

H-24-39

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

Date: 05/17/24

File No. Official Date Stamp:
Received
JUL 1 2024
Planning Department
Hernando County, Florida

APPLICANT NAME: Kori Broussard

Address: 4300 Legendary Dr. Suite 234
City: Destin State: FL Zip: 32541
Phone: 225-454-2629 Email: kori@olpwp.com
Property owner's name: (if not the applicant) M&R Holdings, LLC

REPRESENTATIVE/CONTACT NAME: Kori Broussard or Chris Ferrari

Company Name: Olson Land Partners, LLC
Address: 4300 Legendary Dr. Suite 234
City: Destin State: FL Zip: 32541
Phone: 225-454-2629 Email: kori@olpwp.com; chris@ferrari-development.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): 999049
2. SECTION 28, TOWNSHIP, RANGE 18
3. Current zoning classification: R1A & C2
4. Desired zoning classification: C2
5. Size of area covered by application: A portion of 2.70 acres
6. Highway and street boundaries: Cortez Blvd & Chambord St.
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, Joseph M McKenney, 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): Kori Broussard (Olson Land Partners, LLC) and (representative, if applicable): Kori Broussard & Christopher Ferrari & BRANDON Hebron to submit an application for the described property.

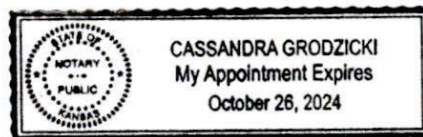
Signature of Property Owner: Joseph M McKenney V.P. Treasurer of M&R Holdings, LLC

Kansas
STATE OF FLORIDA
COUNTY OF HERNANDO Johnson

The foregoing instrument was acknowledged before me this 16 day of May, 2024, by Joseph M. McKenney who is personally known to me or produced as identification.

Signature of Notary Public: Cassandra Grodzicki

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



Notary Seal/Stamp

June 20, 2024

To: Zoning Department  
Hernando County, Florida

RE: Rezoning Parcel R28 222 18 3040 00A0 0370  
Narrative

To whom it may concern:

On behalf of Olson Land Partners, LLC (the "Applicant"), I am requesting a rezoning for parcel R28 222 18 3040 00A0 0370. This parcel is currently split-zoned, with the rear portion designated as C2 and the front portion along Cortez Blvd designated as R1A. The property is presently vacant. I've included Lots B and C so that you can understand the development. These lots are already designated C2.

1. Proposal:

a. Proposed Land Use:

- i. Lot A: 0.65 acres – QSR – Zoned R1A and we are requesting to rezone it to C2.
- ii. Lot B: .64 acres – QSR/Coffee shop – The portion of the parcel is already zoned C2.
- iii. Lot C: 1.89 acres –Storage Center - The portion of the parcel is already zoned C2.

b. Proposed density level of residential uses: N/A

c. Proposed SF of development and building height(s) of commercial uses

- i. Lot A: QSR – 800 sf, 20'
- ii. Lot B: QSR/Coffee shop – 816 sf, 20'
- iii. Lot C: Mini-storage Facility – 34,400 sf 35'

d. Proposed deviations from code: N/A

2. Site Characteristics:

a. Lot A:

- i. Size: 0.65 acres
- ii. Existing Land Use: Vacant
- iii. Known activities or uses on-site: Undeveloped.

b. Lot B (informational purposes only):

- i. Size: 0.65 acres
- ii. Existing Land Use: Vacant
- iii. Known activities or uses on-site: Undeveloped.

c. Lot C (informational purposes only):

- i. Size: 1.89 acres
- ii. Existing Land Use: Vacant
- iii. Known activities or uses on-site: Undeveloped.

3. Environmental Considerations:

- a. Flood Zone: X, A, AE
- b. Drainage Features: A detention pond on the rear side of Lot A to serve all three lots.
- c. Water Features: N/A
- d. Habitats: TBD; an endangered species investigation has not been completed at this time.
- e. Conditions and Impacts on Natural Features:

4. Site Plan Discussion in the Narrative:

- a. A description of the concept of the development plan:
  - i. The attached concept plan outlines what we plan to do for the entire development. The portion of the property that needs to be rezoned to C2 will be for a quick-serve restaurant with primarily drive thru service. There will be outdoor seating for customers who would like to eat at the restaurant.
- b. Proposed buffer sizes and separation widths between proposed land uses.
  - i. All buffers meet the Hernando County code requirements.

Site:	Proposed Buffer:	Require Buffer:
Lot A	5'	5'
Lot B	5'	5'
Lot C	5'	5'

c. Proposed Setbacks and Minimum Sizes for Individual Lots

Site:	Required Setback	Proposed Setback	Lot Size:
Lot A	Front: 125' Side: 20' Rear: 35'	Front: Side: Rear:	1.89 ac
Lot B	Front: 125' Side: 20' Rear: 35'	Front: Side: Rear:	.65 ac
Lot C	Front: 35' Side: 20' Rear: 35'	Front: Side: Rear:	.64 ac

- d. Impacts and Improvements to infrastructure: **We intend to comply with any necessary improvements if they are required, however it seems that adequate public infrastructure currently is on site.**
  - e. Proposed uses within pods. – **N/A**
5. Impacts to Public Facilities:
- a. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and analysis required to demonstrate that adequate public facilities will be available:
    - i. Transportation: **We will utilize an existing drive on Cortez Blvd as well as request an entrance only on the western corner of the site. A new driveway will be added to access Lot A from Chambord Street.**
    - ii. Water & Sanitary Sewer: **There is a 12" water main along Cortez and an 8" west of site on Chambord St.**
    - iii. Drainage: **A detention pond will be added to the site to collect stormwater to where it does not have any impact of current public infrastructure.**
    - iv. Parks & Recreation: **No Impact**
    - v. Solid Waste: **There will be designated solid waste containers on site that will be emptied routinely. This development does not anticipate excessive solid waste.**
    - vi. Public School Facilities: **N/A**
  - b. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities;
    - i. **It is unknown whether any improvements will be required at this time. Should improvements become necessary, we have every intention of complying with the county's standards.**
6. Water and Sewer Services
- a. The county subdivision regulations require the dedication of sewer and water systems to the county in planned residential or commercial development projects and provides for the obtaining of water and sewer service from the county, payment of connection fees, and commitments for service.  
**Understood**
  - b. In preparing an application for rezoning, a developer should be aware of these provisions and shall take initial steps toward water and sewer agreements. In all cases, a developer must request water and sewer service from the county. If the county is to provide water and/or sewer, the developer must acknowledge in writing understanding of ordinance requirements and that the developer will comply with the provisions. The County may require that the applicant prepare a capacity study later in the development process to confirm infrastructure availability.  
**Understood**

- c. If the project is located adjacent to or within the City of Brooksville Utility Department's First Right to Serve Area, the developer can request service from the City and provide a letter from the City stating service is available.

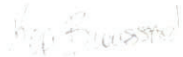
**Understood.**

7. Senior, Age-Restricted or Affordable Housing – **N/A**

We are prepared to discuss these points in further detail at your convenience. Our goal is to work collaboratively to ensure that the project adheres to all applicable standards and contributes positively to the community. We look forward to the opportunity to further this discussion.

Thank you for your attention to this matter. Please feel free to contact me directly at [kori@olpwp.com](mailto:kori@olpwp.com); phone: 225-454-2629 to arrange a meeting or to discuss any questions you may have.

Sincerely,



Kori Broussard  
Director of Development Services  
4300 Legendary Drive, Suite 234  
Destin, FL 32541  
**Ph: 225-454-2629**  
**E-mail: [kori@olpwp.com](mailto:kori@olpwp.com)**