

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: 3/20/2024

File No. _____ Official Date Stamp: _____

APPLICANT NAME: CGCR Holding LLC

Address: 26615 Wesley Chapel Boulevard, #101

City: Lutz

State: FL

Zip: 33559

Phone: (813) 391-3597

Email: dmitchell@davemitchell.com

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

REPRESENTATIVE/CONTACT NAME: Justyna Gale, Vice President of Planning

Company Name: Forward Planning & Design, LLC

Address: 19046 Bruce B. Downs Boulevard, #308

City: Tampa

State: FL

Zip: 33647

Phone: (352) 514-6158

Email: justyna@fwdplanning.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): R31 223 17 2747 0000 0040; R31 223 17 2747 0000 0030

2. SECTION 31, TOWNSHIP 23, RANGE 17

3. Current zoning classification: PDP(HC)

4. Desired zoning classification: PDP(HC) with C-4 specific use for Automotive Collision Center

5. Size of area covered by application: 4.49 acres

6. Highway and street boundaries: Southwest corner of Suzanne Drive and Commercial Way

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 AFFIDAVIT

I, SUZANNE PROPERTIES LLC, 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): CGCR Holding LLC

and (representative, if applicable): Forward Planning & Design LLC

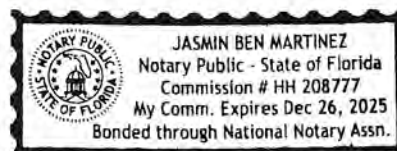
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23 day of March, 2024, by Robert T Webb who is personally known to me or produced as identification.

Signature of Notary Public



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

Notary Seal/Stamp



Suzanne Drive Parcel PDP (Highway Commercial) with C-4 Specific Use Amendment Narrative

Introduction

The Applicant, Raysor Ventures, LLC, is requesting a rezoning modification from Planned Development Project District – Highway Commercial (PDP(HC)) to PDP (HC) with a C-4 special exception use for Automobile Collision Center on approximately 4.49 acres of land located on the southwest corner of Suzanne Drive and Commercial Way (US Hwy. 19).

This application requests approval of a C-4 specific use for Automobile Collision Center on the existing Planned Development Project District (Highway Commercial) on approximately 4.6 upland acres. The specific C-4 use for Automobile Collision Center will include auto painting, body work, refinishing and repair, and replacement of glass.

Existing Conditions

Table 1: Existing Site Information

Parcel #:	R31 223 17 2747 0000 0040; R31 223 17 2747 0000 0030
Gross Acreage:	4.49 acres
Estimated Wetlands:	±0 acres
Net Developable Area:	±4.49 acres
Future Land Use Category:	Commercial
Existing Zoning:	PDP (HC)
Proposed Zoning	PDP (HC) with C-4 specific use for auto collision center

Existing Future Land Use

The current Future Land Use Designation is Commercial. Per Objective 1.04G, the Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses.

This application requests for PDP (HC) with a C-4 special exception uses for auto collision center is consistent and compatible with the Commercial future land use category.

PDP(HC) Zoning and Proposed C-4 Specific Use

Currently, the Zoning designation for the subject site is Planned Development Project District – Highway Commercial (PDP(HC)) . This application desires to develop the site as an Automobile Collision Center. The applicant requests a rezoning to add a C-4 special exception use for Automobile Collision Center to the existing PDP (HC) zoning designation.

PDP (Highway Commercial): All permitted uses in the C-2 zoning district. Any special exception uses allowed in the C-2 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the O/P and C-4 zoning districts specifically designated in the narrative or on the master plan.

Adjacent Future Land Use and Zoning

The proposed C-4 specific use for Auto Collision (PDP (HC)) is compatible with the Future Land Use and Zoning of the surrounding Parcels.

The surrounding Parcels located along Commercial Way are predominately zoned C-2 Highway Commercial District: This district is designed to permit the development of commercial areas at appropriate locations on major highways and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented service activities and other heavier commercial activities.

The adjacent Parcel to the south is an apartment complex zoned PDP(MF) and the Parcel to the north is the St. Vincent de Paul Society and Church. Located to the east is a self-storage and U-Haul facility, and to the west is Suzanne Drive and vacant land.

Table 2: Adjacent Future Land Use, Zoning, and Existing Uses

Direction	FLU Category	Zoning District	Existing Use
North	Residential/ Commercial	C-2/ AG	St. Vincent de Paul Society and Church
East	Commercial	C-2	Self-Storage and U-Haul
South	Commercial	PDP (MF)	Nantucket Cove Apartments
West	Residential	C-2/ AG	St. Vincent de Paul Society and Vacant land

Existing Site Conditions

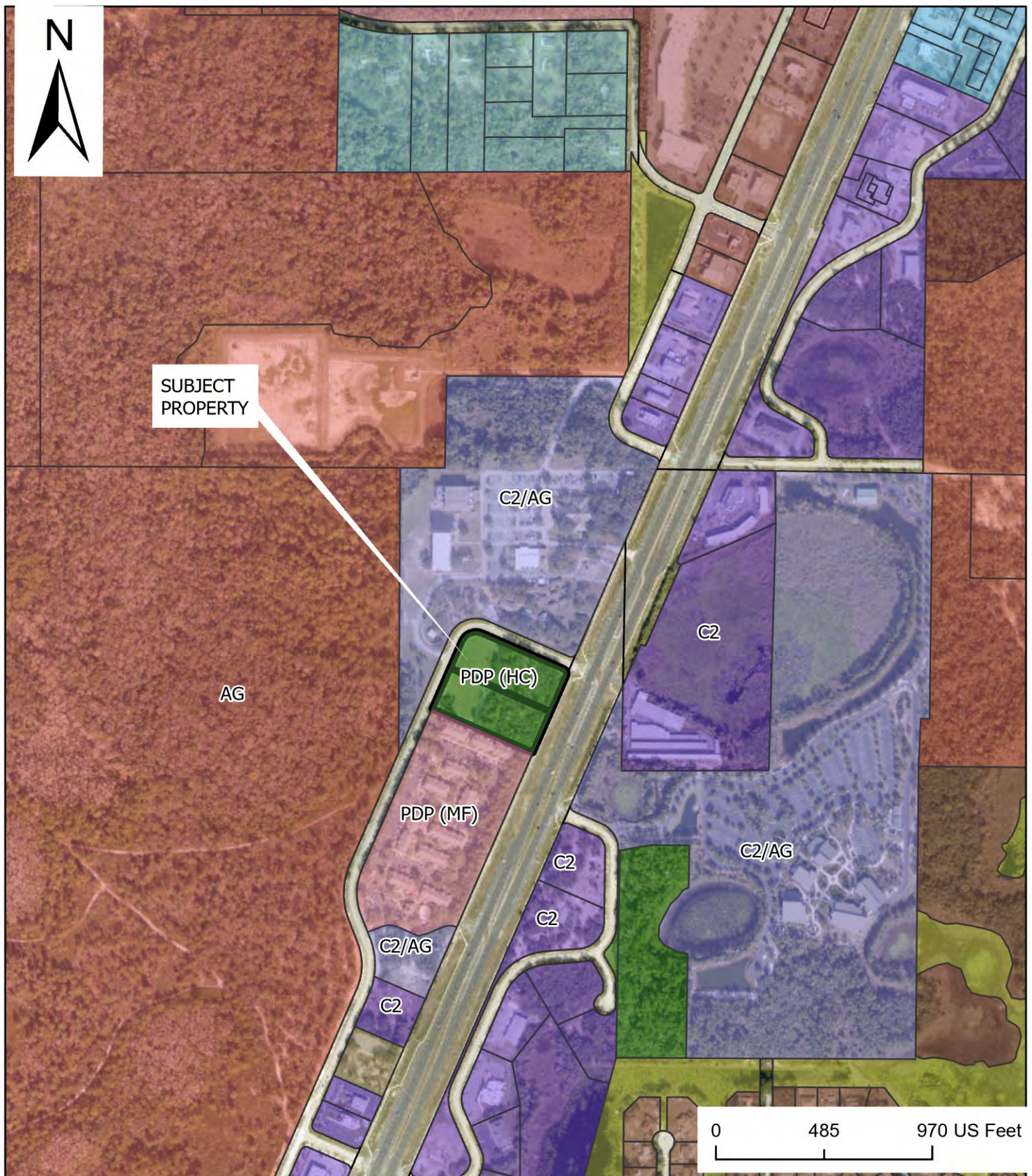
The project Parcel is currently vacant. It is located on the west side of Commercial Way Boulevard and Suzanne Drive. Commercial Way (US Hwy 19) is a paved six-lane arterial with sidewalks and approximately 250' right-of-way (ROW).

There are no known wetlands located on the subject property. The Subject Site has an average elevation of 20 feet. There is no reported sinkhole activity on-site according to Hernando County Central GIS.

A master planned stormwater pond is built on the west side of the site that was approved by SWFWMD in 2005 as part of the original approved PDP Master Plan (Nantucket Cove Apartments 44028311.000).

Utilities/Infrastructure

Utility service will be connected to Hernando County facilities located in the Commercial Way right-of-way. The utility lines include an 8" sanitary sewer force main stubbing to the site, and 8" potable water main. No significant impacts to infrastructure are anticipated and will be fully evaluated at the building permit review stage.

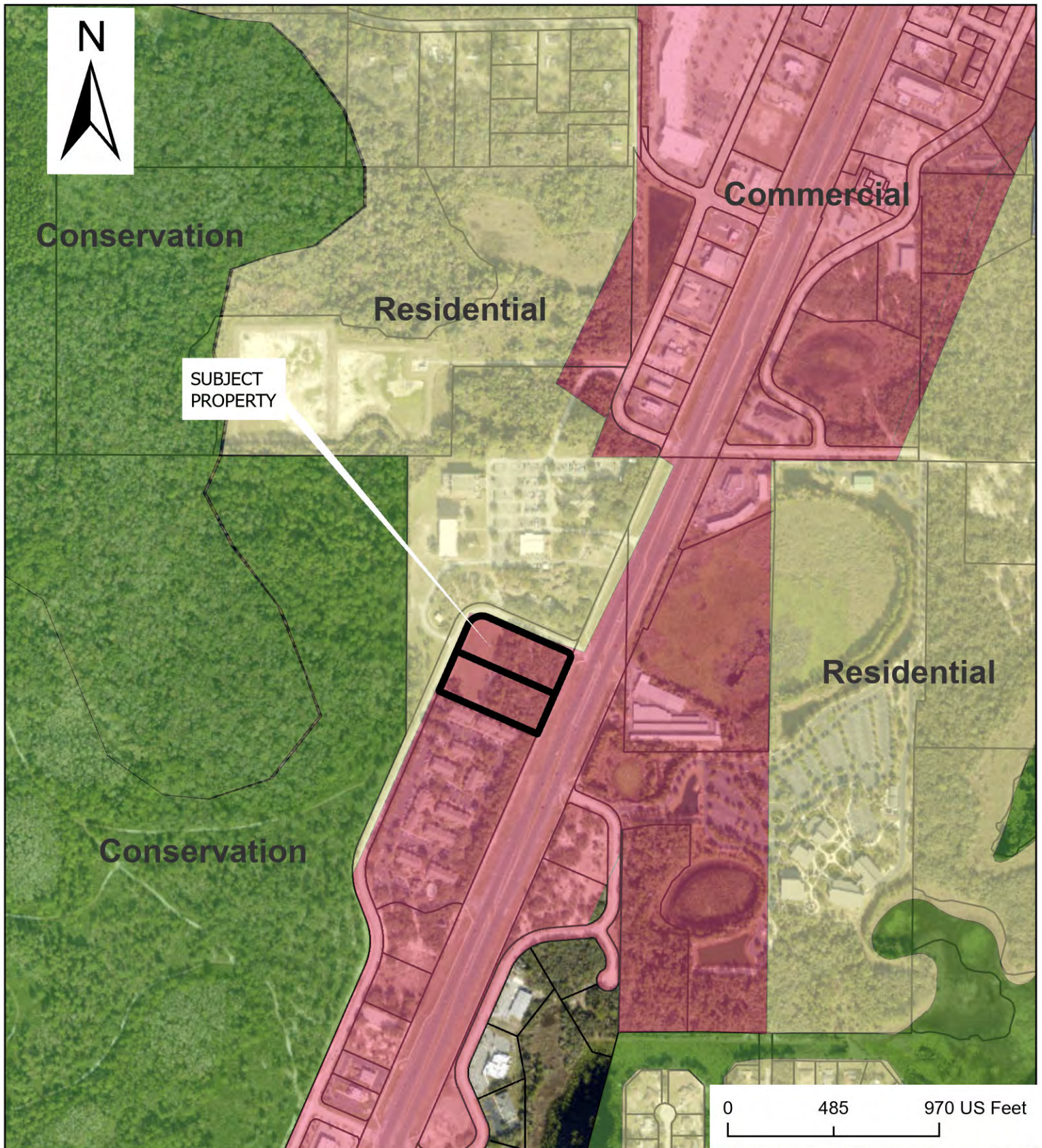


ZONING MAP

Forward
Planning & Design

1118 SUZANNE DR

EXHIBIT:



FUTURE LANDUSE

Forward
Planning & Design

1118 SUZANNE DR



















EXHIBIT:

[illegible]

82°37'41"W 28°26'28"N

Basemap Imagery Source: USGS National Map 2023

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, AR 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
OTHER AREAS		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	— — — —	Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES	 20.2	Cross Sections with 1% Annual Chance Water Surface Elevation
	 17.5	Cross Sections with 1% Annual Chance Water Surface Elevation
	8 — — —	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 **4/1/2024 at 1:28 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.

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