

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: 2-07-2024

File No. _____ Official Date Stamp:

Received

FEB 7 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Eric Schoessler

Address: 4201 Cypress Street

City: Tampa

State: Florida

Zip: 33607

Phone: 813-854-2211

Email: eric@amprop.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Josh Bradley

Company Name: Native Engineering

Address: 18856 North Dale Mabry Hwy

City: Lutz

State: Florida

Zip: 33548

Phone: 813-536-2539

Email: josh@nativefla.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01353626
2. SECTION 13, TOWNSHIP 22, RANGE 17
3. Current zoning classification: PDP (GC) With Sit Zoning
4. Desired zoning classification: PDP (GC) With specific C2 uses
5. Size of area covered by application: 14 Acres
6. Highway and street boundaries:
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: none)

PROPERTY OWNER AFFIDAVIT

I, Eric Schoessler, 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): Josh Bradley

to submit an application for the described property.

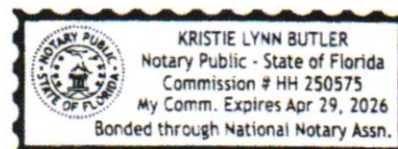
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of February, 2024, by Eric Schoessler who is ☒ personally known to me or ☐ produced _____ as identification.

Signature of Notary Public

Effective Date: 05/15/20 Last Revision: 05/15/20



Notary Seal/Stamp



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Planning Department
Hernando County, Florida

February 7, 2024

Rezoning Narrative Description
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601

**RE: Narrative Description
Glenn Lakes Development**

1. Proposal
 - a. Proposed land uses and their specific acreage: **PDP(GC) with specific C2 uses (mini-warehouse storage, tire/auto accessory establishments)**
 - b. Proposed density level of residential uses: **None.**
 - c. Proposed square footage of development and building height(s) of commercial uses: **536,860 sf commercial uses with max height of 60'.**
 - d. Proposed deviations from code: **None that we are aware of.**
2. Site Characteristics
 - a. Site size (acres): **18.82**
 - b. Existing land uses and their specific acreage: **Vacant Commercial & Wetland Area**
 - c. Known activities or uses on-site: **vacant**
3. Environmental Considerations
 - a. Flood Zone: **AE (EL 22.4)**
 - b. Drainage Features: **site drains in mostly a north to south direction (no existing stormwater ponds)**
 - c. Water Features: **on-site wetlands and FEMA floodplain**
 - d. Habitats: **known gopher tortoises**
 - e. Conditions and Impacts on Natural Features: **proposed wetland impacts that will have to be mitigated for and gopher tortoise relocation and/or termination permit will be required.**
4. Site Plan Description in the Narrative
(See section on Required Master Plan or Site Plans shown later in this document.)
 - a. A description of the concept of the development plan: **we are proposing 70' wide right-of-way (ROW) with a 50' rear frontage ROW to serve six (6) commercial lots along with a master drainage pond.**



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- b. Proposed buffer sizes and separation widths between proposed land uses: **refer to Notes on PD Plan.**
- c. Proposed Setbacks and Minimum Sizes for Individual Lots: **refer to Notes on PD Plan.**
- d. Impacts and Improvements to infrastructure: **see below.**
- e. Proposed uses within pods: **various commercial uses.**

5. Impacts to Public Facilities

- a. Discussion of the impact on infrastructure, including but not limited to:
 - Transportation: **we propose an EB right-in deceleration lane along the south side of US Hwy 19.**
 - Water: **We propose six (6) services connections for each of the commercial lots and one (1) connection for the master fire system.**
 - Drainage: **we propose one master drainage pond to serve the development to meet all SWFWMD, County, and FDOT (if applicable) requirements.**
 - sanitary sewer: **we propose one master private lift station to service the overall commercial development – this will require one(1) connection to the County's system along US Hwy 19.**
 - parks/recreation: **N/A**
 - solid waste: **each commercial lot will propose its own solid waste pickup via dumpster and/or compactor, as applicable.**
 - public-school facilities: **N/A**
- b. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities: **N/A**

6. Water and Sewer Services

The county subdivision regulations require the dedication of sewer and water systems to the county in planned residential or commercial development projects and provides for the obtaining of water and sewer service from the county, payment of connection fees, and commitments for service.

In preparing an application for rezoning, a developer should be aware of these provisions and shall take initial steps toward water and sewer agreements. In all cases, a developer must request water and sewer service from the county. If the county is to provide water and/or sewer, the developer must acknowledge in writing understanding of ordinance requirements and that the developer will comply with the provisions. The County may require that the applicant prepare a capacity study later in the development process to confirm infrastructure availability.



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If the project is located adjacent to or within the City of Brooksville Utility Department's First Right to Serve Area, the developer can request service from the City and provide a letter from the City stating service is available. **NOTED**

Please contact me if you need any additional information or if you have any questions.

Thank You,

NATIVE ENGINEERING, PLLC

A handwritten signature in purple ink, consisting of a stylized, cursive script that appears to be "JR".