

**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**

File No. H-22-28 Official Date Stamp:  
  
**Received**  
  
**APR 06 2022**  
  
Planning Department  
Hernando County, Florida

Date: 4/6/2022

**APPLICANT NAME:** Downtown Development Partners, LLC

Address: 4534 Commercial Way  
City: Spring Hill State: FL Zip: 34606  
Phone: \_\_\_\_\_ Email: b.eaton@probuiltus.com  
**Property owner's name:** (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Alan Garman

Company Name: ProCivil360, LLC  
Address: 12 S. Main Street  
City: Brooksville State: FL Zip: 34601  
Phone: 352-593-4255 Email: helliott@procivil360.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 175045, 176669, 545360, 1486831
2. SECTION 10, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP-SF
4. Desired zoning classification: Mixed Use PDP
5. Size of area covered by application: 5.4 acres
6. Highway and street boundaries: Breakwater Blvd.
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, Robert Eaton, 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): ProCivil360, LLC 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 6 day of April, 2022, by Robert Eaton who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public

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



Notary Seal/Stamp

**NARRATIVE**  
FOR  
**Breakwater Commercial**  
Rezoning  
April 2022

---

**Project Location:** The property in question is 5.4 acres. The Northwest Corner of Breakwater Blvd. and the frontage road. This project is a collection of parcels located adjacent to the existing Dollar Tree South of Home Depot along the frontage road.

**Present Zoning:** The land is presently zoned PDP (SF).

**Present Land use:** The land is currently designated as Residential.

**Desired Zoning:** The applicant is desirous to rezone the property to PDP(GC) with C1 Use.

**Summary of Request:** The applicant is desirous to rezone the property to PDP(GC) to allow the use of the property for general commercial with c1 uses. This would allow the owner to utilize the property for the use of anything under the PDP(GC) and C1 use umbrella.

**Setbacks:** Front: 35' (Frontage Road and Breakwater Blvd.)  
Sides: 20'  
Rear: 35'

All future buildings would meet these setbacks.

**Buffers:** The buffers will meet all Hernando County Landscape Code regulations.

**Access:** The site is accessed from Breakwater Blvd. and the Frontage Road.

**Soils:** According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.

**Streets:** Are all existing to the proposed project and no new streets or right of ways will be required for this site.

**Sanitary Sewer:** HCUS would provide connection to their system for the project there is an existing 10" sewer line on the Frontage Road and a 8" along Breakwater Blvd.

**Potable Water:** HCUD would provide connection to their system for the additional lots for this project, there are existing 8" lines located on Breakwater Blvd and the frontage road.

**Environmental:** The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment.

**Floodplain:** The project is located within the Oman Quarry Basin. The FEMA map indicates the entire project is located in a Zone X. There is an area denoted on the Western side of the property that has 2 small AE zones which are existing County owned DRA's with elevations at 29 and 26.6 and there is one along the eastern side of the property that is a 24.8 elevation. The owners plan on working with the County on adding to the existing DRAs and connecting them as well as mitigating the one from the west to incorporate into a larger pond to the west.

**Received**

APR 6 2022

Planning Department  
Hernando County, Florida

**NARRATIVE**  
FOR  
**Breakwater Commercial**  
Rezoning  
April 2022

---

**Drainage:** If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

- Water quality capture and treatment
- 25 Year peak rates of flow attenuation
- 100 Year detention of runoff volume.

**Traffic:** Based on the latest tables from the ITE manual, the proposed project may generate up to 223 Peak PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required.