| HERNANDO C | JUNIT ZONING AMENDMENT FEITHON | File No. | Official Date Stamp: |
|--|--|--|-------------------------------|
| HERA ALM TOO OOK ALM TOO OOK | Application to Change a Zoning Classification | | |
| 300 | Application request at the in- | | |
| 5/ 2 | Application request (check one): | 1 | |
| 王 | Rezoning ☐ Standard ☑ PDP | | |
| | Master Plan □ New □ Revised | | |
| ORIO | PSFOD ☐ Communication Tower ☐ Other PRINT OR TYPE ALL INFORMATION | | |
| Date: 3/20/202 | | | |
| | CGCR Holding LLC | me amora | Constant |
| | 5 Wesley Chapel Boulevard, #101 | | |
| City: Lutz | 204 2507 | State: FL | Zip: 33559 |
| | 391-3597 Email: dmitchell@davemitchell.com | | |
| The state of the s | | | |
| | C/CONTACT NAME: Justyna Gale, Vice President of Plann | ning | |
| | Forward Planning & Design, LLC Bruce B. Downs Boulevard, #308 | | |
| City: Tampa | Didee B. Downs Douisvard, #300 | State: FL | Zip: 33647 |
| Phone: (352) | 514-6158 Email: justyna@fwdplanning.com | _Gtate. 1 L | Zip. 00047 |
| r | | · | |
| | SSOCIATION: | | |
| Address: | City: | State | e; Zip; |
| | | Jian | zziù |
| PROPERTY INFOR | | | |
| | EY NUMBER(S): R31 223 17 2747 0000 0040; R31 223 1 | | |
| SECTION 31 Current zoning 6 | , TOWNSHIP 23 | , RANGE 11 | |
| Desired zoning (| | ive Callisian Cente | or . |
| | ered by application: 4.49 acres | ive conision cente | ,1 |
| | reet boundaries: Southwest corner of Suzanne Drive and Corn | nmercial Way | |
| | ring been held on this property within the past twelve months? | | |
| A STATE OF THE PARTY OF THE PAR | ess(es) be utilized during the public hearings? | | identify on an attached list. |
| | time be required during the public hearing(s) and how much? | | |
| PROPERTY OWNER | RAFFIDIVAT | | |
| OUZANUE DOOD | | | |
| I, SUZANNE PROPE | | | instructions for filing this |
| belief and are a matter | nd affirm that all information submitted within this petition are true of public record, and that (check one): | e and correct to the | best of my knowledge and |
| | of the property and am making this application OR | | |
| | of the property and am authorizing (applicant): CGCR Holding LLC | 0 | |
| | if applicable): Forward Planning & Design LLC | | 7 |
| to submit an app | olication for the described property. | 2 . 111 | |
| | 17 | -/dolle | |
| | Signat | ure of Property Owner | |
| STATE OF FLORIDA | | are of 1 roperty Owner | |
| COUNTY OF HERNA | | | A Company |
| | FIGURE 18 18 18 18 18 18 18 18 18 18 18 18 18 | rch | , 20 <u>24</u> . by |
| - Kobert T | who is personally known to me or | produced | as identification. |
| | | | |
| A O | m. | | |
| (ma . 1 5 | | MIN BEN MARTINEZ | |
| 1 John Co | | Public - State of Florida nission # HH 208777 | |
| Signature of Notary Pu | | n. Expires Dec 26, 2025 | |

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.

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SUZANNE DRIVE PARCEL PDP (HC) C-4 SPECIFIC USE AMENDMENT NARRATIVE HERNANDO COUNTY, FLORIDA [03/25/24] PAGE 2 OF 3

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/ | C-2/ AG | St. Vincent de Paul Society and |
| | Commercial | | 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 |

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SUZANNE DRIVE PARCEL PDP (HC) C-4 SPECIFIC USE AMENDMENT NARRATIVE HERNANDO COUNTY, FLORIDA [03/25/24] PAGE 3 OF 3

Existing Site Conditions

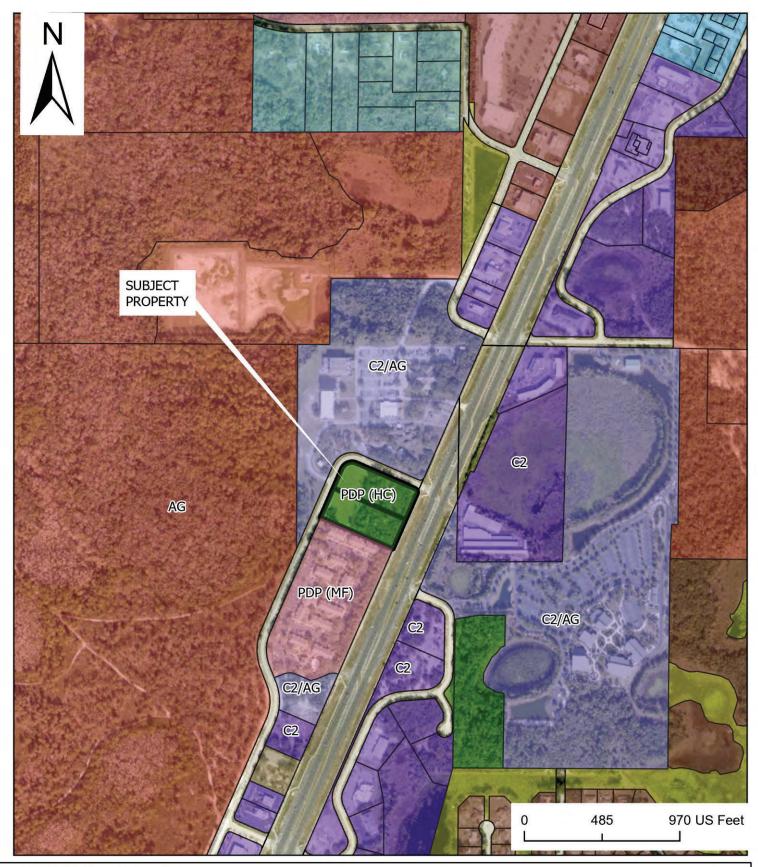
The project Parcel is currently vacant. It is located on the west side of Commercial Way Boulevard and Suzanne Drive. Commercial Way (US Hwy 19) is a paved six-lane arterial with sidewalks and approximately 250' right-of-way (ROW).

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.

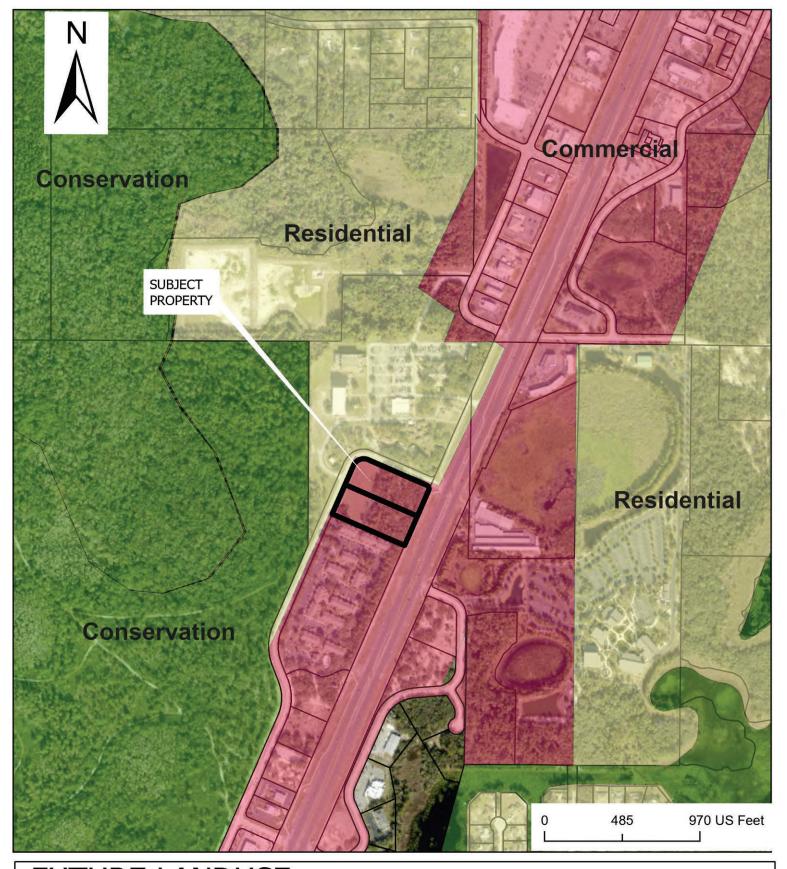


ZONING MAP



1118 SUZANNE DR

EXHIBIT:



FUTURE LANDUSE

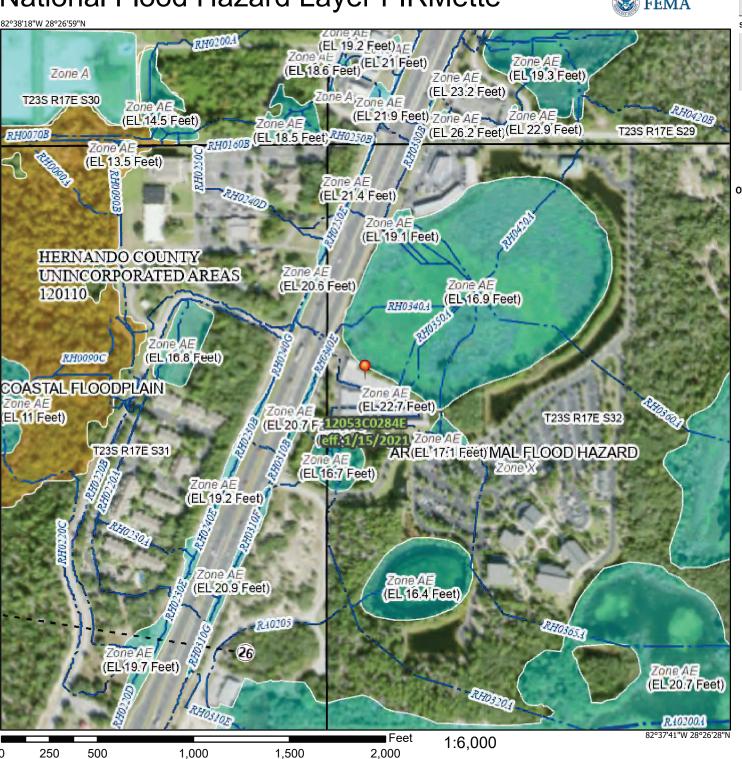


1118 SUZANNE DR

EXHIBIT:

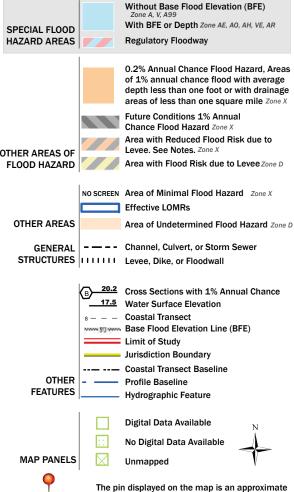
National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



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

point selected by the user and does not represent

an authoritative property location.

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.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.