

# 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: November 15, 2023

File No. \_\_\_\_\_ Official Date Stamp:

H-24-07

Received

FEB 5 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Sunbelt Rentals

Address: 1799 Innovation Point

City: Fort Mill

State: SC

Zip: 29715

Phone: 704-302-3943

Email: andy.troy@sunbeltrentals.com

**Property owner's name:** (if not the applicant) Jackson Land & Building, Inc.

**REPRESENTATIVE/CONTACT NAME:** Scott Stannard

Company Name: GMC, LLC

Address: 21764 State Road 54

City: Lutz

State: FL

Zip: 33549

Phone: 813-885-2032

Email: scott.stannard@gmcnetwork.com

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

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00997531
2. SECTION 30, TOWNSHIP 22, RANGE 19
3. Current zoning classification: C-2 and R-1A
4. Desired zoning classification: PDP(GC) with specific C2 uses
5. Size of area covered by application: 181,229sf / 4.16 acres
6. Highway and street boundaries: Colorado Street and Cortez Boulevard
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

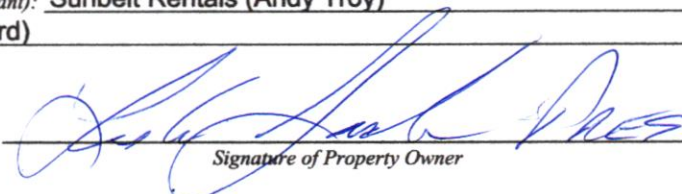
I, Jackson Land & Building, Inc., have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☐ I am the owner of the property and am making this application OR

☒ I am the owner of the property and am authorizing (applicant): Sunbelt Rentals (Andy Troy)

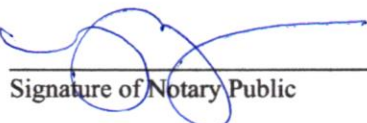
and (representative, if applicable): GMC, LLC (Scott Stannard)

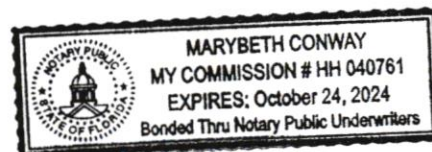
to submit an application for the described property.

  
Signature of Property Owner

### STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8th day of January, 2024, by Leslie Jackson who is personally known to me or produced \_\_\_\_\_ as identification.

  
Signature of Notary Public



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

Notary Seal/Stamp

# NARRATIVE

Received

FEB 5 2024

Planning Department  
Hernando County, Florida

## Proposal and Site Characteristics:

This following information documents the rezoning request for Sunbelt Rentals (small equipment rental company) located at 17046 Cortez Blvd Brooksville, FL, 34601 in Hernando County. There is a Sunbelt Rentals building at +/- 4810 sf already located on Parcel # R30-222-19-3170-0000-0010 (4.775 acres). The proposal is to combine this parcel with the parcel immediately to the east, Parcel R30-222-19-3170-0000-0030 (2.963 acres). The combined parcel would be 7.468 acres. Another Sunbelt Rentals one story shop building (+/- 9100 sf) is proposed to be added to the site, so the proposed land use would remain the same as existing (small equipment rentals). However, Parcel R30-222-19-3170-0000-0030 has an existing one story well house that is to be demolished.

Note: proposed density level of residential uses is N/A to this project, and there are no proposed deviations from code.

## Environmental Considerations:

The lot is not located within a flood zone. Rainfall from the top portion of the site will be routed to an approximately 192,000 cf stormwater management pond. Structures on both the west and east side of property near the proposed building will catch stormwater runoff and pipe the water to the proposed pond. Some areas just above the pond will also flow directly to the pond without having to be piped to the pond. This water will flow through a 10' wide curb opening with riprap outlet protection into the pond. 4.52 Acres will be contributing to the proposed detention pond. Water from the pond will slowly be released and piped to a rip rap plunge pool on the southeast side of the property. The current site does not have any existing stormwater management facilities. Much of the site is wooded, and the area south of the proposed stormwater management area will remain a wooded residual area of approximately 2.20 acres. As a result of the expansion of the site and implementation of a stormwater management facility, some trees will have to be destroyed.

According to the Florida Land Use, Cover and Forms Classification System (FLUCFCS), the property contains three (3) land use – Commercial and Services (FLUCFCS 1400), Residential Low Density, <2 Dwelling Units/Acre (FLUCFCS 1100), and Upland Hardwood – Coniferous Mix (FLUCFCS 4340). No wetlands are present onsite. The project area is comprised of wooded xeric hammock upland habitat dominated by live oak (*Quercus virginiana*), cherry laurel (*Prunus caroliniana*), and long leaf pine (*Pinus palustris*). Bahia grass (*Paspalum notatum*) and dogfennel (*Eupatorium capillifolium*) are present in the open areas.

The following protected species may utilize the project habitat for foraging, nesting, and/or breeding and were therefore further evaluated for presence onsite.



**Table 1. Protected Species with Potential to Occur Onsite**

<b>Common Name</b>	<b>Scientific Name</b>	<b>Status</b>
Gopher Tortoise	<i>Gopherus polyphemus</i>	State Threatened
Eastern Indigo Snake	<i>Drymarchon couperi</i>	Federal Threatened
Florida Burrowing Owl	<i>Athene canicular floridana</i>	State Threatened
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Bald and Golden Eagle Protection Act
Florida Sandhill Crane	<i>Antigone canadensis pratensis</i>	State Threatened

**Site Plan Discussion in the Narrative:**

A summary for the proposed concept for the development plan is for the existing 4,810 sf sales building to remain in place with the construction of a new 9,100 sf shop with an attached 1,200 sf wash bay for the purpose of equipment maintenance, and repair; along with approximately 61,445 sf of outdoor storage, and 53,355 sf of parking and drives. The remaining 196,630 sf will be comprised of greenspace and stormwater management. Proposed security fence, customer and employee parking, and access from Cortez Blvd. (Locust Road) is to be constructed as part of this project. The property is currently zoned C-2 (north portion) and R1A (south portion). The proposed zoning for the entire parcel is C-2. Annexation is requested into the city of Brooksville.

A 5' wide parking lot perimeter buffer will be required. This 5' buffer will be on the outside of the proposed fence that goes around the northern portion of the site, down to the proposed stormwater management facility. A 25' setback is required on the eastern side of the proposed lot (Locust Road). A 125' setback is required on the northern side of the property (Cortez Blvd). A 75' buffer is required on the west side of the property (Colorado St). The one-story building on the eastern side of the proposed lot is to be demolished. The existing +/- 4,810 sf Sunbelt Rentals building is to stay on site.

Note: Proposed uses within pods is N/A to this project.

**Impacts to Public Facilities:**

A right turn lane is to be added to southern side of Cortez Blvd. between Colorado St. and Locust Road, and an island will be added to force cars in the existing right turn lane to the west side of Colorado St. to have to make a right turn onto Colorado St. As a result of the proposed right turn lane, the 10' wide concrete path between Colorado St. and Locust Road will slightly be adjusted. The path will remain even with the existing crosswalk at Colorado St for this whole section and keep a 5' wide buffer between the path and the road. Locust Road will be changed from the existing dirt trail to a 24' wide paved road. A crosswalk will be added to cross Locust Road. On the east side of Locust Road, the 10' wide concrete path will pick up at the crosswalk location and slowly tie back in to the existing 10' wide concrete path at about 60' east of Locust Road. Also, the proposed Sunbelt Rentals building will have gas, electric service, water, and sewer coming from the building. For sanitary sewer, a grinder pump lift station is proposed. The proposal of an additional crosswalk and changes to the existing 10' wide concrete path to have a 5' wide buffer between it and Cortez Blvd would be considered adequate public facilities and should help to keep the public safe throughout this section.

**Water and Sewer Services:**

The site's water and sewer services will be through the Hernando County Utilities Department. The developer acknowledges understanding of ordinance requirements and that they will comply with the provisions.

**Senior, Age-Restricted or Affordable Housing:**

N/A