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:

APR 03 2024

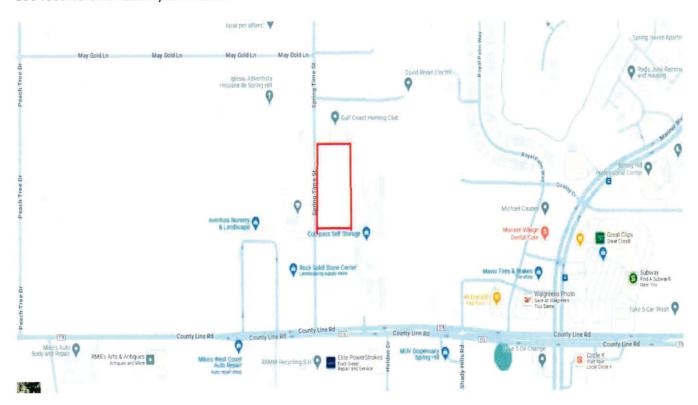
Planning Department Hernando County, Florida

Date.			Hernando County, Florida
APPLICANT NAME: Spring Time Flex Ware	nouses, LLC		MODELLO DE
Address: 14910 Edward R. Noll Drive			
City: Spring Hill		State: FL	Zip: 34609
Phone: 478-397-9425 Email: cba	rnes@bowlersmart.com	CT - ASSOCIACIÓN (SATINA ES	
Property owner's name: (if not the applicant)			
REPRESENTATIVE/CONTACT NAME: Alar			
Company Name: ProCivil 360, LLC			
Address: 12 S. Main Street			
City: Brooksville		State: FL	Zip: 34601
Phone: 352-593-4255 Email: per	mitting@procivil360.com		
HOME OWNERS ASSOCIATION: Yes Yes			
Contact Name:Address:	City	Str	ate: Zip:
	City		
PROPERTY INFORMATION:			
1. PARCEL(S) <u>KEY</u> NUMBER(S): <u>190340</u>			
. SECTION 36 , TOWNSHIP 23		, RANGE <u>17</u>	
	with C-4 Uses		
4. Desired zoning classification:			
5. Size of area covered by application: 4.6 Acr	es		
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 AFFIDIVAT			
TROTERTIONIZERITIE			
I Clifton Bames	, have tho	roughly examined th	e 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 pr			
to subtilit an application for the described property.			
	Sig	gnature of Property Owner	r
STATE OF FLORIDA			
COUNTY OF HERNANDO	2 10		210
The foregoing instrument was acknowledged befor	e me this day of	Sil	, 20, by
Cloton Darnes	who is personally known to me	or produced	as identification.
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)		ı
To all	3120 1120	ANIK DICADO ID	
Kak Strago	FR	MANK DICARO, JR. MMISSION # HH 260877	
Signature of Notary Public	EXP	IRES: August 6, 2026	
			V
Effective Date: 11/8/16 Last Revision: 11/8/16		or a consequent of the desired of the second	Notary Seal/Stamp

FOR

Barnes Flex Space — Spring Time Street Master Plan Revision

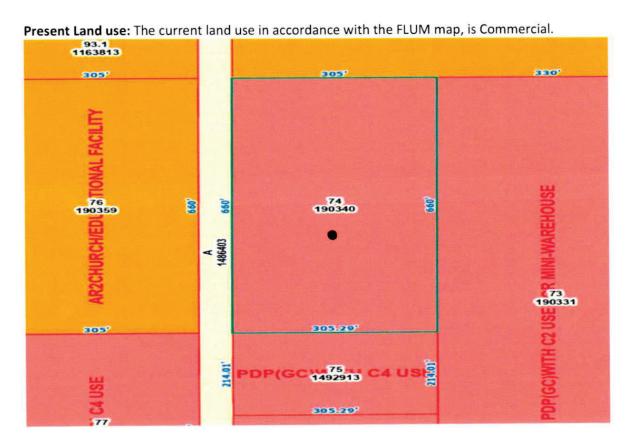
Project Location: The property in question is **4.6** acres. It is located on the East side of Spring Time Street and 800 feet North of County Line Road.



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

FOR

Barnes Flex Space — Spring Time Street Master Plan Revision



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.

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



FOR

Barnes Flex Space — Spring Time Street Master Plan Revision

Sanitary Sewer: Septic Systems will be utilized since HCUD has no sewer in this area.

Potable Water: One Master Well will be used to provide water to the entire site. HCUD services is located over 800 feet south and 1,500 feet east on County Line Road. Off-site expansion is necessary.

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer, prior to any construction, will conduct a wildlife assessment.

Floodplain: The project is located within the Spring Hill Lakes Basin. The FEMA map indicates most of this project is within Zone AE. Zone AE is an area of minimal flooding. There is an area denoted to the east of the property (approx. 268 feet) that is identified as a drainage node NG0760 in the Basin Study. The 100-year flood elevation of this node is 50.3' and is shown on the master plan. This project, as well as some of the surrounding areas provide runoff to this depression. Once permitted and constructed, the volume below the flood plain elevation will not be decreased. There will be no net positive effect on any adjacent property.



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. $4.6 \text{ Acres } \times 43560 \text{ sf/acre } \times .25 = 50,094 \text{ sf of ware house/office/show room space, which would generate approximately 20 peak hour trips.}$