

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

File No. H223 Official Date Stamp:
Received
MAR 02 2022
Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME: A & I Land Association, LLC
Address: 2004 S. 51st Street
City: Tampa State: FL Zip: 33619
Phone: _____ Email: _____
Property owner's name: (if not the applicant) Isael Borges

REPRESENTATIVE/CONTACT NAME: Darryl W. Johnston, Esq.
Company Name: Johnston Law Group, P.A.
Address: 29 S. Brooksville Avenue
City: Brooksville State: FL Zip: 34601
Phone: 352-796-5124 Email: dwj@djohnstonlaw.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): 00387450
2. SECTION 2, TOWNSHIP 23, RANGE 20
3. Current zoning classification: _____
4. Desired zoning classification: C-4
5. Size of area covered by application: 5 Acres
6. Highway and street boundaries: State Road 50
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 [] 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 AFFIDAVIT

I, Isael Borges, 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): A & I Land Association, LLC and (representative, if applicable): Darryl W. Johnston to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1st day of March, 2022, by ISAEEL BORGES who is personally known to me or produced DV as identification.

[Signature]
Signature of Notary Public



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

Notary Seal Stamp

NARRATIVE – A & I LAND ASSOCIATION, LLC

Proposal

This is a 5 acre parcel of unimproved land located on the south side of S.R. 50, east of Frisco Road and west of White Road. The parcel is zoned AG. Petitioner is the owner of the property and desires to create a truck service establishment to accommodate commercial truck parking only.

The subject property is vacant. Access is from Cortez Blvd. (S.R. 50). Zoning to the north across S.R. 50 is residential. Zoning to the west and south is AG. Zoning to the east is Split zoned AG and AR.

The Petitioner desires to create a parking destination for commercial trucks with adequate buffering, paved surfaces for parking, and full cut off lighting. There shall not be any servicing of any vehicles and no overnight stays. The purpose is to provide a place for commercial truck driver's to park their tractor trailer rigs overnight. Few such places currently exist. A proposed site plan is attached as Exhibit A.

Petitioner requests rezoning to PDP(Rural) with a specific C-4 use to accommodate the requested truck service establishment as limited in this narrative. The buffers and setbacks are depicted on the site plan attached as Exhibit A.

Site and Environmental Characteristics

The entire 5 acre site is within Flood Zone X. Drainage will be properly permitted and drained to approved drainage retention areas. There are no wetlands or water features.

There are no known endangered or protected species on site.

Site Plan

The overall development plan for the site will provide buffering to agricultural and residential adjacent property. Stormwater and drainage will be provided in accordance with the requirements of Hernando County and the Southwest Florida Water Management District. The existing roadway network is capable of accommodating the project, and there will not be upgrades to signals or roadway network due to this site's traffic volume.

Water and sewer will be served by private well and septic system.

Conclusion

This proposed development will serve an unmet need in the County and with proper buffering will be consistent with the surrounding land uses. The proposed use will not be adverse to the public. We request approval of this PDP(Rural) with specific C-4 use to accommodate a truck service establishment as stated above.