

# HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H2264 Official Date Stamp:



## 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**

**Received**

**AUG 03 2022**

Planning Department  
Hernando County, Florida

Date: July 25, 2022

**APPLICANT NAME:** Glen Lakes Commons, LLC

Address: 13904 N. Boulevard  
 City: Tampa State: FL Zip: 33613  
 Phone: \_\_\_\_\_ Email: bob@sitetokey.com  
**Property owner's name:** (if not the applicant) ARC Glenlakes LLC

**REPRESENTATIVE/CONTACT NAME:** Donald R. Lacey, A.I.C.P.

Company Name: Coastal Engineering Associates, Inc.  
 Address: 966 Candlelight Boulevard  
 City: Brooksville State: FL Zip: 34604  
 Phone: (352) 848-3661 Email: dlacey@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): 00339798, 1150195
2. SECTION 13, TOWNSHIP 22 South, RANGE 17 East
3. Current zoning classification: PDP (GHC), PDP(MF)
4. Desired zoning classification: PDP (GHC) with C-2 Uses
5. Size of area covered by application: 22.5 acres
6. Highway and street boundaries: US 19/Commercial Way and Glen Lakes Boulevard
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, Rick Arrighi, 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):

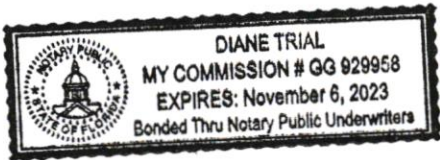
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates, Inc.  
 and (representative, if applicable): Donald R. Lacey, A.I.C.P.  
 to submit an application for the described property.

\_\_\_\_\_  
 Signature of Property Owner

**STATE OF FLORIDA**  
**COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 28th day of July, 2022, by Rick Arrighi who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 Signature of Notary Public



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

Notary Seal/Stamp

# GLEN LAKES COMMONS PARCEL KEY #s 00339798 & 1150195 REZONING NARRATIVE

## GENERAL

The subject property, consisting of approximately 22.5 acres, is located west of US 19/Commercial Way and south of Glen Lakes Boulevard in Section 13, Township 22 South, Range 17 East, Hernando County, Florida. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key Nos. 00339798 & 1150195. Refer to Figure 1 for the project Aerial Location Map.



Figure 1. Glen Lakes Commons – Key No. 339798 & 1150195 Aerial Location Map

Current zoning on both parcels is Planned Development Project (PDP) General Highway Commercial (GHC). Refer to Figure 2 for the project area Current Zoning Map. The zoning conditions and master plan for Parcel Key # 339798 were recently updated. Parcel Key # 1150195 is part of the Glen Lakes PDP. Parcel Key # 339798 is located in a Commercial future land use (FLU) designation as found on the Hernando County Comprehensive Plan FLU Map. Parcel Key # 1150195 has both Residential and Commercial future land use (FLU) designations. Refer to Figure 3 for the project area FLU Map.

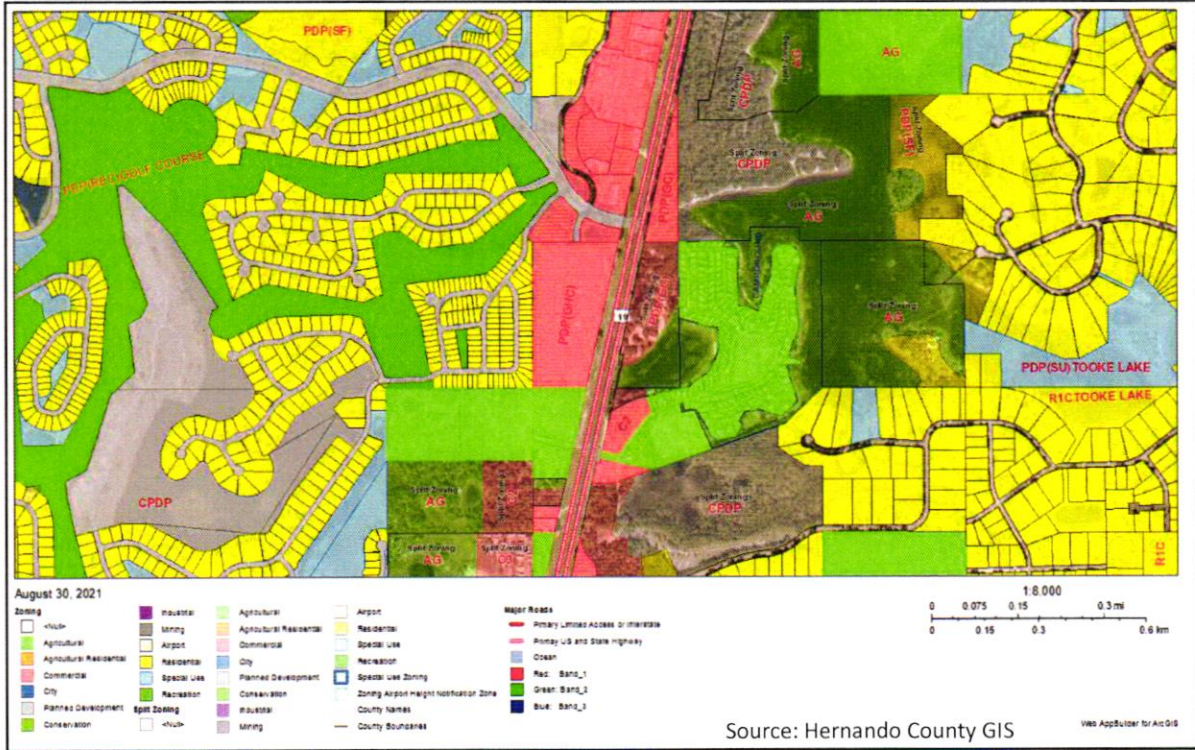


Figure 2. Glen Lakes Commons – Key No. 339798 & 1150195 Current Zoning Map

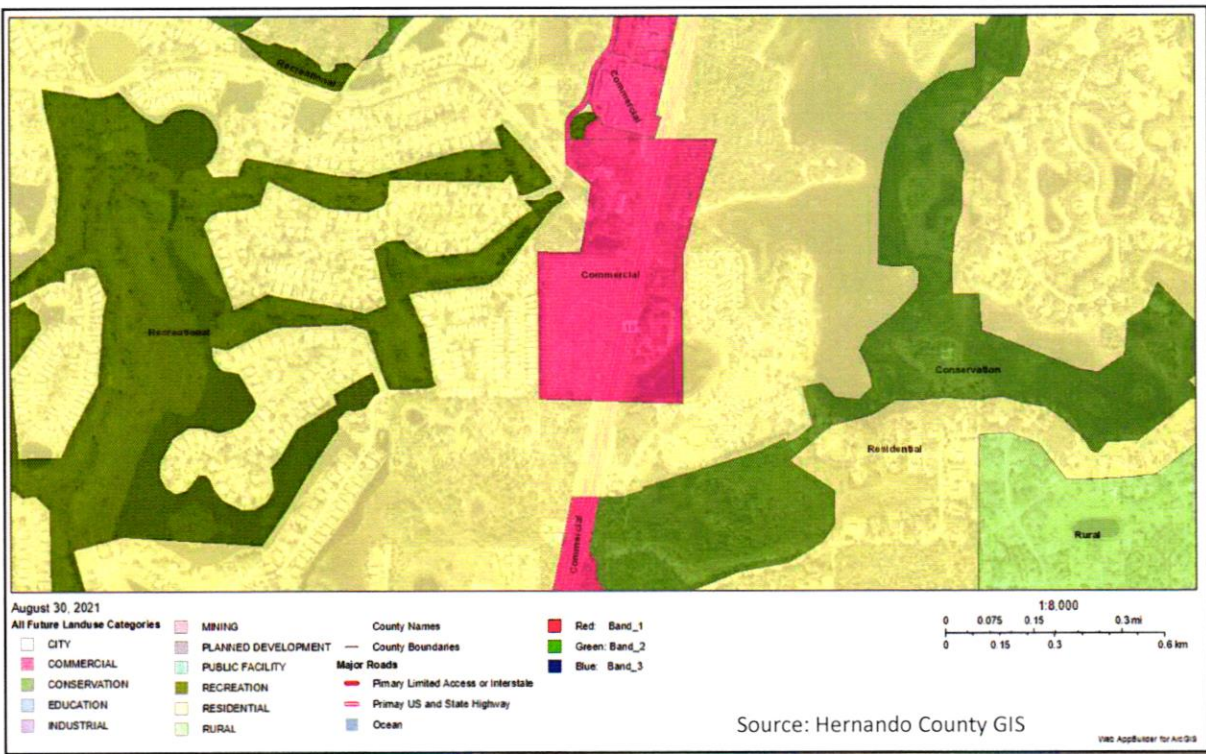


Figure 3. Glen Lakes Commons – Key No. 339798 & 1150195 FLU Map

Current Zoning surround Key No. 00339798 includes:

North: PDP (GHC)

South: Agricultural (AG)

East: US 19/Commercial Way

West: PDP Multi-family (MF)

## APPLICANT'S REQUEST

During preliminary engineering of the recently approved Glen Lakes Commons on Parcel Key # 339798, it was determined that the most logical location for stormwater retention would be along the common border of the two parcels. The applicant's request is essentially to allow the southern portion of Parcel Key # 1150195 to be utilized to accommodate some of the drainage retention from Glen Lakes Commons as depicted on the enclosed revised master plan. This southern portion of Parcel Key # 1150195 has been previously approved for multifamily housing. The northern portion of Parcel Key # 1150195, which accommodates stormwater retention from Glen Lakes Boulevard, will remain undisturbed. There is no request for additional development entitlements for Glen Lakes Commons and no buildings or parking will be constructed on Parcel Key # 1150195.

The proposed revised use (from multifamily to stormwater retention) for the southern portion of Parcel Key # 1150195 will result in a reduction in potential traffic on Glen Lakes Boulevard. As maintained green space stormwater retention, it will also have less visual impact than multifamily housing. There would also be the ability to provide some landscaping along the adjacent residential street (New Orleans Drive).

As shown the attached revised master plan, the project will still consist of a maximum of eight (8) parcels/lots, with the northwestern lot projected to be an ALF and the southwestern lot projected to be climate-controlled storage. The most active of the commercial lots (restaurants, retail, etc.) will lie adjacent to US 19. The great majority of Glen Lakes Commons traffic will enter and exit directly to/from US 19 at the proposed directional median (left turn entrance, right turn entrance/exit) mid-way between the median cuts at Glen Lakes Boulevard and Grizzley Bear Lane. US 19 has excellent level of service in this area. This project entrance will lead directly to a reverse frontage road, which will provide access to all parcels within the commercial subdivision. The reverse frontage road will allow for connection to the existing frontage road across Glen Lakes and will provide a point of connection to the adjacent property to the south.

A 30' natural vegetation buffer (enhanced where needed) will be provided along the western boundary of the site, where development parcels are adjacent to existing residential lots to the west. The soils consist primarily of Candler fine sands, which drain very well and are conducive to commercial development. Hernando County Utilities (sewer and potable water) are available along US 19. Building heights will not exceed 3 stories.

## SETBACKS AND BUFFERS

### BUILDING SETBACKS

Front: 75' – US 19/Commercial Way (this is a previously approved deviation from 125', due to the provision of a reverse frontage road)

Front: 35' – from reverse frontage road

Side: 10'  
Rear: 35'

#### **BUFFER**

A 30' natural vegetation buffer tract, enhanced where needed, will be provided along the subject project where development parcels are adjacent to existing residential lots to the west. The buffer will not be provided where drainage retention areas will be constructed.

#### **PROPOSED ZONING MASTER PLAN**

Attached.

#### **DRAFT OF PROTECTIVE COVENANTS**

Protective covenants will be prepared for maintenance of common infrastructure.

#### **PRELIMINARY ENGINEERING REPORT**

##### **Topography & Drainage**

The property consists of elevations ranging from 34' mean sea level (MSL) to 44' MSL. A common drainage retention area will be constructed along the northern boundary of the two parcels.

##### **Floodplain**

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C 0158D, effective date of February 2, 2012. According to the FIRM panel, one very small area of Zone AE is located on the Parcel Key # 339798. The existing drainage retention area on Parcel Key # 1150195 is also designated as Zone AE. The remainder of the overall property is within Zone X (areas outside the 0.2% annual chance floodplain). Zone AE is a special flood hazard area subject to inundation by the 1% annual chance flood with base flood elevations determined. Refer to Figure 4 for the project FEMA Floodplain Map.

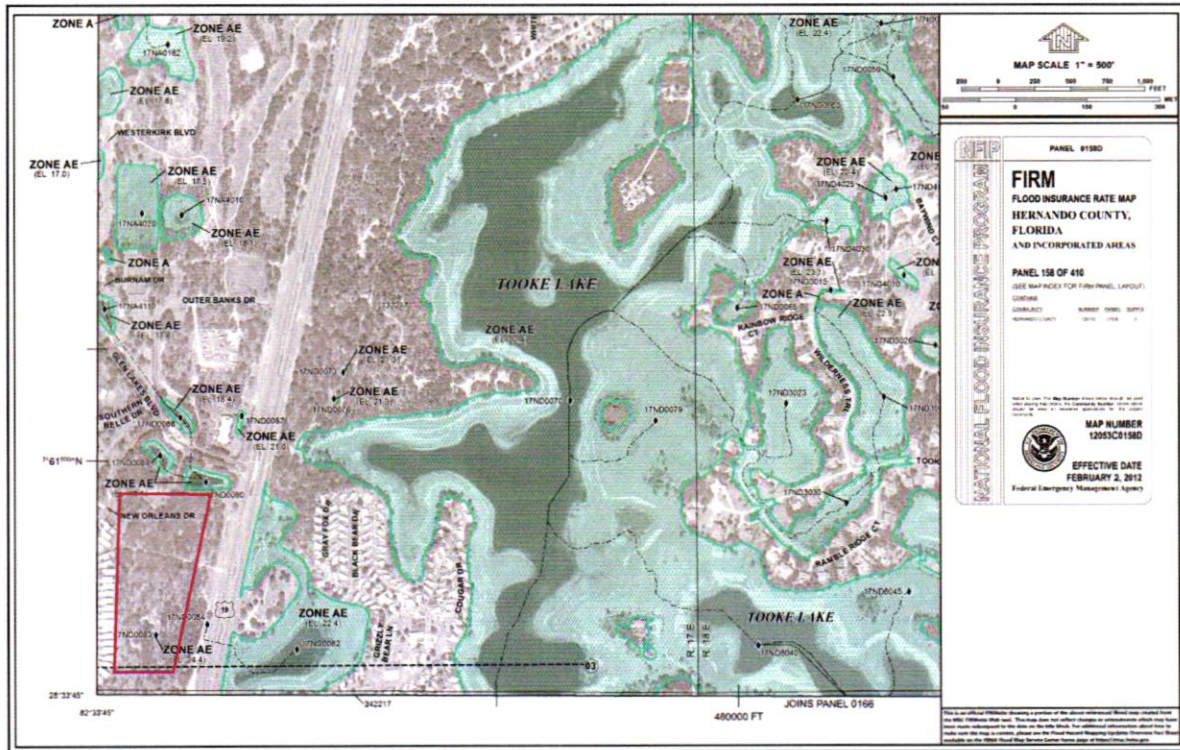


Figure 4. Glen Lakes Commons - Key No. 00339798 & 1150195 FEMA Floodplain Map

Soils

The soil type located on the subject property consist of Candler fine sand, 0 to 5 percent slopes (90.5%) and Tavares fine sand, 0 to 5 percent slopes (9.5%). Both are conducive to development. Refer to Figure 5 for the project area soils map.

Environmental

The following are the results of the environmental site visit.



Figure 5. Glen Lakes Commons - Key No. 339798 & 1150195 Soils Map

entrance location will be requested from the Florida Department of Transportation. This project entrance will lead directly to a reverse frontage road, which will provide access to all parcels within the commercial subdivision. The reverse frontage road will allow for connection to the existing frontage road across Glen Lakes and will provide a point of connection to the adjacent property to the south. US 19/Commercial Way has excellent level of service in this area. A traffic access analysis will be completed at the conditional plat phase.

### SEWER AND WATER/FIRE PROTECTION

The property is within the Hernando County Utility Department (HCUD) service area. Potable water and sanitary sewer are both available. Sufficient water lines and hydrants will be constructed in the commercial subdivision to meet fire protection requirements and a Utility Service Analysis will be provided to HCUD with the conditional plat submittal.

- Tree species consist of sand pine scrub live oak, and cherry laurel trees.
- Groundcover consists of wiregrass, pine straw, and leaf litter.
- Gopher tortoise burrows are present. No other state of federally listed species were detected.
- Other than the existing drainage retention area on Parcel Key # 1150195, no wetlands or other surface waters are present.
- No evidence of karst features on this parcel; however, the adjacent Hernando County parcel containing a DRA, may possibly be a relic sink.

### DEVELOPMENT SCHEDULE

Development is anticipated to occur in 2022.

### ADEQUATE ACCESS

As shown the attached master plan, the project will be accessed directly from US 19 at location approximately mid-way between the median cuts at Glen Lakes Boulevard and Grizzley Bear Lane. A median cut at the project

**PREVIOUS DEVELOPMENT APPROVALS:**

Parcel Key # 339798 was recently approved for the Glen Lakes Commons commercial project (PDP(GHC) on March 14<sup>th</sup>, 2022). Parcel Key Number 1150195 is part of the Glen Lakes PDP, which has been approved and modified several times, starting in the 1980s.

**DEVIATIONS: (This was previously approved with Glen Lakes Commons)**

**BUILDING SETBACKS**

Front: 75' – US 19/Commercial Way (this is a deviation from 125', due to the provision of a reverse frontage road)