

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [ ] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

File No. 112230 Official Date Stamp:

Date: 03/31/2022

APPLICANT NAME: Tri County Development Inc
Address: 9400 River Crossing Blvd Suite 102
City: New Port Richey State: FL Zip: 34655
Phone: Email: alex@deebcompanies.net
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Tatum Csorba
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)848-3425 Email: tcsorba@coastal-engineering.com

HOME OWNERS ASSOCIATION: [X] Yes [ ] No (if applicable provide name) Villages of Avalon HOA; East Linden Estates HOA
Contact Name: Monica D'Ambrosio; Joan Roberts
Address: 2005 Pan Am Circle; 13057 Unity Street City: Tampa, Spring State: FL Zip: 33607; 346

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 378790
2. SECTION 33, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(GC)
4. Desired zoning classification: PDP(GC) with C2 uses
5. Size of area covered by application: 2.0 Acres of the 9.7 Acres Parcel
6. Highway and street boundaries: County Line Rd
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: )

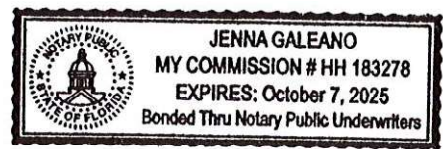
PROPERTY OWNER AFFIDIVAT

I, LandBuilder, 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
[X] I am the owner of the property and am authorizing (applicant): Alex Deeb, President and (representative, if applicable): Coastal Engineering Associates, Inc. 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 4th day of April, 2022, by Alex R. Deeb who is personally known to me or produced means of physical presence. as identification. by

Signature of Notary Public



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

Notary Seal/Stamp

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Contact Name: Monica D'Ambrosio; Joan Roberts  
 Address: 2005 Pan Am Circle; 13057 Unity Street City: Tampa; Spring State: FL Zip: 33607; 346


**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 379076
2. SECTION 33, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(GC)
4. Desired zoning classification: PDP(GC) with C2 uses
5. Size of area covered by application: 7.70
6. Highway and street boundaries: County Line 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**

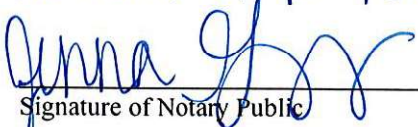
I, Barr John H, Barr Susan, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): Alex Deeb, President and (representative, if applicable): Coastal Engineering Associates, Inc. to submit an application for the described property.

  
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 Signature of Property Owner

STATE OF FLORIDA  
 COUNTY OF HERNANDO

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**AVALON WEST  
MODIFIED REZONING/MASTER PLAN  
NARRATIVE**

**GENERAL**

The overall project, consisting of approximately 12.40 acres, is located north of County Line Road, in Sections 33 and 34, Township 23 South, Range 18 East, Hernando County, Florida. The table below show all parcel key numbers and parcel owners as well as current zoning as requested zoning.



PARCEL KEY #	PARCEL OWNER	CURRENT ZONING	REQUESTED ZONING
379076	Susan Barr	PDP (GC)	PDP (GC) + C2 for mini-storage
378790	LandBuilder, LLC	PDP (SF) and PDP (GC)	PDP (SF) PDP and (GC) + C2 for mini-storage

Hernando County Comprehensive Plan Future Land Use Map shows the entire project within a Residential designation, although a Commercial Node lies slightly to the east (Anderson Snow Road).

### Avalon Zoning Map

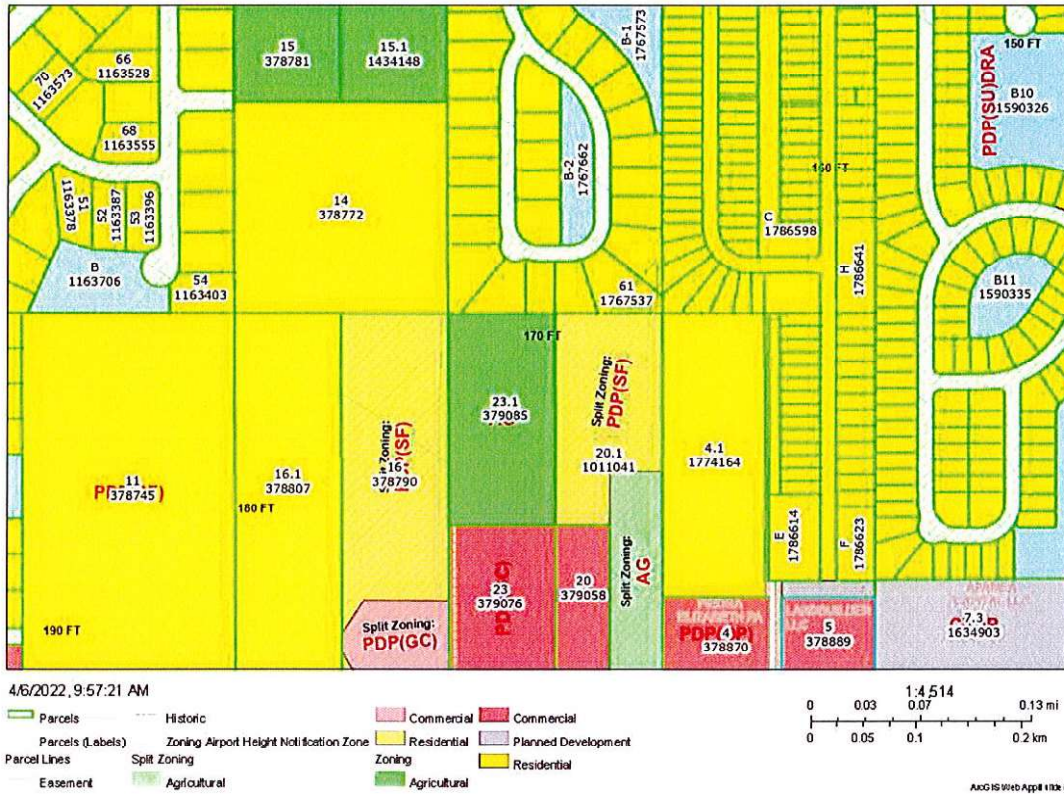


Figure 1. Avalon (Key Nos.00379076, 00378790) Current Zoning Map

Surrounding Zoning is as follows:

- North PDP (SF) and AG – *Planned Development Project (Single Family) and Agricultural*
- South County Line Road, and PDP (OP) *Planned Development Project (Office Professional)*
- East PDP (SF) - *Planned Development Project (Single Family) and CPDP (OP) Planned Development Project (Office Professional)*
- West PDP (SF) - *Planned Development Project (Single Family), and PDP (GHC) – Planned Development Project (General Highway Commercial).*

## Avalon FLU Map

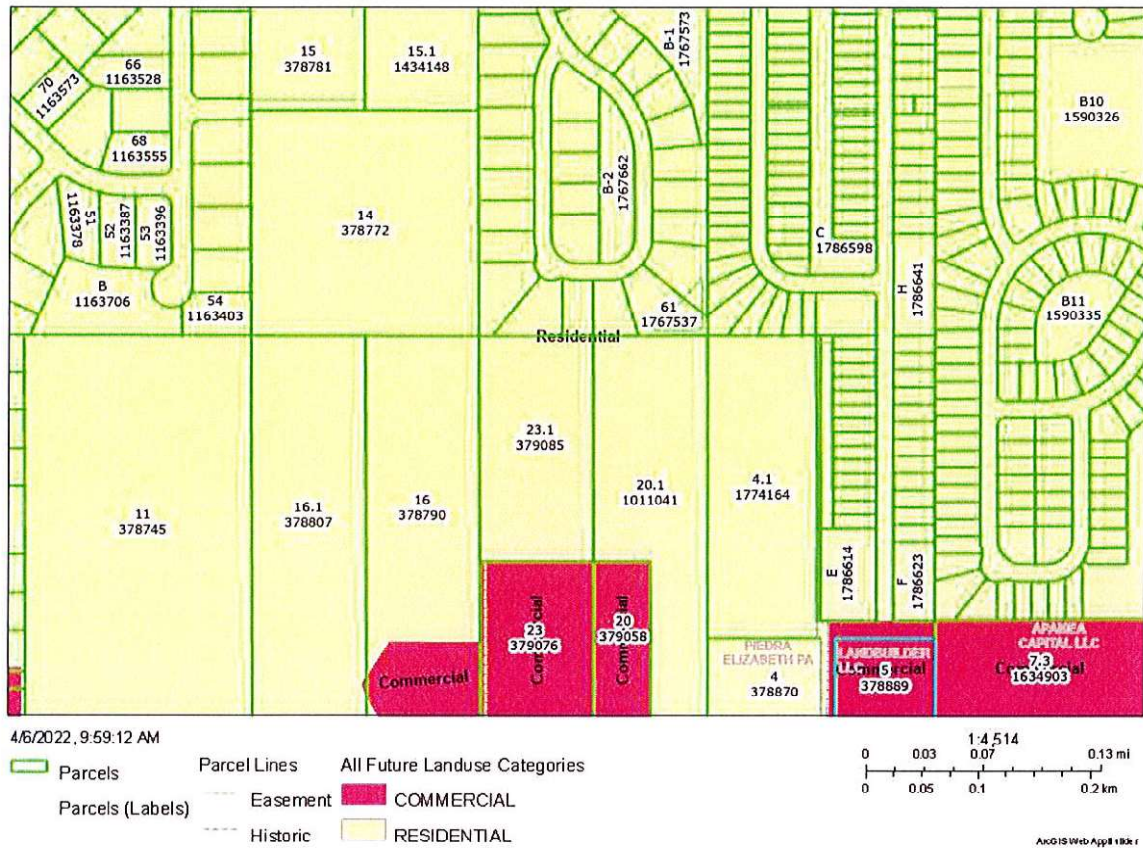


Figure 2. Avalon (Key Nos.00379076, 00378790) Future Land Use Map

### APPLICANT'S REQUEST

The Applicant is requesting the following changes to the recently approved project (H-20-27, October 13, 2020) referred to as Avalon West, which combined several parcels into a single Combined Planned Development Project (CPDP):

- An additional C2 Use for Mini-Warehouses to be added to Parcel Key Numbers 379076 and 378790
- An increase the maximum commercial building square footage allowed in the project from 100,000 square feet to 150,000 square feet.

The master plan layout and other entitlements in the project will remain the same.

The reason for the modification is to allow the applicant to construct approximately 100,000 square feet of one-story climate controlled storage, consisting of several buildings. Recent development of residential homes in the area has created the demand for climate controlled storage and the property's location is excellent. This extremely low traffic generator will help maintain the remaining vehicular capacity on County Line Road and will also be a quiet neighbor for the residential development to the north of the reverse frontage road. This use will have access to both County Line Road and the reverse frontage road.

**OVERALL PROJECT DESCRIPTION –FOR the PREVIOUSLY APPROVED CPDP (development is underway)**

Landbuilder LLC has interests in property at the eastern and western end of the proposed project. By working with the owners of three intervening parcels (Elks, Johnson, Barr) he was able to connect and develop his parcels in a more coordinated fashion and provide unique recreational facilities and social interaction. A significant added advantage to the County was the applicant's willingness to construct the connection road in the configuration of a reverse frontage road, with no residential driveways. This would establish a reverse frontage road approximately one mile in length, stretching from Anderson Snow Road to the eastern boundary of East Linden Estates. The reverse frontage road would keep a significant amount of traffic from having to utilize County Line Road. Without the coordination achieved with this application, it would be extremely unlikely that a frontage road would have been possible in the foreseeable future.

The residential components of the project consist of the following:

- The four parcels on the west end will be developed into 50 ft and 60 ft wide lots (120 ft in depth), generally consistent with the already approved Captiva Estates. As shown on the zoning master plan, the 60 ft wide lots will be along the western and northern boundaries, primarily where adjacent to the established community of East Linden Estates.
- Two parcels near the east end (Avalon Village Holdings, northern portion of the Elks) will be developed into 40 wide x 120 ft deep lots, similar to the adjacent developing Avalon 4 project.

The commercial components of the project consist of the following:

- Captiva Estates – the southeastern corner of the property to the east of the entrance is commercial site (GC), with potential access from both the entrance drive and reverse frontage road. This proposed commercial site, along with the Barr parcel, is the subject of this additional C-2 request for self-controlled storage.
- Barr Parcel – presently the site of the Smitten Kitten Cat Resort, the request is presently designated this parcel as (GC) .
- Johnson Parcel – presently the site of Johnson's Moving & Hauling, is designated this as (GC) with an added C-2 use for hauling & outdoor storage to ensure that the property owner can maintain his existing business.
- Landbuilder LLC Parcel –is designated as (GC) and located at the western end of the Avalon master plan (and not contiguous with the three).

In the future, direct access to County Line Road is anticipated at three locations (plus the existing Elks entrance), with general locations shown on the zoning master plan. The reverse frontage road will provide access to all parcels in the master plan, including the Elks lodge. The County Engineer's office has been conferred with during design and is reviewing construction plans.

The Hernando County Utilities Department has major potable water and wastewater facilities available along County Line Road and within the adjacent Avalon 4 community. The Candler fine sand soils are conducive to development and no wetlands or floodplains are located on the site.

## **SETBACKS & BUFFERS**

### ***Single Family***

- Front 25'
- Side 5' (deviation from 10')
- Rear 15' (deviation from 20')

### ***Commercial***

- From County Line Road 75'
- Side 20'
- Rear 35'

### ***Buffers***

- *Buffer – minimum 20' natural vegetative landscape tract in locations shown on the master plan, which is consistent with the previously approved with Captiva Estates master plan.*

#### **I. Proposed Master Plan**

Five copies (11 x 17) of the revised master plan are being provided and the master plan is available in PDF format, if requested

#### **II. Draft of Protective Covenants**

Homeowners Association documents are in preparation. The developer will be responsible for all site improvements.

#### **III. Preliminary Engineering Report**

- A. Topography** – The property has very moderate topography, generally ranging between 65 and 75 feet in elevation.
- B. Floodplain** – The community panels are 12053C 0309D, 12053C 0317D, 12053C 0328D, AND 12053C 336D, effective date of February 2, 2012. The proposed site is located in Zone X.
- C. Soils** – The soils type located on the subject property Candler fine sand, 0 to 5% slopes.
- D. Environmental** – A preliminary review of the subject property was conducted on July 14, 2020.
  - The project area consists of a very dry Xeric – Pine & Oak Community, containing an assemblage of sand pine, slash pine, longleaf pine and scrub live oak trees.
  - No specimen or majestic trees were found, but a tree survey may be required, per County regulations.
  - No wetlands or other surface waters were found.
  - Gopher tortoise burrows were present. A detailed listed species survey will be required for permitting.
  - No other state or federally listed species were found.

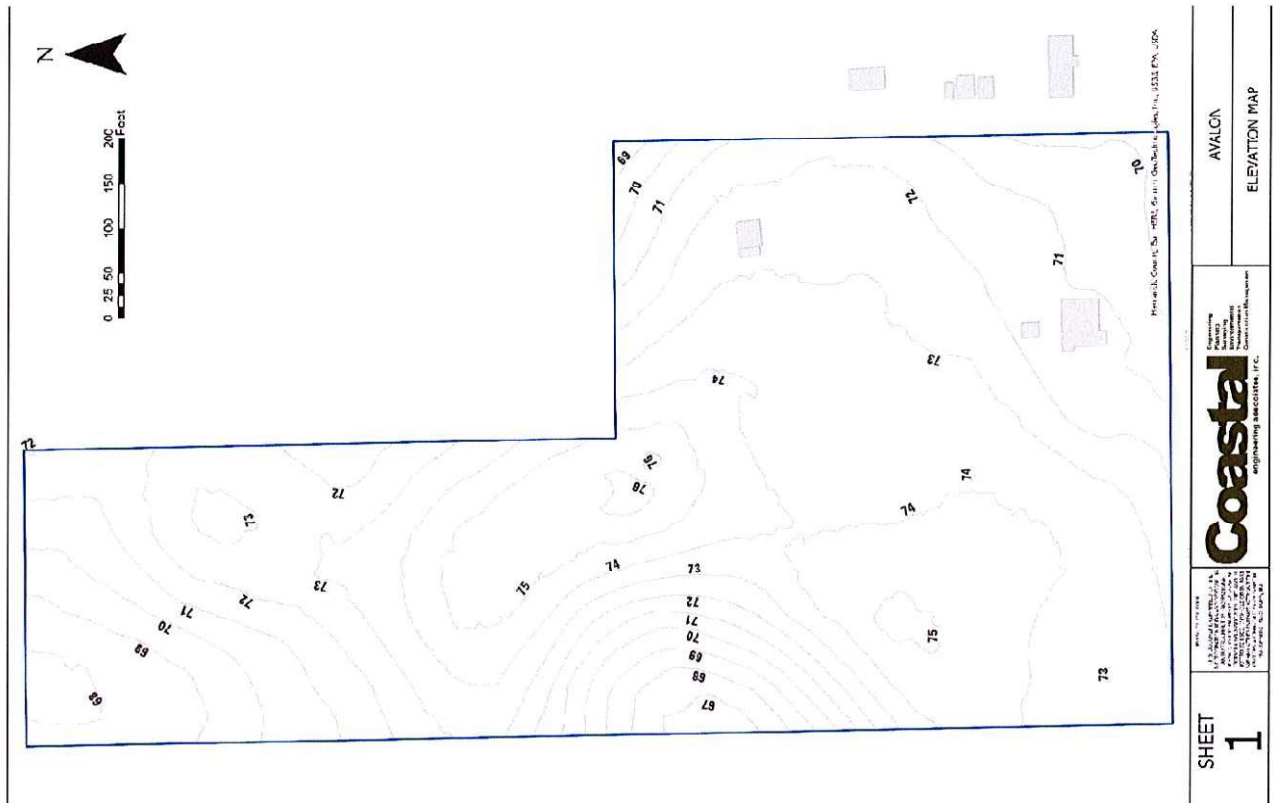


Figure 3. Avalon (Key Nos.00379076, 00378790) Topography Map

**IV. Development Schedule**

Development of the residential property is underway. The project may be phased. The timing of commercial property development will be dependent on the market.

**V. Proposed Improvements**

The only offsite construction will be for utility connections and access to County Line Road and the existing reverse frontage road in Avalon 4. That construction will be accomplished in accordance with the regulations and standards of the Hernando County Utilities Department and the Hernando County Engineer.

**VI. Adequate Access**

Access to the subject property is from County Line Road. The proposed reverse frontage road will provide connectivity from Villages of Avalon to the western boundary of Captiva Estates. A traffic analysis will be provided with the conditional plat application for the first phase of development.

**VII. Utilities**

The property is within the Hernando County Utilities service area. Both water and sanitary sewer are available in County Line Road and also in Avalon Ph 4.



**VIII. Drainage**

This project is within the Southwest Florida Water Management District. Additional stormwater generated by the proposed project will be handled onsite using proposed drainage retention area(s). The exact size and location of which will be determined during the engineering design phase.

**IX. Development of Regional Impact Thresholds**

The development is below all DRI thresholds, and therefore is not subject to DRI review or comprehensive plan review for DRI size projects pursuant to Section 380.06(12), Florida Statutes.

**X. Deviations Already Approved are:**

- Reduction in minimum lot area for the 40 ft wide lots from 6,000 sq. ft. to 4,800 sq. ft.
- Reduction in minimum lot width at building setback line from 60' to 40'.
- Reduction in building setback(s) –  
Side – from 10' to 5'      Rear – from 20' to 15'

**XI. Previous Development Approvals:**

- BOCC January 9, 2018 Approval - Rezoning/Master Plan – Captiva Estates
- BOCC October 12, 2020 Approval - Rezoning/Master Plan – Avalon to Captiva