



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

January 18, 2022

Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC - 160
Tallahassee, Florida 32399-4120

Re: Hernando County Small Scale Amendment Adoption Package;
(CPAM2110 – Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC))

Dear Mr. Eubanks:

Pursuant to Section 163.3187(1), Florida Statutes (FS), please find the enclosed material relating to an adopted small scale plan amendment CPAM2110 – Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC) to amend the Future Land Use Map of the Hernando County Comprehensive Plan.

The proposed amendment and related background data and analysis have been available for public review at the Hernando County Planning Department. Review materials have also been posted on Hernando County's internet web page.

The following information is provided to fulfill the requirements of Section 163.3184(3) F.S.:

1. The Board of County Commissioners (BOCC) acting as the governing body held an advertised public hearing on January 11, 2022 and voted to adopt Ordinance 2022-01 adopting the small scale comprehensive plan amendment CPAM2110 – Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC).
2. The small scale comprehensive plan amendment amends 4.2 acres from Residential to Commercial. The total small scale amendments for Hernando County in calendar year 2022 is 4.2 acres.
3. The small scale comprehensive plan amendment (CPAM2110 – Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC)) is not applicable to an area of Critical State concern.
4. The name of the person(s) for Hernando County who is familiar with the proposed plan amendment package is:

Michelle Miller, Senior Planner
Hernando County Planning Department
1653 Blaise Drive
Brooksville, Florida 34601
Phone: (352) 754-4057 ext. 28027
Email: mlmiller@hernandocounty.us



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In accordance with instructions from the Division of Community Planning, this amendment shall be submitted to the Florida Department of Economic Opportunity through its Online Comprehensive Plan Amendment portal. The proposed amendment package consists of:

- Exhibit 1:** CPAM2110 – Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC)
- Attachment A:** Ordinance 2022-01 with Exhibit A.
- Attachment B:** Current Future Land Use Map depicting the area of the amendment.
- Attachment C:** Staff report for the amendment, including the BCC recommendations and actions.
- Attachment D:** Copy of Comprehensive Plan Amendment application with narrative.

If you have any further questions or require additional information, please contact Mrs. Miller.

Sincerely,

Ronald F. Pianta, AICP
Director of Planning and Zoning Services

Attachments: Exhibit 1

cc: VIA – Email:

John Meyer, LEPC and DRI Coordinator, Tampa Bay Regional Planning Council, 4000 Gateway Centre Blvd, Ste. 100, Pinellas Park, FL 33782, email to: johnm@tbrpc.org

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District
2379 Broad Street, Brooksville FL 34604-6899, email to: trisha.neasman@watermatters.org

Daniel C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 North McKinley Dr., MS 7-500, Tampa, FL 33612-6456, email to: Daniel.Santos@dot.state.fl.us

Department of Environmental Protection, Attn: Plan Review, Office of Intergovernmental Programs
3900 Commonwealth Boulevard, MS 47, Tallahassee, FL, 32399, email to: Plan.Review@dep.state.fl.us

Department of State, Bureau of Historic Preservation, 500 South Bronough St, Tallahassee, FL 32399-0250, email to: compliancepermits@dos.myflorida.com



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Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services
620 South Meridian St, MB 5B5, Tallahassee FL 32399-1600,
email to: FWCConservationPlanningServices@myfwc.com

Department of Agriculture and Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capital, Plaza Level 8, Tallahassee, FL 32399-0800, email to: compplans@freshfromflorida.com

Mark Weigly, Director, Department of Education, Office of Educational Facilities, 325 West Gaines St, Ste. 1014, Tallahassee, FL 32399-0400, email to: Mark.weigly@fldoe.org

Steve Gouldman, City Planner, City of Brooksville, 201 Howell Avenue, Brooksville FL 34601, email to: sgouldman@cityofbrooksville.us

Joanna L. Coutu, AICP, Director, Citrus County Land Development Division, 3600 W. Sovereign Path, Ste. 140, Lecanto, FL 34461, email to: Joanna.coutu@citrusbocc.com

Jeff Jenkins, Executive Planner, Long Range Planning Division. Pasco County Planning and Development
8731 Citizens Drive, Ste. 320, New Port Richey, FL 34654, email to: jjenkins@pascocountyfl.net

Karl E. Holley, AICP, CFM, Director of Development Services, Sumter County Board of Commissioners
7375 Powell Road, Ste. 115, Wildwood, FL 34785, email to: karl.holley@sumtercountyfl.gov

Jim Lipsey, Manager of Planning, Design and Construction, Hernando County School District
8016 Mobley Rd Brooksville FL 34601, email to: lipsey_j@hcsb.k12.fl.us

Appendix A: CPAM2110 - Soffron Holdings, LLC (On Behalf of
Sanjay Enterprises, LLC)

Attachment A: Ordinance 2022-01 with Exhibit A

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

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

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

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

16
17 **SECTION V. Publication.** This Ordinance shall be published as required by law.

18
19 **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the
20 unincorporated area of Hernando County.

21
22 **SECTION VII. Severability.** It is declared to be the intent of the Board of County
23 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
24 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
25 the validity of the remaining portions of this Ordinance.

26
27 **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable
28 only to unincorporated areas of Hernando County, Hernando County ordinances, County
29 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this
30 Ordinance to the extent of such conflict except for ordinances concerning either adoption or
31 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

32
33 **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby
34 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this
35 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray
36 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.


37
38 **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the
39 Florida Secretary of State; however, the adopted amendment (CPAM-21-10) shall take effect and
40 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the
41 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the
42 local government that the plan amendment package is complete or as otherwise provided in
43 Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall
44 become effective on the date the State Land Planning Agency or the Administration Commission
45 enters a final order determining this adopted amendment to be in compliance. No development
46 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 **BOARD OF COUNTY COMMISSIONERS**
11 **HERNANDO COUNTY, FLORIDA**

12
13
14 Attest: Heidi Kuppe, D.C.
15 *for* DOUGLAS A. CHORVAT, JR.
16 CLERK OF CIRCUIT COURT
17 AND COMPTROLLER

18 By: 
19 STEVE CHAMPION
20 CHAIRMAN

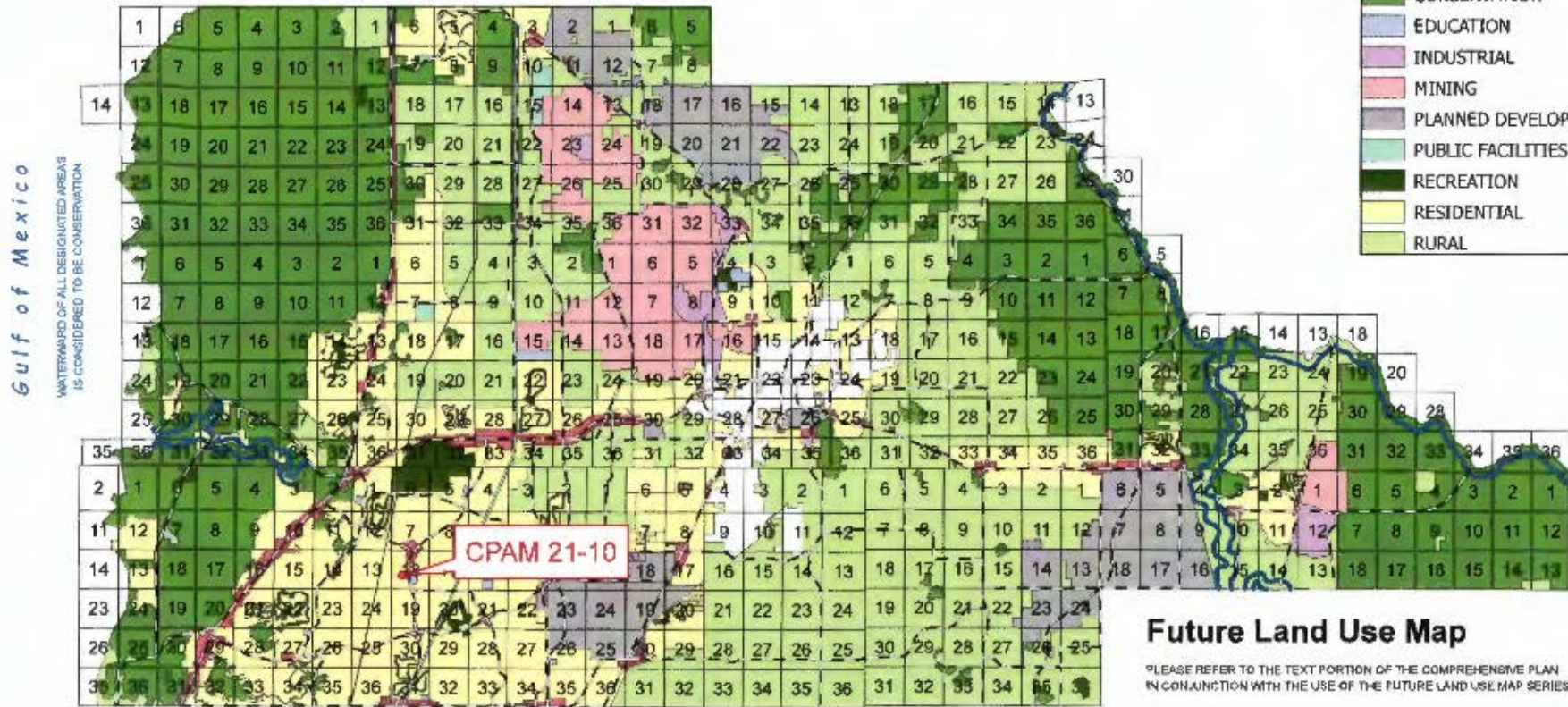
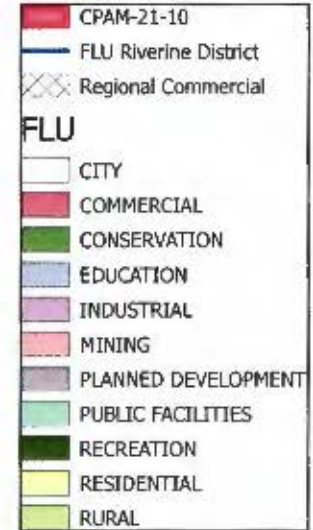


21
22
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27 **APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

28
29 By: 
30 County Attorney's Office
31

EXHIBIT A Hernando County Comprehensive Plan Map

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



Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI/WACHEE, MUD AND WITHLACOOCHEE RIVERS.



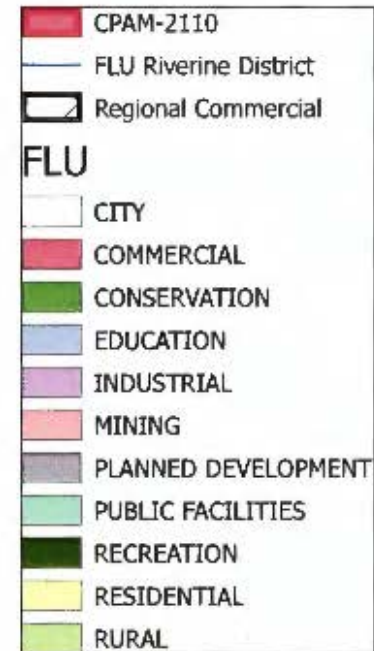
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Date of mapping: 09/17/2021



EXHIBIT A Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-10

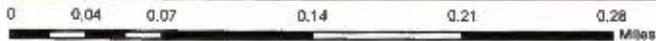
Version Date: 06/08/2021



Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



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 Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2110\CPAM2110.aprx
 Date of mapping: 09/17/2021



Attachment B: Current Future Land Use Map depicting the area
of the amendment

Hernando County Comprehensive Plan Map

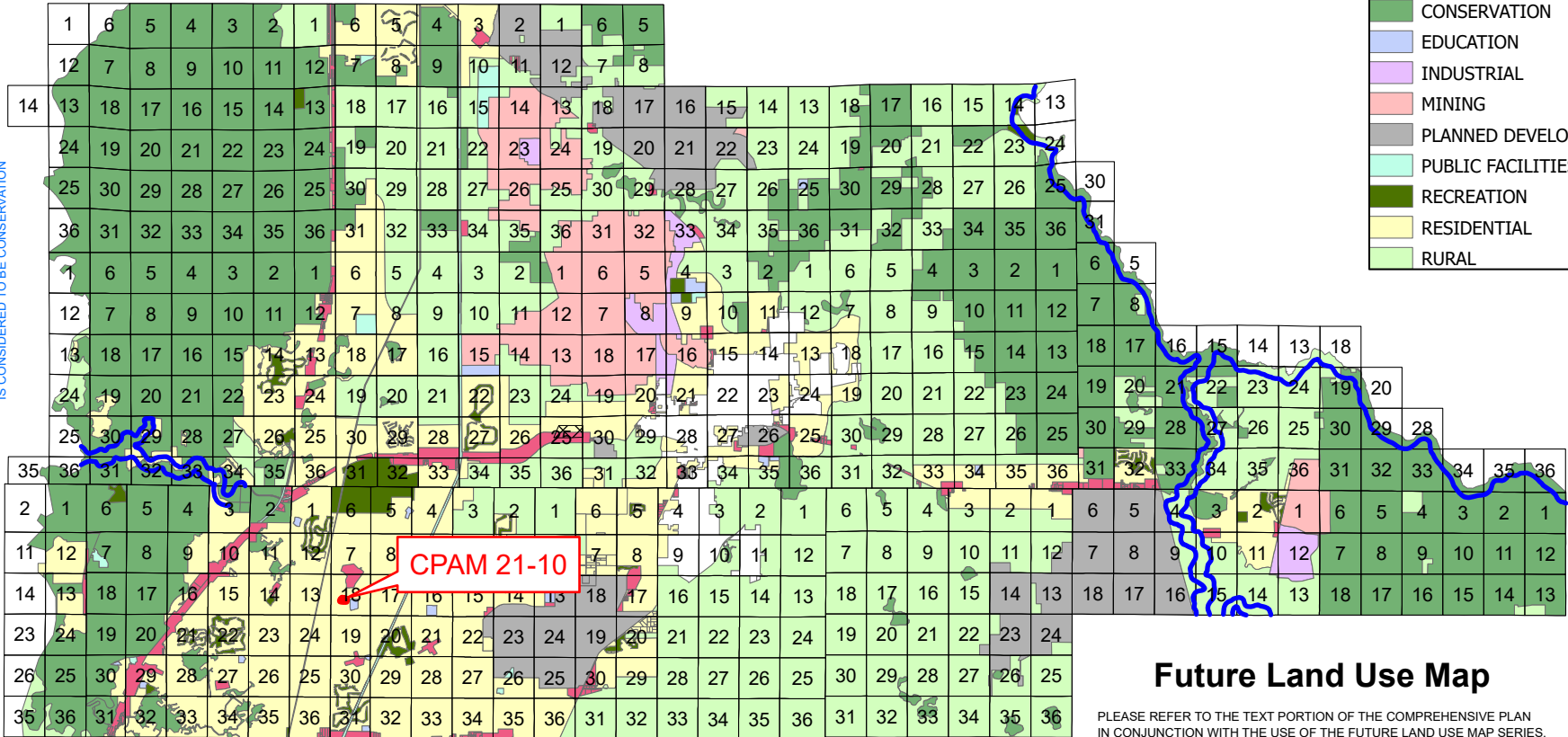
Existing Future Land Use CPAM 21-10
Version Date 06/08/2021

CPAM-21-10
 CPAM-21-10
 FLU Riverine District
 Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

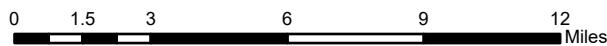
Gulf of Mexico
WATERWARD OF ALL DESIGNATED AREAS IS CONSIDERED TO BE CONSERVATION



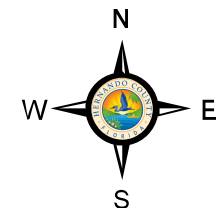
Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



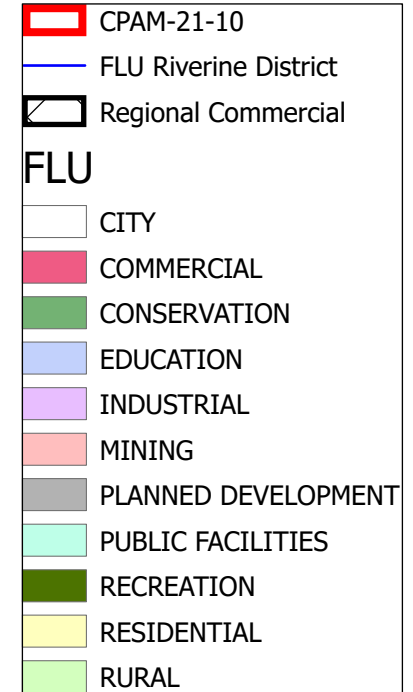
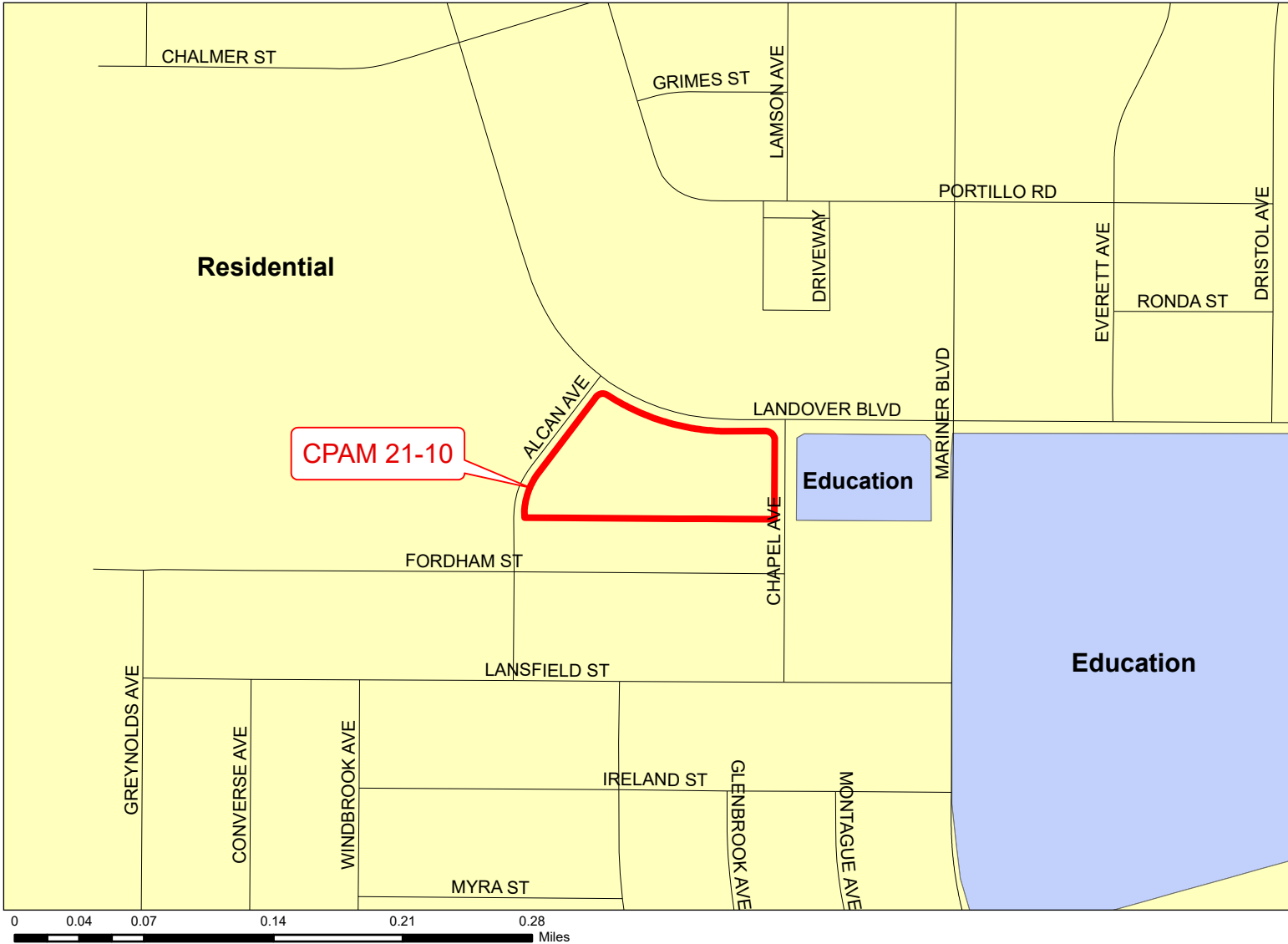
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 Date of mapping: 09/17/2021



Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM 21-10

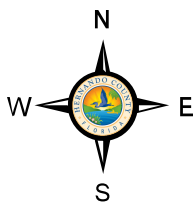
Version Date: 06/08/2021



Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Attachment C: Staff report for the amendment, including the
BOCC recommendation and actions

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 13, 2021
Local Planning Agency: January 11, 2022
Board of County Commissioners: January 11, 2022

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

FILE NUMBER: CPAM2110

REQUEST: Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 4.2 acres from Residential to Commercial

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBERS: 417481

DESCRIPTION OF PROPOSED AMENDMENT

The proposed small scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Residential to Commercial on a 4.2-acre tract (MOL) located at the southeast corner of Alcan Avenue and Landover Boulevard.

DESCRIPTION OF PROPOSED PROJECT

This application is a companion application to a rezoning petition filed by the petitioner (H2156) that will enable the petitioner to construct climate controlled mini-storage units with outdoor RV storage pads.

BACKGROUND INFORMATION

Site Characteristics

Total Site Size: 4.2 acres

Surrounding Zoning: North: PDP(OP); Medical and Office/Professional Uses
South: PDP(SF); Single-Family Residential
East: PDP(OP); Springstead Theater
West: PDP(MF); Vacant Multifamily Property

Surrounding Land Use: North: Residential
South: Residential
East: Educational

West: Residential

Current Zoning: PDP(OP)

IMPACTS OF PROPOSED AMENDMENT

According to the Hernando County Comprehensive Plan, this amendment from residential to commercial could generate a maximum of 64,033 square feet of nonresidential development based on a buildout of 0.35 Floor Area Ratio (FAR) for the parcel, in accordance with the Commercial Future Land Use category. The petitioner is proposing a build out of 45,000 square feet, which is less than the maximum square footage allowed in the Commercial category.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

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.

Comments: The request for a Comprehensive Plan Amendment on the subject site is inconsistent with the Commercial future land use strategies. The subject site is not located at a major intersection, is not recognized as an infill area for commercial development, is not in an area with preexisting commercial zoning/development; nor does it provide service to local and regionalized markets. The proposed use is not a regional commercial use; instead, it is proposed to be a mini-storage use with indoor and outdoor storage. The request would not extend a commercial node and is not adjacent to existing commercial uses.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

- a. are located at the intersections of roads having collector status or greater;
- b. recognize concentrations of existing commercial development;
- c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
- d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
- e. may be located in Centers or Corridors pursuant to the related strategies.

Comments: The subject site is in currently in the residential land use classification, surrounded by residential and office professional uses. The proposed small-scale Comprehensive Plan Amendment will not recognize concentrations of existing commercial development; in fact, it will create a donut-hole of commercial in the middle of an area designated Residential on the Future Land Use Map and developed with residential and office uses.

Land Use Compatibility

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Comments: The proposed use is incompatible with the surrounding development. The development of a mini-storage facility with outdoor storage is too intense for the residential and office professional corridor and will change the dynamic of the neighborhood by its presence.

FINDINGS

The request for a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential to Commercial on a 4.2-acre tract (MOL) is inappropriate based on the following conclusions:

1. The request is inconsistent with the County’s adopted Comprehensive Plan Strategies for the location of commercial development.
2. The request is incompatible with the area and surrounding development trends.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend that the Board of County Commissioners deny the petitioner’s request for a Small-Scale Comprehensive Plan Amendment on the subject property, finding the request inconsistent with the Comprehensive Plan Strategies for the location of commercial development and compatibility.

P&Z RECOMMENDATION

On December 13, 2021, the Planning and Zoning Commission voted 5-0 to recommend approval of the Comprehensive Plan Amendment to the Local Planning Agency and the Board of County Commissioners.

Attachment D: Copy of Comprehensive Plan Amendment
Application with narrative

**HERNANDO COUNTY COMPREHENSIVE
PLAN AMENDMENT PETITION (CPAM)**

File No. CPAM2110 Official Date Stamp:

Received

AUG 23 2021

Planning Department
Hernando County, Florida



Application request (check one):

- Small Scale – Map Only (10 acres or less)**
- Large Scale Text Amendment (More than 10 acres)**
- Large Scale Map Amendment (More than 10 acres)**

PRINT OR TYPE ALL INFORMATION

Date: August 9, 2021

APPLICANT NAME: Soffron Holdings, LLC

Address: 420 Atlantic Avenue, FLR 4

City: Boston State: MA Zip: 02210

Phone: _____ Email: sullivan.chrisr@gmail.com

Property owner's name: (if not the applicant) Sanjay Enterprises, LLC

REPRESENTATIVE/CONTACT NAME: Donald R. Lacey, A.I.C.P. and Coastal Engineering Associates, Inc.

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville State: FL Zip: 34601

Phone: 352-848-3661 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): 00417481

2. SECTION 18, TOWNSHIP 23S, RANGE 18E

3. Size of area covered by application: +/- 4.2 acres

4. Future Land Use Map Classification (if applicable): Residential

5. Desired Map Classification: C-4

6. Desired Text Amendment: N/A

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, JAY P. KUMAR, MGR for Sanjay Enterprises 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): Soffron Holdings, LLC

and (representative, if applicable): Donald R. Lacey, A.I.C.P. and Coastal Engineering Associates, Inc.

to submit an application for the described property.

[Signature]
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 10th day of August, 2021, by Soffron Holdings, LLC who is personally known to me or produced DL as identification.

[Signature]
Signature of Notary Public

Erica Girsch
Notary Public - State of Florida
ID # 1534036
My Commission Expires April 3, 2022

Effective Date: 11/8/16 Last Revision: 6/2/17

Notary Seal/Stamp

SOFFRON HOLDINGS, LLC
KEY NO. 00417481
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
PROJECT NARRATIVE

General

The subject property consists of 4.2 acres located on the south side of Landover Boulevard between Alcan Avenue and Chapel Avenue in Section 18, Township 23 South, Range 18E East Hernando County, Florida. The property key number per the Hernando County Property Appraiser is 00417481. Refer to Figure 1 for the Property Location Map.



Figure 1. Key No. 00417481 Location Map

Request

The applicant is requesting the Future Land Use (FLU) designation for Key No. 00417481 be changed from Residential to Commercial on the Hernando County Comprehensive Plan’s Future Land Use (FLU) Map. Refer to Figures 2 and 3 for the Small-Scale Comprehensive Plan Amendment (CPAM) map revision location. No text amendment is required. The present designation for the property is Residential; however, the property is immediately adjacent to Landover Boulevard and a mixture of office professional, medical, light commercial/services, funeral home, Springstead Theater and F.W. Springstead High School. The property is surrounded by three public streets and is served by County utilities (potable water, wastewater, fire protection). The proposed use (climate controlled storage) will provide a service to the surrounding community and creates minimal traffic. Modifying the subject property’s FLU Map designation to Commercial is justifiable and logical.

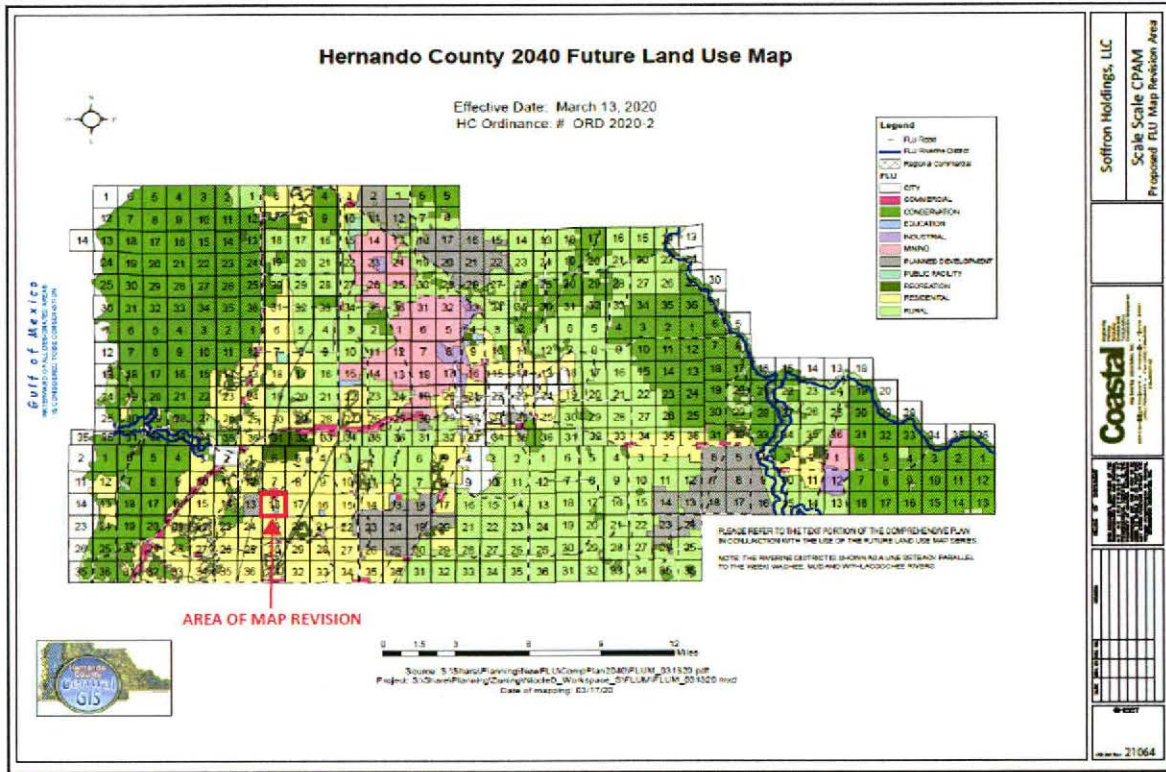


Figure 2. Key No. 00417481 Small Scale CPAM FLU Map Grid Location

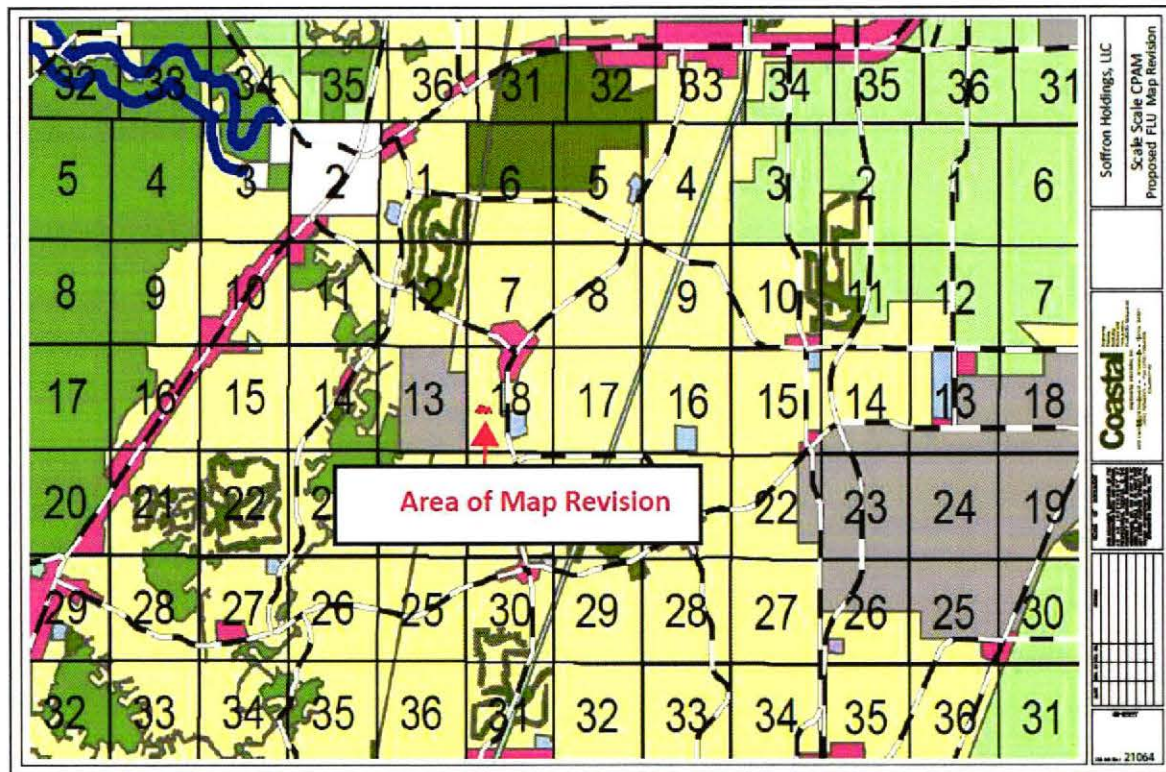


Figure 3. Key No. 00417481 Small Scale CPAM FLU Map Area Location

An application for the rezoning of the property from PDP (OP) to General Commercial Planned Development Project (PDP (GC)) with an added use (Mini Warehouse) is being submitted simultaneously with this small-scale CPAM application.

Site Characteristics

The current zoning designation for the subject property is Planned Development Project (PDP) Office Professional (PDP (OP)). The site is presently vacant wooded property. Immediately east of the property across Chapel Avenue is the Hernando County School District's Springstead Theatre, west across Alcan Avenue is vacant property zoned PDP multi-family (MF) with RV/Boat Storage. South and adjacent to the property are single-family (SF) homes zoned PDP (SF) and north of the property across Landover Boulevard is existing medical professional offices, a day care, dance studio, and miscellaneous other office and commercial services.

Surrounding Zoning Summary

North PDP (OP)
South PDP (SF)
East PDP (OP)
West (PDP) MF with RV/Boat Storage

Topography

Topography on the property gently slopes south to north with elevations ranging from 53' at the high point on the south to 48' on the north, 46' to the west and 47' on the east.

Drainage

This project is within the Southwest Florida Water Management boundary. Additional stormwater generated by the proposed project will be handled on site using proposed drainage retention areas (DRAs). Conceptual locations are shown on the rezoning master plan. The exact size and location of DRAs will be determined during the engineering design phase.

Soils

The entire parcel consists of Candler Fine Sand, 0 to 5 percent slopes which are level to gently sloping and excessively drained. The soils are not considered hydric and are conducive to commercial development. Refer to Figure 4 for the project soils map.

Environmental

- Land use consists of a wooded vacant lot.
- The majority of the property is comprised of upland forest dominated by a canopy of Longleaf pine (*Pinus palustris*) and Laurel oak (*Quercus laurifolia*).
- Per the U.S. Fish and Wildlife Service National Wetland Inventory no wetlands or other surface waters are located on the property.
- A Gopher tortoise (*Gopherus polyphemus*) survey has not been completed.

Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 0306D. According to the FEMA FIRM, the entire property is located within Flood Zone X areas located outside of the 2% annual chance floodplain. Refer to Figure 5 for the project floodplain map.

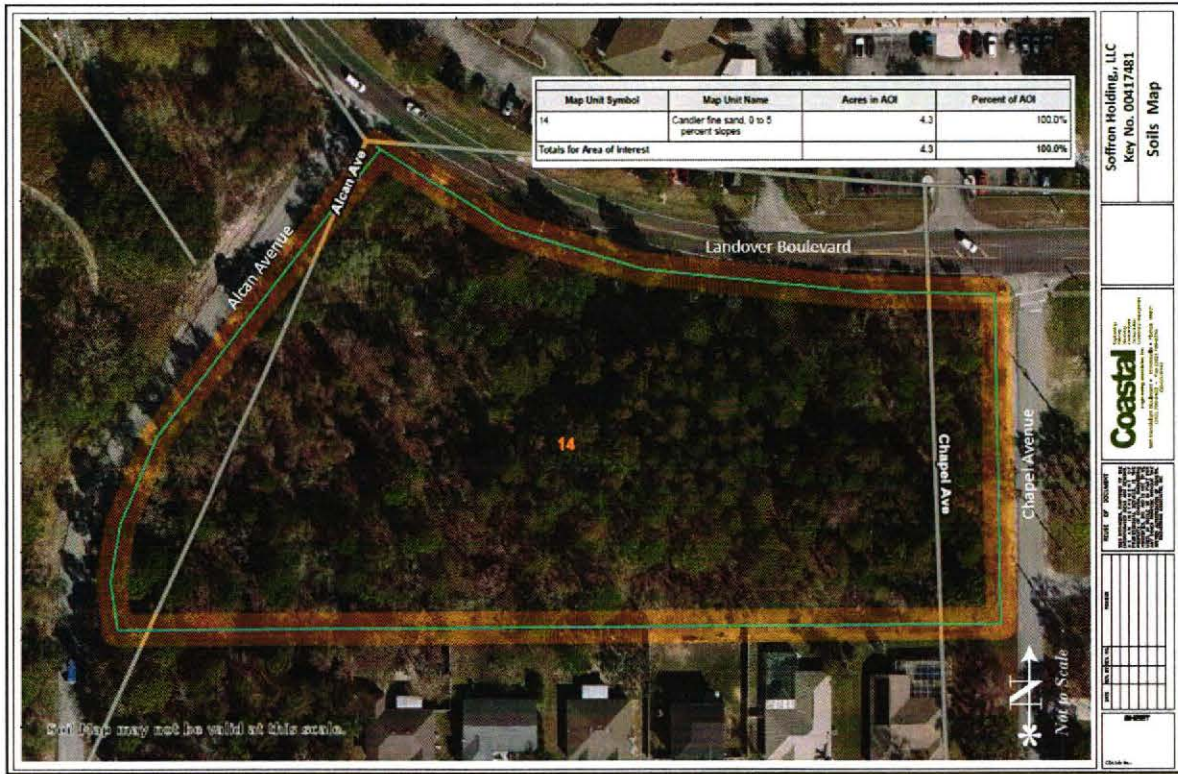


Figure 4. Key No. 00417481 Soils Map



Figure 5. Key No. 00417483 FEMA Floodplain Map

Access

Access to the property will be one-way entering off Alcan Avenue and exiting onto Chapel Avenue. Both Alcan Avenue and Chapel Avenue connect to Landover Boulevard. Landover Boulevard connects to Mariner Boulevard located approximately 450' east of the property. Mariner Boulevard is a four-lane Hernando County minor arterial rural roadway that provides north/south connectivity from County Line Road to State Road 50.

Utilities

The Hernando County Utilities Department will serve the project from existing water and sewer lines in the area. A 6" water line currently exists on the west side of Chapel Avenue and an 8" sanitary sewer force main exists on the south side of Landover Boulevard.

Fire hydrants are located in the vicinity of the property on Landover Boulevard. Refer to Figure 6 for water and sewer utilities in the property area.

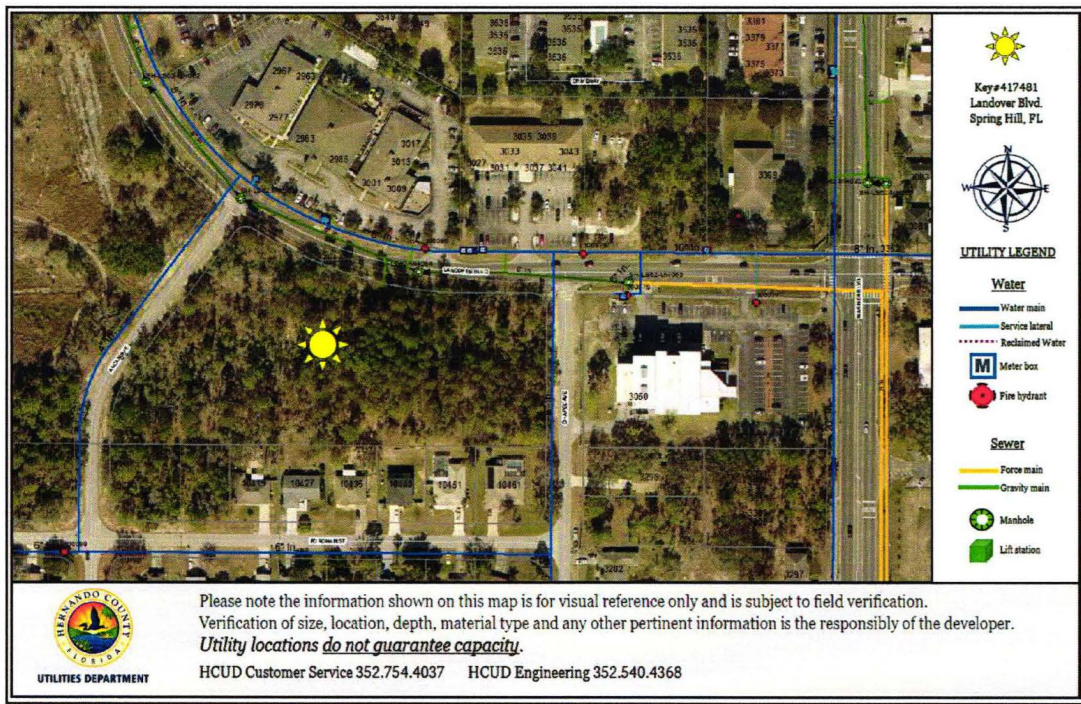


Figure 6. Key No. 00417481 Utilities Map

Development of Regional Impact (DRI) Thresholds

The proposed development is below all DRI thresholds, and therefore is not subject to DRI review or comprehensive plan review for DRI size projects pursuant to Section 380.06(12), Florida Statutes.

Consistency with the Hernando County Comprehensive Plan

The subject request is consistent with the following strategies from the Hernando County Comprehensive Plan pertaining to Commercial properties:

Strategy 1.04A(1): The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development, and redevelopment will be generally consistent.

The properties adjacent to Landover Boulevard in this area consists of office professional, medical, light commercial/services, funeral home, a theater, a high school and multi-family housing. The property is also in close proximity to the intersection of Landover Boulevard and Mariner Boulevard (450') and the eastern boundary of the Spring Center Planned Mixed Use Community (1/4 mile). While surrounded by the overall Spring Hill residential subdivision, the character of the area is decidedly mixed.

Strategy 1.04A(2): Review of rezoning requests shall be consistent with the overall intent of the FLU Map and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLU Map requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLU Map designation prior to development.

The applicant is applying for rezoning to PDP (GC) with a request to allow a single C-2 use (Mini Warehouse). It is the applicant's intent to provide climate-controlled storage, which is not presently available in the immediate area, and creates very little traffic at a location so close to a major intersection.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

The applicant's request to revise the future land use of the property to commercial for a climate-controlled self-storage facility with some RV storage is consistent with Strategy 1.04A(6) in that it is located along a major Spring Hill transportation corridor. While the immediate area is mapped Residential, it contains numerous non-residential uses such as office professional, medical, light commercial/services, a funeral home, a theater, and a high school. The parcel should be considered a commercial infill parcel lying in proximity to other existing non-residential uses and will provide a service (self-storage) to the surrounding community without any traffic impact.

Strategy 1.04C(4): Development within recognized infill areas described herein subject to the following standards:

- a. Compatibility with existing surrounding lots;*
- b. Adequate access shall be provided for all newly created individual building lots;*
- c. The land development regulations for newly created building lots must be met;*

- d. *The land development regulations governing lot size for potable water, well and septic tank for newly created building lots must be met;*

The proposed use is compatible with existing parcels along Landover Boulevard, generates very limited traffic, has potential direct access to three adjacent streets and can meet land development regulations (sewer, potable water, fire protection, access, buffers, etc.)

Consistency with the Tampa Bay Regional Planning Council Strategic Regional Policy Plan

Policy 2.13: Encourage the location of supporting facilities and services to guide urban infill development and/or redevelopment and assist in the implementation of approved local and regional plans.

The provision of climate-controlled storage will be support surrounding developments, both residential and non-residential in an urban infill area.

Consistency with the State of Florida Comprehensive Plan

Policy 15(b)6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

The subject parcel is not within a floodplain area, the proposed climate-controlled storage facility will be on public utilities and will be minimize vehicle air pollution by providing a resource in close proximity to local businesses and multi-family users.