

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**

File No. 52208 Official Date Stamp:
Received
JUN 21 2022
Planning Department
Hernando County, Florida



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Date: 06/20/2022

APPLICANT NAME: Tampa Bay Tres Dias

Address: 16034 Westerham Dr.
City: Tampa State: FL Zip: 33647
Phone: 813-541-7059 Email: tytison@tisonlawgroup.com
Property owner's name: (if not the applicant) Webb Eleanor E

REPRESENTATIVE/CONTACT NAME: Tampa Bay Tres Dias

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 3528483425 Email: tcsorba@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): 1153307,1175007
2. SECTION 13, TOWNSHIP 23, RANGE 19
3. Current zoning classification: Agricultural
4. Desired use: Place of Public Assembly namely for Retreats or Religious Establishment
5. Size of area covered by application: 9.80 acres
6. Highway and street boundaries: Batten 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, Webb Eleanor E, 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): Tampa Bay Tres Dias and (representative, if applicable): Coastal Engineering Associates, Inc. to submit an application for the described property.

Eleanor E Webb **JUN 20 2022**
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20th day of June, 2022, by Eleanor E. Webb who is personally known to me or produced FL Driver Lic. as identification.

Lindsay A. Morgan
Signature of Notary Public



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

Notary Seal/Stamp

Received

MAY 04 2022

**SPECIAL EXCEPTION – PROJECT NARRATIVE
TAMPA BAY TRES DIAS
PARCEL KEY 00190313,00190322**

Planning Department
Hernando County, Florida



Figure 1. Tampa Bay Tres Dias (Key No. 1153307, 1175007.) Vicinity Map

General

The subject 9.80-acre ± property lies within section/township/range: 13 / 23S / 19E and is located south of Powell Road. It is identified by the Hernando County Property Appraiser (HCPA) as Key No. 1153307, 1175007. The current zoning for the subject property is Agricultural Residential (AR). Refer to Figure 2 for the property's current zoning map. The Hernando County Comprehensive Plan Future Land Use (FLU) Map shows the property within a Rural designation. Refer to Figure 3 for the property's current FLU map.

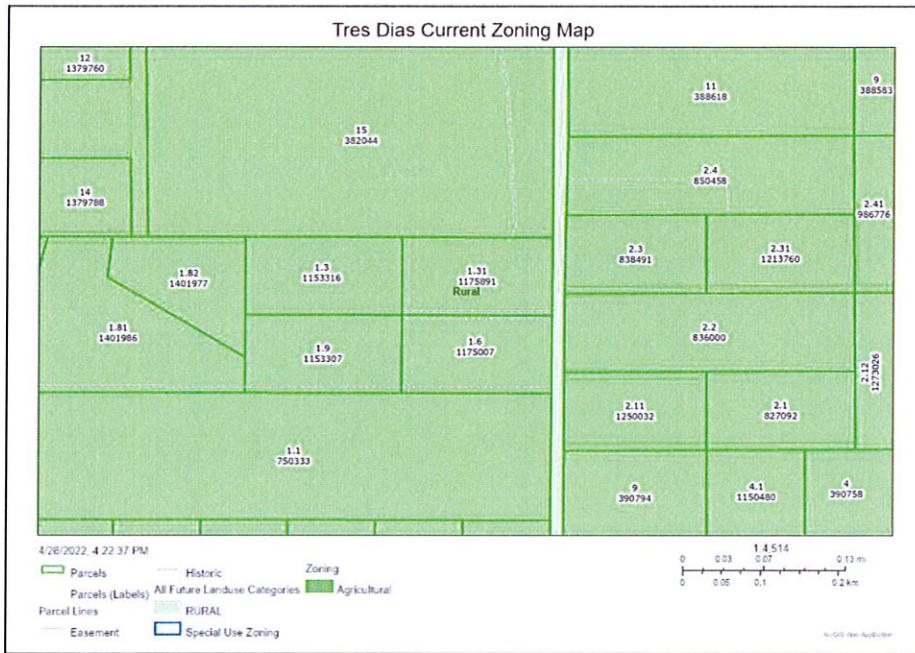


Figure 2. Tampa Bay Tres Dias (Key No. 1153307, 1175007.) Current Zoning Map

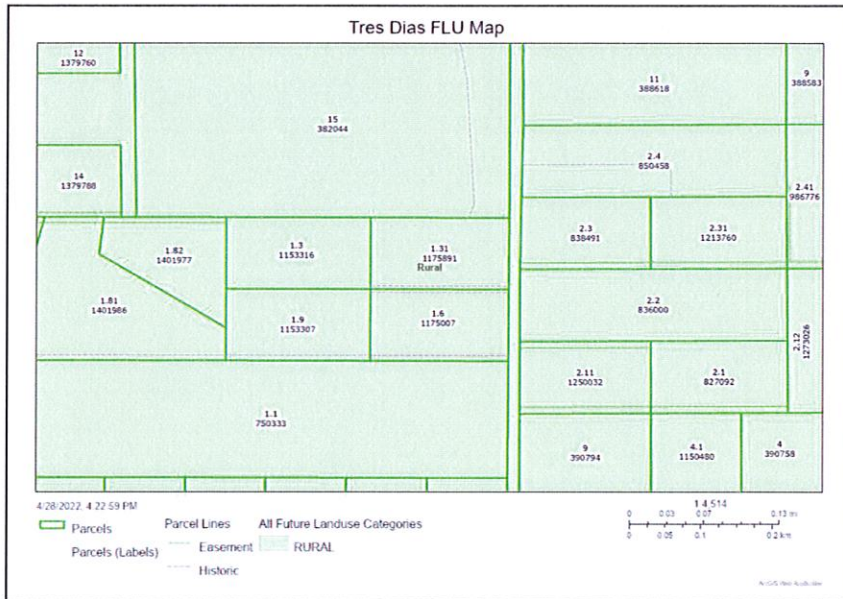


Figure 3. Tampa Bay Tres Dias (Key No. 1153307, 1175007.) FLU Map

The following table identifies adjacent parcels, their zoning classification and their designation in the comprehensive plan's future land use map.

<u>PROPERTY DESCRIPTION</u>		<u>ZONING</u>	<u>FLU</u>
NORTH	4.80 acres owned by Eleanor Webb E	AG	Rural
	5.0 acres owned by Eleanor Webb E	AG	Rural
EAST	Batten Rd	-	-
SOUTH	79.80 acres owned by Rao Ravishankar Trustee, Sastry Vatsala	AG	Rural
WEST	4.50 acres owned by Adams Kenneth	AG	Rural
	9.60 acres owned by Cothorn Kay Ann	AG	Rural

Request

The applicant wants to retain the present rezoning, but add a special exception to allow a Place of Public Assembly namely for Retreats or Religious Establishment. The purpose of the request is to allow the Tres Dias ministry to hold their 3-day ministry sessions several time each year. These sessions, which are separate for women and men, have been successfully held at an area campground for several years. The ministry would like a home on which to hold these.

Tres Dias is a Christian ministry that revitalizes men and women by encouraging them to: impact their home and work environments for Christ; maintain their own relationship with Christ through small group sharing, and return to their home churches with a renewed desire to be a leader. Most attendees are Protestant, although all Christians who accept the Tres Dias “Statement of Belief” are welcome, Tres Dias is a commitment to take a short break from the business of life to spend three days seeking spiritual guidance. Tres Dias weekends begin on a Thursday evening and conclude on Sunday late afternoon. Each day, participants hear a series of instructional and inspirational talks.

Participants will be housed in dormitories to be built on site. Lighting will be the minimum to ensure safety. Music will be generally be acoustical and voice. The total of 5 buildings are anticipated, to consist of lodgings and a general meeting hall. Sufficient parking will be created, with a minimum of paving, due to the infrequent use.

Perimeter Setbacks & Buffers

Perimeter Building Setbacks: 50’

Perimeter Buffer: 50’

Draft of Protective Covenants

Not applicable

Development Schedule

Development of the property is anticipated to start in late 2022 or early 2023.

Proposed Improvements

No offsite improvements are anticipated

Adequate Access

The primary ingress and egress from the property will be from Batten Road., a paved County roadway with an excellent level of service. With virtually all activity being maintained on the site, the only impact on the roadway will be when participants are arriving and leaving for their 3-day stay.

Preliminary Engineering Report
 Topography
 Topography on the property is moderately rolling.

National Flood Hazard Layer FIRMette

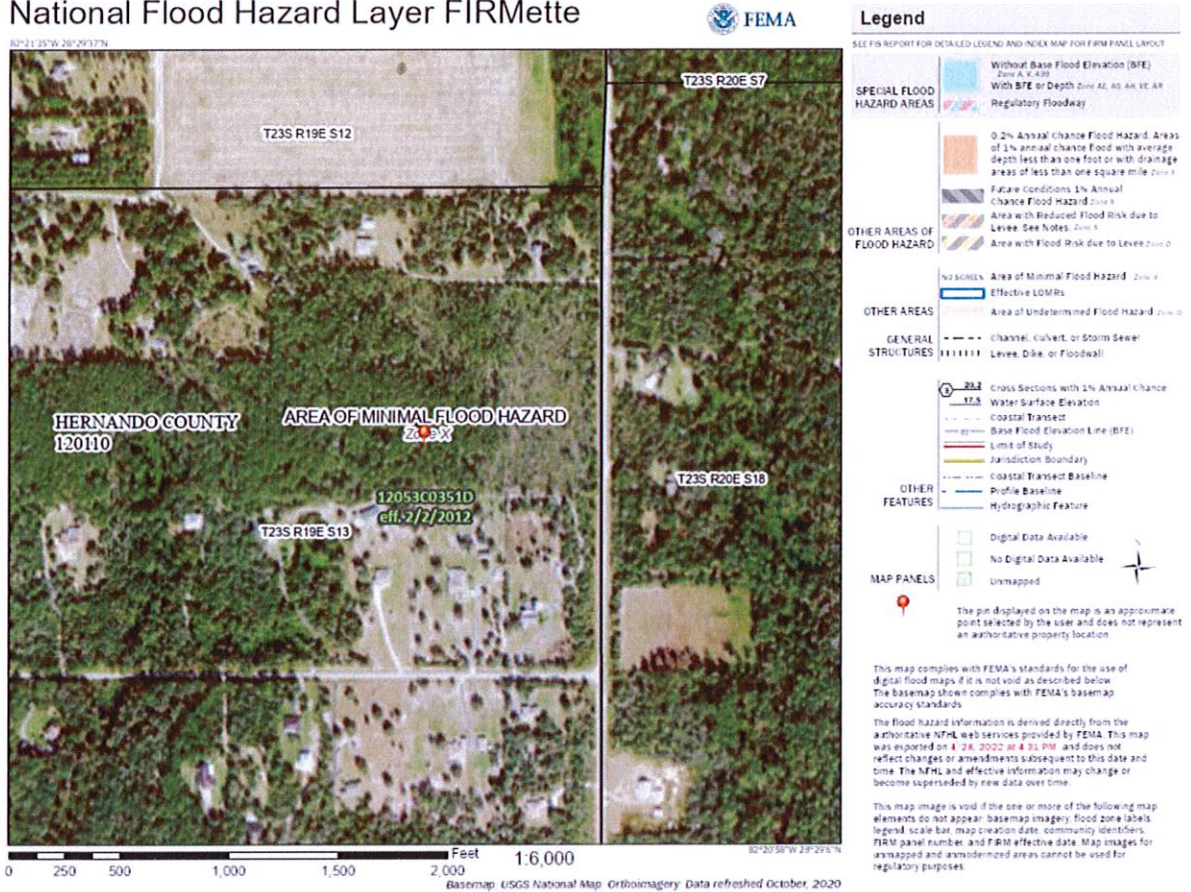


Figure 4. Tampa Bay Tres Dias (Key No. 1153307, 1175007.) Floodplain Map

Floodplain

According to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0307D, effective date of February 2, 2012, the property is designated within Zone X, which is above the 100 year flood.

Soils

Soils on the property consists of Candler, Paola and Astaula find sands. These are generally well-drained soil, suitable for the proposed project.

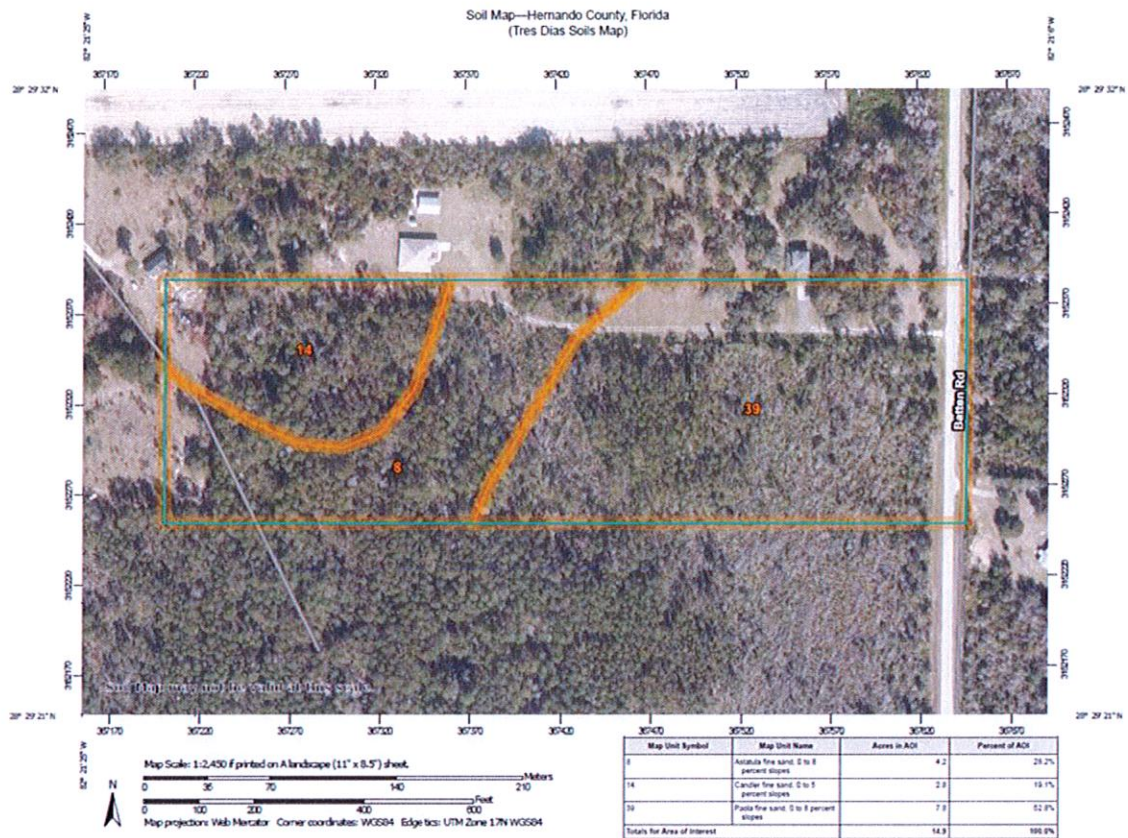


Figure 5. Tampa Bay Tres Dias (Key No. 1153307, 1175007.) Soils Map

Utilities

County utilities are not available in this area. The limited demand to accommodate the Tres Dias 3-day sessions will be handled via onsite well and septic.

Drainage

This project is within Southwest Florida Water Management District. Additional stormwater generated by the proposed project will be handled on site using onsite DRAs. The size and location of all DRAs will be determined during the preliminary engineering design phase.

Development of Regional Impact Thresholds

The proposed 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.

Statement of intent to construct improvements prior to Platting of if Bonding.

There will be no subdivision of property and no off-site improvements are anticipated.

Deviations:

None.

Received

MAY 04 2022

SITE DATA

Owner/Applicant:
Tampa Bay Tres Dias
16034 Westerham Drive
Tampa, Florida 33647

Parcel Key No. 1153307,1175007

Area: 9.80- acres

Section/Township/Range: 13/23S/19E

Perimeter Building Setbacks: 50'

Perimeter Buffers: 50'

General Notes:

1. This is a planning document for the proposed rezoning and final plat for construction plan. Also, not intended for recordation in public records. Drainage and utility easement will be included in the final construction plans and shall meet the requirement of Hernando County and any agencies having jurisdiction related to this project.

2. Drainage Retention Areas (DRAs) are conceptually located. The actual size and location will be determined with final engineering design.

Planning Department

Hernando County, Florida

Legend

Tres Dias



REZONING MASTERPLAN

TRES DIAS

Engineering
Planning
Surveying
Transportation
Construction Management

Coastal
engineering associates, inc.

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