

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [x] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 6/7/2023

File No. 142334 Official Date Stamp:
Received
JUN 07 2023
Planning Department
Hernando County, Florida

APPLICANT NAME: Tires Unlimited & Service, LLC

Address: 10377 County Line Road
City: Spring Hill State: FL Zip: 34609
Phone: 352-556-5483 Email: tiresunlimitedandservice@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1180331
2. SECTION 33, TOWNSHIP 23, RANGE 18
3. Current zoning classification: CPDP
4. Desired zoning classification: PDP (GHC) with a special exception C-2 use for outside storage
5. Size of area covered by application: 1.2 acres
6. Highway and street boundaries: County Line Road and Pythia Place
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Devell Edwards, 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):

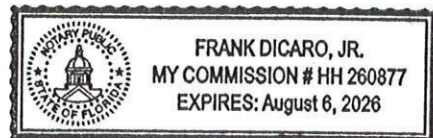
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): ProCivil360, LLC
and (representative, if applicable): ProCivil360, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2 day of June, 2023, by Devielle Edwards 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
Tires Unlimited
ZONING / MASTER PLAN APPROVAL
June 2, 2023

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Planning Department
Hernando County, Florida

PROJECT LOCATION: The property, 1.20 acres is located on south side of Pythia Place, north side of County Line Road, west of the Dollar General located at the intersection of Linden Drive and County Line Road, and east of Topics RV Park. It is the last vacant lot along County Line Road in the area.

PRESENT ZONING / LANDUSE: The project site was zoned commercial with the approved master plan of Linden Retreat, a subdivision developed in the late 1980's. The County's FLUM designates the area as Commercial. This application is to rezone the site to PDP(GHC) with a special exception C-2 use for outside storage.

INTENDED USE: 8 Bay automotive tire and repair shop. Outside storage is asked for with this application. There is an expansion on the main building shown for future to store all products as to not have storage containers for the tires.

BUFFERING/BOUNDARY CONDITIONS: The project abuts two roads to the North Pythia Place and across that is a Hernando County Owned Drainage Retention area, to the South County Line Road. Adjacent to the west is Topics RV Park, which already has a fence in place. Adjacent to the east of the subject property is another Hernando County owned Drainage retention area.

ACCESS: The project will have two access points. A right in right out located on County Line Road, and a driveway access off of Pythia Place.

SETBACKS: Typical County setbacks for commercial projects are applicable.

- Against County Line Road : 125'
- Against Pythia Place: 35'
- Against Non-commercial adjacent lands: 35'
- Against side lines not non-commercial: 20'
- Deviations to setbacks are being requested.

Against County Line: 75' (a proposed Right of way taking of 40' along the Southern property line of the project. Pythia Place is a reverse frontage road the front setback should be 75' from the new Right of way line.)

Against Pythia Place: 25' for future building expansion to remove outside storage such as shipping containers and tires and have all product in the expansion area of building.

SOILS: According to information found on the NRCS database, the existing soils are Candler fine sands. Candler is a very sandy soil with rapid percolation and stable for buildings. The predominant soil in the Spring Hill Area is Candler. Candler soils drain rapidly.

DRAINAGE DESIGN METHODOLOGY: The lot is 1.2 acres and abuts a retention area constructed with Linden Retreat. This retention area is owned and maintained by Hernando County. According to SWFWMD ERP 4166, DRA #3 of Linden Retreats was predesigned for the commercial outparcels along County Line Road with an impervious area of 85%. The watershed for this retention area as designated on the Squirrel Prairie Flood/Pith Bear Plain maps will be analyzed to ensure storage and treatment for the 100-year event.

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FLOOD ZONE: Per FEMA Flood Zone Map 12053C 0317D, the majority of the site is Zone X (majority of the site) with the one area Zone AE (County DRA). The base flood elevation is determined in the Squirrel Prairie Flood Plain study. (AKA Pithlachascotee/Bear Creek).

ENVIRONMENTAL: There are no wetlands or surface waters on-site. The existing soils and vegetation support habitat for gopher tortoise. An on-site survey for gopher tortoise and other endangered or threatened species will be conducted if the project is approved.

POTABLE WATER: The project has Hernando County water on both streets, County Line Road 20" water line and Pythia Place a 6".

SANITARY SEWER: A 16" County Force main is located along North Side County Line Road. However, with the existing flows from the owners existing business the need to connect to the County's sewer is not necessary due to low flows. The project will construct a septic tank system. This system shall be permitted through the department of Environmental Health during the construction permitting phase. An area of green space on the back of the building has been shown on the master plan which will be sufficient to construct said septic system.

FIRE PROTECTION: An existing Fire Hydrants is located across the project on Pythia Place .

TRAFFIC: Based on the latest tables from the ITE manual, the proposed project will generate approximately: 42 PM peak hour trips. No further traffic study will be required per Hernando County Regulations.

ACCESS ANALYSIS: No access analysis will be required for this project, less than 50 peak hour trips.

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