## 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

Date: 6/20/2022

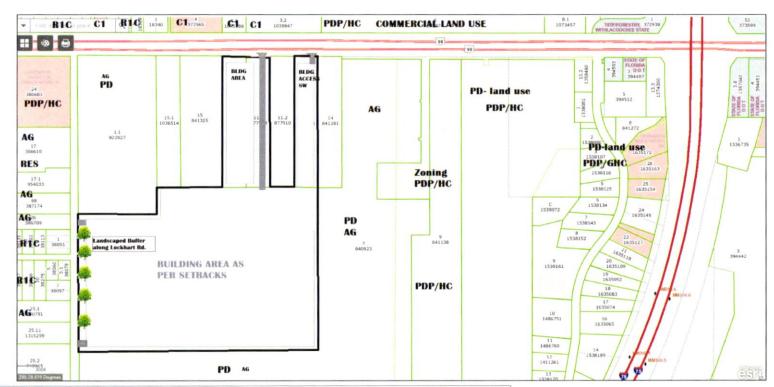
File No. 42252 Official Date Stamp:

Received

JUL 06 2022

Planning Department Hernando County Florida

Date: 6/20/2022		The man	ando County, Florida
APPLICANT NAME: ClaireCle	ments		
Address: 9804WParkVillage			
City: Tampa.	DINC	State: FL	Zip:33626
012 000 0710	Email: claire@hrtampabay.com		
Property owner's name: (d)	not the applicant) CHARLESCRISPI,ANNE	TTELOMBARDI.SAMCRIS	SPI&DEBORAHMARSAL
REPRESENTATIVE/CONTACT			
COUTHE	PNOTELISCHOVES		
Company Name: SOUTHER Address: 9804WParkVillag	Prive		
City: Tampa	eblive	State: FL	Zip: 33626
Phone: 813-293-3719	Email: claire@hrtampabay.com		
	ON: Yes 🛮 No (if applicable provide name)		
	Cina	St	ate:Zip:
Address:	City:_	Sta	atc
PROPERTY INFORMATION:			
1. PARCEL(S) KEY NUMBE	R(S): 00841174.00877901.00877929.	00841218	
2. SECTION 6	. TOWNSHIP 23S	, RANGE <u>2</u>	15
3. Current roning classification	AG AG		P-GHC
4. Desired zoning classification	HIGHWAY COMMERCIAL/INDUS	STRIAL- PDP-HC AND PL	r-dho
5. Size of area covered by appl	acation: 74.3MOL	ARTROAD	
<ol><li>Highway and street boundar</li></ol>	ries: CORTEZBLVD(SR50)andLOCKHA	manths? \(\text{Vec} \overline{\text{No}}\)	
<ol> <li>Has a public hearing been h</li> </ol>	eld on this property within the past twelve	TVos TNo (If ve	es, identify on an attached list.)
8 Will expert witness(es) be u	tilized during the public hearings?		e needed:)
<ol> <li>Will additional time be requ</li> </ol>	nired during the public hearing(s) and how i	much? Lifes Zi No (Tim	e needed.
PROPERTY OWNER AFFIDIV	AT		
		DebortH manso	ele
Mouth Cucas A.	1. Land Can Price	have thoroughly examined the	ne instructions for filing this
andication and state and affirm th	at all information submitted within this per	ition are true and correct to the	ne best of my knowledge and
pelief and are a maner of public re	ecord, and that (check one):		
I am the owner of the prope	and am making this application OR		
Them the ourset of the prope	erty and am authorizing (applicant). CLAIRE	CLEMENTS	
and market of market his		1 15	9)/
to submit an application for	the described property.	they liter &	Februar Morrow
to success an off	ah 1	Charles Charte	11.9 " 1.
	Mulu	i cun cauo,	nucesompula
		Signature of Property Own	er
STATE OF FLORIDA	1.		
COUNTY OF HERNANDO	1/ th	of June	20 ZZ, by
The foregoing instrument was ach	monitorized helpre inc illis 1100 udy	own to me or produced NY	
Charles Chispi	who is personally kno	wil to the or produced 12 7	
1	s	UZANNE L SEERY	
	Notary F	Public - State of New York	
	Qualif	ed in Richmand o	_
Signature of Notary Jublic )	, , , , , , , , , , , , , , , , , , ,	Ission Expires Mar. 11, 2023	
	PINT FORM	CLEAR FORM	Notary Seal Stamp
Effective Date: (11/8/16 Last R	tevision: 11/8/16		



LEGAL DESCRIPTION:

that put of the Reigh 1/7 of Section 4, Through 23 South, Fauge 23 South, South Country, Tarizin September 20 South, South Country, Tarizin September 20 South on throw the OFT/144 South Countries at the Section 4 and Section 4. Of Section 4 of Section 4 South Section 4

Parcel C-17, That part of the N 1/2 of Section 6, Township 23 Bouth, Range 21 East, Hernando County, Florada, described as follows: Commence at the NW ocener of said Section 6, run themce 5 0 degrees commence at the NW ocener of said Section 6, and the section 5 and 12.0 to the South N/W Incomfary of said Section 5, a distance of 12.0 to the South N/W Incomfary of State Seed 30 at Seat Resement 12.0 to the South N/W Incomfary of State Seed 30 at Seat Resement 12.1 to the Point Of Seginning. themce continue East along said 12.1 to the Point Of Seginning. themce South a distance of 110.00 thesco New Section 100.00 these New Section 100.00 to the Point Of Seginning.

That part of the 8 1/2 of Section 6. Township 23 South, Range 21 Bast, Herando Gounty, Florida, described as follows: Commence at the SM corner of said Section 6. run thance 8 0 degrees 17. 44 % giong the W boundary of said Section 6, a distance of 122.0 to the 8 KW line W boundary of said Section 6, a distance of 132.0° to the S R/W lim of State moad 50, themos E (assumed hearing) along the S R/W lim of State moad 50 a distance of 2017.90°, themos S a distance of 1100.00° to the Point Of Beginning, continue S 1159.53° to a point that is 100° Point Of Beginning, continue S 1159.53° to a point that is 100° Point Of Beginning on the S Point Of the S line of said N 1/2. Themos S at 170 the 100° No Point Of 100° No Point No Point Of 100° No Point No Point

That part of the North ½ of Section 6, Township 23 South, Range 21 East, Hernando County, Florida described as follows:

Commence at the NW corner of said Section 6, run thence South 00° 17'44" East along the West boundary of said Section 6 a distance of 132.00 feet to the South right-of-way line of State Road 50, thence East (assumed bearing) along the South right-of-way line of State Road 50 a distance of 1437.90 feet to the POINT OF BEGINNING, thence continue East along said right-of-way line a distance of 200.00 feet, thence South 1100.00 feet, thence West a distance of 200.00 feet, thence North 1100.00 feet to the POINT OF BEGINNING.

> PROPERTY PARCEL NUMBERS: R06-423-21-0000-0110-0000 R06-423-21-0000-0110-0010 R06-423-21-0000-0110-0030

R06-423-21-0000-0100-0000

APPLICANT: SOUTHERN CITRUS GROVES LLC 9804 West Park Village Drive Tampa, Fl. 33626 (813) 293-3719

PROPERTY SIZE: 74.3 ACRES MOL

CURRENT LAND USE: PD **CURRENT ZONING: AG** REQUESTED ZONING: INDUSTRIAL PDP(HHC) PROJECT FAR: 50% (1,618,254.SF)

Disservice	Requirements		
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that high way managers	NE .		
W.W.Al SHOWL	D.C.		
SC AND MAKES IN COMPANY	SHIPLING SERVICES		

- This is a Planning Document and is not to be considered a final design or construction plan. Also not intended for recordation in the Public **Records. Drainage and Utility Easements will be** included in the Final Construction Plans and shall meet the requirements of Hernando County and any agencies having jurisdiction related to this project.

  2. Building sizes, shapes, drainage ponds are
- conceptual in nature, and may be modified upon
- final site plan engineering.
  3. Utilities on SR 50 shall be utilized.
  4. A Land Scaped Buffer shall be located along Lockhart Road.

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JUL 06 2022

Planning Department Hernando County, Florida







**CRISPI INDUSTRIAL** PARK



ZONING PLAN

1 of 1



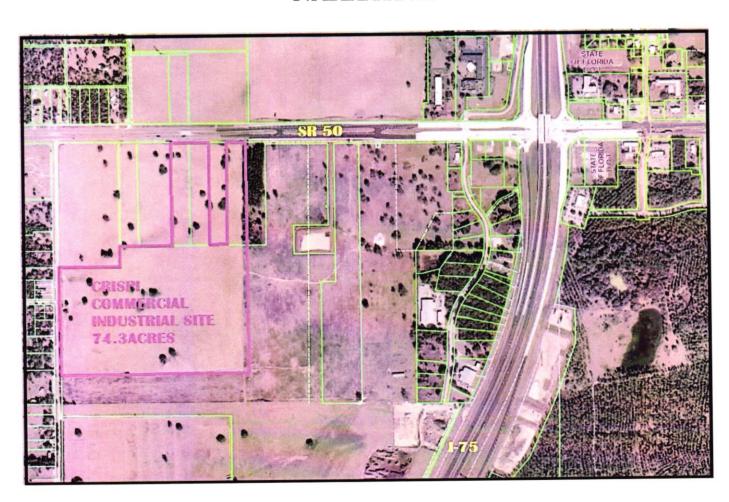
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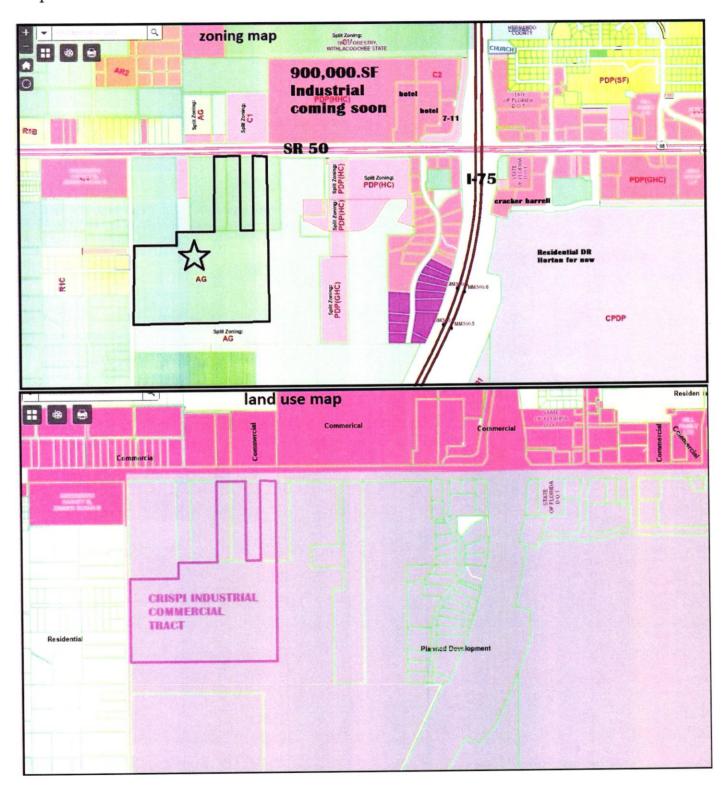
Planning Department Hernando County, Florida

## REZONING APPLCATION CRISPI COMMERCIAL INDUSTRIAL PROJECT NARRATIVE



This site is a 74.3 acre site all usable land with no flood plains or wetlands. It is in the South West Corner of I-75 and SR 50. It is adjacent to other vacant tracts of property that I am aware are in the early stages of a similar development pattern. The land use here is

PD. The current zoning is Ag because it has been farmed for many years. We have frontage on two major roadways, SR 50 and Lockhart Road. See land use and zoning maps below and the aerial above.



The following map shows you the surrounding properties and their current or planned uses. However, to point them out;

LAND USE

**ZONING** 

North: PD and Ccmmercial

AG, C1, PD(HHC)

South: PD

AG

East: PD

SPLIT; AG & PDP(GHC)

West Residential

R1C, AG

## LOCAL ACTIVITY MAP EXISTING AND PROPOSED USES



The area surrounding SR 50 and I-75 has suddenly exploded with growth like we all knew that it would. That said, one reason I know this is happening is the fact that SR 50 is a major east west corridor cutting all the way across the state. It is like the new I-4 corridor. All of the growth coming up from Tampa, and South from the Villages is converging here.

The highway system is bringing the need for more distribution locations. Currently there is a new 903,000.sf warehouse to our North right on SR 50. There are three other large industrial projects located over off of Kettering Road that will be coming on board. There may be more but these are the ones I know of. Also, the Sunrise job seems to be moving along in a residential pattern with commercial as well. So, the entire intersection is growing both job wise and residential wise.

SR 50 and I-75 have been recently rebuilt and expanded in anticipation of this growth. So now it is here, and they are prepared for these types of uses.

We are proposing two main access points along SR 50. We also have two access points on Lockhart Road, and would be agreeable to using those two points for mainly the residential or work force traffic. This way we can keep the truck traffic on SR 50. We will be happy to provide a traffic analysis and talk to the DOT regarding such. We anticipate a left in off of SR 50 and a right out.

Water and sewer lines are both on the South side of SR 50 next to the site. There is a 16" water main and an 8" sewer line. This will be more than adequate to service this distribution center and any commercial that lies in our Northern strips of land adjoining SR 50.

There are no flood zones here.

The land is currently cultivated as a hay field, and we will have a full environmental report at time of permitting.

We proposed a landscaped buffer along Lockhart to soften the look along Lockhart Road. We are flexible here and will work with staff for their requested requirements. Along SR 50 we will have a 50' buffer included in the 75' setback. All other setbacks are as per the code for industrial and or the PD(HHC).

Front: 75', Side 20', Rear 35'.

Stormwater will be placed on the site in the most practical location based upon sound engineering which will occur during site plan design.

The Project is consistent with the comprehensive plan.

MASTER PLAN LAYOUT; Included

2. DRAFT OF PROTECTIVE COVENANTS: If there is a need for protective covenants to address shared infrastructure needs, it will be addressed at the appropriate time.

3. PRELIMINARY ENGINEERING REPORT;

Topography. The site rolls up and down from 100'msl to 75'msl.

Flood Plain. There are no flood issues on the property.

Soils. Chandler and Arredondo fine sand are dominate here. Well drained soil.

Drainage. The stormwater ponds will be on site and be located during final engineering and site plan processing. The most advantageous locations will be defined.

- 4. PLANNING AND PUBLIC IMPROVEMENTS; There are none anticipated at this time.
- 5. DEVELOPER'S STATEMENT; If a need arises to create a developers agreement and statement, then it will be handled at that time.
- 6. SCHDULE; We anticipate that this will be taking shape in mid 2023. First we rezone, then we site plan, and then we build.
- 7. ADEQUATE ACCESS: This is being provided by the DOT along SR 50. This is the most advantageous location to move the trucks in and out. A left into the site is anticipated and will be sought through the DOT. Passenger traffic will be allowed along Lockhart Road and SR 50.
- 8. DRI: None is required here.
- 9. WATER SUPPLY AND SEWAGE; This will be handled by Hernando County and the lines exist next to the site along SR 50.
- 10. DEVIATIONS REQUESTED; No deviations are requested.

In conclusion, this is a good use at this location and will provide sustainable employment in the area. The intersection and roadways are improved for this use. There are other very similar projects in the area that have been approved and of a similar size. This use can support the new and growing residential growth at this intersection. We look forward to your support.

Clash

Claire Clements