

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: 11-19-2024

File No. _____ Official Date Stamp:

H-24-77

Received

NOV 25 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Medhat Kodsi

Address: 8801 Compass Poi Way

City: Tampa

State: FL

Zip: 33615

Phone: 727-307-6008

Email: matt.kodsi@yahoo.com

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

REPRESENTATIVE/CONTACT NAME: Richard J. Marcel

Company Name: ARL Design Group, LLC

Address: 8209 State Road 52

City: Hudson

State: FL

Zip: 34667

Phone: 727-488-1002

Email: Rick@arldesign.net

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

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 6 234 43 53 , & 63 4 406
2. SECTION 1, TOWNSHIP 21, RANGE 17
3. Current zoning classification: R1C
4. Desired zoning classification: PDP(GHC) 1 or M1 x 400 e
5. Size of area covered by application: 2.00 Acres
6. Highway and street boundaries: West side of Commercial Way (U.S. Highway 19) approximately 0.14 miles south of Zabrallinch Avenue
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: none)

PROPERTY OWNER AFFIDAVIT

I, Medhat Kodsi, 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): Med hatods i
and (representative, if applicable): Richard J. Marcel w/ ARL Design Group as the Representative
to submit an application for the described property.

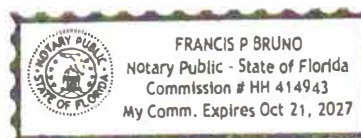
STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this November 20, 2024, by Medhat Kodsi who is

☐ personally known to me or ☒ produced FL CDL as identification.

Signature of Notary Public

Effective Date: 05/15/20 Last Revision: 05/15/20



Notary Seal/Stamp

11/19/2024

REZONING ENGINEERING NARRATIVE from R1C to PDP(GHC)

KODSI MIXED-USE PDP PROJECT



8209 STATE ROAD 52, HUDSON, FL 34667

P: 727-488-1002

W: WWW.ARLDESIGN.NET

E: RICK@ARLDESIGN.NET

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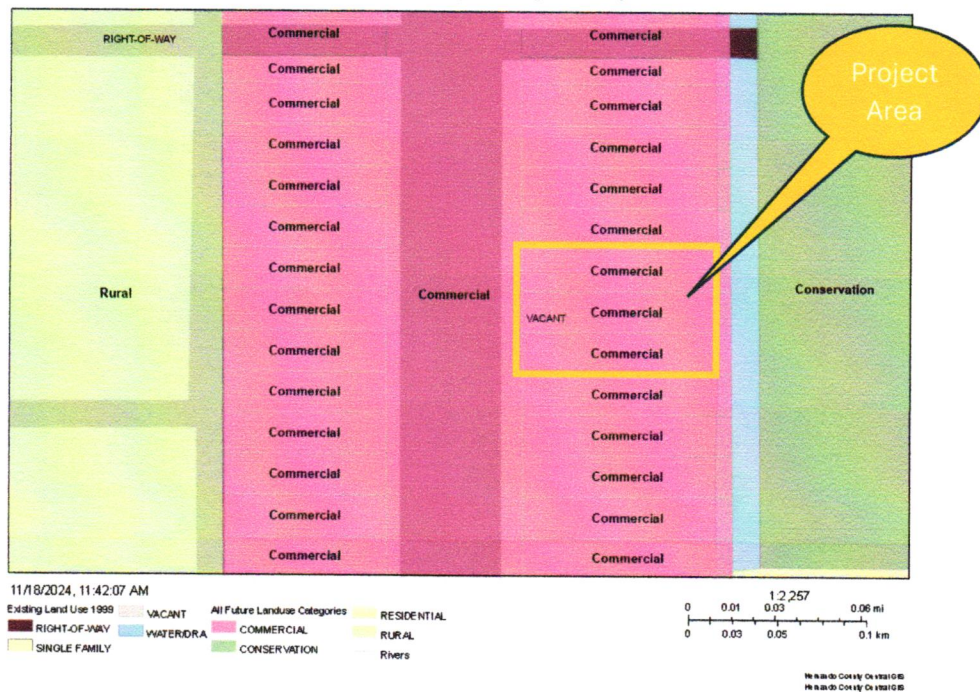
Proposal & Site Characteristics:

The site is located 0.14 miles south of Zebrafinch Avenue and Commercial Way along the western right-of-way line. Each vacant and undisturbed lot is 0.37 acres in size. The project area contains 2.0 acres of developable land. Lots 6, 7, and 8 do not contain any access connections or utilities.

Hernando County Zoning/Flu Map



Hernando County Zoning/Flu Map



The Applicant requests a rezoning and approval of the PD Master plan for a mixed-use



development. The proposed structure will have 15,521 GFA of retail space and a drive-through restaurant. Twelve dwelling units will be located on the second floor of the building. Other improvements include parking areas, drive aisles, cross-access connections, a floodplain compensation area, a stormwater management system, and pedestrian sidewalks.

Density Request & Floor Area Ratio:

A density of 5.8 units/acre is proposed for the PDP mixed-use development project, with a floor area ratio (FAR) of 36% or 23,058 sf.

Rezoning Request:

A request to rezone the property from 'R1C' to 'PDP(GHC)' for a mixed-use development project.

Variance Request(s):

The Applicant is seeking approval of the following variance requests:

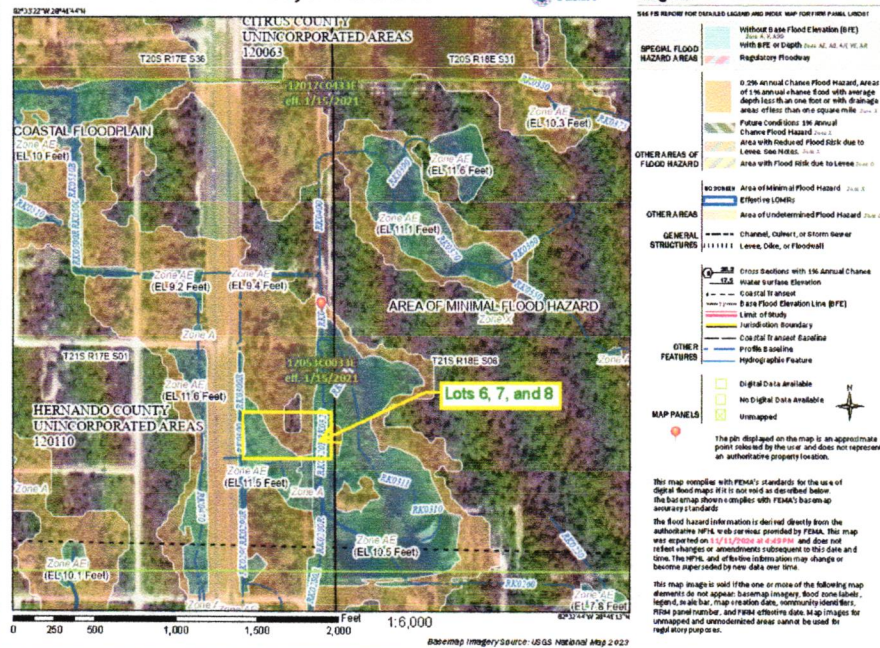
1. Deviation from Article II, Section 4 for reducing multifamily parking demands from 2.0 spaces/unit to 1.5 spaces/dwelling.
2. Deviation from Article II, Section 4 for a reduction to shopping center parking demands from 4 spaces/1,000 GFA to 3 spaces/1,000 GFA.
3. Reduction of the front landscape buffer from 20 ft to 10 ft due to site constraints.
4. Reduction of the width of the service road from 24 ft to 20 ft per FDOT Greenbook Standards.

Environmental Considerations:

FEMA Flood Zones:

The property is within FEMA flood zones 'AE' and 'A' per Community Panel #12053C0033E (Dated 1/15/2021). Around one-third of the site falls within an 'AE' flood zone, with elevations between 10.5 ft and 11.5 ft. The remaining portion of the property is in an 'A' zone. FEMA lines shown on the PD plan are based on topographic contour elevations.

National Flood Hazard Layer FIRMette



Wetlands, Drainage Features, & Habitats:

There are wetlands directly east of the parcel with classifications of 'PUSC' (freshwater pond) and 'PEM1F' (emergent wetland) per the US Fish and Wildlife Service.

Habitat and Conditions & Impacts on Natural Features:

A detailed Species Report will be prepared during the construction and building review process for Hernando County's review. The project does not impact any natural features. A natural vegetative buffer of 5.0% along the north and east property lines.



Site Plan Discussion

The owner is proposing a PDP mixed-use development project. A two-story building is proposed, with the first floor devoted to commercial space and a drive-through restaurant. The second story will contain twelve (12) single-attached dwelling units with two bedrooms or less. Other site improvements include constructing a floodplain compensation area, an underground stormwater management system, pedestrian sidewalks, parking areas, and on-site utilities.

Parking Demands and Delivery Vehicles

The project includes three or more retail units within a single building. A retail rate of 4 spaces per 1000 GFA is required for a shopping center per Hernando County Code of Ordinances Article II, Section 4. Multifamily units must have 2 spaces per dwelling unit for two bedrooms or less. The proposed parking layout is based on each variance request. The first request is to reduce multifamily parking from 2 spaces/unit to 1.5 spaces/dwelling. A second request is being made to minimize onsite parking associated with a shopping center from 4 spaces/1,000 GFA to 3 spaces/1,000 GFA.

The first parking leg is located directly south of the proposed building, containing twenty (20) standard parking stalls with (3) accessible spaces. The second parking area is located south of the main drive aisle and is configured with 29 parking spaces. The central drive aisle will allow vehicles to either park or enter the drive-through lane for ordering.

Eight stalls for bicycle parking will be provided, with pedestrian access into the right-of-way. The bike rack will be connected to the proposed trail along Commercial Way via a 5-ft. wide pedestrian path. Based on Article II of the Hernando County Code of Ordinances, a 5.0% reduction is applied to the overall parking count.

Forty-nine (49) parking stalls are required based on the proposed commercial use and multifamily dwellings. Fifty-two (52) stalls will be constructed, with excess stalls being signed for delivery vehicles only. Box trucks are anticipated for deliveries by Walmart, Amazon, UPS, or FED-Ex. No deliveries are expected by a semi-truck.

Driveway onto Commercial Way and Service Road

One (1) access connection is proposed from Commercial Way into the property. Per FDOT Greenbook standards, a variance request is being made to reduce the service road from 24 feet to 20 feet in width. A 34-foot-wide ingress and egress easement will be recorded over the cross-access connection. All other elements of the service road will be designed per the Hernando County Facility Design Manual.

Proposed Buffer Sizes and Separations

Buffers are proposed for the following areas:

1. Front Buffer (west): A 10-ft wide front landscape buffer along the property frontage adjacent to Commercial Way. Due to site constraints, a variance request is being made to reduce the buffer from 20 ft to 10 ft.

2. Side Buffer (south): A 5-foot-wide landscape buffer will be planted along the boundary line.

3. Side (north) and Rear (east) Buffers: A 5-ft. wide area will be retained to dedicate a natural vegetative buffer. Plants and trees will be in-filled to ensure compliance with Article II.

Proposed Setbacks and Minimum Sizes of Lots

The structure is proposed to maintain the following setbacks:

1. Front: A 35 ft front setback is required along the property frontage. A 54.9 ft setback is proposed from the right-of-way line of Commercial Way to the proposed structure.
2. Sides: A side setback of 20 ft is required when adjacent to the same zoning. A setback of 40.4 ft. is proposed from the structure to the northern property line. A side setback of 142.9 ft is proposed from the proposed structure to the southern property line.
3. Rear: A rear setback of 35-ft. is required from the eastern property line. The proposed development will maintain a 47.0 ft setback.

Transportation Analysis

ITE Trip Generation Rates was prepared for a mixed-use development based on the land-use of multifamily, retail, and a restaurant with a drive-through facility. The restaurant will be approximately 2200 sf, with the remaining area devoted to retail on the first floor. PM peak period rates are calculated based on increased demands. The proposed use will generate 1,666 daily and 128 PM peak period trips.

A distribution exhibit includes all trips entering the site traveling NB on Commercial Way. Vehicles exiting the site can travel NB or enter the turn lane for SB turning movements.

The following exhibits have been prepared to accompany the rezoning request. Upon preparation of the permitting set for construction documents, a detailed Traffic Analysis will be submitted to the FDOT and Hernando County.

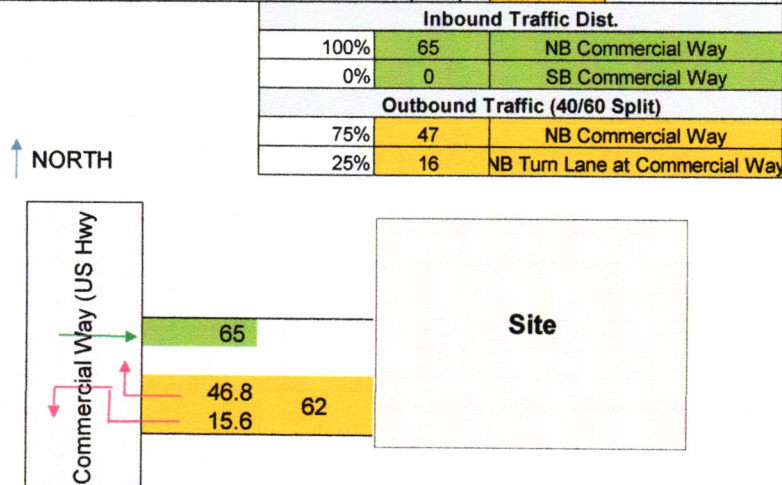
KODSI MIXED-USE PDP(GHC) PROJECT

Calculations Using the Most Used Trip Generation Rates from the 10th Edition ITE Trip Generation Report

Description/ITE Code	Units	Expected Units	Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out			
Apartments 220	DU	12.0	81	6	4	2			
Shopping Center 820 (Rate)	TSF Gross	13.3	493	45	22	24	Lunch Hour Traffic		
Quality Restaurant 931	TSF Gross								
Fast Food with Drive Thru 934	TSF Gross	2.2	1,091	76	40	37	Total	In	Out
			1,666	128	65	62	121	61	59

TRAFFIC DISTRIBUTION

Peak Hour Trip Volume = 127.6
 PM Peak Hour Traffic Volume (Enter) = 65.2
 PM Peak Hour Traffic Volume (Exit) = 62.4



Footnotes:

1. 25% of the traffic is anticipated to enter the turn lane on Commercial Way and travel southbound when exiting the site.

LEVEL OF SERVICE (LOS) ANALYSIS

Segment (From)	Segment (To)	Peak Hour Traffic Direction	Peak Hour Projected Development Trips Increase (Peak Direction)	Peak Hour Peak, Peak Dir. Service Volume	Peak Hour Peak Physical Capacity	% Peak Hour Peak Dir. Service Volume Impacted	Base Capacity	Volume to Capacity Ratio
Cortez	Hernando Co. Line	Northbound	47	NB	543.38	8.61%	13041.00	0.04
Cortez	Hernando Co. Line	Southbound	16	NB TO SB	530.33	2.94%	12728.00	0.04

Road Network and Traffic Counts

US-19	25769	ADT	Cortez Blvd. to Hernando County Line	
Peak Daily Est. Traffic Count	13041	12728		
	NB	SB		
Road Functional Class=			A	

Footnotes: (1) Traffic counts are obtained from FDOT Online Traffic Data

Impacts on Public Facilities

A 10-ft. wide multipurpose trail will be constructed within the right-of-way of Commercial Way with a 5-ft. pedestrian connection to the proposed structure. Other facility improvements include a 26-ft wide access connection from Commercial Way into the property per FDOT standards. A 20-ft. wide service road will be constructed, allowing vehicles to travel into adjacent properties to the north and south.

Grading, Drainage, and Stormwater Management

The site will be graded according to FEMA regulations ADA and to minimize the amount of fill onsite. Two existing utility and drainage easements will be maintained along the north and south property lines to access the existing DRA directly east.

Accessible ramps will be constructed for pedestrian access from the parking area to the first floor. Grading throughout the project will be minimized to ensure compliance with FEMA regulations and for the proper separation of the base layer and underground stormwater system.

A combination of underground chambers and a permeable paver system will be utilized as a stormwater management system to retain treatment plus attenuation from the 100-year storm event. The system will be considered a closed basin without out-falling runoff into the existing DRA or right-of-way.

FEMA Floodplain Compensation Area

The property falls within a FEMA 'AE' zone with assigned elevations of 10.5-ft and 11.5-ft. The first floor of the proposed structure will be elevated to 12.5 ft, allowing for 1 ft. of freeboard per FEMA regulations and Hernando County regulations. The floodplain compensation will be sized in accordance with the fill placed between the existing grade and the assigned FEMA elevation. The floodplain compensation area will be positioned along the southern boundary line due to historical runoff patterns. The following preliminary calculation has been prepared based on survey grades and proposed improvements:

Required Floodplain Area						
1	Floodplain		Flood Zone "AE"	Avg. Exist. Grade	Volume	
	Area	ac	Elev	ELEV	cf	cy
	56381.0	1.3	11.5	10.8	39466.7	1461.7

Proposed Floodplain Compensation Area						
2	TOB Area	TOB Elev	BOT Area	BOT Elev	Volume	cy
	18782.0	11.5	9727.0	8.7	39912.6	1478.2

It is anticipated that a FEMA compensation area will be sized for 1,479 cy of storage volume, and the size will be refined when preparing a permit set of plans.

Sanitary Sewer Service

Sanitary service is proposed using an onsite septic system and drain field per FDEP and Hernando County Health Department regulations. The septic system is anticipated to be mounded with a tank, grinder pump, and drain field sized per FDEP standards. A grease interceptor and tanks will be implemented outside of the proposed structure for the proposed 20-seat restaurant. Retail subunits will have two restrooms, and each multifamily unit will have one.

Estimated Sewage Demand per FDEP 62E:

Establishment Type	Demand	Calculation
Food Operations – 16 hours or less per Seat	40 gpd per seat	(40 gpd x 20 seats) = 800 gpd
Multiple Family w/ 2 Bedrooms	200 gpd per unit	(200 gpd/unit x 12 units) = 2,400 gpd
Retail Space per 100 sf	15 gpd per 100 sf	(15 gpd/100 sf) x (900 sf / unit) x 9 units = 1,215 gpd
<i>Subtotal</i>		<i>4,415 gpd (3 gpm)</i>
Peak		1.5
Total Demand		6,622.5 gpd (4.59 gpm)

Water Service

A well with pumps and a 2-inch service line is utilized for water service in accordance with FDEP and Hernando County Health Department regulations. The estimated water demands are based on proposed fixture counts for each use proposed.

Estimated Fixture Count for Demands:

Use	Fixture Value at 35 psi	No. of Fixtures	Fixture Value	
Restaurant				
Kitchen Sink	3	2	6	
Wash Sink	2	2	4	
Service Sink	3	1	3	
Dishwasher	5	1	5	
Water Closet	3	2	6	
<i>subtotal</i>			24	
Retail				
Wash Sink	2	18	36	
Water Closet	3	18	54	
<i>subtotal</i>			90	
12 Multifamily Units				
Wash Sink	2	12	24	
Water Closet	3	12	36	
Bathtub	8	12	96	

Dishwasher	5	12	60	
Washing Machine	5	12	60	
<i>subtotal</i>			276	
Total Combined Fixture Count			390	
Peak Demand			45	gpm
Pressure Factor			1.5	
Peak x Pressure Factor			67.5	gpm
			97200	gpd
Equivalent Meter Size			1-1/2" to 2"	

Fire Service

A dedicated fire protection well will be implemented onsite. A licensed fire protection engineer will design and permit the sizing of the well, piping, tanks, and suppression system. The system will adhere to the Florida Fire Prevention Code and NFPA codes and standards.

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm* (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	

Estimated Fire Protection Demand:

Building Type	Building Size (GFA)	Required Fire Flow GPM and Duration
II (222)	1 st Floor = 11,529 sf 2 nd Floor= 11,529 sf Total = 23,058 sf	1750 gpm @ 2 Hours
<i>The building size and protection type will be finalized during the building review process.</i>		

Solid Waste

The following calculation has been prepared to estimate solid waste for the proposed development:

Solid Waste Demands			
Land-Use	Units	Persons	Subtotal
Retail	9	2	18
Restaurant	1	5	5

Multifamily	12	3	36	
Total Persons			59	
Calculation:	4.75	Lbs./day	59	person
Total Solid Waste Estimated			280	lbs/day
			102,291	lbs/yr

Impacts on Public Facilities

- There will be no impacts on public infrastructure related to sewer, water, parking, or recreational facilities.
- There are adequate solid waste companies and facilities within Hernando County to handle the disposal of.
- The twelve multifamily units will not impact existing schools within the immediate area.

Water and Sewer Services

All utilities will be privately owned and maintained. No utility extensions or offsite improvements are proposed. During the project's permitting phase, all on-site utilities will be permitted, designed, and constructed in accordance with the Hernando County Health Department, FDEP, and the Florida Fire Prevention Code.

Senior, Age-Restricted or Affordable Housing

No senior, age restrictions or affordable housing units are proposed.