

PROJECT NARRATIVE

REZONING FROM AG TO PDP(HC)

22265 Cortez Boulevard, Brooksville, Florida

PARCEL #: R25 422 19 0000 0090 0010 / PARCEL KEY: 00828466

Proposal:

The property, which is the subject of this PDP application, is located at 22265 Cortez Boulevard, Brooksville, FL within Hernando County (Parcel Key 00828466). The applicant is proposing to construct a single story, 7,000 GSF structure for equipment service and an expansion of pavement/storage area for use of the current business. A rezoning to PDP(HC) is being requested to allow the existing business to operate within the rear portion of the property that is zoned AG. All performance standards consistent with the C-2 zoning district will be upheld as part of the site improvements. The applicant requests a deviation from the County code to eliminate the requirement for the frontage road that would provide cross access to the adjacent properties to the East and West of the subject site. The frontage road cannot be constructed due to the conflict with the existing equipment sales building. Additionally cross access is currently provided to the parcel to the East and the parcel to the West is vacant.

Adjacent Uses

- North: Zoned AG and is Currently Vacant Timber Land
- South: Cortez Boulevard Public Right-Of-Way
- East: Zoned AG & C-2 and is Currently Occupied by a Veterinary Office
- West: Zoned AG and is Currently Vacant Timber Land

Proposed Uses

The Applicant, EFE, Inc and Everglades Equipment proposes to rezone the property to PDP(HC) to allow the following C-2 uses:

1. Farm Equipment Sales, Rental and Service Establishment

Site Characteristics

The property is 4.19 Acres, zoned C-2 & AG and has a Future Land Use of Commercial. The property is currently occupied by Everglades Equipment Group which is an equipment sales and service business. On-site are two existing structures that total approximately 10,482 GSF, customer/employee parking, and paved & gravel areas for inventory storage. Access to the site is provided via two existing full driveways off Cortez Boulevard. An existing cross access driveway interconnecting the parcel to the east is to remain. A Planned Development Plan has been provided depicting all existing and proposed site improvements and development standards.

Environmental Considerations

The property is located within Floodzone "X" per Panel No. 12053C0211D Effective 2/2/2012. There are no known protected species or wetlands present on-site. Should any unknown environmental considerations become present during the site plan review process a Listed Species and/or Wetland report will be provided for the County's review prior to construction commencement.

Impacts to Public Facilities

The site is currently serviced by the City of Brooksville water department which is to remain. The two existing structures are connected to on-site septic systems which are to be abandoned, and a new septic system will be installed to service all buildings on-site. Approvals are subject to the respective jurisdictions.