

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: 01/19/2022

File No. 14-22-05 Official Date Stamp:
Received
FEB 02 2022
 Planning Department
 Hernando County, Florida

APPLICANT NAME: AWN Spring Hill, LLC

Address: 3715 Northside Pkwy NW; Suite 4-515
 City: Atlanta State: GA Zip: 30327
 Phone: (770) 880-7279 Email: kevinf@ax-res.com
Property owner's name: (if not the applicant) AWN Spring Hill, 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): 00419372
2. SECTION 27, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP(GHC)
4. Desired zoning classification: PDP(GHC)
5. Size of area covered by application: 22.80 Acres
6. Highway and street boundaries: Cortez Blvd-South, Brookridge Central Blvd-West, Grove Rd-West
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, AWN Spring Hill, 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): AWN Spring Hill, LLC
 and (representative, if applicable): Coastal Engineering Associates, Inc.
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

Georgia
 STATE OF **FLORIDA**
 COUNTY OF **HERNANDO** Fulton

The foregoing instrument was acknowledged before me this 31 day of January, 2022, by Kevin Frazier who is personally known to me or produced _____ as identification.

[Signature]
 Signature of Notary Public



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

Notary Seal/Stamp

**AWN SPRING HILL, LLC. SITE
(PARCEL KEY # 419372)
REZONING NARRATIVE**

Received

FEB 02 2022

**Planning Department
Hernando County, Florida**

GENERAL

The subject property, consists of approximately 23.42 acres in Section 27, Township 22 South, Range 18 East, Hernando County, Florida. The is located north of and adjacent to Cortez Boulevard (SR 50), stretching from Grove Road on the east to Brookridge Central Boulevard to the west. The property shares a northern boundary with the residential community of Brookridge. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key No. 419372. Refer to Figure 1 for the project Aerial Location Map.

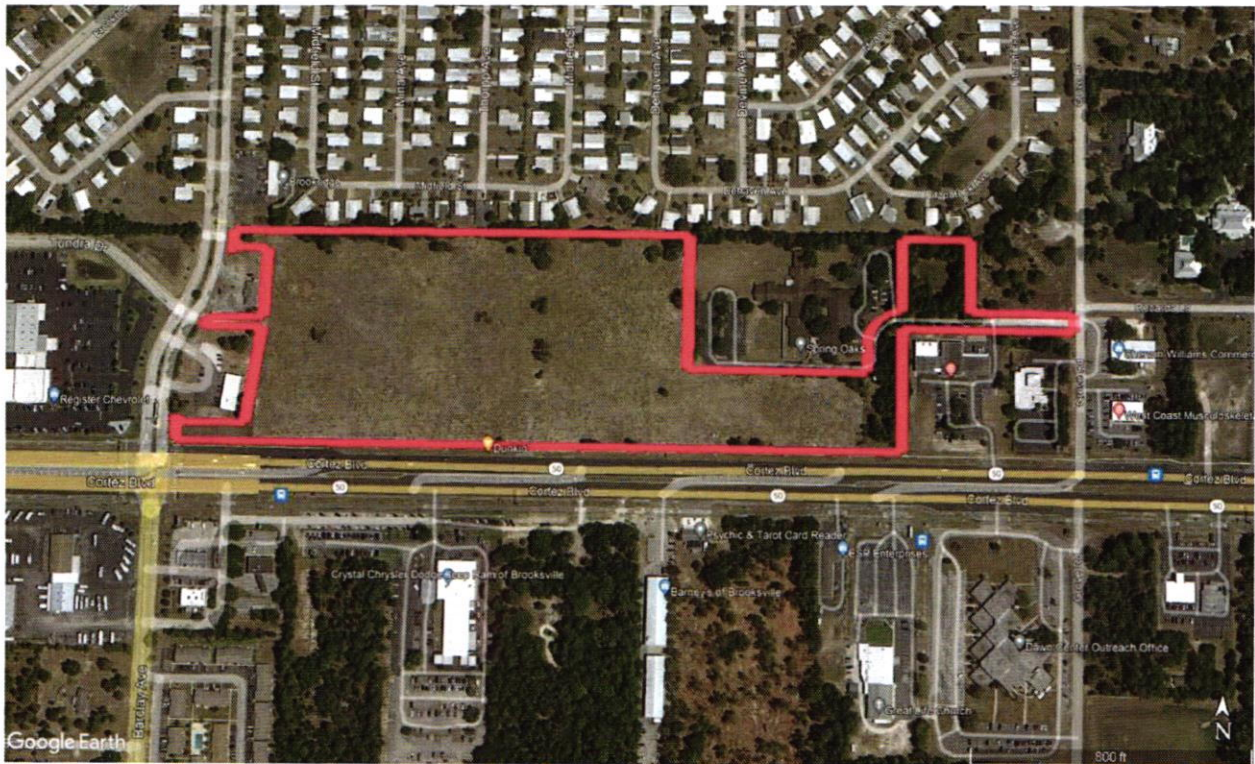


Figure 1. Aerial Location Map

Current zoning on the property is General Highway Commercial – Planned Development Project (GHC-PDP) and the property is presently vacant. It is part of a 600 foot deep commercially zoned (and mostly developed) section of property lying on the north side of SR 50 from Grove Road (east) to Sunshine Grove Road (west) Refer to Figure 2 for the project area Current Zoning Map.

The property is located in a Commercial designation as found on the Hernando County Comprehensive Plan Future Land Use (FLU) Map and is part of a commercially designated strip along SR 50 stretching six miles, from Lykes-Dublin Road (east) to Cortez Oaks Boulevard (west). Refer to Figure 3 for the project area FLU Map.

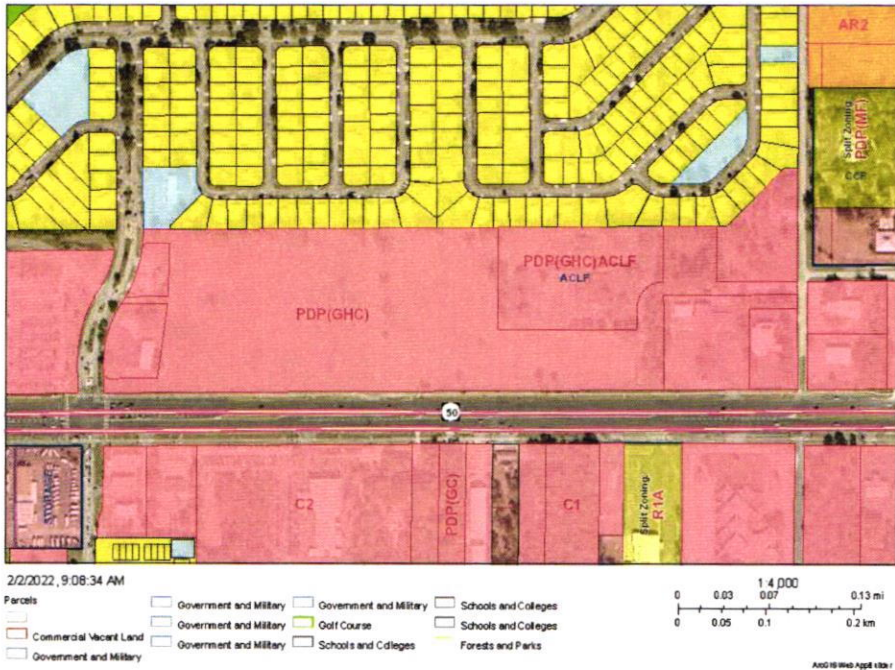
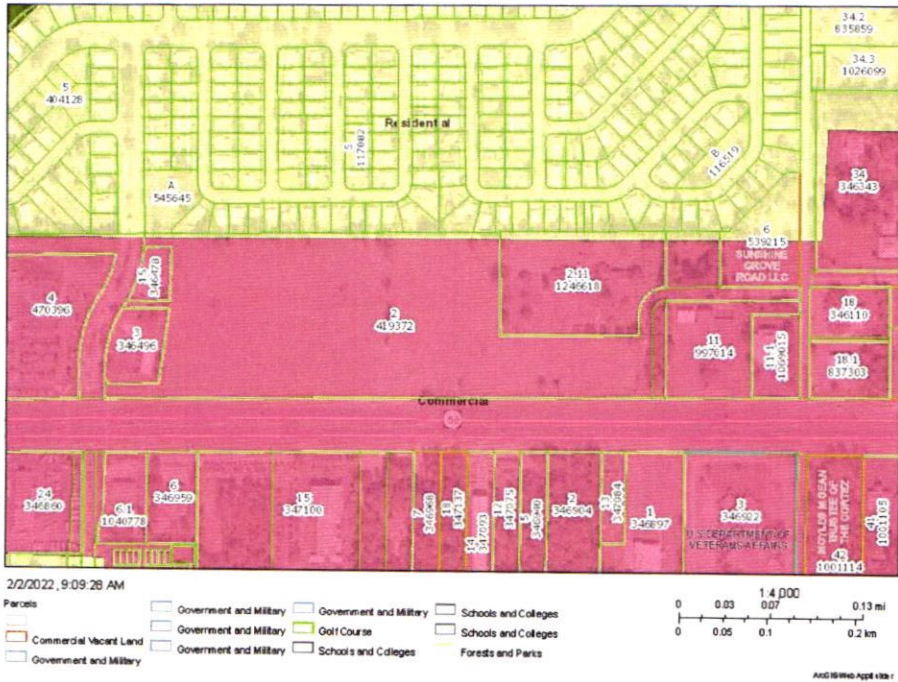


Figure 2. Current Zoning Map



Current Zoning surround Key No. 419372 includes:

East: PDP (GHC); PDP (GHC) ACLF

North: PDP (MH) – Brookridge Mobile Home Park

West: PDP (CHC)

South: Public Roadway (SR 50) with C-2, C-1, R1A and PDP (GC) south of the highway

Current Zoning surround Key No. 00394647 includes:

APPLICANT'S REQUEST

The applicant is requesting to retain a similar zoning designation on the property, now referred to as Planned Development Project – General Commercial (PDP (GC) with three C-2 uses (Drive-in Restaurant, Mini-Warehouse, Automobile Service) - and secure approval of a revised master plan. The intention is to create a commercial campus that will attract quality tenants, ranging from restaurants to retail stores, including possible locations for a bank and a grocery store. Most tenants will likely be located in self-standing parcels, while others may be clustered together. Most, if not all parcels will be sold, which could require conditional platting if done fee simple. They will all be served by a coordinated access, circulation and parking design that will include connections to Grove Road, Brookridge Central Boulevard and Cortez Boulevard (SR 50). A continuous access drive with a limited amount of direct parking will be provided across the property from the Tundra Drive intersection at Brooksville Central Boulevard to an existing commercial access drive to Grove Road. Three well-spaced access points to Cortez Boulevard are proposed along the nearly ½ mile of frontage, with the primary access located at an existing directional median cut. All access points will be coordinated with the Hernando County Engineer and the SR 50 access points will be permitted through the Florida Department of Transportation.

Providing a single plan for this large parcel is preferable to the disjointed commercial development that often occurs along major highways. The County and the applicant can work together to create the most efficient pattern for access and circulation. The variety of commercial uses on the campus allows for “internal capture” of traffic, where people can accomplish two or more tasks (i.e. bank & grocery store; clothing store & restaurant, etc.) in one trip. Pedestrian and non-vehicular traffic can be encouraged and incorporated into the design. Equally important, both ingress and egress from the campus onto adjacent roadways can be coordinated and properly designed with appropriate storage and turn lanes.

While not all tenants have been chosen at this point, the applicant anticipates a variety of users, with up to 225,000 square feet of building square footage. Major structures will be set back from SR 50 a significant distance to accommodate sufficient parking. Smaller structures and restaurants will likely be located along Cortez Boulevard, with a coordinated access, parking and circulation pattern. A landscape buffer and coordinated signage will be incorporated into the Cortez Boulevard frontage, while a vegetated buffer will be provided where adjacent to residential neighbors.

The Candler fine sand soils are conducive to development. The property was cleared of most of the trees several years ago and turned into an area for cattle grazing. The remaining trees consist of longleaf pine trees and laurel oak trees. There is a drainage ditch on the east side of the property, which collects and conveys stormwater into a relic sinkhole on the northeast side of the property. No development is proposed in this area, however, additional drainage may be routed to it. Gopher tortoise burrows were observed around the perimeter of the property. Removal of the tortoises will require relocation and permitting.

The property is within the Hernando County Utility Department (HCUD) service area and major utility lines are available in the area.

SETBACKS

BUILDING SETBACKS

PERIMETER

North: 100'

East: 20'

West: 20'

South: 50'

COMMERCIAL LOTS

Front: 30'

Side: 0' with 15' between buildings

Rear: 25'

DRAFT OF PROTECTIVE COVENANTS

Protective covenants to maintain common parking/circulation and drainage retention areas will be provided with SWFWMD permitting and maintenance will be the responsibility of the Property Owners Association.

PRELIMINARY ENGINEERING REPORT

Topography & Drainage

With the exception of the relic sink in the northeast, the site is moderately even. Conceptual drainage locations are shown in the northwest and northeast corners, however, some drainage may be vaulted. Final type and location of drainage retention structures will be determined during conditional platting or construction permitting.

Floodplain

As shown on the master plan and in Figure 4, below, a small area of 100 year floodplain is associated with the relic sink in the northeast corner of the property. It is not in an area where development is planned.

National Flood Hazard Layer FIRMette



Legend

- SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, Zone B
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes Zone X
 - Area with Flood Risk due to Levee Zone X
 - OTHER AREAS**
 - No Screen Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone X
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/2/2022 at 9:20 AM 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 unmoderated areas cannot be used for regulatory purposes.

Figure 4. FEMA Floodplain Map

Soils

The soils type located on the subject property consists of Candler fine sand. Refer to Figure 5 for the project area soils map.



Figure 5. USGCS Soils Map

Environmental

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

- The property was cleared of most of the trees several years ago and turned into an area for cattle grazing. The remaining trees consist of longleaf pine trees and laurel oak trees.
- The ground cover consists of various pasture grasses and dog fennel.
- There is a drainage ditch on the east side of the property, which collects and conveys stormwater into a relic sinkhole on the northeast side of the property.
- Gopher tortoise burrows were observed around the perimeter of the property. A FWC gopher tortoise permit will be required prior to land clearing operations.
- No other state or federally listed species were observed.

DEVELOPMENT SCHEDULE

Development is anticipated to occur in 2023.

ADEQUATE ACCESS

All tenants in the proposed project will be served by a coordinated access, circulation and parking design, that will include connections to Grove Road, Brookridge Central Boulevard and Cortez Boulevard (SR 50). A continuous access drive with a limited amount of direct parking will be provided across the property from the Tundra Drive intersection at Brooksville Central Boulevard to an existing commercial access drive to Grove Road. Three well-spaced access points to Cortez Boulevard are proposed along the nearly ½ mile of frontage, with the primary access located at an existing directional median cut. All access points will

LEGEND

- COMMERCIAL
- DRA
- FLOODPLAIN



0 60 120 240 360
Feet



SITE DATA

OWNER/APPLICANT:
AWN SPRING HILL, LLC.
3715 NORTHSIDE PKWY NW, SUITE 4-515
ATLANTA, GA 30327

PARCEL KEY NO. 00419372
AREA: 22.8 - ACRES
SECTION/TOWNSHIP/RANGE: 27/22S/18E
REQUESTED ZONING: PDP (GHC) W/ C-2 USES

PROPOSED NO. OF LOTS: TO BE DETERMINED

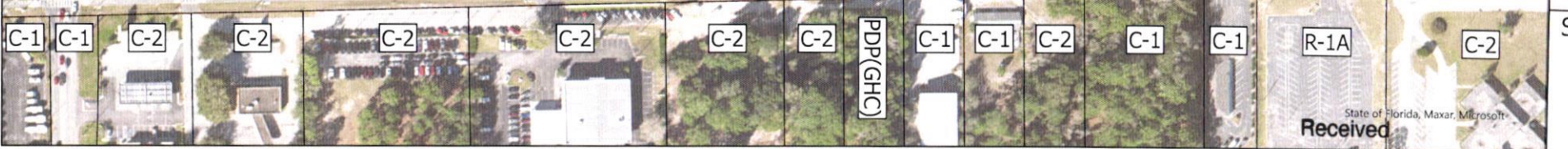
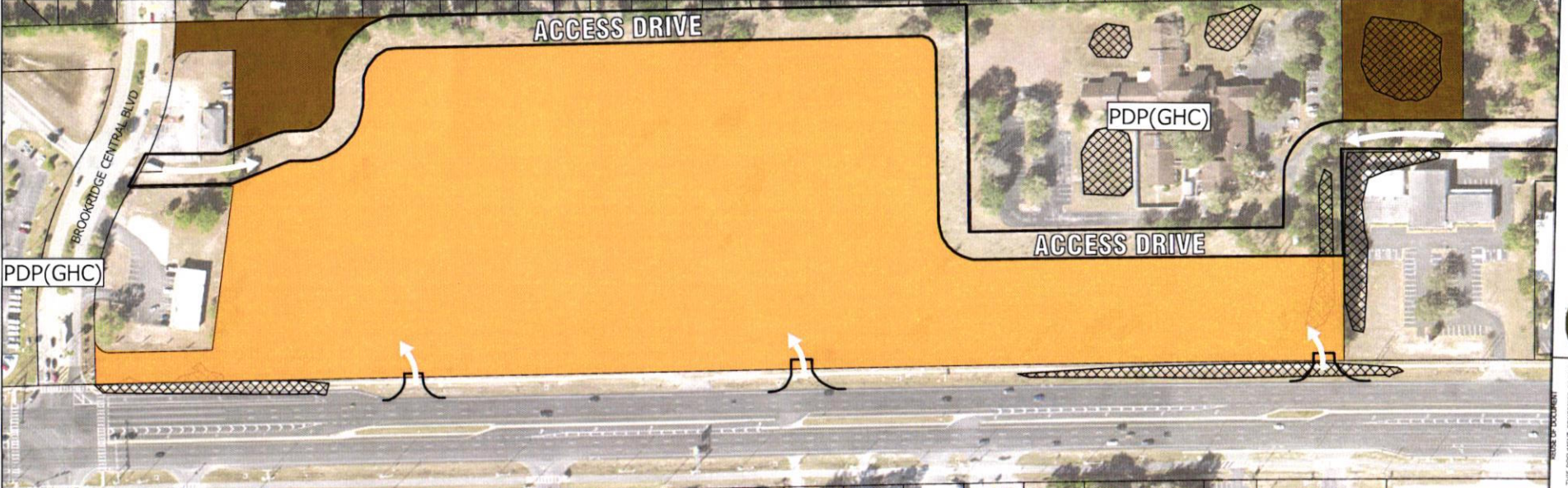
PERIMETER/BUILDING SETBACKS:
FRONT - 50'
SIDE (EAST) - 20'
SIDE (WEST) - 20'
REAR - 100'

BUILDING SQUARE FOOTAGE - 225,000 SQ FT

FEMA FIRM COMMUNITY PANELS: FEMA PANEL 12053C0186D,
EFFECTIVE DATE OF FEBRUARY 2, 2012.
FIRE PROTECTION: TO BE ADDRESSED DURING THE CONDITIONAL PLAT PHASE.

GENERAL NOTES:

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION 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 (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



REZONING MASTERPLAN
AXIOM PARCEL

Engineering
Surveying
Environmental
Transportation
Construction Management

Coastal
engineering associates, inc.

THIS DOCUMENT, COMPRISED OF THE INFORMATION IDEAS AND DESIGNS, AS SHOWN HEREON, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.

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FEB 02 2022

Planning Department
Hernando County, Florida

be coordinated with the Hernando County Engineer and the SR 50 access points will be permitted through the Florida Department of Transportation. SR 50 is six-laned at this location and has a good level of service. A traffic study will be prepared for the proposed project and reviewed by the County Engineer and the Florida Department of Transportation to determine necessary improvements for safe ingress and egress.

WATER AND SEWER/FIRE PROTECTION

The property is within the Hernando County Utility Department (HCUD) service area and major utility lines are available in the area. A Utility Analysis will be prepared for review by HCUD to evaluate capacity, determine connection points and ensure adequate fire protection.

DEVIATIONS:

BUILDING SETBACKS

PERIMETER

South: 50' (deviation from 125') - with the provision of a coordinated E-W access drive across the north boundary of the property, the large width of the existing SR 50 ROW and a coordinated access/circulation/parking plan, a 50' setback from SR 50 would be reasonable

COMMERCIAL LOTS

Side: 0' with 15' between buildings - with some commercial structures having multiple stores, there will be common walls.