

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. _____ Official Date Stamp:
Received
DEC 5 2023
Planning Department
Hernando County, Florida

Date: Dec 1, 2023

APPLICANT NAME: Stripe A Lot of America II Corp - Gregg Kay
Address: 1607 N Hercules Ave
City: Clearwater State: FL Zip: 33765
Phone: 727-441-5003 Email: gregg@stripe-america.com
Property owner's name: (if not the applicant) Joy Anna DeMaria

REPRESENTATIVE/CONTACT NAME:
Company Name: Stripe A Lot of America II Corp - Gregg Kay
Address: 1607 N Hercules Ave
City: Clearwater State: FL Zip: 33765
Phone: 815-343-4127 Email: gregg@stripe-america.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 00107208
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AG
4. Desired zoning classification: C4
5. Size of area covered by application: 8.4 acres
6. Highway and street boundaries: Sunshine Grove Rd + Star Rd
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Joy Anna DeMaria, 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
[x] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
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 by means of [] physical presence or [] online notarization, this 5 day of December, 2023, by Joy DeMaria who is [] personally known to me or [] produced as identification.

Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20



**STRIPE A LOT OF AMERICA II, CORP
1607 N HERCULES AVE
CLEARWATER, FL 33765**

FRIDAY, DECEMBER 01, 2023

Hernando County Planning Department
1653 Blaise Dr
Brooksville FL 34601

Rezoning 2 parcels at 9247 Sunshine Grove Rd Brooksville FL (8.4acres)

1. Proposal –

- a. Proposed land uses and their specific acreage. **Propose to change the land use from AG to C-4. To relocate my Asphalt Paving contractor business (CGC 1507092), from Clearwater FL to Hernando County.**
- b. Proposed density of residential uses. **-Does Not apply**
- c. Proposed square footage of development and building height(s) of commercial uses –
Building 1 – 120’ long X 60’ wide X 26’ high at center, with 4 – 18’ X 16’ sliding doors, with an aggregate floor. Electrified for lighting.
Building 2 – 100’ long X 60’ wide X 26’ high at the center, 3 -18’ high by 16’ wide sliding doors, and a 8” thick concrete floor – an area of 25’ X 60’ will be constructed as 3 offices and a restroom area.
- d. Proposed deviations from the code – **there are no current deviations from the code proposed.**

2. Site Characteristics –

- a. Site Sizes - **There are 8.4 acres (2 parcels of 4.2 acres each adjoining) being sold as 1 property.**
- b. Existing land uses and their specific acreage – **1800 SF of the property - owner is living in a 2006 Double wide Mobile Home with existing well and septic. Existing buildings (previously used for chicken farming) are rusted, semi demolished by fallen trees and unusable for any ag or commercial endeavor and would need to be removed.**
- c. Know Activities or uses on-site – **Same as b.**

3. Environmental Considerations

- a. Food Zone – **this property is not in a Flood Zone.**
- b. Drainage Features – **The property has natural onsite drainage, as it is mostly bare land with a few trees.**
- c. Water Features – **There are no water features – excepting an onsite well.**
- d. Habitats – **there are no observed habitats, as this is mostly bare land with a few trees.**

- e. Conditions and Impacts on Natural Features – **Some building removal and clearing to allow for new buildings and aggregate base for parking and drive areas, will not impact the acreage. No known impact study or wetland study has been completed for this site.**
4. Site Plan Discussion in the Narrative (See section on Required Master Plan or Site Plans shown later in this document.)
- e. a. A description of the concept of the development plan - **The land would be used as storage for all of my paving equipment, under newly constructed buildings (2). Building 1 (120' X 60' X 26' High) will have an aggregate floor, with 4 – 18' high X 16' Wide sliding doors, electrified for overhead lighting and outlets. Building 2 (100' X 60' X 26" high) will be used for maintenance of the equipment when needed, to conduct day to day, field, and general business operations. All of the equipment will be housed in these buildings Electrified for lighting and a 8" thick concrete floor – an area of 25' X 60' will be constructed as 3 offices and a restroom area. We will ask for an underground installation of 220Volt electric service. The restroom will be connected to the existing septic system and well system**
 - b. Proposed buffer sizes and separation widths between proposed land uses – **Buffer zones are regulated by ordinance and setbacks are also set by ordinance, we will adhere to those as we are using**
 - c. Proposed Setbacks and Minimum Sizes for Individual Lots – **We do not propose to set up individual lots**
 - d. Impacts and Improvements to infrastructure – **No impacts to infrastructure are perceived at this time.**
 - e. Proposed uses within pods – **No Pods are being created.**
5. **Impacts to Public Facilities**
- a. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and analysis required to demonstrate that adequate public facilities will be available – **This property has it own well and septic system, it is within range of connecting to public water and sewer. It is across the street – (4 lane Divided road – 500' buffered, with high volt electric towers/run) from the front of the property to the back of residential zoned and built properties. The property use would exclude daily `open to the public customers`, as we are not a business with `For Sale` items and most customers are phone, email and internet generated. Car, truck and pedestrian traffic will be: employees, some delivery trucks and our equipment moving in and out of the property, mostly 7am to 7 pm business hours.**
 - b. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities – **There are no infrastructure improvements needed to maintain our proposed zoning change.**
6. **Water and Sewer Services** The county subdivision regulations require the dedication of sewer and water systems to the county in planned residential or commercial development projects and provides for the obtaining of water and sewer service from the county, payment of connection fees, and commitments for service. In preparing an application for rezoning, a developer should be aware of these provisions and shall take initial steps toward water and sewer agreements. In all cases, a developer must request water and sewer service from the county. If the county is to provide water and/or sewer, the developer must acknowledge in

writing understanding of ordinance requirements and that the developer will comply with the provisions. The County may require that the applicant prepare a capacity study later in the development process to confirm infrastructure availability. If the project is located adjacent to or within the City of Brooksville Utility Department's First Right to Serve Area, the developer can request service from the City and provide a letter from the City stating service is available. – **It is understood that Utilities are within 500' of this property, under an existing 4 lane divided roadway. If it becomes clear that this utility will be required to be connected to, we will adhere to that directive and connect to City/County Utilities.**

7. Senior, Age-Restricted or Affordable Housing If the project or any portion involves dedicated senior or age-restricted housing or is restricted to affordable housing as defined in section 420.0004, Florida Statutes, or workforce housing as defined in section 420.5095, Florida Statutes, as such statutes may be amended or renumbered from time to time, then a description of such housing shall be included in the narrative. The county shall require a separate development agreement with the applicant and/or evidence of recordable deed restrictions or such other recordable instrument acceptable to the county which memorializes and enforces such commitment to provide senior or age-restricted housing, affordable housing, and/or workforce housing. - **This Zoning request does not meet any part of section 7.**

Gregg Kay – President
Stripe A Lot of America