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

Data: 04/03/2024

File No. Official Date Stamp:

Received

Planning Department

Date: 04/00/2024	_			Hernando County. Florida	
APPLICANT NAME: Spring T	ime Flex Warehouses	LLC		Tierrando de la	
		,			
Address: 14910 Edward R	. Noll Drive		State: El	Zip: 34609	
City: Spring Hill Phone: 478-397-9425	F: It charnes@I	howlersmart com	State: TL	Zip. <u>54009</u>	
Phone: 478-397-9425	Email: Charries@i	mort IIC			
Property owner's name: (if	not the applicant) DOWIEISI	man, LLC			
REPRESENTATIVE/CONTAC	T NAME: Alan Garma	an			
Company Name: ProCivil 3	60. LLC				
Address: 12 S. Main Stree					
City: Brooksville			State: FL	Zip: 34601	
Phone: 352-593-4255	Email: permitting(- 5.79344 VA.C. VA.C.S.		
HOME OWNERS ASSOCIATION					
Contact Name:					
Address:		City:	Sta	ate:Zip:	
PROPERTY INFORMATION:					
	•				
	KEY NUMBER(S): 190340		, RANGE <u>17</u>		
				-	
Current zoning classification Desired garing classification		4 0363			
4. Desired zoning classification5. Size of area covered by appl					
	Spring Time Street	t			
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				- idtife etteched list)	
	Will expert witness(es) be utilized during the public hearings? Will additional time be required during the public hearing(s) and how much?			☐ Yes ☑ No (If yes, identify on an attached list.) ☐ Yes ☑ No (Time needed:)	
Will additional time be requ	ired during the public hea	aring(s) and how much?	☐ Yes ✔ No (Time	e needed:)	
PROPERTY OWNER AFFIDIV	AT				
TROTERT TOWNER ATTIDIV	A1				
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application and state and affirm that			true and correct to th	e best of my knowledge and	
belief and are a matter of public re-					
☐ I am the owner of the prope			1000 E N. 100	_	
I am the owner of the proper		pplicant): Spring Time Fle	ex Warehouses, LL0	C	
and (representative, if applicable)	ProCivil 360, LLC				
to submit an application for	the described property.				
			///		
			16		
		S	ignature of Property Owner	r	
STATE OF FLORIDA					
COUNTY OF HERNANDO		2 1	010	2V .	
The foregoing instrument was ack	nowledged before me this	s	me -	, 20, by	
Cloton Darnes	who	is personally known to m	e or produced	as identification.	
Ω					
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To I Malil		No. of the last of	DANK DICADO ID		
Nak Olla	30 to	11/2/3/3/3/3/5	RANK DICARO, JR. DMMISSION # HH 260877		
Signature of Notary Public		MY CC	PIRES: August 6, 2026		
0		Service EV	I II WOO I MAGEST VI TOO	l .	
Effective Date: 11/8/16 Last Re	evision: 11/8/16			Notary Seal/Stamp	

FOR

Barnes Flex Space — Spring Time Street Master Plan Revision

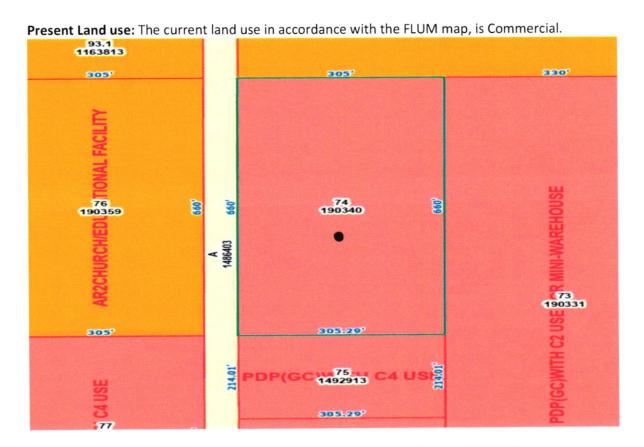
Project Location: The property in question is **4.6** acres. It is located on the East side of Spring Time Street and 800 feet North of County Line Road.



Present Zoning: The land is presently zoned PDP(GC) with C-4 Uses.

FOR

Barnes Flex Space — Spring Time Street Master Plan Revision



Desired Zoning: The Applicant is desirous to revise Master Plan. The key #190340.

This master plan proposes a total of 40,000 sf of ware house with 10,000 office/show room, divided up into five separate buildings.

Standard County Setbacks:

Front (West):

35' Spring Time

Rear (East):

35'

Side (North & South): 20'

Buffers: The master plan calls for a 5' buffer along all property lines.

Access: The site has three access points from Spring Time Street.

FOR

Barnes Flex Space – Spring Time Street Master Plan Revision

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.

Soil Resource R. X FIRMETTE_05125155-d23a-4859. + Create



FOR

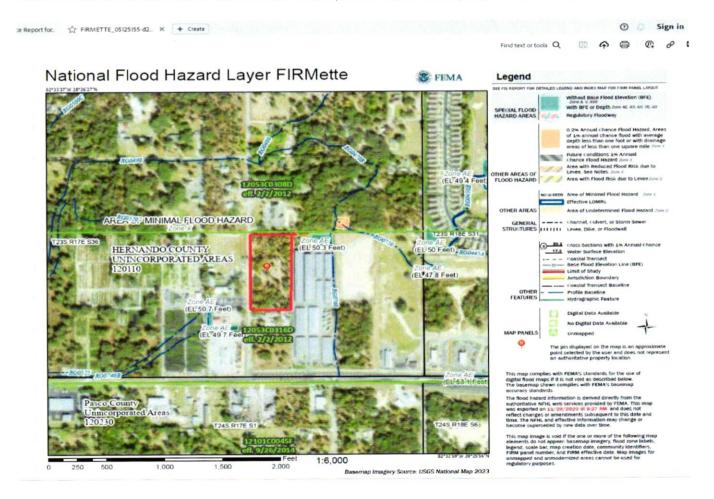
Barnes Flex Space – Spring Time Street Master Plan Revision

Sanitary Sewer: Septic Systems will be utilized since HCUD has no sewer in this area.

Potable Water: One Master Well will be used to provide water to the entire site. HCUD services is located over 800 feet south and 1,500 feet east on County Line Road. Off-site expansion is necessary.

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

Floodplain: The project is located within the Spring Hill Lakes Basin. The FEMA map indicates most of this project is within Zone AE. Zone AE is an area of minimal flooding. There is an area denoted to the east of the property (approx. 268 feet) that is identified as a drainage node NG0760 in the Basin Study. The 100-year flood elevation of this node is 50.3' and is shown on the master plan. This project, as well as some of the surrounding areas provide runoff to this depression. Once permitted and constructed, the volume below the flood plain elevation will not be decreased. There will be no net positive effect on any adjacent property.



FOR

Barnes Flex Space – Spring Time Street Master Plan Revision

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to **20 Peak PM Trips**. This will be further addressed at the time of concurrency when a traffic study may be required.

The present zoning of the property allows for Residential use. A reasonable yield of square footage for such a site is 25% of the total land area. $4.6 \text{ Acres } \times 43560 \text{ sf/acre } \times .25 = 50,094 \text{ sf of ware house/office/show room space, which would generate approximately 20 peak hour trips.}$