

**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)**



**Application request** (check one):

- Small Scale – Map Only (10 acres or less)**
- Large Scale Text Amendment (More than 10 acres)**
- Large Scale Map Amendment (More than 10 acres)**

**PRINT OR TYPE ALL INFORMATION**

File No. \_\_\_\_\_ Official Date Stamp:

**CPAM-23-05**

**Received**

**AUG 10 2023**

Planning Department  
Hernando County, Florida

Date: 6/23/2023

**APPLICANT NAME:** GTC LLLP

Address: 6915 STATE ROAD 54

City: NEW PORT RICHEY

State: FL

Zip: 34653-6023

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

**REPRESENTATIVE/CONTACT NAME:** Isabelle Albert, AICP, Halff

Company Name: Halff

Address: 1000 N Ashley Drive, Ste 900

City: Tampa

State: FL

Zip: 33602

Phone: (813) 331-0976 Email: ialbert@halff.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 01747024
2. SECTION 29, TOWNSHIP 22, RANGE 18
3. Size of area covered by application: 6.9 acres
4. Future Land Use Map Classification (if applicable): Residential
5. Desired Map Classification: Residential and Commercial
6. Desired Text Amendment: N/A
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, Gary Blackwell, GTC LLLP, 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): \_\_\_\_\_

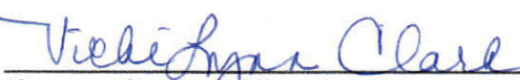
and (representative, if applicable): Isabelle Albert, AICP, Halff

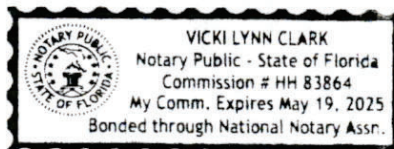
to submit an application for the described property.

  
Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 26th day of June, 2023, by Gary Blackwell II who is personally known to me or produced \_\_\_\_\_ as identification.

  
Signature of Notary Public



Notary Seal/Stamp

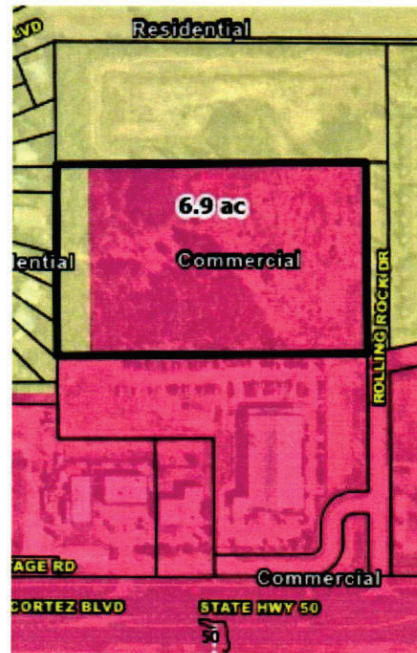
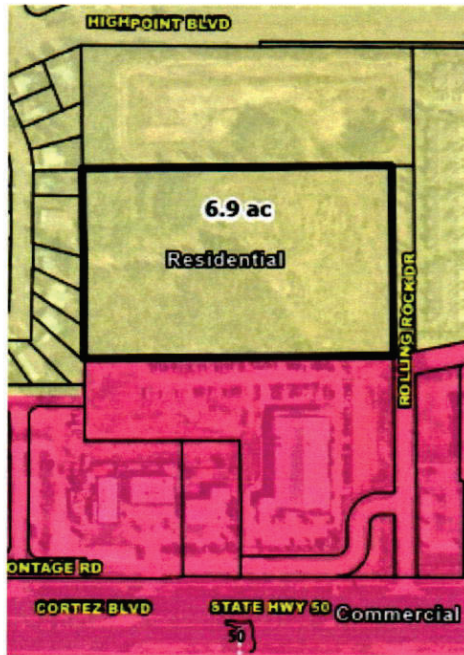
Effective Date: 11/8/16 Last Revision: 6/2/17

## COMPREHENSIVE PLAN AMENDMENT REQUEST

PARCEL KEY: 01747024

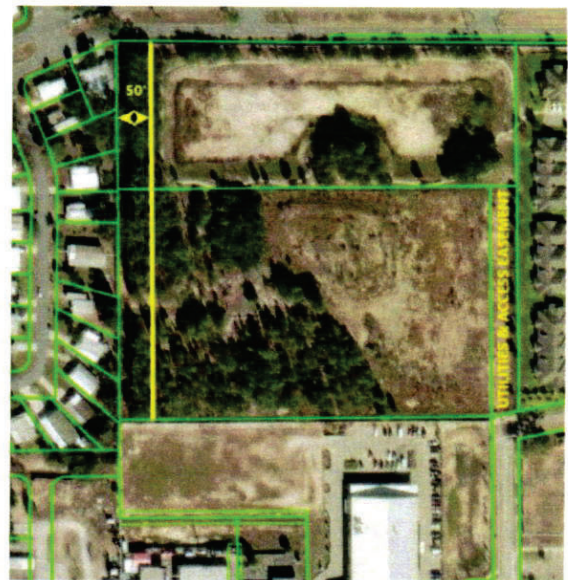
The 6.9 vacant site is located approximately 500-feet west of Highline Drive and 550' north of Cortez Boulevard, in Hernando County.

The request is to amend the Future Land Use on a portion of the 6.9 acres parcel from Residential to Commercial as shown below.



The 50-foot-wide RESIDENTIAL future land use is being left as is to act as a natural buffer and to address incompatibility concerns between the existing residences to the west and proposed commercial self-storage building. The 50-foot width is the logical extension of the screening immediately to the north of the subject site as depicted on the right. With this area remaining as RESIDENTIAL future land use, commercial development will not be permitted in said area.

The site is currently vacant, access is from the east, labeled Utility & Access easement (right), and the site will be served by public water and sewer. Stormwater is the north of the site.



Consistency with the Comprehensive Plan is as follows:

**Strategy 1.04G(1):** Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns.

**Strategy 1.04G(8):** When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered:

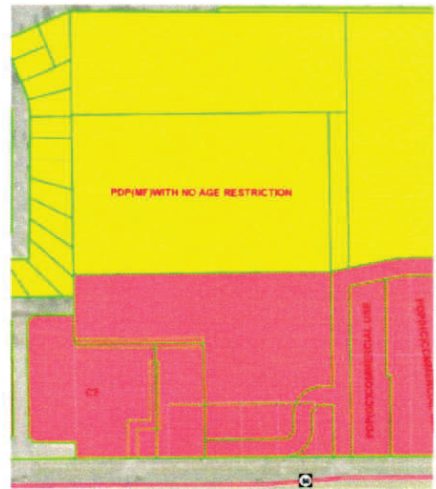
- a. the property should be on an arterial or collector road and provide for a frontage road, or cross access;
- b. the property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use;
- c. the depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area;
- d. the traffic impacts of additional commercial development on the affected roadways;
- e. the suitability of the property for commercial development while meeting all applicable environmental and site plan requirements;
- f. the property does not create new strip commercial areas;
- g. the proposed use is compatible with adjacent and surrounding land uses.

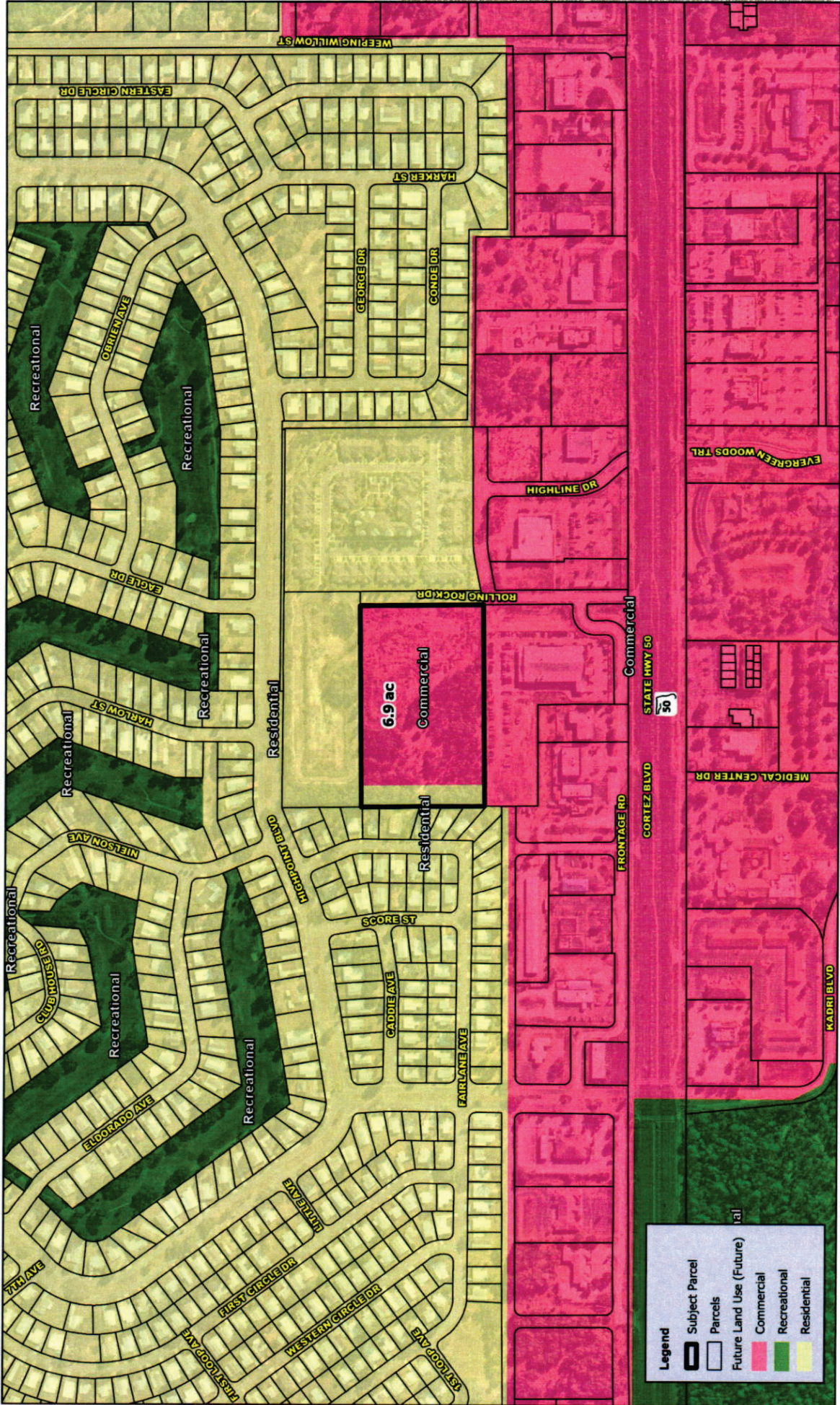
**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

The subject site is currently zoned PDP(MF) permitted for a 3-story multi family project, and per the Hi303 Performance Condition # 4, the minimum western setback is 35-feet. Multi-Family is not permitted within the COMMERCIAL future land use category and the applicant has filed a concurrent application for PDP(SU) for the 50-foot western property for vegetation, and the PDP(CG) for the mini-warehouse.

The uses permitted on site will depend on an approved rezoning to the proposed PDP request, and each time a request to change the uses on site, a public hearing will be required, and approved by the County Commissioners.

With these measures, the proposal is consistent with the Comprehensive Plan is compatible with the surroundings.





**Legend**

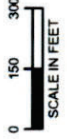
- Subject Parcel
- Parcels
- Future Land Use (Future) Commercial
- Recreational
- Residential



1000 N. Ashley Drive  
 Suite 900  
 Tampa, Florida 33602  
 813-620-4500



Future Land Use (Future)



54477.001  
 Hernando Site