

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-23-11 Official Date Stamp: Received FEB 10 2023 Planning Department Hernando County, Florida



Application to Change a Zoning Classification

Application request (check one): Rezoning [ ] Standard [x] PDP Master Plan [ ] New [x] Revised PSFOD [ ] Communication Tower [ ] Other PRINT OR TYPE ALL INFORMATION

Date: 12/29/2022

APPLICANT NAME: Ocean Bleu Group

Address: 2202 N. West Shore Boulevard suite 200 City: Tampa State: FL Zip: 33607 Phone: 321-255-5434 Email: jpedevillano@bowma.com Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Jacqueline Pedevillano

Company Name: Bowman Consultant Address: 4450 W Eau Gallie Blvd suite 144 City: Melbourne State: FL Zip: 32934 Phone: 321-255-5434 Email: jpedevillano@bowman.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): 196736, 196727, 196898, 196905, 378914
2. SECTION 34, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: Agricultural Residential (main parcel, 378914, is currently PDP)
4. Desired zoning classification: PDP- Commercial
5. Size of area covered by application: 10 acres
6. Highway and street boundaries: Arkays Ave and County Line Road
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, 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): Bryan Schultz and (representative, if applicable): Bowman Consulting 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 7 day of February, 2023, by Bryan Schultz who is personally known to me or produced FLDL as identification.

Signature of Notary Public

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



Notary Seal/Stamp

Received

FEB 10 2023

Planning Department  
Hernando County, Florida

**LETTER OF AUTHORIZATION**

Date: 30<sup>th</sup> December 2022

RE: Spring Hill, Hernando County Parcel Keys: 00196727, 00196898, and 00196905

TO WHOM IT MAY CONCERN:

Please be advised by this correspondence that Bowman Consulting Group and Ocean Bleu Group are authorized to act as Applicant/Agent on behalf of Bry Homes LLC for the purpose of making application submittals for permits and negotiating conditions for the above referenced project.

Billy Ray Young Jr

Print Name

Billy Ray Young Jr

Signature

STATE OF Florida  
COUNTY OF Hernando

Sworn to and subscribed before me, the undersigned Notary Public, this 30 day of December 2022.

[Signature]  
Notary Public



JAYNELIS GONZALEZ MARTIR  
Notary Public  
State of Florida  
Comm# HH281948  
Expires 6/28/2026

Jaynelis Gonzalez  
Printed Name

**LETTER OF AUTHORIZATION**

Date: 30<sup>th</sup> December 2022

Received

FEB 10 2023

RE: Spring Hill, Hernando County parcel key: 00196736

Planning Department  
Hernando County, Florida

**TO WHOM IT MAY CONCERN:**

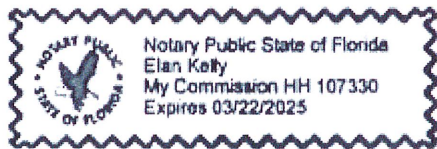
Please be advised by this correspondence that Bowman Consulting Group and Ocean Bleu Group are authorized to act as Applicant/Agent on behalf of Robert/Violet Langan for the purpose of making application submittals for permits and negotiating conditions for the above referenced project.

PATRICIA SMITH  
Print Name  
Patricia Smith  
Signature

STATE OF Florida  
COUNTY OF Pinellas

Sworn to and subscribed before me, the undersigned Notary Public, this 17 day of January, 2021. 2023 OK

[Signature]  
Notary Public



Elan Kelly  
Printed Name

## Project Narrative

The 4 adjacent parcels requesting to be rezoned in unincorporated Hernando County have the following parcel key numbers: 00196736, 00196727, 00196898, and 00196905, listed north to south respectively. The four parcels are currently zoned residential, and this request is to rezone them to PDP (GC)/Planned Development Project (General Commercial) to incorporate them into the existing PDP, H-21-70, that is located at the northeast corner of Anderson Snow Road and County Line Road and directly west of Arkays Avenue. This will add a total of  $\pm 1.00$  acres of vacant land to the existing approved PDP which is currently  $\pm 9$  acres. This proposed new development would allow for a  $\pm 1,560$  SF building designated for minor car services as well as a quick service restaurant (QSR) with drive-thru. Part of our PDP amendment is to also request deviation from the current hours of operations for the quick service restaurant (QSR) with drive thru from hours **7 am to midnight to 24 hours**. The oil/tire change store is proposed to the east of the QSR and will include a cross access in between with two lanes. The landscape buffers and setbacks will adhere to the existing approved PDP guidelines. The guideline sets the building setback to 75' from County Line Road; 0' internal setback; side that is not abutting internal, 20'; and the rear would have 35'. There is also a 0' internal landscape buffer. The other landscape buffer will be according to the approved master plan: 10' landscape buffer along the perimeter of phase 1 unless it abuts a drainage retention area.

Received

FEB 10 2023

Planning Department  
Hernando County, Florida