

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

Date: 4/23/2025

File No. H-25-20 Official Date Stamp:

Received

MAY 01 2025

Planning Department
Hernando County, Florida

APPLICANT NAME: Casey Cane Trustee for / 6191 LOCKHART ROAD LAND TRUST

Address: 33920 US Hwy 19 N Ste 211

City: Palm Harbor

State: Florida

Zip: 34684

Phone: 727-789-2900

Email: ccane@bauenusa.com

Property owner's name: (if not the applicant) 6191 Lockhart Road land trust

REPRESENTATIVE/CONTACT NAME:

Company Name: The Bauen Group, Inc.

Address: 33920 US Hwy 19 N STE 211

City: Palm Harbor

State: Florida

Zip: 34684

Phone: 727-789-2900

Email: ccane@bauenusa.com

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

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): R01 423 20 0000 0170 0000 / 00386610
2. SECTION 01, TOWNSHIP 23, RANGE 20
3. Current zoning classification: Res/Ag
4. Desired zoning classification: C2
5. Size of area covered by application: 5.30 Acres or a portion thereof with direct frontage on Lockhart Rd
6. Highway and street boundaries: Lockhart Rd
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 AFFIDAVIT

I, Casey Cane as Trustee, 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): _____

to submit an application for the described property.

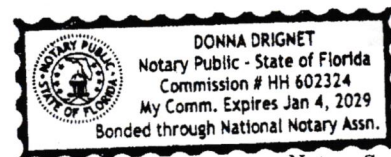
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of April, 2025, by Casey Cane who is personally known to me or produced _____ as identification.

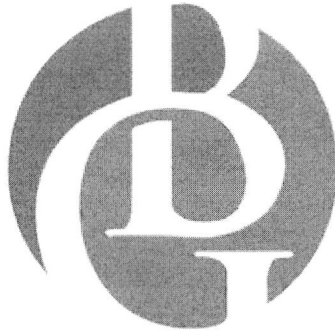
Donna Drignet
Signature of Notary Public

1/4/29



Notary Seal/Stamp

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



The Bauen Group, Inc.

Real Estate | Development | Construction Management | Consulting

33920 U.S. Hwy 19 N Suite 211, Palm Harbor, FL 34684 | Office: (727) 789-2900 | www.bauenusa.com
CGC# 1518803

4/12/2025

HERNANDO COUNTY
PLANNING DEPARTMENT
20 NORTH MAIN STREET
RM 262, BROOKSVILLE FL
34601

APPLICATION TO REZONE 6191 LOCKHART RD, BROOKSVILLE FL. FROM RES/AG to C2 COMMERCIAL

Dear Sir/Madam,

Dear Sir/Madam,

The following details are submitted in support of a request to rezone the property located at 6191 Lockhart Road, Brooksville, Florida, from its current Agricultural/Residential designation to C-2 Commercial. This rezoning is sought to enable the development of a future commercial space and in order to market the property as a commercially designated use that will serve the needs of the local community and traveling public by providing a range of retail, service, and other related uses. The rezoning is primarily being pursued as an entitlement of use rather than an initial proposed development. The proposal has been carefully reviewed to comply with Hernando County's Land Development Regulations, The counties comprehensive 10 year plan and to ensure compatibility with surrounding land uses, while minimizing environmental impacts and providing adequate public facilities. Where there is an interest to pursue a specific development, by the current owner or future owner, all uses or construction related plans will be provided at that time. The narrative below addresses the specific requirements outlined by the County for rezoning applications, including the potential proposed uses, site characteristics, environmental considerations, site planning concepts, and anticipated impacts on public infrastructure.

Formal application request:

1. Proposal

a. Proposed Land Uses and Specific Acreage

The applicant seeks to rezone the entire parcel at 6191 Lockhart Road to C-2 Commercial *or portions thereof with direct frontage on Lockhart Rd.* The intent is to accommodate a range of commercial uses permitted in the C-2 district, such as retail, sales, service establishments, and related C2 oriented businesses. The total site area is approximately 5.3 Acres.

b. Proposed Density Level of Residential Uses

No residential uses are proposed as part of this rezoning request. The C-2 district allows a single-family dwelling unit only as an accessory to a principal commercial use, subject to code requirements.

c. Proposed Square Footage of Development and Building Height(s) of Commercial Uses

The applicant proposes up to 100,000 of commercial building space or the max allowable space permitted by Hernando County, with building heights not to exceed 35 ft or the max allowable height permitted by Hernando County.

d. Proposed Deviations from Code

No deviations from the Land Development Regulations (LDRs) are requested at this time. All development will comply with C-2 district standards, including setbacks, buffering, and use restrictions. If future site planning identifies a need for variances, a separate application will be submitted with justifications and references to specific code sections.

2. Site Characteristics

a. Site Size (Acres)

The parcel is approximately 5.3 Acres, as recorded in Hernando County property records. (see attached Survey)

b. Existing Land Uses and Specific Acreage

Currently, the property is zoned Agricultural/Residential and is either vacant or used for low-density residential or agricultural purposes. The entire acreage is proposed for commercial use. If rezoning the entirety of the property is challenged – a mixed use commercial (C2) and residential designation is amenable to the applicant.

c. Known Activities or Uses On-Site

There are no known ongoing commercial activities. Any existing structures or uses will be discontinued or removed prior to commercial development.

3. Environmental Considerations

a. Flood Zone

6191 Lockhart Rd, Brooksville, FL is located in Flood Zone X. Flood Zone X is defined as an area outside the 100-year and 500-year floodplains, indicating minimal risk of flooding. Multiple property listings and environmental risk assessments confirm that this property has a minimal flood risk and is not subject to special flood hazard area requirements.

b. Drainage Features

All future site developments will include engineered drainage plans per county requirements to ensure no adverse off-site impacts.

c. Water Features

No significant water features are known on-site.

d. Habitats

A site audit was performed by an independent environmental and habitat specialist along with a review of available data which indicates there are no protected habitats, wildlife or other protected elements on the parcel.

e. Conditions and Impacts on Natural Features

All future or potential commercial developments will minimize impacts on natural features and comply with all county and state environmental regulations. There are currently none to note.

4. Site Plan Discussion in the Narrative

a. Description of the Concept of the Development Plan

The concept is to create a general oriented commercial space with a potential use for retail, service tenants, storage or providing goods and services to the community and commuters as associated with a C2 zoning designation.

b. Proposed Buffer Sizes and Separation Widths Between Proposed Land Uses

Buffers will be provided in accordance with county code, including a minimum five-foot landscaped buffer and screening between commercial and adjacent residential or agricultural uses upon the execution of construction and development documents and by a future developer/owner.

c. Proposed Setbacks and Minimum Sizes for Individual Lots

Setbacks will comply with C-2 district requirements, including a minimum 35-foot front yard setback unless otherwise specified by the county's functional classification map.

d. Impacts and Improvements to Infrastructure

all future developments will include improvements to access drives, internal circulation, parking, and stormwater management as required by county standards.

e. Proposed Uses Within Pods

All uses will be consistent with the C-2 designation, including retail, storage and service uses as permitted by code.

5. Impacts to Public Facilities

a. Discussion of the Impact on Infrastructure

- **Transportation:** The site fronts Lockhart Road and may require improvements to access and traffic flow, subject to county review.
- **Water/Sewer:** Connection to public utilities will be pursued if available; otherwise, on-site systems will be designed to code.
- **Drainage:** Stormwater management will be addressed as part of future site development.
- **Solid Waste:** Service will be provided by county-approved service providers if any.
- **Parks/Recreation/Public Schools:** No residential uses proposed; minimal impact expected.

b. Improvements Proposed to Infrastructure

Any required improvements to roadways, utilities, or drainage as part of any future development on this parcel will be designed and constructed in accordance with county requirements to ensure adequate public facilities are maintained.

Should you have any questions please feel free to contact me at the following.

Sincerely,



Casey Cane, CGC
President and License Holder
The Bauen Group, Inc.
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33920 US Hwy 19 N Ste 211.
Palm Harbor, FL 34684
(727) 789-2900
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