

HERNANDO COUNTY ZONING AMENDMENT PETITION



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**

File No. 11-22-35 Official Date Stamp:

Received
MAY 31 2022
Planning Department
Hernando County, Florida

Date: 5/26/22

APPLICANT NAME: CFB Realty, LLC, attn Don Clark

Address: 18463 Clay Hill Rd
 City: Dade City State: FL Zip: 33523
 Phone: 727-434-3451 Email: don@claytonallenhomes.com
 Property owner's name: (if not the applicant) DBSI Kettering Road LLC, et al

REPRESENTATIVE/CONTACT NAME: Dallas Evans, P.E., AICP

Company Name: Landis Evans and Partners
 Address: 3810 Northdale Blvd, Suite 100
 City: Tampa State: FL Zip: 33624
 Phone: 813-949-7449 Email: devans@landisevans.com

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

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 1675066
2. SECTION 04, TOWNSHIP 23, RANGE 21
3. Current zoning classification: PDP(GC)
4. Desired zoning classification: PDP(GC)
5. Size of area covered by application: 23.65
6. Highway and street boundaries: SR 50 and Kettering 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, D Ryan Minert, 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): _____ and (representative, if applicable): _____ to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF ~~FLORIDA~~ ^{Idaho}
 COUNTY OF ~~HERNANDO~~ ^{Ada}

The foregoing instrument was acknowledged before me this 27th day of May, 2022, by D Ryan Minert who is personally known to me or produced Drivers license as identification.

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



Notary Seal/Stamp



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MAY 31 2022
Planning Department
Hernando County, Florida

May 25, 2022

RE: Parcel Key No 1675066 – Parcel No R04 423 21 0000 0010 0020
Master Plan
Narrative Description of the Request

The following is intended to serve as the narrative description of the request for a Master Plan for the above referenced property.

1. Proposal

- a. **Proposed land uses and their specific acreage** – The applicant requests approval for those permitted uses included in the C-2 Highway Commercial District, which includes those uses permitted in the C-1 General Commercial District. The applicant also requests approval of outdoor storage as a use on this property. The entire property will consist of these uses except for those areas required for stormwater treatment and buffering as shown on the Master Plan.
- b. **Proposed density level of residential uses** – N/A, no residential uses are proposed
- c. **Proposed square footage of development and building height(s) of commercial uses** – A maximum Floor Area Ratio (F.A.R.) of 0.35 is proposed across the property. We request that the FAR be averaged over the entire property and not on a lot by lot basis. Building heights shall be a maximum of 60 feet.
- d. **Proposed deviations from code** – We request deviation from Section 24-2 of the Hernando County Code of Ordinances to allow a waiver from the requirement for a frontage road. We propose internal project connectivity/drives which will meet the intent of the frontage road requirement.

2. Site Characteristics

- a. **Site size (acres)** – The property is 23.65 acres in size per a boundary survey prepared by DC Johnson and Associates.
- b. **Existing land uses and their specific acreage** – The entire 23.65 acre property is currently vacant.
- c. **Known activities or uses on-site** – The property is currently used as pasture.

3. Environmental Considerations

- a. **Flood zone** – The site is located within Zone X, areas determined to be outside the 0.2% annual chance floodplain.
- b. **Drainage features** – The site currently drains south and east via sheet flow to the southeast corner of the property.
- c. **Water features** – There are no water features on the property.
- d. **Habitats** – The site consists of upland pasture.

- e. **Conditions and impacts on natural features** – Clementi Environmental Consulting has conducted a field survey of the property and determined that there are gopher tortoises present on the site, but has not documented presence of other threatened or endangered species. Gopher tortoises will be relocated to an approved mitigation bank prior to site development.

4. Site Plan Discussion in the Narrative

- a. **A description of the concept of the development plan** – The developer proposes to create four lots in a commercial subdivision with a separate stormwater tract. A right in/right out access onto Cortez Blvd is proposed, and a full access onto Kettering Road. The development is planned to consist of allowable uses within the C-1 and C-2 zoning districts, including outdoor and mini-storage. Internal drives will connect the uses and provide connection to the proposed driveways.
- b. **Proposed buffer sizes and separation widths between proposed land uses** – N/A, all lots are proposed with similar/compatible land uses.
- c. **Proposed Setbacks and Minimum Sizes for Individual Lots** – A 20' side yard setback is proposed between lots.
- d. **Impacts and Improvements to infrastructure** – We anticipate that a right turn lane will be required on Cortez Blvd.
- e. **Proposed uses within pods** – Uses will consist of the permitted uses within the C-2 and C-1 districts as well as outdoor storage.

5. Impacts to Public Facilities

- a. **Discussion of the impact on infrastructure...** - A traffic study has been prepared to demonstrate the traffic impacts of the development and discuss proposed mitigation. A stormwater pond will be constructed to attenuate runoff. Impact fees are expected to address any indirect impacts of the development.
- b. **Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities** – The impact of the development is expected to be minimal, as mitigating design features will be incorporated. Impact fees are expected to address any indirect impacts of the development.

6. Water and Sewer Services

- a. The applicant understands that public sewer and water systems will be dedicated to the County, and plans to connect to existing public sewer and water facilities in the adjacent rights of way. The applicant will provide payment for connection fees and will request commitment for service. The applicant hereby acknowledges understanding of ordinance requirements and that he developer will comply with the provisions. We understand that a capacity study may be required later in the development process.
- b. We anticipate that the site will be served by a private gravity wastewater system which will flow to one or more private wastewater lift stations (if a combined lift station is proposed for the development, maintenance of facilities will be addressed by a property owners association). The lift station(s) will discharge via a sewage force main to the existing force main in the adjacent right of way. We anticipate that the



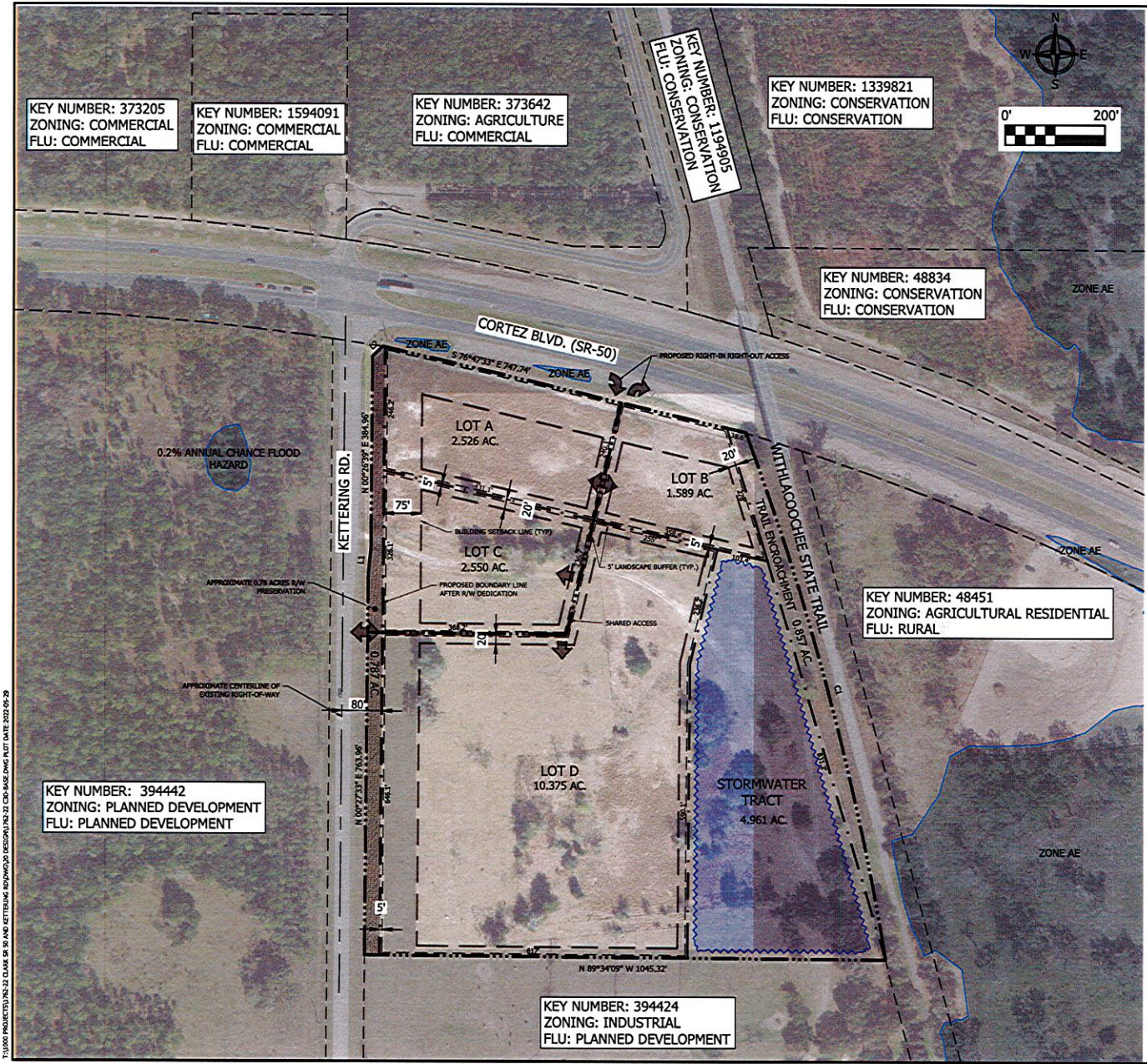
on-site force main will be privately owned, and transition to County ownership at a plug valve located at the property line.

- c. Water service will be provided via individual meters located along the right of way for each lot.
- d. We anticipate that a combined fire main will be provided to provide fire service onsite hydrants and any fire suppression systems that may be required.

7. Senior, Age-Restricted or Affordable Housing

- a. Not applicable, the proposed development does not include a residential component.





SITE DATA

ZONING DESIGNATION	PLANNED DEVELOPMENT	PDP# (GC)
FUTURE LAND USE DESIGNATION	PLANNED DEVELOPMENT	
PARCEL NUMBER	RDH 423 21 0000 0010 0020	
KEY NUMBER	15275064	
FEMA FLOOD ZONE DESIGNATION	X (NO BFE)	
PER FEMA FIRM MAP 12053C023RD & 12053C023RD, DATED 2/2/2012		
LANDSCAPE BUFFER		
NORTH	5	
SOUTH	5	
EAST	5	
WEST	5	
BUILDING SETBACKS		
NORTH	75	
SOUTH	20	
EAST	N/A	
WEST	75	
EXISTING USE	VACANT	
PROPOSED USE	C-1 & C-2 USES INCLUDING MINI- AND OUTDOOR STORAGE	
EXISTING BUILDING AREA	0 SF	
PROPOSED DENSITY	0.35 FLOOR AREA / ACRE	
PROPOSED BUILDING AREA	UP TO 360,568 SF	
MAXIMUM ALLOWABLE BUILDING HEIGHT	10 FT	

TRACT LABEL	ACRES	% OF SITE
PROPERTY AREA	23.7	
TRAIL ENCROACHMENT	0.96	3.9%
R/W PRESERVATION	0.79	3.6%
LOT A	2.53	11.5%
LOT B	1.59	7.2%
LOT C	2.55	11.6%
LOT D	10.38	47.5%
STORMWATER TREATMENT AREA	4.96	22.5%

LINE	BEARING	DISTANCE	CURVE ARC	RADELS	DELTA	CHORD	BEARING DISTANCE
L1	S 76°47'33" E	747.74'					
L2	N 00°27'33" E	763.96'					
L3	N 89°34'09" W	1045.32'					
L4	N 00°27'33" E	763.96'					
L5	N 00°27'33" E	763.96'					



- NOTES:**
- SITE ACCESS POINTS SHALL BE AS GENERALLY INDICATED ON PLAN BUT ARE SUBJECT TO CHANGE BASED ON SITE DEVELOPMENT PLAN AND HERNANDO COUNTY ACCESS MANAGEMENT REGULATIONS
 - LOT AND OTHER AREAS LISTED ABOVE ARE REPRESENTATIVE IN NATURE, AND AREAS MAY BE SHIFTED BETWEEN LOTS/STORMWATER DURING SITE DESIGN AND PERMITTING

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3810 NORTHALE BLVD.
SUITE 100
TAMPA, FLORIDA 33624
OFFICE: 813-969-7449
FIVE CORT. OF ALTA, #5454

NO.	DATE	DESCRIPTION	ISSUE

SR-50 AND KETTERING ROAD
MASTER PLAN
CORTEZ BLVD (SR-50) @ KETTERING RD.
SPRING HILL, HERNANDO COUNTY, FLORIDA

PROJECT NO: X
DATE: 1/23/22
INVESTOR: NAVD88
SHEET NUMBER: 1 of 1

Planning Department
Hernando County, Florida