

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: July 11, 2023

File No. _____ Official Date Stamp:

H-23-56
Received

AUG 02 2023

Planning Department
Hernando County, Florida

APPLICANT NAME: AGAP Spring Hill Land LLC - Tim Oldemoppen

Address: 150 E 52nd Street

City: New York

State: NY

Zip: 10022

Phone: (727) 215 - 8274 Email: bcohen@andoverprop.com

Property owner's name: (if not the applicant) Brian Cohen

REPRESENTATIVE/CONTACT NAME: Alessandria Palmer and Christopher Hartman

Company Name: Kimley-Horn & Associates

Address: 2619 Centennial Blvd Suite 200

City: Tallahassee

State: FL

Zip: 32308

Phone: (850) 553 - 3500 Email: ali.palmer@kimley-horn.com / chris.hartman@kimley-horn.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01580042,01580033,00376042
2. SECTION 16, TOWNSHIP 23, RANGE 17
3. Current zoning classification: Agriculture (AG)
4. Desired zoning classification: Planned Development - Recreational (PDP- Rec)
5. Size of area covered by application: 35.63 total acres
6. Highway and street boundaries: Commercial Way, Olson Road
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 AFFIDIVAT

I, Brian Cohen, 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
☐ I am the owner of the property and am authorizing (applicant): Kimley-Horn & Associates
and (representative, if applicable): Alessandria Palmer and Christopher Hartman
to submit an application for the described property.

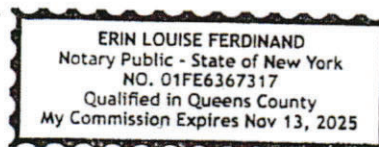
[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 12th day of July, 20 23, by Brian Cohen who is personally known to me or produced _____ as identification.

[Signature]
Signature of Notary Public

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



Notary Seal/Stamp



Spring Hill Recreational Vehicle and Travel Trailer Resort
Zoning Map Amendment Petition
Hernando County, FL
Narrative Description Review
November 11, 2023

REQUEST

The applicant is requesting a Zoning Map Amendment Petition to **Planned Development Project– Recreational (PDP-REC)** to allow for recreation vehicle (RV) ~~and~~ travel trailer resort and mobile tiny home use on the subject property. The site is currently undeveloped and is located directly off the western side of Commercial Way in the portion of Hernando County, north of Brandy Dr. The total area of the site is approximately 35.63 acres, and is comprised of the following parcel numbers:

1. R16 423 17 0000 0020 0070
2. R16 423 17 0000 0020 0060
3. R16 423 17 0000 0040 0000

All the parcels are currently zoned Agricultural (AG). The Future Land Use (FLU) designation for each parcel is Residential.

PROPOSED LAND USE AND DENSITY

The applicant is proposing a recreation vehicle and travel trailer resort with the ability to add tiny homes if the market is warranted, all of which will be used for short term stays. The applicant is proposing approximately 241 units (RV's or tiny homes, or a combination of both). ~~The~~ The current zoning district, AG, only permits up to one residential unit per a 10-acre lot. Therefore, the property requires a rezoning to a district that allows for non-residential uses such as a recreation vehicle and travel trailer resort. Pursuant to the Hernando County code, the Planned Development Project– Recreational (PDP-REC) permits all uses associated with the Residential-Commercial (R-C) district. This includes ~~recreation vehicle and travel trailer resort units~~ having occupancy that ~~does do~~ not exceed 180 days ~~with no permanent units.~~

The proposed development will also include a guest amenity area with several amenities, which will encompass roughly one (1) acre. This area may include a clubhouse, sports courts, a playground and parking for guests.

EXISTING AND SURROUNDING USE

The site is currently vacant and undeveloped. The request for a rezoning is compatible with directly adjacent and surrounding uses in the area due to the nature of the resort use having both residential and non-residential characteristics.

Directly east of the site is an existing storage facility with Commercial future land use and zoning. The parcels directly north of the site are zoned for Planned Development, with FLU designations of Residential and Commercial. However, this area is currently undeveloped. The area to the west of the site is designated for Conservation by both FLU and zoning. The entirety of this area is currently undeveloped open space. The parcels to the south of the site are a mix of residential and retail uses with future land use and zoning districts that coincide. Generally speaking, the proposed pattern of development is similar to the areas surrounding the site.

The FLU, zoning, and existing use for each parcel adjacent to the proposed development is shown below in Table 2.

Adjacent Parcels			
Direction	FLU	Zoning	Existing Use
North	Residential & Commercial	Planned Development	Vacant
South	Residential & Commercial	Residential & Commercial	Neighborhood & Retail
East	Commercial	Commercial	Retail
West	Conservation	Conservation	Vacant

AREA REGULATIONS

The proposed development will adhere to the PDP-REC regulations, R-C use regulations, and the general regulations outlined for all planned development projects. Building setbacks and landscape buffers, both required and proposed, are shown below in Table 3.

The proposed development will not be subdivided and will remain under one ownership. The applicant intends on renting the individual RV pads and/or tiny homes units to guests on a temporary basis not to exceed 180 days.

Setbacks, Buffer, and Building Height Regulations		Dimensions	
		Required	Proposed
Setbacks	Front	125 ft.	125 ft.
	Side	25 ft.	25 ft.
	Rear	25 ft.	25 ft.
Buffer*		Min. 5 ft. landscaped separation distance	5 ft.

**A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential, or agricultural.*

PROPOSED DESIGN STANDARDS

The PDR-REC and R-C regulations will permit the use of recreation vehicle, ~~and~~ travel trailers and mobile tiny homes. ~~The development~~The developer will install concrete units pads for the RV's ~~or mobile tiny homes and travel trailers~~ to park for the duration of their stay. If tiny homes are included in the development program, they will be constructed consistent with Hernando County building code requirements for tiny home structures. There may be accessory structures constructed in the amenity area for the use of guests, a check in building, as well as bathrooms throughout the site. These buildings will abide by all County code requirements. More detail will be provided regarding these structures during the site plan review application process.

ENVIRONMENTAL CONSIDERATIONS

Design will be coordinated with the intention to minimize environmental impacts and include existing environmental features into the overall design of the project, as required by the County's code. The proposed development shall meet all the County regulation requirements, in addition to any applicable state and federal laws, regulations, and rules.

Though the site's existing use is undeveloped/vacant, much of the property has been cleared of any natural vegetation as shown on historical aerials due to the Agricultural use. According to the natural features map, the site does not fall within any FEMA designated flood zones. There are three small wetland areas located within the site that have been identified on the master plan and will not be impacted. For these reasons, environmental impact of the proposed development would be minimal-to-none. Additionally, the proposed use generally witnesses low impact to the surrounding environment and will not impact the surrounding conservation areas in any form. The proposed development will serve as a less intense use to buffer commercial activities to the east.

IMPACT ON INFRASTRUCTURE

Transportation

Parking

The proposed development will have pre-constructed concrete units pads to supply parking for the RVs or mobile tiny homes and travel trailers. The units pad will be approximately 20 ft in width by 55 feet in length. The area of the unit pad will provide sufficient room for an RV or mobile tiny home travel trailers, and any an additional towed vehicle to park without having to park on any natural area or open space.

If tiny homes are developed as part of this project, the homes will be parked consistent with hotel and lodging at one space per unit. Additional parking will be offered at the clubhouse for all guests.

Traffic

The resort will be marketed towards visitors to Hernando County, specifically to RV guests who will be on property no longer than 180 days. As these guests are on vacation, it is not anticipated that they will need to travel during the peak demand hours

(am and pm), rather traveling at leisure. There should be no impact on the major and local roadways systems in the area.

Access

The applicant is proposing to incorporate the required frontage road along the US-19 frontage (276-feet). This will connect the existing frontage road from the north (NAPA Auto Parts) to a future connection to the south of the subject property, as part of this proposed development. There will be a secondary gated entrance in the northeast corner of the subject property with access through the adjacent commercial development, under the same ownership as the subject property.

Water, Sanitary Sewer and Solid Waste

Pursuant to previous discussions with Utility staff during the pre-application meeting and via the Republic Services website, there is sufficient water, sewer, and solid waste collection capacity and service for the proposed site. The development will supply the proper connections and disposal facilities for the guests to have adequate hook up utility services, including sanitary sewer. Each visitor must have the proper connections to be able to access utility services while parked in the resort. Hernando County Solid Waste operates three sites: Northwest Waste Management Facility, West Hernando Convenience Center, and East Hernando Convenience Center. Per Hernando County Solid Waste and Recycling, Hernando County does not provide garbage pickup. Curbside collection is provided by Republic Services for all areas in unincorporated Hernando County.

Drainage

Section 13-61 of the code establishes that all new development will be reviewed to determine that adequate drainage is provided to reduce exposure to flood hazards. The proposed development will include two stormwater retention/amenity ponds to satisfy this component and provide sufficient mechanisms for stormwater and drainage. The final design of these ponds will be completed during the site plan review and permitting process.

Parks and Recreation

Section 26-75 of the code establishes regulations governing the establishment of parks for new residential development. ~~That said~~Although this ~~the~~ planned development ~~master plan is not residential, for this resort has been designed to incorporate~~ an amenity center has been included as part of the development program for ~~the~~ future guests of the resort. The amenity area is approximately one (1) acre and will be designed and approved as part of the site plan review process.

Public School Facilities

The proposed development will permit RV's and mobile tiny homes with temporary occupancy. Therefore, there is no anticipated impact to surrounding public school facilities.

EVACUATION PLAN

The proposed development is in evacuation zones B, C, and D, with most of the development primarily in zone C. US 19 will serve as the evacuation route for the resort. In the event a hurricane evacuation order is given, all mobile homes, boats, and recreational vehicles must evacuate regardless of their location in Hernando County. Any RV or ~~mobile tiny hometravel trailer~~ that must be left, will need to be properly anchored with tie downs.

Per the “2023 All Hazardous Disaster Planning Guide” from Hernando County, RVs and ~~mobile tiny homestravel trailers~~ are advised to assemble a disaster supply kit, select a safe place to evacuate, fill all vehicles with gas, notify family and friends, bring extra cash, enact a pet plan if applicable, and secure anything personal property or items left behind during evacuation.

In the event of an evacuation, the nearest shelter to the proposed development would be Deltona Elementary School located at 2055 Deltona Blvd.

The tiny homes will be constructed as permanent structures and will need to withstand hurricane level winds, consistent with the Florida Building Code. Please note that habitants of the tiny homes, if constructed, will not be permitted to remain on the property and will be required to evacuate.