

# HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. 42252 Official Date Stamp:



## 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**

Received  
**JUL 06 2022**  
Planning Department  
Hernando County, Florida

Date: 6/20/2022

**APPLICANT NAME:** Claire Clements

Address: 9804WParkVillageDrive  
City: Tampa State: FL Zip: 33626  
Phone: 813-293-3719 Email: claire@hrtampabay.com  
Property owner's name: (if not the applicant) CHARLESCRISPI,ANNETTELOMBARDI,SAMCRISPI&DEBORAHMARSAL

**REPRESENTATIVE/CONTACT NAME:** Claire Clements

Company Name: SOUTHERNCITRUSGROVES  
Address: 9804WParkVillageDrive  
City: Tampa State: FL Zip: 33626  
Phone: 813-293-3719 Email: claire@hrtampabay.com

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

Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) KEY NUMBER(S): 00841174,00877901,00877929,00841218
2. SECTION 6, TOWNSHIP 23S, RANGE 21E
3. Current zoning classification: AG
4. Desired zoning classification: HIGHWAY COMMERCIAL/INDUSTRIAL- PDP-HC AND PDP-GHC
5. Size of area covered by application: 74.3MOL
6. Highway and street boundaries: CORTEZBLVD(SR50)andLOCKHARTROAD
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, Charles Crispi, Annette Lombardi, Sam Crispi - Deborah Marsala, 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) CLAIRE CLEMENTS and (representative if applicable) \_\_\_\_\_ to submit an application for the described property.

*Signature of Property Owner*  
Deborah Marsala  
Annette Lombardi

STATE OF FLORIDA  
COUNTY OF HERNANDO

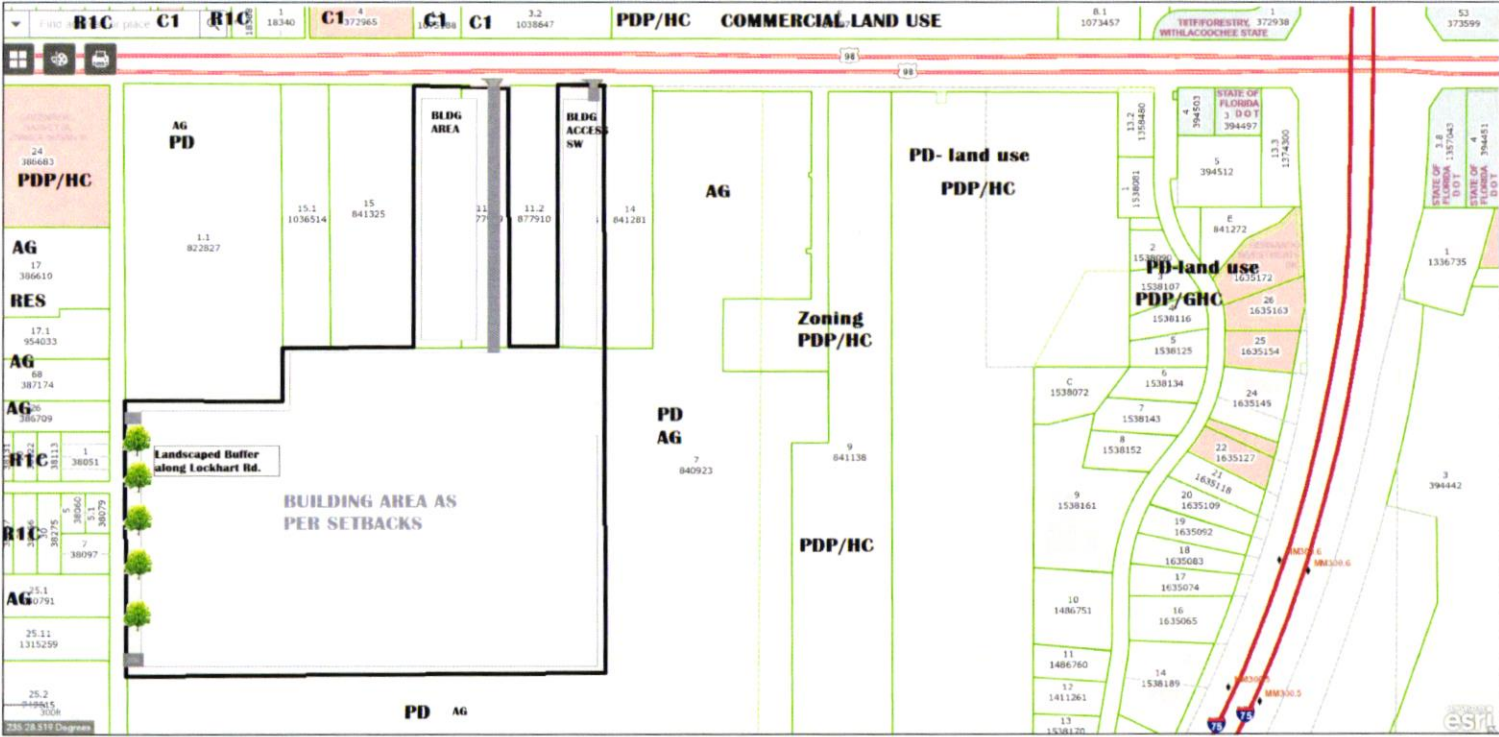
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 2022, by Charles Crispi who is personally known to me or produced NYSDL as identification.

Signature of Notary Public  
Effective Date: 11/8/16 Last Revision: 11/8/16

**SUZANNE L SEERY**  
Notary Public - State of New York  
No. 01SE6277614  
Qualified In Richmond County  
My Commission Expires Mar. 11, 2025

PRINT FORM CLEAR FORM

Notary Seal/Stamp



PARCEL ID NUMBER: 906 423 21 0000 0100 0010

**LEGAL DESCRIPTION:**

That part of the North 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, described as follows: Commence at the NW corner of said Section 6, run thence South 00°17'44" East along the West boundary of said Section 6 a distance of 132.00 feet to the South right-of-way line of State Road 50, thence East (assumed bearing) along the South right-of-way line of State Road 50 a distance of 1437.90 feet to the POINT OF BEGINNING, thence continue East along said right-of-way line a distance of 200.00 feet, thence South a distance of 1100.00 feet, thence West a distance of 200.00 feet, thence North 1100.00 feet to the POINT OF BEGINNING.

That part of the North 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida described as follows:

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**PROPERTY PARCEL NUMBERS:**

- R06-423-21-0000-0110-0000
- R06-423-21-0000-0110-0010
- R06-423-21-0000-0110-0030
- R06-423-21-0000-0100-0000

**APPLICANT: SOUTHERN CITRUS GROVES LLC**  
 9804 West Park Village Drive  
 Tampa, FL 33626  
 (813) 293-3719

**PROPERTY SIZE: 74.3 ACRES MOI**  
**CURRENT LAND USE: PD**  
**REQUESTED ZONING: INDUSTRIAL PDP(HIC)**  
**PROJECT FAR: 50% (1,618,254.SF)**

Description	Requirements
1. This is a Planning Document and is not to be considered a final design or construction plan. Also not intended for recodification in the Public Records. Drainage and Utility Easements will be included in the Final Construction Plans and shall meet the requirements of Hernando County and any agencies having jurisdiction related to this project.	
2. Building sizes, shapes, drainage ponds are conceptual in nature, and may be modified upon final site plan engineering.	
3. UTILITIES on SR 50 shall be utilized.	
4. A Land Scaped Buffer shall be located along Lockhart Road.	

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Planning Department  
 Hernando County, Florida



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**CRISPI INDUSTRIAL PARK**



**ZONING PLAN**  
 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

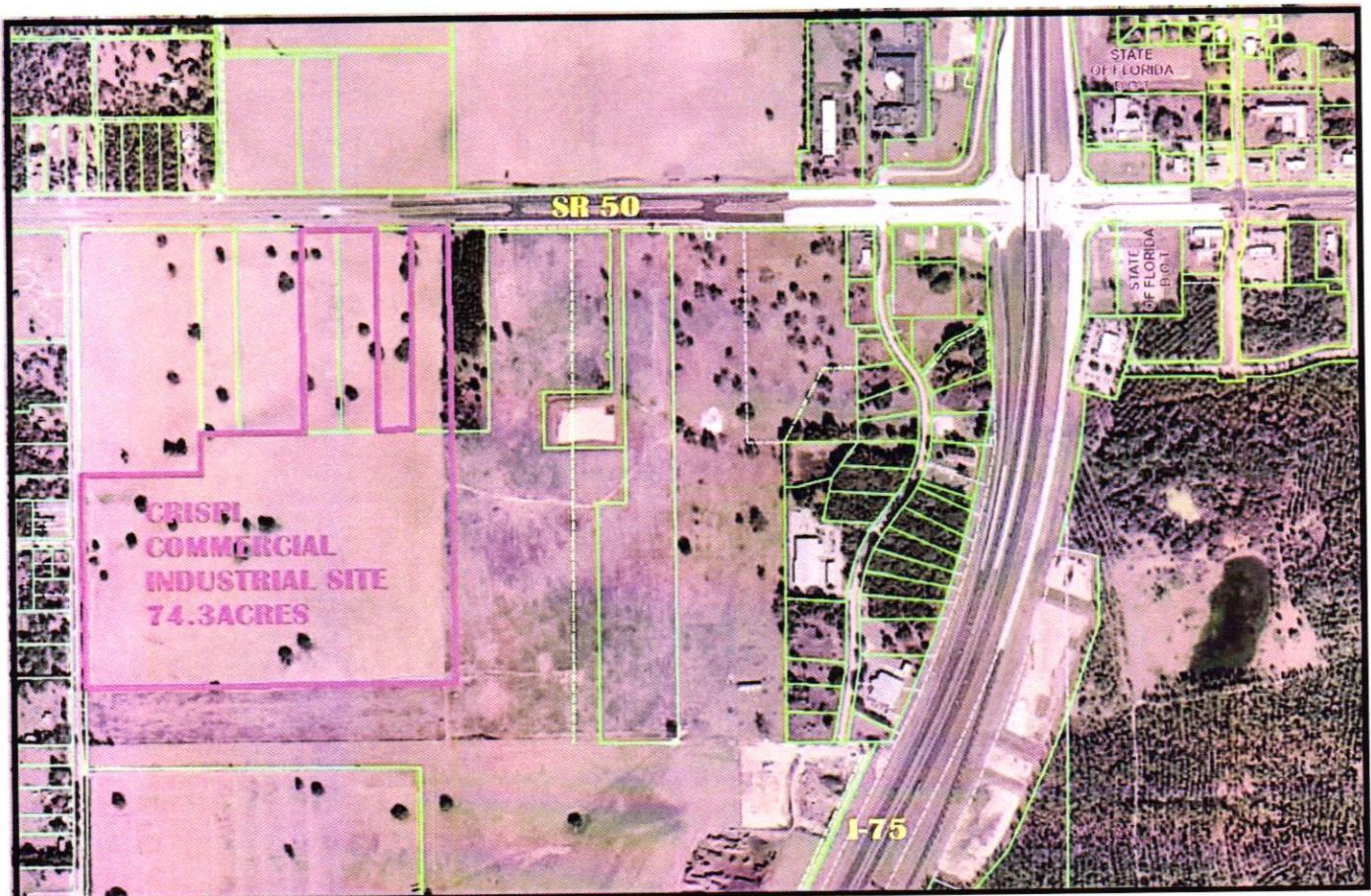


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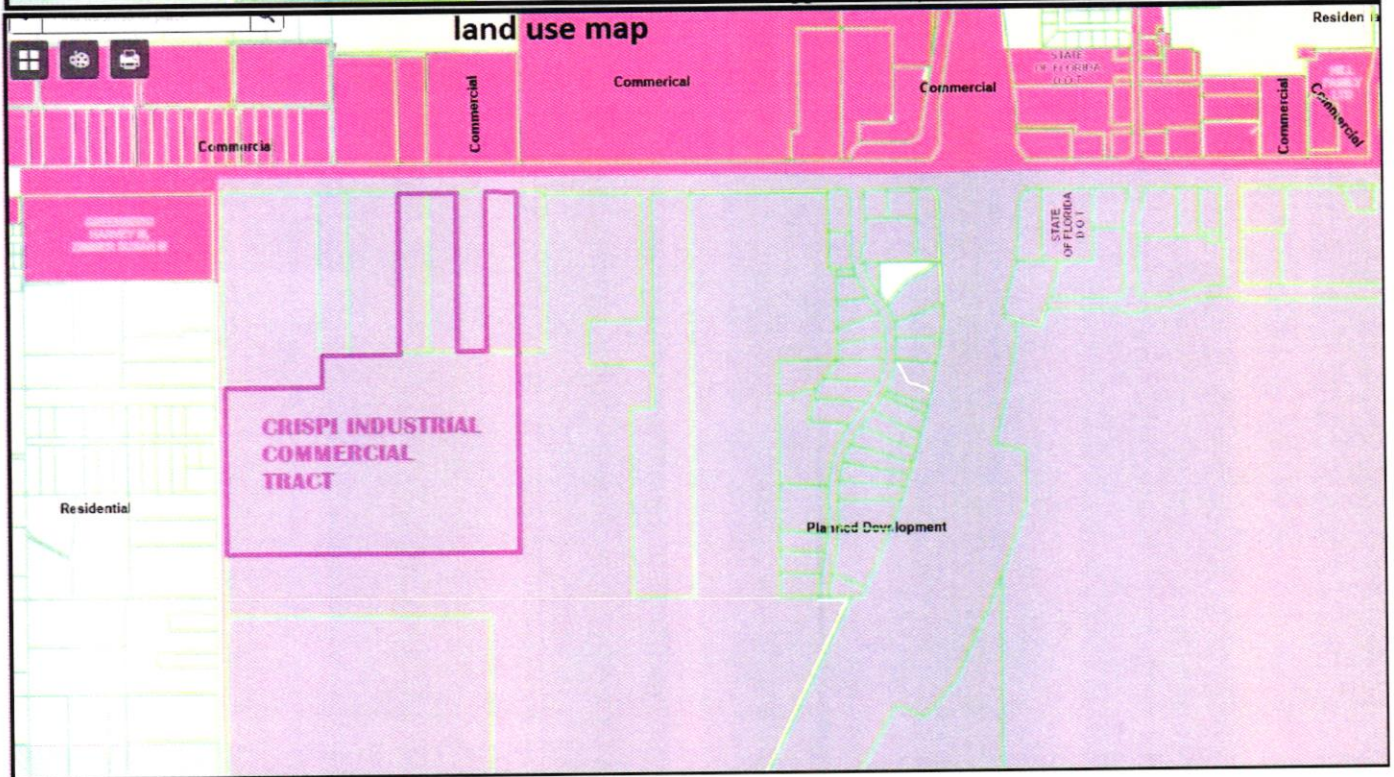
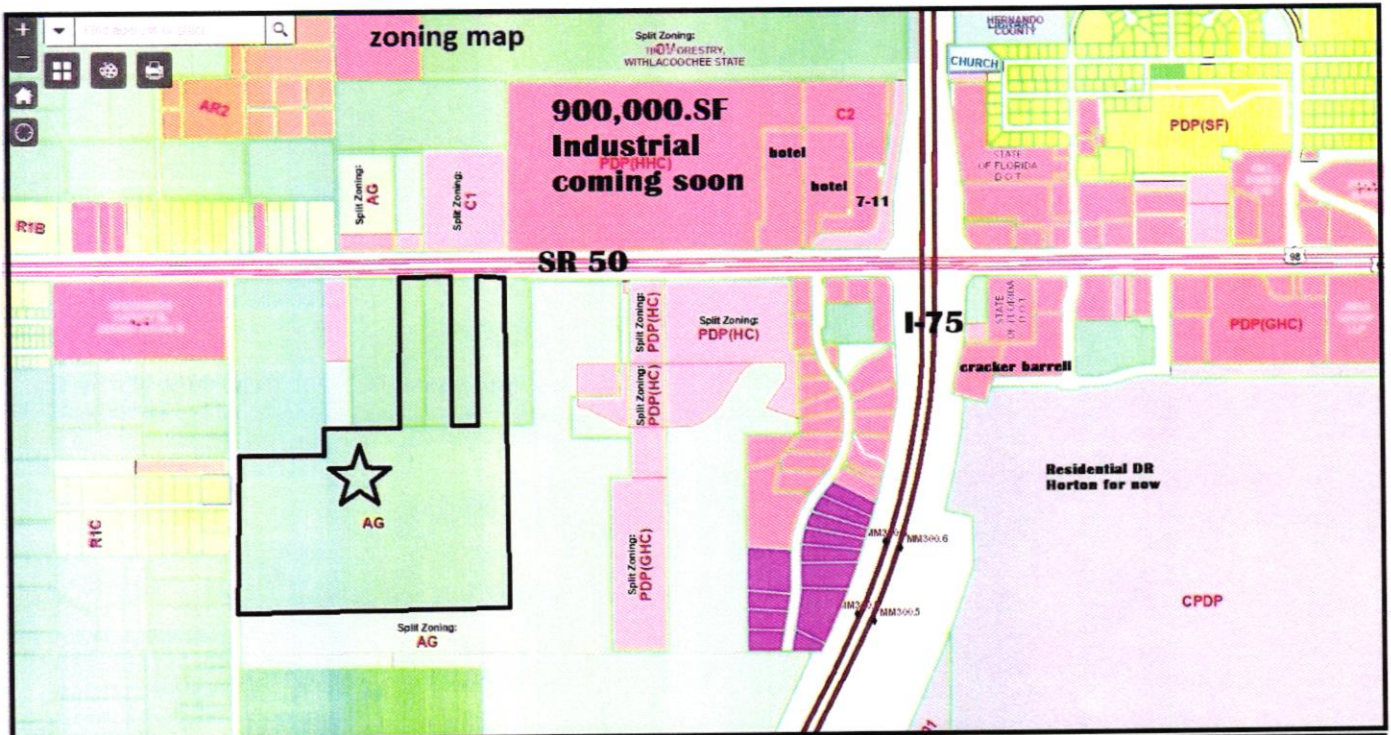
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## REZONING APPLICATION CRISPI COMMERCIAL INDUSTRIAL PROJECT NARRATIVE



This site is a 74.3 acre site all usable land with no flood plains or wetlands. It is in the South West Corner of I-75 and SR 50. It is adjacent to other vacant tracts of property that I am aware are in the early stages of a similar development pattern. The land use here is

PD. The current zoning is Ag because it has been farmed for many years. We have frontage on two major roadways, SR 50 and Lockhart Road. See land use and zoning maps below and the aerial above.



The following map shows you the surrounding properties and their current or planned uses. However, to point them out;

	LAND USE	ZONING
North;	PD and Ccommercial	AG, C1, PD(HHC)
South:	PD	AG
East:	PD	SPLIT; AG & PDP(GHC)
West	Residential	R1C, AG

### LOCAL ACTIVITY MAP EXISTING AND PROPOSED USES



The area surrounding SR 50 and I-75 has suddenly exploded with growth like we all knew that it would. That said, one reason I know this is happening is the fact that SR 50 is a major east west corridor cutting all the way across the state. It is like the new I-4 corridor. All of the growth coming up from Tampa, and South from the Villages is converging here.

The highway system is bringing the need for more distribution locations. Currently there is a new 903,000.sf warehouse to our North right on SR 50. There are three other large industrial projects located over off of Kettering Road that will be coming on board. There may be more but these are the ones I know of. Also, the Sunrise job seems to be moving along in a residential pattern with commercial as well. So, the entire intersection is growing both job wise and residential wise.

SR 50 and I-75 have been recently rebuilt and expanded in anticipation of this growth. So now it is here, and they are prepared for these types of uses. We are proposing two main access points along SR 50. We also have two access points on Lockhart Road, and would be agreeable to using those two points for mainly the residential or work force traffic. This way we can keep the truck traffic on SR 50. We will be happy to provide a traffic analysis and talk to the DOT regarding such. We anticipate a left in off of SR 50 and a right out.

Water and sewer lines are both on the South side of SR 50 next to the site. There is a 16" water main and an 8" sewer line. This will be more than adequate to service this distribution center and any commercial that lies in our Northern strips of land adjoining SR 50.

There are no flood zones here.

The land is currently cultivated as a hay field, and we will have a full environmental report at time of permitting.

We proposed a landscaped buffer along Lockhart to soften the look along Lockhart Road. We are flexible here and will work with staff for their requested requirements. Along SR 50 we will have a 50' buffer included in the 75' setback. All other setbacks are as per the code for industrial and or the PD(HHC).  
Front: 75', Side 20', Rear 35'.

Stormwater will be placed on the site in the most practical location based upon sound engineering which will occur during site plan design.

The Project is consistent with the comprehensive plan.

1. MASTER PLAN LAYOUT; Included
2. DRAFT OF PROTECTIVE COVENANTS: If there is a need for protective covenants to address shared infrastructure needs, it will be addressed at the appropriate time.
3. PRELIMINARY ENGINEERING REPORT;

Topography. The site rolls up and down from 100' msl to 75' msl.

Flood Plain. There are no flood issues on the property.

Soils. Chandler and Arredondo fine sand are dominate here. Well drained soil.

Drainage. The stormwater ponds will be on site and be located during final engineering and site plan processing. The most advantageous locations will be defined.

4. PLANNING AND PUBLIC IMPROVEMENTS; There are none anticipated at this time.
5. DEVELOPER'S STATEMENT; If a need arises to create a developers agreement and statement, then it will be handled at that time.
6. SCHEDULE; We anticipate that this will be taking shape in mid 2023. First we rezone, then we site plan, and then we build.
7. ADEQUATE ACCESS: This is being provided by the DOT along SR 50. This is the most advantageous location to move the trucks in and out. A left into the site is anticipated and will be sought through the DOT. Passenger traffic will be allowed along Lockhart Road and SR 50.
8. DRI: None is required here.
9. WATER SUPPLY AND SEWAGE; This will be handled by Hernando County and the lines exist next to the site along SR 50.
10. DEVIATIONS REQUESTED; No deviations are requested.

In conclusion, this is a good use at this location and will provide sustainable employment in the area. The intersection and roadways are improved for this use. There are other very similar projects in the area that have been approved and of a similar size. This use can support the new and growing residential growth at this intersection. We look forward to your support.

Thank you.



Claire Clements