

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: 6/21/2024

File No. _____ Official Date Stamp:

H-24-69

Received

SEP 12 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Ocean Bleu Group

Address: 2202 N. West Shore Blvd Suite 200

City: Tampa

State: FL

Zip: 33607

Phone: 813-760-2621 Email: b.schultz@oceanbleugroup.com

Property owner's name: (if not the applicant) Spring Hill County Line LLC

REPRESENTATIVE/CONTACT NAME: Erik Juliano

Company Name: Bowman Consulting

Address: 4450 W Eau Gallie Blvd Suite 144

City: Melbourne

State: FL

Zip: 32934

Phone: 321-255-5434 Email: ejuliano@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): 00378914
2. SECTION 34, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: PDP - GC General Commercial
4. Desired zoning classification: PDP - GC General Commercial
5. Size of area covered by application: 3.75 AC
6. Highway and street boundaries: Anderson Snow Road/County Line Road/Arkays Avenue
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, JOSEPH Di GERLANDO, 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): Bryan Schultz

and (representative, if applicable): Bowman

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 9 day of SEPTEMBER, 2024, by JOSEPH Di GERLANDO 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



JOSHUA C. HORROCKS
Commission # HH 043917
Expires January 17, 2025
Bonded Thru Budget Notary Services

Notary Seal/Stamp

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SEP 4 2024

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PROPERTY OWNER AFFIDAVIT

I, JOSEPH DIGERLANDO, 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): Bryan Schultz
and (representative, if applicable): Bowman
to submit an application for the described property.

Joshua C. Horrocks
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 17 day of JUNE, 20 24, by JOSEPH DIGERLANDO who is personally known to me or produced _____ as identification.

Joshua C. Horrocks
Signature of Notary Public



JOSHUA C. HORROCKS
Commission # HH 043917
Expires January 17, 2025
Bonded Thru Budget Notary Services

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

Notary Seal/Stamp

Bowman

September 9th, 2024
Project #010878-01-001

Hernando County Planning Department
1653 Blaise Drive,
Brooksville, FL 34601

Commercial Development Spring Hill, FL – Project Narrative

To whom it may concern,

Ocean Bleu Group intends to develop Parcel number R34 423 18 0000 0090 0000 and the parcel key: 00378914. This parcel was rezoned in 2022 to PDP (GC – General Commercial) under file number H-21-70. There were four lots proposed: a QSR on Lot 1, a C-store on Lot 2, a carwash on Lot 3, and Phase 2 future development on Lot 4.

There was a Master Plan Revision in 2023 to rezone four parcels from residential to PDP (GC – General Commercial) under file number H-23-11. This increased the size of the QSR lot and added another lot with a proposed oil change. Phase 2 did not change under the file number H-23-11.

We are now proposing another Master Plan Revision for Phase 2 of the PDP Future Development Lot 4 (3.75AC) under file H-21-70. There will be two lots (5 and 6) in Phase 2. Lot 5 is proposed to be a daycare, and Lot 6 is proposed to be an office/retail.

The site spans 9.61 acres and is currently vacant with a few trees. The proposed development includes several land uses with specific acreages and building sizes. Lot 1 is allocated 0.65 acres for an oil change facility with a building size of 1,700 square feet. Lot 2, covering 1 acre, will feature a Quick Service Restaurant with a 4,350-square-foot building. Lot 3, encompassing 2.16 acres, is designated for a Wawa convenience store with a 6,000-square-foot structure. Lot 4, on 1.26 acres, will include a car wash with a building of 4,625 square feet. Lot 5, covering 1.28 acres, is planned for a daycare facility with a 10,000-square-foot building. Lot 6, spanning 0.57 acres, will include office/retail space with a 5,000-square-foot building.

The site is in Zone X according to FEMA FIRM Map No. 12053C0336D, dated February 2, 2012. The County Flood 100-year Base Flood Elevation (BFE) is set at 60 feet NAVD based on the Pithlachascotee/Bear Creek model. The proposed development includes a 2.02-acre dry retention pond, which serves as a drainage feature, designed to manage stormwater. An environmental assessment has been completed, which includes the site's habitats.

Bowman

The project involves developing approximately 9.61 acres of vacant land into a commercial subdivision. This development will include the installation of master infrastructure such as earthwork, utilities, lift station, and access roads. Additionally, it will incorporate necessary circulation systems, landscaping, irrigation, and a comprehensive stormwater management system. All construction will adhere to the Hernando County Land Development Code, FDOT specifications and standards, and the Manual on Uniform Traffic Control Devices. The landscaping requirement stipulates that at least 15% of the site, for areas one acre or larger, must be dedicated to landscaping with a minimum separation width of five feet. Building setbacks are established at 75 feet from the front, 20 feet from the sides, and 35 feet from the rear, while building buffers will be maintained at 10 feet on all sides.

Based on the Traffic Access Analysis prepared for this project, this development is expected to have minimal impact on the adjacent roadway link. Regarding water and sewer services, the project will connect to existing water and force mains. Additionally, a dry retention pond covering 2.02 acres is planned for on-site drainage management. As the project is commercial, there will be no impact on public schools.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at 321-255-5434.

Sincerely,



Erik Juliano
Principal Regional Manager



June 25th, 2024

Project #010878-01-001

Hernando County Planning Department
1653 Blaise Drive,
Brooksville, FL 34601

Commercial Development Spring Hill, FL – Project Narrative

To whom it may concern,

Ocean Bleu Group intends to develop Parcel number R34 423 18 0000 0090 0000 and the parcel key: 00378914. This parcel was rezoned in 2022 to PDP (GC – General Commercial) under file number H-21-70. There were four lots proposed: a QSR on Lot 1, a C-store on Lot 2, a carwash on Lot 3, and Phase 2 future development on Lot 4.

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If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at 321-255-5434.

Sincerely,

A handwritten signature in blue ink, appearing to read "EJ", with a stylized flourish extending from the end.

Erik Juliano
Principal Regional Manager