

# 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: 03-04-2022

File No. H2021-Rev Official Date Stamp:

**Received**

**APR 29 2022**

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Evergreen Partners, LLC

Address: 26 Meridian Court, Ste. 117  
 City: Kalispell State: MT Zip: 59901  
 Phone: 813-889-0700 Email: jalsabbagh@sycamoreeng.com  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: Sycamore Engineering, Inc/J.D.ALSABBAGH, P.E.  
 Address: 8370 W HILLSBOROUGH AVENUE, STE 205  
 City: TAMPA State: FL Zip: 33615  
 Phone: 813-889-0700 Email: jalsabbagh@sycamoreeng.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) Wellington HOA

Contact Name: Heather Caban  
 Address: 400 Wexford Blvd. City: Spring Hill State: FL Zip: 34609

**PROPERTY INFORMATION:** \_\_\_\_\_

1. PARCEL(S) **KEY** NUMBER(S): 01317685
2. SECTION 32, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 us
4. Desired zoning classification: CPDP/(Combined Planned Development Project) with MF/(Multifamily) and GC (Com
5. Size of area covered by application: 9.3 ACRES
6. Highway and street boundaries: Quality Drive to the North and County Line Road to the South of the parcel.
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, Evergreen Partners, 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):

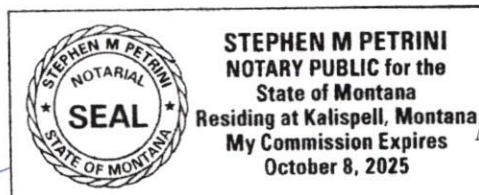
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Evergreen Partners, LLC and (representative, if applicable): Sycamore Engineering Inc. & Johnston Law Group, P.A to submit an application for the described property.

  
 \_\_\_\_\_  
 Signature of Property Owner

~~STATE OF FLORIDA~~ MONTANA  
~~COUNTY OF HERNANDO~~ FLATHEAD  
 The foregoing instrument was acknowledged before me this 16 day of MARCH, 20 22, by SHANE JACKOLA who is personally known to me, or produced \_\_\_\_\_ as identification.

Signature of Notary Public

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



HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H0011 Rev Official Date Stamp:



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

Received
APR 29 2022
Planning Department
Hernando County, Florida

Date: 03-04-2022

APPLICANT NAME: Rain Dancer, LLC

Address: 26 Meridian Court, Ste. 117
City: Kalispell State: MT Zip: 59901
Phone: 813-889-0700 Email: jalsabbagh@sycamoreeng.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Sycamore Engineering, Inc/J.D.ALSABBAGH, P.E.
Address: 8370 W HILLSBOROUGH AVENUE, STE 205
City: TAMPA State: FL Zip: 33615
Phone: 813-889-0700 Email: jalsabbagh@sycamoreeng.com

HOME OWNERS ASSOCIATION: [x] Yes [ ] No (if applicable provide name) Wellington HOA

Contact Name: Heather Cabana
Address: 400 Wexford Blvd. City: Spring Hill State: FL Zip: 34609

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 01317685
2. SECTION 32, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 us
4. Desired zoning classification: CPDP/(Combined Planned Development Project) with MF/(Multifamily) and GC (Com
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6. Highway and street boundaries: Quality Drive to the North and County Line Road to the South of the parcel.
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, Rain Dancer, 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
[x] I am the owner of the property and am authorizing (applicant): Rain Dancer, LLC
and (representative, if applicable): Sycamore Engineering Inc. & Johnston Law Group, P.A
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA Montana
COUNTY OF HERNANDO Flathead

The foregoing instrument was acknowledged before me this 29th day of March, 2022, by Cecil Waatti who is personally known to me or produced DL as identification.

Signature of Notary Public

REBEKAH SULLENS
NOTARIAL SEAL
STATE OF MONTANA
REBEKAH SULLENS
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
January 25, 2026.
Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

**Mixed Uses at County Line Road & Quality Drive**  
**Commercial Planned Development Project Application – Description of Uses**

This is a request to rezone the existing parcel at County Line Road and Quality Road with Key: 01317685 Parcel # R32 423 18 0000 0230 0040 from existing PDP zoning to CPDP (Combined Planned Development Project) with MF/(Multifamily) and GC (Commercial Use).

**1. Site Characteristics**

- a. The overall acreage of the site is 9.3 acres, which appears to be 100% developable area.
- b. The site is undeveloped agricultural land and the terrain is rolling.
- c. There are no know activities or uses on-site.

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APR 29 2022

**2. Environmental Considerations**

Planning Department  
Hernando County, Florida

- a. The site is located in flood zone "X" which is above the 100-year flood elevation for this area.
- b. There is no wetland depicted on the subject property.
- c. The terrain is rolling and generally slopes from north to south. The soil is classified as Candler Fine Sand which is an excessively well drained soil. There is no standing water on the site.
- d. There are no water features on this property.
- e. A visit by our environmental consultant has been conducted. The site is populated with a few gopher tortoise burrows, but no other threatened or endangered species were observed.
- f. There are no natural species or conditions that will be adversely impacted by this development.

**3. Proposal**

**a. Property:**

The total project is 9.3 acres on two (2) phases of construction. Land Uses will consist of Retail Outparcels to include Shops, Restaurants, and Professional Office, and other allowable commercial uses. The second main use will be multifamily units as part of Phase II,

**b. Commercial Development and Intensity**

The commercial development (retail shops, restaurants, etc.) will occupy not more than three (3) outparcels. The area of these commercial uses will be approximately 15,000 SF on approximately 1.5 acres. The maximum height of the buildings will be 30 feet.

**c. Multifamily Density**

The multifamily units will be in building coverage not to exceed 80 percentage and not to exceed total 144 units on 7.8 acres. It will be approximately 18.4 units per acre. The maximum height of the three stories building will be 42 feet. The proposed density is within the area existing multifamily density. Here are examples of the area existing multifamily complexes:

- **Hammock Ridge multifamily community located at 8274 Omaha Circle in Spring Hill,**
- **Florida. It consists of three stories buildings of a total of 104 units on 4.92 acres built in**

2017. This represents 21 units per acre density.

- **Madison Reserves multifamily community located at 10363 Quality Drive in Spring Hill, Florida 34609. It was built in 2011 with a total of 90 units on 6.40 acres with three stories buildings. It represents a 14 units per acre density.**
- **Vista Grand at Spring Hill located 10380 Quality Drive in Spring Hill, Florida 34609. This complex has been constructed since 2012. It has 90 units on 4.20 acres with four stories buildings. It represents a 21.4 units per acre density.**
- **Spring Haven Apartments located at 220 Spring Haven Loop in Spring Hill, Florida 34608. It was constructed in 2004. The complex has a total 264 units on 11.8 acres. It represents 22.4 units per acre density.**
- **Portillo Oaks Apartments is located at 4217 Portillo Road in Spring Hill, Florida 34608. It is 0.5 acres property and has 10 units. This represents a density of 20 units per acre.**

The average density to the whole five examples is about 20 units per acre. Madison Reserve and Spring Haven Apartments are located just west of our site and the average density to these units are 18.2. This shows clearly that our proposed density is within the existing density within our area.

We proposed to have the retention ponds on the north, northwest corner and east (if topography allowed) of the property as buffer. The layout of proposed building units to be in allow major central area for residences interaction and recreational activities.

#### **4. Wellington at Seven Hills HOA Meeting Discussion**

We had reach to the Wellington at Seven Hills HOA which is represented by Heather Caban who is the Property Manager. We scheduled meeting with Board and had been conducted on March 23, 2002 at 10:30, The meeting started with brief review with our PUD request and what proposed uses. The following are the major points of discussion:

- Proposed use of multifamily units number and type which we clarify that will be three stories building with proposed multifamily to be rented by mostly hospital and school staff and personals which are both within walking distance to the property.
- We clarify and show the site plan as we proposed a retention pond within the area adjacent to the Quality Drive boundary.
- A question came about management of the project which we clarify that management company will be in charge of the property In addition will have a commercial merchant association (HOA) to control the maintenance of the common area in the commercial and residential area, stormwater system and other shared infrastructures.

In brief the virtual meeting with HOA Board went well and no other concern and question came beside that.

#### **5. Site Plan Discussion in Narrative**

- a. The overall concept of this development plan is to provide mixed use of multifamily units development and commercial uses with a variety of friendly commercial establishments. Two new access connections will be made to County Line Road and another to Quality Drive. A sidewalk will be provide across the property frontage on County Line and Quality Drive roads.
- b. The whole site will be buffered along the property lines by a 10-foot-wide landscape buffer. No proposed buffer within the interior proposed uses inside the site.

c. The proposed setback will be a 20' from all sides. The minimum future commercial lot/outparcel will be 10,000 SF.

d. Hernando County Utilities has advised that their water and wastewater facilities in the area are more than adequate to handle this proposed development. A sewage lift station and force main will be required to complete the wastewater connection.

e. The commercial component will consist of professional offices, restaurants, retail sales and service businesses.

#### **6. Water and Sewer Services**

The developer will request water and sewer service from Hernando County Utilities and will enter into all necessary agreements. The developer acknowledges the requirements of the County Ordinance that covers water and sewer service and will make the appropriate applications to comply with their provisions.

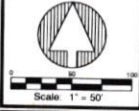
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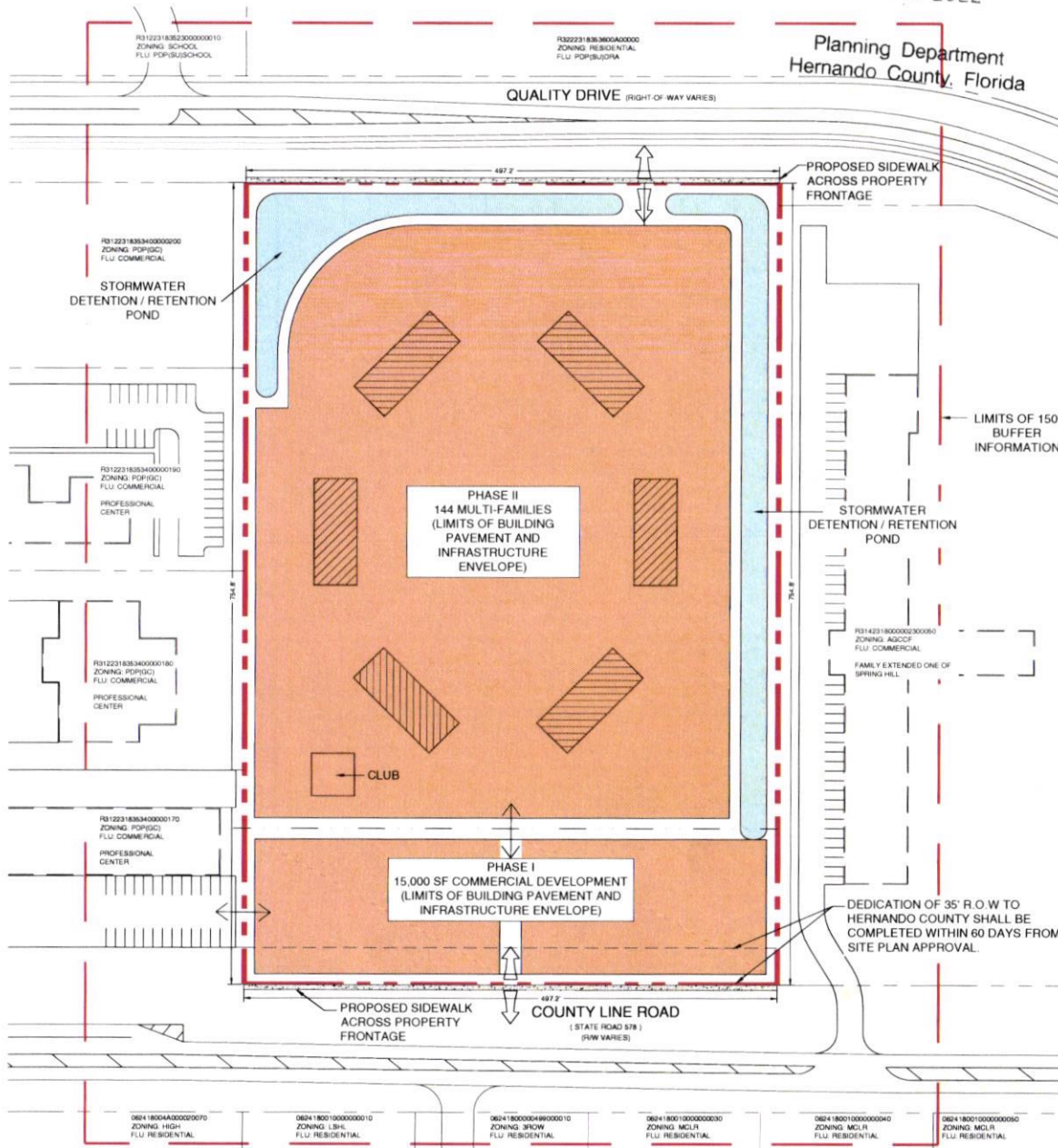
Planning Department  
Hernando County, Florida

# MASTER DEVELOPMENT PLAN RETAIL CENTER AT COUNTY LINE ROAD

PROPERTY CURRENTLY ZONED POP/CG WITH SPECIFIC C-2 USE FOR MINI-WAREHOUSE DESIGNATED FOR COMMERCIAL USE ON THE COMPREHENSIVE PLAN



CONTRACTOR SHALL CONTACT BUILDING DEPARTMENT OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.



SITE CRITERIA CHECKLIST	
PROJECT DATA	
Total Site Area	± 9.30 AC (± 405,106 AC')
LAND INFORMATION	
Parcel Number	7524291800000200040
Key Number	01317685
ZONING INFORMATION	
Existing Zoning	POP / CG with Specific C-2 Use for Mini-Warehouse
Proposed Zoning	CPDP (Combined Planned Development Project) with MF (Multifamily) and CG (Commercial Use)
Proposed Building Height	43 Feet (Max. Height)

DEVELOPMENT MATRIX OF USES			
PROPOSED USE	PHASE I SF	PHASE II UNITS	TOTAL SF / UNITS
COMMERCIAL DEVELOPMENT (*)	15,000 SF	-	15,000 SF
RESIDENTIAL MULTIFAMILY (**)	-	144 UNITS	144 UNITS
			15,000 SF / 144 UNITS

(\*) COMMERCIAL DEVELOPMENT PHASE I CONSIST OF 1.5 AC.  
(\*\*) RESIDENTIAL DEVELOPMENT PHASE II CONSIST OF 7.8 AC 144 / 7.8 = 18.4 UNITS PER ACRE.

### PROPOSED LEGEND

- PLD BOUNDARY
- ADJACENT PROPERTY LINE
- PHASING LINE
- PROPOSED DRIVEWAY CONNECTION (APPROXIMATE LOCATION)
- CROSS ACCESS DRIVEWAY (APPROXIMATE LOCATION)
- PROPOSED APPROXIMATE LOCATION OF MULTIFAMILY BUILDINGS
- PROPOSED LIMIT OF DEVELOPMENT ENVELOPE
- PROPOSED LIMIT OF STORMWATER POND ENVELOPE (APPROXIMATE LOCATION)

**SYCAMORE ENGINEERING, INC.**  
 4775 W. Silvercreek Ln., Suite 208  
 Palm Bay, FL 32909  
 Phone: (321) 833-2277  
 Fax: (321) 833-2278  
 www.sycamore-engineering.com

Project: RETAIL CENTER AT COUNTY LINE ROAD  
 COUNTY LINE ROAD AND QUALITY DRIVE  
 HERNANDO COUNTY, FLORIDA  
 Master Development Plan

J.K. ALBRECHT, P.E.  
 FL P.E. 88888

Job No: L0401  
 Drawn by: FHG  
 Approved by: JD  
 Date: 06/09/2021

Sheet No.  
**MDP**

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