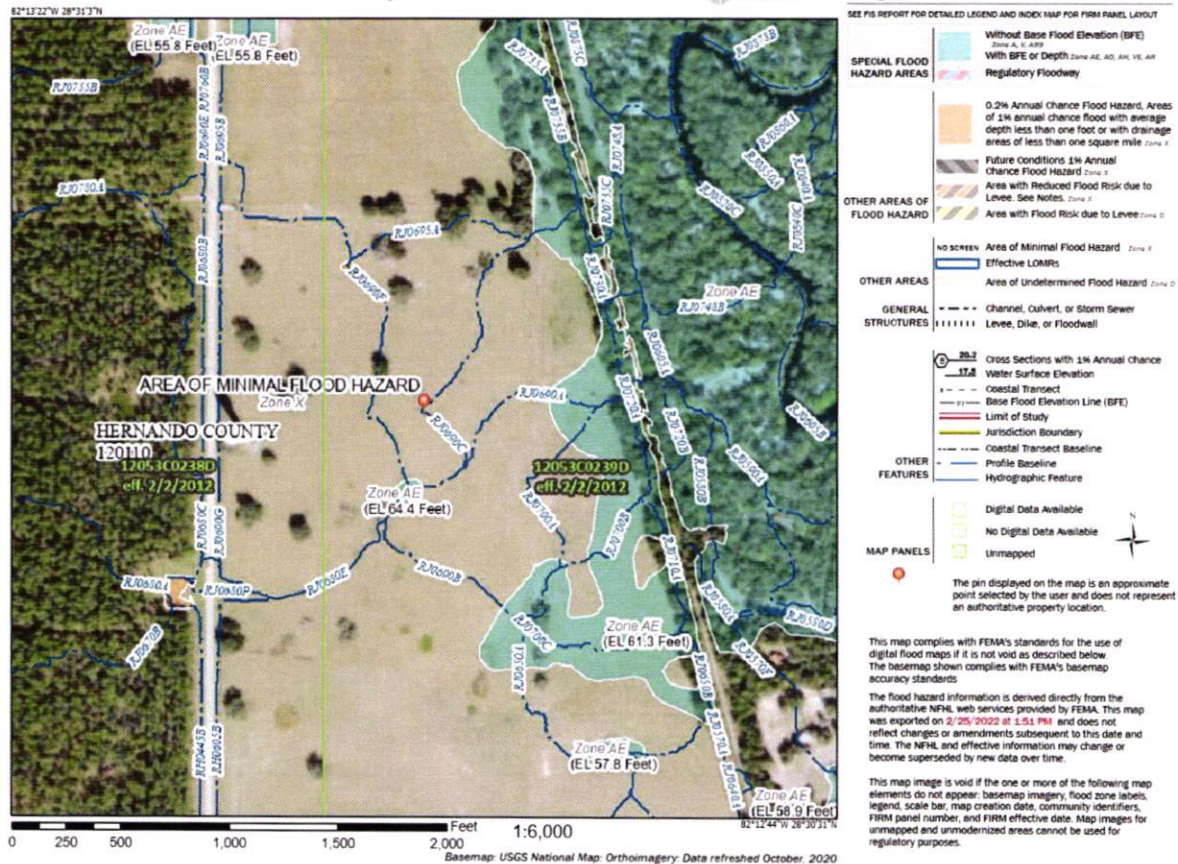


Figure 4. *Hernando One* (Key No.00394424) Floodplain Map

Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0307D, effective date of February 2, 2012. Site development will result in some reshaping of the area, with relocation of some of the floodplain toward the eastern boundary of the property. Refer to Figure 4 for the FEMA Floodplain Map

Soils

Soils on the property consist of Arredondo fine sand, Candler find sand, Micanopy Loamy Fine sand, and Nobleton Fine Sand 0 to 5 percent slopes. Candler and Arrendondo fine sands are extremely well-drained soil, suitable for the proposed project.

Drainage

Stormwater will be handled in on-site drainage retention along the eastern boundary of the property, as conceptually shown on the master plan. The actual location, size and phasing of the drainage retention area(s) will be determined during design and permitting. The applicant proposes to eliminate the existing County DRA and relocate that stormwater storage in the project DRA.

Environmental

A pedestrian survey of the site was conducted on the subject property during which time the following was observed:

- The subject site is vacant pasture.
- The site has been predominantly cleared and is utilized for pasture, with scattered hardwood trees left for shade.
- Gopher tortoise burrows were observed on the subject property indicating the presence of this species of special concern. No other listed floral or fauna species were observed.

IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

None anticipated at this time.

V. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS

If and when subdivision of the property occurs, the issue of any common infrastructure improvements will be handled during the subdivision process

VI. DEVELOPMENT SCHEDULE

Development is anticipated to begin in 2023, however, it will be determined by market factors.

VII. ADEQUATE ACCESS ANALYSIS

Virtually all traffic will be entering and existing One Hernando Center from the north via Kettering Road, which is constructed to accommodate industrial truck traffic and has an excellent level of service. I-75 has been 6-laned, with an enhanced interchange. SR 50 is undergoing widening to 6-lanes from Kettering to the I-75 and 4-laning to Groveland to the east is planned. While access to Kettering Road is depicted on the master plan, the actual number, location and type of access (private commercial drive, shared road ROW, etc.) will depend on the needs of the ultimate tenant(s). A minimum of four and maximum of six is anticipated. The County also intends to construct an access to River Heights Estates along the project's boundary on land provided by the URADCO (the present owner). The River Heights Estates access road may also be used for access point(s) for the project's southern development parcel.

VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

Unless part of a mixed-use development, industrial land uses are not subject to DRI analysis.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

This project lies within the Hernando County Utilities Department service area. Central water and sewer service is adjacent to the subject parcel.

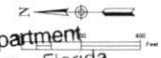
XI. DEVIATIONS REQUESTED

No additional deviations are being requested with this Master Plan.

Received

APR 6 2022

Planning Department
Hernando County, Florida



SITE DATA

OWNER/APPLICANT:
ONE HERNANDO LLC, c/o CARDINAL POINT MANAGEMENT LLC
4488 W. BOY SCOUT BLVD
SUITE 250
TAMPA, FL 33607

PARCEL KEY NO.: 394421
AREA: 1.46 - ACRES
SECTION/TOWNSHIP/RANGE: S 04, T 23S, R 21E
CURRENT ZONING: PDP (IND)
REQUESTED ZONING: PDP (IND)
PERIMETER BUILDING SETBACKS:
NORTH - 35'
SOUTH - 20'
EAST - 35'
WEST - 75'

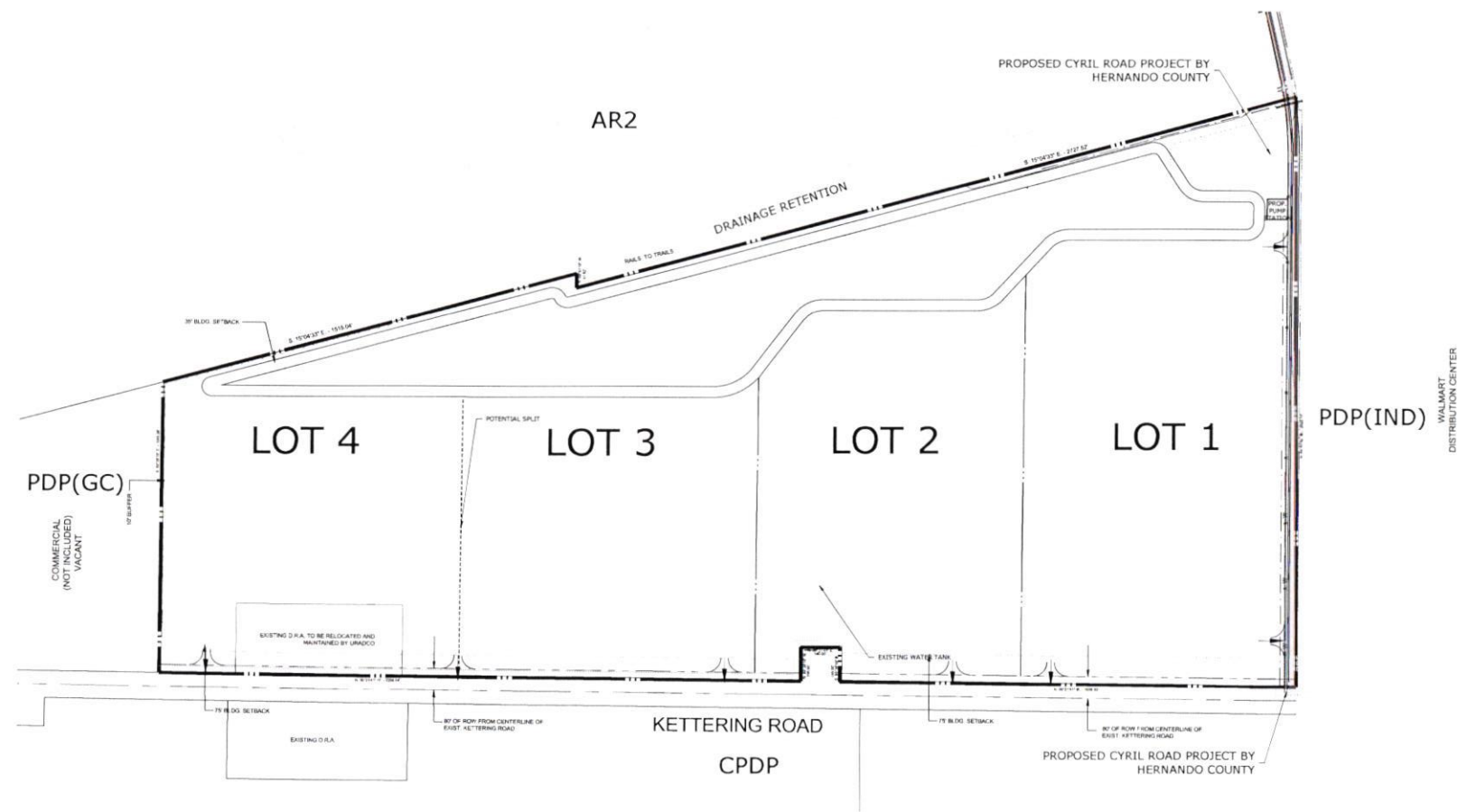
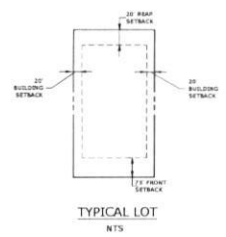
LOT BUILDING SETBACKS:
FRONT - 75'
SIDE - 20'
REAR - 35'

MAXIMUM SQUARE FOOTAGE: 2,400,000 SQ FT

FIRE PROTECTION: TO BE ADDRESSED DURING THE SITE PERMITTING PHASE.

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 EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



MASTERPLAN

ONE HERNANDO



REUSE OF DOCUMENT
THIS DOCUMENT IS THE PROPERTY OF COASTAL ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING, INC.

DATE	REV.	BY/REV.	NO.	REVISION

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