

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. VZZT Official Date Stamp:
Received
OCT 12 2022
Planning Department
Hernando County, Florida



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**

Date: _____

APPLICANT NAME: RACETRAC PETROLEUM LLC

Address: 200 Galleria Parkway SE, Suite 900
 City: Atlanta State: GA Zip: 30339
 Phone: 770.876.1862 Email: cchang@racetrac.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Maleia Storum

Company Name: Bowman Consulting
 Address: 1410 N. Westshore Blvd, Suite 111
 City: Tampa State: FL Zip: 33607
 Phone: 813-474-7424 Email: mstorum@bowman.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00202514 & 202603
2. SECTION 17, TOWNSHIP 23, RANGE 19
3. Current zoning classification: PDP (GC) & R1A
4. Desired zoning classification: PDP (GC)
5. Size of area covered by application: 2.75 Acres
6. Highway and street boundaries: US 41 & Stromberg Ave
7. Has a public hearing been held on this property within the past twelve months? Yes 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 AFFIDIVAT

I, Justin Giambalvo, 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):

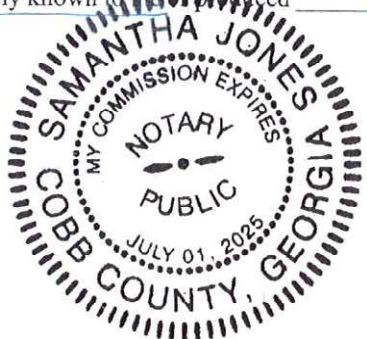
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): Bowman Consulting to submit an application for the described property.

GEORGIA
STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ COBB

Signature of Property Owner

The foregoing instrument was acknowledged before me this 13th day of August, 20 21, by Justin Giambalvo who is personally known to me and produced N/A as identification.

Samantha Jones
Signature of Notary Public



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

Notary Seal/Stamp

LETTER OF AUTHORIZATION

Received

Date: 10/10/2022

OCT 12 2022

RE: RaceTrac-Hernando County (US 41 & Stromberg)

Planning Department
Hernando County Florida

TO WHOM IT MAY CONCERN:

Please be advised by this correspondence that Bowman Consulting are authorized to act as Applicant/Agent on behalf of RACETRAC, INC. for the purpose of making application submittals for permits and negotiating conditions for the above referenced project.

Justen Giambalvo

Print Name



Signature

RaceTrac, Inc.

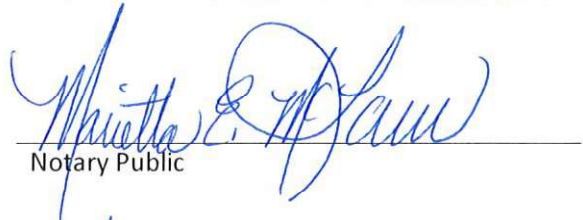
200 Galleria Parkway SE, Suite 900

Atlanta, GA 30339

STATE OF Georgia

COUNTY OF Cobb

Sworn to and subscribed before me, the undersigned Notary Public, this 10th day of October, 2021.


Notary Public

Marietta E. McTaw
Printed Name



LETTER OF AUTHORIZATION

Received

OCT 12 2022

Date: 5/24/2022

Planning Department
Hernando County, Florida

RE: RaceTrac-Hernando County (US 41 & Stromberg)

TO WHOM IT MAY CONCERN:

Please be advised by this correspondence that Bowman Consulting & RaceTrac are authorized to act as Applicant/Agent on behalf of Frazier Bobby D, Frazier Dorothea L for the purpose of making application submittals for permits and negotiating conditions for the above referenced project.

Dorothea Frazier

BOBBY D. FRAZIER

Dorothea Frazier

Bobby D. Frazier

Print Name

Signature

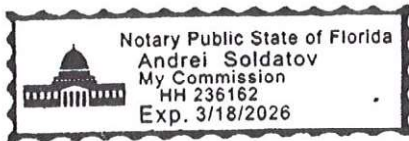
Frazier Bobby D, Frazier Dorothea

1257 Sabra Dr

Brooksville, FL 34601

STATE OF Florida
COUNTY OF Hernando

Sworn to and subscribed before me, the undersigned Notary Public, this 25 day of May,
2022



[Signature]
Notary Public

Andrei Soldatov
Printed Name

LETTER OF AUTHORIZATION

Received

Date: 8/12/2021

OCT 12 2022

RE: RaceTrac-Hernando County (US 41 & Stromberg)

Planning Department
Hernando County, Florida

TO WHOM IT MAY CONCERN:

Please be advised by this correspondence that Bowman Consulting are authorized to act as Applicant/Agent on behalf of RACETRAC PETROLEUM INC for the purpose of making application submittals for permits and negotiating conditions for the above referenced project.

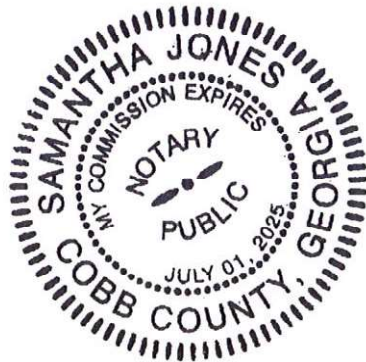
Justen Giamballo
Print Name

[Signature]
Signature

RACETRAC PETROLEUM INC
200 Galleria Parkway SE, Suite 900
ATLANTA, GA 30339

STATE OF Georgia
COUNTY OF Cobb

Sworn to and subscribed before me, the undersigned Notary Public, this 13th day of August 2021.



Samantha Jones
Notary Public

Samantha Jones
Printed Name

September 8, 2021

Hernando County

Received

OCT 12 2022

Planning Department
Hernando County, Florida

Project: Racetrac-Hernando County, FL-Master Plan-Project Narrative

To Whom it May Concern:

1. Proposal
 - a. Proposed land uses and their specific acreage: **PDP(GC), Retail (Gas Station), 1.87 AC**
 - b. Proposed density level of residential uses: **N/A**
 - c. Proposed square footage of development and building height: **81,590 SF; 21'-4"**
 - d. Proposed deviations from code: **N/A**

Please provide a list of any proposed deviations to the Land Development Regulations (LDRs). Cite specific code requirements and clarify the justification.

2. Site Characteristics
 - a. Site size (acres): **81,590 SF (1.87 AC)**
 - b. Existing land uses and their specific acreage: **PDP(GC), 1.87 AC**
 - c. Known activities or uses on-site: **Vacant Land**
3. Environmental Considerations
 - a. Flood Zone: **X**
 - b. Drainage Features: **N/A**
 - c. Water Features: **N/A**
 - d. Habitats: **Tortoise**
 - e. Conditions and Impacts on Natural Features: **Tree removal, clearing and grubbing**

If a Wildlife Survey and/or a Wetland Jurisdictional Survey has been completed for the subject site, please submit said survey(s) with the master plan/rezoning application at time of submittal.

4. Site Plan Discussion in the Narrative
(See section on Required Master Plan or Site Plans shown later in this document.)
 - a. Proposed fuel pumps with canopy, convenience store, drive through ATM
 - b. 10-ft landscape buffer around property
 - c. Side & Rear Setbacks: 20-ft; ROW Setback: 125-ft (from center line of US-41)
 - d. Proposed driveway entrances along Stromberg Ave and Highbury Blvd
 - e. Proposed uses within pods: N/A
5. Impacts to Public Facilities
 - a. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and analysis required to demonstrate that adequate public facilities will be available: N/A

- b. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities: N/A
- 6. Water and Sewer Services
 - a. The county subdivision regulations require the dedication of sewer and water systems to the county in planned residential or commercial development projects and provides for the obtaining of water and sewer service from the county, payment of connection fees, and commitments for service.
 - b. In preparing an application for rezoning, a developer should be aware of these provisions and shall take initial steps toward water and sewer agreements. In all cases, a developer must request water and sewer service from the county. If the county is to provide water and/or sewer, the developer must acknowledge in writing understanding of ordinance requirements and that the developer will comply with the provisions. The County may require that the applicant prepare a capacity study later in the development process to confirm infrastructure availability.
 - c. If the project is located adjacent to or within the City of Brooksville Utility Department's First Right to Serve Area, the developer can request service from the City and provide a letter from the City stating service is available.

If you have any questions or require additional information, please call me at (813) 642-4924, or send an email to mstorum@bowmanconsulting.com.

Thank you,

Maleia Storum
Project Engineer
Bowman Consulting Group, LTD.