

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: 04/03/2024

File No. _____ Official Date Stamp:

H-24-25

Received

APR 03 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Spring Time Flex Warehouses, LLC

Address: 14910 Edward R. Noll Drive

City: Spring Hill

State: FL

Zip: 34609

Phone: 478-397-9425 Email: cbarnes@bowlersmart.com

Property owner's name: (if not the applicant) Bowlersmart, LLC

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil 360, LLC

Address: 12 S. Main Street

City: Brooksville

State: FL

Zip: 34601

Phone: 352-593-4255 Email: permitting@procivil360.com

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

Contact Name: _____

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 190340
2. SECTION 36, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP(GC) with C-4 Uses
4. Desired zoning classification: _____
5. Size of area covered by application: 4.6 Acres
6. Highway and street boundaries: Spring Time Street
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, Clifton Barnes, 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**

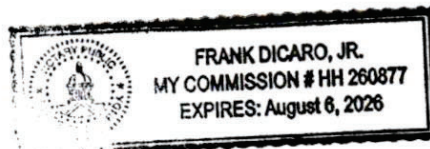
☒ I am the owner of the property and am authorizing (applicant): Spring Time Flex Warehouses, LLC
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3 day of April, 2024, by
Clifton Barnes who is personally known to me or produced _____ as identification.

[Signature]
Signature of Notary Public



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

Notary Seal/Stamp

NARRATIVE FOR Barnes Flex Space – Spring Time Street Master Plan Revision

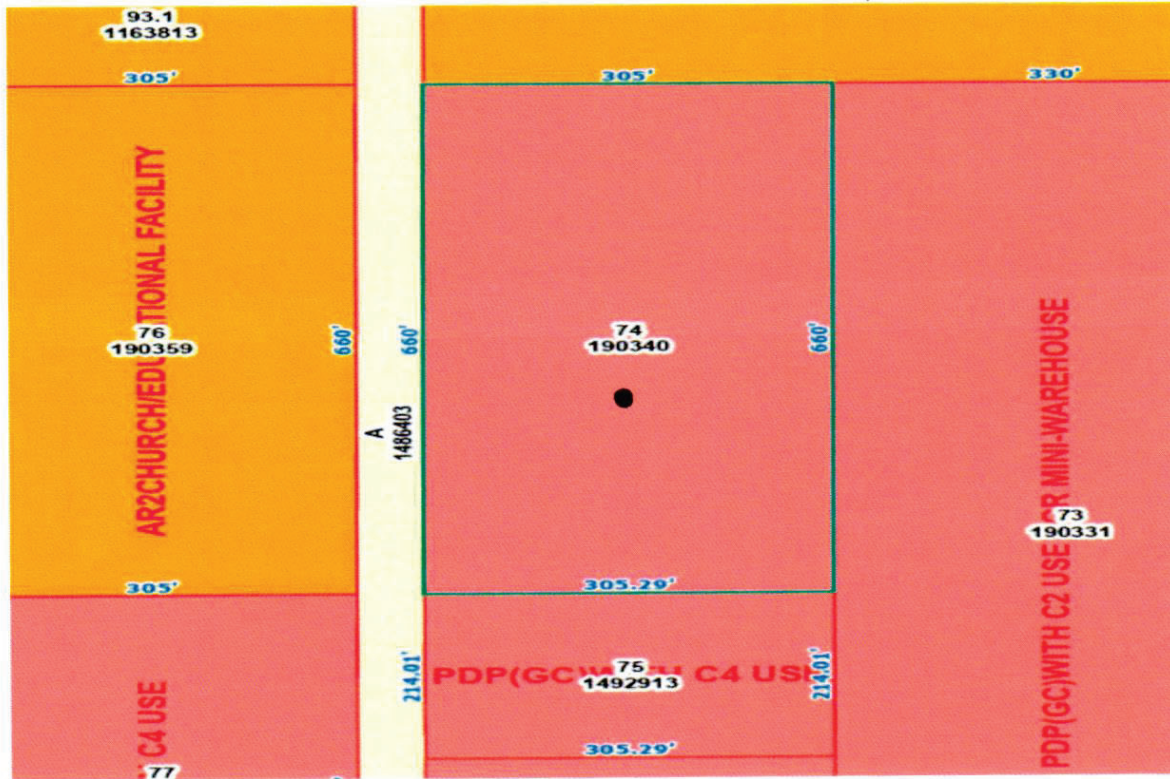
Project Location: The property in question is **4.6 acres**. It is located on the East side of Spring Time Street and 800 feet North of County Line Road.



Present Zoning: The land is presently zoned PDP(GC) with C-4 Uses.

NARRATIVE
FOR
Barnes Flex Space – Spring Time Street
Master Plan Revision

Present Land use: The current land use in accordance with the FLUM map, is Commercial.



Desired Zoning: The Applicant is desirous to revise Master Plan. The key #190340.

This master plan proposes a total of 40,000 sf of ware house with 10,000 office/show room, divided up into five separate buildings.

Standard County Setbacks:

Front (West):	35' Spring Time
Rear (East):	35'
Side (North & South):	20'

Buffers: The master plan calls for a 5' buffer along all property lines.

Access: The site has three access points from Spring Time Street.

NARRATIVE

FOR

Barnes Flex Space – Spring Time Street

Master Plan Revision

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.

Soil Resource R... X FIRMETTE_05125155-d23a-4859... + Create



NARRATIVE
FOR
Barnes Flex Space – Spring Time Street
Master Plan Revision

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to **20 Peak PM Trips**. This will be further addressed at the time of concurrency when a traffic study may be required.

The present zoning of the property allows for Residential use. A reasonable yield of square footage for such a site is 25% of the total land area. $4.6 \text{ Acres} \times 43560 \text{ sf/acre} \times .25 = 50,094 \text{ sf}$ of ware house/office/show room space, which would generate approximately **20 peak hour trips**.