

**HERNANDO COUNTY ZONING AMENDMENT PETITION**

File No. H-22-38 Official Date Stamp:



**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**



**Received**

**JUN 01 2022**

Planning Department  
Hernando County, Florida

Date: 6/1/2022

**APPLICANT NAME:** Spring Lake Square, LLC

Address: 20627 Longleaf Pine Avenue  
 City: Tampa State: FL Zip: 33647  
 Phone: 352-593-4255 Email: mahameed@yahoo.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): 1133767, 1137825
2. SECTION 4, TOWNSHIP 23, RANGE 20
3. Current zoning classification: PDP (GC), C1
4. Desired zoning classification: CPDP
5. Size of area covered by application: 12.6
6. Highway and street boundaries: Cortez Blvd and Spring Lake Highway
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, Hameed Mohammed, 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 31 day of May, 2022, by Hameed Mohammed 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

NARRATIVE  
FOR  
SPRING LAKE SQUARE

Rezoning  
MAY 2022

Received  
JUN 01 2022  
Planning Department  
Hernando County, Florida

**Project Location:** The property in question is 12.6 acres. The west side of Spring Lake Hwy and south side of SR 50 (Cortez Blvd.). This project is a collection of parcels located south and west of the existing Speedway Gas Station.

**Present Zoning:** The land is presently zoned C1.

**Present Land use:** The land is currently designated as vacant commercial.

**Desired Zoning:** The applicant is desirous to rezone the property to CPDP.

**Density:** 50 units located on 7.97 acres =  $(50 \text{ units} / 7.97) = 6.27 \text{ DU}$

**Summary of Request:** The applicant is desirous to rezone the property to CPDP to allow the use of the property for general commercial uses along both Existing Roadways, and internal residential townhomes on the inside of the proposed reverse frontage road. This would allow the owner to utilize the property for the use of anything under the CPDP umbrella.

**Setbacks:**  
Front: 125' FROM SR 50 and 75' from Spring Lake Highway  
Sides: 20'  
Rear: 35'

The applicant is requesting a deviation in the setback from SR 50 to 75' since he is supplying a rear frontage road around this major intersection.

All future buildings would meet these setbacks.

**Buffers:** The buffers will meet all Hernando County Landscape Code regulations, to include a twenty(20') along SR50.

**Access:** The site is accessed from Spring Lake Hwy. and SR 50 (Cortez Blvd) by a reverse frontage road to be constructed with this development with the intent to dedicate to Hernando County upon completion.

**Soils:** According to information found on the NRCS database, the existing soils are Candler fine sand and Sparr fine sand. The soils are well drained soils, this is typical in this area.

**Streets:** The proposed project will construct a frontage road. There is an existing strip located on the west side of the existing service station which is utilized as a frontage road. We propose to construct a new connection on SR 50 further west. That connection shall serve as a true frontage road which will reconnect to the County network on Spring Lake Hwy.

**Sanitary Sewer:** HCUD has a sewer system consisting of some gravity and some pressure network, east of Spring Lake Hwy. The applicant will negotiate a route and connection to this system.

**Potable Water:** The applicant will be required to construct off-site improvements to the north, along Spring Lake Hwy o and existing HCUD owned 16"-water main at SR 50.

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PROCIVIL360, LLC

**NARRATIVE**  
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Rezoning  
MAY 2022

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

**Floodplain:** The project is located within the Bystre Lake Basin. The FEMA map indicates a majority of the project is located in a Zone X. There is an area denoted on the Western side of the property that has AE zone which has elevation at 74.5 feet. Most of our site is above this elevation. Some floodplain compensation will be necessary.

**Drainage:** If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

- Water quality capture and treatment
- 25 Year peak rates of flow attenuation
- 100 Year detention of runoff volume.

**Traffic:** Based on the latest tables from the ITE manual, the proposed project may generate up to 182 Peak PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required.