

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

File No. _____ Official Date Stamp:

Received

JUL 05 2023

Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME: Brandon Anderson

Address: 9011 St. Andrews Drive

City: Seminole

State: FL

Zip: 33777

Phone: (727)239-2898

Email: bgstoragesolutions@gmail.com

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

REPRESENTATIVE/CONTACT NAME: Daniel J. Epperly, PE/ ARO Engineering

Company Name: ARO Engineering

Address: 780 94th Ave N Suite 102

City: St. Petersburg

State: FL

Zip: 33702

Phone: (727)527-5900

Email: daniel@aroeng.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01280615
2. SECTION 11, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: Residential
4. Desired zoning classification: Planned Development Project (Office Professional)
5. Size of area covered by application: 37,595 S.F. (0.86 Acres)
6. Highway and street boundaries: Powell Road
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, Kenney Luke/Kelp Agency 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**

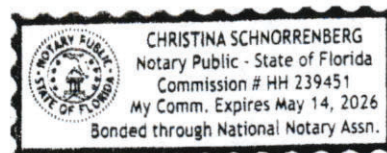
☒ I am the owner of the property and am authorizing (applicant): Brandon Anderson
and (representative, if applicable): Daniel J. Epperly, PE/ARO Engineering
to submit an application for the described property.

STATE OF FLORIDA
COUNTY OF HERNANDO

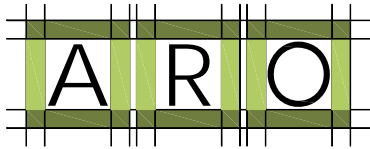
The foregoing instrument was acknowledged before me this 5th day of July, 2023, by Kenney Luke who is personally known to me or produced FNDC as identification.

Signature of Notary Public

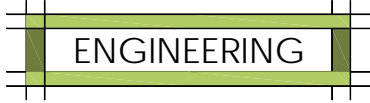
Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Seal/Stamp



CIVIL - STRUCTURAL - COASTAL



780 94TH AVENUE N. SUITE 102, ST. PETERSBURG, FL 33702
TEL 727.527.5900 (CA No. 28919) (CGC 1519972)

November 3, 2023

Hernando County Planning Division
1653 Blaise Dr.
Brooksville, Florida 34601

Re: Zoning Amendment Petition
Parcel Key #: 01280615

To whom it may concern,

The purpose of this letter is to provide a narrative related to the rezoning request for the above referenced property. Our client is applying to rezone this .86 acre residential property to a commercial PDP/OP (Office Professional) land use. The existing property is currently vacant and abuts residential properties on all sides. Upon completion of the rezone, permits shall be obtained to construct a multi-unit office building at this location.

In general, the proposed development shall include the construction of a new multi-unit office building (approximately 3 units). Improvements shall include a new parking lot, stormwater improvements, utility improvements, landscaping, and all other associated infrastructure. The proposed building is currently anticipated to be approximately 8,120 s.f. with 49 proposed parking spaces (six parking spaces provided per 1,000 s.f. of building area). The building shall utilize an underground exfiltration system to capture and treat stormwater as required by Hernando County. The proposed building shall follow the required front, side, and rear setbacks for a commercial building which abuts residential land use. The set backs are 35 feet, 20 feet, and 35 feet respectively. The proposed building shall not exceed the maximum allowable building height of 20' (per the County's Residential Protection Standards. A 6 foot vinyl fence shall be proposed around the perimeter of the property as required when commercial development abuts residential land use. In addition, it is the developer's intent to provide adequate site lighting to ensure the development is well lit and properly maintained during the day-to-day operation of the facility.

The parcel currently falls within the residential category of the future land use map. The residential category allows single family, duplex, resort and multi-family housing, and associated ancillary uses such as recreational and institutional. It also allows for office and certain specific commercial uses set forth specifically in the PDP(OP) regulations.

The developer is proposing uses that are consistent with the PDP(OP) regulations. In general, the proposed development shall potentially consist of medical office, daycare, or possible veterinarian clinic uses. These uses were determined in an effort to ensure minimal impacts to the surrounding area which is primarily residential in nature. The developers shall only consider uses within the allowable PDP(OP) specifications to ensure no adverse impacts are applied to the character of the surrounding area. The proposed uses shall benefit the local community by providing services that shall can be directly utilized by the surrounding residences.

This parcel is also adjacent to Powell Rd. which is a major arterial roadway. The proposed access connection for the proposed development shall tie directly to Powell Rd. While the property mainly abuts residential properties, the proposed rezone is consistent with other commercial developments along Powell Rd. within the same vicinity.

We appreciate your assistance with processing our request. If you have any questions or concerns regarding the above information, please do not hesitate to call me at 727-527-5900.

Sincerely,

ARO ENGINEERING

Daniel J. Epperly, PE