

Master Plan Modification Application Narrative

Parcel Key 417481

Applicant: Affordable Secure Storage



Figure 1. Parcel Key 417481 - Aerial and Location Map

General:

The site consists of a 4.2 acre vacant site. The site is located at the corner of Landover Boulevard and Alcan Avenue, one block west of Mariner Boulevard. Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned Planned Development Project/General Commercial (PDP/GC) with a C-2 use for mini warehouse. Please refer to Figure 2 below for the site zoning.

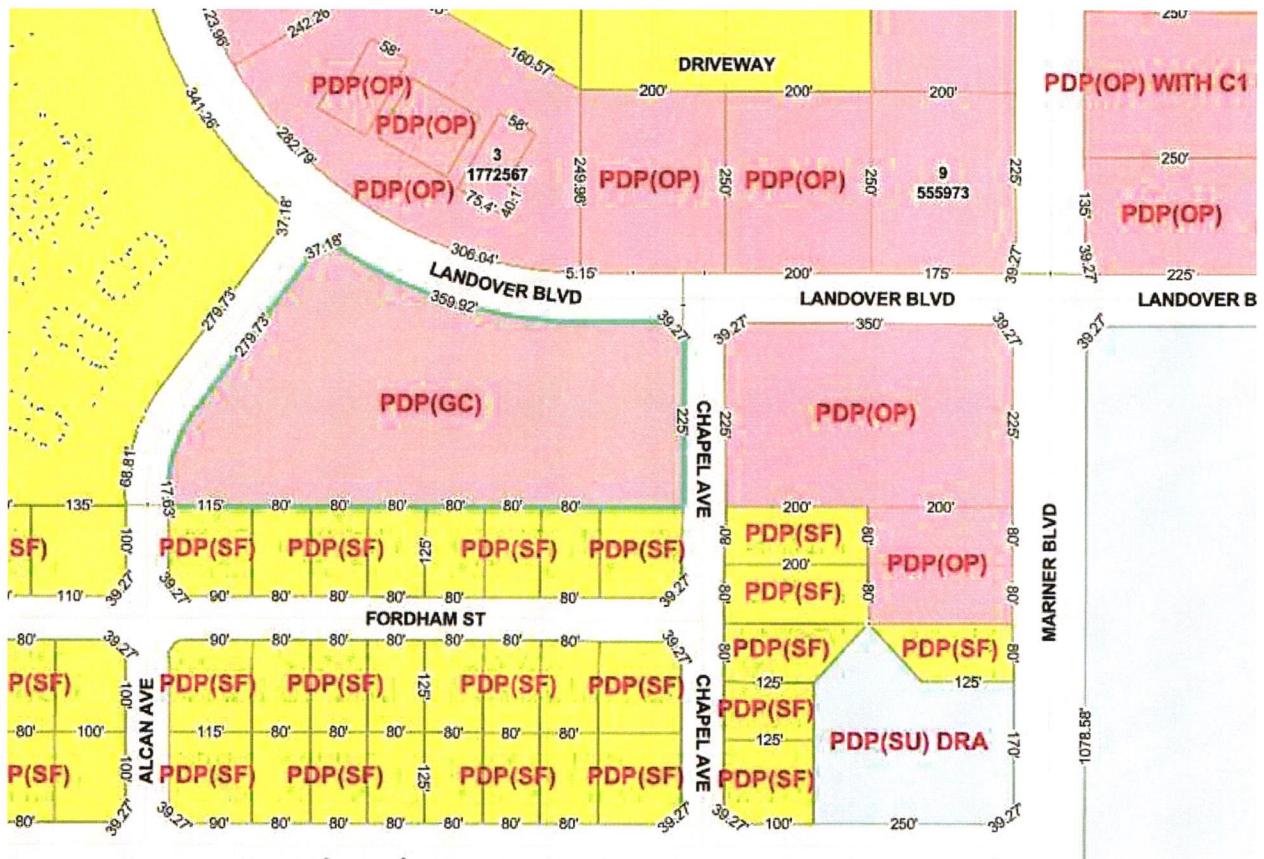


Figure 2. Parcel Key 417481 - Zoning Map

The site is currently designated as Commercial on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.

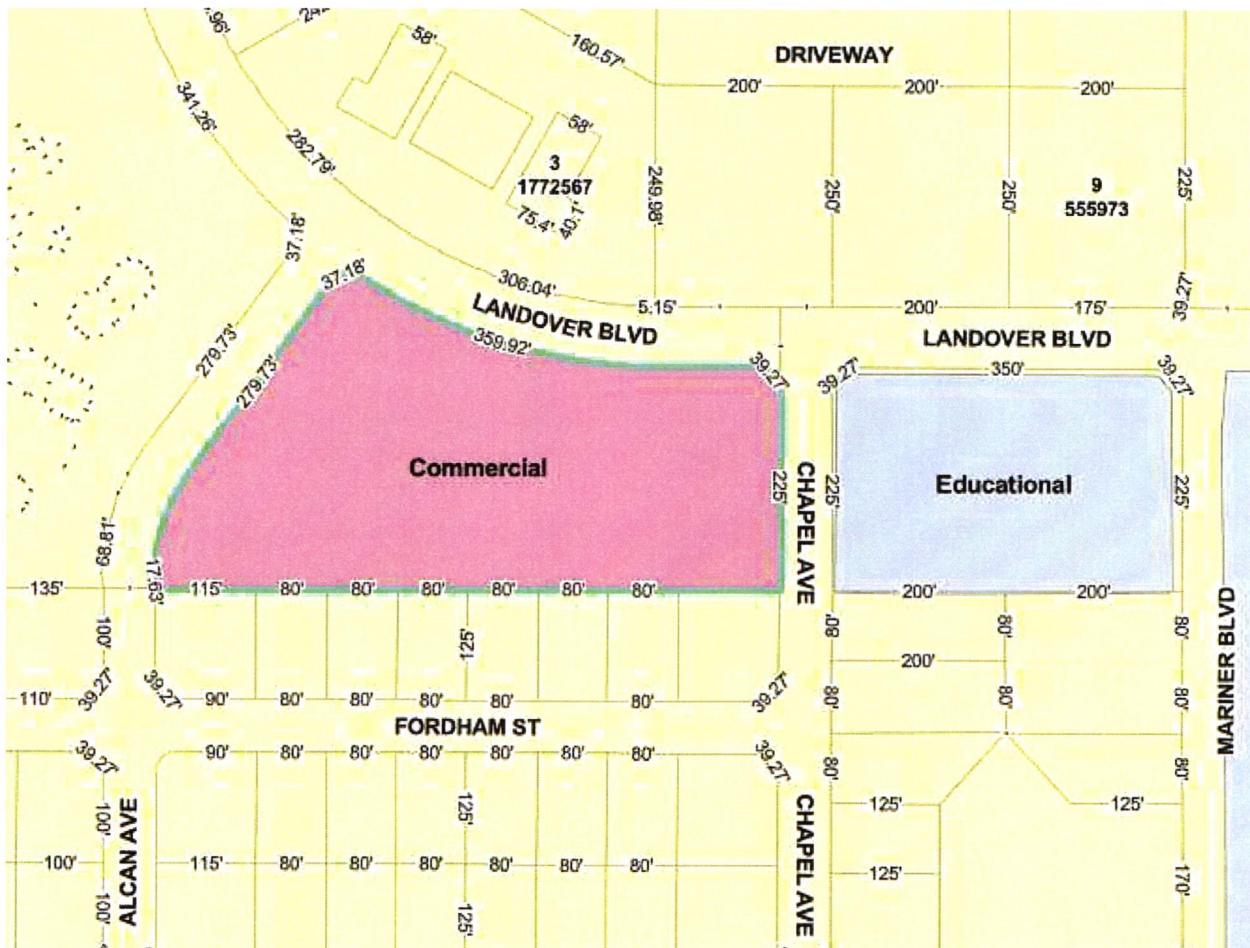


Figure 3. Parcel Key 417481- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	PDP/OP	Residential	Office, Commercial Services
South	PDP/SF	Residential	Single Family lots
East	PDP/OP	Public Semipublic/Educational	Public School- Springstead HS
West	PDP/MF with boat storage	Residential	Multifamily Housing

Request:

The applicant is requesting a master plan modification to a previously approved Master Plan. The site was previously master planned for self-storage by H 21-56, approved by the Board of County Commissioners on January 11, 2022 (Resolution 2022-16). The Board action on January 11, 2022, also included the approval of a small scale comprehensive plan amendment designating the site with a Commercial future land use (Ord. 2022-01). Please see the attached information regarding the past history.

Project Description:

The applicant is proposing to retain the existing vested use for self-storage (mini warehouse) and is requesting a master plan modification to make the following changes:

- Replace the outdoor storage/RV parking) with single-story self-storage along the southern buffer
- Establish maximum building footprint square footage at 85,000 square feet (135,000 sf with second floor)
- Combine the two-story self-storage buildings (2) facing Landover Boulevard into one building

No other changes to the master plan or approved performance conditions are requested. The previously approved buffers and landscape requirements will remain in effect. All site lighting will be full cutoff fixtures to retain light on site and security lighting will be shielded from the residential area to the south.

Utilities are available along the adjacent roadway and the soils are conducive to development and stormwater retention. The proposed use will generate minimal traffic in this busy area and will provide storage capacity for the surrounding multifamily and single family homes. There will be no direct access to Landover Boulevard. The building will also meet the County architectural and design guidelines.

Comprehensive Plan Consistency:

The subject property is designated Commercial on the future land use map and is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited

industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

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.

Analysis: The County previously determined that the site was appropriate for a commercial land use designation and development as a self-storage use (H 21-56). This section of Landover Boulevard is characterized by extensive non-residential development, including medical offices, a funeral home, light business services and a Springstead High School.

Proposed Dimensional Standards:

Maximum building square feet-135,000 square feet (85,000 sf building footprint)

Maximum Height - 45 feet

Minimum Setbacks

Front- 35 feet (Deviation from 75 feet previously approved)

Sides- 20 feet

Rear- 35 feet

Buffers

Landover Boulevard (North)- 10' Landscape Buffer

Chapel Drive (East)-15' Landscape Buffer

Rear (South adjacent to existing residential)- 20' Vegetative Buffer

Alcan Ave (West)-15' Vegetative Buffer

The western and southern buffers shall have a minimum height of 5 feet, a maximum height of 8 feet, or an evergreen hedge with a minimum height of 5 feet at the time of planting.

Site Conditions

Topography

The site is relatively flat and sits at an elevation ranging from 48 to 53 feet above MSL. Please refer to Figure 4.

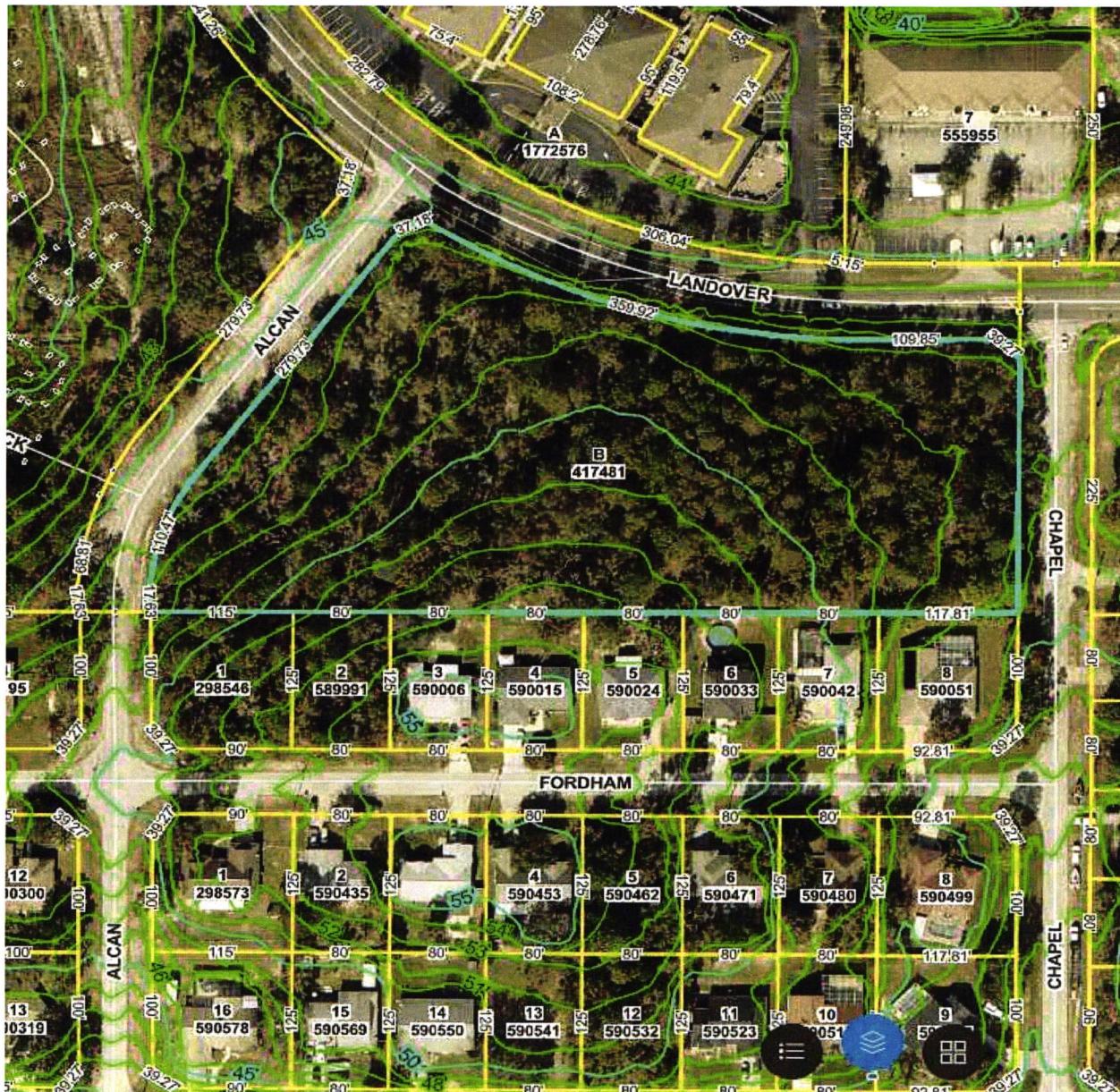


Figure 4. Parcel Key 417481-Topography Map

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.

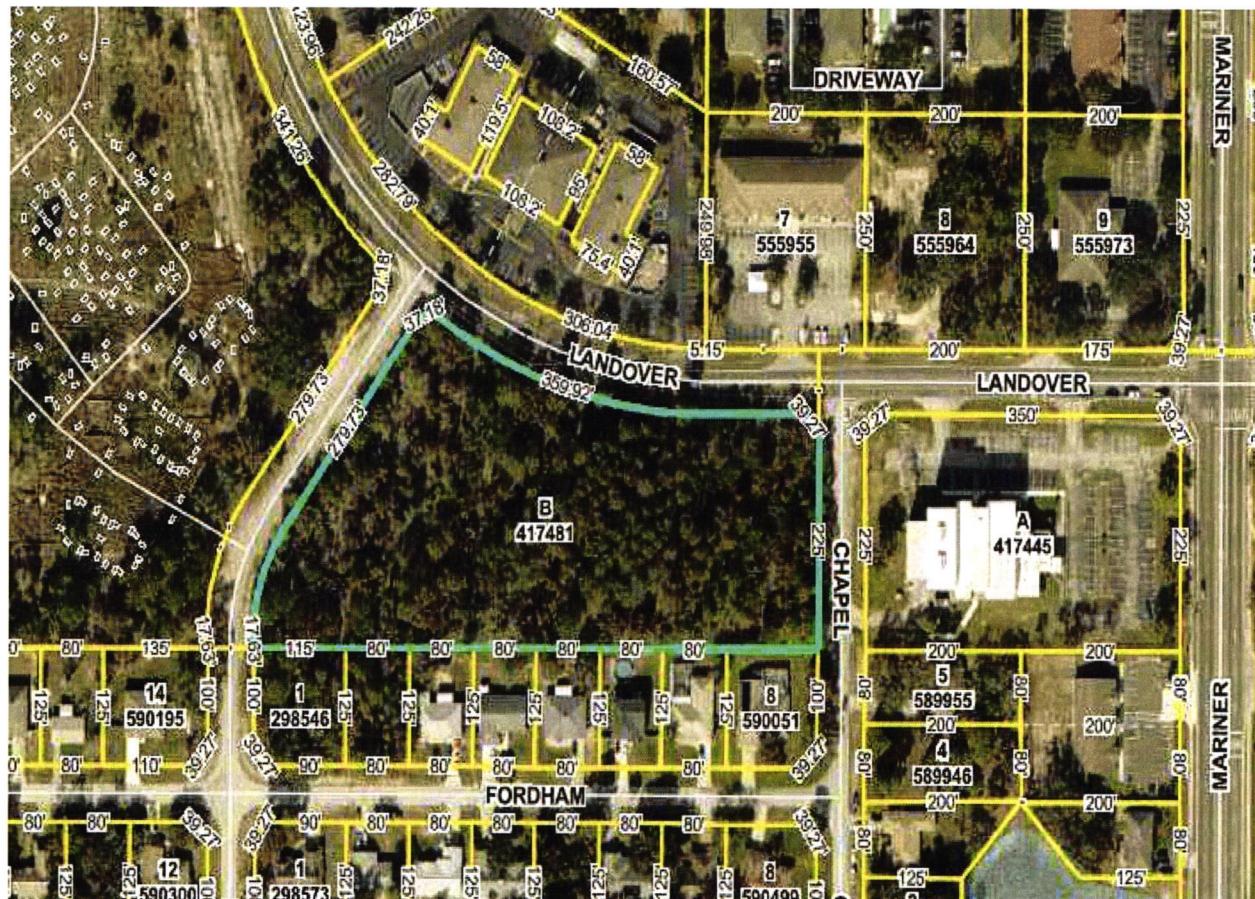


Figure 5. Parcel Key 417481 -Floodplain Map

Soils

The site soils consists of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.

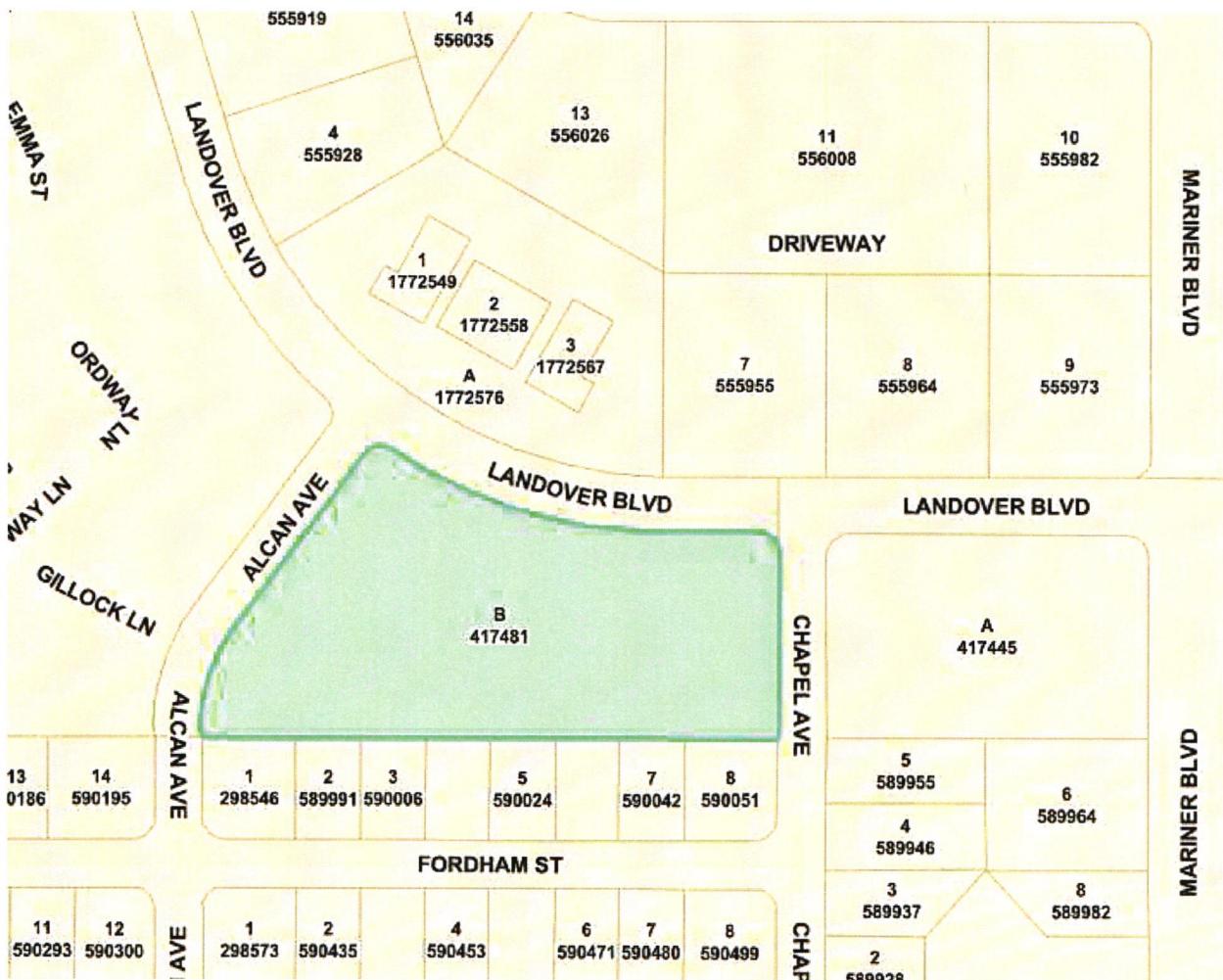


Figure 6. Parcel Key 417481 -Soils Map

Site Environmental

- The subject property is currently wooded vacant lot
- The property is comprised of upland forest dominated by Longleaf Pine and Laurel Oak
- No jurisdictional wetlands or other surface waters are present on the property
- A Gopher Tortoise survey has not been completed

Infrastructure

Adequate Access/Transportation

The site is located along Landover Boulevard which connects to Mariner Boulevard approximately 450 feet to the east and Northcliffe Boulevard approximately 4,000 feet to the north. All three roadways are designated thoroughfares by the Comprehensive Plan. While traffic flow is significant in this area, the proposed use is an extremely low traffic generator and provides storage capacity for the surrounding multifamily and single family dwellings. Access to the site will be taken from the side streets, Alcan and Chapel Avenues. No direct access to Landover Boulevard is proposed.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. There is an existing 4-inch water main that runs along the west side of Alcan Avenue, an existing 6-inch water main that runs along the west side of Chapel Avenue, and an existing 8-inch water main that runs along the north side of Landover Boulevard. There is an existing 8-inch sewer gravity main that runs along Landover Boulevard.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

No deviations to the dimensional standards are proposed.

The following deviation was previously approved:

Minimum Setbacks

Front- 35 feet (Deviation from 75 feet)

APPENDIX

EXISTING ZONING MASTER PLAN & APPROVAL (Resolution 2022-16)

RESOLUTION NO. 2022 - 116

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing on January 11, 2022, to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC)

FILE NUMBER: H-21-56

REQUEST: Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBERS: 417481

REQUEST: Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations, as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION:

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby **APPROVES** the request for a Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations, as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed **DENIED**.

ADOPTED IN REGULAR SESSION THE 11th DAY OF JANUARY 2022.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: *Susan Brown, Deputy Clerk*
for
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By:

Steve Champion
Chairman

(SEAL)



Approved as to Form and Legal Sufficiency

By: *Shannon Eller*
County Attorney's Office

BCC ACTION:

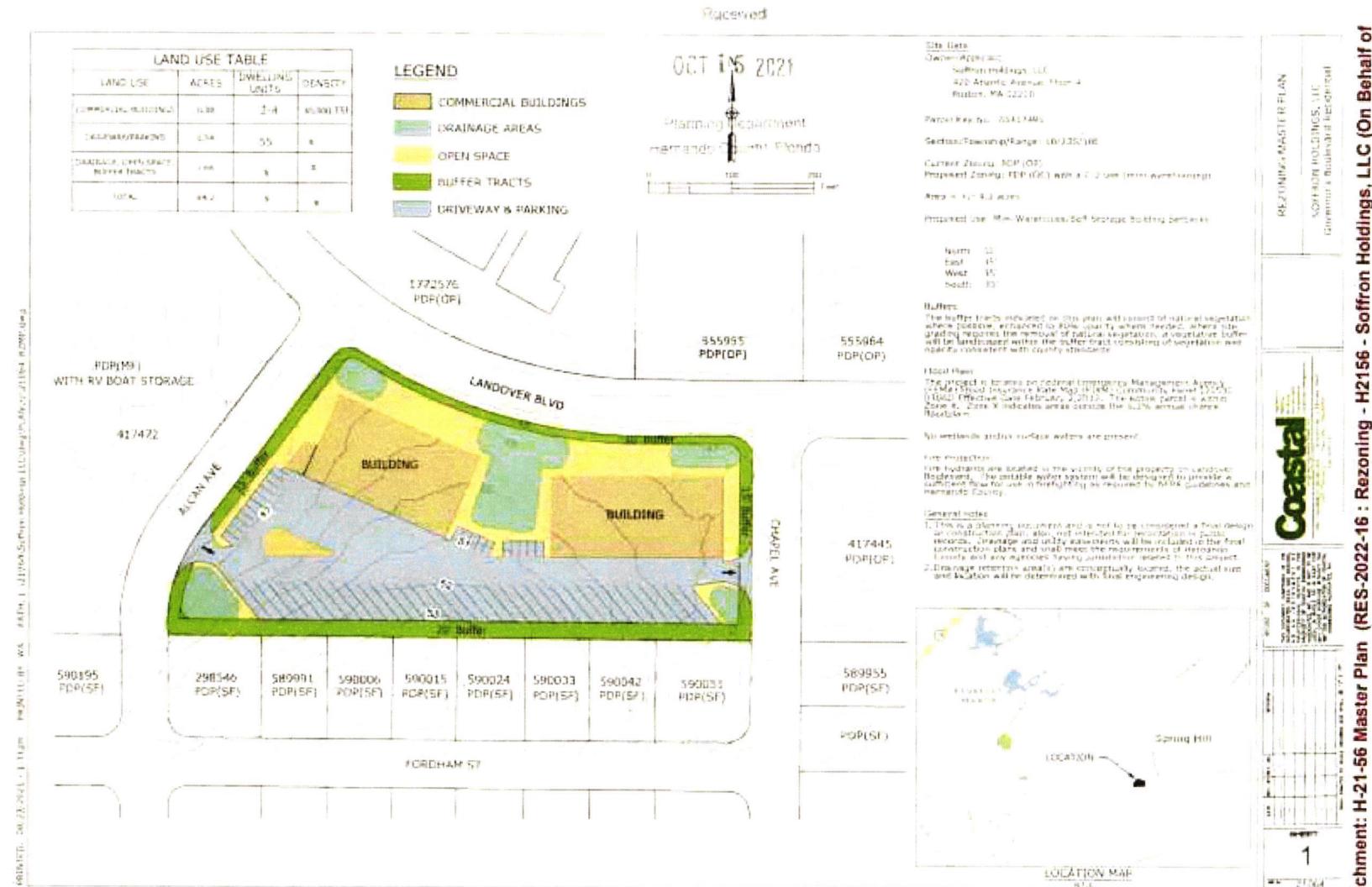
On January 11, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-16 approving the Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with a specific C-2 use for a mini-warehouse and outdoor storage with deviations with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
3. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
4. The proposed project must provide a drainage design meeting the requirements of Hernando County Facility Design Guidelines and South West Florida Water Management District Environmental Resource Permitting requirements.
5. The petitioner shall be limited to a maximum of 90,000 square feet of self-storage building space.
6. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.
7. The petitioner shall not connect directly to Landover Boulevard.
8. A traffic access analysis may be required; any improvements identified by the traffic analysis shall be the responsibility of the developer.
9. Minimum Setbacks:
Front: 35' (deviation from 75')
Side: 20'
Rear: 35'
10. The petitioner shall be required to fence the site in accordance with the Hernando County Land Development Regulations.
11. The petitioner shall plant a vegetative buffer along the south and west properties boundaries. Additionally, the petitioner shall plant a vegetative buffer with a minimum

width of 10' along Landover Boulevard. These buffers shall have a minimum height of 5 feet, a maximum height of 8 feet, or an evergreen hedge with a minimum height of 5 feet at the time of planting. The minimum buffer widths are as follows:

- North (Along Landover): 10'
- East (Along Chapel Drive): 15'
- South (Along existing residential): 20'
- West: Along Alcan Avenue: 15'

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.
13. Security lighting shall be shielded from the neighboring residential use to the south.
14. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



Attachment: H-21-56 Master Plan (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of

COMPREHENSIVE PLAN MAP AMENDMENT

(Ordinance 2022-01)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 13, 2022

Honorable Doug Chorvat, Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Attention: Ms. Heidi Kurppe, Deputy Clerk

Dear Mr. Chorvat:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2022-01, which was filed in this office on January 13, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

Packet Pg. 2140

ORDINANCE NO. 2022 - 01

AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 4.2 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ALCAN AVENUE AND LANDOVER BOULEVARD; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-21-10 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act (now known as the Community Planning Act), as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,

WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners ("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within which, are included goals, objectives, and strategies used to guide future growth; and,

WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando County Comprehensive Plan relating to the Future Land Use Map (attached as **Exhibit "A"** hereto and incorporated herein by this reference) hereinafter referred to as CPAM-21-10; and,

WHEREAS, CPAM-21-10 is an amendment to the County's Future Land Use Map involving land that is 50 acres or less in size and which has been determined by the Hernando County Planning Department to constitute a "small scale development amendment" based upon the criteria set forth in Section 163.3187, Florida Statutes; and,

WHEREAS, small scale development amendments are exempt from state and regional review pursuant to Section 163.3187, Florida Statutes; and

WHEREAS, the BOCC conducted a public hearing on January 11, 2022, in connection with the adoption of CPAM-21-10 as an amendment to the 2040 Hernando County Comprehensive Plan; and

WHEREAS, upon enactment of this Ordinance, CPAM-21-10 will be transmitted as an adopted comprehensive plan amendment to the State Land Planning Agency and the other Review Agencies for filing.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

1 **SECTION I. Recitals.** The recitals set forth above are true and correct and incorporated
2 herein by this reference.

3 **SECTION II. Adopting CPAM-21-10.** CPAM-21-10 (attached as **Exhibit "A"** hereto
4 and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando
5 County Comprehensive Plan is amended accordingly, subject to the Effective Date provision
6 (Section X) below.

7 **SECTION III. Execution.** The Chairman of the Hernando County Board of County
8 Commissioners is hereby authorized to execute this Ordinance, and all related documents.

9 **SECTION IV. Transmittal of Adopted CPAM-21-10 to State Land Planning Agency
10 and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting
11 CPAM-21-10 to the State Land Planning Agency and the other Review Agencies within ten (10)
12 days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

13 **SECTION V. Publication.** This Ordinance shall be published as required by law.

14 **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the
15 unincorporated area of Hernando County.

16 **SECTION VII. Severability.** It is declared to be the intent of the Board of County
17 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
18 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
19 the validity of the remaining portions of this Ordinance.

20 **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable
21 only to unincorporated areas of Hernando County, Hernando County ordinances, County
22 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this
23 Ordinance to the extent of such conflict except for ordinances concerning either adoption or
24 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

25 **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby
26 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this
27 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray
28 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.

29 **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the
30 Florida Secretary of State; however, the adopted amendment (CPAM-21-10) shall take effect and
31 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the
32 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the
33 local government that the plan amendment package is complete or as otherwise provided in
34 Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall
35 become effective on the date the State Land Planning Agency or the Administration Commission
36 enters a final order determining this adopted amendment to be in compliance. No development
37 orders, development permits, or land uses dependent on this amendment may be issued or

1 commence before it has become effective. If a final order of noncompliance is issued by the
2 Administration Commission, this amendment may nevertheless be made effective by adoption of
3 a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land
4 Planning Agency.

5
6 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
7 **HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 11th DAY**
8 **OF JANUARY 2022.**

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: *Heidi Kueppen, D.C.*
DOUGLAS A. CHORVAT, JR.
for CLERK OF CIRCUIT COURT
AND COMPTROLLER

By: *Steve Champion*
STEVE CHAMPION
CHAIRMAN



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

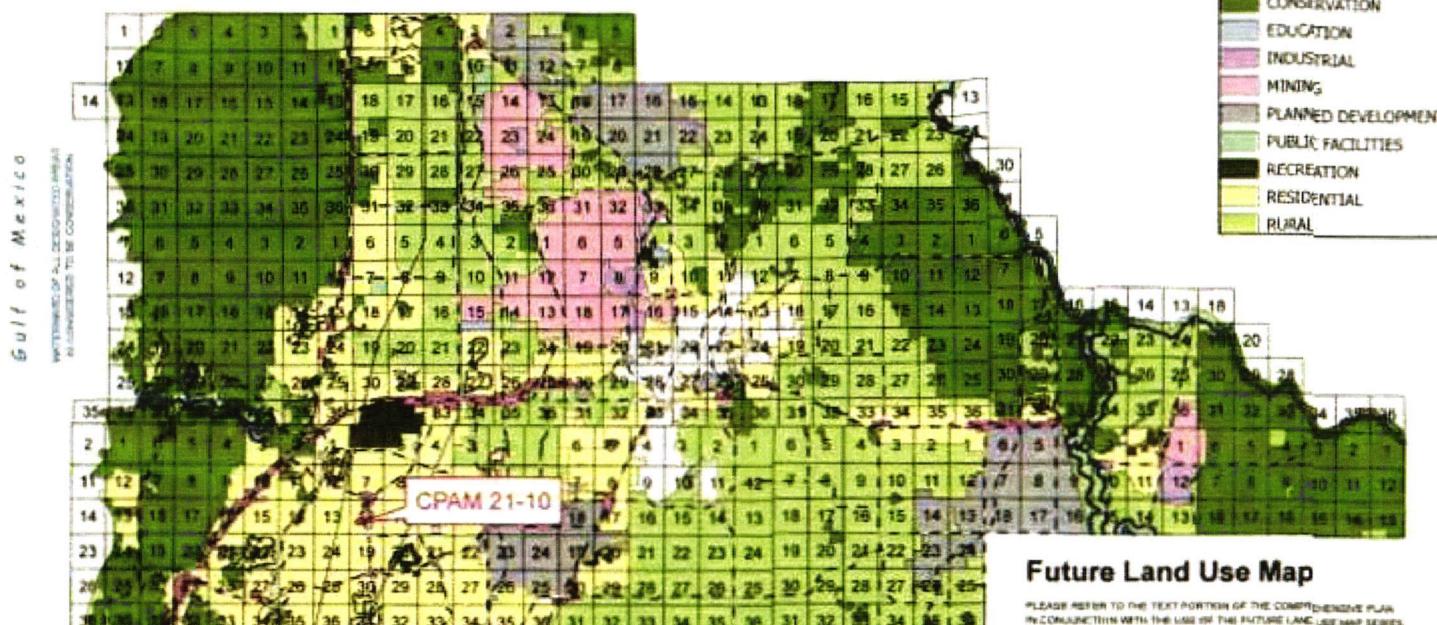
By: *Shannon Eller*
County Attorney's Office

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

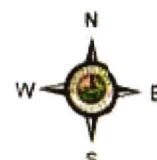
EXHIBIT A

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-10
Version Date 06/08/2021



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM 2110\CPAM2110_8x11_Proposed.pdf
Project: S:\Share\Planning\Zoning\NealeD_Worksapce_S\CPAM\CPAM2110\CPAM2110.aprx
Date of mapping: 09/17/2021



Packet Pg. 2144

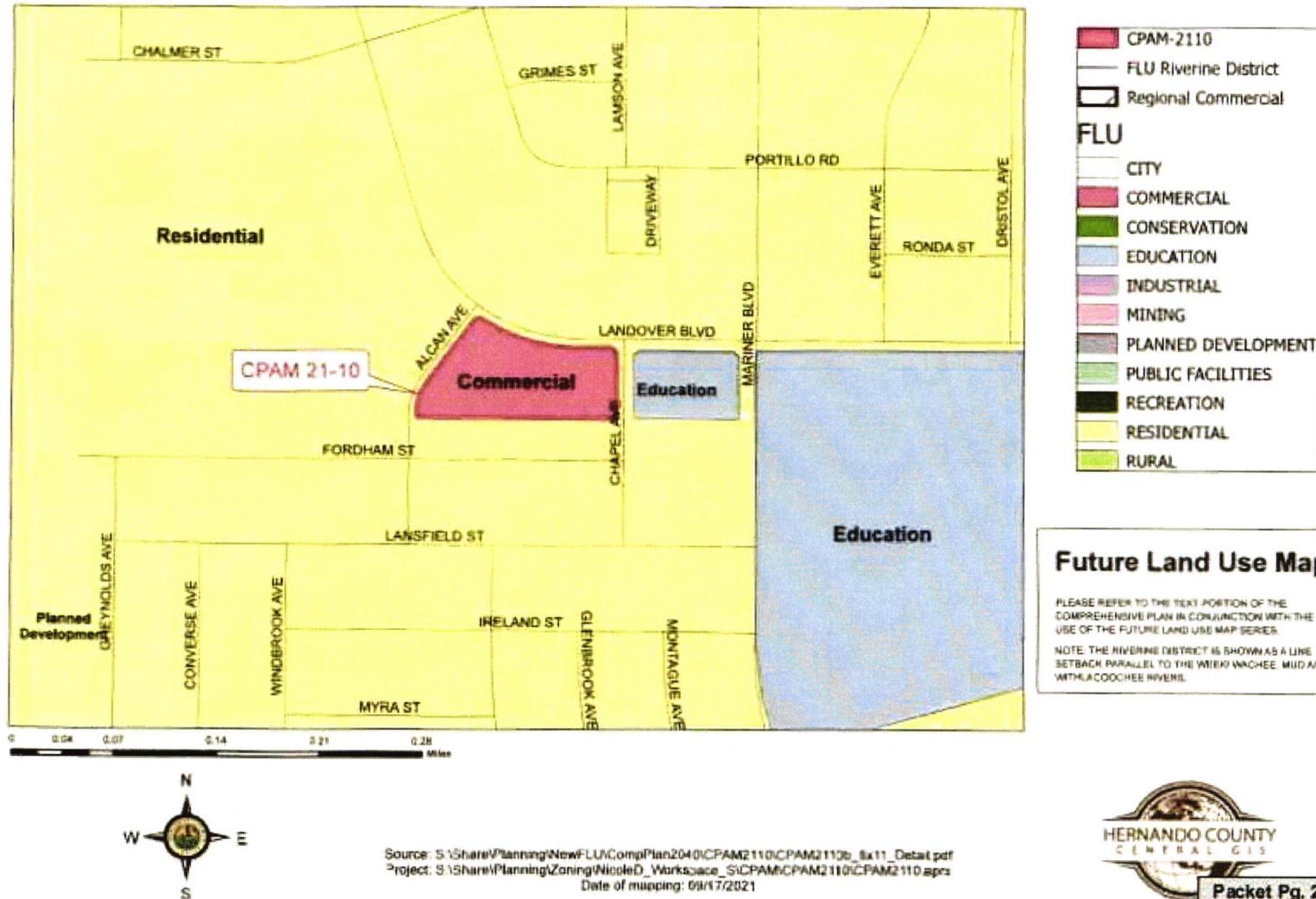
Attachment: Approved Ordinance No. 2022-01 (ORD-2022-01 : CPAM 2110 - Soffron Holdings)

EXHIBIT A

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-10

Version Date: 06/06/2021



BCC ACTION

On January 11, 2022, the Local Planning Agency/Board of County Commissioners voted 5-0 to adopt Ordinance 2022-1, adopting CPAM2110, and authorized the transmittal of the small-scale amendment package to the Florida Department of Economic Opportunity and reviewing agencies.