

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: 08/05/2024

File No. _____ Official Date Stamp:

11-24-49
Received
AUG 7 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Todd Mooney

Address: 13210 Spring Hill Drive

City: Spring Hill

State: FL

Zip: 34609

Phone: 352-683-4207

Email: mooney1325@yahoo.com

Property owner's name: (if not the applicant) Huntley Holdings, LLC

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): 01231599, 01335807
2. SECTION 18, 17, TOWNSHIP 23, RANGE 19
3. Current zoning classification: PDP (GHC)
4. Desired zoning classification: CPDP, PDP(Light Industrial), PDP(Highway Commercial)
5. Size of area covered by application: 35.1 acres
6. Highway and street boundaries: SWC of US Hwy 41 & Spring Hill Drive in Hernando County
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, Jacob W. Huntley, 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): Todd Mooney

and (representative, if applicable): Donald Lacey, AICP/Coastal Engineering Associates, Inc
to submit an application for the described property.

Jacob Huntley

Signature of Property Owner

State of Texas | County of Tarrant

COPIES OF INSTRUMENT

The foregoing instrument was acknowledged before me this 05 day of August, 20 24, by Jacob Huntley who is personally known to me or produced Driver License as identification.

Brittany Rene Copeland

Signature of Notary Public

Document Notarized using a Live Audio-Video Connection

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



Notary Seal/Stamp

Rezoning Application Form_11-08-16.Docx

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REZONING APPLICATION
MOONEY CPDP (PDP-LI; PDP-HC)
PARCEL KEY #s 1231599; 1335807

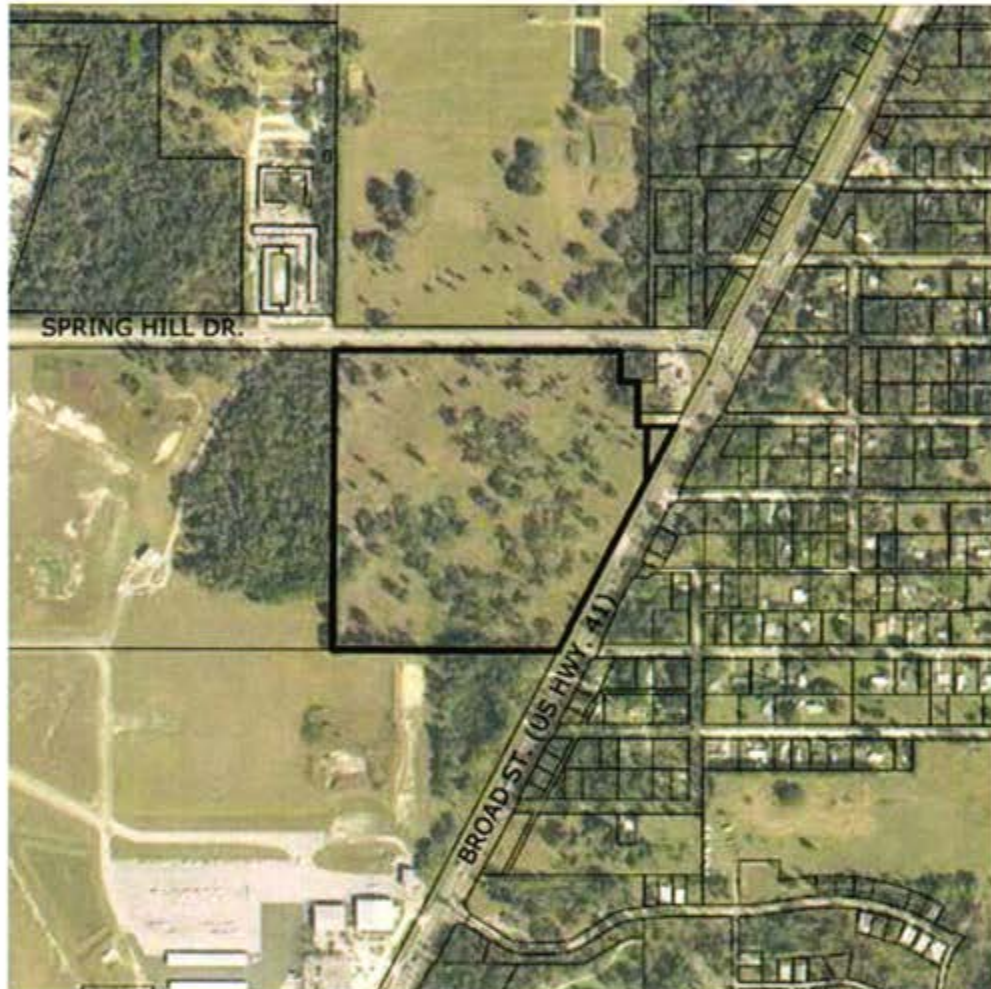


Figure 1. MOONEY (Key no. 1231599 & 1335807), Aerial & Location Map

General:

The subject site, consisting of approximately 35.2 acres, lies within Sections 17 & 18, Township 23 S; Range 19 E and is located on the west side of US 41 and the south side of Spring Hill Drive. The property is identified by the Hernando County Property Appraiser (HCPS) as parcel keys 1231599; 1335807. Refer to Figure 1 for location and aerial view.

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

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AUG 7 2024

Comprehensive Plan Future Land Use Map (FLUM) – The future land use designation for the subject property is Planned Development, specifically the Airport Planned Development District. Parcels to the south, west and north are also within the Airport PDP, while east (across US 41) the immediate parcels are designated Commercial. See Figure 2.

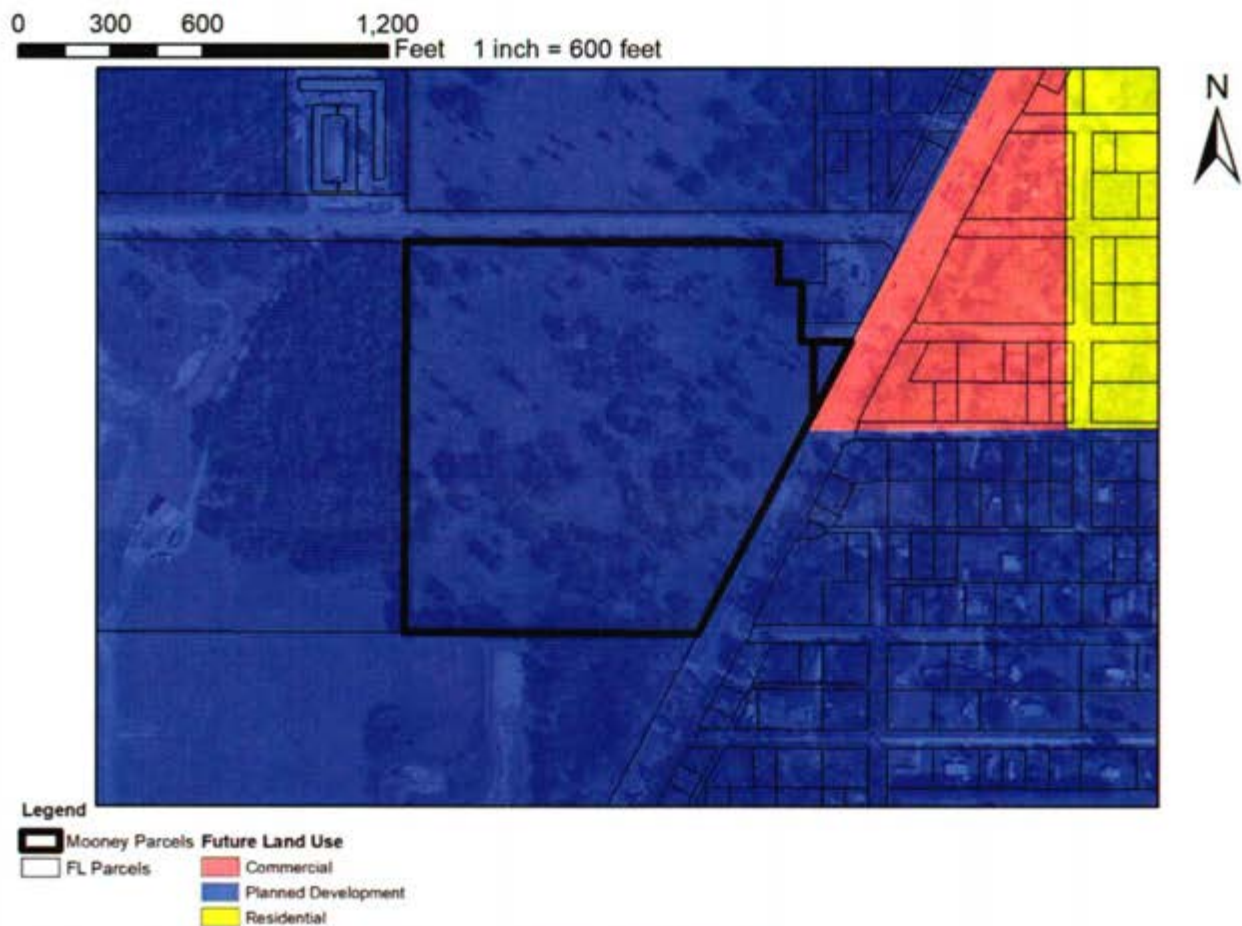


Figure 2. MOONEY (Key no. 1231599 & 1335807), Future Land Use Map

Zoning – The property is presently zoned as a Planned Development Project – General Highway Commercial (GHC) a designation that allows for land uses in the C-1 category. The PDP zoning also included the following C-2 uses: nurseries, automobile/truck repair establishments and drive-thru facilities for a drug store. See Figure 3.

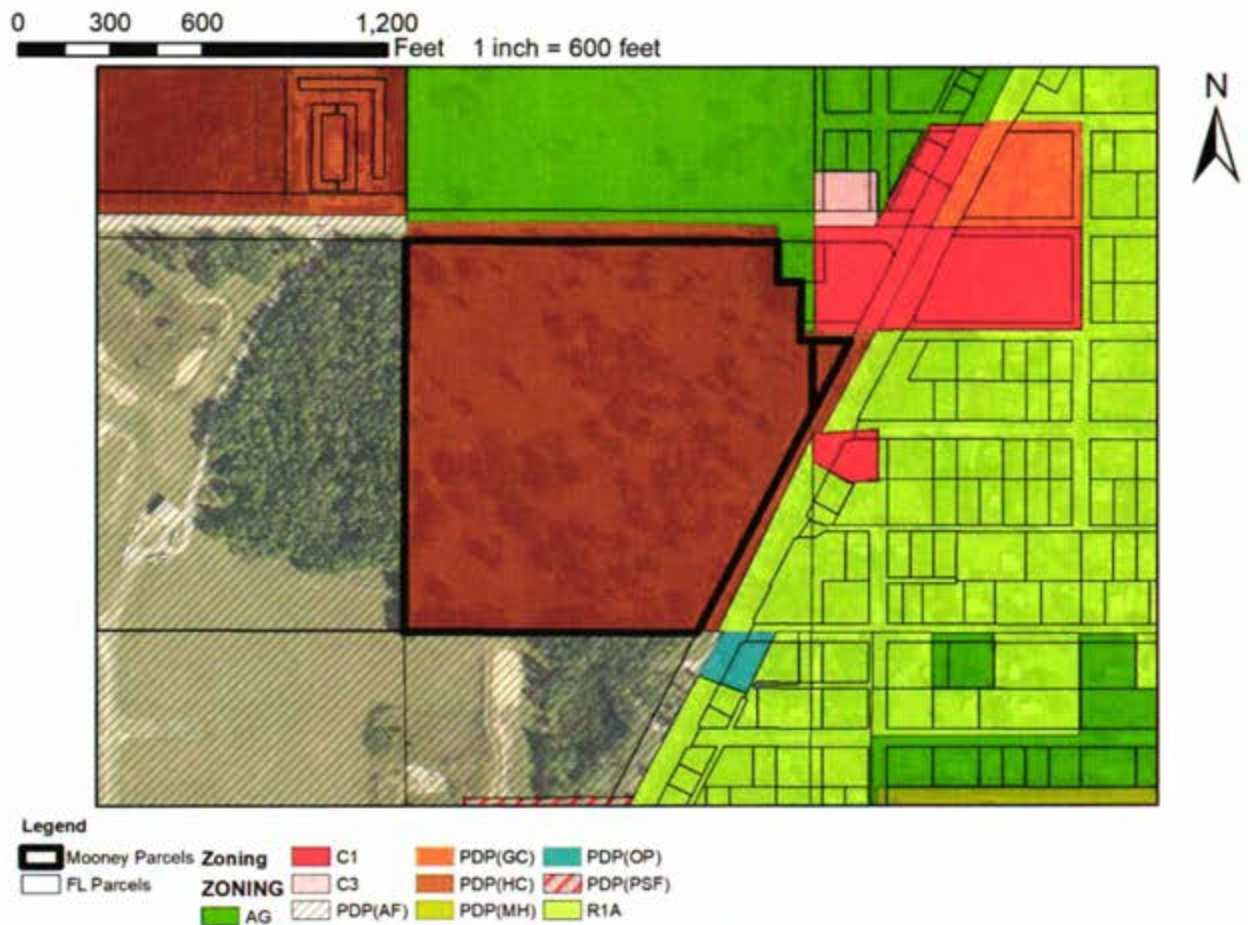


Figure 3. MOONEY (Key no. 1231599 & 1335807), Current Zoning Map

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

	<u>Property Description</u>	<u>ZONING</u>	<u>FLU</u>
North	Vacant	AG	Airport PDD
South	Airport	PDP-AF	Airport PDD
East	Garden Grove Community	R1A	Commercial
West	Airport	PDP-AF	Airport PDD

Request

The present zoning on the subject property is PDP-GHC (General Highway Commercial – Planned Development Project). The applicant intends to make very minor modifications to the master plan and expand the zoning to CPDP-LI and HC (Combined Planned Development Project – Light Industrial and Highway Commercial).

The location of the site at the intersection of two major arterial roadways and adjacent to the Brooksville -Tampa Bay Regional Airport makes it a desirable property for a variety of commercial and light industrial uses. The proposed changes are consistent with the County's Future Land Use Map's Airport Planned Development District designation which supports the inclusion of both light industrial and commercial activity. Widening the spectrum of available land uses for businesses interested in this project's unique location will make it more attractive.

The subject property is ideally suited for the proposed uses in that it is located at the confluence of two major arterial roadways and has sufficient frontage on both roads to allow safe ingress and egress. It is also in very close proximity to two regional transportation links, the Suncoast Parkway and the Brooksville-Tampa Bay Regional Airport. The property is already provided with both sewer and water infrastructure by the Hernando County Utilities Department. There are minimal amounts of wetland and floodplain located on the property.

The proposed master plan takes advantage of the extensive frontage on the arterial roadways by establishing three common access points from the arterial network and creating up to 10 lots fronting the highways for commercial use. These lots will all served by a joint access drive or cross-access agreements. The remaining acreage interior from the commercial parcels will be available for light industrial or commercial uses and may be further subdivided to create up to four individual parcels. An overall drainage system will likely be established, utilizing the lower elevations along the western and southern boundaries. Landscape buffers will be created along both US 41 and Spring Hill Drive to provide the project with an appealing view from the adjacent highways.

Setbacks and Buffers

Perimeter Building Setbacks:

North: 75'

South: 35'

East: 75'

West: 35'

External Commercial Lot Building Setbacks:

Front: 75'

Rear: 35'

Side:: 20'

Internal Industrial/Commercial Parcels

20' between buildings

Buffers:

North: 35' Landscape Buffer

South: 15' Natural Vegetative Buffer where no DRA is created

East: 35' Landscape Buffer

West: 15' Natural Vegetative Buffer where no DRA is created

Maximum Building Height: 45'

Maximum Building Square Footage: 500,000 square feet

Draft of Protective Covenants

A property owners association will be created to cover maintenance and repair of any common facilities, such as drainage areas and access drives.

Development Schedule

No timetable for development has been established, however, conditional platting of the property will be the initial step and may be undertaken in 2025.

Proposed Public Improvements

Access to the adjacent public roads and connection to HCUD utilities will be permitted with the Hernando County Engineer, the Hernando County Utilities Department and the Florida Department of Transportation.

Adequate Access

The property has approximately ¼ mile frontage along both US 41 and Spring Hill Drive. Both roads are multi-laned and have sufficient capacity to handle the proposed project. The location of an existing directional left turn lane on US 41 will be utilized for the project's eastern entrance. Two access points are proposed from Spring Hill Drive to the north, with the configuration to be worked out with the County Engineer. This will likely be done during the conditional platting process, when a traffic study will be prepared and submitted for County review. With Airport property to the south of this project, the normally-required frontage road was waived in the existing zoning. Access within the project will be handled via access drives and/or cross access agreements.

Topography: As shown in figure 4, the highest elevations are in the northeast corner of the property (86 ft) and the property descends approximately 20 ft as it reaches its southern and western boundaries.

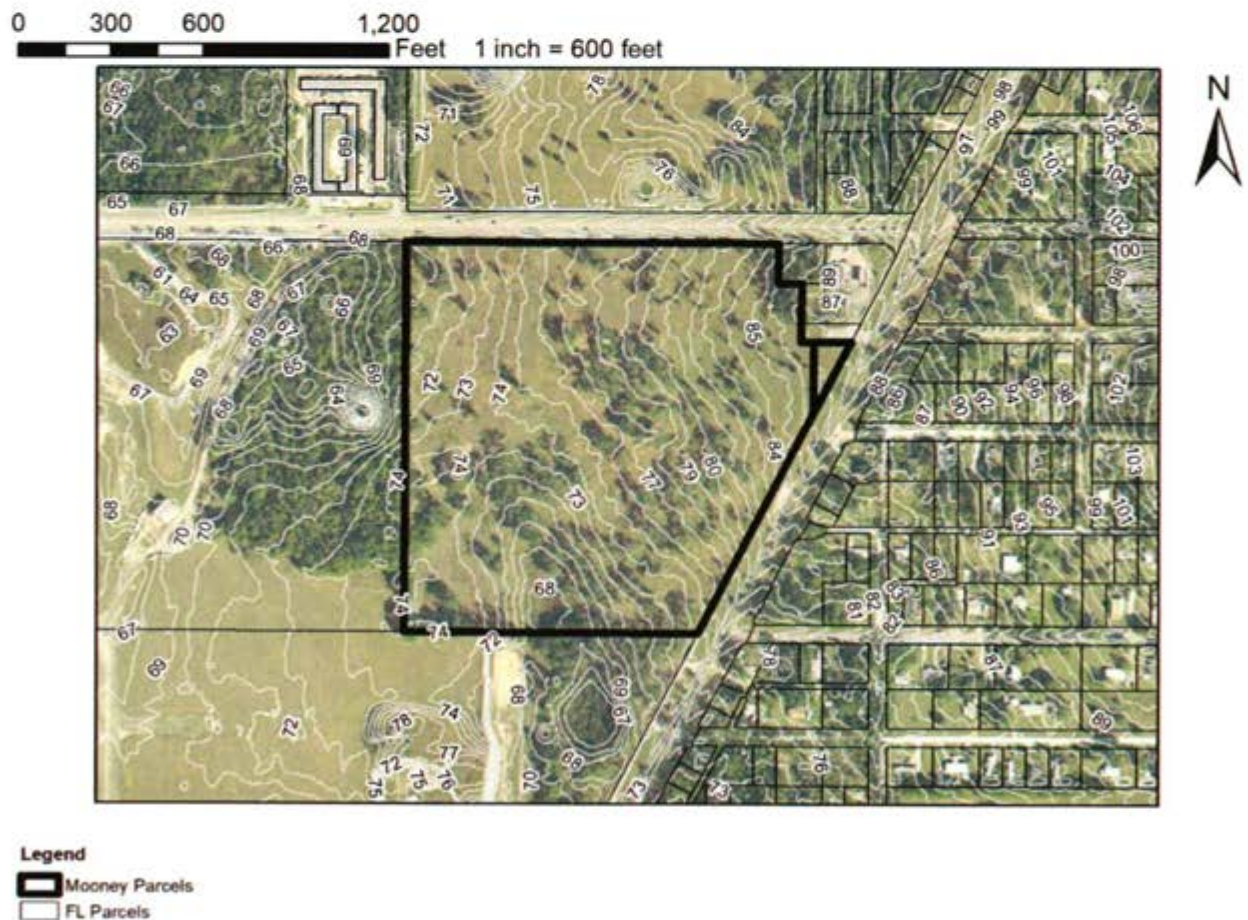


Figure 4. MOONEY (Key no. 1231599 & 1335807), Topography Map

Floodplain

The property is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel effective date 2/2/2012. As shown in figure 5, a small area of 100-year floodplain is located in the southern portion of the property, in the approximate location of a jurisdictional wetland marsh.

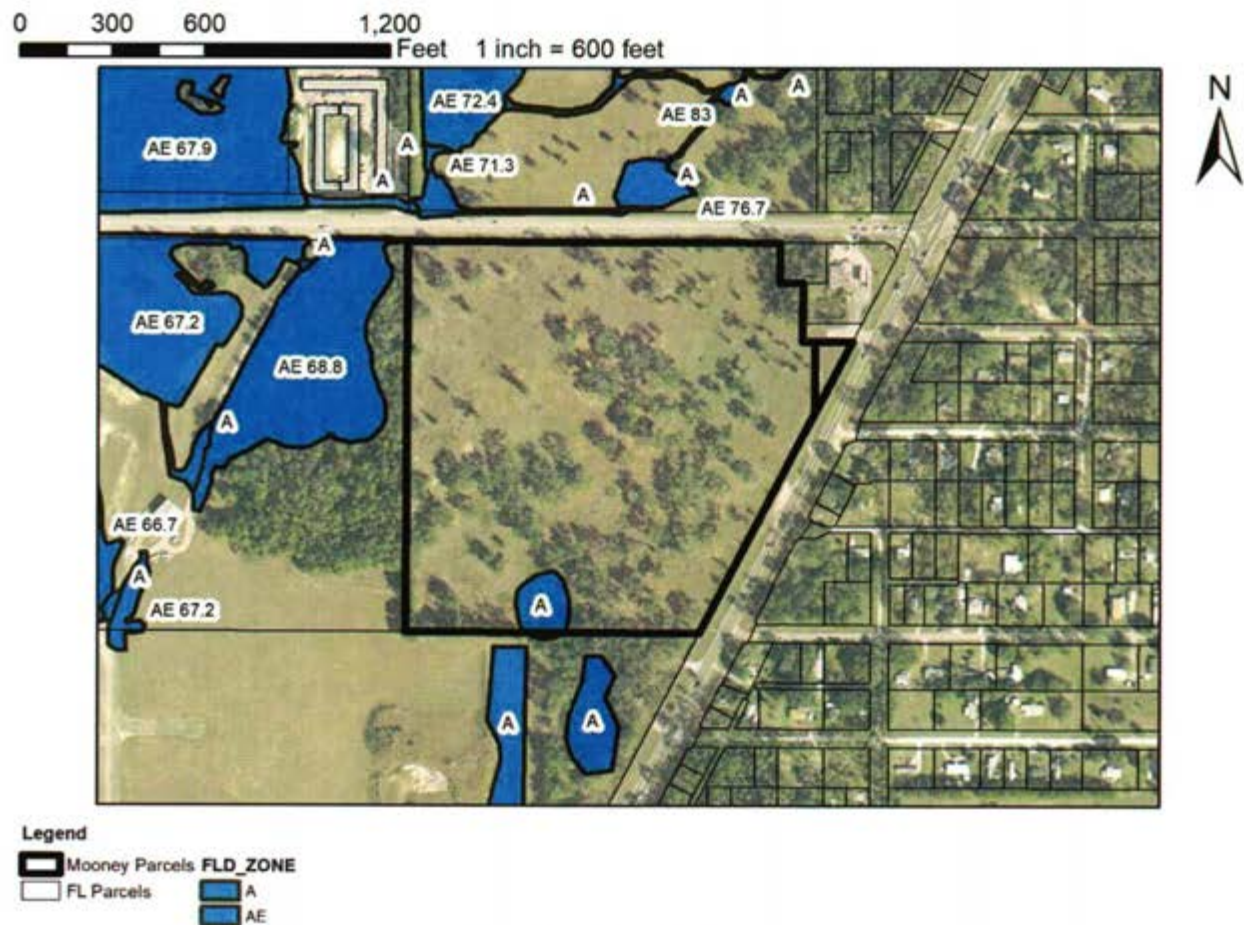


Figure 5. MOONEY (Key no. 1231599 & 1335807), Floodplain Map

Soils

The subject property contains three (3) soil types, including Kendrick fine sand (well drained), Masaryk very fine sand (moderately well drained) and Nobleton fine sand (somewhat poorly drained). See Figure 6.

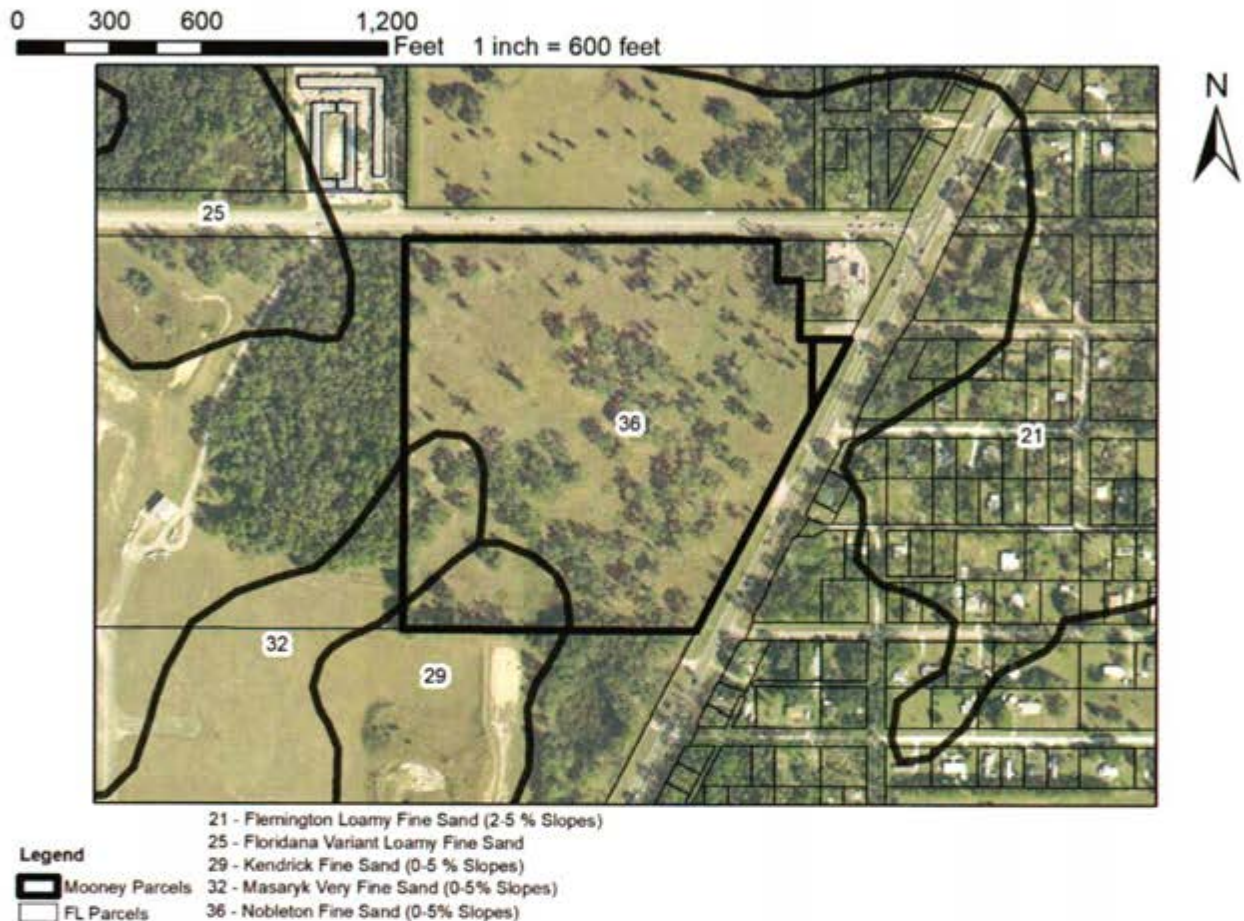


Figure 6. MOONEY (Key no. 1231599 & 1335807), Soil Map

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.
- Three (3) jurisdictional wetland areas were confirmed on the subject property. The approximate wetland areas are depicted on Figure 7.. A wetland delineation will be established in accordance with SWFWMD regulations prior to project design. Wetland areas less than 0.50 acres that do not contain listed species can be proposed for impact with no habitat mitigation required.
- The majority of the trees on the subject property are live oak trees (*Quercus virginiana*). These trees are either specimen or majestic size trees (trees greater than 18-inch DBH). Tree removal and the associated tree mitigation will be done in accordance with the Hernando County Tree and Landscaping Ordinance.
- Other smaller trees on the property include camphor, slash pine, laurel oak, and sweetgum trees.
- The ground cover is a mixture of various pasture grasses, dogfennel, Cogan grass, blackberry and beautyberry.

- Gopher tortoise burrows (a Florida threatened species) were detected on the property, although their density is very low. An off-site gopher tortoise permit must be obtained from the Florida Fish and Wildlife Conservation Commission (FWC), and the gopher tortoise(s) relocated prior to development of the property. It is estimated that there are 5 or less tortoise burrows.
- There were no other state or federally listed species detected.



Figure 7. MOONEY (Key no. 1231599 & 1335807), Wetlands Map

Utilities

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

Drainage:

A stormwater retention system will be designed and permitted to accommodate all drainage from the subject site. If a common DRA is created it will likely be in the western and southern portions of the property, generally as depicted on the master plan.

Recreation:

Commercial and Industrial land uses do not have an impact on recreational facilities.

Schools:

Commercial and Industrial land uses do not have an impact on school facilities.

Deviations:

No additional deviations are proposed. The frontage road requirement along US 41 was waived with the previous zoning approval and the US 41 building setback was set at 75'.