

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. \_\_\_\_\_ Official Date Stamp:

H-23-212

Received

JUN 28 2023

Planning Department  
Hernando County, Florida



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: 06/16/2023

APPLICANT NAME: Coastal ICF Construction Services Inc.

Address: 465 Patricia Ave
City: Dunedin State: FL Zip: 34698
Phone: 727-733-6200 Email: doug@coastalcfconstruction.com
Property owner's name: (if not the applicant) Same

REPRESENTATIVE/CONTACT NAME: Walter Penachio

Company Name: Palm Life Realty LLC
Address: 3023 Alt 19 N Ste 101
City: Palm Harbor State: FL Zip: 34683
Phone: 727-688-4040 Email: walter@palm liferealty.com

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

Contact Name: None
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 01354135 ID# R26-423-18-0000-0120-0010
2. SECTION 26, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(OP) w/ C1 Use
4. Desired zoning classification: CPDP MF w/ C2 Use
5. Size of area covered by application: 10.2 Acres
6. Highway and street boundaries: Anderson Snow Rd / 589 Toll 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, Douglas Anderson of Coastal ICF Construction Services 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
 I am the owner of the property and am authorizing (applicant): Douglas Anderson of Coastal ICF Construction Services Inc and (representative, if applicable): Walter Penachio of Palm Life Realty LLC to submit an application for the described property.

[Handwritten Signature]

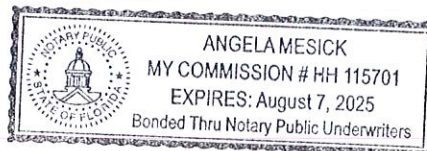
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16 day of June, 2023, by Douglas Anderson who is personally known to me or produced as identification.

[Handwritten Signature]

Signature of Notary Public



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



Notary Seal/Stamp



## **NARRATIVE DESCRIPTION OF REQUEST**

### **A. PROPOSED LAND USE AND THEIR SPECIFIC ACREAGE**

Request rezoning of subject parcel(s) to **CPDP(MF) with C-2 use on 10.2 Acres**

1. 7.8 Acres to Multifamily (MF) for attached SFR (fee simple) townhomes/villas style
2. 2.4 Acres to C-2 use as permitted for Mini-Warehouse/Storage

### **B. PROPOSED DENSITY LEVELS OF RESIDENTIAL USES**

7.8 acres - MF w/ 115 Attached SFRs appx 800-1000sf footprint

### **C. PROPOSED SF OF DEVELOPMENT AND BUILDING HEIGHTS OF COMMERCIAL USES**

2.4 acres - C-2 w/ mini-storage with no more than 3 stories and sf as permissible

### **D. PROPOSED DEVIATIONS FROM CODE**

Not applicable after rezoning

## **SUMMARY OF REZONING PROPOSAL**

Current zoning requires Office/Professional which is contrary to the continuity of the surrounding residential homes and hinders use of adjacent parks and sport complex. Further, a professional office crisis in the real estate sector exists due to professionals being mobile and corporations are reducing office space. Developers/investors in offices or professional plazas have pulled back and financing is tight. The site location is also not conducive to OP zoning with the Suncoast Trail on one side and a Sports Complex, Splash Park and Playground on the other. Then the third side of the triangular lot is Anderson Snow Rd.

Rezoning to the requested/proposed CPDP(MF) with C-2 use on the subject site is truly it's "Highest and Best" use. It brings a higher density transitional residential use that will create appropriate buffering from the Suncoast Pkwy to the larger new homes opposite the subject on Anderson Snow Rd. This rezoning also fosters more enjoyment and utilization of county investments in adjacent sports complex, splash park and playgrounds. With requested rezoning approval, the developer plans to work with the County to provide direct community gate access to the Sports Complex/Parks and the Suncoast Trail to bring a wellness lifestyle component to the residents.

Multifamily communities are a more affordable to buyers and increase tax revenue through quantity. As 'Fee Simple Attached SFR Townhome/Villa' style homes, each resident will have a tax id and pay individually to utility services. The owner developer, Coastal ICF Construction Services Inc builds sustainable highly efficient residences that will support the greening of Hernando County. Each home will be constructed with Insulated Concrete Forms (ICF) which is best construction methodology in residential buildings. It provides the 258 mile wind ratings, highest R-rating reducing climate control costs, they termite and mold resistant and the 3" high density foam forms create ideal sound proofing with proximity of Suncoast Pkwy.

The C2 use is to create mini-warehouse/storage for the benefit of Anderson Trails' residents along with the public. The mini-storage component compliments the buffering of 589/Suncoast Pkwy and provides a needed additional space for the new community and its surrounding neighbors. The additional storage will be both non-climate and climate controlled. The developer will seek to build the mini-warehouse/storage as permissible after rezoning.

## SITE CHARACTERISTICS

Site Size: 10.2 Acres

Existing Land Use and Their Specific Acreage:

**Commercial AC:** 10.20 Acres

**Class Homesite:** 1.00 Acres

**Cropland:** 9.20 Acres

Known Activities or Uses On-Site: Pasture

Environmental Considerations:

**Flood Zone:** X

**Drainage Features:**

Site currently level per county contour mapping

Future site plan will meet all drainage requirements

**Water Features:** N/A

**Habitats:** Cleared and outside of a Florida Natural Area Inventory



**Conditions and Impacts on Natural Features:**

Along major highway with wildlife survey required or wetlands to delineate