

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

File No. H2232 Official Date Stamp:
Received
MAY 09 2022
Planning Department
Hernando County, Florida

Date: 5/4/2022

APPLICANT NAME: Scott & Sons Properties, LLC

Address: 27059 Osage Street
City: Brooksville State: FL Zip: 34601
Phone: 813-361-3751 Email: msscott@mascottinc.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil360, LLC
Address: 12 South Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: helliott@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): 351470
- 2. SECTION 15, TOWNSHIP 22, RANGE 19
- 3. Current zoning classification: C-2 (Highway Commercial) and AG
- 4. Desired zoning classification: PDP-GHC w/ outside storage/parking, and setback deviations
- 5. Size of area covered by application: 8.9
- 6. Highway and street boundaries: Ponce de Leon Blvd. (US 98)
- 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, Michael J. Scott, 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):

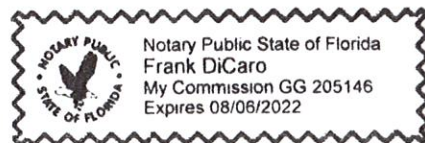
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): ProCivil360, LLC to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of May, 2022, by Michael Scott who is personally known to me or produced _____ as identification.

Signature of Notary Public



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

Notary Seal/Stamp

**DRAINAGE NARRATIVE
FOR
SCOTT & SONS PROPERTIES, LLC.
US 98 NORTH (Ponce de Leon Blvd.)
HERNANDO COUNTY, FL**

Received

Location: This property is located on the west side of Ponce de Leon Blvd or US 98. It is approximately 450 feet north of Denny Drive and south of Hammock Road/US 98 intersection. It is located at the north end of a built-up commercial / light Industrial area. Most of the areas to the east are located within the City of Brooksville, but this site, and others to the north and south are not contiguous to the City.

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Hernando County, Florida

History/ Purpose: The site is the former Colburn's Flea Market which closed years ago. The site has been an eyesore since. Other than the existing facilities on the south end, the site has been utilized for vehicle parking over the years. It has generally been unkept. The applicant, since purchasing the property has been cleaning the site. The site currently is zoned C-2 with a small piece in the middle, zoned AG. We are requesting to rezone the total parcel to PDP General Highway Commercial with C-2 uses and outside storage.

The Owners wish to develop a small commercial subdivision with common facilities for drainage, utilities, and access. The subdivision will consist of eight (8) commercial lots varying from 0.67 acres to 1.36 acres. Each lot is designed to have a frontage of 140 feet except Lot 1. Lot 1 is smaller because it is the intent to sell this lot to the owner of the land to the south to expand that business. The largest frontage is 190 feet. Since the proposed lots are less than two acres and less than 200 feet in width, it is our interpretation a twenty-foot buffer is not required by code. However, we have proposed a ten-foot buffer between proposed paving and the r/w of US 98.

The site as it exists has many connections to the FDOT right-of-way. The Owner does not wish to construct any additional driveways. The master plan if approved, will provide for a cross-easement connection of 50 feet adjacent to the west right-of-way of US 98 as it now exists. In this manner, all lots can share the existing connections to US 98. The County Engineer has already determined there is no need for a typical frontage road on this property.

Since this is the case, we are asking for a deviation in the front setback requirement from 125' to 75'. As one may understand, the reason for the 125' setback requirement was for a 75' setback plus a 50' frontage road. This deviation has been allowed many times in the past.

Utilities: The property is served with public water by the City of Brooksville Utilities. The City has sanitary sewer is available to the south, or across US 98. A decision has not been reached at this time on whether to connect by off-site improvements to the City's system, or enable each proposed lot to construct its individual septic system. The City has no immediate plans to extend its existing sewer system in this area, to the north.

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Environmental: The applicant has enlisted the services of an Environmental Scientist to investigate the site for wetlands or surface waters. The master plan shows the three areas encountered, staked, and surveyed for record. Only the south area is of concern for this project. That area is shown to be protected by an upland buffer averaging 25' per SWFWMD rules, and an upland pond to function as a common retention area. The other two wetlands identified are off-site to the west.

A large ditch conveying historical runoff exists along the entire western boundary. This ditch conveys a large volume of runoff from a north to south direction. It is part of the Peck Sink drainage study. This ditch is off-site, and will not be disturbed by the development of this site. The master plan shows a 20' easement along the west line of the project for stormwater capture and conveyance. On-site runoff will grade towards that easement where it will be intercepted and conveyed southerly to the proposed retention area.

Setbacks & Buffers from Project Perimeter

Present setbacks:	Proposed setbacks
South = 20'	South = 20'
North = 20'	North = 20'
West = 35'	West = 35'
East = 125'	East = 75'

Internal setbacks to the project. All internal side lot lines shall carry a ten-foot setback with the rear setback at 15' where the setback would abut the 20' easement or DRA.

South: No buffer required except for community appearance ordinance buffering.

North: 5' buffer and six-foot fence proposed.

West: No buffer or fence proposed. West line abuts an existing ditch that should not be built over. The DRA will be fenced. The twenty-foot easement may be fenced on the project side.

East (US 98): would carry a 10' buffer. This buffer would be the most easterly 10' of the proposed 50' cross-parking easement.

Since the proposed lots will be less than 200' of frontage, and less than 2 acres, they will not be subject to the twenty-foot buffer along US 98, but as noted, we are proposing a 10' buffer there. This 10' buffer shall also satisfy any buffering required along US 98 to meet the Community Appearance Ordinance.

Future R/W widening: In the previous zoning case, it was brought to light in the staff report, the FDOT had considered ending US 98 from the north at Cobb Road, and re-routing that highway along Cobb Road to SR 50. This idea seems to be abandoned. We have researched this and not found any reference to such FDOT construction or engineering projects through the next five years. We contacted the local District office, and Planning Department in Tampa at the District office. They too found no further reference to this work.

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Previously, the County Engineer had requested additional setbacks for future widening, but we ask that this line of thinking be omitted from this review and petition.

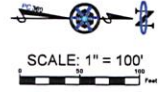
- a. The FDOT shows no plans for widening over the next five years
- b. This would be the only project we found that would be held accountable for future right-of-way widening in this area. Other buildings are, and have been built very close to the right-of-way throughout this area (include exhibits).
- c. The FDOT or COUNTY would be responsible to widen US 98 if that were to be the case. We do not believe that to be the case for many years however.
 - i. If FDOT changes plans and does use Cobb Road, the traffic through this area will be decreased immensely.
 - ii. Even if the FDOT continues to utilize the right-of-way as it is now without Cobb Road, traffic in this area is not intense. It would still be many years to warrant additional lanes and r/w widening.
 - iii. Whichever entity it may be when the time comes, would still have to acquire r/w from other lands. With the expense of r/w being the overwhelming portion of highway expansion, we can envision the r/w to be improved as an urban section, not a rural section. This could be accomplished with little to no purchase of additional r/w on US 98.

**PROPOSED COMMERCIAL SUBDIVISION
FOR
SCOTT & SONS, LLC
HERNANDO COUNTY, FL**

Received

MAY 04 2022

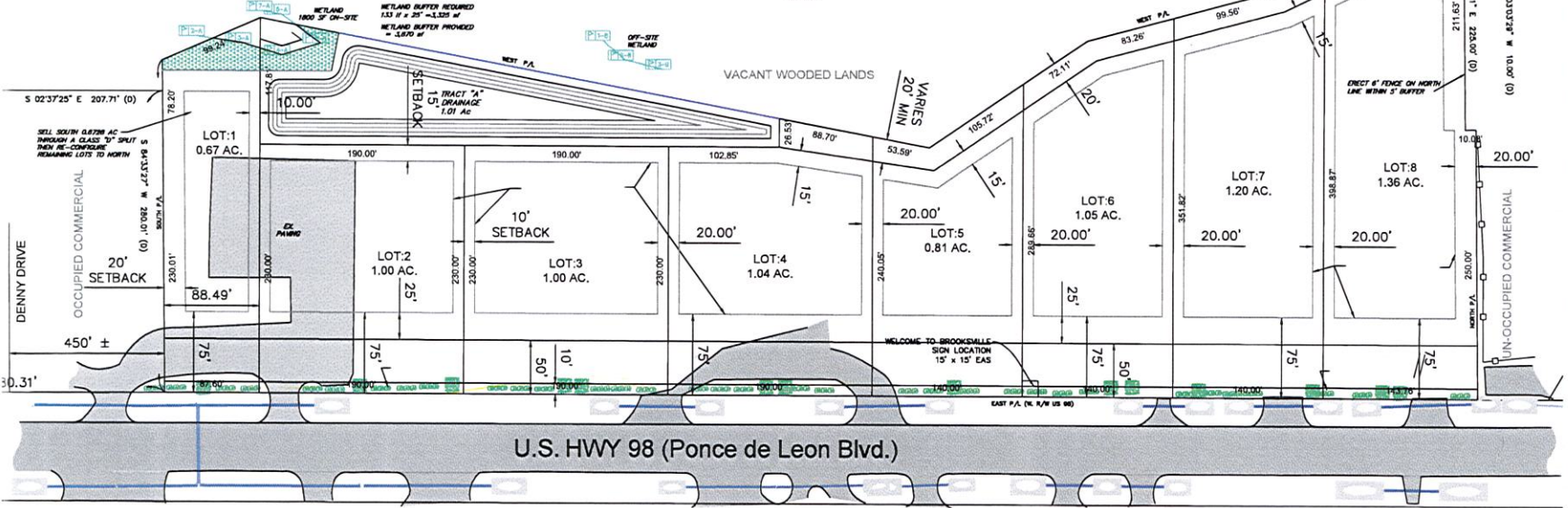
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VICINITY MAP

PROPOSED USE IS FOR PDP-GC, WHICH ALLOWS ALL C-1 USES. HOWEVER THE APPLICATION REQUEST INCLUDES THE ALLOWANCE OF OUTSIDE STORAGE / PARKING, WITH SETBACK DEVIATIONS.

THE INTENT IS TO PLANT THESE LOTS AND MAKE THEM AVAILABLE FOR SALE UPON DEMAND. AN HOA WILL BE CREATED WITH THE RECORD PLAT TO OWN AND MANAGE COMMON FACILITIES SUCH AS THE RETENTION AREA AND SWALE.



**SCOTT & SONS PROPERTIES
PROPOSED SUBDIVISION
HERNANDO COUNTY FLORIDA
MASTER PLAN**

PRO CIVIL 360
CIVIL ENGINEERING / RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSMILLE, FL 34609
(888) 360-3626
WWW.PROCIVIL360.COM

LARRY G. BOONE, P.E.
FL PE 48470
EXAMINED AND APPROVED
DATE:

PWDRAWN BY:	ANG
SCALE:	1"=100'
DATE:	5/4/22
REV:	15
TWP:	22 E
RANGE:	15 E
JOB NUMBER:	22014
SHEET NO.	1
OF	1