

# 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: 8/28/2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-57

Received

SEP 4 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** GB3 Partners, LLLP

Address: 2750 Eagle Ave N

City: St Petersburg

State: FL

Zip: 33716

Phone: 727-584-8626

Email: matt@greatbaybud.com

**Property owner's name:** (if not the applicant) Matt Sokolowski

**REPRESENTATIVE/CONTACT NAME:** Donald Lacey, AICP

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

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): 01641030
2. SECTION 23, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: PDP (IND)
4. Desired zoning classification: Approval of a Master Plan
5. Size of area covered by application: 18.5
6. Highway and street boundaries: East of Anderson Snow Rd, and North of Edward Noll Dr.
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 AFFIDAVIT

I, \_\_\_\_\_, 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.

*Claudia Sokolowski*

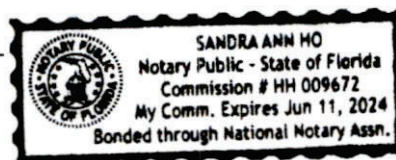
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2024, by Claudia Sokolowski who is personally known to me or produced \_\_\_\_\_ as identification.

Signature of Notary Public

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



Notary Seal/Stamp

**GB3 Partners LLLP**  
**Zoning and Master Plan**  
**Narrative**

**Parcel Key: 1641030**

**General Location**

The property is located on the north side of Edward R. Knoll Road, approximately 660 feet east of Anderson Snow Road. The property consists of 18.5 acres and is identified by the indicated parcel key. See Figure 1 for the aerial and general location of the site.

**Request**

The request is for approval of a master plan for light warehouse/distribution on property zoned PDP/IND (Planned Development Project/Industrial).

**General Description of Proposed Uses**

The project includes a 200,000 square foot warehouse, office and distribution facility along with a 5-bay loading canopy and small maintenance building. The site is located in the Holland Springs Industrial Park, Unit 4, and the use of the property for light warehouse/distribution is consistent with the current zoning and the types of employment generating land uses contemplated for the Airport Planned Development District (PDD).

**Current Zoning Designation**

The current zoning designation on the property by Hernando County is Planned Development Project/Industrial (PDP/IND). The PDP/IND District allows all permitted uses in the I-1 zoning district and any permitted and special exception uses from the I-2 zoning districts designated in the narrative or on the master plan. Light wholesale storage and distribution is a permitted use in the I-1 zoning district. See Figure 2 for the Current Zoning Designation of the site.

**Current Land Use Designation**

The current Future Land Use Designation by the Hernando County 2040 Future Land Use Map is Airport Planned Development District (PDD). See Figure 3 for the Current Land Use Designation of the site.



## Surrounding Zoning and Land Use

	Property Description	Zoning	Future Land Use
<b>North</b>	Vacant, future site of Amazon distribution facility	PDP/CP (Planned Development District/Corporate Park)	Airport PDD
<b>South</b>	VFW Post 10209, Woodcrafts by Angel Inc., vacant, Anderson Snow District Park	PDP/IND (Planned Development District/Industrial), PDP/REC (Planned Development District/Recreation), AG (Agriculture)	Airport PDD
<b>East</b>	Vacant, Bowlersmart LLC	PDP/IND (Planned Development District/Industrial), PDP/CP (Planned Development District/Corporate Park)	Airport PDD
<b>West</b>	Vacant	PDP/CP (Planned Development District/Corporate Park)	Airport PDD

## Consistency with the Comprehensive Plan

The current Future Land Use Designation by the Hernando County 2040 Future Land Use Map is Airport Planned Development District. The use of the property is governed by the following Objective and Strategy Clusters from the 2040 Plan:

**Objective 1.05B:** The Airport Planned Development District (Airport PDD) is created to facilitate maximum utilization of the Brooksville Tampa Bay Regional Airport as a center for aviation and aviation related uses, industrial and business park uses and the development of private lands in support of an employment center.

**Strategy 1.05B(1):** The Airport PDD includes both public and privately owned lands. Primary uses allowed include a mixture of aviation, commercial, industrial, and public facilities.

Recommended uses for publicly owned airport properties are guided by the Airport Master Plan for the Brooksville-Tampa Bay Regional Airport, as updated from time to time.

Strategy 1.05B(7): Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

*Analysis:* Use of the site for a warehousing and distribution is consistent with the Airport PDD Objective and Strategy Cluster in that it promotes the intent of the district as an employment center, develops the site for industrial uses, and promotes a mixture of industrial and employment based uses on privately owned land.

Objective 1.04H: The Industrial Category provides primarily for industrial uses with an overall average gross floor area ratio of 0.50 but also includes limited ancillary commercial uses.

Strategy 1.04H(2): Industrial development should be located with access to arterial or non-residential collector roadways with easy access to major arterials. Access through residential streets is prohibited.

*Analysis:* The site has easy access to Anderson Snow Road, Spring Hill Drive and the Suncoast Parkway (SR 589); all designated as collector or arterial streets designed to provide for a the movement of people and goods.

Strategy 1.04H(3): The County shall provide for economic development and provide for a stable inventory of industrial locations through the protection and maintenance of its industrial areas. The conversion of industrially designated sites to other uses is discouraged.

*Analysis:* The request for a 200,000 square foot light warehouse and distribution center with ancillary facilities is consistent with the designation of the site for industrial uses and the Plan strategies for industrial development. The Plan requires that the County protect industrial land from designation to other uses to provide for a stable employment base.

## Dimensional Standards

### Setbacks

Front:	35 feet
Side(s):	20 feet
Rear:	35 feet

Building Height: 45 feet and/or three (3) stories (see Note)

Note: per the dimensions and area regulation from the industrial districts the maximum building height permitted may be increased provided one additional foot is added to each of the required yards for each additional foot of building height constructed over the maximum building height permitted. In such cases the minimum side yard requirement shall be thirty-five (35) feet plus one additional foot for each additional foot of building height constructed over the maximum building height permitted.

Building height will also comply with FAA and the airport requirements.

Perimeter Buffers: Provided in accordance with the requirements of the Community Appearance Ordinance.

## Deviation Requests

There are no deviation requests with this application.

## Site Characteristics

### Topography

The site is relatively flat. Elevations on the site range from 67 to 74 above MSL. Please see Figure 4 for elevations on the site.

### Floodplain

The site is not located in a flood zone. Please see Figure 5 for the floodplain information.

### Soils

The site consists entirely of Candler Fine Sands, 0 to 5% slope. Please see Figure 6 for soil types found on the site.

## Environmental

The site contains no significant environmental features or wetlands on the site. Prior to development Hernando County may require a listed species site survey. Any listed species on the site identified by the report will be treated in accordance with all State and Federal guidelines.



## Impact to Public Facilities

### Adequate Access

Access to the site is from Edward R Noll Drive, a two lane industrial street serving the Holland Springs Industrial Park. Edward R. Noll Drive provides direct access to Anderson Snow Road which provides easy access to Spring Hill Drive and the Suncoast Parkway (SR 589) making the site ideal for warehousing and distribution. The Hernando County Capital Improvement Plan includes improvements at the intersection of Anderson Snow Road and Corporate Boulevard consisting of widening Anderson Snow Road from two lanes to four lanes from the existing four lane section to approximately 1/4 mile south of the intersection with Corporate Boulevard and adding signalization at the intersection. The project is intended to provide increased vehicular safety improvements.

### Public Facilities

Water and Sewer: The site will be served by Hernando County Utilities. The developer will conduct a utility capacity analysis as required.

Solid Waste: The site will be served by a solid waste collection agency as designated by the County.

Police and Fire: The site is served by the Hernando County Sheriff's Office for police protection and Hernando County Fire/Rescue Stations 3 and 14.

Drainage: The site will comply with the requirements of Hernando County and the Southwest Florida Water Management District for stormwater and flood prevention.

## Concurrency

A Certificate of Concurrency from the County will be required at the time of permitting. Application is the responsibility of the permit applicant. The following facilities will be reviewed for adequate capacity:

- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste Disposal
- Transportation (roadways)

At this time, it is anticipated that adequate capacity will be available to support the project.

Exhibits

Figure 1-General Location and Aerial

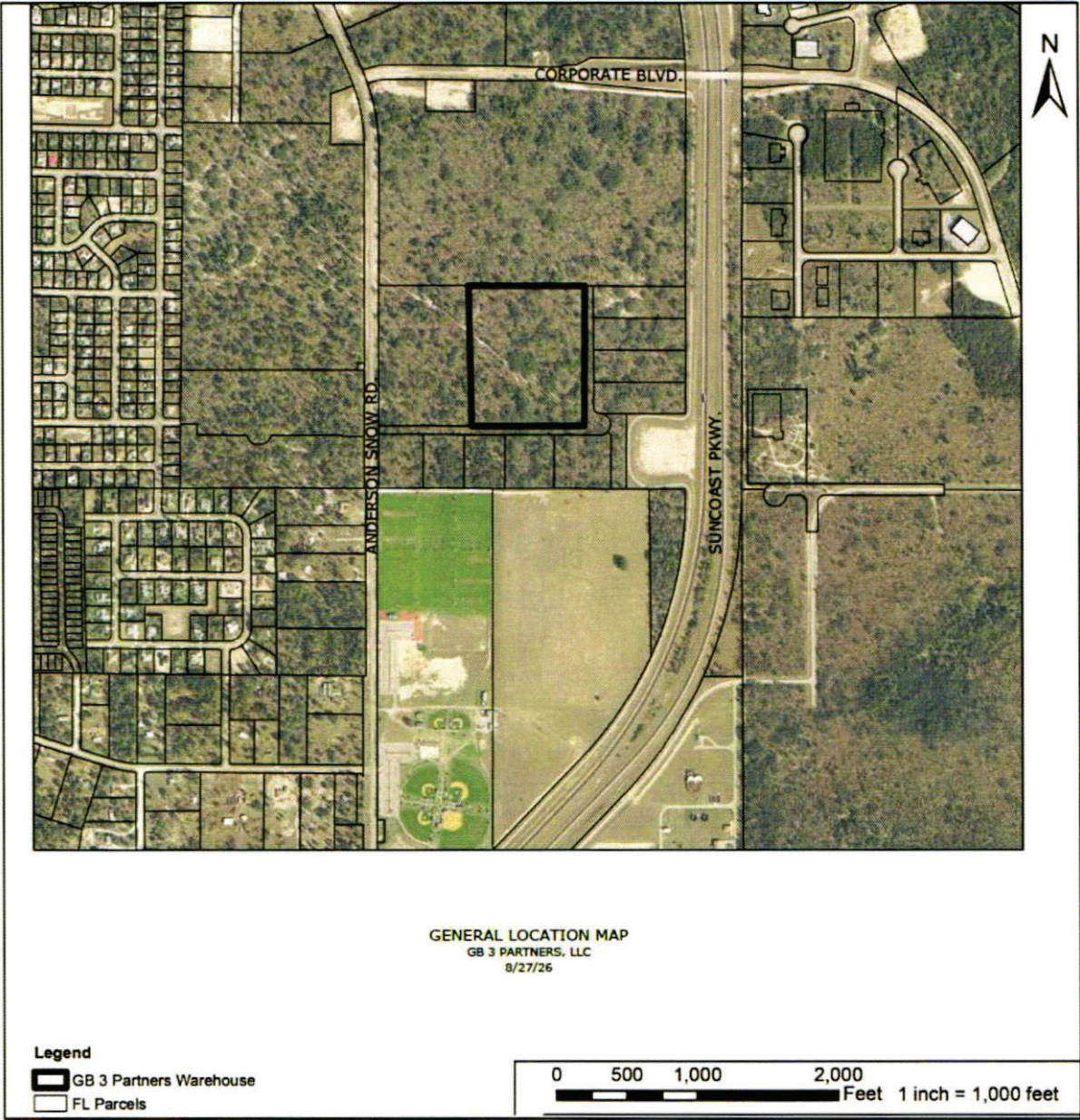




Figure 2-Zoning

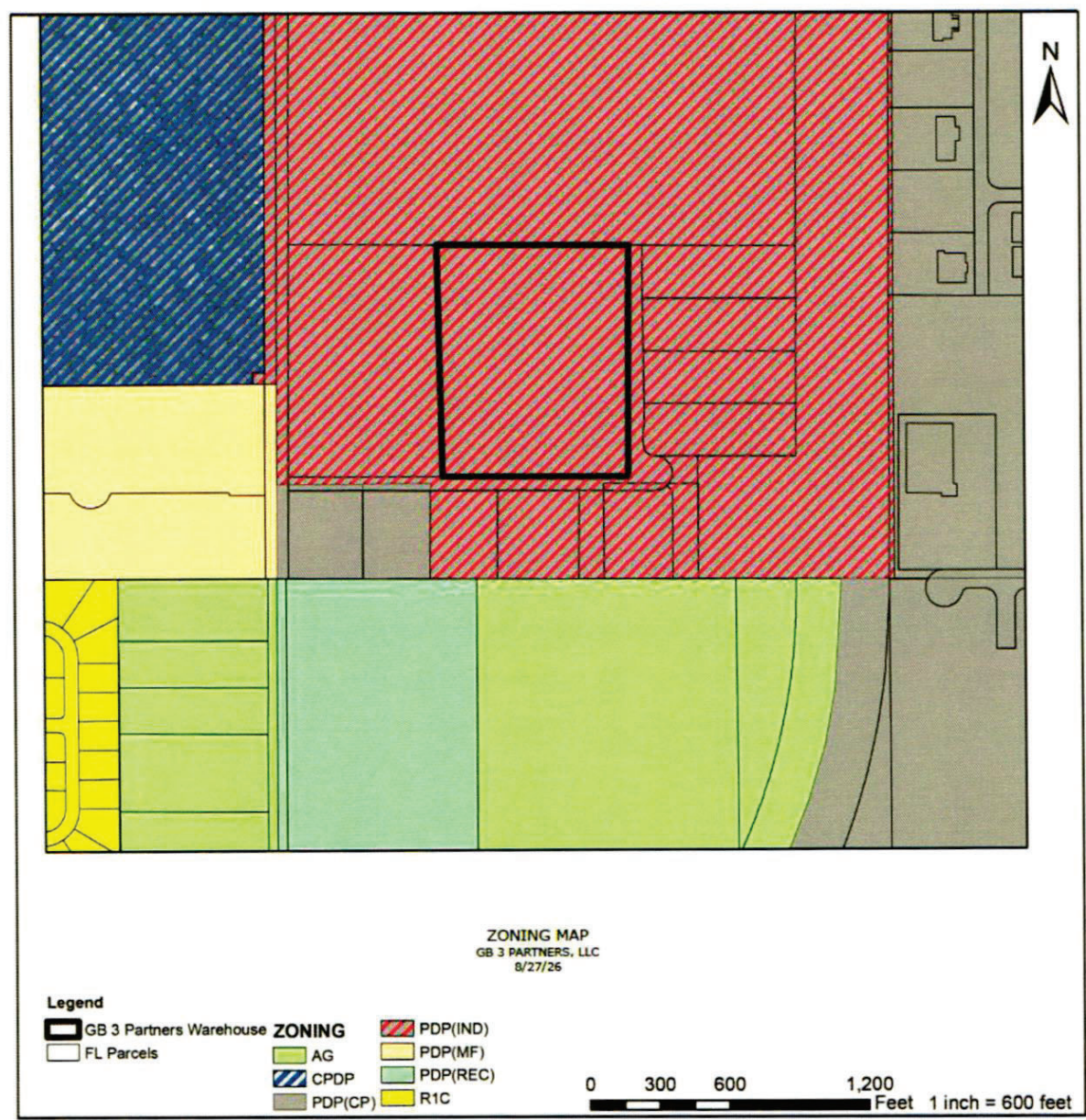




Figure 3-Future Land Use Designation



Figure 4-Topography

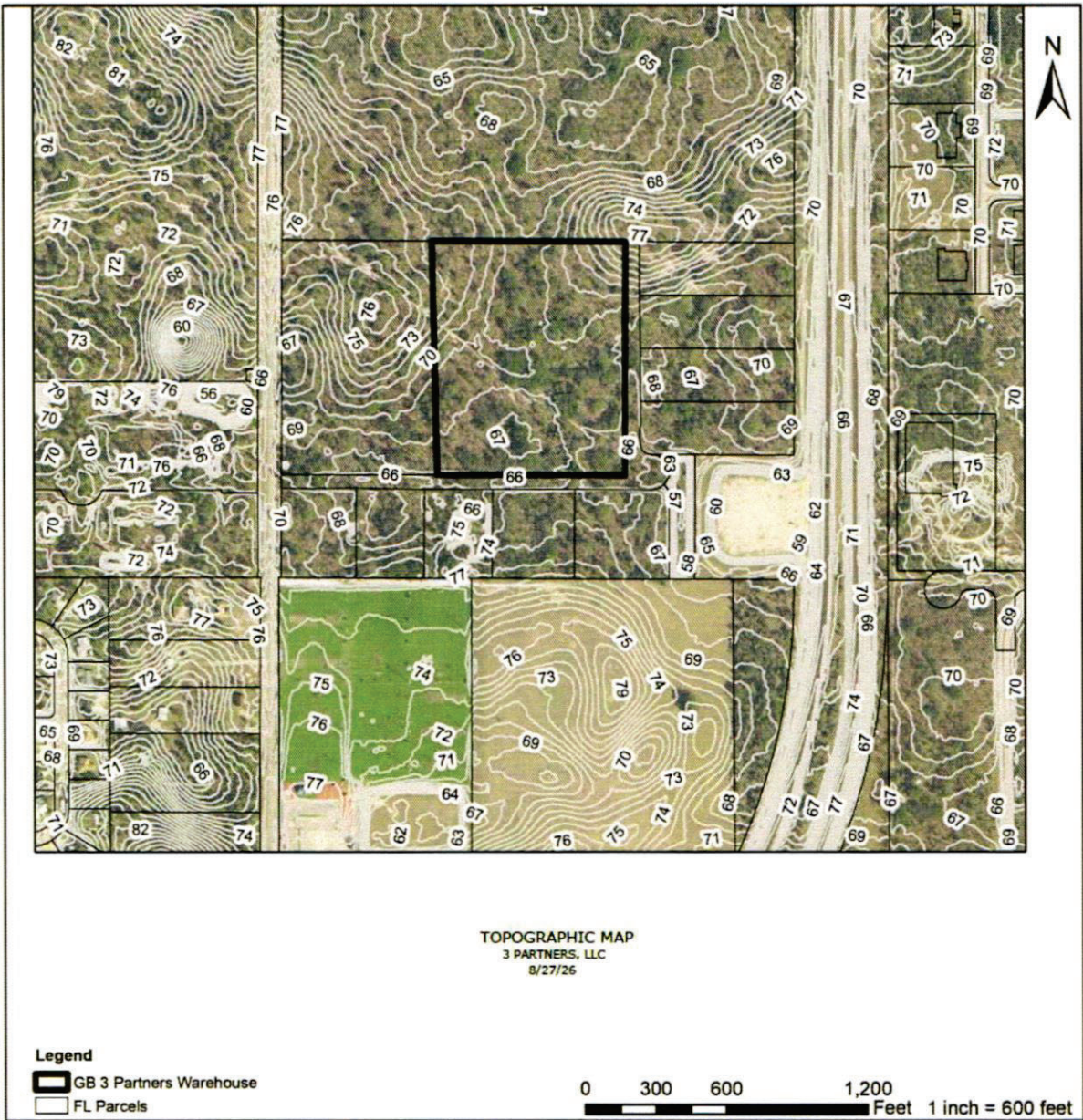




Figure 5-Floodplain

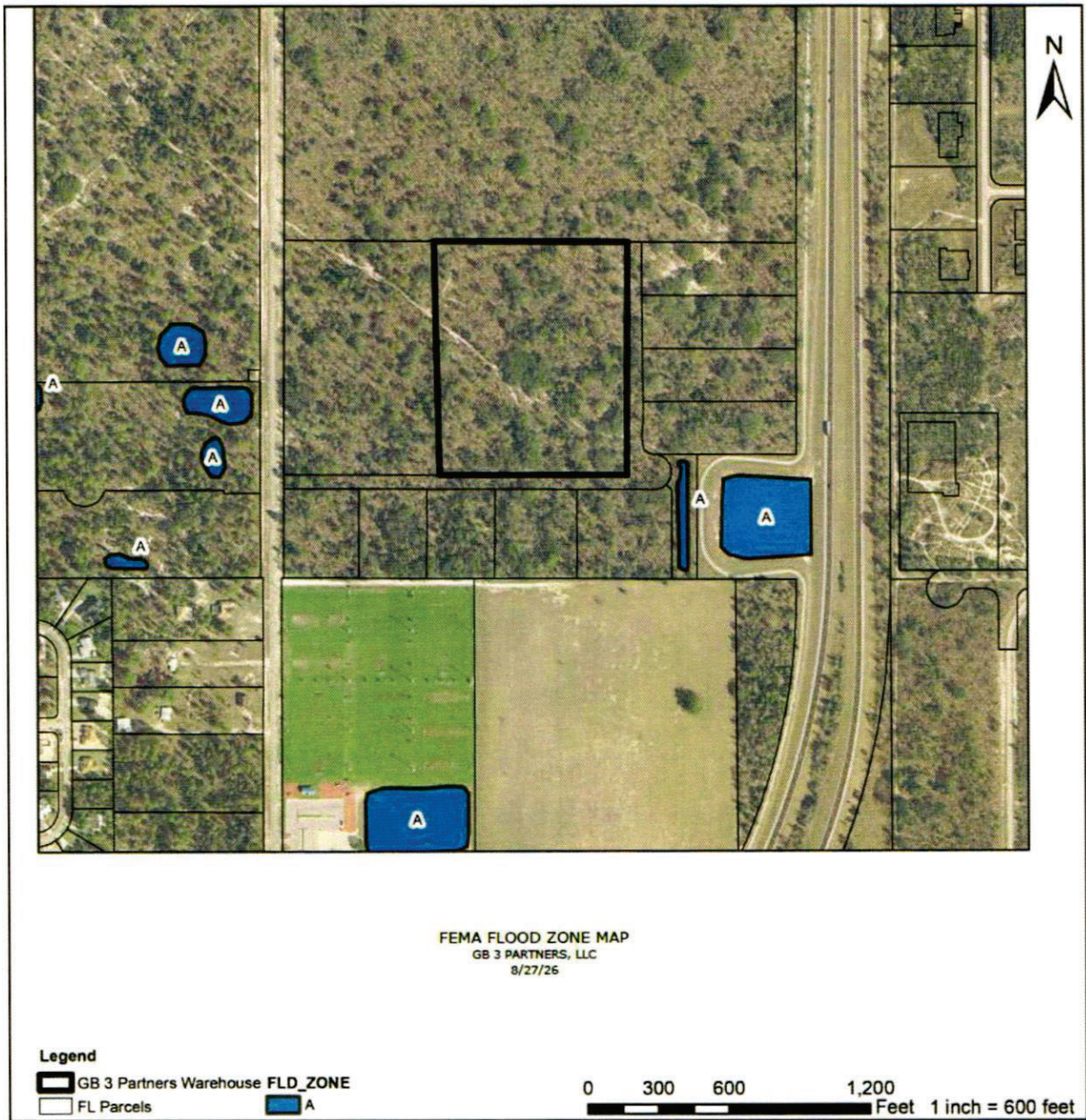


Figure 6-Soils

