

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: 1/1/24

File No. _____ Official Date Stamp:

Received

JAN 4 2024

APPLICANT NAME: Skylar Gearin

Address: 29301 Carter Blvd, Brooksville, FL 34602 Planning Department
Hernando County, Florida

City: Brooksville State: FL Zip: 34602

Phone: (941) 962-5133 Email: Skylargearin@gmail.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

Contact Name: _____

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

PROPERTY INFORMATION:

- PARCEL(S) **KEY** NUMBER(S): 00018466
- SECTION 36, TOWNSHIP 22, RANGE 20
- Current zoning classification: R1C
- Desired zoning classification: C2
- Size of area covered by application: _____
- Highway and street boundaries: _____
- Has a public hearing been held on this property within the past twelve months? Yes No
- Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
- Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

I, Skylar Gearin, 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):

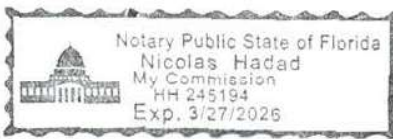
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): _____ to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA NH
COUNTY OF ~~HERNANDO~~ MANATEE

The foregoing instrument was acknowledged before me this 4th day of January, 2024, by Skylar Gearin who is personally known to me or produced FLDL as identification.

[Signature]
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

1/2/2024

Project Address: 29301 Cortez Blvd Brooksville

Owner/Developer: Skyler Gearin

Dear Hernando County Planning Commission,

I would like to ask the county's permission for the following zoning changes at 29301 Cortez Ave Brooksville, FL, 34602. The subject property is a .96 acre lot 102x398' with 102' of frontage on Cortez Blvd. The subject property is currently under residential zoning R1C. I have applied for a zoning change to C-2, the proposed future use for this area. The adjacent contiguous parcels to the west have been converted into commercial zoning, with the construction of HWY 50/Cortez Blvd, along with high traffic volume the best new use for this property would be commercial zoning, with a future use to introduce business, economic, and employment growth into area. The Flood Zone the subject property is in is Flood Zone X. There are currently existing storm drains at Cortez Blvd with no currently planned new ones to be added unless deemed necessary by Hernando County. The subject property does not have water features. The lot habitat is already cleared and graded as was needed when putting the residential home on the property. The cleared lot with residential home to be demolished post construction of steel building, current septic tank to be pump and decommissioned prior to demolition of existing home, a mix of Live Oak and Oak Trees may be retained if allowable parking variance fits site, the site was cleared in the 1980s with only repro'd trees growing on the site and the majority of the trees cleared and lawned mowed since 1980's in new shop location, young oak trees to be replanted within the 5' landscape buffer with proper spacing and a 90% survival rate, if transplant ineffective, oak trees will be purchased and planted within buffer. The conditions and impacts on natural features are not relevant as the property is currently graded out. No impact to public facilities foreseen other than modification to approach to highway, septic will go to county sewer, well lies within the 5' landscape buffer will be retained for irrigation purposes only, new building to be supported by public water at road. No impacts to schools at this at time this is preexisting home, a single parcel not a division that may affect other facilities. No additional stormwater runoff than

what the site is currently producing because the site is already cleared in that area. The current road approach is paved however will need modification, approached will need to be widened, possibly centered to meet standards in a 60 mph zone, and estimated 53' with a 25' radius approach will need to be modified accordingly or to FDOT specifications, this radius will tie into a 25' wide paved road coming across the front 125' property setback, the 25' road will reduce to a 15' one way road going around the building with 153' foot area in the rear to meet parking specifications and the turning radius of a single trailer semi-truck for delivery, (41.5'). Water and Sewer Services Letter will be attached for review. Master Site Plan attached for review.