

NARRATIVE – BRIGHTWORK REAL ESTATE, INC.

Proposal

This is an 11 acre parcel of unimproved land located at the northeast corner of U.S. 19 and Spring Hill Drive. The parcel is zoned PDP(SU) Landscape. Petitioner is the contract purchaser of the property and desires to create up to eight commercial parcels for various commercial C-1 and C-2 uses including, but not limited to, a gas station/convenience store, drive through restaurant, and specialty retail.

The subject property is vacant. Access is contemplated from Commercial Way (U.S. 19) and Pinehurst Drive. Zoning to the north is C-1. Zoning to the west is C-2 located across U.S. 19. Zoning to the south is a continuation of the PDP(SU) and to the east is zoned PDP(GHC) and residential across Pinehurst Drive.

The Petitioner intends to plat the 11 acre parcel and plat and develop approximately eight (8) commercial parcels. Attached is a proposed site plan attached as Exhibit A.

Petitioner requests rezoning to PDP(GC) with the following C-2 uses identified in Appendix A, Article IV, Section 3 (2) of the Hernando County Code of Ordinances to accommodate the anticipated commercial use of the property.

- (b) Drive-in restaurants
- (d) Tire and automotive accessory establishments
- (e) Automotive specialty establishments
- (f) Automotive and truck rental establishments
- (i) Veterinarian and animal clinics or hospital service establishment
- (j) Alcoholic beverage dispensation.
- (t) Light farm equipment and supply establishments
- (v) Automotive service establishments

**Received**  
FEB 02 2022  
Planning Department  
Hernando County, Florida

The buffers and setbacks for the proposed buildings are depicted on the site plan attached as Exhibit A.

Site and Environmental Characteristics

The entire 11 acre site is within Flood Zone X with a small portions designated as AE. Drainage will be properly permitted and drained to approved drainage retention areas. There are no wetlands or water features.

There are no known endangered or protected species on site.

Site Plan

The overall development plan for the site will provide buffering to residential located east of the subject property. The total commercial space will not exceed 65,000 square feet. A setback deviation on U.S. 19 is requested to 50 feet from 125 feet since there can be no functioning frontage road along U.S. 19. Landscaping buffer deviations are shown on Exhibit A. No other setback deviations are requested. Deviations are requested for the order box (squawk

box) for the drive through restaurant. The deviation for the order box distance from the nearest residential property line is requested to be reduced from 100' to 75'. The requested setbacks are as proposed on the site plan attached as Exhibit A. No internal setbacks or buffers are contemplated. Parking is also shown on Exhibit A.

Stormwater and drainage will be provided in accordance with the requirements of Hernando County and the Southwest Florida Water Management District. The existing Pinehurst Drive and Commercial Way will provide access to the site. The existing roadway network is capable of accommodating the project, and there will not be upgrades to signals or roadway network due to this site's traffic volume.

Hernando County utilities has existing water and sewer in place at the site. The site is bound on the western side by an existing 12" water main and to the east by an existing 8" water main. An existing 10" sewer force main runs along eastern boundary of the property.

A traffic study will be done for this project, but has not been completed. Traffic improvements related to the project and the intersection of Pinehurst Drive and Spring Hill Drive will be coordinated with FDOT and Hernando County in accordance with the to be completed traffic study.

#### Signage

Each parcel shall be entitled to its sign along US 19, and the corner parcel shall be entitled to a sign on Spring Hill Drive since it has two (2) fronts. In addition, the development shall be permitted to install two (2) multi-tenant shopping center signs as generally shown on the site plan. To the extent these sign proposals require any deviation, it is requested.

#### Conclusion

This commercial development is consistent with the surrounding land uses. The proposed uses will not be adverse to the public. We request approval of this rezoning request to PDP(HC) with specific C-2 uses as shown on the site plan and as stated above.