

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

Date: 06/16/2022

File No. H225A Official Date Stamp: Received JUL 06 2022 Planning Department Hernando County, Florida

APPLICANT NAME: 34601 Realty Partners, LLC

Address: 1 Custom House Street #4
City: Providence State: RI Zip: 02903
Phone: Email: richard@bluedogcap.com; sarah@bluedogcap.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 3528483425 Email: tcsorba@coastal-engineering.com, 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): 00352772
2. SECTION 20, TOWNSHIP 22, RANGE 19
3. Current zoning classification: PDP(SF)
4. Desired zoning classification: PDP(MF)
5. Size of area covered by application: 40.10 acres
6. Highway and street boundaries: East- Cobb Rd South- Fort Dade 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, PLC Holdings, Inc, 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):

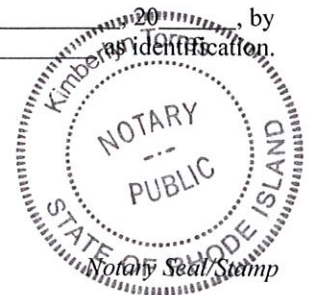
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): 34601 Realty Partners, LLC
and (representative, if applicable): Coastal Engineering Associates, inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO Providence
The foregoing instrument was acknowledged before me this 21st day of June
Richard Talca who is personally known to me or produced as identification.

Signature of Notary Public

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



**34601 REALTY PARTNERS, LLC
BELL AIRE FARMS
REZONING NARRATIVE
(July 5, 2022)**

Received
JUL 06 2022
Planning Department
Hernando County, Florida

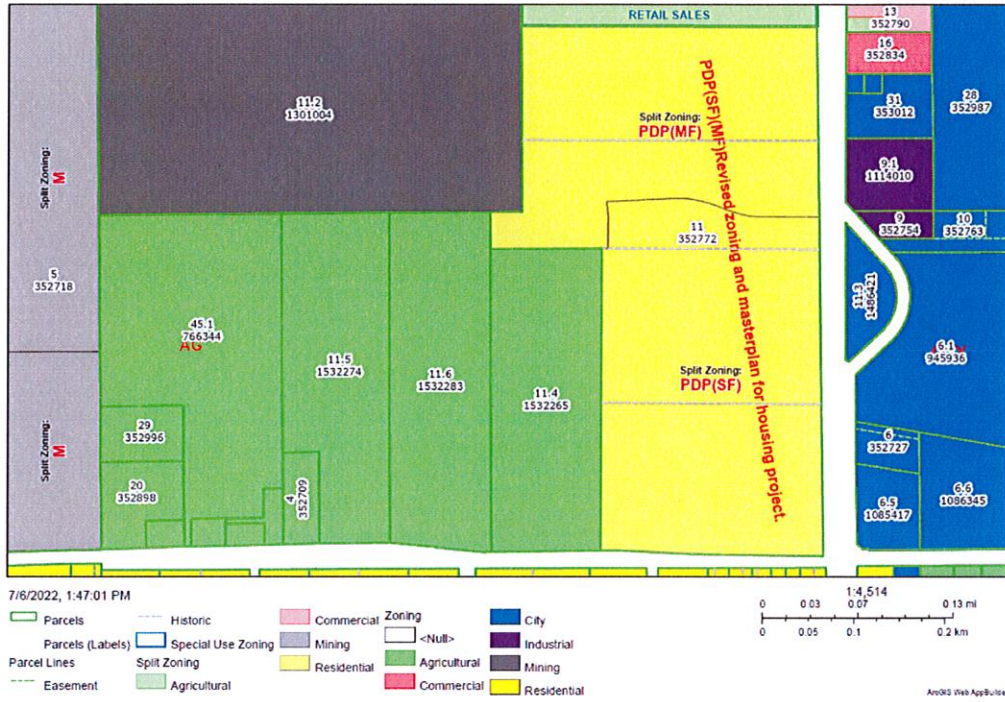
GENERAL DESCRIPTION

The subject property consisting of approximately 40 acres is located west of and adjacent to Cobb Road and north of and adjacent to Ft. Dade Avenue, in Section 20, Township 22 South, Range 19 East, Hernando Co., Florida. It is currently zoned PDP (MF & SF) and is located in a residential district according to the Hernando Co. Comprehensive Plan Future Land Use Map. Surrounding zoning consists of AG & C4 with SE for AG retail sales on the north; mining on the northwest; AG on the southwest; Industrial, Commercial, and Ag are on the east side of Cobb Rd.; and R1A is on the south side of Ft. Dade Ave.

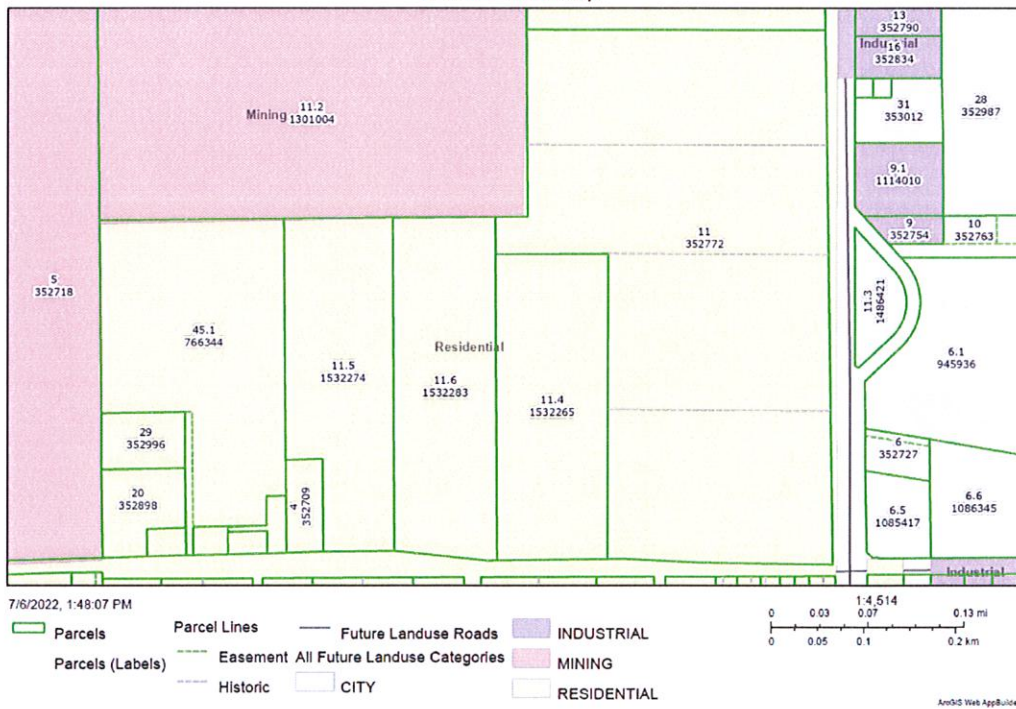


The applicant is seeking a revised zoning and master plan approval for a project that was originally approved as a multifamily housing project on December 13, 2006, modified to a mixed residential [PDP (MF & SF) with single family on the south, multifamily on the north] on September 14, 2010, modified once more to a mixed residential [PDP (MF & SF) with single family (duplex lots) on the south multifamily on the north] on May 14, 2019, then rezoned once more in April, 2021 to retain the mixed residential designation and extend the expiration of the master plan. Due to onsite features (stormwater ditch bisecting the site) and extended setback from Cobb Road, the parcel has not been viable for development of standard single family lots. A prospective developer has determined, however, that individual unit rental housing would be viable and the applicant is requesting a Planned Development Project Zoning – MF to accommodate that product.

ArcGIS Web Map



ArcGIS Web Map



The project, designated Residential in the Hernando County FLUM, lies adjacent to the City of Brooksville. The request for an individual unit rental project would be consistent with the following Hernando County Comprehensive Plan strategies for Multi-Family Housing:

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

The proposed individual unit rental project will provide another housing choice in Hernando County at a time when affordable rental housing is in demand. The project is within a urban area, near shopping and employment centers.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

a. proximity to existing or designated commercial areas, corridors, or employment centers;

The subject property lies ¼ mile from SR 50, which has major commercial corridors to the east and west. There are a myriad of employment centers, including the CEMEX mine and associated industries to the north, Bravera Health (Brooksville Regional) Hospital to the west, and governmental and private offices to the east.

b. direct or limited local access to arterial or collector roadways;

The subject property has direct access to Cobb Road, a County arterial roadway that is anticipated to become a link of US 98 in the future. It is also less than ½ mile from a signalized intersection with SR 50.

c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;

Police, fire and EMS services in in close proximity. City of Brooksville sewer and water lines are along Cobb Road and the City's wastewater treatment plan lies a short distance north of the subject property.

d. protection of high quality environmentally sensitive resources or historic and archaeological resources;

While the ditch bisecting the property retains some wetlands, it no longer serves the function of carrying stormwater from lands to the north, which have been mined and now consist of pits. Nevertheless, this ditch will be incorporated into the project as a feature and the applicant will work with the County and SWFWMD regarding its protection and use.

e. the character and density of existing and approved residential development in the surrounding area

The subject property has been previously approved for multifamily development.

With on-site management and recreation, individual rental housing operates much like an apartment community, except the dwelling units consist of small, individual detached homes. These units should attract a wide spectrum of tenants, including newly arriving residents, senior citizens, young families not yet able to purchase a home and professionals training or in residence at local hospitals. Dwellings would range in size from 1050-1450 square feet with a one-bedroom unit layout at the low end and a three bedroom 2.5 bathroom at the high end. All units would be one-story in height and would be have a minimum separation of 10 feet from other units. There would be no garages and ‘streetside” parking would be adjacent or nearby. size of 7,500 square feet (3,500 square feet per villa lot). The average multifamily building. A clubhouse with appropriate recreational facilities will be provided.

As shown on the attached master plan, a single access point is being proposed, aligned with an access across Cobb Road, a sufficient distance from Fort Dade Blvd. to allow for any access configuration recommended by the Hernando County Engineer. Consistent with prior zoning approvals, a second access is not being proposed. The reasoning for this is twofold: eliminating the need to access Fort Dade Ave., a canopy roadway with large trees; and reducing the number of access points from Cobb Road, a truck bypass that may become a future US 98. Since only one commercial parcel lies to the north (mining beyond that) and with a canopy road (Fort Dade Ave.) to the south, a request is being made to continue with the previous finding that a frontage road not be required.

The proposed perimeter building setbacks are as follows:

- From Cobb Road = 70’
- From Ft. Dade Ave. = 50’
- From the north property line = 25’
- From the west property line = 25’

A 10 ft. buffer is shown along the northern and western property line.

The proposed internal building spacing is as follows:

- Minimum distance between buildings = 10’

II. DRAFT OF PROTECTIVE COVENANTS

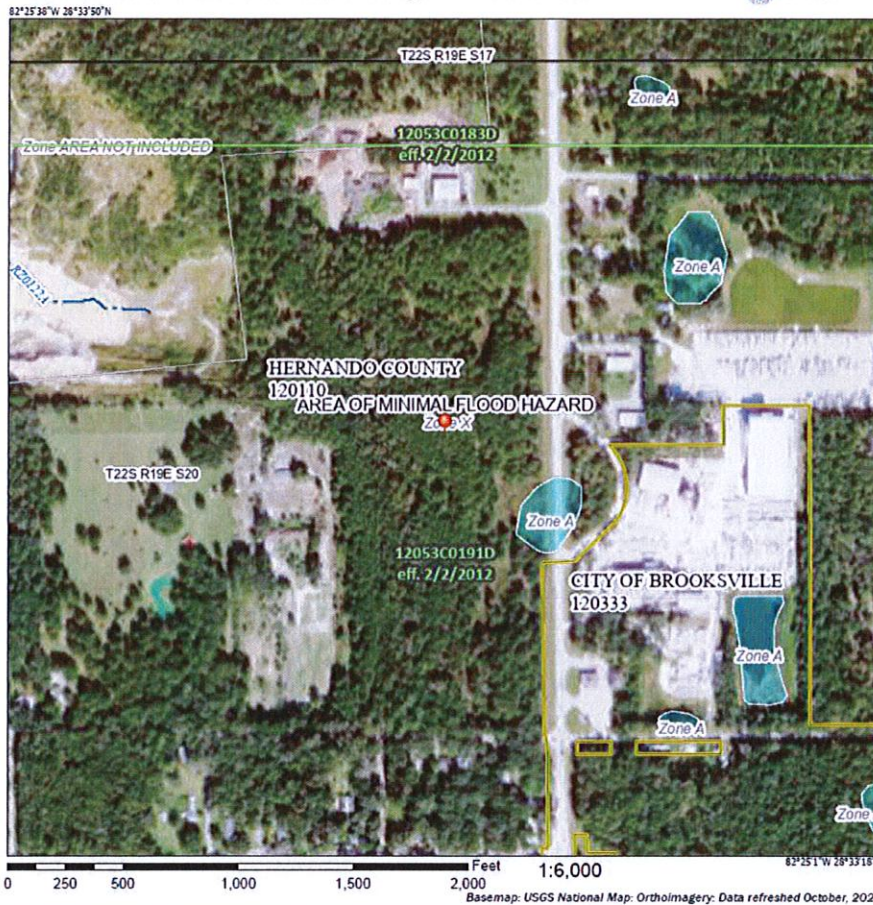
With no subdivision of property or sale of units, protective covenants are not required.

III. PRELIMINARY ENGINEERING REPORT

- A. TOPOGRAPHY – The property flows south from a high of approximately 110’ m.s.l. near the northern property line to 90’ m.s.l. at the southern property line.

B. FLOOD PLAIN – According to Flood Insurance Rate Map Community-Panel 120110 0175B, this majority of the property appears to fall into Zone X, which indicates an area of minimal flooding. However, there is a wetland area adjacent to Cobb Road that is designated Zone A.

National Flood Hazard Layer FIRMette



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 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 D

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/6/2022 at 1:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

C. SOILS - According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the site consists of the following soil types: Soils consist of Blichton loamy fine sand, 2 to 5 percent slopes, which are poorly drained soils on the uplands and Micanopy loamy fine sand, 2 to 5 percent slopes, which are gently sloping, somewhat poorly drained soils.



D. VEGETATION and WILDLIFE – A pedestrian survey of the site was conducted in order to determine wetland boundaries and listed species. The following is a summary of the findings.

- The majority of the property is undeveloped and vacant.
- The majority of the property consists of pasture with small stands of trees including loblolly pine, slash pine, laurel oak, and live oak. Ground cover consists of bahia grass, bluestem, and cogon grass.
- A pond is located in the eastern portion of the pasture near Cobb Road. Typical herbaceous and aquatic vegetation includes cattail, pony-foot, smartweed, spikerush,

water hyacinth, and duckweed. Woody vegetation consists of Carolina willow, laurel oak, red maple, and sweetgum.

- A ditch/creek system, which runs from north to south, is present along the western portion of the property. A concrete crossing approximately 12' wide and 48' in length is located toward the northern end of said stream. Typical vegetation includes water pennywort, panic grass, Virginia chain fern, camphor tree, ironwood, laurel oak, loblolly pine, red cedar, red maple, sweetgum, and water oak.
- No listed plant or animal species were observed during the site visit.
- No active or remnant sinkholes were noted during the site visit.

E. DRAINAGE – Stormwater will be handled in on-site drainage retention areas, with the existing ditch incorporated into the drainage system as permissible. Final configuration of the drainage will be determined during design and SWFWMD permitting.

IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

No public improvements are planned other than access to Cobb Road.

V. DEVELOPMENT SCHEDULE

Development is anticipated to begin in 2023..

VI. ADEQUATE ACCESS ANALYSIS

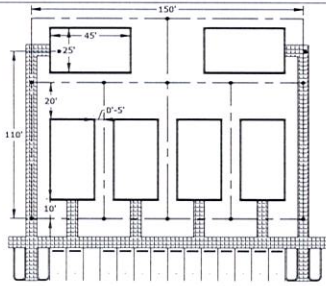
The project will have one point of access from Cobb Road, which has an excellent level of service. The nearby intersection with SR 50 will allow traffic to flow to commercial and employment centers to the east and west.

VII. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

Central potable water and sanitary sewer are proposed for this project and facilities are available adjacent to the site. A sewer-water agreement will be negotiated with the City of Brooksville, which provides service to this area.

VIII. DEVIATIONS BEING REQUESTED

- Frontage Road Requirement: This deviation was previously approved, as discussed above, because of the lack of need (mining pit to the north beyond adjacent parcel) and the desire not to disturb the canopy road to the south (Fort Dade Ave.)
- Cul-de-sac length: This deviation was previously approved in order not to connect to Fort Dade Ave. or make a second disturbance to the wetland ditch bisecting the property, cul-de-sac lengths of 1050 feet and 950 feet.
- Setbacks and building separation as indicated on the master plan and stated in the narrative.



Received
JUL 06 2022
 Planning Department
 Hernando County, Florida
 AG



- LEGEND**
- DRAINAGE RETENTION AREA
 - RECREATION
 - UPLAND BUFFER
 - COBB ROAD ROW RESERVATION
 - APPROXIMATE WETLAND LINE
 - PROPERTY LINE
 - ROAD R/W
 - POSSIBLE SIGN LOCATION

SITE DATA

OWNER/APPLICANT: 34601 REALTY PARTNERS, LLC
 1 CUSTOM HOUSE ST, STE 4
 PROVIDENCE, RI 02903-2600

PARCEL KEY NO. 352772

SECTION/TOWNSHIP/RANGE: S 20/T 22 SOUTH/R 19 EAST, HERNANDO COUNTY, FL

PROJECT AREA: 40 Ac

NO. OF DWELLING UNITS: 261
 ZONING: POP(MF)

FUTURE LAND USE: RESIDENTIAL

FEMA: COMMUNITY PANEL 12053C 0191D,
 MAJORITY OF SITE ZONE X WITH SMALL PORTION
 OF ZONE A

PERIMETER BUILDING SETBACKS:

- WEST: 25'
- SOUTH: 50'
- NORTH: 25'
- EAST: FROM EXPANDED COBB ROAD SOUTH OF ENTRANCE 80'
 FROM EXPANDED COBB ROAD NORTH OF ENTRANCE 15'

INTERIOR BUILDING SETBACKS:

- FRONT: 10'
- SIDE: 0'-5'
- REAR: 20'

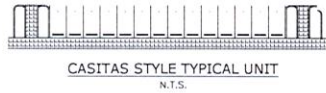
LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL OR ATTACHED VILLAGES	24	261	
OPEN SPACE/DRAINAGE	14		
RECREATION	2		
TOTAL	40	261	6.53

GENERAL NOTES:

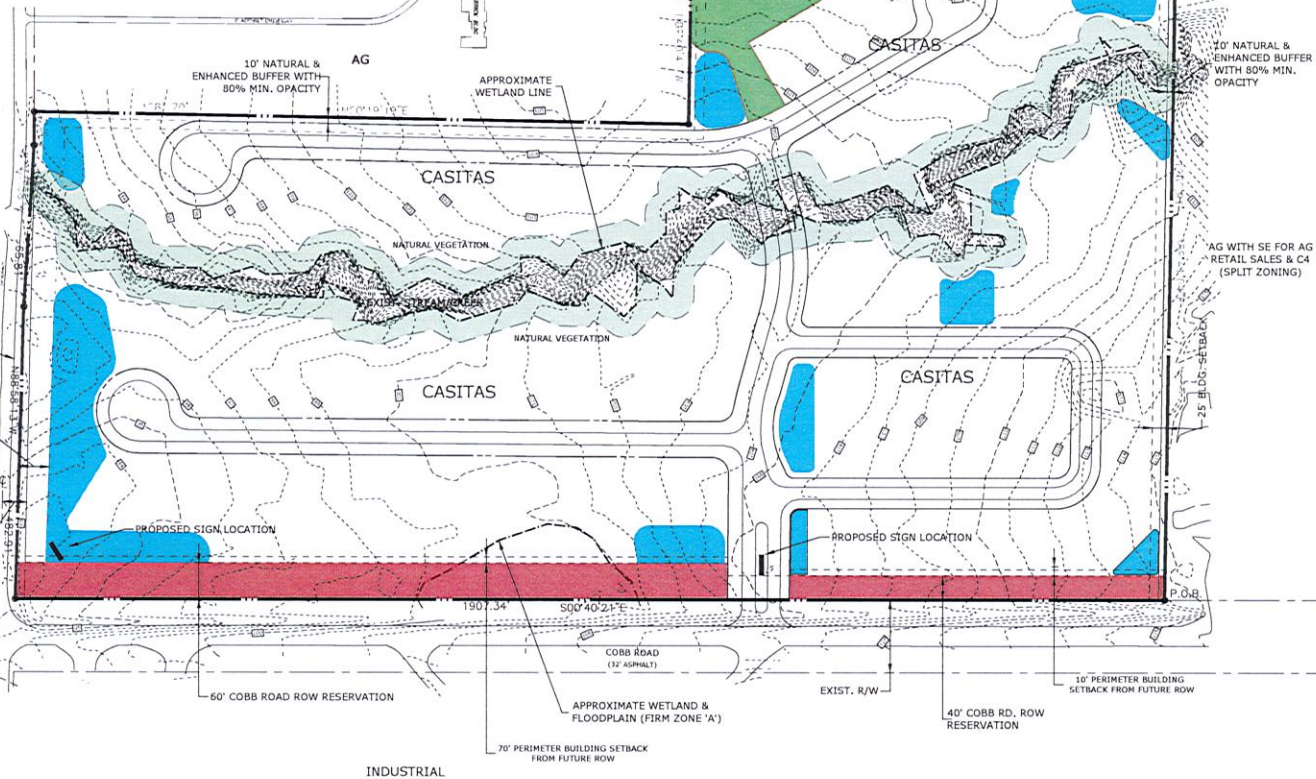
- TYPICAL LOT SIZE IS PROVIDED FOR DESCRIPTIVE PURPOSES ONLY. AROUND CURVES AND CUL-DE-SACS THE ACTUAL ROAD FRONTAGE COULD BE SIGNIFICANTLY NARROWER THAN TYPICAL LOT WIDTH.
- REAR SETBACK FOR ACCESSORY STRUCTURES: SWIMMING POOLS, SWIMMING POOL ENCLOSURES AND SCREEN ENCLOSURES ARE PERMITTED ONLY IN SIDE OR REAR YARD AND MUST BE AT LEAST FIVE (5) FEET FROM SIDE AND REAR PROPERTY LINE.



N.T.S.



CASITAS STYLE TYPICAL UNIT
 N.T.S.



INDUSTRIAL

NO ACCESS WILL BE PERMITTED TO FORT DADE AVE

50' BLDG. SETBACK

ADDITIONAL R/W (40' FROM C/L OF EXIST. R/W)

PROPOSED SIGN LOCATION

PROPOSED SIGN LOCATION

COBB ROAD (12' ASPHALT)

60' COBB ROAD ROW RESERVATION

APPROXIMATE WETLAND & FLOODPLAIN (FIRM ZONE 'A')

EXIST. R/W

40' COBB RD. ROW RESERVATION

10' PERIMETER BUILDING SETBACK FROM FUTURE ROW

70' PERIMETER BUILDING SETBACK FROM FUTURE ROW

REZONING / MASTER PLAN

BELLE AIRE FARMS
 34601 REALTY PARTNERS, LLC.

Coastal
 Planning
 Surveying
 Engineering
 1000 GULF BLVD. SUITE 200
 MIAMI BEACH, FL 33139
 (305) 688-1422 • Fax: (305) 688-6338
 EIR-0000142

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DATE	REV. BY	REV. NO.	DESCRIPTION
09-21-18	JSH	1	PRELIMINARY PLAN - COVER SHEET
08-20-18	JSH	2	REVISED PER PLAN REVIEW

SHEET

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