

ERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [] PDP
Master Plan [] New [x] Revised
PSFOD [] Communication Tower [] Other

PRINT OR TYPE ALL INFORMATION

Date: November 1st, 2022

File No. 17-27-81 Official Date Stamp:
Received
NOV 2 2022
Planning Department
Hernando County, Florida

APPLICANT NAME: Proud Pelican Construction, Inc

Address: 1134 W. Jefferson St.
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9604 Email: albuilt@tampabayrr.com
Property owner's name: (if not the applicant) REGISTER FAMILY, LLC

REPRESENTATIVE/CONTACT NAME: Jon Riley

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)848-3425 Email: Jriley@coastal-engineering.com

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

Contact Name:
Address: City: State: Zip: 34685

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 470396
2. SECTION 22, TOWNSHIP 18, RANGE 40
3. Current zoning classification: PDP(GHC)
4. Desired zoning classification: PDP(GHC)
5. Size of area covered by application: 12.30 acres
6. Highway and street boundaries: Cortez Blvd and Tundra Drive
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, Debra Smith, Register Family, LLC, 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):

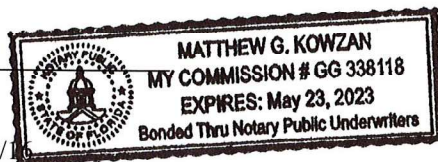
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Proud Pelican Construction, Inc
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2 day of November, 2022, by Debra Smith 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

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REGISTER CHEVROLET ADDITIONAL STRUCTURES (PARCEL KEY # 470396) MASTER PLAN UPDATE NARRATIVE

GENERAL

The subject property, (Parcel Key #470396) consists of 12.30 acres and is located between SR 50 and the mobile home retirement community of Brookridge. The property has access directly from SR 50 right turn out, left and right turn in) and from Tundra Drive, a reverse frontage road stretching from Sunshine Grove Road to Brooksville Central Boulevard. The entire site is developed and is the home of the Register Chevrolet dealership. Refer to Figure 1 for the project Aerial Location Map.

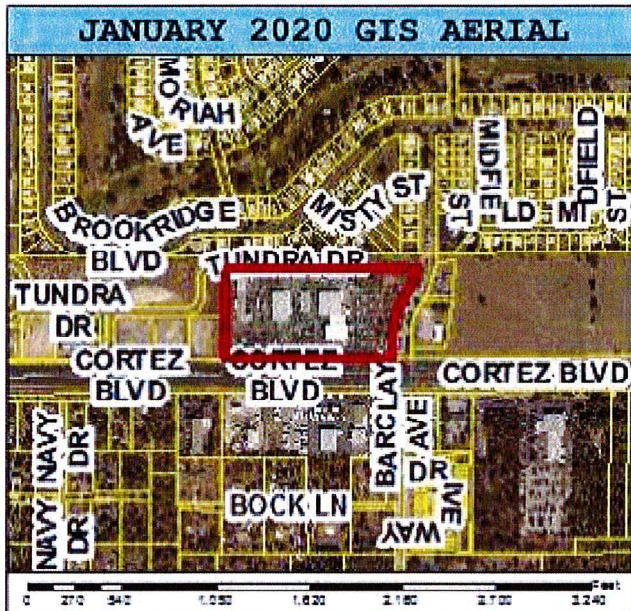


Figure 1. Key No. 470396 Aerial Location Map

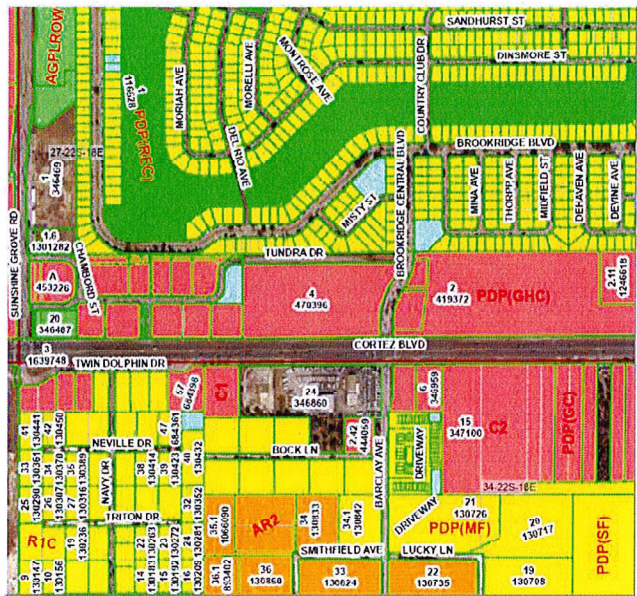


Figure 2. Key No. 470396 FLU Map

The subject property is designated as Commercial on the Hernando County Comprehensive Plan’s Future Land Use Map (FLUM) as depicted on Figure 2. . The property is currently zoned as Planned Development Project – General Highway Commercial PDP(GHC), a designation that allows for the existing and proposed land uses. . Surrounding Zoning is as follows:

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- North – PDP(MH) – Brookridge Community
- South – PDP(GC) w/ C2
- East – PDP(GHC)
- West – PDP(GC) PDP(SU) DRA

APPLICANT’S REQUEST

The applicant intends to retain the existing zoning while seeking approval of a revised master plan, which will add two commercial structures. Both structures are highlighted on the enclosed Zoning Master Plan. The first new structure is an expansion of the existing Transmission Shop, extending it further to the south (toward SR 50). The second new structure is a separate one-story building to serve as a staging and detailing area in conjunction with the existing Autobody shop to the south. While the major body work (painting, large repair) will continue to be accomplished in the main building, the new proposed structure will allow for a more efficient operation. Since this building will be located to the north of the existing Autobody Shop, slightly over 100 feet from the Brookridge community, the following parameters will be met in the construction and use of the building:

- It will be a one-story structure
- It will not effect any buffers
- It will not require any change in approved setbacks
- No variances will be required
- It will comply with the Landscape Ordinance
- There will be no doors on the north face of the structure
- The north side of the building will comply with the architectural standards
- There will be no outside speakers
- There will be no outside machinery
- Inside machinery will consist of hand tools
- There will be no outside repair work activity

PRELIMINARY ENGINEERING REPORT

FEMA Flood Zone: based on the review of the Federal Flood Emergency Management Agency Flood Insurance Rate (FIRM), Map Number 12053C0186D, Effective Date 02/02/2012; The proposed site I within zone X and is not located within a Special Flood Hazard Zone.

Environmental: The property is totally developed

Soil Classification: Candler Fine Sand, conducive to development

Drainage: Already constructed

Utilities:

- Water and Sewer: Presently served by Hernando County Utilities Department
- Electric: Withlacoochee River Electric Cooperative
- Telephone: Bellsouth
- **Fire Protection:** Hernando County Fire Rescue

Building Setbacks:

North Property Line: 50'
East Property Line: 50'
West Property Line: 25'
South Property Line: 125'