

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: 6/1/2022

File No. H-22-38 Official Date Stamp:

Received

JUN 01 2022

Planning Department
Hernando County, Florida

APPLICANT NAME: Spring Lake Square, LLC

Address: 20627 Longleaf Pine Avenue
 City: Tampa State: FL Zip: 33647
 Phone: 352-593-4255 Email: mahameed@yahoo.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil360, LLC
 Address: 12 South 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): 1133767, 1137825
2. SECTION 4, TOWNSHIP 23, RANGE 20
3. Current zoning classification: PDP (GC), C1
4. Desired zoning classification: CPDP
5. Size of area covered by application: 12.6
6. Highway and street boundaries: Cortez Blvd and Spring Lake Highway
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, Hameed Mohammed, 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 of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31 day of May, 2022, by Hameed Mohammed 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
FOR
SPRING LAKE SQUARE

Rezoning
MAY 2022

Received
JUN 01 2022
Planning Department
Hernando County, Florida

Project Location: The property in question is 12.6 acres. The west side of Spring Lake Hwy and south side of SR 50 (Cortez Blvd.). This project is a collection of parcels located south and west of the existing Speedway Gas Station.

Present Zoning: The land is presently zoned C1.

Present Land use: The land is currently designated as vacant commercial.

Desired Zoning: The applicant is desirous to rezone the property to CPDP.

Density: 50 units located on 7.97 acres = (50 units /7.97) = 6.27 DU

Summary of Request: The applicant is desirous to rezone the property to CPDP to allow the use of the property for general commercial uses along both Existing Roadways, and internal residential townhomes on the inside of the proposed reverse frontage road. This would allow the owner to utilize the property for the use of anything under the CPDP umbrella.

Setbacks:
Front: 125' FROM SR 50 and 75' from Spring Lake Highway
Sides: 20'
Rear: 35'

The applicant is requesting a deviation in the setback from SR 50 to 75' since he is supplying a rear frontage road around this major intersection.

All future buildings would meet these setbacks.

Buffers: The buffers will meet all Hernando County Landscape Code regulations, to include a twenty(20') along SR50.

Access: The site is accessed from Spring Lake Hwy. and SR 50 (Cortez Blvd) by a reverse frontage road to be constructed with this development with the intent to dedicate to Hernando County upon completion.

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

Streets: The proposed project will construct a frontage road. There is an existing strip located on the west side of the existing service station which is utilized as a frontage road. We propose to construct a new connection on SR 50 further west. That connection shall serve as a true frontage road which will reconnect to the County network on Spring Lake Hwy.

Sanitary Sewer: HCUD has a sewer system consisting of some gravity and some pressure network, east of Spring Lake Hwy. The applicant will negotiate a route and connection to this system.

Potable Water: The applicant will be required to construct off-site improvements to the north, along Spring Lake Hwy o and existing HCUD owned 16"-water main at SR 50.

PROCIVIL360, LLC

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Rezoning
MAY 2022

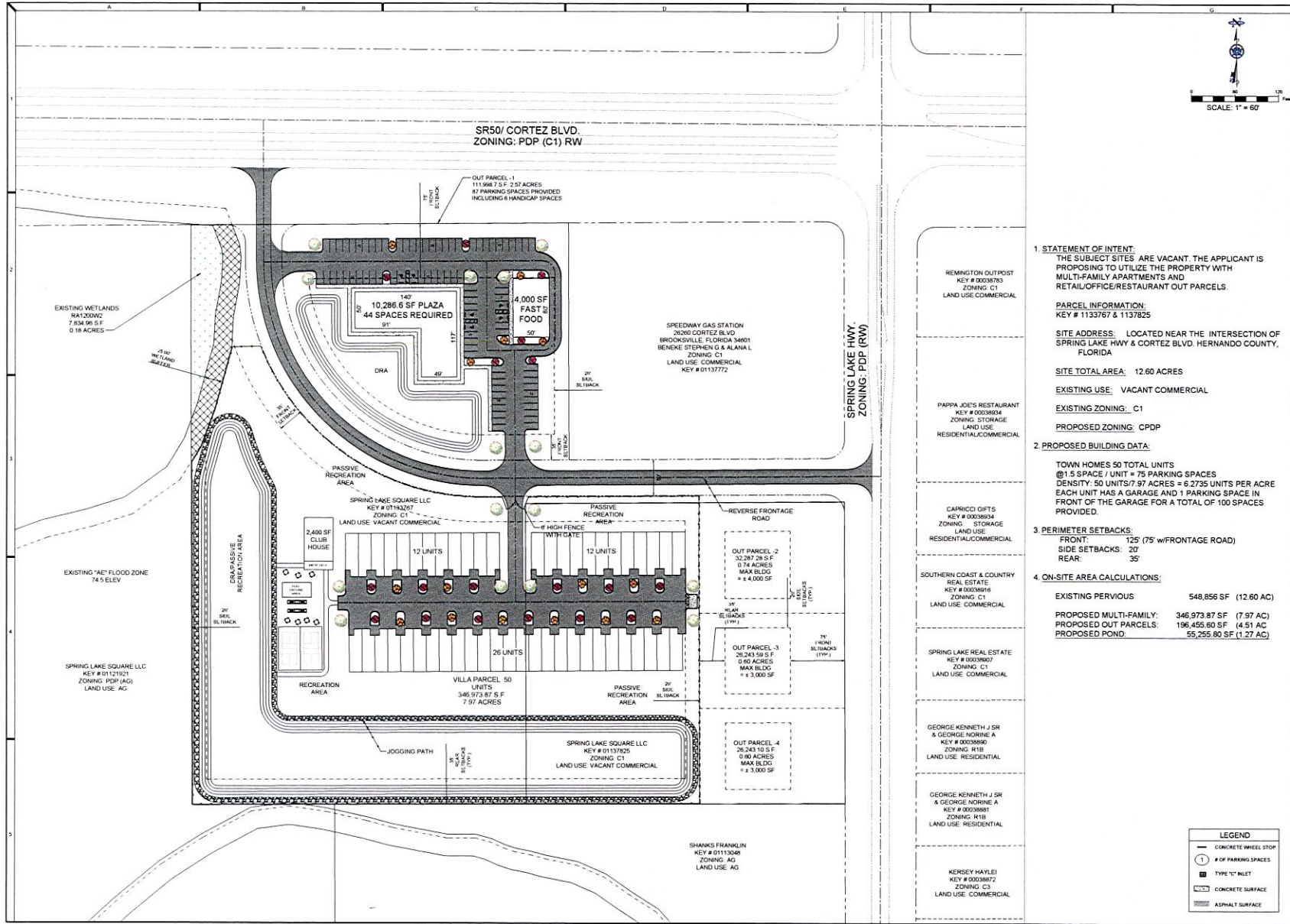
Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment.

Floodplain: The project is located within the Bystre Lake Basin. The FEMA map indicates a majority of the project is located in a Zone X. There is an area denoted on the Western side of the property that has AE zone which has elevation at 74.5 feet. Most of our site is above this elevation. Some floodplain compensation will be necessary.

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 182 Peak PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required.



1. STATEMENT OF INTENT:
 THE SUBJECT SITES ARE VACANT. THE APPLICANT IS PROPOSING TO UTILIZE THE PROPERTY WITH MULTI-FAMILY APARTMENTS AND RETAIL/OFFICE/RESTAURANT OUT PARCELS.

PARCEL INFORMATION:
 KEY # 1133767 & 1137825

SITE ADDRESS: LOCATED NEAR THE INTERSECTION OF SPRING LAKE HWY & CORTEZ BLVD. HERNANDO COUNTY, FLORIDA

SITE TOTAL AREA: 12.60 ACRES

EXISTING USE: VACANT COMMERCIAL

EXISTING ZONING: C1

PROPOSED ZONING: CPDP

2. PROPOSED BUILDING DATA:

TOWN HOMES 50 TOTAL UNITS
 @1.5 SPACE / UNIT = 75 PARKING SPACES
 DENSITY: 50 UNITS/7.97 ACRES = 6.2735 UNITS PER ACRE
 EACH UNIT HAS A GARAGE AND 1 PARKING SPACE IN FRONT OF THE GARAGE FOR A TOTAL OF 100 SPACES PROVIDED.

3. PERIMETER SETBACKS:
 FRONT: 125' (75' w/FRONTAGE ROAD)
 SIDE SETBACKS: 20'
 REAR: 35'

4. ON-SITE AREA CALCULATIONS:

EXISTING PERVIOUS	548,856 SF (12.60 AC)
PROPOSED MULTI-FAMILY:	346,973.87 SF (7.97 AC)
PROPOSED OUT PARCELS:	196,455.60 SF (4.51 AC)
PROPOSED POND:	55,255.80 SF (1.27 AC)

- REMINGTON OUTPOST
KEY # 00036783
ZONING C1
LAND USE: COMMERCIAL
- PAPPA JOE'S RESTAURANT
KEY # 00036934
ZONING: STORAGE
LAND USE: RESIDENTIAL/COMMERCIAL
- CARRICO GIFTS
KEY # 00036934
ZONING: STORAGE
LAND USE: RESIDENTIAL/COMMERCIAL
- SOUTHERN COAST & COUNTRY REAL ESTATE
KEY # 00036916
ZONING: C1
LAND USE: COMMERCIAL
- SPRING LAKE REAL ESTATE
KEY # 00036907
ZONING: C1
LAND USE: COMMERCIAL
- GEORGE KENNETH J SR & GEORGE NORINE A
KEY # 00036890
ZONING: R118
LAND USE: RESIDENTIAL
- GEORGE KENNETH J SR & GEORGE NORINE A
KEY # 00036887
ZONING: R118
LAND USE: RESIDENTIAL
- KERSEY HAYLEI
KEY # 00036872
ZONING: C1
LAND USE: COMMERCIAL

LEGEND

—	CONCRETE WHEEL STOP
○	# OF PARKING SPACES
■	TYPE "C" W/LET
▨	CONCRETE SURFACE
▩	ASPHALT SURFACE

CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES	
12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601. PHONE: (813) 493-4255. WWW.PROCCIVIL360.COM	
LARRY G. BOONE, P.E. # 1 DATE	DRAWN AND APPROVED DATE
PREPARED BY SCALE ANNOTATED DATE SHEET NO.	SHEET NO.
1	1

SPRING LAKE SQUARE
BROOKSVILLE, FLORIDA

MASTER PLAN

Received
 JUN 01 2022

Planning Department
 Hernando County, Florida