

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. \_\_\_\_\_ Official Date Stamp: \_\_\_\_\_



Application to Change a Zoning Classification

Application request (check one):

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

Stamp area containing handwritten file number 'H-24-03', 'Received', date 'JAN 3 2024', and 'Planning Department Hernando County Florida'.

Date: 12/18/2023

APPLICANT NAME: John Sholtes

Address: 35595 US Highway 19 N, Suite #316
City: Palm Harbor State: FL Zip: 34684
Phone: (727) 735-9292 Email: john@selfstorage-fl.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

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: [ ] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 78604
2. SECTION 12, TOWNSHIP 22, RANGE 17
3. Current zoning classification: R1-A
4. Desired zoning classification: PDP(GC) with C-2 Use mini warehouses with outdoor storage for RV and Boat
5. Size of area covered by application: 5.78 acres
6. Highway and street boundaries: West side of US 19 South of Atlanta Ave
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, John Sholtes, 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): Coastal Engineering Associates
and (representative, if applicable): Coastal Engineering Associates
to submit an application for the described property.

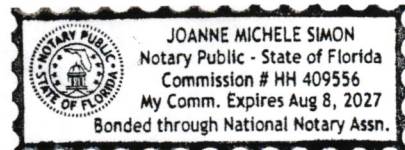
Handwritten signature of John Sholtes over a line.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 19 day of December, 2023, by John Sholtes who is personally known to me or produced as identification.

Handwritten signature of Joanne Michele Simon over a line.
Signature of Notary Public



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

Notary Seal/Stamp

SELF-STORAGE FLORIDA  
REZONING APPLICATION  
PARCEL KEY # 0078604



Figure 1. Self-Storage Florida (Key no. 0078604) Aerial & Location Map

**General:**

The subject site, consisting of approximately 5.78 acres lies within the Section/Township/Range: 12/22/17 and is located east of US 19 and south of Atlanta Ave. The property is identified by the Hernando County Property Appraiser as parcel key number 0078604. Refer to figure 1 for location and aerial view.

**Land Use Designations:**

As shown in Figure 2, the land west of US 19 and east of Beaverbank has a future land use designation of Commercial in the Hernando County Comprehensive Plan's FLUM. As shown in Figure 3, the existing zoning is mixed, with several parcels to the south still retaining a residential designation of R-1A. With commercial and commercially-designated properties to the south, north and east, these remaining R-1A parcels are expected to develop commercially in the near future.

ArcGIS Web Map

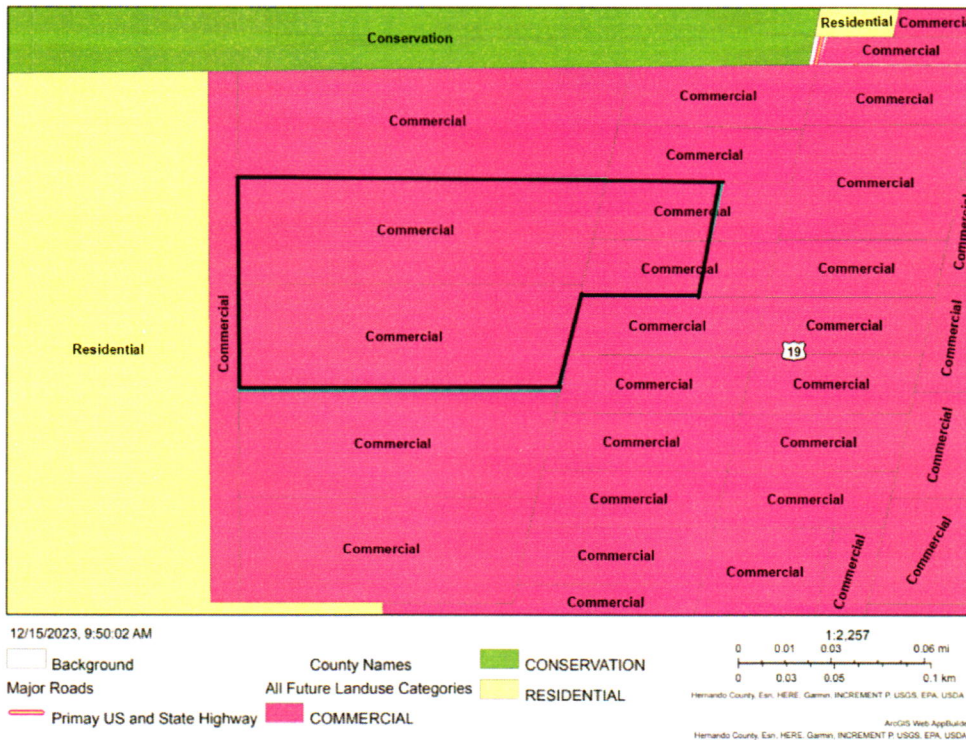


Figure 2. Self-Storage Florida (Key no. 0078604), Future Land Use Map

ArcGIS Web Map

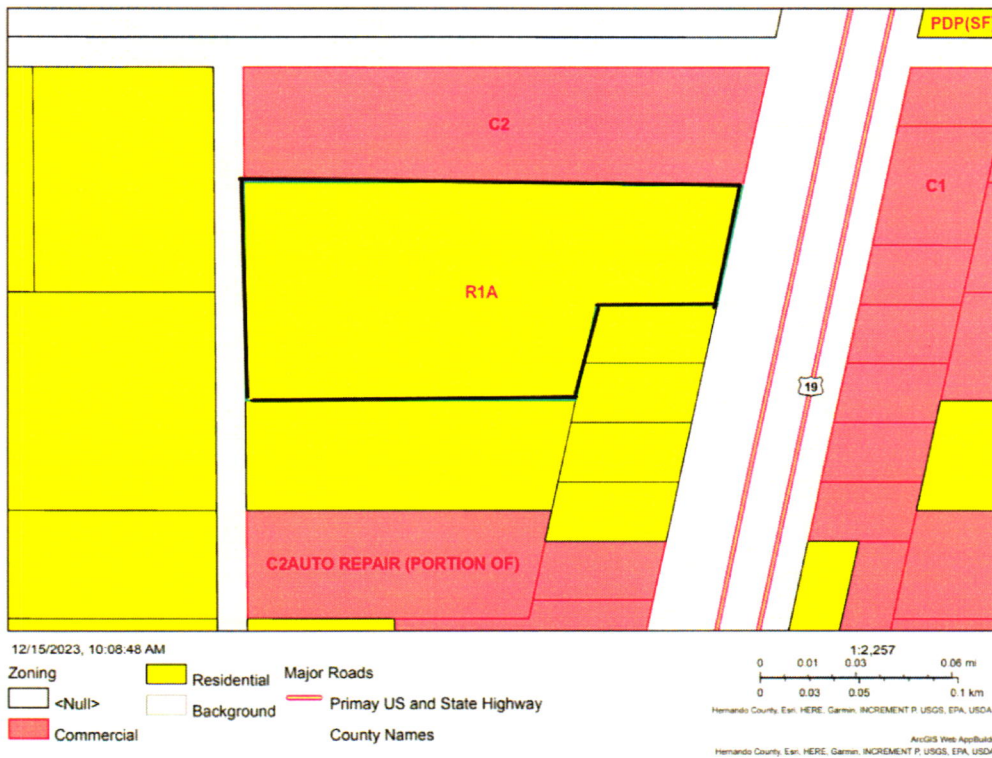


Figure 3. Self-Storage Florida (Key no. 0078604) Current Zoning Map

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

|              | <u>Property Description</u>       | <u>ZONING</u>           | <u>FLU</u>         |
|--------------|-----------------------------------|-------------------------|--------------------|
| <b>North</b> | <b>Self-Storage</b>               | <b>C-2 Commercial</b>   | <b>Commercial</b>  |
| <b>South</b> | <b>Mobile Home</b>                | <b>R-1A Residential</b> | <b>Commercial</b>  |
| <b>East</b>  | <b>Vacant Lots (across US 19)</b> | <b>C-1 Commercial</b>   | <b>Commercial</b>  |
| <b>West</b>  | <b>Single Family Residence</b>    | <b>R-1A Residential</b> | <b>Residential</b> |

### **Subject Site:**

At present, the subject site is a well-treed vacant lot, approximately 5.78 acres in size. The environmental section of this report provides more detail.

### **Land Use Request & Project Description:**

The applicant is requesting to rezone the subject site from its current R-1A zoning to PDP(GC) with C-2 use for mini warehouses plus outdoor boat and RV storage. The applicant does not intend to construct mini-warehoused, but plans to provide outdoor long-term parking for boats and recreational vehicles. The typical lots will be a mixture of 12' X 30', 12' X 40' and 12' X 50' spaces. The maximum number of spaces anticipated is 250. Canopies may be utilized for covering, with the number of canopy spaces being market-driven. If an operations building is constructed on the subject site, the maximum size is anticipated to be no greater than 2,000 sf and a maximum height of 25 feet.

The proposed use will generate minimal traffic. The applicant intends to use Atlanta Avenue for access via an extension of an existing access drive located across the parcel to the north. This drive was required as a condition of approval for the parcel to the north in order to provide access to the south to this subject parcel. As indicated on the proposed master plan, the applicant intends to extend this access drive to the south boundary of the subject site in order to allow access to/from any future development to the south. No access is proposed to US 19 to the east due to minimal traffic, minimal frontage and limited distance to the N/S access drive. If a second access is required, a limited access could be provided to Beaverbank Road to the west, but no improvement to Beaverbank is proposed, due to the minimal traffic and provision of the cross-access drive. A sign will be placed along the US 19 frontage.

As indicated below, a series of buffers area proposed. With storage buildings to the north, a minimal 5' landscape buffer is proposed. Along the road ROWs, a landscape buffer has also been proposed, with a width of 5' along Beaverbank and 15' along US 19. Along the south boundary, a 15' vegetative buffer is proposed, with an 80% opacity where adjacent to the residential structure. The remainder of the property is expected to develop commercially (consistent with the FLUM). The applicant intends to fence (chain link, 6' high minimum.) the property west of the access drive for security purposes. Where adjacent to the residential structure to the south, the applicant may place a opaque vinyl fencing to augment the 80% opacity.

The property is conducive to development, with compatible soils and excellent drainage. The small amount of area within the 100 year floodplain will be incorporated into the stormwater retention system. While the likely site of the DRA is depicted on the proposed master plan, the size and location of the drainage will be determined during preliminary engineering. Specimen trees and gopher tortoises will handled in accordance with County and State regulations.

## Building Setbacks and Buffers:

### *Perimeter Building Setbacks:*

- North – 20'
- South – 20'
- East – 125' (US 19)
- West – 35'

### *Buffers:* where depicted on the proposed zoning master plan

- North – 5' Landscaped
- South – 20' Vegetated (80% opacity where adjacent to the residential structure)
- East – 15' Landscaped (US 19)
- West – 5' Landscaped (Beaverbank Rd.)

*Fencing:* 6' high minimum chain link fence, west of the access drive. An 8' high opaque fence may be utilized where adjacent to the residential structure to the south to maintain an 80% opacity.

## Development Schedule:

Development will be initiated in 2024.

## Planned Improvements:

No subdivision of the property is anticipated, nor is connection to the County's utility system. If connection to County ROW (Beaverbank Road) is required, the applicant will coordinate with the County Engineer and secure the necessary permits. The applicant intends to extend the access drive from the property to the north to the boundary line of the parcel to the south, allowing public access. All other improvements are within the site development.

## Transportation and Access:

The minimal traffic entering and exiting the project will utilize an existing access drive to Atlanta Avenue to the north. Atlanta Avenue has a full median cut at the 4-laned US 19 (with turn lanes). US 19 has an excellent level of service (LOS) at this location. The existing access drive was required as a condition of approval for the parcel to the north in order to provide access to the south to this subject parcel, in lieu of a frontage road. The applicant intends to extend this access drive to the south boundary of the subject site in order to allow access to/from any future development to the south. No access is proposed to US 19 to the east due to minimal traffic, minimal frontage and limited distance to the N/S access drive. Beaverbank Road is available as second access, however it is not improved to County standards and the cost of making needed improvements is not warranted to handle the traffic and is not cost feasible for such limited development. Additional ROW can be provided along Beaverbank if desired by the County Engineer. A sidewalk is already constructed along the US 19 frontage.

## Floodplain:

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0158D, effective date of February 2, 2012. As depicted on Figure 5, the map shows the great majority of the site is not located outside the 100 year flood zone. A small portion located on the northern portion of the subject site is located within flood zone AE. This will be incorporated into the site's stormwater management plan.



Figure 5. Self-Storage (Key no. 0078604) Floodplain Map

## Topography:

As shown in figure 4, site topography ranges from 19' in the northeastern portion of the property to 33' in its southwestern corner. The natural drainage would flow toward the conceptual location of the master planned drainage retention area.



Figure 4. Self-Storage Florida (Key no. 0078604), Topography Map

## Drainage

This project is within the Southwest Florida Water Management District (SWFWMD). Additional stormwater generated by the proposed project will be handled onsite as generally depicted on the proposed Master Plan. The exact size and location of the drainage retention area(s) will be determined during the preliminary engineering design phase, however the anticipated location for most stormwater retention will be in the lower areas of topography.

**Soils:**

As shown in Figure 6, two (2) soils were identified on the subject site. Tavares fine sand is a moderately well drained soil, and Candler fine sand an excessively drained soil. Both soils are conducive for commercial development.



| SOIL CODE | SOIL DESCRIPTION                         | ACRES    |
|-----------|--|----------|
| 49        | Tavares fine sand, 0 to 5 percent slopes | 3.07     |
| 14        | Candler fine sand, 0 to 5 percent slopes | 2.71     |
| TOTALS    |  | 5.78(* ) |

**Figure 6. Self-Storage (Key no. 0078604) Soil Map**

**Site Environmental:**

A preliminary environmental site visit of the subject property was conducted on December 21, 2023. The results of the site visit are listed below:

- The subject property is primarily forested, with a thick assemblage of trees in the western portion and a moderately forested component in the eastern portion.
- Tree species consist of sand pine, slash pine, turkey oak and sand live oak trees.



- The groundcover is dominated by sporadic patches of saw palmetto, wiregrass, pine straw and leaf litter.
- A few specimen trees were noted.
- Gopher tortoise burrows were observed; however, their density is very low.
- There were no other federal or state listed species observed.
- There are no wetlands or other surface waters on the subject property.
- Surface karst features were not observed.

### **Utilities:**

The Hernando County Utilities Department does have utilities along US 19. Since the applicant does not plan to have a bathroom on site, he does not intend to connect to the public utilities. He does plan to have a wash down station, with an oil/water separation center, with a pump out station and will permit these accordingly.

### **Deviations:**

Frontage Road - The applicant proposes to continue the access drive concept initiated by the County as part of the recent zoning approval of the development to the north. Conversion of this access drive to a County standard frontage road is not warranted since a sidewalk is already available along US 19, utilities are not running along the access drive and traffic is minimal.