

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [x] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

FILE NUMBER H-23-19

Received

APR 04 2023

Planning Department
Hernando County, Florida

Date: 4/4/2023

APPLICANT NAME: Glen Lakes Commons, LLC

Address: 13904 N Boulevard
City: Tampa State: FL Zip: 33613
Phone: Email: bob@sitetokey.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Don Lacey

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)848-3425 Email: Dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: [x] Yes [ ] No (if applicable provide name) Glen Lakes Homeowners Association

Contact Name:
Address: 9000 Glen Lakes Blvd City: Weeki Wachee State: FL Zip: 34613

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00340214, 01353635
2. SECTION 30, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG
4. Desired zoning classification: PDP(GC) with Specific C2 uses (B,D, and J)
5. Size of area covered by application: 6.9 Acres
6. Highway and street boundaries: Commercial Way
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, Bob Gomez, 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): Glen Lakes Commons, LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

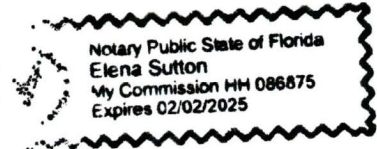
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4th day of April, 2023, by Bob Gomez who is personally known to me or produced as identification.

Elena Sutton

Signature of Notary Public



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

Notary Seal/Stamp

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Hernando County, Florida

**GLEN LAKES COMMONS - RUCKER PROPERTY**  
**PARCEL KEY #s 340214 & 1353635**  
**REZONING NARRATIVE – Revised 2/22/24**

**GENERAL**

The subject property, consisting of approximately 6.9 acres, is located west of US 19/Commercial Way and south of Glen Lakes Boulevard in Section 24, Township 22 South, Range 17 East, Hernando County, Florida. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key Nos. 340214 & 1353635. Refer to Figure 1 for the project Aerial Location Map.



**Figure 1. Rucker Property – Key No. 340214 & 1353635 Aerial Location Map**

Current zoning on both parcels is Agriculture. Refer to Figure 2 for the project area Current Zoning Map. The property is located in a Residential future land use (FLU) designation as found on the Hernando County Comprehensive Plan FLU Map. An application for a Small-Scale Comprehensive Plan Map Amendment (to Commercial) is being submitted simultaneously with this rezoning application. Refer to Figure 3 for the project area FLU Map.



ArcGIS Web Map



Figure 2. Rucker Property – Key No. 340214 & 1353635 Current Zoning Map Source: Hernando County GIS

ArcGIS Web Map

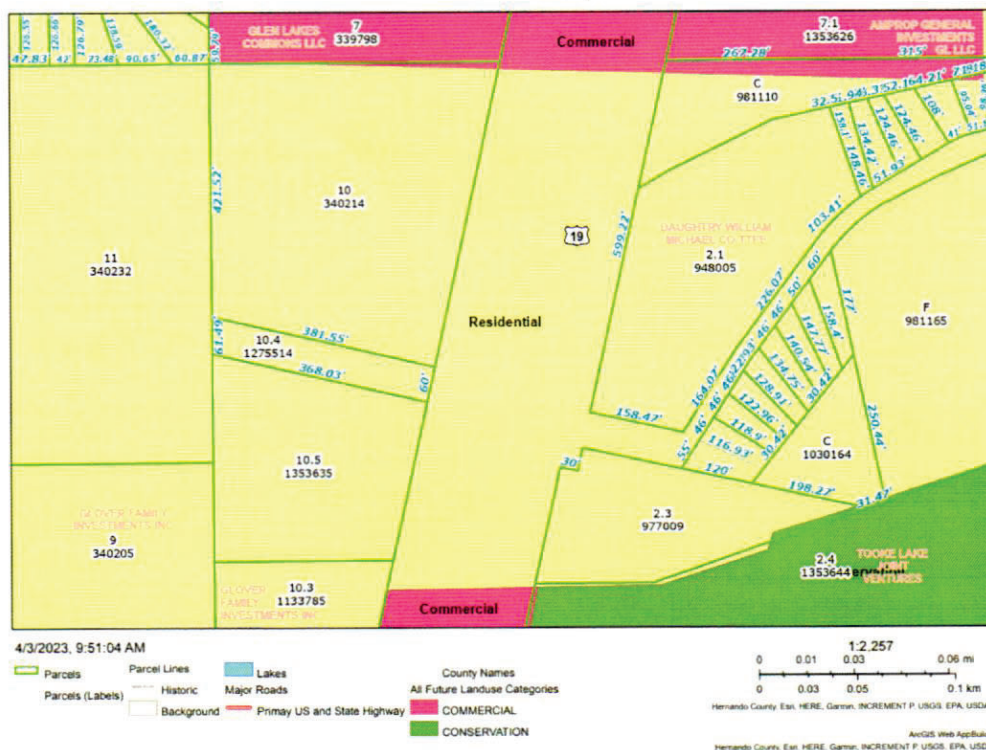


Figure 3. Rucker Property – Key No. 340214 & 1353635 FLU Map Source: Hernando County GIS

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MAR 6 2024

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Current Zoning surrounding Parcel Key #s. Key No. 340214 & 1353635 include:

North: PDP (GHC)  
South: Agricultural (AG)  
East: US 19/Commercial Way  
West: Agricultural (AG)

## APPLICANT'S REQUEST

The applicant's request is to rezone the property to PDP-GC with three potential C-2 uses including drive-in restaurants, tire & automotive accessory establishments, and alcoholic beverage dispensation. Approval of this zoning will allow the previously-approved Glen Lakes Commons commercial center to be extended southward. In addition to providing another four (4) commercial parcels, this project will allow the reverse frontage road to be extended to the south boundary of Parcel Key # 340214. This will allow virtually all project traffic from the north (Glen Lakes) to avoid having to utilize US 19.

As shown the attached master plan, the project will consist of a maximum of four (4) lots. The three (3) lots on Parcel Key # 340214 will be accessed via the extension of the reverse frontage road, while Lot B-4 (located on Parcel Key # 1353635) will have access directly from US 19. Lot B-4 lies south of an existing road (Grizzley Bear Lane), however, that road is within Parcel Key # 1275514 and is not owned by the applicant. If Grizzley Bear Lane becomes available for use by this project, the applicant is willing to eliminate the proposed Lot B-4's direct access to US 19.

With the adjacent parcel to the west zoned Agriculture, a 10' natural vegetation buffer will be provided along the western boundary of the site north of the project entrance. Since the project's main drainage retention area is located along the western boundary south of the frontage road, no buffer is being proposed.

The soils consist primarily of Candler fine sands, which drain very well and are conducive to commercial development. Hernando County Utilities (sewer and potable water) are available along US 19.

## SETBACKS, BUFFERS & HEIGHT

### BUILDING SETBACKS

#### *Perimeter*

East: 75' – US 19/Commercial Way (due to the provision of a reverse frontage road to the north and the limited project depth to the south)  
North/South: 10'  
West: 25'

#### *Internal*

Front: 75' – US 19/Commercial Way (due to the provision of a reverse frontage road to the north and the limited project depth to the south)

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**MAR 6 2024**

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Front: 35' – from reverse frontage road  
Side: 10'  
Rear: 25'

#### **BUFFER**

A 10' natural vegetation buffer tract will be provided along the western boundary north of the frontage road. The buffer will not be provided where drainage retention areas will be constructed.

#### **HEIGHT**

Maximum building height will be limited to 45 feet. Since the NW corner of Lot 1 is at the SE corner of the Glen Lakes subdivision, building eight in Lot 1 will be limited to 20 feet when within 100 feet of the Glen Lakes subdivision.

#### **PROPOSED ZONING MASTER PLAN**

Attached.

#### **DRAFT OF PROTECTIVE COVENANTS**

Protective covenants will be prepared for maintenance of common infrastructure.

#### **PRELIMINARY ENGINEERING REPORT**

##### **Topography & Drainage**

The property consists of elevations ranging from 24' mean sea level (MSL) in the southwest to 42' MSL in the northwest. A common drainage retention area will be constructed along the southern and southeastern boundaries of the two properties.



MAR 6 2024

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### Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0166D, effective date of February 2, 2012. According to the FIRM panel, 12053C0166D of Zone X is located on the Parcel Key # 339798 & 1150195. The remainder of the overall property is within Zone X (areas outside the 0.2% annual chance floodplain). Zone X is a special flood hazard area subject to minimal flood hazard with base flood elevations determined. Refer to Figure 4 for the project FEMA Floodplain Map.

### National Flood Hazard Layer FIRMette



#### Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, X, AH
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone X

**OTHER AREAS OF FLOOD HAZARD**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

**OTHER AREAS**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**GENERAL STRUCTURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

**OTHER FEATURES**

- Coastal Transsect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

Figure 4. Rucker Property – Key No. 339798 & 1150195 FEMA Floodplain Map



Soils

The soil type located on the subject property consists of Candler fine sand, 0 to 5 percent slopes (90.5%), and Tavares fine sand, 0 to 5 percent slopes (9.5%). Both are conducive to development. Refer to Figure 5 for the project area soil map.



| SOIL CODE | SOIL DESCRIPTION                         |
|-----------|--|
| 14        | Candler fine sand, 0 to 5 percent slopes |
| 49        | Tavares fine sand, 0 to 5 percent slopes |
| TOTALS    |  |

Figure 4. Rucker Property – Key No. 339798 & 1150195 Soil Map

Environmental

The following are the results of the environmental site visit.

- Tree species consist of sand pine scrub live oak and cherry laurel trees.
- Groundcover consists of wiregrass, pine straw, and leaf litter.
- Gopher tortoise burrows are present. No other state of federally listed species was detected.
- No wetlands or other surface waters are present.
- No evidence of karst features on this parcel

DEVELOPMENT SCHEDULE

Development is anticipated to be initiated in 2024.

MAR 6 2024

**ADEQUATE ACCESS**

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Hernando County, Florida

As shown the attached master plan, Lots B-1 thru B-3 will be accessed via an extension of the reverse frontage road from Glen Lakes Commons to the north. The reverse frontage road will allow Glen Lakes residents to directly access these lots without having to enter US 19. Lot B-4 traffic will enter/exit IS 19 directly unless Grizzley Bear Lane becomes available for project access. US 19 (Commercial Way) has an excellent level of service in this area. A traffic access analysis will be completed at the conditional plat phase.

**SEWER AND WATER/FIRE PROTECTION**

The property is within the Hernando County Utility Department (HCUD) service area. Potable water and sanitary sewer are both available. Sufficient water lines and hydrants will be constructed in the commercial subdivision to meet fire protection requirements and a Utility Service Analysis will be provided to HCUD with the conditional plat submittal.

**PREVIOUS DEVELOPMENT APPROVALS:**

None

**DEVIATIONS:**

**BUILDING SETBACKS**

Front: 75' – US 19/Commercial Way (this is a deviation from 125', due to the provision of a reverse frontage road and the limited E-W property depth at the south end of the property)

**REVERSE FRONTAGE ROAD**

A reverse frontage road is being provided north from the project entrance, however, a deviation from the frontage road requirement is requested south of the project entrance due to the limited E-W property depth at the south end of the property and the natural low elevations which will be used for the project's drainage retention area.