

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: 9/6/2022



APPLICANT NAME: 235 Cobblestone Drive, LLC (Tom Maxwell)

Address: 500 S Florida Avenue STE 700
City: Lakeland State: FL Zip: 33801
Phone: 863-272-4615 Email: Tm4615@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Donald R. Lacey, A.I.C.P

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd.
City: Brooksville State: FL Zip: 34601
Phone: (352) 769-9423 Email: dlacet@coastal-engineering.com

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 412262
2. SECTION 32, TOWNSHIP 23 South, RANGE 17 East
3. Current zoning classification: PDP (NC) with specific C1 (Convenience store w/ fuel pumps and car wash (OS))
4. Desired zoning classification: PDP (NC) with specific C1 (Convenience store w/ fuel pumps, C1a, C1c, C1d)
5. Size of area covered by application: approximately 5.4 Acres
6. Highway and street boundaries: County Line Road, Cobblestone Drive, and Canby Circle
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 [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, Jeff Rodgers, Hernando County, 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):

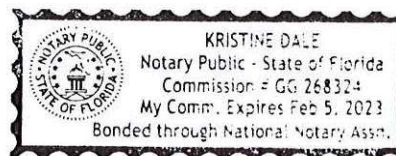
- [ ] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): MX Properties, Inc.
and (representative, if applicable): COASTAL ENGINEERING
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7th day of September, 2022, by Jeff Rodgers 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

Received

NOV 17 2022

Planning Department  
Hernando County, Florida

**MX PROPERTIES  
REZONING/MASTER PLAN  
NARRATIVE – 11/17/2022**

**Project Overview**

The subject property is located north of and adjacent to County Line Road (C.R. 578), in Section 32, Township 23 South, Range 17 East, Hernando County, Florida. It consists of approximately 5.4 acres and is referred to by Hernando County Property Appraiser as parcel key number 412262. The current owner, 235 Cobblestone Drive LLC, purchased the property from Hernando County in August, 2022. Current zoning for the subject parcel is PDP (NC) *Planned Development Project (Neighborhood Commercial)* with specific C1 use for convenience store and car wash for the southern portion of the property and Open Space (OS) for the northern end of the property.

To the west, PDP (SF)

To the east, PDP (SF)

To the northeast, PDP (SU) for church

To the north, PDP (SF)

**Request**

The applicant is requesting approval of the attached rezoning/master plan. The zoning designation being requested is PDP (NC) *Planned Development Project (Neighborhood Commercial)* with specific C1 uses for a convenience store, comparison goods stores & domestic and business service establishments in the southern portion of the property and Open Space (OS) for the northern end of the property. The applicant's proposed use is for a convenience store with a 6-pump covered fueling area and a small strip of retail/offices (up to 15,000 square feet total) with a minimum distance between buildings of 15 feet. These uses are clustered in the southern half of the site, while drainage and open space will be located on the northern half. The car wash previously approved for the site is no longer being requested. Buffers have been proposed along the western and northern boundaries and the northwestern 1.0 acre will be retained as open space. The site is well-treed and those trees will be retained whenever possible.

The convenience store and retail/offices are expected to serve the surrounding community and will have direct access from Cobblestone Drive and well as County Line Road. County Line road is a divided 4-lane highway at this location and the intersection with Cobblestone Drive is signalized, making it an ideal location for the proposed use. The entrance to the convenience store is more than 500 feet from the entrance to the Spring Hill Calvary Church to the north (by normal pedestrian travel), meeting the County regulations for stores that sell beer and wine. It should also be noted that the proposed convenience store building is in excess of 100 feet from any residential district property line.

Potential signage locations have been shown on the proposed master plan. Size and location of the signs will be consistent with Hernando County standards.

Proposed access is via a proposed right-in right-out from County Line Road and a full access to/from Cobblestone Drive at a sufficient distance from County Line Road to not conflict with the left turn lanes. (Ref proposed master plan included herewith). If determined by the County Engineer to be needed, a second right turn entrance/exit to Cobblestone Drive may be constructed.

Building Height: Maximum building height will be 35 feet

Building Setbacks:

From County Line Road 125' (35' for fuel pumps)

From Clearwater Drive 35' (no building is proposed in this Open Space designated area)

From Cobblestone Dr.: 35'

From West – Boundary Line 35'

Buffer: A 15 ft. wide (minimum) vegetative buffer is shown along the western property line where abutting residential lots, which can be augmented with an 8 foot high opaque fence where sufficient vegetation is not present. Without a car wash being proposed, a wider buffer is not warranted. A 20 ft. wide natural vegetative buffer is shown along the northern boundary where abutting the church property.

Landscaping: Meet County standards.

I. **Engineering & Environmental Report**

- A. **Flood Zone** – Community Panel 12053C 0311D indicates that the portion of the parcel is in zone X, with no flooding during a 100-year storm. A smaller area of zone AE (el 26.3') is located in southwest corner of parcel boundary. Development on site will conform with the stormwater design requirements of the Hernando County and the Southwest Florida Water Management District and mitigation will preserve the floodplain volume.
- B. **Soils** - Soils consist primarily of Candler fine sand 0 to 5 percent slopes with a small amount of Paola fine sand, 0 to 8 percent slopes in the northern portion of the parcel. Both are described as excessively drained.
- C. **Topography** - From a low of approx. 23ft in the southwestern portion of the parcel to a high of 44 ft in the northern portion of the parcel.
- D. **Drainage** – The drainage will be handled on site using the proposed DRA conceptually shown on the attached rezoning/master plan. Final location and size will be determined during engineering design phase.
- E. **Vegetation and Wildlife** – A preliminary site visit was conducted on August 29, 2019. The following are the results of said site visit:
  - The project site is moderately forested parcel of land containing a mixture of Persimmon, scrub live oak, turkey oak, and longleaf pine trees.
  - The subject project site contains well-drained soils.
  - A non-wetland, depression area is located in the southwest portion of the project site.
  - No wetlands and/or other surface waters were located on the site.
  - No specimen or majestic trees noted.

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- Gopher tortoise burrows were observed.
- No karst features were observed.

**F. Water and Sewer Service** - Hernando County Utilities Department has a 10" potable water main and a 16" sewer force main running adjacent to the property along the north side of County Line Road. The project would anticipate connecting to the water main and would also connect to the force main if feasible. If connection to the 16" force main is not feasible, an on-site septic tank will be installed to handle wastewater, meeting all applicable requirements and permitting.

**G. Traffic** - Proposed access is via a proposed right-in right-out from County Line Road. At this location, County Line Road is a 4-lane divided highway with a good level of service, with a full median, signal and turn lanes at the intersection with Cobblestone Drive. A full access and a right-in right-out access are also proposed from Cobblestone Drive. (*Ref proposed master plan included herewith*). If determined by the County Engineer to be needed, a second right turn entrance/exit to Cobblestone Drive may be constructed. A traffic access analysis will be prepared and provided to the County Engineer prior to development.

II. **Proposed Deviations (if any)** – In order to allow the fuel tanks to be supplied by fuel trucks, driveway access widths have been proposed at 36 feet (from Cobblestone Drive) and 40 feet (from County Line Road)



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