

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: 5/26/22

File No. 11-22-35 Official Date Stamp:
Received
MAY 31 2022
 Planning Department
 Hernando County, Florida

APPLICANT NAME: CFB Realty, LLC, attn Don Clark
 Address: 18463 Clay Hill Rd
 City: Dade City State: FL Zip: 33523
 Phone: 727-434-3451 Email: don@claytonallenhomes.com
 Property owner's name: (if not the applicant) DBSI Kettering Road LLC, et al

REPRESENTATIVE/CONTACT NAME: Dallas Evans, P.E., AICP
 Company Name: Landis Evans and Partners
 Address: 3810 Northdale Blvd, Suite 100
 City: Tampa State: FL Zip: 33624
 Phone: 813-949-7449 Email: devans@landisevans.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
 Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
 1. PARCEL(S) KEY NUMBER(S): 1675066
 2. SECTION 04, TOWNSHIP 23, RANGE 21
 3. Current zoning classification: PDP(GC)
 4. Desired zoning classification: PDP(GC)
 5. Size of area covered by application: 23.65
 6. Highway and street boundaries: SR 50 and Kettering 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, D Ryan Minert, 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):

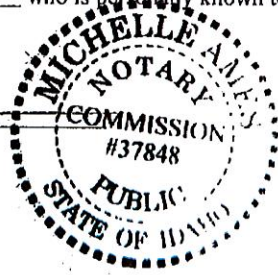
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): _____ to submit an application for the described property.

[Signature]
 Signature of Property Owner

STATE OF ~~FLORIDA~~ ^{Idaho}
 COUNTY OF ~~HERNANDO~~ ^{Ada}

The foregoing instrument was acknowledged before me this 27th day of May, 2022, by D Ryan Minert who is personally known to me or produced Drivers license as identification.

[Signature]
 Signature of Notary Public



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

Notary Seal/Stamp



LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

Received

AUG 19 2022

Planning Department
Hernando County, Florida

May 25, 2022
Revised August 17, 2022

RE: Parcel Key No 1675066 – Parcel No R04 423 21 0000 0010 0020
Master Plan
Narrative Description of the Request

The following is intended to serve as the revised narrative description of the request for a Master Plan for the above referenced property.

1. Proposal

- a. **Proposed land uses and their specific acreage** – The applicant requests approval for those permitted uses included in the C-1 General Commercial District. The applicant also requests approval of mini- and outdoor storage as uses on Lot D of this property. Stormwater treatment and buffering will also be provided; their general locations are shown on the master plan.
- b. **Proposed density level of residential uses** – N/A, no residential uses are proposed
- c. **Proposed square footage of development and building height(s) of commercial uses** – A maximum Floor Area Ratio (F.A.R.) of 0.35 is proposed across the property. We request that the FAR be averaged over the entire property and not on a lot by lot basis. Building heights shall be a maximum of 60 feet.
- d. **Proposed deviations from code** – We request deviation from Section 24-2 of the Hernando County Code of Ordinances to allow a waiver from the requirement for a frontage road. We propose internal project connectivity/drives which will meet the intent of the frontage road requirement. The subject parcel is bounded by Kettering Road to the west and the Withlacoochee State Trail to the east. A required frontage road would only serve the subject site as a result of these hindrances. The proposed internal route meets the intent of providing a frontage road adjacent to arterial roads as it will allow circulation between adjacent uses without requiring travel on adjacent roadways. Section 6.B.(6)(b) of Article VIII in Appendix A requires a 35-foot landscape buffer along the Withlacoochee State Trail. The topography of the site identifies the lowest point on the east-southeast portion of the parcels makes this the optimal location for the necessary stormwater pond. This pond will create a large separation area from the trail; requiring the buffer in this area would be superfluous. We are proposing to provide a 10-foot with trees at 30-foot spacing along Lot B. The elevation difference in this location limits the usefulness of a wider buffer, as bicyclists will see down and over planted vegetation. buffer along the proposed lot B. This, in conjunction with the stormwater pond, will effectively provide buffering of the

proposed uses from adjacent properties. Section 3.D.(1)(b) of Article IV of Appendix A notes the required setback along Kettering as 75 feet. Right-of-way is required to be dedicated for the widening of Kettering Road. The proposed uses on Lot D are the requested storage uses. We are requesting a setback reduction along Kettering to 20 feet to allow placement of the buildings along the rear of the 20-foot buffer. Approximately 30 feet of right-of-way preservation along with the 20-foot buffer will provide for a 50-foot separation from the existing right-of-way line and any new structures. .

2. Site Characteristics

- a. **Site size (acres)** – The property is 23.65 acres in size per a boundary survey prepared by DC Johnson and Associates.
- b. **Existing land uses and their specific acreage** – The entire 23.65 acre property is currently vacant.
- c. **Known activities or uses on-site** – The property is currently used as pasture.

3. Environmental Considerations

- a. **Flood zone** – The site is located within Zone X, areas determined to be outside the 0.2% annual chance floodplain.
- b. **Drainage features** – The site currently drains south and east via sheet flow to the southeast corner of the property.
- c. **Water features** – There are no water features on the property.
- d. **Habitats** – The site consists of upland pasture.
- e. **Conditions and impacts on natural features** – Clementi Environmental Consulting has conducted a field survey of the property and determined that there are gopher tortoises present on the site, but has not documented presence of other threatened or endangered species. Gopher tortoises will be relocated to an approved mitigation bank prior to site development.

4. Site Plan Discussion in the Narrative

- a. **A description of the concept of the development plan** – The developer proposes to create four lots in a commercial subdivision with a separate stormwater tract. A right in/right out access onto Cortez Blvd is proposed, and a full access onto Kettering Road. The development is planned to consist of allowable uses within the C-1 zoning district, including outdoor and mini-storage. Internal drives will connect the uses and provide connection to the proposed driveways.
- b. **Proposed buffer sizes and separation widths between proposed land uses** – N/A, all lots are proposed with similar/compatible land uses.
- c. **Proposed Setbacks and Minimum Sizes for Individual Lots** – A 20' side yard setback is proposed between lots.
- d. **Impacts and Improvements to infrastructure** – We anticipate that a right turn lane will be required on Cortez Blvd.
- e. **Proposed uses within pods** – Uses will consist of the permitted uses within the C-1 district as well as mini- and outdoor storage.

5. Impacts to Public Facilities

- a. **Discussion of the impact on infrastructure...** - A traffic study has been prepared to demonstrate the traffic impacts of the development and discuss proposed mitigation. A stormwater pond will be constructed to attenuate runoff. Impact fees are expected to address any indirect impacts of the development.
- b. **Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities** – The impact of the development is expected to be minimal, as mitigating design features will be incorporated. Impact fees are expected to address any indirect impacts of the development.

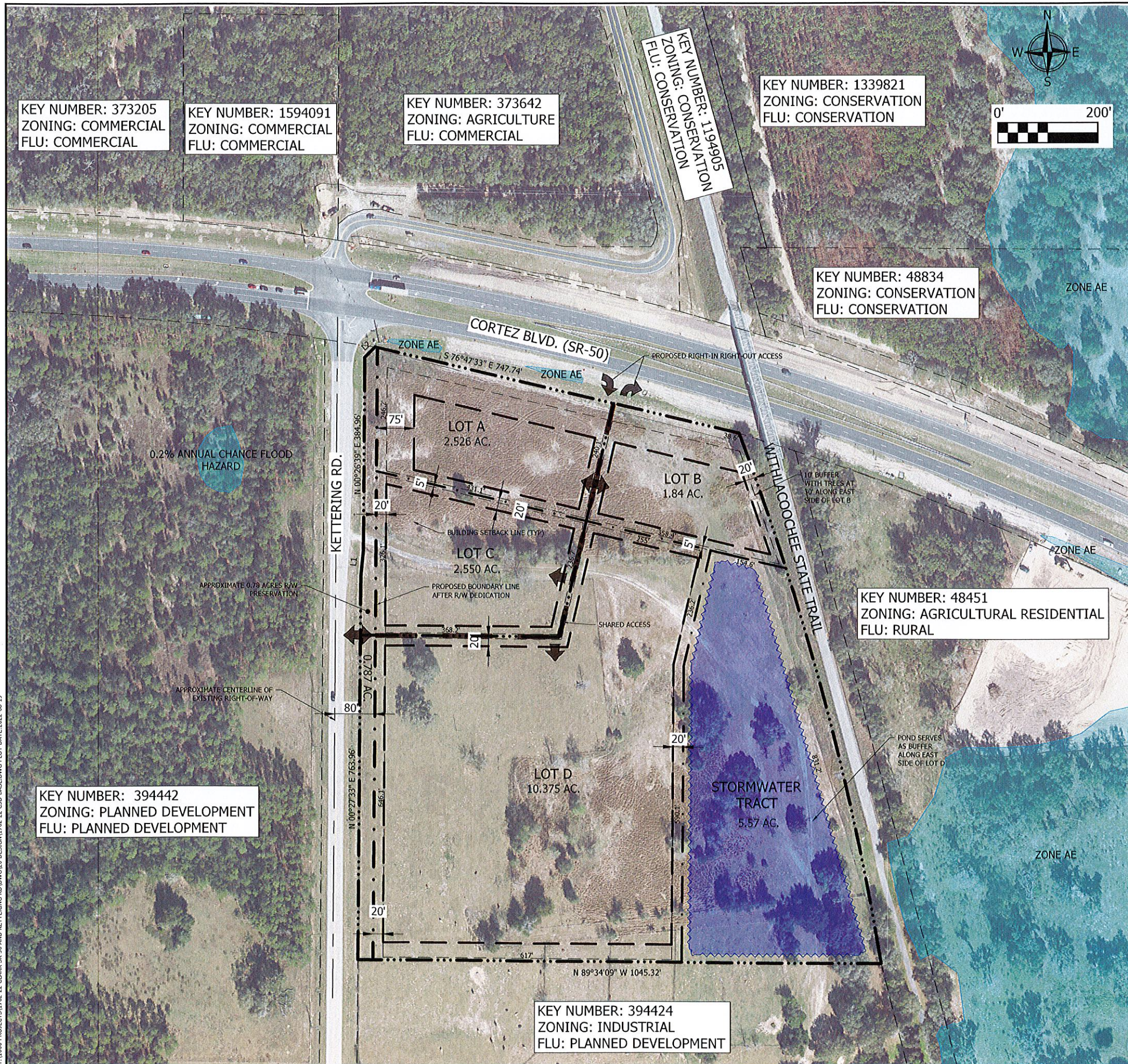
6. Water and Sewer Services

- a. The applicant understands that public sewer and water systems will be dedicated to the County, and plans to connect to existing public sewer and water facilities in the adjacent rights of way. The applicant will provide payment for connection fees and will request commitment for service. The applicant hereby acknowledges understanding of ordinance requirements and that he developer will comply with the provisions. We understand that a capacity study may be required later in the development process.
- b. We anticipate that the site will be served by a private gravity wastewater system which will flow to one or more private wastewater lift stations (if a combined lift station is proposed for the development, maintenance of facilities will be addressed by a property owners association). The lift station(s) will discharge via a sewage force main to the existing force main in the adjacent right of way. We anticipate that the on-site force main will be privately owned, and transition to County ownership at a plug valve located at the property line.
- c. Water service will be provided via individual meters located along the right of way for each lot.
- d. We anticipate that a combined fire main will be provided to provide fire service onsite hydrants and any fire suppression systems that may be required.

7. Senior, Age-Restricted or Affordable Housing

- a. Not applicable, the proposed development does not include a residential component.

T:\1000 PROJECTS\1762-22 CLARK SR. 50 AND KETTERING RD\DWG\20 DESIGN\1762-22 CID-BASED.DWG PLOT DATE: 2022-08-19



SITE DATA

ZONING DESIGNATION	PDP (GC)
FUTURE LAND USE DESIGNATION	PLANNED DEVELOPMENT
PARCEL NUMBER	R04 423 21 0000 0010 0020
KEY NUMBER	1675066
FEMA FLOOD ZONE DESIGNATION	X (NO BFE)
PER FEMA FIRM MAP 12053C0239D & 12053C0238D, DATED 2/2/2012	
LANDSCAPE BUFFER	
NORTH	35
SOUTH	5
EAST	10' Lot B/0' Lot D
WEST	20
BUILDING SETBACKS	
NORTH	75
SOUTH	20
EAST	20
WEST	75' LOT A/20' LOT D
EXISTING USE	VACANT
PROPOSED USE	C-1 USES INCLUDING MINI- AND OUTDOOR STORAGE
EXISTING BUILDING AREA	0 SF
PROPOSED DENSITY	0.35 FLOOR AREA RATIO
PROPOSED BUILDING AREA	UP TO 360,568 SF
MAXIMUM ALLOWABLE BUILDING HEIGHT	60 FT

TRACT LABEL	ACRES	% OF SITE
PROPERTY AREA	23.7	
TRAIL ENCROACHMENT	0.86	3.9%
R/W PRESERVATION	0.79	3.6%
LOT A	2.53	11.5%
LOT B	1.59	7.2%
LOT C	2.55	11.6%
LOT D	10.38	47.2%
STORMWATER TREATMENT AREA	4.96	22.5%

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
L1	N 05°55'21" E	50.35'	C1	1093.28'	3597.58'	11°12'40"	S 14°59'29" E	1093.54'
L1 (D)	N 06°04'19" E	50.25'	C1 (D)	1095.47'	3597.58'	11°12'47"	S 15°04'33" E	1093.72'
L2	N 44°44'47" E	28.63'						
L2 (D)	N 44°40'00" E	28.63'						

- LEGEND:**
- PROJECT BOUNDARY
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER LINE
 - PARCEL LINES
 - FLOODPLAIN
 - SHARED ACCESS
 - INTERIOR LOT LINES
 - PROPOSED STORMWATER POND

- NOTES:**
- SITE ACCESS POINTS SHALL BE AS GENERALLY DEPICTED ON PLAN BUT ARE SUBJECT TO CHANGE BASED ON SITE DEVELOPMENT PLAN AND HERNANDO COUNTY ACCESS MANAGEMENT REGULATIONS
 - LOT AND OTHER AREAS LISTED ABOVE ARE REPRESENTATIVE IN NATURE, AND AREAS MAY BE SHIFTED BETWEEN LOTS/STORMWATER DURING SITE DESIGN AND PERMITTING

Received
AUG 19 2022
 Planning Department
 Hernando County, Florida

LANDIS EVANS + PARTNERS
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 TAMPA, FLORIDA 33624
 OFFICE: 813-949-7449
 FBPE CERT. OF AUTH. #4548

MARK	DATE	DESCRIPTION

SR-50 AND KETTERING ROAD MASTER PLAN
 CORTEZ BLVD (SR-50) @ KETTERING RD.
 SPRING HILL, HERNANDO COUNTY, FLORIDA

1:0000 ZONE: X
 PANEL MAP NO: 12053C0239D & 12053C0238D
 DATED: 02/02/2012
 SEC TWP R: 04/23S/21E
 NAVD88
 JOB NO: 1762-22
 DATE: 2022-08-19
 SHEET NUMBER: 1 of 1