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. 03|25 Official Date Stamp:
H-24-79
Received
DEC 04 2024
Planning Department
Hernando County, Florida

Date: October 30, 2024

APPLICANT NAME: Rick Blount & Company, Inc..
Address: 842 Pinckney Lane
City: The Villages State: FL Zip: 32162
Phone: 352-223-2023 Email: rick@blountdevelopmentgroup.com
Property owner's name: *(if not the applicant)* Gleason, Robert C.& Jane T.D. /TH Family Investment Partnership I, Inc.

REPRESENTATIVE/CONTACT NAME: Donald Lacey
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@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): 00380527, 00201105
2. SECTION 4, TOWNSHIP 23S, RANGE 19E
3. Current zoning classification: CPDP & C2
4. Desired zoning classification: (PDP/HC) Planned Development Project Highway Commercial
5. Size of area covered by application: 14.90
6. Highway and street boundaries: Broad Street (US41) & Oliver Street, Hernando County, FL
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, Gleason, Robert C. & Jane T.D., 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)*: Rick Blount & Company, Inc.
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 November, 2024, by Robert + Jane Gleason who is personally known to me or produced as identification.

Signature of Notary Public

Maureen T Wieler
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires August 2, 2030

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM

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PROPERTY OWNER AFFIDIVAT

I, TH Family Investment Partnership I, Inc., 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)*: Rick Blount & Company, Inc.
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 November, 2024, by Jordan White who is personally known to me or produced _____ as identification. Known to me

_____
Signature of Notary Public

TRACY J. HARRIS JR
Notary Public - State of Florida
Commission # HH 368579
My Comm. Expires Mar 19, 2027
Bonded through National Notary Assn.

Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

Gleason Property

Parcel Keys 00380527, 00201105

General

The subject site consists of approximately 15 acres and is located on the east side of US 41 (Broad Street), south of the fairgrounds. The property is identified by the Hernando County Property Appraiser as Parcel Keys 00380527 and 00201105. See Figure 1 for the site aerial and property location.

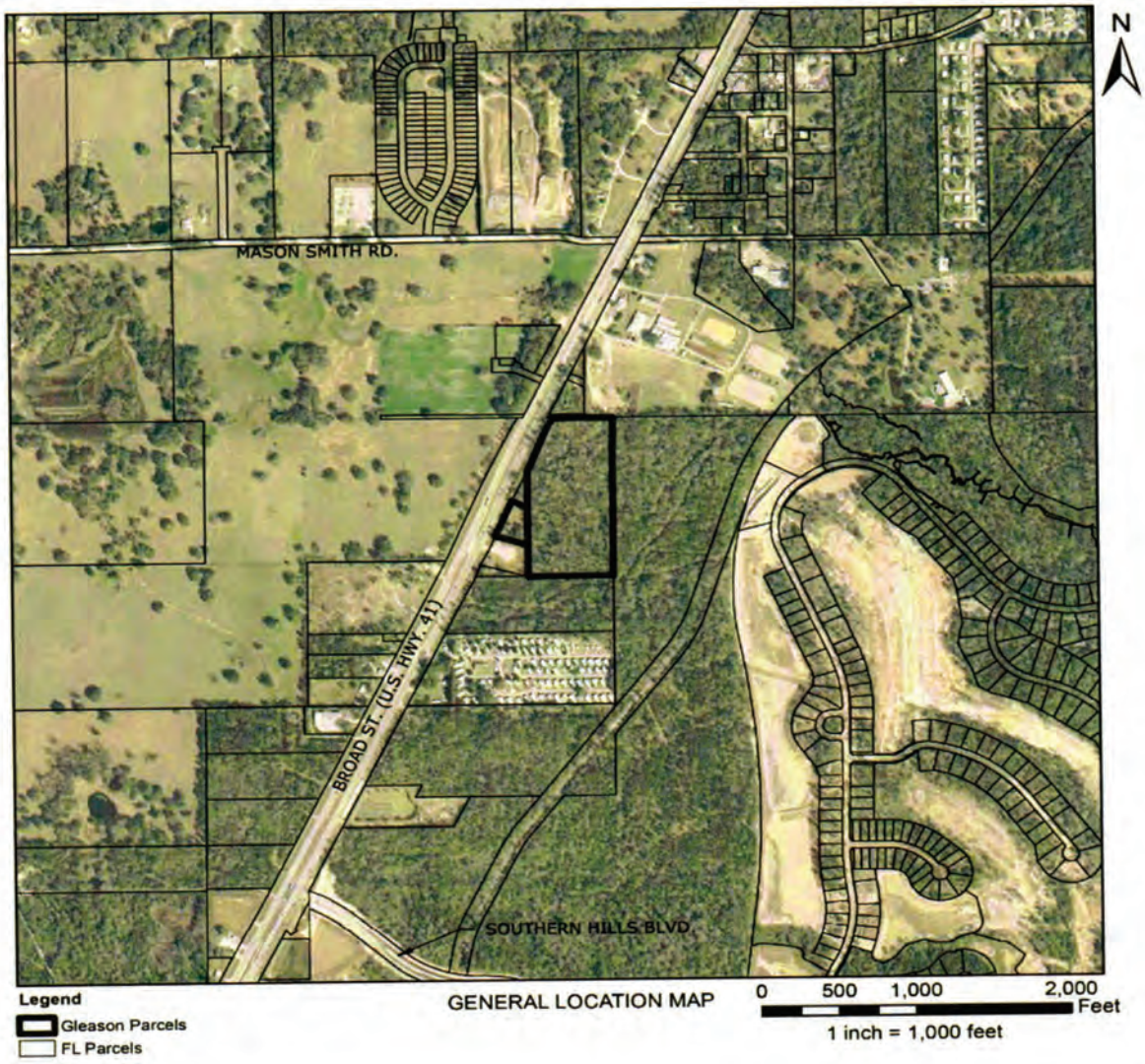

Figure 1-General Location Aerial

Current Zoning and Land Use

The current zoning on the site is CPDP (Combined Planned Development) and C-2 (Highway Commercial). Please refer to Figure 2 for the current zoning on the site.

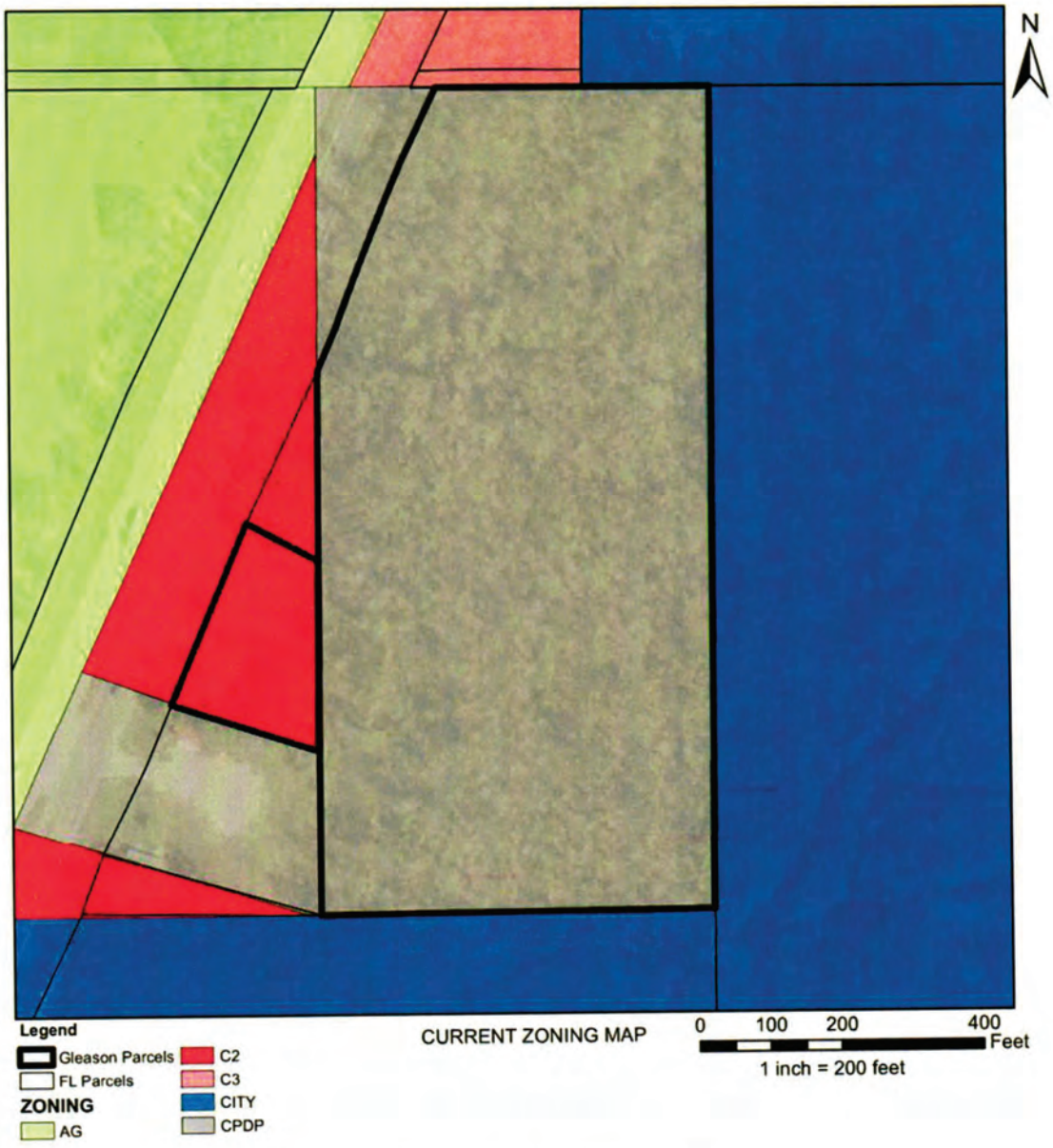

Figure 2-Curent Zoning

The current land use designation on the site is Commercial. Please refer to Figure 3 for the current land use designation on the site.

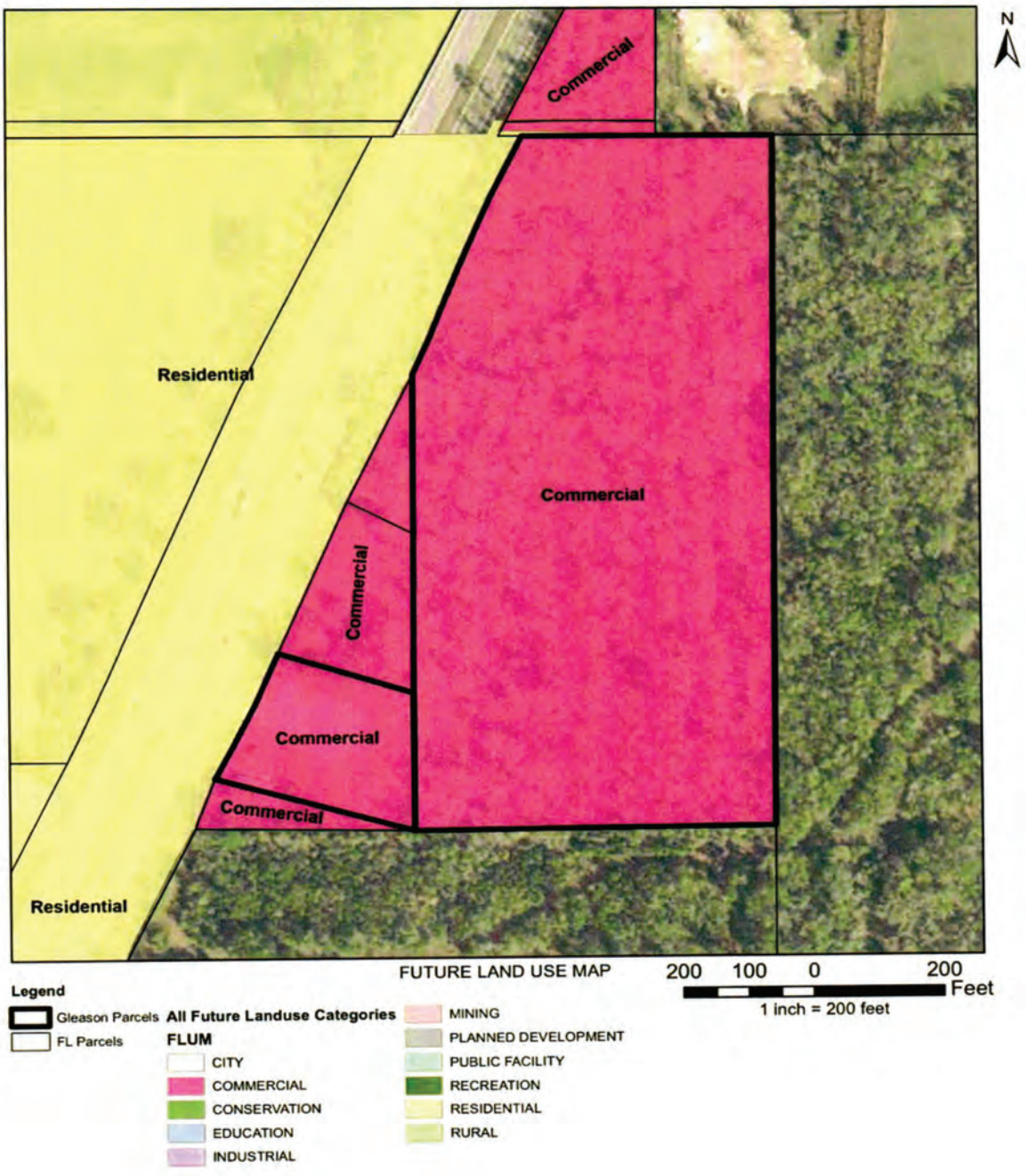

Figure 3-Current Land Use

The surrounding zoning, land use and property use is depicted by the following table.

Direction	Zoning	Future Land Use	Property Use
North	C-3; City of Brooksville	Commercial; City of Brooksville	Hernando County Fairgrounds
South	City of Brooksville	City of Brooksville	Vacant; RV Park
East	City of Brooksville	City of Brooksville	Vacant; Southern Hills
West	C-2, CPDP, Agricultural	Commercial and Residential west of Broad Street	Vacant

Request

The request is to change the present zoning from Combined Planned Development Project (CPDP) and C-2 (Highway Commercial) to Planned Development Project Highway Commercial (PDP/HC) to allow a self-storage facility and flex space for small businesses, associated storage and offices. With the property's frontage along a six-laned US 41 and proximity to the City of Brooksville, the proposed commercial land uses are logical, consistent with the comprehensive plan and compatible with area zoning.

As shown on the submitted zoning master plan, there are proposed building areas on the north and south ends of the site, separated by an expanse set aside for floodplain management, project site drainage and wetland/karst feature protection. Direct access to US 41 is proposed for each of the building areas and connection between the two is problematic due to environmental factors. The north parcel, being smaller would make an excellent site for a multi-story mini-storage facility, The southern parcel is large enough for a campus of commercial flex buildings to be developed in an architecturally attractive fashion. These buildings could provide small local businesses with space for operation, offices and storage.

Consistency with the Comprehensive Plan

The request is consistent with the following Goals, Objectives and Policies of the Hernando County 2040 Plan.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited

industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

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. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

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.

Analysis:

The site is located in the Commercial Land Use Category, is adjacent to existing C-3 and C-2 zoning along the Broad Street/US 41 corridor and is adjacent to the Hernando County Fairgrounds which hosts numerous events and intensive activities throughout the year.

Commercial development Strategies 1.04G(1) and 1.04G(8) also provide that commercial areas are permitted along major corridors, as the infill of existing commercial zoning/development, and as pre-existing commercially designated or zoned areas meeting the performance criteria of 1.04G(8). The site meets the performance criteria in that it is located on an arterial roadway, lies adjacent to existing designated commercial property, is suitable for commercial development, is commensurate with the depth of adjacent nonresidential development (Fairgrounds), is compatible with adjacent uses, does not create a new strip commercial area and is located in the Commercial Category.

Dimensional Standards and Buffers

Setbacks

Perimeter Setbacks per Section 1, Article VIII and Section 3, Article V of the Code pertaining to commercial uses
Side: 20 feet
Rear: 35 feet

Setback from US 41: 75 feet (deviation from 125 feet)

Distance between Buildings: 15 feet

Maximum Floor Area

Self-Storage: 120,000 sq. ft.
Flex Space: 120,000 sq. ft.

Building Height:

Self-Storage: 3 Stories or 45 ft. (Article IV, Section 3.D (8) of Appendix A allows up to 65 feet)
Flex Space: 1 story

Buffers - A 20 foot buffer using existing vegetation, enhanced where necessary to achieve 80% opacity is proposed along the east and south boundaries of the development areas.

A landscape buffer, 20 feet in with is proposed along US 41 adjacent to the southern development area (key 201105), as shown on the proposed zoning master plan.

A landscape buffer, 35 feet in with is proposed along US 41 adjacent to the northern development area (proposed self-storage), as shown on the proposed zoning master plan.

Commercial Uses

The applicant requests a Highway Commercial Designation which allow all permitted uses in the C-1 District and C-2 Districts and any special exception uses from the C-2 District and permitted or special exception uses from the C-4 District as designated in the narrative and on the master plan. The additional uses will allow the development to create adequate flex, storage and office space for small businesses.

Additional C-2 Special Exception Uses

- Light Wholesale and Storage Establishments
- Welding Shops

Permitted from the C-4 District

- Cabinet Shops
- Domestic and Business Servicer Establishments
- Construction Service Establishment

Deviations Requested

The applicant requests the following deviations:

A reduction in the buffer from US 41 for parcel key 201105 from 35 feet to 20 feet

Justification: Parcel key 201105 has approximately 250 feet of frontage along US 41 with depths that range from approximately 115 feet to 220 feet. Much of this area will be used for access and retention; however, the property depth is not suitable for a 35 foot buffer without severely limiting any building footprint that may be available. The self-storage development area will comply with the required 35 foot buffer.

A reduction in the setback from US 41 from 125 feet to 75 feet.

Justification: Parcel key 201105 has approximately 250 feet of frontage along US 41 with depths that range from approximately 115 feet to 220 feet. Much of this area will be used for access and retention; however, the property depth is not suitable for a 125 foot setback without severely limiting any building footprint that may be available.

With parcel key 380527, the depth of the parcel with frontage along US 41 ranges from 400 to 500 feet with much of the area being relegated to environmental protection, floodplain and natural drainage. Imposition of the 125 foot setback would again severely limit the available building footprint.

Frontage Road Waiver: Article I, Section 24.2 of Chapter 24 generally requires the developers of properties adjacent to arterial highways (US 41 in this instance) to provide a frontage Road based upon need and demand by the County.

Justification: Section 24.2 provides that the Board of County Commissioners may waive the frontage road requirement provided a determination is made by the enforcing agency (County Engineer) that a frontage road is not viable. Reasons supporting the waiver of the frontage road requirement include:

- Section 24.2 also provides that generally a frontage road link is roughly 1320 feet. In this case, parcel key 201105 is of insufficient size (1 acre), depth and length (approximately 265 feet) to provide for a frontage road.
- The adjoining parcel (parcel key 380527) does not provide for a logical frontage road link to the north (Hernando County Fairgrounds) or to commercial development either existing or planned to the south (Liberty Landing and an existing RV Park).
- A very small triangular parcel (Key # 201114) with depth from US 41 ranging from 0' - 100' separates the US 41 frontage of 20115 from 380527. This parcel is not owned by the applicant and there is not adequate space on this parcel to accommodate a frontage road.
- Western portions of parcel key 380527 in close proximity to US 41 are environmentally sensitive (wetlands, karst, floodplain), severely limiting the potential for constructing a frontage road.

Site Characteristics

Topography

Topography ranges from a high of 103 feet NAVD in the southeastern boundary of the property to 78 feet NAVD in the center. With higher elevations surrounding the subject site to the north, east and south, The lower elevations of the subject property receive a significant amount of stormwater. The topography on the site is indicated by Figure 4.

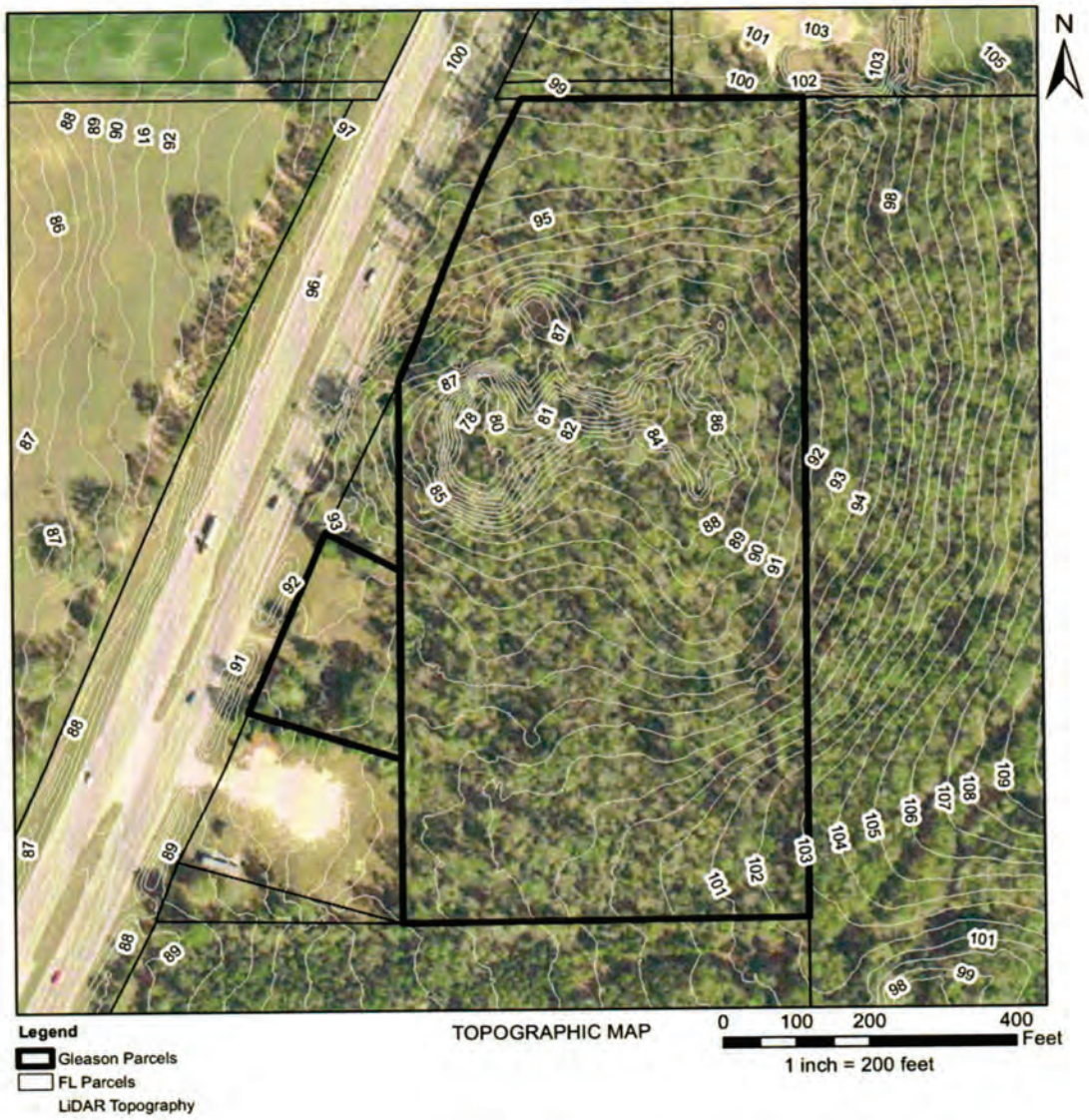

Figure 4-Topography

Floodplain

A small portion of the site is located in flood zone A. The floodplain on the site is indicted by Figure 5.

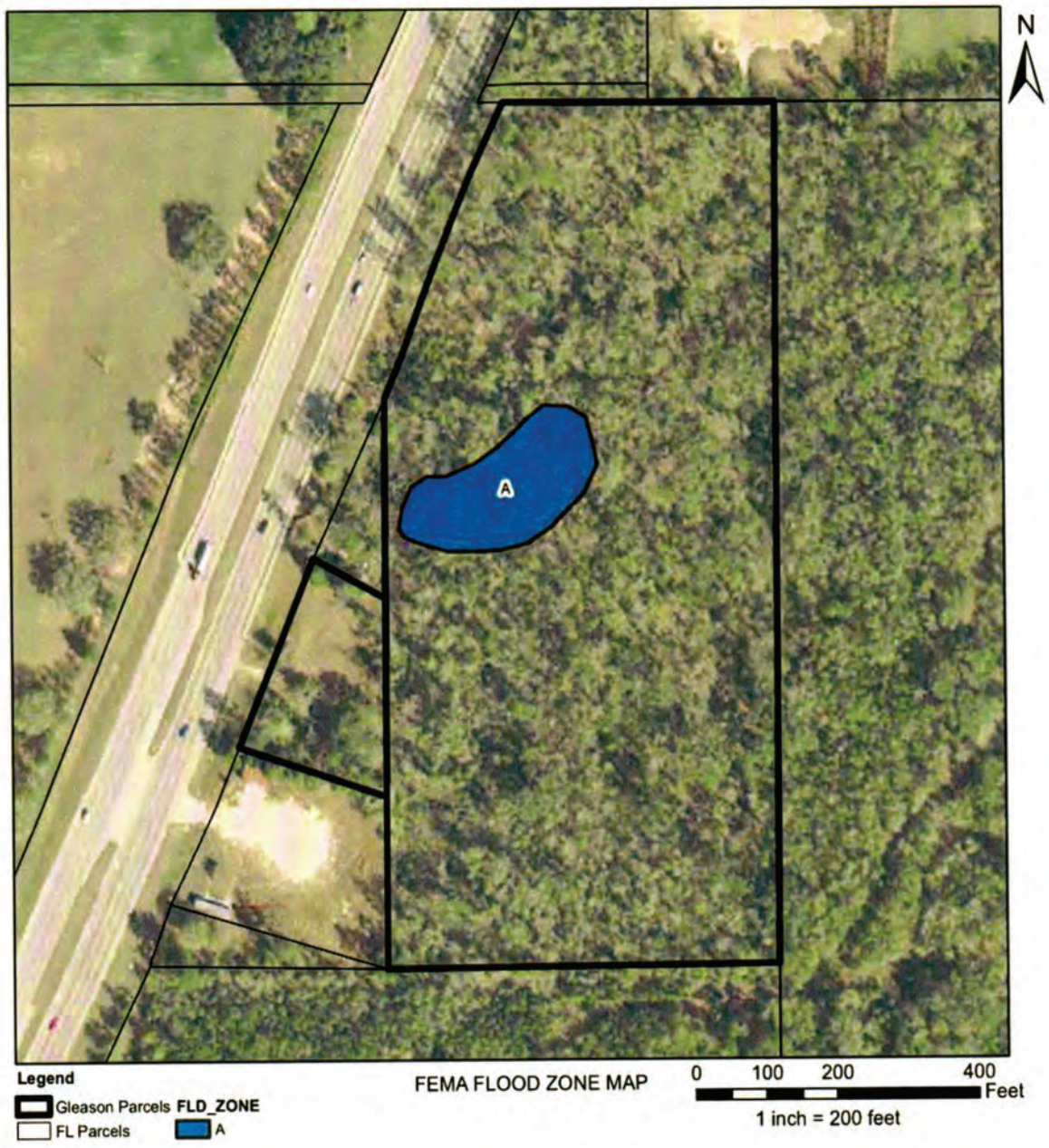

Figure 5-Floodplain

Soils

The site consists of Blichton Loamy Fine Sand (0-2% sloes and 2.5% slopes), Flemington Fine Sandy Loam (0-2% slopes) and Nobleton Fine Sand (0-5% slopes) as indicated by Figure 6.

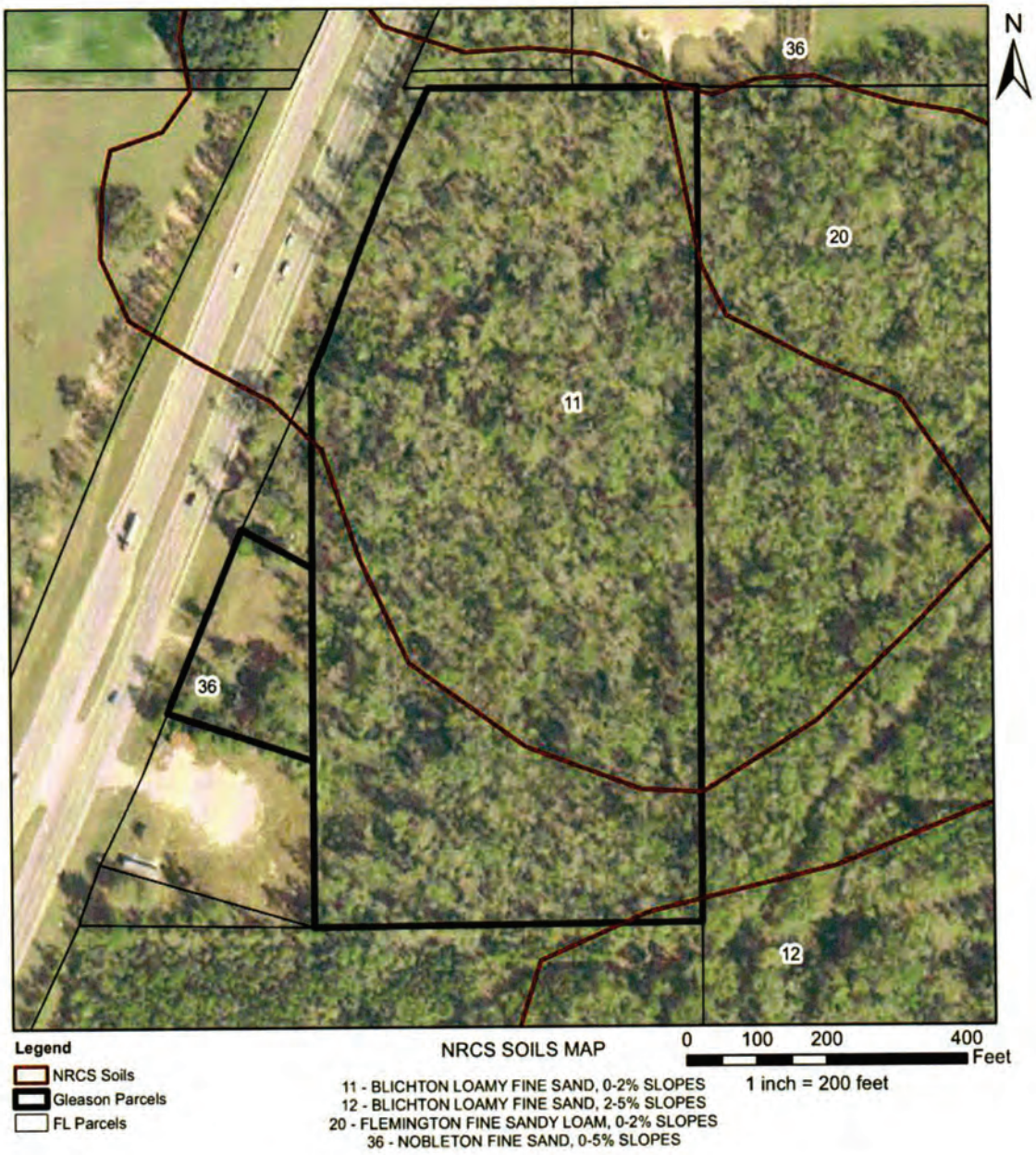

Figure 6-Soils

Environmental

A preliminary environmental site visit was conducted on November 27, 2024. The results of the site visit are below:

- The subject property has poorly drained soils and a perched water table.
- Jurisdictional wetlands, including forested freshwater wetland flow ways, seepage slopes, and other freshwater forested wetlands are present. The wetlands appear to be located centrally on the property and the flow ways drain into the property from the northeast and east. These are generally depicted on the proposed zoning master plan.
- Karst feature(s) associated with the wetland areas will be designated as open space as depicted on the master plan.
- Large trees (18- inch DBH and greater) are present.
- Groundcover vegetation is primarily leaf litter and pine straw.
- No state or federally protected species were detected.

Proposed tree removal will be provided on construction plans and landscape plans, in conjunction with development of the site. Regulated trees and specimen trees with a will be indicated and regulated in accordance with the County's land development regulations. A biologic survey will be provided at the time of preliminary subdivision plat review. All federal, state and local permitting requirements will be complied with.

Adequate Access

The site has access from US 41 (Broad Street), a six lane arterial street with an a good level of service. A transportation analysis will be provided as required by the County Engineer at the time of site development and/or conditional subdivision plat review.

Public Facilities

Water and Sewer: The site will be served by the City of Brooksville Utilities, which has potable water and sewer facilities in close proximity. The developer will conduct a utility capacity analysis as required at the time of conditional subdivision plat.

Solid Waste: The site will be served by the City of Brooksville.

Police and Fire: The site is served by the Hernando County Sheriff's Office for police protection and the City of Brooksville for fire/rescue service.

Drainage: The site will comply with the requirements of the Southwest Florida Water Management District for stormwater and flood prevention.

Concurrency

A Certificate of Concurrency from the City will be required at the time of preliminary subdivision review. The following facilities will be reviewed for adequate capacity:

- Potable Water
- Sanitary Sewer
- Drainage
- Parks
- Solid Waste Disposal
- Transportation (roadways)

At this time, it is anticipated that adequate capacity will be available to support the project.