

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: ~~12/1/2021~~ 11/23/21

File No. H2182 Official Date Stamp:
 Received
 DEC 1 2021
 Planning Department
 Hernando County, Florida

APPLICANT NAME: Jordan Anderson

Address: 6465 South 3000 east, Suite 101

City: Salt Lake City

State: UT

Zip: 84121

Phone: 801-833-2368

Email: jordan@pgc.us

Property owner's name: (if not the applicant) Joseph Foy, on behalf of Commercial Capital US, LLC

REPRESENTATIVE/CONTACT NAME:

Company Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Email: _____

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00934591
2. SECTION 20, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDPGHC
4. Desired zoning classification: PDPGHC
5. Size of area covered by application: 5.2 ac
6. Highway and street boundaries: Trenton Ave & Forest Rd
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, Joseph Foy, on behalf of Commercial Capital US, LLC, 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): Jordan Anderson and (representative, if applicable): _____ to submit an application for the described property.

JFoy
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23 day of NOV, 2021, by JOSEPH FOY who is personally known to me or produced FCL as identification.

[Signature]
Signature of Notary Public



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

PRINT FORM CLEAR FORM

Received

1/25/2022

JAN 26 2022

Hernando County Planning Commission

1653 Blaise Drive, Brooksville, FL 34601

Planning Department
Hernando County, Florida

Subject: Narrative Description of Master Plan Revision for planned Self-Storage facility at Trenton Ave & Forest Rd. (Parcel Key 00934591)

To Whom it May Concern,

The project referenced above consists of an undeveloped commercial land parcel of 5.2ac zoned PDPGHC, on which a plan for a self-storage facility with surface RV parking was previously approved in Dec 2014, which entitlement currently remains valid as of this date. Proposed revisions to the site master plan include changing the overall building configuration, increasing the total square footage of the self-storage facility to approx. 87,825 GSF in phase 1, and approx. 129,825 GSF in phase 2, reducing building height from 3 stories to 2, and requesting a reduction of setbacks along Forrest Rd. Construction will be completed in two phases. Phase 1 will consist of Storage Buildings A, B, C & D, referenced in the site plan, totaling 87,825 sf of building area, 38 covered RV spaces, and 22 uncovered RV spaces. Phase 2 will consist of a two-story building, adding an additional 42,000 total sf of self-storage building space, the proposed Storage Building E referenced in the site plan, being constructed over an area that will be used for surface RV parking throughout phase 1. The proposed project intensity has been increased from the originally approved intensity to accommodate increased local demand for storage space. The parcel is not in a flood zone nor are there any identified drainage features, or wetlands on site. The drainage plan for the site consists of several surface drainage ponds, shown around the edges of the site, totaling 23,403 sf of pond area.

The facility will fulfil a local need for storage space in a rapidly expanding population center. The use is consistent with surrounding commercial uses and will create minimal impact on commercial and residential neighbors with little additional traffic, utility usage, visual obstruction, noise, light, or any adverse impacts to the community and immediate neighborhood. Additionally, Timber Pines HOA has expressed their support for the project, citing their community need for storage space. Security will be ensured at the facility by using code-activated entry gates, erecting CMU walls on property lines abutting commercial neighbors, and by using the CMU construction of Storage Buildings A & B as a security buffer on Forest Rd and Trenton Ave. Ample landscaping will be applied in "proposed landscape areas" to shield the buildings from public view.

Proposed setback deviations from Hernando County Code of Ordinances, Appendix A, Article VIII:

- Developer proposes to reduce Forest Rd property line setback from 35' to 20' citing that this setback was approved in the previous plan, a 20' setback will provide ample room for drainage and landscaping, and applying the 35' setback would reduce useable space within the development. No other setback deviations are proposed. All other setbacks will be applied per Hernando County Code of Ordinances.

Homeowners Association within 500':

Timber Pines HOA sits within 500' of the subject property. HOA contact information is as follows:

Kevin Sibbring

ksibbring@timberpines.com

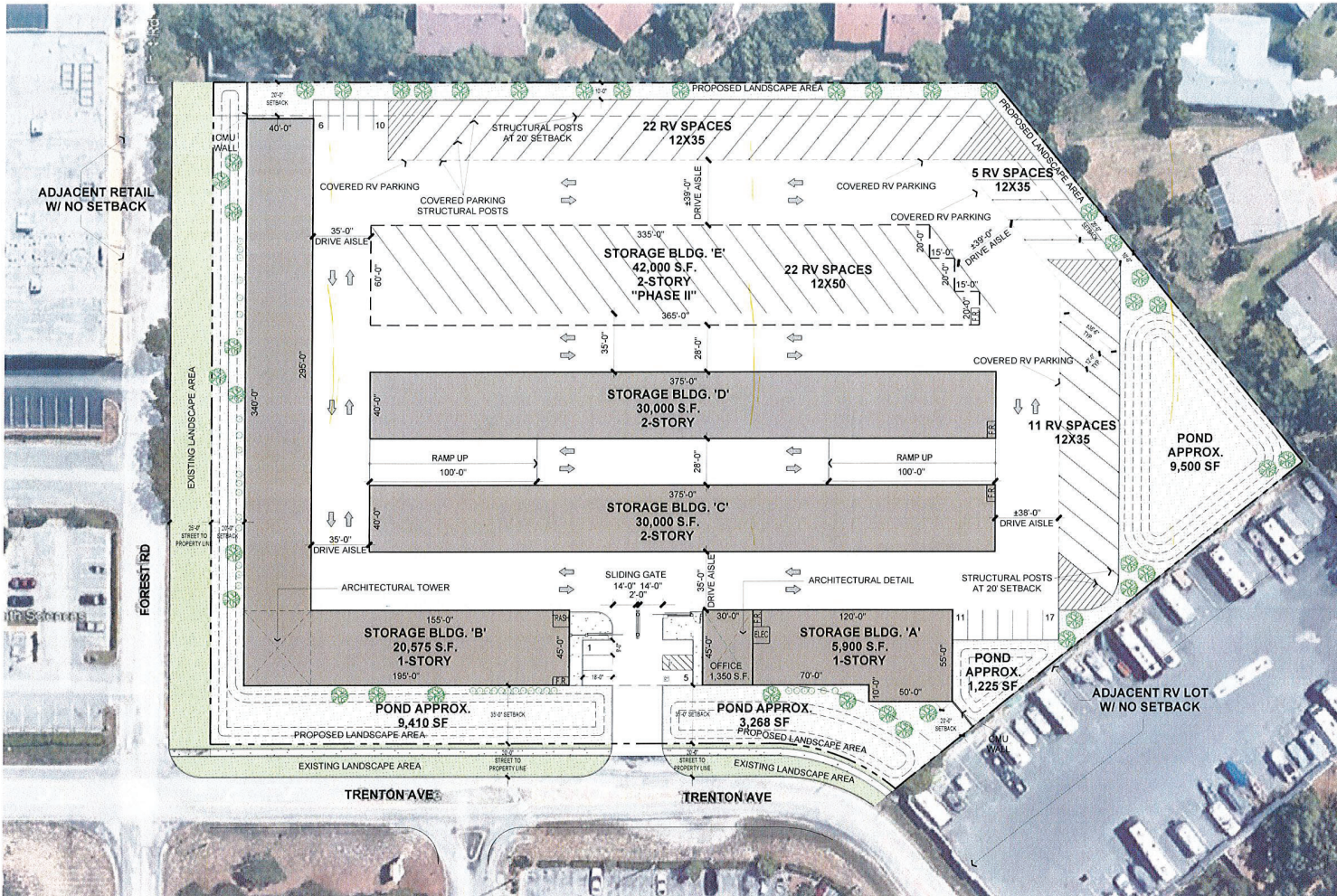
352-293-6432

Signed

Jordan D. Anderson

Pacific Group





SITE DATA		
LOT AREA	± 226,512	SQ. FT.
	± 5.2	ACRES
TOTAL GROSS BLDG AREA (STORAGE)	128,475	SQ. FT.
FLOOR AREA RATIO	57	FAR
LOT COVERAGE	± 77,475	SQ. FT.
LOT COVERAGE %	± 34.2	%
LANDSCAPE COVERAGE	± 43,380	SQ. FT.
LANDSCAPE %	± 19.15	%
POND COVERAGE	± 23,403	SQ. FT.
	REQUIRED	PROVIDED
PARKING	2 SPACES PER 100 UNITS	17 - TOTAL 16 - STANDARD 1 - ADA
RV PARKING	N/A	38-COVERED SPACES 12X35 22-UNCOVERED 12X50
STORAGE BUILDING AREA TABULATIONS (PHASE I - SQ FT)		
BUILDING	SELF STORAGE	OFFICE TOTAL
BLDG A - 1 STORY	5,900	1,350 7,250
BLDG B - 1 STORY	20,575	0 20,575
BLDG C - 2 STORY	30,000	0 30,000
BLDG D - 2 STORY	30,000	0 30,000
TOTAL BUILDING AREA	86,475	1,350 SQ. FT. 87,825
ESTIMATED NET RENTABLE @ 85% (PHASE I ONLY)		±73,500
STORAGE BUILDING AREA TABULATIONS (PHASE II - SQ FT)		
BUILDING	SELF STORAGE	OFFICE TOTAL
BLDG E - 2 STORY	42,000	0 42,000
TOTAL BUILDING AREA	42,000	0 42,000
ESTIMATED NET RENTABLE @ 85% (PHASE II ONLY)		±35,700

BUILDING CONSTRUCTION TYPE: IIB
 OCCUPANCY CLASSIFICATION: S-1
 BUILDINGS ARE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

GENERAL NOTE: ALL LIGHTING TO BE CUTOFF LIGHT FIXTURES

Received
 JAN 26 2022
 Planning Department
 Hernando County Florida



TRENTON AVE SELF STORAGE

SPRING HILL, FL

SCHEME E

PRELIMINARY SITE PLAN



JOB NUMBER: 21-1026
 SCALE: 1" = 30'
 DATE: 01/25/2022

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