

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

Date: 2/22/2024

File No. _____ Official Date Stamp:

H-24-19
Received

MAR 6 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Elizabeth Piedra

Address: 11534 SPRING HILL DR

City: SPRING HILL

State: FL

Zip: 34609

Phone: (352) 398 0666 Email: liz@horizonpalm.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Coastal Engineering Associates

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: (352) 796 9423 Email: dlacey@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): 378870
2. SECTION 34, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(OP)
4. Desired zoning classification: PDP(GC) General Commercial with specific C-2 uses (drive in restaurant, alcoholic beverage dispensation, and mini warehouses)
5. Size of area covered by application: 3 acres
6. Highway and street boundaries: North side of County Line RD and west side of Sparks RD
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, Elizabeth Piedra, 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): Coastal Engineering

to submit an application for the described property.

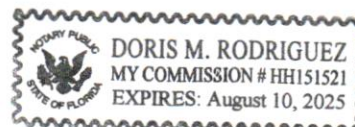
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26 day of February, 2024, by Elizabeth Piedra who is personally known to me or produced DL as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Seal/Stamp

REZONING APPLICATION
PIEDRA COMMERCIAL
PARCEL KEY NO. 378870

Received
MAR 6 2024
Planning Department
Hernando County, Florida

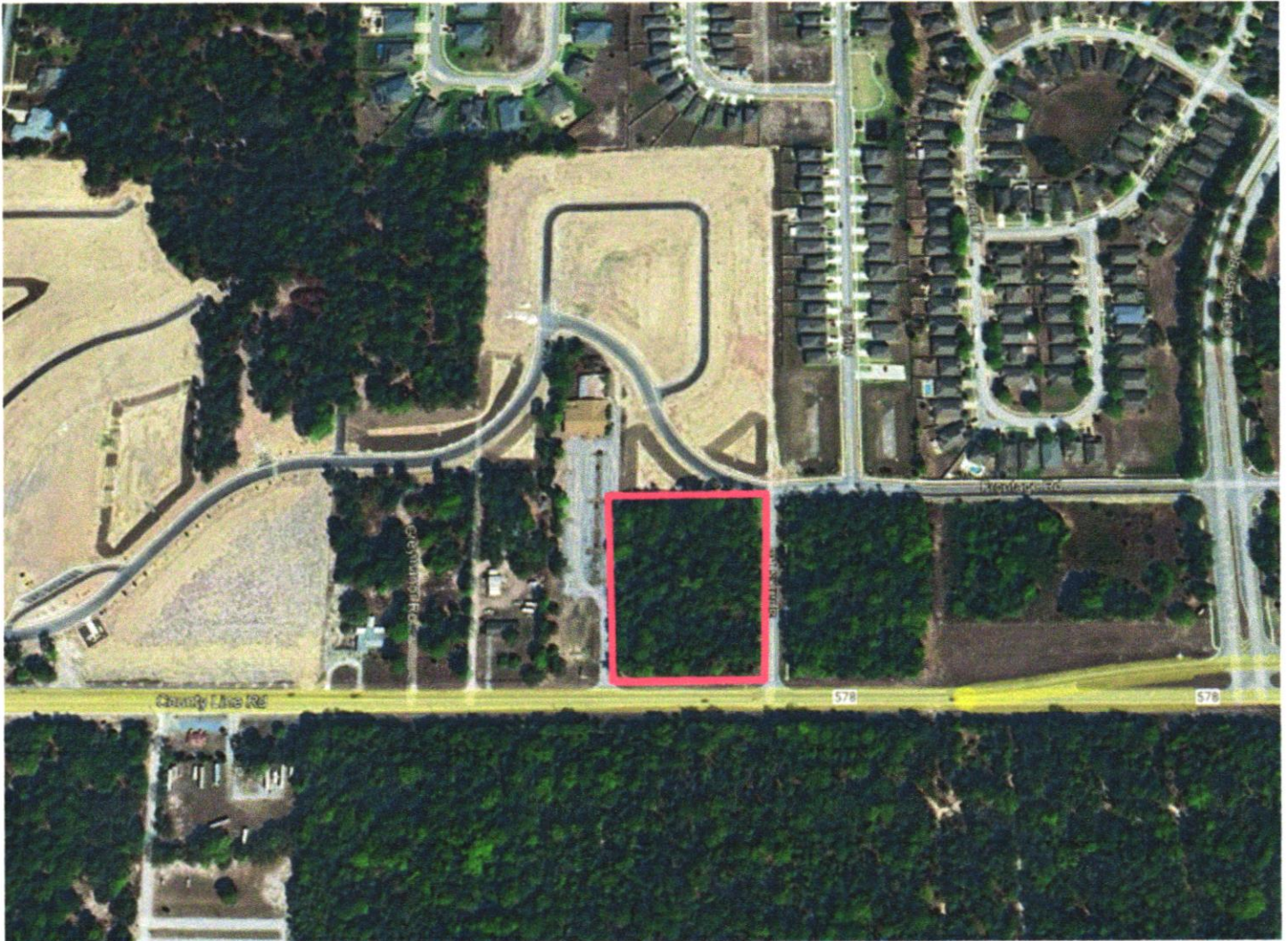


Figure 1. PIEDRA (Key no. 378870) Aerial & Location Map

General:

The subject site, consisting of approximately 3 acres, lies within the section/township/range: 34-23-18 and is located on the north side of County Line Road, the south side of a reverse frontage road, and the west side of Sparks Road. The property is identified by the Hernando County Property Appraiser (HCPS) as parcel key 378870. Refer to Figure 1 for location and aerial view.

[illegible]

ArcGIS Web Map

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Split Zoning Zoning

Planned Development Urban Areas

Agricultural <Null> Residential

Commercial Agricultural Special Use

Residential Commercial Background

County Boundaries

County Names

0 0.02 0.04 0.06 0.08 0.10 0.12 km

12.267

0 0.02 0.04 0.06 0.08 0.10 0.12 km

MapData County: Esri HERE DeLorme NAVTEQ P. Lott

ArcGIS Web App

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As shown on Figures 2 and 3 above, the present land use designations are as follows:

Comprehensive Plan Future Land Use Map (FLUM) – The future land use designation for the subject property is Residential. All parcels east and west of the subject property are designated as Commercial, with the exception of the adjacent Elk’s Lodge.

Zoning – The property is presently zoned as a Planned Development Project (Office/Professional). All parcels east and west of the subject property are zoned for some version of commercial zoning, with the exception of the adjacent Elk’s Lodge.

The following table identifies adjacent 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	Lennar Homes	PDP(SF)	Residential
South	County Line Road	PASCO	PASCO
East	Vacant	Commercial	Commercial
West	Elk’ Lodge	Agricultural	Residential

Subject Site

The subject site is vacant and currently forested. The environmental section of this report provides more details.

Request

The applicant intends to rezone the subject property from PDP(OP)- Office Professional to PDP(GC) – General Commercial with three C-2 uses (drive-in restaurant, alcohol beverage dispensation, mini-warehouses). Even though the property is not designated Commercial on the Comprehensive Plan’s FLUM, given the size and location of the property, this zoning request is consistent with the Comprehensive Plan’s “infill development” strategies, specifically the following:

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Strategy 1.04G(8): When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered: a. the property should be on an arterial or collector road and provide for a frontage road, or cross access; b. the property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use; c. the depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area; d. the traffic impacts of additional commercial development on

the affected roadways; e. the suitability of the property for commercial development while meeting all applicable environmental and site plan requirements; f. the property does not create new strip commercial areas; g. the proposed use is compatible with adjacent and surrounding land uses.

The applicant has owned the property for nearly a decade and has watched development, both residential and commercial, encircle her property. The present zoning of Office-Professional has not drawn any interest in the marketplace. With frontage along County Line and Sparks Roads and access to the reverse frontage road – and with non-residential neighbors to the east and west, the logical and marketable land use would be commercial. With drainage retention areas and the reverse frontage road to the north of the parcel, sufficient spacing and buffering exists to the nearest residential lots. The parcel is of sufficient size to be attractive for a number of commercial uses.

Due to the limited frontage along County Line Road and the availability of direct access to Sparks Road and the reverse frontage road, the applicant intends to access the parcel from the east and north. No further subdivision of the parcel is anticipated. To provide flexibility to the ultimate user, the potential of two access points to Sparks Road is proposed. While the parcel is not directly adjacent to the reverse frontage road, the applicant has an easement across that property to allow her to create an access to that road. The applicant is also anticipating the potential expansion of the County Line Road ROW and is willing to adhere to the 125' building setback, even though a reverse frontage road has been constructed.

The site is conducive to commercial development. The site is relatively flat, the Candler sand soils are well drained, no wetlands or 100 year floodplain are present and no environmental features are located on the property. County utilities (water, sewer) are available. The drainage retention area to the north was designed (and constructed) to handle stormwater from this site and a reverse frontage road is already in place. The reverse frontage road will allow all residents from the myriad Avalon communities, both east and west, to access the site without entering County Line Road. The Suncoast Parkway is also less than one mile to the east.

A 20 foot wide vegetative buffer with 80% opacity is proposed along the property's western boundary (Elks Lodge & parking lot). Landscape buffers are proposed along the two roadways (County Line, Sparks). With the drainage retention area and frontage road access lying to the north, only a 10 foot natural vegetative buffer is proposed.

Setbacks and Buffers

Perimeter Building Setbacks:

North: 20'

South: (CR 578) 125' from the existing County Line Road ROW

East: 35' (Sparks Road)

West: 20'

Internal Building Setbacks: Subdivision of the property is not anticipated. If more than one building is constructed, the spacing will meet County standards and fire code.

Buffers:

North: 10' Natural Vegetative Buffer

South: 20' Landscaped Buffer

East: 10' Landscaped Buffer

West: 20' Natural Vegetation Buffer (80% Opacity)

Maximum Building Height: 45'

Maximum Building Square Footage: 50,000 square feet

Draft of Protective Covenants

Subdivision of the property is not anticipated.

Development Schedule

Development of the site is anticipated to start in 2025.

Proposed Public Improvements

Access to the adjacent public roads and connection to HCUD utilities will be permitted with the Count Engineer and County Utilities Department.

Adequate Access

The property is surrounded on three sides by public roadways. With nearly 400 feet of frontage along Sparks Road, the applicant intends to develop the project's primary access point(s) to the east. With the Elk's Lodge access drive located immediately to the west and Sparks Road to east, there is insufficient frontage along County Line Road for an access drive to the south. The applicant intends to create an access drive to the north to allow vehicles to enter from the reverse frontage road. All proposed points of access will be reviewed with the County Engineer, then permitted through his office. Even though a reverse frontage road has already been constructed, the applicant is willing to adhere to a 125 foot building setback from the existing County Line Road ROW in case a portion of the southern boundary of the property is required for future widening of County Line Road.

Topography

As shown in figure 4, the site is relatively flat with its highest elevation being 68' in the southwest corner and lowest elevations (66') being located along the eastern boundary.

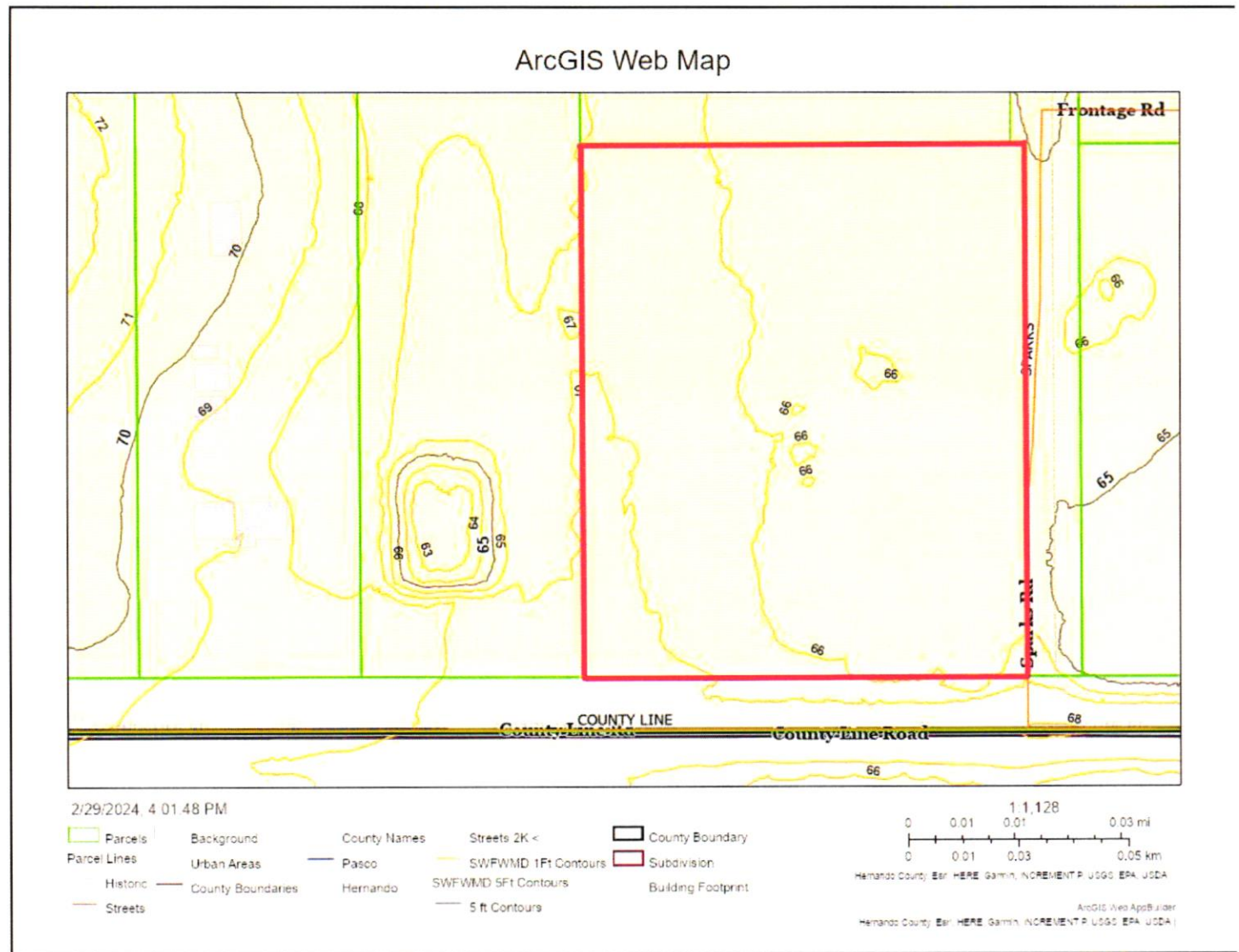


Figure 4. PIEDRA (Key No. 378870), Topography Map

Floodplain

The property is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0336D effective date 2/2/2012. As shown in figure 5, the entire property is above the 100 year flood zone.



Figure 5. PIEDRA Parcel (Key no. 378870) Floodplain Map

Soils

Candler fine sand was identified across the entire subject site. Candler fine sand is a well-drained sand soil, conducive for development.



SOIL CODE	SOIL DESCRIPTION	ACRES
14	Candler fine sand, 0 to 5 percent slopes	3.01
TOTALS		3.01(*)

Figure 6. Parcel (Key no. 378870) Soil Map

Site Environmental

A preliminary environmental site visit was conducted on February 22, 2024, by Coastal's environmental staff. The following are the results of the site visit.

- The subject property is vacant and undeveloped.
- Tree species consist of live oak, laurel oak, slash pine and long leaf pine.
- The ground cover consists primarily of leaf litter and pine straw.
- Trees, 18-inch DBH and greater, were detected on the property.
- No federal or state listed species were detected during the site visit.

Utilities

The Hernando County Utilities Department's sewer and potable water infrastructure surrounds the property, with wastewater treatment being provided at the nearby Airport Subregional Wastewater Treatment Facility.

Drainage:

Existing stormwater retention areas to the north were designed and permitted to accommodate all drainage from the subject site. Project stormwater drainage will be routed to those retention areas.

Recreation:

As a commercial land use, there will be no impact on recreational facilities.

Schools:

As a commercial land use, this project will have no impact on schools.

Deviations:

No deviations are proposed.