

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-22-31 Official Date Stamp:
Received
MAY 04 2022
 Planning Department
 Hernando County, Florida



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

Date: 04/14/2022

APPLICANT NAME: Stein Investment Group

Address: 5607 Glenridge Drive NE, Suite 200
 City: Atlanta State: GA Zip: 30342
 Phone: (678)904-9611 Email: dginburg@steininvest.com
Property owner's name: (if not the applicant) Life is Good Investments, LLC

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
 Address: 966 Candlelight Blvd
 City: Brooksville State: FL Zip: 34601
 Phone: (352)848-3425 Email: tcsorba@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): 190313,190322
2. SECTION 36, TOWNSHIP 23, RANGE 17
3. Current zoning classification: Split Zoning: AR2 and C2
4. Desired zoning classification: PDP(General Commercial) & PDP(GC) with C2 uses
5. Size of area covered by application: 17.40 Acres
6. Highway and street boundaries: County Line Road-South
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, Life is Good Investments, LLC, 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):

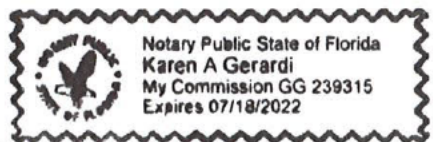
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): Stein Investment Group
 and (representative, if applicable): Coastal Engineering Associates, Inc.
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 19 day of April, 2022, by Debra Binkle who is personally known to me or produced FLDL as identification.

[Signature]
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 **PRINT FORM** **CLEAR FORM** Notary Seal/Stamp

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. 12231 Official Date Stamp:

Received

MAY 04 2022

Planning Department
Hernando County, Florida

Date: 04/14/2022

APPLICANT NAME: Stein Investment Group

Address: 5607 Glenridge Drive NE, Suite 200
 City: Atlanta State: GA Zip: 30342
 Phone: (678)904-9611 Email: dginburg@steininvest.com
Property owner's name: (if not the applicant) Wissing Beverly J

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
 Address: 966 Candlelight Blvd
 City: Brooksville State: FL Zip: 34601
 Phone: (352)848-3425 Email: tcsorba@coastal-engineering.com

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

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

PROPERTY INFORMATION:

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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, Wissing Beverly J, 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): Stein Investment Group
 and (representative, if applicable): Coastal Engineering Associates, Inc.
 to submit an application for the described property.

Beverly J Wissing
 Signature of Property Owner

North Carolina
 STATE OF ~~FLORIDA~~
 COUNTY OF ~~HERNANDO~~ Cherokee

The foregoing instrument was acknowledged before me this 20 day of April, 2022, by Beverly J Wissing who is personally known to me or produced NC DL as identification.

Sharon A Walczak
 Signature of Notary Public

SHARON A. WALCZAK
 Notary Public
 Cherokee Co., North Carolina
 My Commission Expires Nov. 25, 2023

Received

MAY 04 2022

STEIN REZONING NARRATIVE PARCEL KEY # 190313, 190322

Planning Department
Hernando County, Florida



GENERAL

The subject property, consists of approximately 17.4 acres in Section 31, Township 23 South, Range 17 East, Hernando County, Florida. The is located north of and adjacent to County Line Road, immediately west of the Mariner Village Commercial Plaza and approximately 1,000 feet west of the intersection of Mariner Boulevard. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key No's. 190313 and 190322. Refer to Figure 1 for the project Aerial Location Map.

Current zoning on the property is C2 and AR-2 and the frontage on Parcel Key # 190313 and 190322 along County Line Road contain two commercial structures. Refer to Figure 2 for the project area Current Zoning Map. The property is in the southeastern corner of El Pico Estates, an unrecorded subdivision containing a mixture of land uses.

The property is located in a residential designation as found on the Hernando County Comprehensive Plan Future Land Use (FLU) Map, however, it is adjacent to a developed commercial node at the Mariner/County Line intersection, has existing on-site commercial uses and there are other commercial uses further to the west. Refer to Figure 3 for the project area FLU Map.

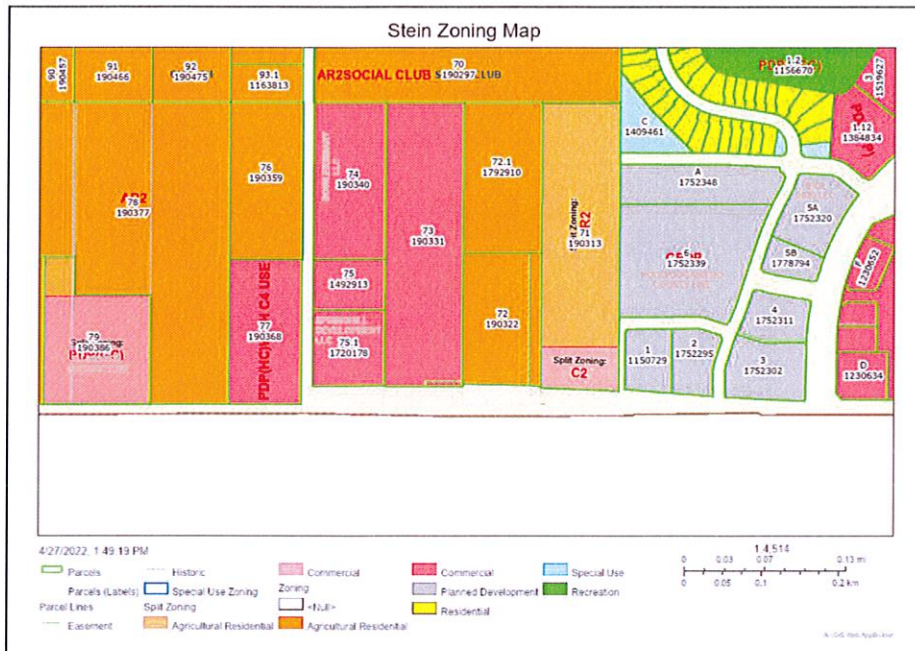


Figure 1. Stein Investments (Key No. 00190313, 00190322.) Current Zoning Map

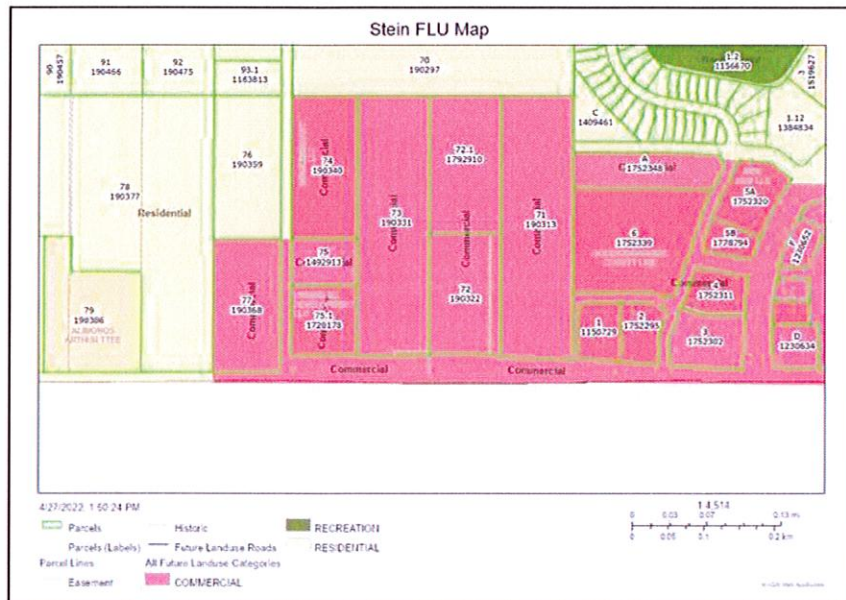


Figure 2. Stein Investments (Key No. 00190313, 00190322.) FLU Map

The following table identifies adjacent parcels, their zoning classification and their designation in the comprehensive plan's future land use map.

	<u>PROPERTY DESCRIPTION</u>	<u>ZONING</u>	<u>FLU</u>
NORTH	9.80 acres owned by Golf Coast Homing Club Inc	AR2	Residential
EAST	1.20 acres owned by Guerrieri Management Inc	CPDP	Commercial
	6.10 acres owned by Hood/Doganiero County Line	CPDP	Commercial
	2.60 acres owned by Mariner Village Shopping Center	CPDP	Commercial
SOUTH	County Line Rd	-	-
WEST	9.10 acres owned by Amsdell Storage Ventures XXIII LLC	Commercial	Commercial

APPLICANT’S REQUEST

The applicant is requesting to rezone the property to Planned Development Project – General Commercial [PDP (GC)] with up to three C-2 uses (mini warehouses, tire & automotive accessory, automotive service). The intention is to create of up to four (4) commercial lots along County Line Road and one large commercial parcel north of the commercial lots for a climate controlled storage facility. Drainage retention will be retained in the portion of Parcel Key # 190313 north of the reverse frontage road. A reverse frontage road constructed within the adjacent Mariner Village Center will be extended across the subject property as generally depicted on the proposed master plan. Up to 40,000 sf of retail/commercial building may be constructed on the commercial lots, depending on the type of use attracted to this valuable location. The developer intends to construct up to 101,600 sf of climate controlled storage, which will be architecturally designed, no more that three (s) stories in height.

Access to the commercial lots will be from two locations on County Line Road. The primary access along the eastern boundary is shared with Mariner Village. The second access point will be mid-way along the commercial frontage. Access to the climate controlled storage facility will be provided from the reverse frontage road. County Line Road is a divided 4-lane roadway at this location and the project’s eastern access drive is served by dedicated right turn and left turn (directional) lanes. Together, the above will provide efficient egress and ingress to the commercial lots and the climate controlled storage facility.

The location for the climate controlled storage is ideal for the residents of Seven Hills and surrounding communities who choose to live in the numerous homes (apartments, villas, smaller residential lots) with limited space for storage. This use will also generate minimal traffic on County Line Road. The developer intends to place modern buildings in the commercial lots, with deeper building setbacks along County Line than the existing structures.

The Candler fine sand soil is conducive to development. The eastern parcel has been cleared, with a few remaining live oak trees and the southern portion of the site has already been developed with commercial buildings and parking areas. Other than a low number of gopher tortoises, no listed species were noted. There are no wetlands on site. Additional stormwater created by development of this parcel will be retained in this tract, along with any off-site drainage that been historically routed to this parcel.

The property is within the Hernando County Utility Department (HCUD) service area. Water is available; however, sanitary sewer is not presently available and surrounding lots are served by septic tanks. Individual advanced Onsite Sewage Treatment and Disposal Systems (OSTDS) are proposed for each lot.

SETBACKS AND BUFFERS

PERIMTER BUILDING SETBACKS

South – Existing Buildings;	As presently exists
South – New Structures:	75' (deviation from 125' – similar to Mariner Village with frontage road)
East:	20'
West:	20'
North:	50'

COUNTY LINE ROAD COMMERCIAL LOT BUILDING SETBACKS

Front:	75'
Side:	0' – 15' between buildings (deviation from 10')
Rear:	35' (from reverse frontage road)

BUFFER

A 20' natural vegetated buffer along the northern and northeastern boundaries where shown on the master plan

DRAFT OF PROTECTIVE COVENANTS

Protective covenants to maintain the common recreation and drainage retention area will be provided with SWFWMD permitting.

PRELIMINARY ENGINEERING REPORT

Topography & Drainage

The property is relatively flat with elevations ranging from 52' mean sea level (MSL) along the eastern boundary and 61' MSL along County Line Road. A common drainage retention area will be constructed on site, most likely along the northern boundary (pending final engineering).

National Flood Hazard Layer FIRMette

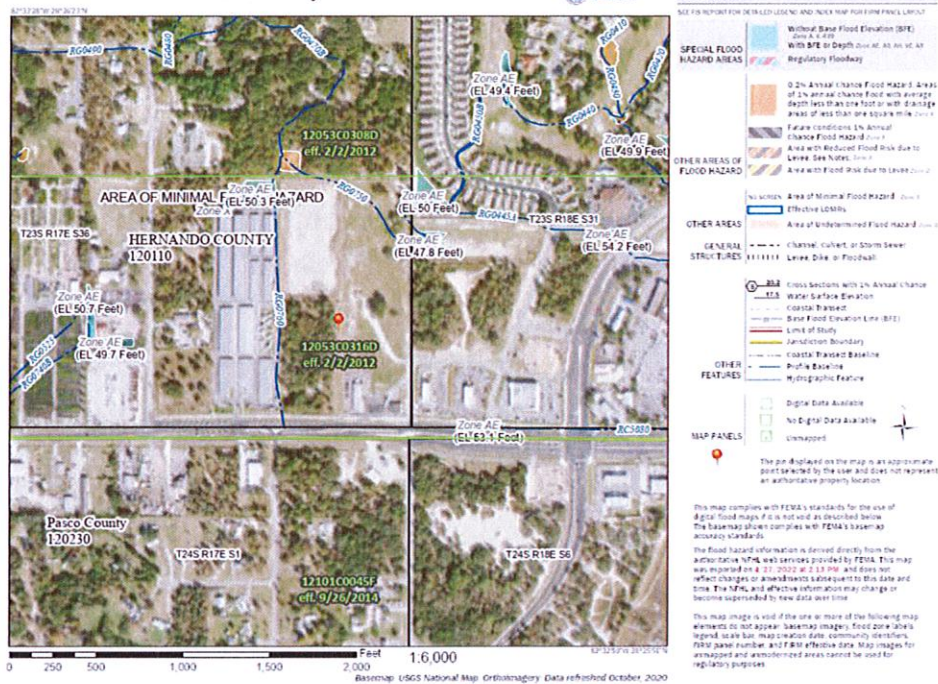


Figure 3. Stein Investments (Key No. 00190313, 00190322.) Floodplain Map

Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0316D, effective date of February 02, 2012. According to the FIRM panel, the entire property is not within a flood hazard zone.

Soils

The soils type located on the subject property consists of Candler fine sand, a soil conducive to development and drainage retention. Refer to Figure 5 for the project area soils map.

Environmental

A preliminary environmental site visit was conducted on January 28, 2022 and the following are the results of the site visit:

- The front portion (directly off County Line Road) is developed with buildings and parking areas.
- The rear of the property has been cleared and contains various pasture grasses and ruderal species.
- The trees remaining, consist of live oak trees.
- Specimen trees were observed.

- Gopher tortoise burrows are present in low numbers and a FWC relocation permit is required prior to any land clearing operations.
- There were not other state or federally listed species observed.
- There are no wetlands or other surface waters on the property.

DEVELOPMENT SCHEDULE

Development is anticipated to occur in 2023.

ADEQUATE ACCESS

Access to the four commercial lots will be from County Line Road and the reverse frontage road as generally depicted on the master plan. The access along the eastern boundary is shared with Mariner Village. Access to the climate controlled storage facility will be provided from the reverse frontage road. County Line Road is a divided 4-lane roadway at this location and the projects eastern access drive is served by dedicated right turn and left turn (directional) lanes.

WATER AND SEWER

The property is within the Hernando County Utility Department (HCUD) service area. Water is available; however, sanitary sewer is not presently available. Individual advanced Onsite Sewage Treatment and Disposal Systems (OSTDS) are proposed for each lot.

FIRE PROTECTION

There are existing fire hydrants located adjacent to the project. To ensure adequate fire protection and provide the minimum 500' distance between hydrants in a residential subdivision, additional fire hydrants may need to be installed. A Utility/Fire Service analysis will be prepared with the conditional platting.

PREVIOUS DEVELOPMENT APPROVALS:

None found.

DEVIATIONS REQUESTED

COUNTY LINE ROAD COMMERCIAL LOT BUILDING SETBACKS

Front: 75' (due to provision of reverse frontage road. Similar to nearby commercial structures)
Side: 0' but 15' between buildings (deviation from 10')

SITE DATA

Owner/Applicant:
Stein Investment Group
5607 Glenridge Drive NE; Suite 200
Atlanta, GA 30342

Parcel Key No. 190313,190322

Area: 22.8 - acres

Section/Township/Range: 27/22S/18E

Perimeter Building Setbacks:

South - 75'
East - 20'
West - 20'
North - 50'

County Line Road Commercial Lot Building Setbacks:

Front- 75'
Side- 0'-15' between buildings
(deviation from 10')
Rear- 35'

Proposed Buffers: 20' Vegetated Buffer Along N and NE Boundary

General Notes:

1. This is a planning document and is not to be considered a final design or construction plan. Also, not intended for recording in public records Drainage and utility easement will be included in the final construction plans and shall meet the requirement of Hernando County and any agencies having jurisdiction related to this project.
2. Drainage Retention Areas (DRAs) are conceptually located. The actual size and location will be determined with final engineering design.

Legend

- DR A
- PDP(GC) with C-2 uses



0 25 50 100 150 200 Feet



SHEET
1

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATION IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal
engineering associates, inc.

Engineering
Planning
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Transportation
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STEIN INVESTMENTS

REZONING MASTERPLAN