

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [] Standard [X] PDP
Master Plan [] New [X] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 09-06-22

File No. H-22-68 Official Date Stamp:
Received
SEP 06 2022
Planning Department
Hernando County, Florida

APPLICANT NAME: Peter Hill, HDA Architects, Inc.

Address: 101 East 2nd Ave. Suite 350
City: Rome State: Georgia Zip: 30161
Phone: 706-531-9998 Email: pete@hda-architects.com
Property owner's name: (if not the applicant) Mike and Julie Noyes

REPRESENTATIVE/CONTACT NAME:

Company Name:
Address:
City: State: Zip:
Phone: Email:

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1059954
2. SECTION TOWNSHIP RANGE
3. Current zoning classification: PDP (CP)
4. Desired zoning classification: PDP (CP)
5. Size of area covered by application: 4.1 Acres
6. Highway and street boundaries: Anderson Snow Road
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, Michael Noyes, 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): Peter Hill, HDA Architects, Inc.
and (representative, if applicable):
to submit an application for the described property.

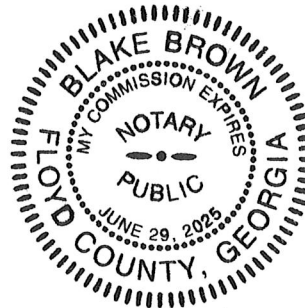
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31 day of AUGUST, 20 22, by MICHAEL NOYES 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



A R C H I T E C T S

H D A
ARCHITECTS,
INC.

NARRATIVE
FOR
KIND ANIMAL CARE
Master Plan Re-Establishment
November 2022

To: Hernando County Planning Department
From: Peter J. Hill, Sr., AIA, HDA Architects, Inc.
Date: 11/10/2022
Subject: East side of Anderson Snow Road, approximately 450'
north of Corporate Boulevard

The subject property is a 4.1 acre vacant parcel located on the east side of Anderson Snow Road, approximately 450' north of Corporate Boulevard, Spring Hill, FL. The current Hernando County zoning for this site is Planned Development Project/Corporate Park (PDP/CP) approved on 06/08/2005 (file number H-05-16) and we are proposing an 7,488s.f. animal hospital and a 9,938s.f. boarding facility with the associated site work with no deviations from the code. This will require a master plan re-establishment with Hernando County.

The site is currently vacant undeveloped land and is within one mile of the Brooksville-Tampa Bay Regional Airport, where there is a maximum building height range of 45' which we will comply with. In accordance with the approved master plan, our site has a building setback of 75' from Anderson Snow, side setback of 20', and a rear setback of 35'. We will add an additional 20' setback from Anderson Snow Road. This site requires a minimum thirty percent open space, which our site complies with.

This site is located in FEMA Flood Zone "X", which is an area of minimum flood hazard. The FEMA Map Panel number is 12053 C0326 D, dated February 2, 2012. The majority of the site drains to the rear of the property, resulting in a small detention pond near Anderson Snow road and a larger one at the rear of the property. There are no water features on the property. There will also not be any impacts on natural features and there are no wetlands on the property. A faunal study will be performed and submitted at a later date.

Potable water is available to this site as there is an existing 12" water main running along the side of Anderson Snow Road. There is also an existing 8-inch sewer gravity main that runs along Anderson Snow Road in front of this parcel.

This property is located outside the flood plain. Development on the site will conform to the stormwater design requirements of Hernando County Facility Design Guideline and Southwest Florida Water

101 East 2nd Ave
Suite 350
Rome, Georgia
30161

473 Beck Lane
Dawsonville, Georgia
30534

706.531.9998
888.221.9232 toll free

hda-architects.com



Management District Environmental Resource Permit process. Sheet flow will be collected through the use of inlets in the parking lots and conveyance pipes will transfer runoff to proposed detention ponds.

Site access is proposed by one full movement driveway access connection from Anderson Snow Road. This driveway connection will have a traffic access analysis done to include queuing analysis. As part of our traffic analysis, there will be a study to understand the requirements for a left hand turn lane which will be submitted to Hernando County for review. Additional right of way will be required along Anderson Snow Road for future expansion, so we will work with the County Engineer for the required amount of right of way.

The parking and Layout will meet Hernando County Standards. A sidewalk along Anderson Snow Road will be provided the entire length of all project parcel, to include along Drainage Retention Area Parcel. The buildings will connect into the sidewalk along Anderson Snow Road. There are natural landscape buffers to the north and the south of the site. There is a retention pond to the north of the site and a 24' asphalt road to the south of the site.

Should you have any questions or concerns, please contact me at 706-531-9998 or via email at pete@hda-architects.com.

Best Regards,

HDA Architects, Inc.

A handwritten signature in black ink that reads 'Peter J. Hill, Sr.' The signature is written in a cursive style with a large initial 'P'.

Peter J. Hill, Sr., AIA

101 East 2nd Ave
Suite 350
Rome, Georgia
30161

473 Beck Lane
Dawsonville, Georgia
30534

706.531.9998
888.221.9232 toll free

hda-architects.com