

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [] Standard [X] PDP
Master Plan [X] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 1/25/2023

File No. H-23-09 Official Date Stamp:
Received
FEB 01 2023
Planning Department
Hernando County, Florida

APPLICANT NAME: Elevation Development Corporation

Address: 189 South Orange Avenue, Suite 1550
City: Orlando State: FL Zip: 32801
Phone: 407.270.8866 Email: www.elevationdev.com
Property owner's name: (if not the applicant) R. Thomas Chapman, Jr., Trustee

REPRESENTATIVE/CONTACT NAME: Jason Bullard

Company Name: Exo Limited, LLC
Address: 4776 New Broad Street, Suite 100
City: Orlando State: FL Zip: 32814
Phone: 407.743.0104 Email: permits@exolimited.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): 00377292, 00377274
2. SECTION 10, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP
4. Desired zoning classification: PDP
5. Size of area covered by application: 45.7 Acres
6. Highway and street boundaries: East: Barclay Ave., South: Elgin Blvd.
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, R. Thomas Chapman Jr., 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):

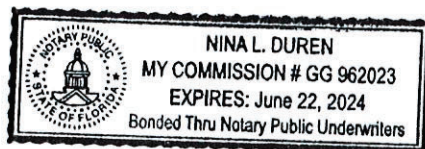
- [] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): Elevation Development Corporation
and (representative, if applicable): Exo Limited, Jason Bullard, Jeff Leahy, Ian Clark & Robyn Davila-Usher
to submit an application for the described property.

Signature of Property Owner (Handwritten signature)

STATE OF FLORIDA
COUNTY OF HERNANDO PINELLAS

The foregoing instrument was acknowledged before me this 26th day of January, 2023, by R. Tom Chapman who is personally known to me or produced as identification.

Signature of Notary Public (Handwritten signature)



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

Notary Seal/Stamp

January 19, 2023

Exo Limited, LLC
4776 New Broad Street
Suite 100
Orlando, FL 32814

RE: Letter of Authorization

Barclay
Elgin Boulevard
Springhill Blvd., FL 34608

Parcel ID's: R10-423-18-0000-0040-0000 & R10-423-18-0000-0020-0000

To Whom It May Concern:

I am authorizing Exo Limited, LLC. (exo) such as Jason Bullard, Robyn Davilla-Usher, Ian Clark, and Jeff Leahy as agent for Owner, to communicate and submit all required information as necessary in obtaining governmental approvals and permits for the above-referenced project.

Please note that exo is expressly prohibited from entering into any agreements on behalf of Owner, or any of its affiliates, that bind Owner financially, with the exception of standard application and permit costs, or that convey or restrict property rights.

Any reproduced copy of this signed original shall be deemed to be an original counterpart of this Letter of Authorization.

Sincerely,



Owner

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 26th day of January 2023, by

R. Tom Chapman

Nina L. Duren

Nina L. Duren



Personally Known OR Produced Identification

Type of Identification Produced _____



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

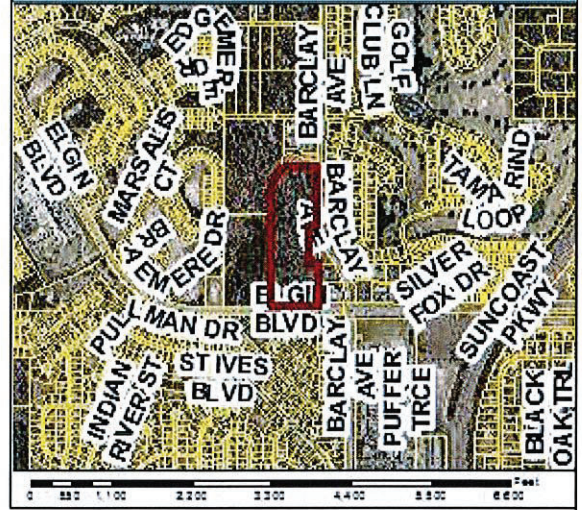
2022 FINAL TAX ROLL

KEY #	00377274	PRINTED	01/13/23	PAGE	1
PARCEL #	R10 423 18 0000 0020 0000	SITUS	ELGIN BLVD		
OWNER(S)	CHAPMAN R THOMAS JR TTEE	PARCEL DESCRIPTION	28.7 ACRES MOL IN E1/2 OF W1/2 OF SW1/4 AKA PAR B IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-02-106) LESS 2 ACRES MOL DESC IN ORB 3420 PG 1410		
MAILING ADDRESS UPDATED	1901 ULMERTON RD STE 475 CLEARWATER FL 33762-2312 09/02/14	UPDATED	12/01/16		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	26.50	
AERIAL MAP	52D	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	CPOWL	CORR. POWELL/ELGIN BLVD
SUBDIVISION	0	
DOR LAND USE	54	TIMBER NATURAL STAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2020 GIS AERIAL



2022-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFMD	MUNICIPALITY
LAND	2,027,250	2,027,250	2,027,250	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	2,027,250	2,027,250	
VALUE PRIOR TO CAP	3,815	3,815	3,815	
ASSESSED VALUE	3,815	3,815	3,815	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	3,815	3,815	
CLASSIFIED USE LAND VALUE	3,815	AD VALOREM TAXES	59.83	NON-AD VALOREM TAXES
				103.29

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
11	COMMERCIAL AC	N	2017		Y	5			26.50	ACRES	76500.00	2,027,250
54	NAT STDTIMBR	Y	2016		Y	5			26.50	ACRES	143.96	3,815

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
ELGIN BLVD

BUILDING PERMITS

APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1124205	6/30/03	0000000		INVALID PERMIT CODE		VOID		0
1124204	6/30/03	0000000		INVALID PERMIT CODE		VOID		0
1124203	6/30/03	0000000		INVALID PERMIT CODE		VOID		0
1124202	6/30/03	0000000		INVALID PERMIT CODE		VOID		0
1124201	6/30/03	0000000		INVALID PERMIT CODE		VOID		0
1124200	6/30/03	0000000		INVALID PERMIT CODE		VOID		0

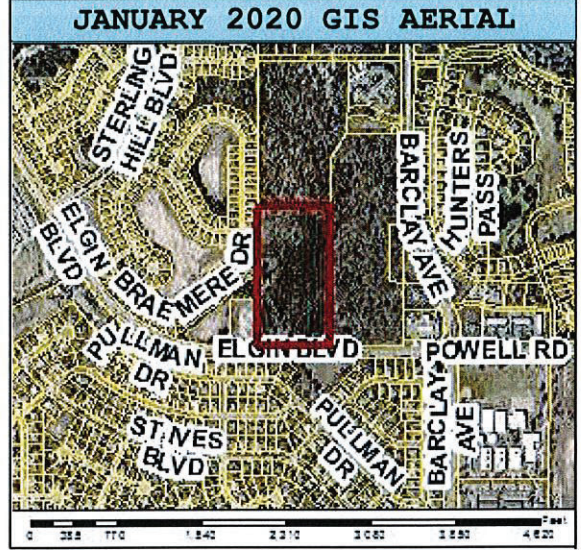


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2022 FINAL TAX ROLL

KEY #	00377292	PRINTED	01/13/23	PAGE	1
PARCEL #	R10 423 18 0000 0040 0000	SITUS	ELGIN BLVD		
OWNER(S)	CHAPMAN R THOMAS JR TTEE	PARCEL DESCRIPTION UPDATED	W1/2 OF SW1/4 OF SE1/4 ORB 318 PG 317 LESS THE S55 FT THEREOF DES IN ORB 796 PG 1743		
MAILING ADDRESS UPDATED	1901 ULMERTON RD STE 475 CLEARWATER FL 33762-2312 07/18/16				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	19.20	
AERIAL MAP	52D	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	CPOWL	CORR. POWELL/ELGIN BLVD
SUBDIVISION	0	
DOR LAND USE	55	TIMBER PLANTED
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2022-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	1,649,600	1,649,600	1,649,600	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	1,649,600	1,649,600	
VALUE PRIOR TO CAP	10,688	10,688	10,688	
ASSESSED VALUE	10,688	10,688	10,688	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	10,688	10,688	
CLASSIFIED USE LAND VALUE	10,688	AD VALOREM TAXES	167.65	NON-AD VALOREM TAXES
				103.29

LAND INFORMATION														
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
11	COMMERCIAL AC	N	2017		Y	3			19.20	ACRES			85500.00	1,641,600
19	IMPACT FEE VALUE	N	2012		Y				2.00	UNITS			4000.00	8,000
19	IMPACT FEE VALUE	Y	2012		Y				2.00	UNITS			4000.00	8,000
55	PLANTED PINE	Y	2012		Y	5			19.20	ACRES			140.00	2,688

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	ELGIN BLVD

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1200118	10/25/06	1200118	DM	DEMOLITION M H	10/25/06	FINALED	11/08/06	2,250
0911615	12/12/85	8507245	MH	MOBILE HOME 1 ACRE OR MO	12/12/85	FINALED	12/16/85	10,900

CHAPMAN VILLAGE

MASTER PLAN NARRATIVE

February 1, 2023

Prepared For:

Hernando County

Prepared By:

exo LIMITED
engineering and operations

4776 New Broad Street
Suite 100
Orlando, FL 32814

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Hernando County
Planning Department
1653 Blaise Drive
Brooksville, FL 34601
352.754.4057

To the Planning Department,

On behalf of Elevation Development LLC, exo limited is submitting a PDP narrative for the parcels R10-423-18-0000-0020-0000 and R10-423-18-0000-0040-0000. The zoning for the parcels is currently planned development with a future land use of residential and CPDP. Figure 1 depicts the site’s zoning map and FLU map in detail. We are proposing a multiple-use development with commercial outparcels at the front and residential developments located behind the commercial parcels. We believe that this project fits in with the existing development of the area and is in alignment with the future goals and objectives of Hernando County.

1. Proposal:

The zoning for the parcels is currently planned development with a future land use of residential and CPDP. Figure 1 depicts the site’s zoning map and FLU map in detail. We are proposing a multiple use development with commercial aspects at the front and residential developments located behind the commercial parcels. The residential parcels will consist of a multi-family (±312 Units) and townhome (±104) community. The commercial parcels will consist of C-1 Uses with the addition of drive-thru restaurants and min-storage facilities. The floor to area ratio for the commercial lots is 0.8. The density for the residential parcels is 16.5 DU per acre. We believe that this project fits in with the existing development area and is in alignment with the future goals and objectives of Hernando County.

Below please find the anticipated development program for the project:

DEVELOPMENT PROGRAM		
MULTI-FAMILY TOTAL UNITS	PROPOSED	
APARTMENTS	312	
TOWNHOMES	104	
PARCEL TYPE	SF	AC.
MULTIFAMILY - PARCEL 1	835,223 SF	19.63
TOWNHOME - PARCEL 2	682,180 SF	15.19
COMMERCIAL - OUTPARCEL 1	128,292 SF	2.94
COMMERCIAL - OUTPARCEL 2	54,964 SF	1.26
COMMERCIAL - OUTPARCEL 3	46,400 SF	1.06
COMMERCIAL - OUTPARCEL 4	38,416 SF	0.88
COMMERCIAL - OUTPARCEL 5	56,430 SF	1.30
COMMERCIAL - OUTPARCEL 6	125,514 SF	2.88

Figure 1 - DEVELOPMENT PROGRAM CHART

The project team anticipates starting construction at the end of 2023 with an estimated 18-month construction time frame.

2. Site Characteristics:

Parcel Numbers

Parcel R10-423-18- 0000-0020-0000 (No Physical Address) – The parcel is currently undeveloped and vacant.

Parcel R10-423-18-0000-0040-0000 (No Physical Address) – The parcel is currently undeveloped and vacant.



FIGURE 2– VICINITY MAP

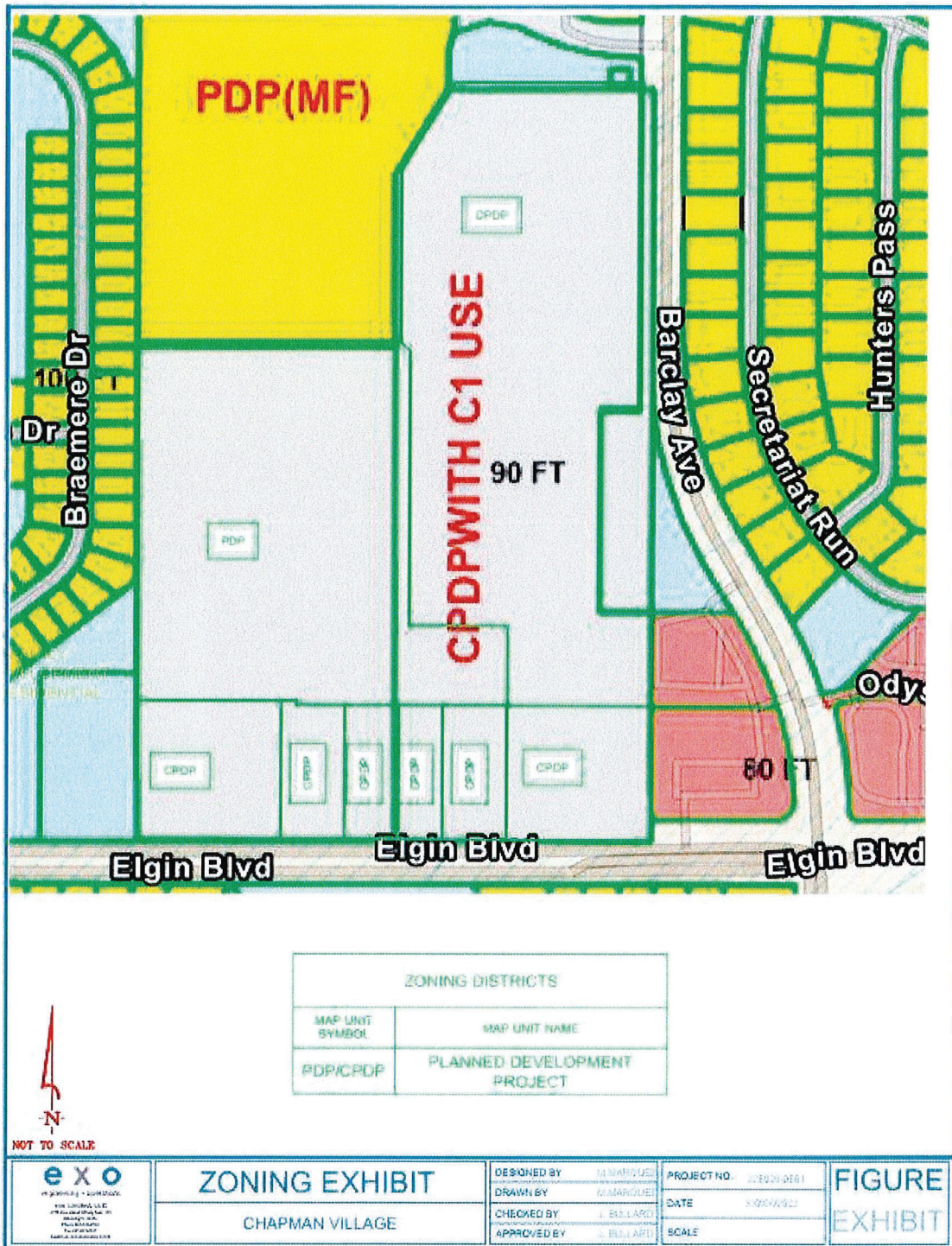


FIGURE 3- ZONING EXHIBIT

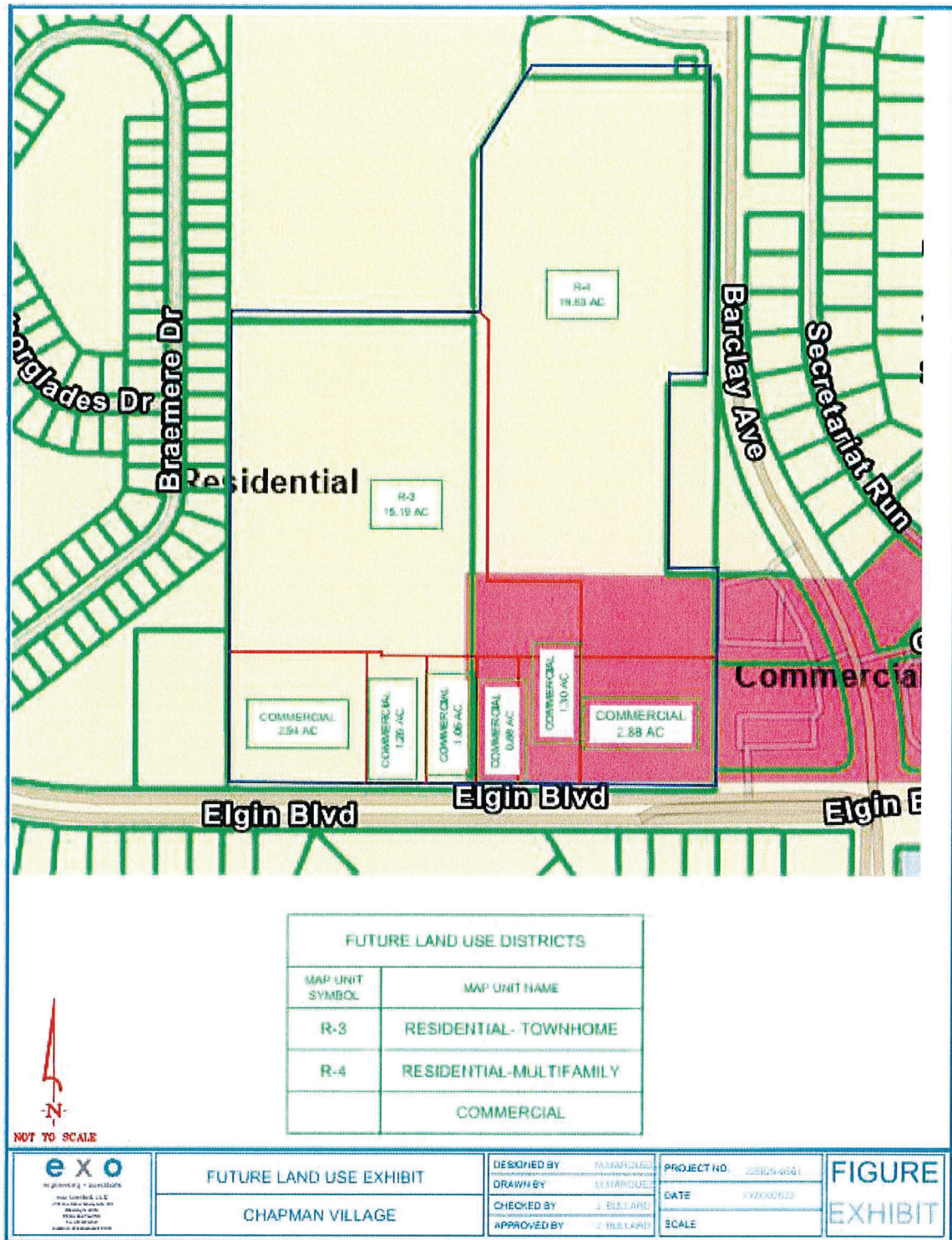


FIGURE 4 – EXISTING FLU

For CPDP, Allowable uses include C1 uses, drive-in restaurants and mini-warehouses

Land Use Compatibility:

Above, please find an excerpt of the Hernando County Zoning Map. The proposed project is contained within the 2 parcels zoned as CPDP with C1 Uses. As it stands the current zoning of R-4 with adjacent properties demonstrating PUD, R-1, C-2, C-3, and R-4 zoning characteristics. The proposed commercial parcels will align with a major roadway, Elgin Blvd and the residential provides a step down in intensity with the denser multi-family community abutting Barclay Ave. The townhome community offers a further step down as the land use transitions into single family residential.

Refer to the master plan documents for the adjacent land uses.

3. Environmental Considerations:

- a. **Flood zone** – There are three areas on the designated parcel that are within Zone X area of minimal flood hazard, Zone AE with base flood elevation determined and Zone A no base flood elevation determined. Refer to the below exhibit for the FEMA flood plain map
- b. **Drainage Features** – Presently the site is undeveloped with existing topographic features that allow run-off to pool on-site. There are existing storm water ponds to the east and west that serve the adjacent roadway infrastructure.
- c. **Water Features** – The site has no water features.
- d. **Habitats** – The property does not contain any wetlands or archaeological sites, or Special Protection Areas (SPAs) according to County data resources. Based on the environmental report performed by Atlantic Ecological Services, no protected fauna or flora species are anticipated to be impacted or are anticipated on the property. There was also no documented cultural resources documented on or adjacent to the property. Please refer to the Atlantic Ecological Services report under separate cover.
- e. **Impacts on Natural Features** – The current site is made up of Upland Scrub, Pine and Hardwoods (± 29.04 Ac), Pine Plantation (± 16.73 Ac) and disturbed lands (± 2.62 Ac). Per Hernando County's Land Development code, projects two (2) to twenty (20) acres must designate an area of at least seven (7) percent of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet and no more than two (2) non-contiguous areas shall be allowed. The pine plantation can be excluded from the preservation calculation. The anticipated preservation area is 2.22 Acres. The plan will show the proposed natural vegetation areas to be preserved and the proposed areas to be cleared. This designation will not affect the proposed use. If the project is unable to preserve natural vegetation then the project will utilize native vegetation using Florida Friendly Landscaping practices.

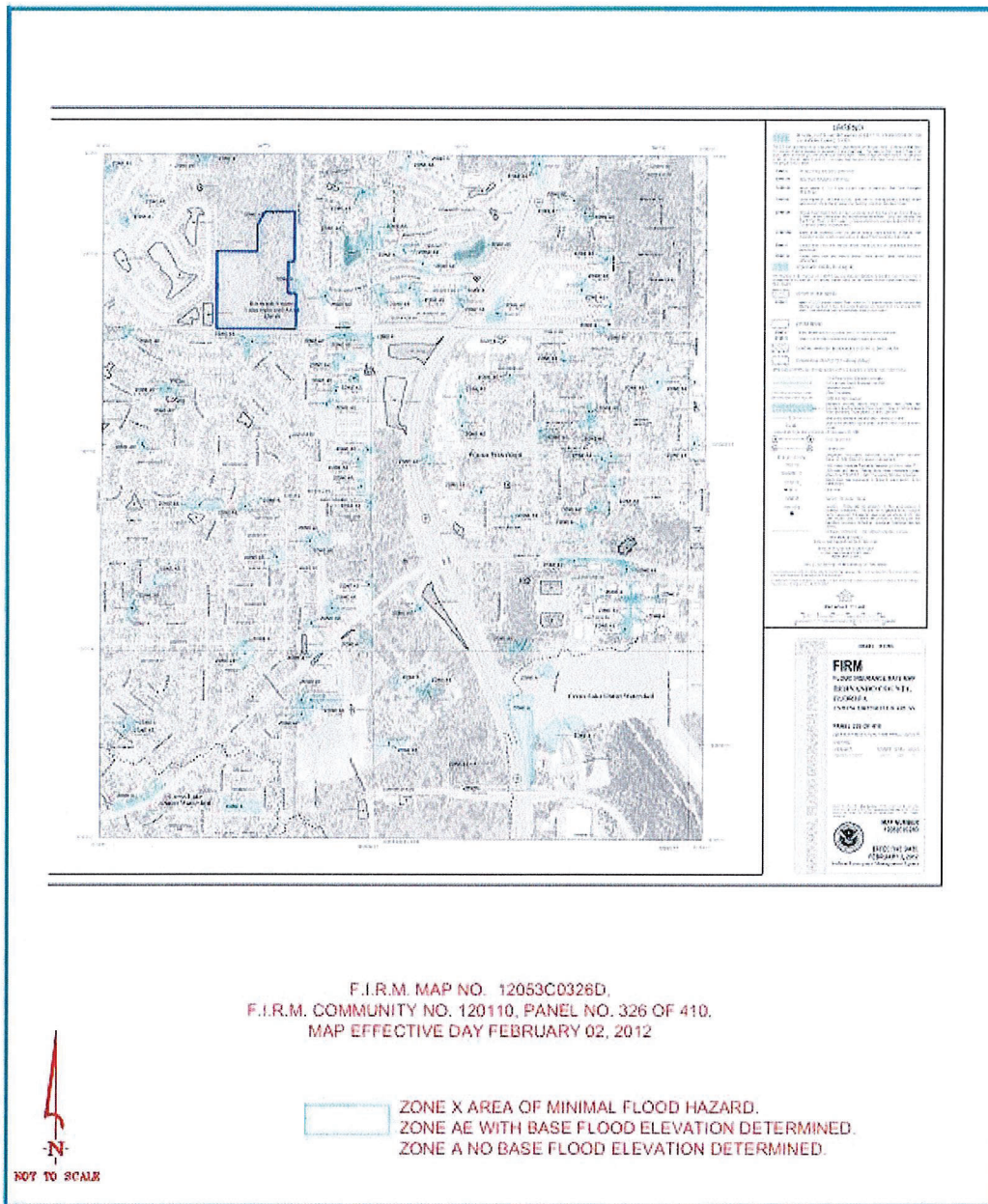


Figure 5 – FLOOD MAP

4. Site plan

The proposed PDP will include five (6) commercial out-parcels that will consist of 10.32 acres and 2 multi-family parcels that will consist of a total of 34.82 acres. The proposed development will have 104 townhome units (13 buildings) to the west and 312 multi-family apartment units (13 buildings) to the east, with a proposed density of 11.94 DU per acre for the residential portion. The proposed maximum density requested is 16.5 DU per acre. The commercial floor to area ratio is 0.8.

The land is currently vacant with adjacent residential uses directly to north and west, except a the portion that aligns with the proposed commercial outparcels which is an existing storm water pond. Eglin Blvd abuts the south with residential on the south side of the roadway. To the east property line abuts commercial that aligns with the proposed commercial outparcels. The remainder of the east property line abuts Barclay Ave, with residential uses on the east side of Barclay Ave.

Along the perimeter of the site plan the proposed building setback, for the commercial parcels, is 75 feet from the frontage (Elgin Blvd) and 25 feet along all other sides. The proposed landscape setback is 25 feet from all sides of the perimeter property line. Internal setbacks for commercial lots is proposed to be 0 feet for both landscaping and building setbacks. Internal setbacks for residential to commercial is 20 feet building and landscape setbacks.

As part of the review of the proposed Master Plan update, it is necessary to compare the impact on the public facilities that development of the parcel with the proposed Commercial would create with that of the existing Residential designation.

Site Statistical Information and Development Standards:

DEVELOPMENT DATA		
BUILDING SETBACKS		
	MINIMUM	
FRONT (SOUTH) (ELGIN BLVD.)	75 FT	
SIDE (WEST) (BRAEMERE DR.)	10 FT	
SIDE (EAST) (BARCLAY AVE.)	10 FT	
REAR (NORTH) (RESIDENTIAL)	20 FT	
INTERNAL (COMMERCIAL TO COMMERCIAL)	0 FT	
INTERNAL (COMMERCIAL TO RESIDENTIAL)	20 FT	
LANDSCAPE BUFFER		
	MINIMUM	
FRONT (SOUTH) (ELGIN BLVD.)	25 FT	
SIDE (WEST) (BRAEMERE DR.)	20 FT	
SIDE (EAST) (BARCLAY AVE.)	10 FT	
REAR (NORTH) (RESIDENTIAL)	10 FT	
INTERNAL (COMMERCIAL TO COMMERCIAL)	0 FT	
INTERNAL (COMMERCIAL TO RESIDENTIAL)	20 FT	
DEVELOPMENT RATIOS (TOWNHOMES)		
	MAXIMUM	PROPOSED
DENSITY (DU/AC)	16.5 / AC	7
IMPERVIOUS SURFACE RATIO (ISR)	0.75	75%
OPEN SPACE (EXCLUDES POND AREA)	0.15	15%
DEVELOPMENT RATIOS (MULTI-FAMILY)		
	MAXIMUM	PROPOSED
DENSITY (DU/AC)	16.5 / AC	16
IMPERVIOUS SURFACE RATIO (ISR)	0.75	75%
BUILDING COVERAGE	0.35	35%
OPEN SPACE (EXCLUDES POND AREA)	0.15	15%
DEVELOPMENT RATIOS (COMMERCIAL)		
	MAXIMUM	PROPOSED
IMPERVIOUS SURFACE RATIO (ISR)	0.75	75%
FLOOR AREA RATIO (FAR)	0.8	VARIES
OPEN SPACE (EXCLUDES POND AREA)	0.15	VARIES
BUILDING HEIGHT		
	MAXIMUM	
MULTI-FAMILY	3-Story or 45 FT*(SEE NOTE 3)	
TOWNHOME	3-Story or 45 FT*(SEE NOTE 3)	
COMMERCIAL	60 FT	

Figure 6 – DEVELOPMENT STATISTICS

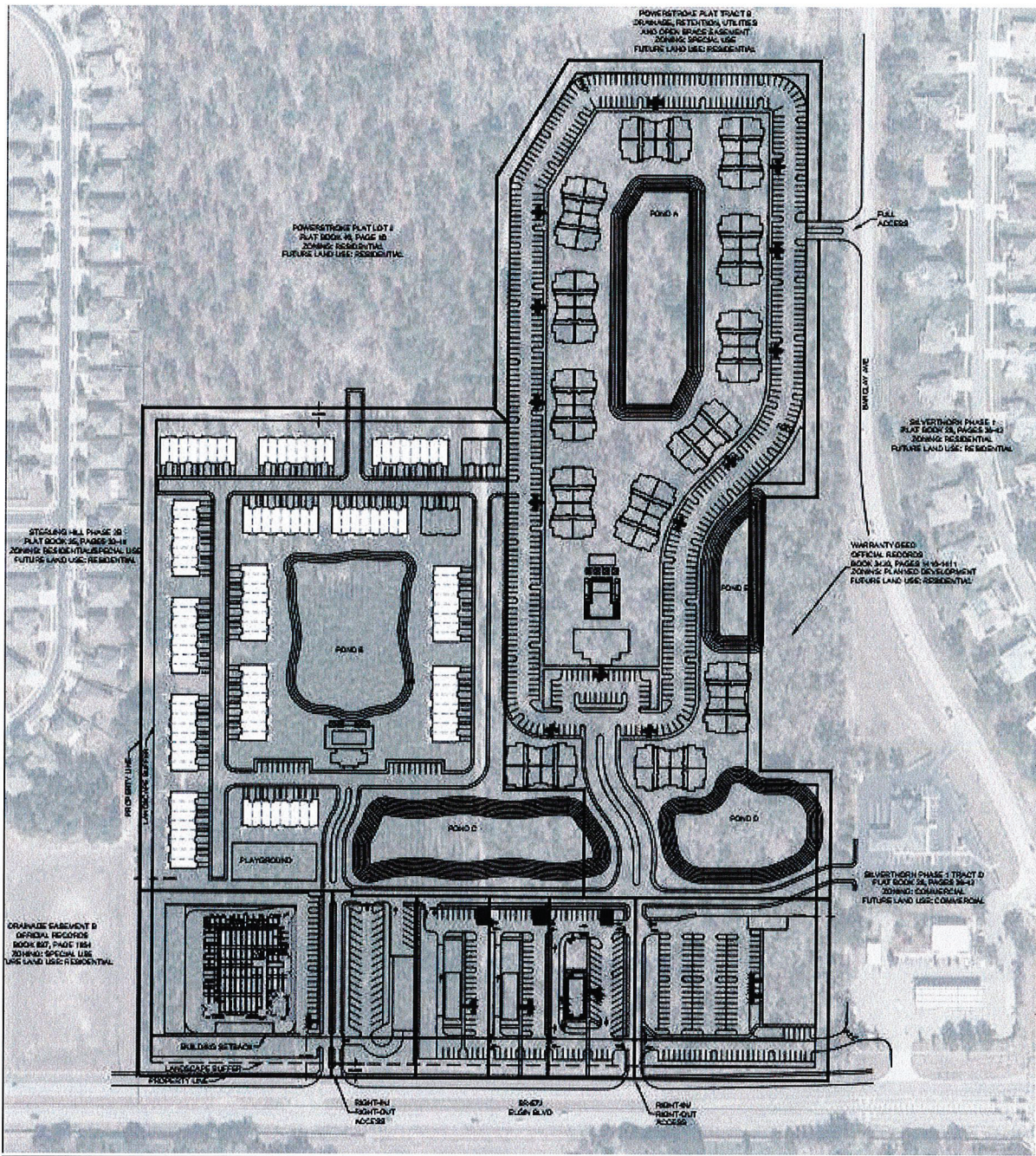


Figure 7 - ACCESS MANAGEMENT MAP

Refer to the Master Plan for additional cited standards.

Drainage Concept:

The proposed development is anticipated to utilize an interconnected storm water management system that will consist of 5 ponds.

Please refer to the Grading and Drainage plan within the master plans documents for further information.

The proposed stormwater management system will meet applicable Hernando County and SWFWMD criteria.

Per the Hernando County Land Development Code the post development runoff shall be no greater than predevelopment runoff based on 25-year frequency, 24-hour duration and in accordance with the county's adopted facilities design guidelines.

5. Public Facilities

The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

Solid waste: Adopted LOS = 4.75 lbs./day/person (nonresidential uses are included in the adopted LOS)

Solid waste will be calculated on a county-wide basis at regular intervals.

Current estimate 4.75 lbs. per capita

Population × lbs per capita = Demand

It is assumed that the residential uses will generate an average population of 2.6 people per unit. The estimated population for the project is 1,092.

The anticipated solid waste for the project is 5,187 lbs.

Parks: Total LOS = 4.00 acres/1,000 people with 2.00 acres/1,000 for user-oriented facilities 2.00 acres/1,000 for open space

Parks will be calculated on a county-wide basis at regular intervals.

Population/1,000 × 2 acres = Demand (acres)

It is assumed that the residential uses will generate an average population of 2.6 people per unit. The estimated population for the project is 1,092.

The anticipated parks demand for the project is 2.184 Acres.

6. Water & Sewer Services

The proposed project is anticipated to connect to Hernando County Utility system. The below chart outlines the anticipated flows for the project.

WATER SYSTEM DEMANDS

Use	# of Units	Unit	Factor (GPD/unit)	Avg. Daily Flow (GPD)
Multi-Family	312	Per Unit	350	109,200
Townhomes	104	Per Unit	350	36,400
Resturant (operating 16 hour or more per day)	120	Per Seat	60	7,200
Car Wash	100	Vehciles Per Day	75	7,500
Coffe Shop	42	Per Seat	60	2,520
Storage	400	Per Unit	1	2
Grocery	14,000	Per 100 SF	20	2,800
TOTAL PROPOSED DEMANDS			Total =	165,622
			ERUs =	473.21

SANITARY SEWER DEMANDS

Use	# of Units	Unit	Factor (GPD/unit)	Avg. Daily Flow (GPD)
Multi-Family	312	Per Unit	280	87,360
Townhomes	104	Per Unit	280	29,120
Resturant (operating 16 hour or more per day)	120	Per Seat	60	7,200
Car Wash	100	Vehciles Per Day	20	2,000
Coffe Shop	42	Per Seat	60	2,520
Storage	400	Per Unit	1	2
Grocery	14,000	Per 100 SF	20	2,800
TOTAL PROPOSED DEMANDS			Total =	131,002
			ERUs =	467.86

A portion of the project is anticipated to connect to County Lift-station 35, with the remaining portion connecting to the 8" force main along Eglin Blvd.

The project is anticipated to connect to the 16" water main along Barclay Ave.

Conclusion:

In conclusion the project team believes this project will meet the characteristics of the area and be a decent addition to the Hernando County community.

Should you have any questions or would like to discuss this report, please feel free to contact me at jason.bullard@exolimited.com or 407.453.4233.

Respectfully Submitted,



Jason Bullard, MBA, PE
Project Manager