

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: 4-24-2024

File No. \_\_\_\_\_ Official Date Stamp:
H-24-47
Received
AUG 7 2024
Planning Department
Hernando County, Florida

APPLICANT NAME: Bobby Eaton ProbuiltU.S.Inc

Address: 4534 Commercial Way
City: Spring Hill State: FL Zip: 34606
Phone: (352) 835-7995 Email: b.eaton@probuiltus.com
Property owner's name: (if not the applicant) Hernando County

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd.
City: Brooksville State: FL Zip: 34601
Phone: (352) 796-9423 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: [ ] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1487466
2. SECTION 13, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP/HC
4. Desired zoning classification: PDP/HC
5. Size of area covered by application: 3.4 acres
6. Highway and street boundaries: SW corner of Spring Hill Drive and Air Commerce Blvd.
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, Jeff Rogers, County Administrator, 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):

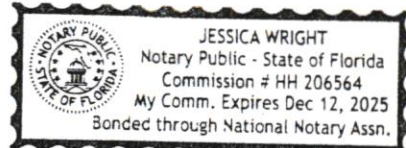
- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Bobby Eaton ProbuiltU.S, Inc.
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner (handwritten signature)

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 29 day of April, 2024, by Jeffrey Rogers who is personally known to me or produced Driver License as identification.

Signature of Notary Public (handwritten signature)



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

Notary Seal/Stamp

## ProBUILTUS BKV Airport Development

Parcel Key: 1487466

### General Location

The property is located at the southwest corner of Spring Hill Drive and Air Commerce Boulevard and is bisected by Helicopter Drive. The property key consists of approximately 4.80 acres and is identified as Parcel Key # 1487466 by the Hernando County Property Appraiser. However, a portion of the property south of Helicopter Drive is currently leased by the Air National Guard. Development on the site will occur on 3.4 acres north of Helicopter Drive.

Property ownership is in the name of Hernando County. Development of the property will require a lease agreement with Hernando County through the Brooksville Tampa Bay Regional Airport (BKV). Please refer to Figure 1 for the General Location of the site.

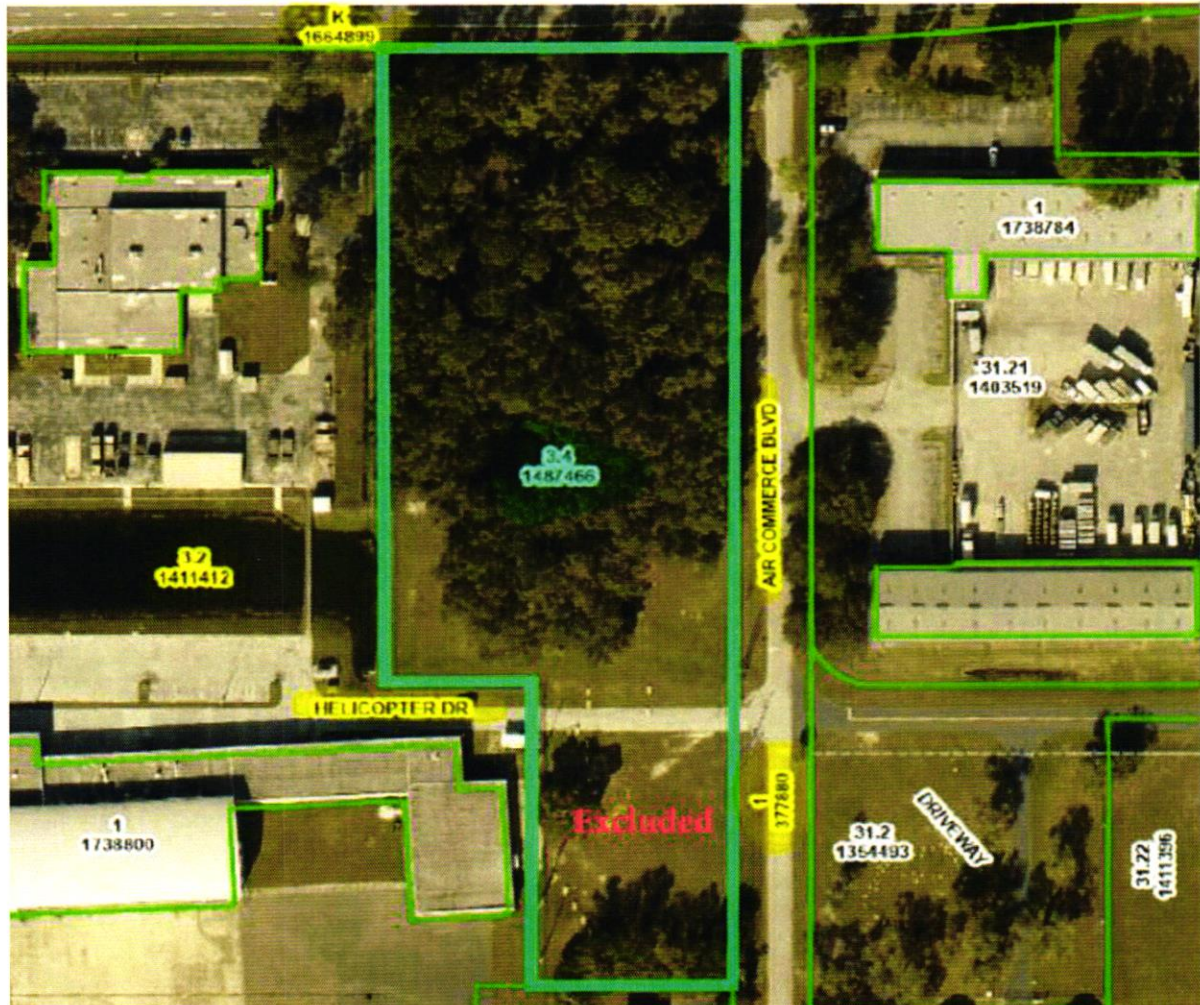


Figure 1 ProBUILTUS Aerial, and General Location Map

## Request

The request is for approval of a master plan on property zoned PDP/HC (Planned Development/Highway Commercial).

## Project Description

The proposed use of the property includes up to 35,000 square feet of commercial/office/warehouse space in two (2) separate buildings for use by multiple tenants. The front building facing Spring Hill Drive will consist of retail space and the two (2) rear buildings will be designed as storefront buildings with roll up access in the rear to provide for multitenant warehouse units.

Construction will occur on approximately 3.4 acres north of Helicopter Drive. The balance of the property which is south of Helicopter Drive will be used for retention.

## Proposed Uses

*PDP (Highway Commercial):* All permitted uses in the C-2 zoning district. Any special exception uses allowed in the C-2 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the O/P and C-4 zoning districts specifically designated in the narrative or on the master plan.

Special Exception Uses from the C-2 District

- Light Wholesale and Storage
- Welding Shops

Permitted Uses from the C-4 District

- Cabinet Shops
- Light Wholesale and Storage Establishments
- Light Manufacturing with or without outside storage
- Construction Service Establishments
- Aircraft Parts Establishment

## Airport Master Plan

The Airport Master Plan land use drawing (Sheet 14 of Master Plan) designates the site for future commercial use. Please refer to Figure 2 for the Airport Master Plan designation of the site.

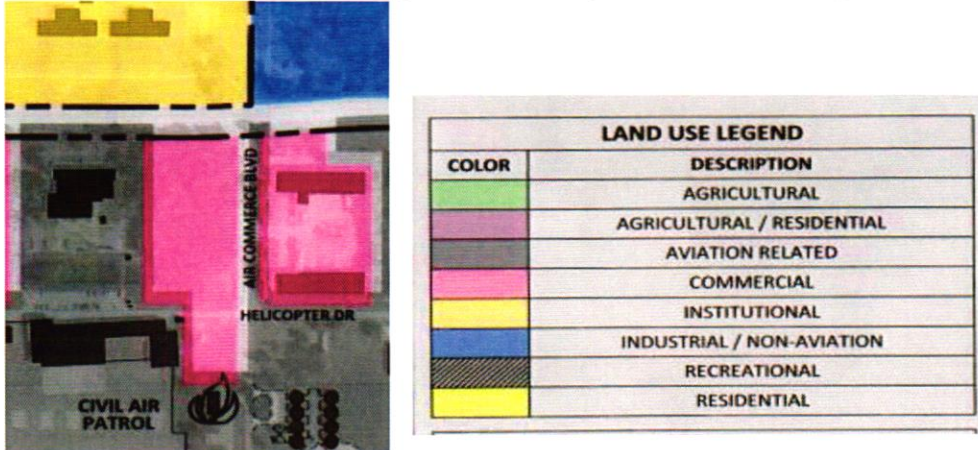


Figure 2 ProBuiltUS Airport Master Plan

## Current Zoning Designation

The current Zoning Designation on the property by Hernando County is Planned Development/Highway Commercial (PDP/HC) on the 3.4 acres proposed for development. The property key is split zoned as the portion of the site leased to the Air National Guard is zoned Planned Development Public Service Facility (PDP/PSF). Please refer to Figure 3 for the Current Zoning Designation of the site.

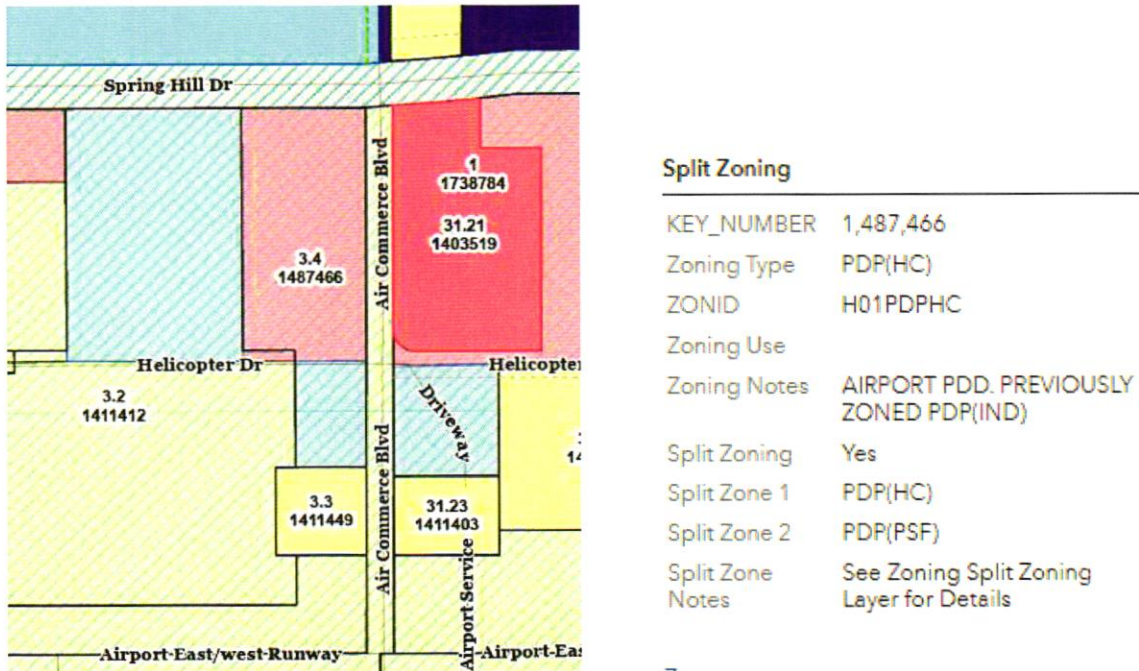


Figure 3 ProBuiltUS Current Zoning Designation

## Current Land Use Designation

The current Future Land Use Designation by the Hernando County 2040 Future Land Use Map is Airport Planned Development District. Please refer to Figure 4 for the Current Land Use Designation of the site.

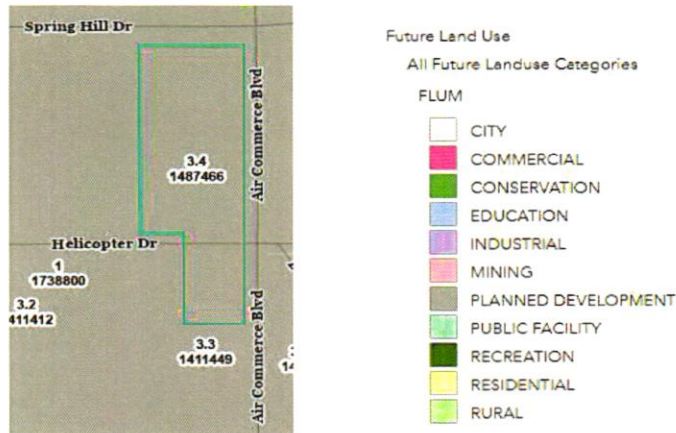


Figure 4 ProBuiltUS Current Land Use Designation

## Surrounding Zoning and Land Use

	Property Description	Zoning	Future Land Use
<b>North</b>	Correctional Facility	Planned Development Project/Corporate Park (PDP/CP), Planned Development Project/Industrial (PDP/IND) and Planned Development Project/Public Service Facility Overlay (PDP/PSF)	Airport Planned Development District
<b>South</b>	Air National Guard, Civil Air Patrol	Planned Development Project/Aviation Facilities (PDP/AF) Planned Development Project/Public Service Facility Overlay (PDP/PSF)	Airport Planned Development District
<b>East</b>	Gale Insulation, American Aviation	Planned Development Project/Highway Commercial (PDP/HC)	Airport Planned Development District
<b>West</b>	Air National Guard	Planned Development Project/Public Service Facility Overlay (PDP/PSF)	Airport Planned Development District

## Consistency with the Comprehensive Plan

The current Future Land Use Designation by the Hernando County 2040 Future Land Use Map is Airport Planned Development District. The use of the property is governed by the following Objective and Strategy from the 2040 Plan:

**Objective 1.05B:** The Airport Planned Development District (Airport PDD) is created to facilitate maximum utilization of the Brooksville Tampa Bay Regional Airport as a center for aviation and aviation related uses, industrial and business park uses and the development of private lands in support of an employment center.

**Strategy 1.05B(1):** The Airport PDD includes both public and privately owned lands. Primary uses allowed include a mixture of aviation, commercial, industrial, and public facilities. Recommended uses for publicly owned airport properties are guided by the Airport Master Plan for the Brooksville-Tampa Bay Regional Airport, as updated from time to time.

**Strategy 1.05B(7):** Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD

*Analysis:* The request for a mixed use commercial project consisting of retail store fronts and flex space for business uses/accessory offices and light industrial is consistent with the strategies that govern the uses in the Airport Planned Development District (PDD).

## Dimensional Standards

Perimeter Building Setbacks:

Front (Spring Hill Drive):	75 Feet
Front (Air Commerce Drive):	50 Feet
South:	25 Feet
West:	10 Feet (Deviation from 20 feet)

Buffers:

Spring Hill Drive (North):	5 Feet
East Air Commerce Blvd. (East):	5 Feet
West:	5 Feet
Helicopter Drive (South):	5 Feet

Maximum Building Height: 60 feet (Allowed by the dimensional standards for the C-2 District)

## Deviation Requests

Reduction in the Perimeter Setback from the West from 20 Feet to 10 Feet

*Justification:* The site is rectangular in shape with the visible portion of the site perpendicular to Spring Hill Drive, restricting the shape of the site buildable area. The elongated portion of the site is facing Air

Commerce Drive restricting the depth of the site. In order to take full advantage of the Spring Hill Drive frontage for potential retail users a deviation to the perimeter setback along the west property line is required. This is necessary to make full use of the developable portion of the site. In addition, the remaining site setbacks are met.

## Site Characteristics

### Topography

The site ranges in elevation from 64 MSL to 68 MSL. There is a large stormwater pond to the west of the site which will be expanded to provide additional retention. Please refer to Figure 5 for the topography on the site.

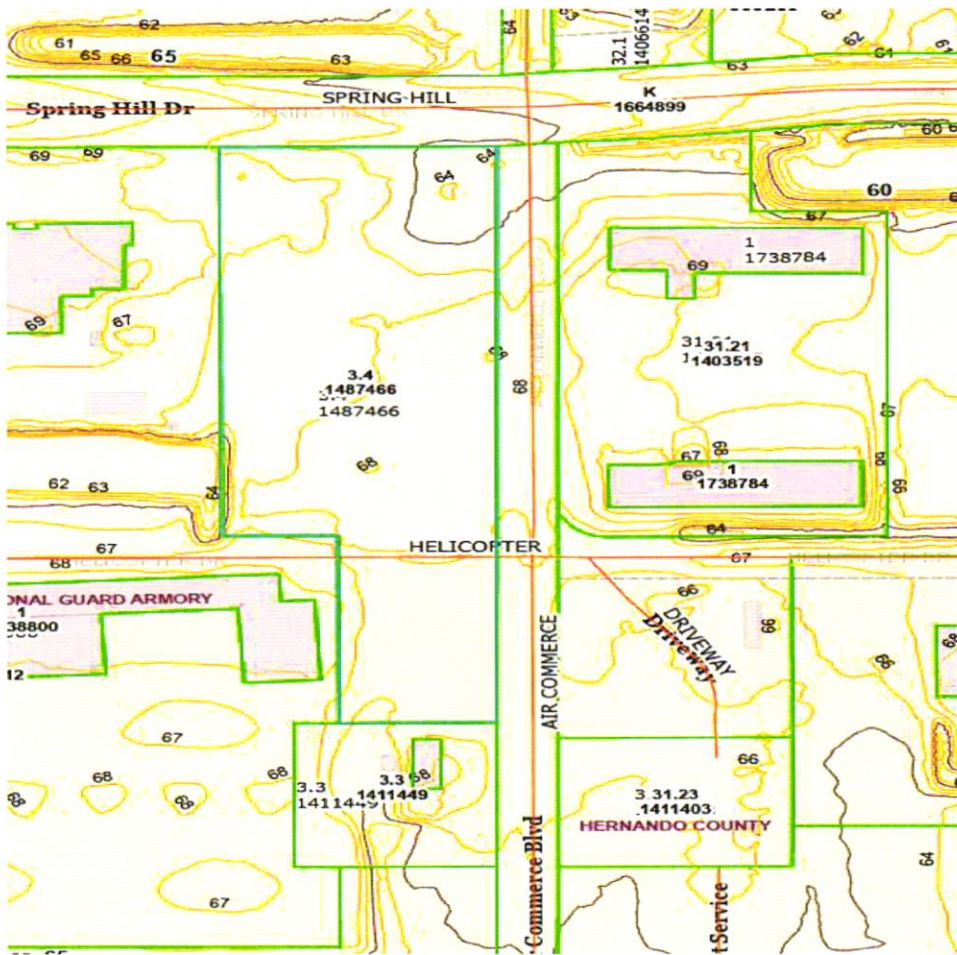


Figure 5 ProBUILTUS Current Site Topography

### Floodplain

Portions of the site designated as Special Flood Hazard Areas by the FEMA DFIRM Maps as A and AE (DFIRM Panel 10253C0327D). Base Flood elevation has not been provided which will require the Engineer of Record to provide base flood elevation data in accordance with currently accepted engineering practices (Sec. 13.32 Hernando County Code of Ordinances). Development of the site must comply with Chapter 13, Flood Damage Prevention and Protection, of the Hernando County Code of Ordinances. Please refer to Figure 6 for the Floodplain Designation of the site.

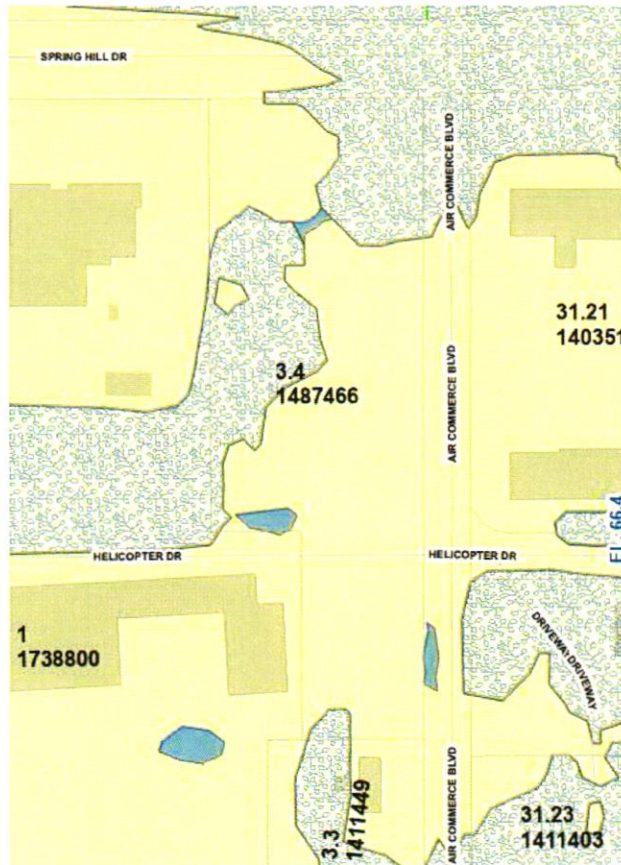


Figure 6 ProBuiltUS Current Floodplain Designation



### Soils

The soil types consist of Masaryk very fine sand/0 to 5 % slopes and Candler fine sands/ 0 to 5 % slope. Please refer to Figure 7 for the soil types on the site.

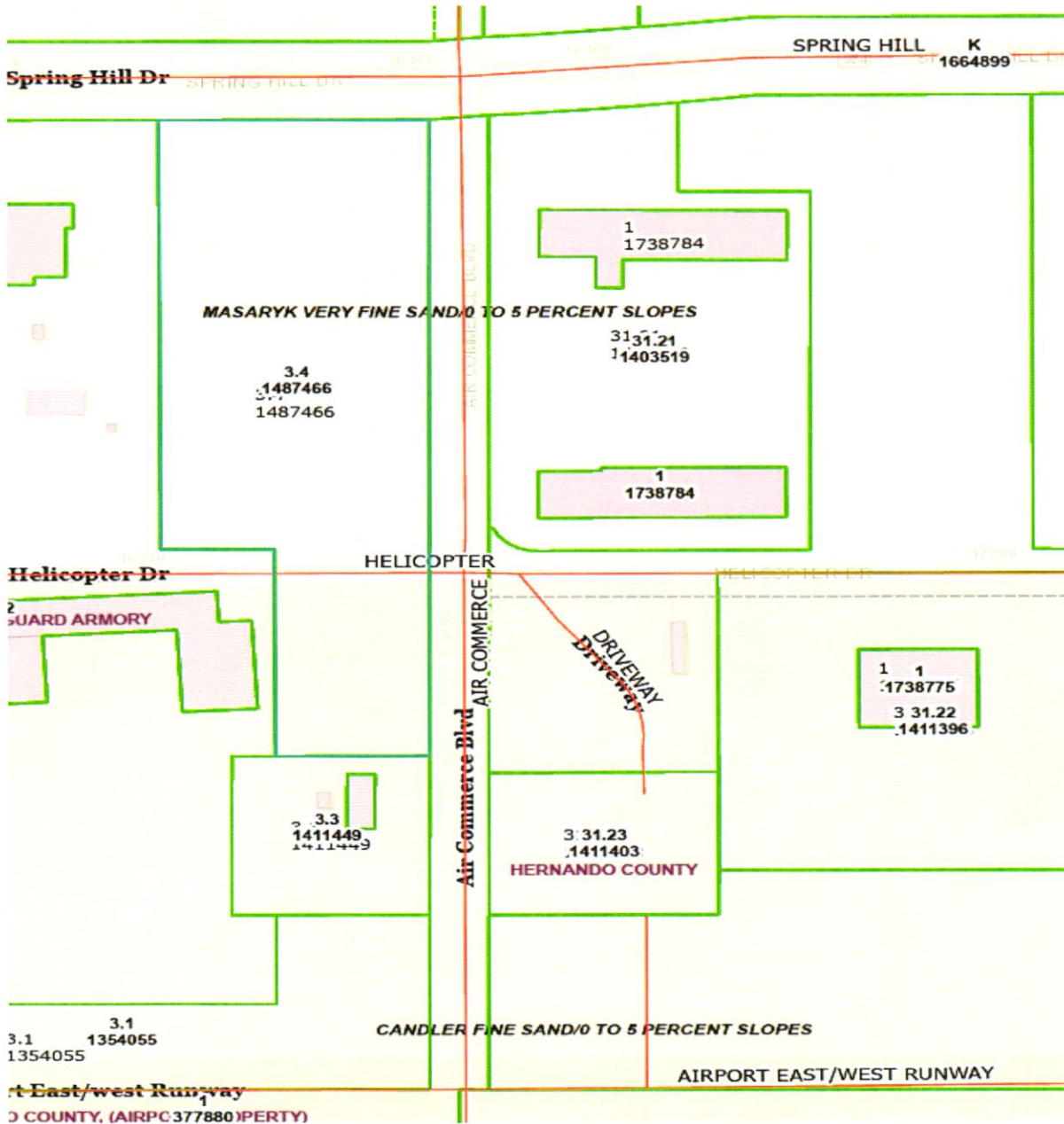


Figure 7 ProBUILTUS Soil Types

## Environmental

The site contains no significant environmental features. Prior to development Hernando County may require a listed species survey. Any listed species on the site identified in the report will need to be treated in accordance with all State and Federal guidelines.

## Impact to Public Facilities

### **Adequate Access**

Access to the site is from Spring Hill Drive and Air Commerce Boulevard. Spring Hill Drive is a County maintained 4-lane collector roadway. The 2045 MPO Transportation Plan does not identify the need for future projects anticipating that the roadway will continue to operate at an acceptable level of service. Air Commerce Boulevard is a local roadway maintained by the Brooksville Tampa Bay Regional Airport (BKV). Driveway locations and design will comply with the Hernando County Facility Design Guidelines.

### **Public Facilities**

**Water and Sewer:** The site will be served by Hernando County Utilities. The developer will make the necessary infrastructure improvements to provide service and conduct a utility capacity analysis as required.

**Solid Waste:** The site will be served by a solid waste collection agency as designated by the County.

**Police and Fire:** The site is served by the Hernando County Sheriff's Office for police protection and Fire/Rescue Station 14.

**Drainage:** The site will comply with the requirements of Hernando County and the Southwest Florida Water Management District for stormwater and flood prevention.

## Concurrency

A Certificate of Concurrency from the County will be required at the time of permitting. Application is the responsibility of the permit applicant. The following facilities will be reviewed for adequate capacity:

- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste Disposal
- Transportation (roadways)

At this time, it is anticipated that adequate capacity will be available to support the project.