

HERNANDO COUNTY ZONING AMENDMENT PETITION



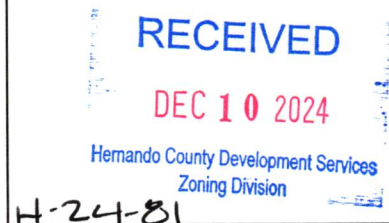
Application to Change a Zoning Classification

Application request (check one):

- Rezoning ☐ Standard ☒ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 11/18/24

File No. 04125 Official Date Stamp:



APPLICANT NAME: Lance Lowery

Address: P.O. Box 545

City: Bushnell

State: Florida

Zip: 33513

Phone: 352-303-1969

Email: llowery@ldlenterprises.com

Property owner's name: (if not the applicant) Lowery's True Value LLC

REPRESENTATIVE/CONTACT NAME: Same as Applicant

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): 1181090, 1181081, 1181125, 822872
2. SECTION 34, TOWNSHIP 22, RANGE 20
3. Current zoning classification: C-2 + R-1
4. Desired zoning classification: PDP with GC + C-2 for Outdoor Storage
5. Size of area covered by application: 5.14 acres
6. Highway and street boundaries: East = Raley Road, West = Lovebird Lane
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: 30 min)

PROPERTY OWNER AFFIDIVAT

I, Lance Lowery, 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): _____

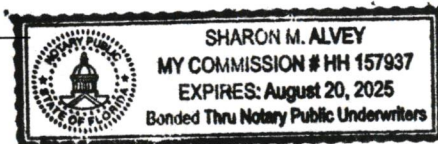
to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of NOVEMBER, 2024, by LANCE LOWERY who is personally known to me or produced as identification.

[Signature]
Signature of Notary Public



Notary Seal/Stamp

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

Lowery's True Value Hardware is an existing commercial business located on a 4.8-acre parcel at 26407 Cortez Boulevard. It is on the north side of Cortez, to the east of Spring Lake Highway and just west of Raley Road at Hill 'N Dale. There is a Dollar General to the east and a storage facility to the west.

The proposed rezoning is for 5.14 acres adjacent to and north of the existing Lowery's True Value Hardware. The property consists of 4 parcels. The south parcel is zoned C-2 and the other parcels are zoned R-2. It is intended that the 4 parcels will be combined/merged. The new development will not be combined/merged with the existing hardware store.

The proposed rezoning is to PDP with GC with C-2 for outdoor storage. This is based on a recommendation by County Planner Kay Marie Griffith at the pre-application meeting held on October 31, 2024.

The intended use is indoor storage warehouse plus outdoor storage. The materials intended to be stored are related to the merchandise sold at Lowery's True Value Hardware. Many items are purchased in bulk. The items intended to be stored outdoors include bagged goods (mulch), bulk items (mulch, sand, rock, etc.) and equipment (tractors).

The master plan provided shows phased construction for:

- 1.) Asphalt-paved drives
- 2.) Four warehouse buildings
- 3.) Outdoor storage areas
- 4.) Stormwater management facilities
- 5.) General landscaped buffers
- 6.) An offsite fire hydrant

At this time, there are no plans for restrooms within the warehouse building. Access to the indoor and outdoor storage areas will be limited to the employees of Lowery's True Value Hardware which also have access to restrooms at the store. Water and wastewater services will not be needed unless the owner elects to install an employee restroom in one of the storage buildings. Fire protection for the Phase 1 building can be met with an offsite hydrant to be installed on an existing water main. Future phases may require the construction of a new on-site fire line.

There will not be a need for additional parking spaces. Employees that sometimes work in the storage area will park their vehicles at the store and there will be no customer parking in the warehouse/storage area.

The access drives will be gated and the perimeter fencing will be 6'-tall chain link. Where visibility screening in addition to landscaping is required along the north side adjacent to existing residential use, the owner intends to provide vinyl slats in the fence fabric.

Delivery vehicles will be arriving, on average, twice per week. There will be three patterns for delivery trucks:

- 1.) Trucks will access the existing loading dock located on the west side of the existing building. These trucks will enter from Raley Road on the east side, proceed to the frontage road and proceed around the east and north sides of the existing building to the loading dock. These trucks will exit by proceeding along the south side of the existing building back to the frontage

road and, then, back to Raley Road and Cortez Boulevard. Items unloaded at the loading dock will be fork-lifted to the new storage buildings.

2.) Trucks delivering bagged goods on pallets (mulch) to the rear outdoor storage areas will enter from Raley Road on the east side, proceed to the frontage road and, then, around the east and north sides of the existing building to the new drive going north to the outdoor storage areas. The trucks will be unloaded on the east-west drive. This is not a regular area for customer access and the unloading will not interfere with customer traffic. After unloading, trucks going west on Cortez Boulevard will exit onto Raley Road. There will be no truck traffic north of the exit drive on Raley Road.

3.) Similar to #2 but trucks that will be going east on Cortez Boulevard will:

a.) (FOR PHASE 1) exit onto Raley Road, proceed southbound and make a left turn onto Cortez Boulevard

b.) (FOR PHASE 2) exit on Lovebird Lane and proceed north to Bertram Road. Bertram Road provides access to Mondon Hill Road where there is a signalized intersection at Cortez Boulevard. There will be no truck traffic going east on Bertram Road.

Additional comments provided by the Department of Public Works will be addressed during the permitting phase of this project. These include:

1.) Traffic impact analysis

2.) SWFWMD permit

3.) Possible upgrades to adjacent County roads

Additional details will be provided with site development plans.

Furman Civil Designs, Inc.