

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-22-70 Official Date Stamp:



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

Received

SEP 07 2022

Planning Department  
Hernando County, Florida

Date: 9/6/2022

APPLICANT NAME: PROFREE 2 LLC

Address: 6745 Philips Industrial Blvd

City: Jacksonville

State: FL

Zip: 32256

Phone: (904) 421-8585

Email: heather.lovejoy@pacecenter.org

Property owner's name: (if not the applicant) PROFREE 2 LLC

REPRESENTATIVE/CONTACT NAME: Heather Lovejoy, Director of Insurance, Risk Management, and Construction

Company Name: Pace Center for Girls, Inc.

Address: 6745 Philips Industrial Blvd

City: Jacksonville

State: FL

Zip: 32256

Phone: (904) 510-2184

Email: heather.lovejoy@pacecenter.org

HOME OWNERS ASSOCIATION:  Yes  No (if applicable provide name) Please see attachment

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

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

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00298788, 00555900, 00556071, 00556062
- 2. SECTION 18 TOWNSHIP 23S RANGE 18E
- 3. Current zoning classification: PDP (OP)
- 4. Desired zoning classification: PDP (OP) - Change of use to educational and reduction of building square footage
- 5. Size of area covered by application: 3.04 acres
- 6. Highway and street boundaries: South side of Chalmers Street, east side of Landover Boulevard, west side of Portillo 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 AFFIDAVIT

I, Steven Proper, 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 On

I am the owner of the property and am authorizing (applicant): Pace Center for Girls, Inc.

and (representative, if applicable): Heather Lovejoy

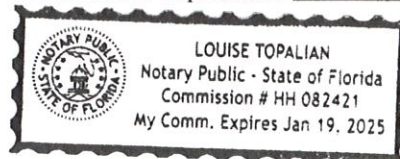
to submit an application for the described property.

[Signature]  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO Pasco

The foregoing instrument was acknowledged before me this 7th day of September, 2022, by Steven Proper who is personally known to me or produced FLA 06167814741408 as identification.

[Signature]  
Signature of Notary Public



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

PRINT FORM

CLEAR FORM

Notary Seal/Stamp



September 6, 2022

Hernando County Planning Department  
20 N. Main St., RM 262, Brooksville, FL 34601

**RE: Hernando County Zoning Amendment Petition – Pace Center for Girls, Inc. (Pace) Application to Request Revised Master Plan**

**Section 3**

**A. Fees**

Rezoning Fee Schedule and check are included in package.

**B. Application Form**

Notarized and signed original is included in the package.

**C. Homeowners Associations (HOA)**

Included as an attachment to the Application Form.

**D. Legal Description**

LOTS 1, 2, 17 AND 18, BLOCK 971, SPRING HILL, UNIT 16, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 18 THROUGH 30, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel Numbers: R32 323 17 5160 0971 0010, R32 323 17 5160 0971 0020, R32 323 17 5160 0971 0180, and R32 323 17 5160 0971 0170

**E. Proof of Ownership**

Property appraiser's office records are included in the package.

**F. Narrative Description of the Request**

**1. Proposal**

**a. Proposed use and their specific acreage**

The proposed use of parcels R32 323 17 5160 0971 0010 (Lot 1, 0.80 acres), R32 323 17 5160 0971 0020 (Lot 2, 1.15 acres), and R32 323 17 5160 0971 0180 (Lot 18, 0.80 acres) is educational.

The proposed use of parcel R32 323 17 5160 0971 0170 (Lot 17, 0.29 acres) is for a private recreational area/green space, which in the future, may be used as an outdoor area for the students associated with the educational use proposed for Lots 1, 2 and 18.

**b. Proposed density level of residential uses – None**

**c. Proposed square footage of development and building height(s) of commercial uses**

The proposed building size is 12,265 square feet and the building height is 28 feet, 6 inches.

**c. Proposed deviations from code – None.**



## 2. Site Characteristics

- a. **Site size (acres)** – 3.04 acres, per survey.
- b. **Existing land uses and their specific acreage** – The subject property of 3.04 acres is historically and currently undeveloped.
- c. **Known activities or uses on-site** – None, vacant.

## 3. Environmental Considerations

- a. **Flood Zone** – X, FEMA effective date February 2, 2012.
- b. **Drainage Features** – The subject site is generally flat with no defined drainage patterns observed. Soil Drainage Class is “Excessively Drained” sands and gravels, per an ESA Phase 1 dated April 28, 2022, and Biotic Evaluation dated August 2022 (copy included in application package).
- c. **Water Features** – No natural water features (pits, ponds, lagoons), wells, or discharge features were observed, per the ESA Phase 1 referenced above.
- d. **Habitats** – Open Land (FLUCFCS), per the Biotic Evaluation referenced above. Heavily wooded, some open canopy tree cover, and excessively drained soils.
- e. **Conditions and Impacts on Natural Features** – No protected listed species were found, no trees 18 inches in diameter or greater, and no protected flora species, were detected during the Biotic Evaluation referenced above. A copy of the report, which states that the likelihood of occurrence is low, is included in the application package.

## 4. Site Plan Discussion in the Narrative

- a. **A description of the concept of the development plan** – Initial development of Lots 1, 2 and 18, would accommodate a non-residential, day school facility where girls ages 11-18 from the Hernando County School District would receive academic and social services. Fencing would surround the property. The stand-alone facility proposed is one story and approximately 12,265 square feet. Subsequent development would add Lot 17 as a private green space/recreational area with no vertical construction.
- b. **Proposed buffer sizes and separation widths between proposed land uses**  
No buffers or separation widths are proposed amongst the four lots within the master plan. The master planned property would have a five-foot landscape separation strip from adjacent residential areas and such adjacent areas would be permanently screened from the master planned property by fencing between 5-8 feet in height.
- c. **Proposed Setbacks and Minimum Sizes for Individual Lots**  
Front from Chalmer Street: 35 feet  
Side from Portillo Road: 35 feet  
Side from Landover Boulevard: 50 feet  
Rear from lot line zoned OP: Lot 2, 20 feet  
Rear from lot line zoned MF: Lot 17, 35 feet
- d. **Impacts and Improvements to infrastructure**  
New 12,265-square-foot building, parking area with 40 spots, and all utility connections. The parking area would include at least two spots prepped for future installation of electric vehicle charging stations. Connections would be to



Hernando County Utilities Department sewer and water services, electrical to the WREC, phone, and internet cabling.

**e. Proposed uses within pods**

The site plan doesn't include pods; however, the proposed use for Lots 1, 2 and 18 is education and for Lot 17 is private green space/recreational.

**5. Impacts to Public Facilities**

**a. Discussion on the impact of 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**

The proposed business hours would be 8 a.m. to 4 p.m. weekdays. The number of employees would be approximately 13, with approximately 50 students or less at one time. Many Pace students use public transportation to get to and from school; however, with respect to those students who use personal cars to get to school, student pick-up and drop-off times before and after school hours are anticipated to be handled through on-site circulation in the planned parking area. Access to the property is proposed off Chalmer Street.

**b. Discussion on improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities**

Proposed improvements to infrastructure would include connections to Hernando County Utilities Department sewer and water services, electrical connection to the WREC, phone, and internet cabling.

**G. List and Map of Adjacent Property Owners**

A list and map from the Property Appraiser's Office is included in the application package. NOTE: The included documents were prepared for three of the four parcels included in this application. An updated list and map have been requested from the Property Appraiser's Office and will include the fourth parcel (Lot 17), which is contiguous to the three parcels (Lots 1, 2 and 18).

**H. Master Plan or Site Plan**

Two originals, one 8.5x11 and one 11x17, are included in the application package.

