



# Hernando County

## Planning & Zoning Commission

### Regular Meeting

### Minutes

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February 10, 2025

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### CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, February 10, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at [www.hernandocounty.us](http://www.hernandocounty.us).

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
Xenia Pino	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Melissa Tartaglia	Assistant County Attorney
Omar DePablo	Development Services Director
KayMarie Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Agenda Coordinator

Regular Member McDonald was absent for this meeting.

### Invocation

### Pledge of Allegiance

### Poll Commission for Ex Parte Communications

Chairwoman Birren, Vice Chairman David and Alternate Member Pino announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Members Holmes and Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

### County Attorney Statement

Assistant County Attorney Tartaglia provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.



**Administering of the Oath****STAFF ANNOUNCEMENTS**

Development Services Director Omar DePablo announced that Agenda Item No. 15481 [Special Exception Use Permit Petition Submitted by Future MX LLC (SE2412)] had been moved to the Standard Agenda.

**APPROVAL/MODIFICATION OF AGENDA****Motion**

To approve the Agenda with changes.

(Note: Agenda Item No. 15481 [Special Exception Use Permit Petition Submitted by Future Mx LLC (SE2412)] was moved to the Standard Agenda.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Axl David
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

**RECESS/RECONVENE**

The Board recessed at 9:05 a.m. and reconvened at 9:10 a.m.

**ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE****Motion**

To adopt the information packets into evidence.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

**PUBLIC HEARINGS****UNIFIED AGENDA****Special Exception Use Permit Petition Submitted by Future MX LLC (SE2412)**

This item was pulled and moved to the Standard Agenda.



**STANDARD AGENDA****Special Exception Use Permit Petition Submitted by Future MX LLC (SE2412)**

Member David temporarily left the meeting and returned shortly after.

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation with Modified Performance Conditions as approved by the Planning Department.

(Note: The Motion pertained to Modified Performance Condition No. 5 and addition of Performance Condition Nos. 8 and 9 as approved by the Planning Department.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Xenia Pino
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

**RECESS/RECONVENE**

The Board recessed at 11:10 a.m. and reconvened at 11:25 a.m.

**Rezoning Petition Submitted by Mohammed Abuhamra (H2468)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

**Master Plan Revision Petition Submitted by Ocean Bleu (H2469)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation with Modified Performance Conditions.

(Note: The Motion pertained to Modified Performance Condition No. 9 as approved by the Planning Department.)



**RESULT:**       **ADOPTED**  
**MOVER:**       Nicholas Holmes  
**SECONDER:** Axl David  
**AYES:**        Birren, David, Holmes, Noe and Pino  
**ABSENT:**       McDonald

**Master Plan Revision Petition Submitted by Southern Valley Homes, LLC (H2470)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

**RESULT:**       **ADOPTED**  
**MOVER:**       Justin Noe  
**SECONDER:** Xenia Pino  
**AYES:**        Birren, David, Holmes, Noe and Pino  
**ABSENT:**       McDonald

**Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)**

The Board accepted public input on this matter.

**Motion**

To postpone to a date certain of April 14, 2025.

**RESULT:**       **ADOPTED**  
**MOVER:**       Justin Noe  
**SECONDER:** Xenia Pino  
**AYES:**        Birren, David, Holmes, Noe and Pino  
**ABSENT:**       McDonald

**Rezoning Petition Submitted by David Griner (H2472)**

Member Noe temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Alternate Member Pino temporarily left the meeting and returned shortly thereafter.

**Motion**

To approve the staff recommendation with Modified Performance Conditions.

(Note: The Motion pertained to Modified Performance Conditions Nos. 5 and 10 as approved by the Planning Department.)



<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

## RECESS/RECONVENE

The Board recessed at 1:15 p.m. and reconvened at 1:20 p.m.

### Re-Establish Master Plan Petition Submitted by Hilltop 408, LLC (H2474)

There was no public input.

#### Motion

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

## COMMISSIONERS AND STAFF COMMENTS

The Commission and Staff commented on various issues.

## ADJOURNMENT

The meeting was adjourned at 1:45 p.m.

## UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, March 10, 2025, beginning at 9:00 AM, in the Commission Chambers.





## AGENDA ITEM

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### TITLE

Special Exception Use Permit Petition Submitted by Future MX LLC (SE2412)

### BRIEF OVERVIEW

**Request:**

Special Exception Use Permit for Recreational Vehicles associated with the established Off-Road Vehicle Training School

**General Location:**

Northern terminus of Remington Road and Wildlife Lane

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for Recreational Vehicles associated with Off-Road Vehicle Training School, with the performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	02/04/2025	3:15 PM
Toni Brady	Approved	02/05/2025	7:46 AM
Victoria Anderson	Approved	02/05/2025	9:08 AM
Danielle Nigro	Approved	02/05/2025	9:57 AM

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Xenia Pino
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald



**HERNANDO COUNTY CONDITIONAL USE PERMIT  
OR SPECIAL EXCEPTION USE PERMIT PETITION**

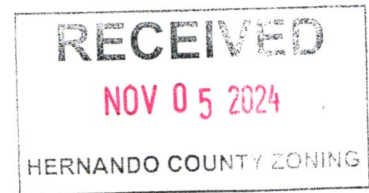


**Application request (check one):**

- ☐ Conditional Use Permit  
☒ Special Exception Use Permit

**PRINT OR TYPE ALL INFORMATION**

File No. \_\_\_\_\_ Official Date Stamp:



Date: 10/22/2024

**APPLICANT NAME:** Future MX LLC

Address: 7182 Remington Rd

City: Brooksville

State: FL

Zip: 34602

Phone: 813-943-2203

Email: ri@hussdrilling.com

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

**REPRESENTATIVE/CONTACT NAME:** Future MX LLC

Company Name: Future MX LLC

Address: 7182 Remington Rd

City: Brooksville

State: FL

Zip: 34602

Phone: 813-943-2203

Email: ri@hussdrilling.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No *(if applicable provide name)*

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 00995720, 00372947, 00371939
2. SECTION 31, TOWNSHIP 22, RANGE 21
3. Current zoning classification: AG
4. Desired use: AG with Special Exemptions
5. Size of area covered by application: 37 Acres
6. Highway and street boundaries: Remington Rd, Wildlife Ln, Croom Motorcycle Park, Croom Wildlife Mngmnt Area
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, Robert J. Huss, 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)*: \_\_\_\_\_

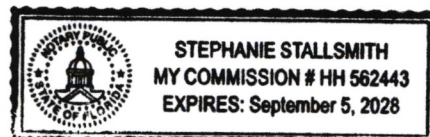
to submit an application for the described property.

Robert J. Huss  
Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 22 day of October, 2024, by Robert J. Huss who is personally known to me or produced \_\_\_\_\_ as identification.

Stephanie Stallsmith  
Signature of Notary Public



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

Notary Seal/Stamp



### Narrative Description

Future MX LLC, real estate property owner of three individual parcel keys #00372947, #00371939, and #00995720, located at the North End of Remington Rd, and East End of Wildlife Ln, touching Croom Motorcycle Area on two sides and Croom Wildlife Management area on one side in Hernando County, FL. Future MX educates, trains, and supports young amateur motocross riders with sponsorship, motorcycles, parts, gear and more to support the riders for a potential "Future" in the sport of motocross professionally. We teach them about safety, riding skills, nutrition, exercise plans, and more. Future MX does not wish to hold any public events or hold motocross races at our private facility.

We have already set limitations on the property due to excellent communication back and forth with Hernando County staff based on our Property Affidavit which was Reviewed as an Administrative Letter as well as focus on how to respect our neighbors. We have honored all neighbors' requests of no-riding on days and weekends of horse events nearby, we have purchased over 200 hay bales to help the neighbors with noise reduction, we have used multiple pieces of our equipment to support the surrounding neighbors with different projects.

**In this Special Exemption Application, we are requesting the approval of RV parking on Agriculture land and seeking the hook up of no more than eight RV's as well as two commercial vehicles to be ancillary and in addition to our Administrative Letter for the combined 37 Acre Parcel.** Even though our commercial vehicles are privately owned, not for hire, and are only used to haul our own goods, they are still considered commercial due to County Code.



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 10, 2025

**APPLICANT:** Future MX, LLC

**FILE NUMBER:** SE-24-12

**REQUEST:** Special Exception Use Permit for Recreational Vehicles associated with the established Off-Road Vehicle Training Track

**GENERAL LOCATION:** Northern terminus of Remington Road and Wildlife Lane

**PARCEL KEY NUMBERS:** 372947, 995720, 371939

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### APPLICANT'S REQUEST:

The applicant is requesting a Special Exception Use Permit for Recreational Vehicles associated with the established off-road vehicle educational facility already in place on a 26.5 acre site. The property is located to the south and west of the Withlacoochee State Forest (neighboring the Croom Motocross Park). The children's motocross training school has been in existence on the subject site since 2023.

The petitioner currently operates a motocross educational facility to support young amateur motocross riders with training, sponsorship, motorcycles, parts, gear and more. As part of the existing use, the petitioner is requesting to add eight (8) recreational vehicle hook ups for participants (parents of the riders for duration of training days), and parking of two (2) commercial vehicles (semi-trucks) for the purpose of transporting gear. Hours of operation are proposed from 9:00 AM through 30 minutes prior to dusk. Riding will not be continuous, with most riding sessions lasting 30 to 45 minutes. Total riding time on a typical day is an hour and a half per rider, with total riders being limited to a maximum of eight (8) riders per session. Furthermore, the motorcycles being utilized by the students are lower CC's (engine size) than adult's motorcycles and mufflers are baffled by league standards in order to reduce decibels during a race.

The petitioner has indicated that they do not wish to hold motocross events or races at the private facility and will honor the neighbors request of no riding on days or weekends of horse events held on neighboring parcels.



**SITE CHARACTERISTICS:**

<b>Site Size:</b>	26.5 acres
<b>Surrounding Zoning &amp; Land Uses:</b>	North: CV; Withlacoochee State Forest which also includes the Croom ATV Park South: AG; Rural Residential, stables, acreage East: CV; Withlacoochee State Forest which also includes the Croom ATV Park West: AG; Rural Residential, stables, acreage
<b>Current Zoning:</b>	AG(Agricultural)
<b>Future Land Use Map Designation:</b>	Mining and Rural
<b>Flood Zone:</b>	X

**UTILITIES REVIEW:**

The Hernando County Utility Department has indicated does not have any comments regarding this Special Exception Use Permit.

**ENGINEERING REVIEW:**

The subject site is located at the northern terminus of Remington Road. The County Engineer has reviewed the petitioners requested and indicated they do not have any comments regarding the Special Exception Use Permit.

**LAND USE REVIEW:****Building Setbacks**

Minimum Building Setbacks:

Front: 75'

Side: 25'

Rear: 35'

**Parking**

The petitioner requests to add eight (8) recreational vehicle hookups and to allow for two commercial vehicles (semi-trucks) be parked on premise.

**Comments:** If approved, recreational vehicles and any commercial vehicles and/or equipment must meet the building setbacks of the AG



(Agricultural) zoning district and/or be screened from neighboring parcels.

**Hours of Operation:**

The petitioner currently operates the motocross educational facility sessions between 9:00 A.M. and 30 minutes prior to dusk. The petitioner shall limit the RV stays for training participants (only) and shall be limited to seven (7) consecutive days.

**COMPREHENSIVE PLAN REVIEW:**

The subject site is located within the Mining and Rural Future Land Use Categories on the County's adopted Comprehensive Plan. The area is characterized by large agricultural lots, rural residential, acreage, stables, and the Withlacoochee State Forest.

**Mining Category**

**Objective 1.04I:** The Mining Category allows mining and ancillary mining activities with an overall average gross floor area ratio of 0.50, and co-location of mining support-related or industrial uses which consume mining products where mining occurs. Agricultural uses are also allowed.

**Rural Category**

**Strategy 1.04A(4):** The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

***Comments:***

The proposed use is a Special Exception Permit. These types of permits and uses are generally allowed in any land use category based upon the particular circumstances, area characteristics, review criteria, and land use compatibility. In this instance the primary issue is land use compatibility and measures that can be taken to ensure the neighborhood is not disrupted by the activity. Therefore, appropriate mitigation measures and performance conditions should be considered.



**FINDINGS OF FACT:**

The request is for a Special Exception Use Permit for Recreational Vehicles hookups associated with the established off-road vehicle educational facility, along with RV stays for participants and commercial vehicle parking, is consistent with the County's adopted Comprehensive Plan, is compatible with the surrounding land uses, and is adverse to the public interest subject to compliance with all recommended performance conditions.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for Recreational Vehicles associated with Off-Road Vehicle Track, with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Riding shall be limited to a maximum of eight (8) motorcycles on the track at any given time.
3. The commercial vehicles and recreational vehicles shall be parked in accordance with the minimum setbacks of the AG(Agricultural) zoning district.



4. The commercial vehicles and recreational vehicles (RV) shall be parked in a location screened from the view of adjoining right-of-way and adjacent parcels
5. RV stays shall be limited to training participants only and for a duration not to exceed seven (7) consecutive days.
6. The property(s) shall be limited to two (2) commercial vehicles (semi-trucks).
7. Hours of operation for the motocross educational facility shall be limited between 9:00 A.M. and 30 minutes prior to dusk.





Original



# SE-24-12

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

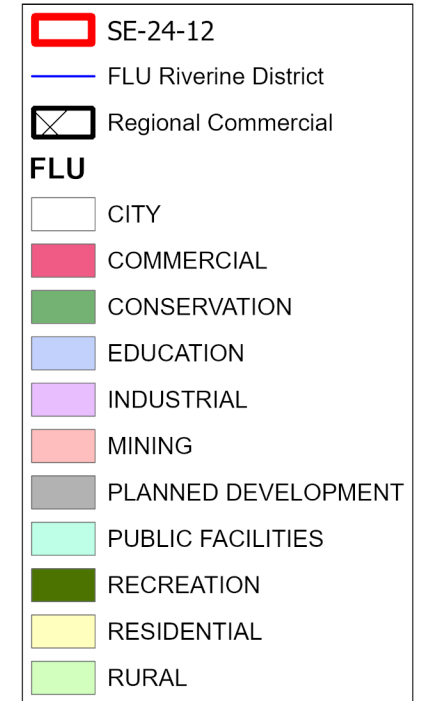
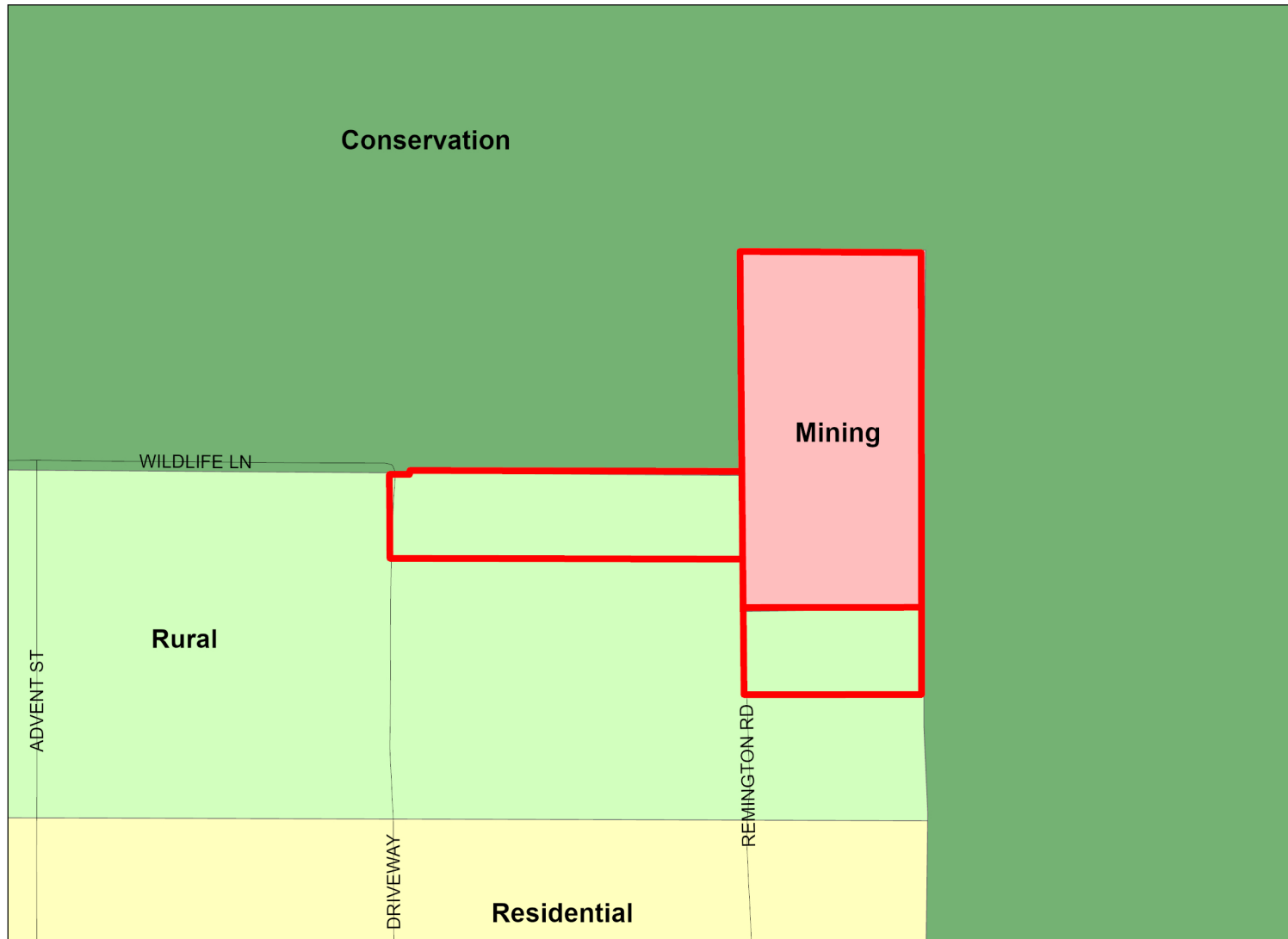




# Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-24-12

Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHIE RIVERS.

0 0.05 0.1 0.2 0.3 0.4 Miles



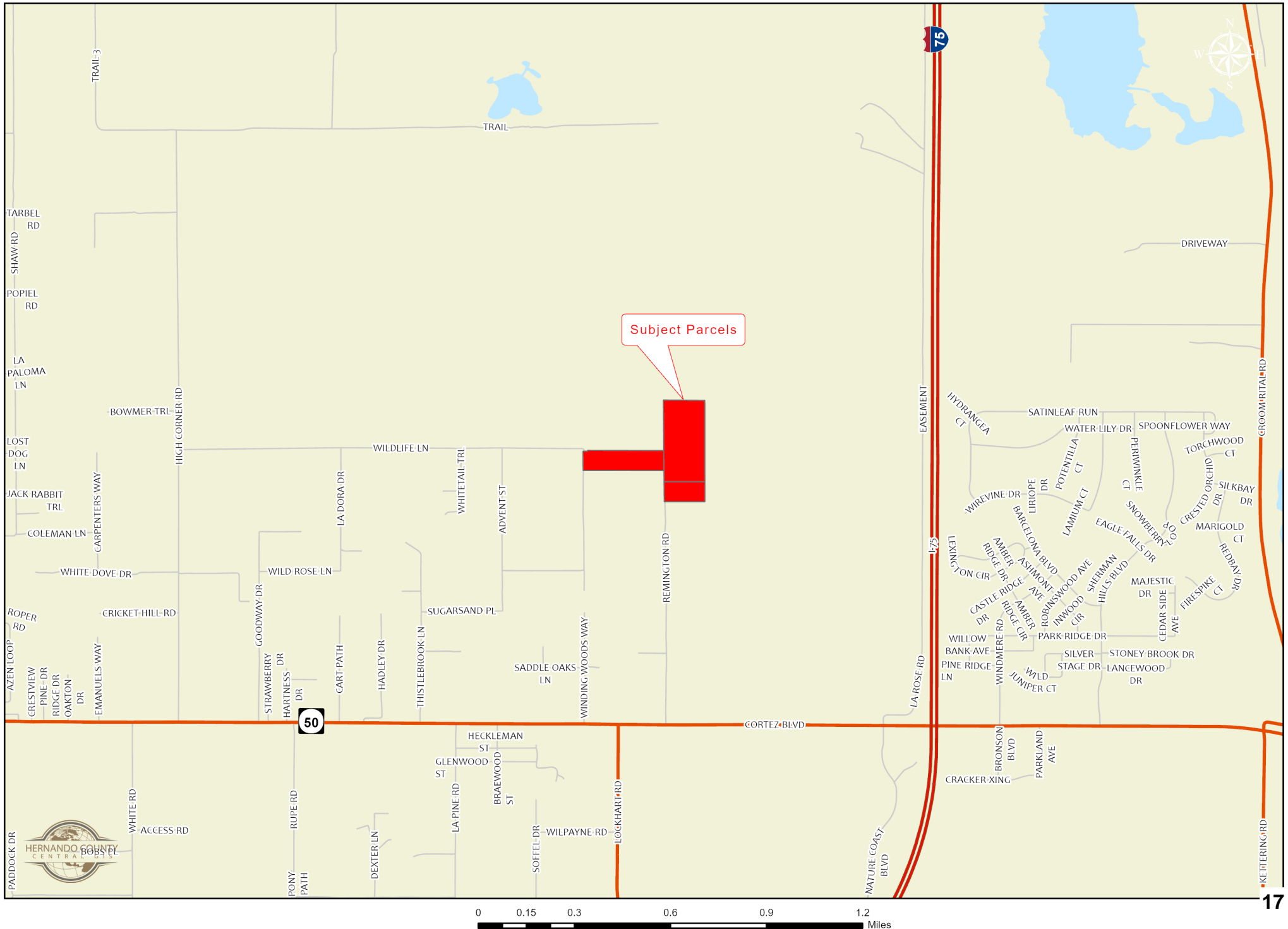
Date of mapping: 12/27/2024





# SE-24-12 AREA MAP

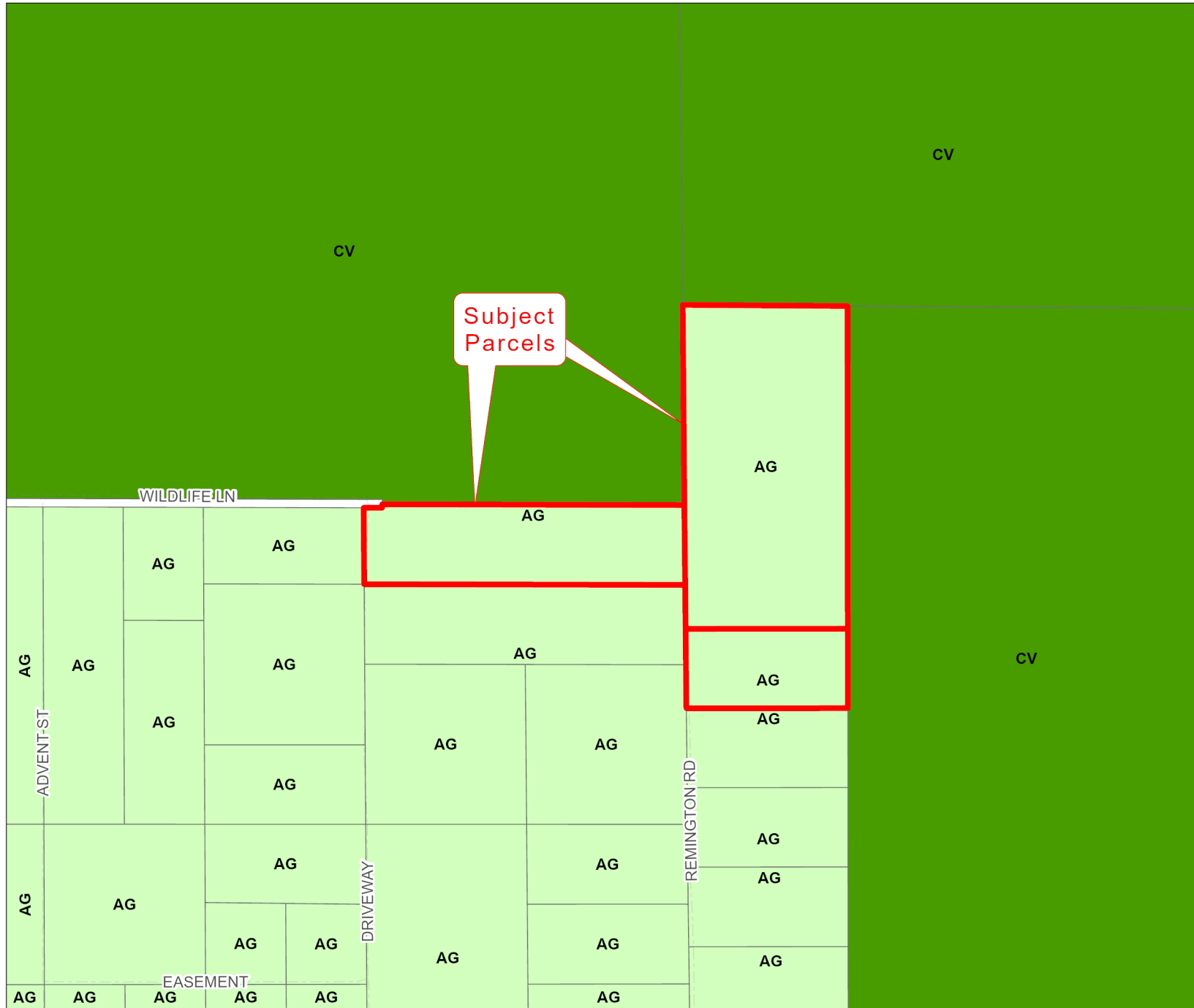
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# SE-24-12

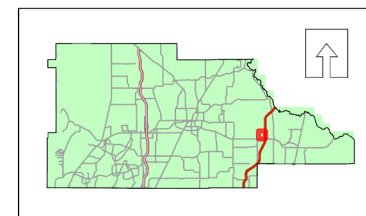
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending





**From:** [Planning Resource Object](#)  
**To:** [Danielle Nigro](#)  
**Subject:** FW: Special Exception for 29251 Wildlife Lane  
**Date:** Wednesday, February 5, 2025 3:34:43 PM

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-----Original Message-----

From: Dawn Everett <dremort62@yahoo.com>  
Sent: Wednesday, February 5, 2025 10:15 AM  
To: Planning Resource Object <Planning@co.hernando.fl.us>  
Subject: Special Exception for 29251 Wildlife Lane

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. My name is Dawn R Everett. I live at 29248 Wildlife Lane, Brooksville, FL, 34602. I am writing in response to an application for Special Exception Use Permit for Recreational Vehicles Associated with the Established Off Road Vehicle Training Track.

I moved to my current address in December of 2022. I am a 62 year old woman who saved her whole life to purchase a beautiful property adjacent to the Crooms Forest. At the time, my 84 year old father was living with me due to his stroke. I am also a horse owner who enjoys riding in the forest on my days off from my full time job.

I was told that in September and November of 2021, the Hernando County and Zoning Commission and Board of County Commissioners denied the professional motocross training track at 29251 Wildlife Lane. My understanding was that the Special Exception Use permit was denied because of the incompatibility with the surrounding environment and neighboring public interest.

However, in July of 2023, the property was purchased by Future MX, LLC. Not only is this a professional motocross training team but it was granted a Special Exception Use without going through the Planning and Zoning Commission or public output.

If I had known before I bought my property that this was going to be allowed I never would have purchased at this location. The noise level that is coming from the motocross facility is beyond unbearable at times. Especially when there is more than 1 motorcycle running in the track.

That being said, I oppose the application for a Special Exception Use Permit for Recreational Vehicles associated with the Training Track. If they are allowed to have RVs on the property, the chances of more motorcycles will be higher. The noise is out of control with what is there already.

Please consider the residents who were there before and the ruling in 2021.

Thank you,  
Dawn R Everett and





## AGENDA ITEM

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### TITLE

Rezoning Petition Submitted by Mohammed Abuhamra (H2468)

### BRIEF OVERVIEW

**Request:**

Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership

**General Location:**

East side of Linden Drive approximately 565 feet from Spring Hill Dr

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to rezone from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(GHC)/Planned Development Project (General Highway Commercial) with a specific C-2/ (Highway Commercial) Use for an Automobile Dealership Establishment with performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	02/04/2025 3:16 PM
Toni Brady	Approved	02/05/2025 7:39 PM
Victoria Anderson	Approved	02/06/2025 10:30 AM
Danielle Nigro	Approved	02/06/2025 11:21 AM

<b>RESULT:     ADOPTED</b>
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**MOVER:** Axl David  
**SECONDER:** Justin Noe  
**AYES:** Birren, David, Holmes, Noe and Pino  
**ABSENT:** McDonald



# 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: JANUARY 15, 2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-68

Received

SEP 4 2024

14

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** MOHAMED ABUHAMRA

Address: 13743 LINDEN DR

City: SPRING HILL

State: FLORIDA

Zip: 34609

Phone: 615-720-6480

Email: SAEEDMUAD99@GMAIL.COM

**Property owner's name:** (if not the applicant) MOHAMED ABUHAMRA

**REPRESENTATIVE/CONTACT NAME:** MUAD SAEED

Company Name: BAYSIDE AUTOWORKS

Address: 13743 Linden Dr, Spring Hill, FL 34609

City: SPRING HILL

State: FL

Zip: 34609

Phone: 615-720-6480

Email: SAEEDMUAD99@GMAIL.COM

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 461360
2. SECTION SECTION 21 TOWNSHIP 23 SOUTH, RANGE 18 EAST TALLAHASSEE PRINCIPAL MERIDIAN
3. Current zoning classification: POP GNC
4. Desired zoning classification: PDP GNC with Specific CZ of Auto Dealership
5. Size of area covered by application: 20,000 SQFT
6. Highway and street boundaries: LINDEN
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: none)

### PROPERTY OWNER AFFIDIVAT

I, MOHAMED ABUHAMRA, 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.

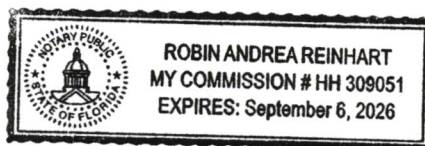
*Muad Saeed*

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 19 day of September, 2024, by Muad Alex Muthana Saeed who is ☐ personally known to me or ☒ produced FL as identification.

*Robin Reinhart*  
Signature of Notary Public



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

Notary Seal/Stamp



## Robin Reinhart

---

**From:** muad saeed <saeedmuad99@gmail.com>  
**Sent:** Thursday, September 12, 2024 2:41 PM  
**To:** Robin Reinhart  
**Subject:** Re: HERNANDO COUNTY COMMERCIAL ZONING

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Robin,

If you could please give me a call at your earliest convenience. I'm really interested in continuing the application to reserve the property at  
13733 Linden Dr.

Muad Saeed  
615-720-6480

On Wed, Aug 7, 2024 at 22:31 muad saeed <[saeedmuad99@gmail.com](mailto:saeedmuad99@gmail.com)> wrote:

Hey Robin,

Can we proceed with the rezoning process?

1. Proposal
  - a. Extension of the mechanic shop next door (owner owns both lots) to become a used car dealership) the acreage of land needed for rezoning is 1/2 acres
  - b. Use of the property will be exclusively for business no residential use.
  - c. Development will consist of an offsite construction office space for used car dealership.

Please provide a list of any proposed deviations to the Land Development Regulations (LDRs). Cite specific code requirements and clarify the justification.

2. Site Characteristics
  - a. Site size (acres) 1/2 acre lot
  - b. Land is currently used to store excess vehicles from shop next door 1/2 acres.
  - c. Site has no activity at the moment. Serves no function other than storage.
3. Environmental Considerations- no to consider
  - a. Flood Zone- N/A
  - b. Drainage Features- N/A
  - c. Water Features- N/A
  - d. Habitats- N/A
  - e. Conditions and Impacts on Natural Features- N/A



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 10, 2025  
Board of County Commissioners: April 3, 2025

**APPLICANT:** Mohamed Abuhamra

**FILE NUMBER:** H-24-68

**REQUEST:** Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership

**GENERAL LOCATION:** East side of Linden Drive approximately 565 feet from Spring Hill Drive

**PARCEL KEY NUMBER(S):** 461360

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### APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) with specific C2 use for an Automobile Dealership Establishment, including the principal of selling used cars. The dealership will be on the north side of the property and their business hours will be Tuesday through Saturday from 10:00 A.M. to 5:00 P.M. The subject property will be sharing the lot with a fully developed auto repair shop on the south side of the property that is currently in business.

### SITE CHARACTERISTICS

**Site Size:** 0.90 acres

**Surrounding Zoning; Land Uses:** North:PDP(GC); Developed  
South:PDP(GHC); Developed  
East:PDP(SF); Single Family  
West:PDP(GHC); Undeveloped

**Current Zoning:** PDP(GHC)/ Planned Development Project  
(General Highway Commercial)

**Future Land Use Map Designation:** Commercial

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**ENVIRONMENTAL REVIEW**

<b>Soil Type:</b>	Candler Fine Sand
<b>Comment:</b>	The subject site has been disturbed due to vehicle and boat storage. Although the parcel is Candler Fine Sand, no gopher tortoise activity is suspected. Petitioner shall coordinate with FWC in the event a burrow is found.
<b>Hydrologic Features:</b>	The property does not contain any wetlands, or Wellhead Protection Areas (WHPAs) according to County data resources.
<b>Protection Features:</b>	The property does not contain SPAs or archaeological or historical resources according to County data resources.
<b>Flood Zone:</b>	X
<b>Water Quality:</b>	This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. Florida Friendly Landscaping™ Program and materials are designed to address and help reduce nutrient pollution.

**UTILITIES REVIEW**

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD currently supplies commercial water services to this parcel.
- Sewer service is not available to this parcel.
- HCUD has no objection to the request subject to Health Department approval of any improvements that may be necessary to the existing Onsite Sewage Treatment and Disposal System due to the increased usage.

**ENGINEERING REVIEW**

The subject site is located on the east side of Linden Drive approximately 565 feet from Spring Hill Drive. The County Engineer has reviewed the petitioner's request and provided the following comments:



- The petitioner shall upgrade the driveway apron (from Linden Drive) to commercial standards.
- The petitioner must demonstrate that stormwater is managed, obtain a Southwest Florida Water Management District Environmental Resource Permit if necessary.

## LAND USE REVIEW

### **Building Setbacks**

#### Minimum Building Setbacks

- Front: 75'
- Side: 20'
- Rear: 35'

### **Buffers**

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential, or agricultural.

**Comments:** The nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, opaque fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

### **Parking**

The petitioner has indicated a mobile office building. The minimum parking requirements for an Automobile Dealership is 2 spaces per 1,000 square feet.

**Comments:** If approved, the petitioner will be required to provide parking in compliance with the County's LDRs.

### **Lighting**

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full cutoff fixtures for all new lighting, in order to retain all light onsite and prevent any light spillage onto neighboring residential uses.

## COMPREHENSIVE PLAN REVIEW

The subject property is located within a Commercial land use classification on the adopted Future Land Use Map. The area is characterized by commercial to the north



and west, and residential to the south and east. The property is part of the original Spring Hill master plan commercial node.

### **Future Land Use Map**

**Strategy 1.04A(6):** The **Commercial Category** provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

### **Commercial Category**

**Objective 1.04G:** The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

**Strategy 1.04G(1):** Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.



**Comments:** The proposed use is consistent with the Commercial Future Land Use category.

## FINDING OF FACTS

The request for a rom PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership is compatible with surrounding zoning districts with appropriate performance conditions.

## NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

## STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to rezone from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(GHC)/Planned Development Project (General Highway Commercial) with a specific C-2/(Highway Commercial) Use for an Automobile Dealership Establishment with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
3. The nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, opaque fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet,



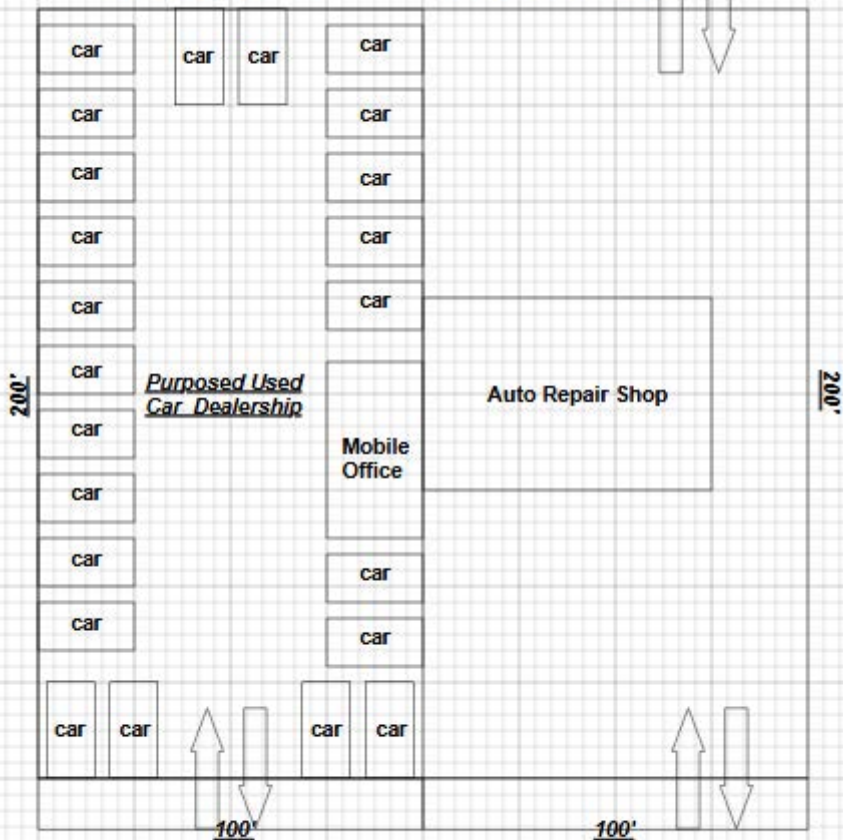
or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

4. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and design techniques, principles, materials, and plantings for required landscaping.
5. Minimum Building Setbacks:  
    Front: 75'  
    Side: 20'  
    Rear: 35'
6. The minimum parking requirements for an Automobile Dealership is two (2) spaces per 1,000 square feet.
7. The petitioner shall upgrade the driveway apron (from Linden Drive) to commercial standards.
8. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



13733 Linden Dr.  
Spring Hill, FL 34609

13743 Linden Dr.  
Spring Hill, FL 34609



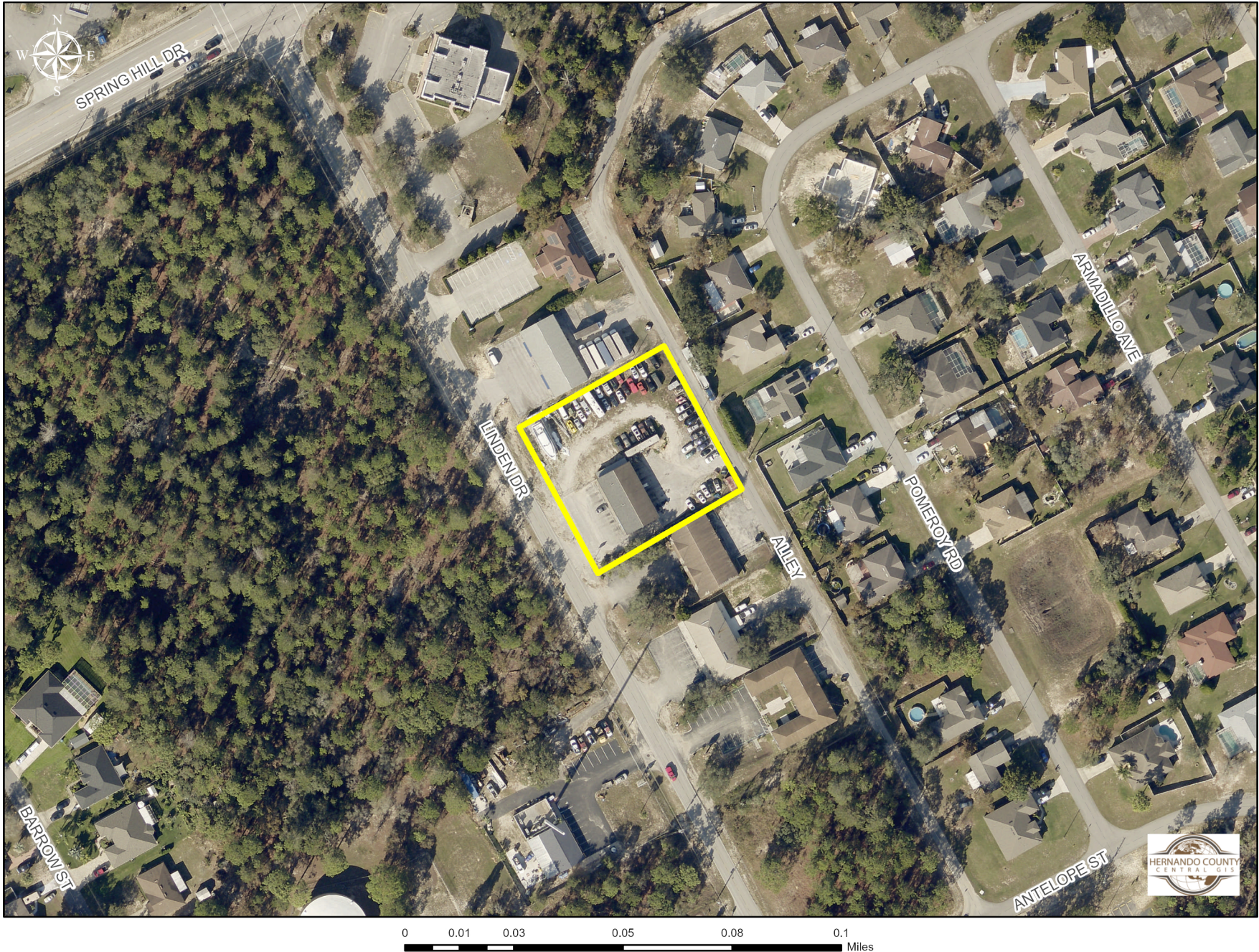
LINDEN DRIVE



# H-24-68

Photo date: 2023

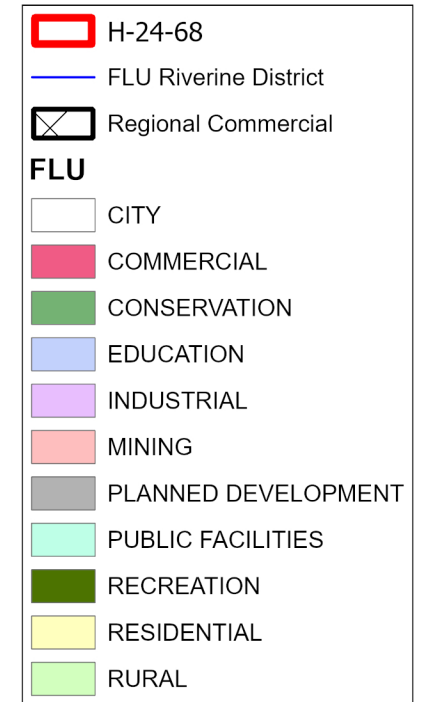
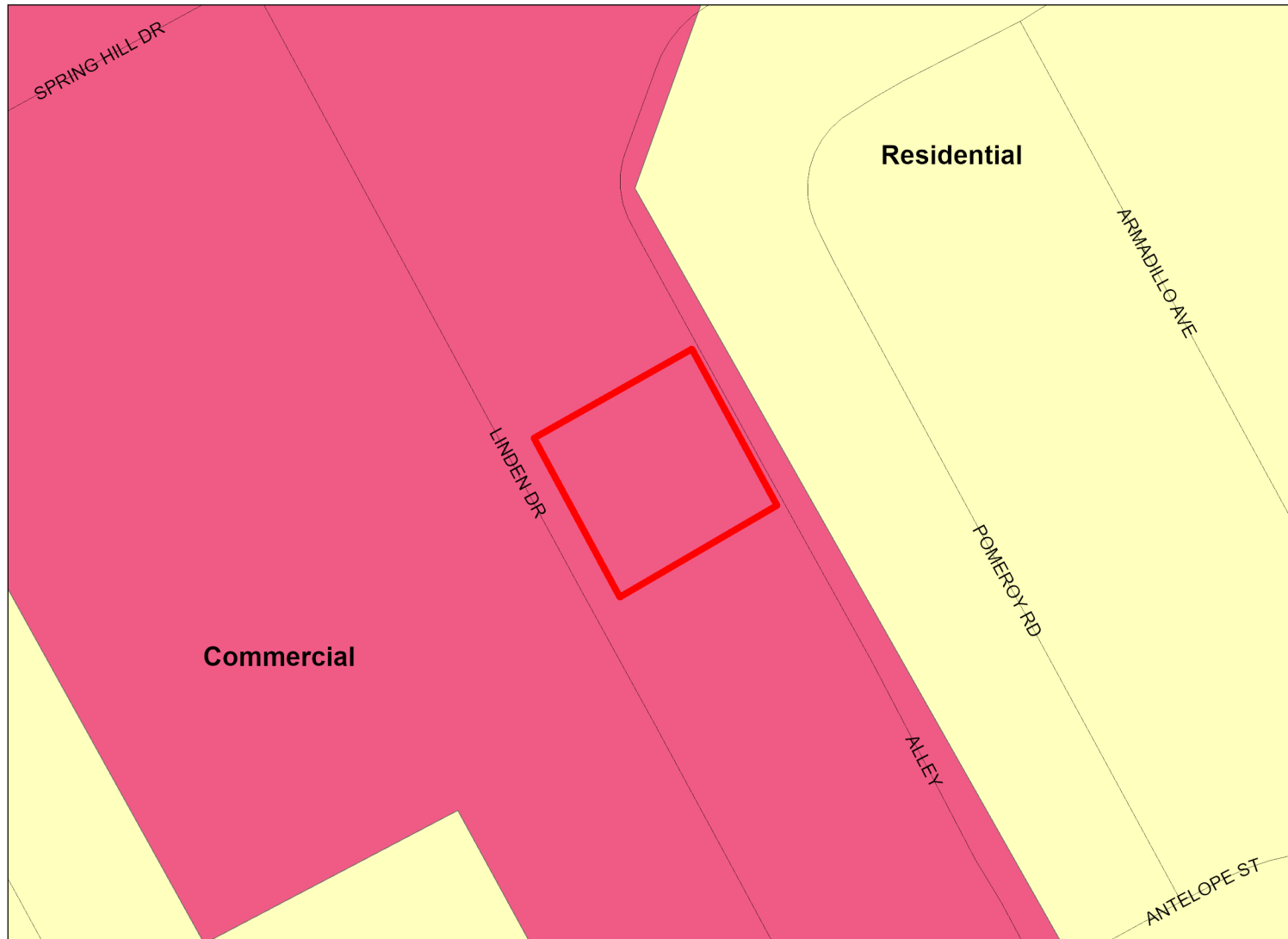
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-68  
Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.

0 0.01 0.03 0.05 0.08 0.1 Miles



Date of mapping: 12/04/2024





# H-24-68 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# H-24-68

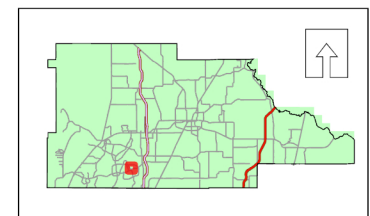
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PHF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending







## AGENDA ITEM

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### TITLE

Master Plan Revision Petition Submitted by Ocean Bleu (H2469)

### BRIEF OVERVIEW

**Request:**

Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4

**General Location:**

Northeast corner of Anderson Snow Road and County Line Road

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a master plan revision of phase 2 for lot 4 with deviations, and performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	02/04/2025 3:17 PM
Toni Brady	Approved	02/05/2025 7:40 PM
Victoria Anderson	Approved	02/06/2025 10:30 AM
Danielle Nigro	Approved	02/06/2025 12:04 PM

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Axl David
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald



# 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: 6/21/2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-69

Received

SEP 12 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Ocean Bleu Group

Address: 2202 N. West Shore Blvd Suite 200

City: Tampa

State: FL

Zip: 33607

Phone: 813-760-2621 Email: b.schultz@oceanbleugroup.com

Property owner's name: (if not the applicant) Spring Hill County Line LLC

**REPRESENTATIVE/CONTACT NAME:** Erik Juliano

Company Name: Bowman Consulting

Address: 4450 W Eau Gallie Blvd Suite 144

City: Melbourne

State: FL

Zip: 32934

Phone: 321-255-5434 Email: ejuliano@bowman.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00378914
2. SECTION 34, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: PDP - GC General Commercial
4. Desired zoning classification: PDP - GC General Commercial
5. Size of area covered by application: 3.75 AC
6. Highway and street boundaries: Anderson Snow Road/County Line Road/Arkays Avenue
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, JOSEPH Di GERLANDO, 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): Bryan Schultz

and (representative, if applicable): Bowman

to submit an application for the described property.

[Signature]  
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of SEPTEMBER, 2024, by JOSEPH Di GERLANDO who is personally known to me or produced as identification.

[Signature]  
Signature of Notary Public

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



JOSHUA C. HORROCKS  
Commission # HH 043917  
Expires January 17, 2025  
Bonded Thru Budget Notary Services

Notary Seal/Stamp



# 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: 6/14/2024

File No. \_\_\_\_\_ Official Date Stamp: \_\_\_\_\_

Received

SEP 4 2024

Planning Department  
Hernando County, Florida

APPLICANT NAME: Ocean Bleu Group

Address: 2202 N. West Shore Blvd Suite 200

City: Tampa

State: FL

Zip: 33607

Phone: 813-760-2621

Email: b.schultz@oceanbleugroup.com

Property owner's name: (if not the applicant) Spring Hill County Line LLC

REPRESENTATIVE/CONTACT NAME: Erik Juliano

Company Name: Bowman Consulting

Address: 4450 W Eau Gallie Blvd Suite 144

City: Melbourne

State: FL

Zip: 32934

Phone: 321-255-5434

Email: ejuliano@bowman.com

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

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00378914
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3. Current zoning classification: PDP - GC General Commercial
4. Desired zoning classification: PDP - GC General Commercial
5. Size of area covered by application: 3.75 AC
6. Highway and street boundaries: Anderson Snow Road/County Line Road/Arkays Avenue
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, JOSEPH DIGERLANDO, 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): Bryan Schultz  
 and (representative, if applicable): Bowman  
 to submit an application for the described property.

Joseph Digerland  
 Signature of Property Owner

### STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 17 day of JUNE, 2024, by JOSEPH DIGERLANDO who is personally known to me or produced \_\_\_\_\_ as identification.

Joshua C. Horrocks  
 Signature of Notary Public



JOSHUA C. HORROCKS  
 Commission # HH 043917  
 Expires January 17, 2025  
 Bonded Thru Budget Notary Services

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

Notary Seal/Stamp



# Bowman

September 9<sup>th</sup>, 2024  
Project #010878-01-001

Hernando County Planning Department  
1653 Blaise Drive,  
Brooksville, FL 34601

## **Commercial Development Spring Hill, FL – Project Narrative**

To whom it may concern,

Ocean Bleu Group intends to develop Parcel number R34 423 18 0000 0090 0000 and the parcel key: 00378914. This parcel was rezoned in 2022 to PDP (GC – General Commercial) under file number H-21-70. There were four lots proposed: a QSR on Lot 1, a C-store on Lot 2, a carwash on Lot 3, and Phase 2 future development on Lot 4.

There was a Master Plan Revision in 2023 to rezone four parcels from residential to PDP (GC – General Commercial) under file number H-23-11. This increased the size of the QSR lot and added another lot with a proposed oil change. Phase 2 did not change under the file number H-23-11.

We are now proposing another Master Plan Revision for Phase 2 of the PDP Future Development Lot 4 (3.75AC) under file H-21-70. There will be two lots (5 and 6) in Phase 2. Lot 5 is proposed to be a daycare, and Lot 6 is proposed to be an office/retail.

The site spans 9.61 acres and is currently vacant with a few trees. The proposed development includes several land uses with specific acreages and building sizes. Lot 1 is allocated 0.65 acres for an oil change facility with a building size of 1,700 square feet. Lot 2, covering 1 acre, will feature a Quick Service Restaurant with a 4,350-square-foot building. Lot 3, encompassing 2.16 acres, is designated for a Wawa convenience store with a 6,000-square-foot structure. Lot 4, on 1.26 acres, will include a car wash with a building of 4,625 square feet. Lot 5, covering 1.28 acres, is planned for a daycare facility with a 10,000-square-foot building. Lot 6, spanning 0.57 acres, will include office/retail space with a 5,000-square-foot building.

The site is in Zone X according to FEMA FIRM Map No. 12053C0336D, dated February 2, 2012. The County Flood 100-year Base Flood Elevation (BFE) is set at 60 feet NAVD based on the Pithlachascotee/Bear Creek model. The proposed development includes a 2.02-acre dry retention pond, which serves as a drainage feature, designed to manage stormwater. An environmental assessment has been completed, which includes the site's habitats.



The project involves developing approximately 9.61 acres of vacant land into a commercial subdivision. This development will include the installation of master infrastructure such as earthwork, utilities, lift station, and access roads. Additionally, it will incorporate necessary circulation systems, landscaping, irrigation, and a comprehensive stormwater management system. All construction will adhere to the Hernando County Land Development Code, FDOT specifications and standards, and the Manual on Uniform Traffic Control Devices. The landscaping requirement stipulates that at least 15% of the site, for areas one acre or larger, must be dedicated to landscaping with a minimum separation width of five feet. Building setbacks are established at 75 feet from the front, 20 feet from the sides, and 35 feet from the rear, while building buffers will be maintained at 10 feet on all sides.

Based on the Traffic Access Analysis prepared for this project, this development is expected to have minimal impact on the adjacent roadway link. Regarding water and sewer services, the project will connect to existing water and force mains. Additionally, a dry retention pond covering 2.02 acres is planned for on-site drainage management. As the project is commercial, there will be no impact on public schools.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at 321-255-5434.

Sincerely,



Erik Juliano  
Principal Regional Manager





June 25<sup>th</sup>, 2024

Project #010878-01-001

Hernando County Planning Department  
1653 Blaise Drive,  
Brooksville, FL 34601

**Commercial Development Spring Hill, FL – Project Narrative**

To whom it may concern,

Ocean Bleu Group intends to develop Parcel number R34 423 18 0000 0090 0000 and the parcel key: 00378914. This parcel was rezoned in 2022 to PDP (GC – General Commercial) under file number H-21-70. There were four lots proposed: a QSR on Lot 1, a C-store on Lot 2, a carwash on Lot 3, and Phase 2 future development on Lot 4.

There was a Master Plan Revision in 2023 to rezone four of the parcels from residential to PDP (GC – General Commercial) under file number H-23-11. This increased the size of the QSR lot and added another lot with a proposed oil change. Phase 2 did not change under the file number H-23-11.

We are now proposing another Master Plan Revision for Phase 2 of the PDP Future Development Lot 4 (3.75AC) under file H-21-70. There will be two lots (5 and 6) in Phase 2. Lot 5 is proposed to be a daycare, and Lot 6 is proposed to be an office/retail.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at 321-255-5434.

Sincerely,

A handwritten signature in blue ink, appearing to read "EJ", with a stylized flourish extending from the end.

Erik Juliano  
Principal Regional Manager



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 10, 2025  
Board of County Commissioners: April 3, 2025

**APPLICANT:** Ocean Bleu Group

**FILE NUMBER:** H-24-69

**REQUEST:** Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4.

**GENERAL LOCATION:** Northeast corner of Anderson Snow Road and County Line Road

**PARCEL KEY NUMBERS:** 378914

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### APPLICANT'S REQUEST:

The petitioner is requesting a Master Plan Revision of phase 2 of the future development of lot 4. The subject parcel was rezoned in 2022 to PDP(GC)/ Planned Development Project (General Commercial) under file number H-21-70 to develop the subject site into four (4) lots that would be completed in two phases, Phase 1 would include a fast food restaurant, gas station, and a car wash. Phase 2 was designated for future development. In 2023 a master plan revision was requested in order to rezone four (4) parcels from residential to commercial and include into the overall project acreage.

The petitioner is now requesting another master plan revision for Phase 2, Lot 4 (3.75 acres). The petitioner's intention is to add two (2) lots (Lots 5 and Lots 6). Lot 5 is proposed to be a daycare and Lot 6 is proposed to be an office/retail space.

As the petitioner is not requesting a change to existing deviations approved in file H-21-70, the following deviations will remain in full force and effect:

#### Building Setbacks

County Line Road: 75' (from 125')  
Side: 20'  
Rear: 35'  
Internal Setbacks: 0' (from 20')



## Internal Buffers

Perimeter: 10' on all sides

A reduction in internal landscape buffers from 5' to 0'

**SITE CHARACTERISTICS:**

<b>Site Size:</b>	9.10 acres
<b>Surrounding Zoning &amp; Land Uses:</b>	North: AG, PDP(OP); Undeveloped South: Pasco East: R-1A, PDP(MF); Undeveloped, Mobile Home West: PDP(GC), (SF); Commercial, Single-Family
<b>Current Zoning:</b>	PDP(GC)/ Planned Development Project (General Commercial)
<b>Future Land Use Map Designation:</b>	Commercial
<b>Flood Zone:</b>	X

**ENVIRONMENTAL REVIEW:**

<b>Soil Type:</b>	Masaryk Very Fine Sand
<b>Hydrologic Features:</b>	The property does not contain any Wellhead Protection Areas (WHPA) or wetlands, according to County data resources
<b>Protection Features:</b>	The property does not contain any Special Protection Areas (SPA) according to County data resources.
<b>Archaeology:</b>	The property does not contain any archaeological sites according to County data resources.
<b>Habitat:</b>	The property has been previously cleared. It is shown as open land according to FLUCCS (Florida Land Use Cover and Classification System) mapping
<b>Flood Zone:</b>	X



**Comments:** There is potential for listed species to be present. A wildlife survey is required to identify listed species present prior to clearing or development activities.

**Water Quality:** This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

## UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel; however, water and sewer service are available to this parcel. HCUD has no objection to the submitted revised Master Plan for Phase 2, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

## ENGINEERING REVIEW:

The subject site is located at the southeast corner of County Line Road and Anderson Snow Road. The petitioner has proposed two access drives to Anderson Snow Road. An access will be provided along the south on Anderson Snow Road and the second towards the north which will line up with the existing driveway on the west side (7 Eleven). Petitioner is also proposing a "right-in/right-out" access on County Line Road.

The County Engineer has reviewed the petitioner's request and indicated the following:

- Site is located in the Pithlachascotee River Watershed, which is an administrative watershed. There appears to be floodplain contained on the parcel.
- Project shall verify no floodplain impacts will occur.
- Traffic Access Analysis has been approved, if any change in the Land Use Codes is not represented in the approved, a revised Traffic Access Analysis and Signal Warrant Analysis will need to be submitted.

## LAND USE REVIEW:

### Setbacks

Proposed Minimum Perimeter Building Setbacks per H-21-70:

Anderson Snow Road:	75'
County Line Road:	75' (from 125')
Side:	20'



Rear: 35'  
Gas Canopy: 35'

**Comments:** Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road for future widening. Building setbacks will be required to be from the new right-of-way line.

Proposed Internal Building Setbacks:

Side: 0' (from 20')  
Rear: 0' (from 35')

**Comments:** The setbacks provided were originally approved per rezoning file H-21-70. The petitioner is requesting internal setback deviations of 0' feet in order to accommodate the mixed development and provide the appropriate drive aisle for the project's overall circulation. The proposed master plan as shown, does not warrant an internal building setback deviation. If approved, the internal setbacks must meet the minimum commercial requirements.

**Buffers**

The petitioner is not requesting any changes from the previously approved buffer deviations approved in file H-21-70. The petitioner had proposed a 10' landscape buffer along the perimeter of Phase 1, with exception of the area where the drainage retention area (DRA) is located.

**Comments:** The petitioner is requesting internal buffer deviations of 0' feet in certain areas in order to accommodate drive aisles, specifically between Lot 1 and Lot 2. If approved, a buffer reduction is approved between Lots 1 and 2. All other buffers shall be in accordance with the approved master plan. Additionally, the portion of the eastern boundary adjacent to residential (except DRA) shall provide a 6' opaque fence.

**Lighting**

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential use to the north.



**Parking**

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use and 0.5 parking spaces per seat for fast-food restaurants.

**Comment:** The petitioner shall meet the minimum parking requirements of the County LDRs.

**Landscaping**

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

**Residential Protection Standards:**

According to Hernando County LDRs, the following residential protection standards apply:

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

**Comment:** There are residentially zoned parcels to the east of the proposed project. Loading/unloading areas, drive-up windows and ordering boxes must be directed away from the residentially zoned parcels and meet the minimum Residential Protection Standard distance.

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Commercial Land Use classification on the adopted Future Land Use Map. The area is characterized by residential to the east and commercial uses to the north and west east.



**Land Use Compatibility**

**Objective 1.10B:** The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

**Strategy 1.10B(1):** Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**Strategy 1.10B(3):** Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

**Comments:** The subject site is in close proximity to subdivided single-family lots to the east. Appropriate buffering should be required along the eastern property line in order to screen noise and light from the proposed uses.

**Objective 1.04G:** The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

**Strategy 1.04G(1):** Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of



mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses are required where needed in accordance with the provisions of this Plan and adopted land development regulations.

**Comments:** The subject property is in a Commercial land use designation according to the Future Land Use Map. The proposed use is consistent with the Hernando County Comprehensive Plan related to commercial development.

#### **FINDINGS OF FACT:**

A master plan revision of Phase 2 of the PDP(GC)/Planned Development Project (General Commercial) with deviations is appropriate based on the following conclusion:

1. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.
2. The proposed use is compatible with the area and not adverse to the public interest.

#### **NOTICE OF APPLICANT RESPONSIBILITY:**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*



**STAFF RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a master plan revision of phase 2 for lot 4 with deviations, and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.
3. A geotechnical report and drainage design which meets Hernando County Facility Design Guidelines shall be required.
4. Any change in the Land Use Codes not represented in the approved Traffic Access Analysis shall require a revision.
5. Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road and County Line Road for the intersection as determined by the County Engineer. All required building setbacks shall be determined from the new right-of-way line.
6. Cross access shall be provided to the northern parcel.
7. The petitioner shall provide a 10' landscape buffer along the entire perimeter of the site with exception of the area where the drainage retention pond is located (east property line). The portion of the buffer along the eastern boundary adjacent to residential (except DRA) shall include a 6' opaque fence.
8. Lot 5 and Lot 6 Internal Buffers:  
Sides: 0' (deviation from 5')
9. Minimum Building Setbacks as approved under file number H-21-70:  
Anderson Snow Road: 75' (from 125')  
Side: 20'  
County Line Road: 75' (from 125')  
Rear: 35'  
Gas Canopy: 35'



## Internal Building Setbacks:

Side:	20'
Rear:	35'

10. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
11. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any construction for the project occurring on the property. Copies of any required permits shall be provided prior to site alteration or construction.
12. A cross access easement or agreement between the commercial parcels shall be provided at the time of subdivision plat approval.
13. Signage shall be designed as part of a complete development system. The location(s) and design shall be reviewed and approved as part of the overall site plan. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.
14. Service areas which include areas designated for loading and unloading of goods and refuse collection shall be buffered from rights-of-way and residentially zoned areas. Buffering shall consist of construction of a wall between the service area and abutting land use. All other applicable LDRs must be met in addition to this requirement.
15. The developer shall provide a utility capacity analysis at the time of development and connect to water and sewer at the time of vertical construction.
16. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



**SITE DATA TABLE**

SPRING HILL C-STORE AND GSR  
ANDERSON SNOW RD AND COUNTY LINE  
SPRING HILL, FL 34609  
HERNANDO COUNTY

**ZONING DESIGNATION**  
C-1 (COMMERCIAL CENTER)  
CURRENT ZONING  
PARCEL SIZE

**SETBACKS**  
FRONT 20'  
SIDE 10'  
REAR 10'

**EMERGING REQUIREMENTS**  
GSR: 1 PER 2 SEATS  
DAYCARE: 1 PER 1,000 GFA  
TOTAL: 1 PER 1,000 GFA  
(42,711 + 110,000/233) = 21 + 30 + 18  
REQUIRED = 69 SPACES

**GENERAL COMMERCIAL**

LOT 1	21,434 SF	(4 0.00 AC)
LOT 2	21,434 SF	(4 0.00 AC)
LOT 3	94,012 SF	(4 2.16 AC)
LOT 4	94,012 SF	(4 2.16 AC)
LOT 5	55,877 SF	(4 1.28 AC)
LOT 6	55,877 SF	(4 1.28 AC)
LOT 7	25,026 SF	(4 0.57 AC)

**BUILDINGS**    **BUFFERS**

20'    10'

10'    10'

35'

**PROPOSED:**

LOT 1	OIL CHANGE	STANDARD (10'x20')	21
		ADA SPACE (1'x20')	2
		TOTAL	23
LOT 2	GSR	STANDARD (10'x20')	34
		ADA SPACE (1'x20')	2
		TOTAL	36
LOT 3	WASH	STANDARD (10'x20')	54
		ADA SPACE (1'x20')	3
		TOTAL	57
LOT 4	CAR WASH	STANDARD (10'x20')	4
		ADA SPACE (1'x20')	17
		TOTAL	21
LOT 5	DAYCARE/ OFFICE/RETAIL	STANDARD (10'x20')	40
		ADA SPACE (1'x20')	4
		TOTAL	44
LOT 6	OFFICE/RETAIL	STANDARD (10'x20')	19
		ADA SPACE (1'x20')	2
		TOTAL	21



**MASTER PLAN NOTES:**  
CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS NOT TO BE USED FOR CONCEPTUAL DESIGN OR FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.  
BOG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.  
STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BOG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.  
NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.  
THIS PLAN IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

**PROPOSED LEGEND**

PROPERTY LINE  
BUILDING SETBACK LINE  
LANDSCAPE BUFFER  
EASEMENT

PARKING COUNT  
C COMPACT PARKING SPACES

PROPOSED BUILDING  
HEAVY DUTY CONCRETE  
ASPHALT PAVEMENT  
STANDARD DUTY CONCRETE (SIDEWALK)

PAVED AREA (± 5%)



H-24-69

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

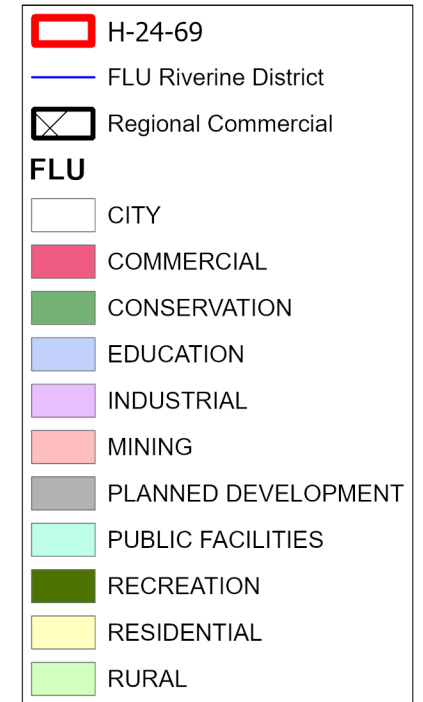
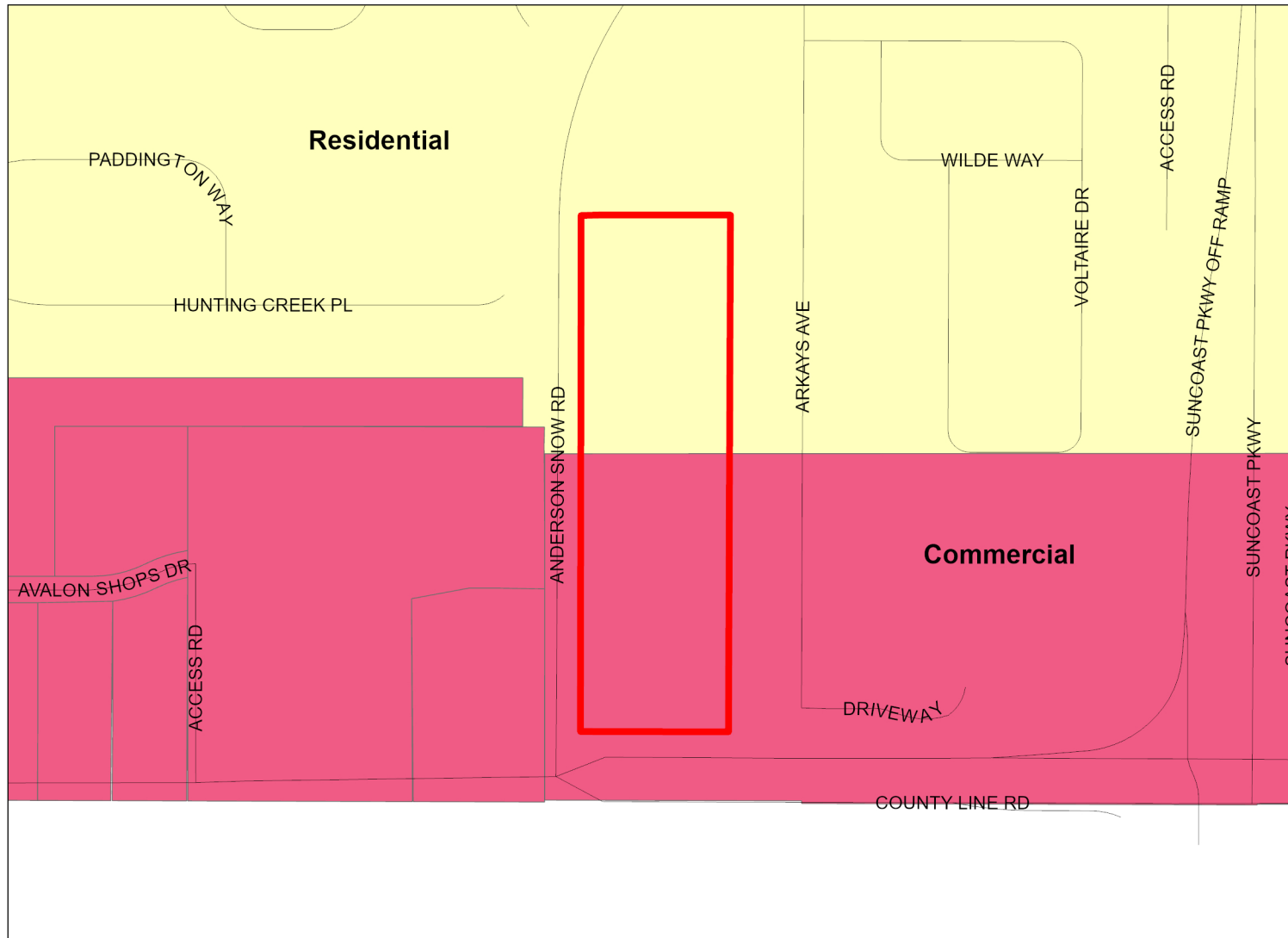




# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-69

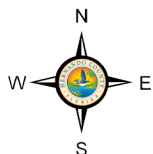
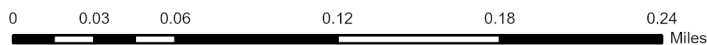
Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



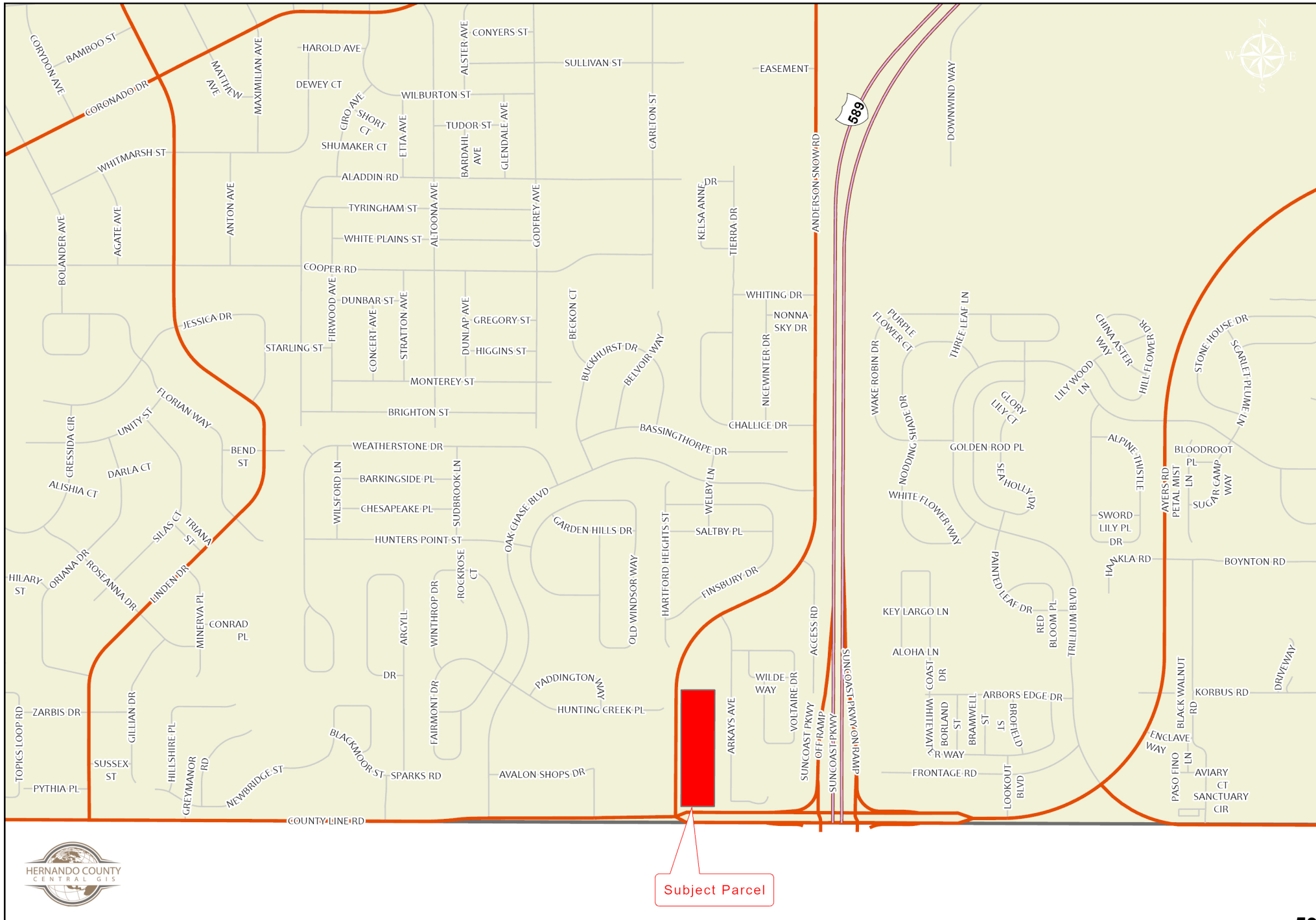
Date of mapping: 12/05/2024





# H-24-69 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# H-24-69

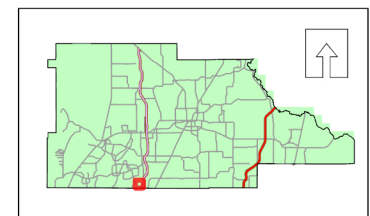
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending







## AGENDA ITEM

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### TITLE

Master Plan Revision Petition Submitted by Southern Valley Homes, LLC (H2470)

### BRIEF OVERVIEW

**Request:**

Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)

**General Location:**

Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) with performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	02/04/2025	3:09 PM
Toni Brady	Approved	02/05/2025	7:45 AM
Victoria Anderson	Approved	02/05/2025	9:07 AM
Danielle Nigro	Approved	02/05/2025	9:57 AM

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Xenia Pino
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald







# 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: 11/06/2024

File No. H-24-70 Official Date Stamp:

Received

NOV 07 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Southern Valley Homes, LLC

Address: 7299 Winter Street

City: Brooksville

State: FL

Zip: 34613

Phone: 352-200-5199

Email: mike@southernvalleyhomes.com

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

**REPRESENTATIVE/CONTACT NAME:** Frank DiCaro

Company Name: ProCivil 360, LLC

Address: 12 S. Main Street

City: Brooksville

State: FL

Zip: 34601

Phone: 352-593-4255

Email: permitting@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): 412360
2. SECTION 35, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP(REC)
4. Desired zoning classification: PDP(SF)
5. Size of area covered by application: 7.2 Acres
6. Highway and street boundaries: Waterfall Drive
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 O'HANRAN, 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): ProCivil 360, 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 18 day of October, 2024, by Michael O'Hanran who is personally known to me or produced as identification.

Signature of Notary Public



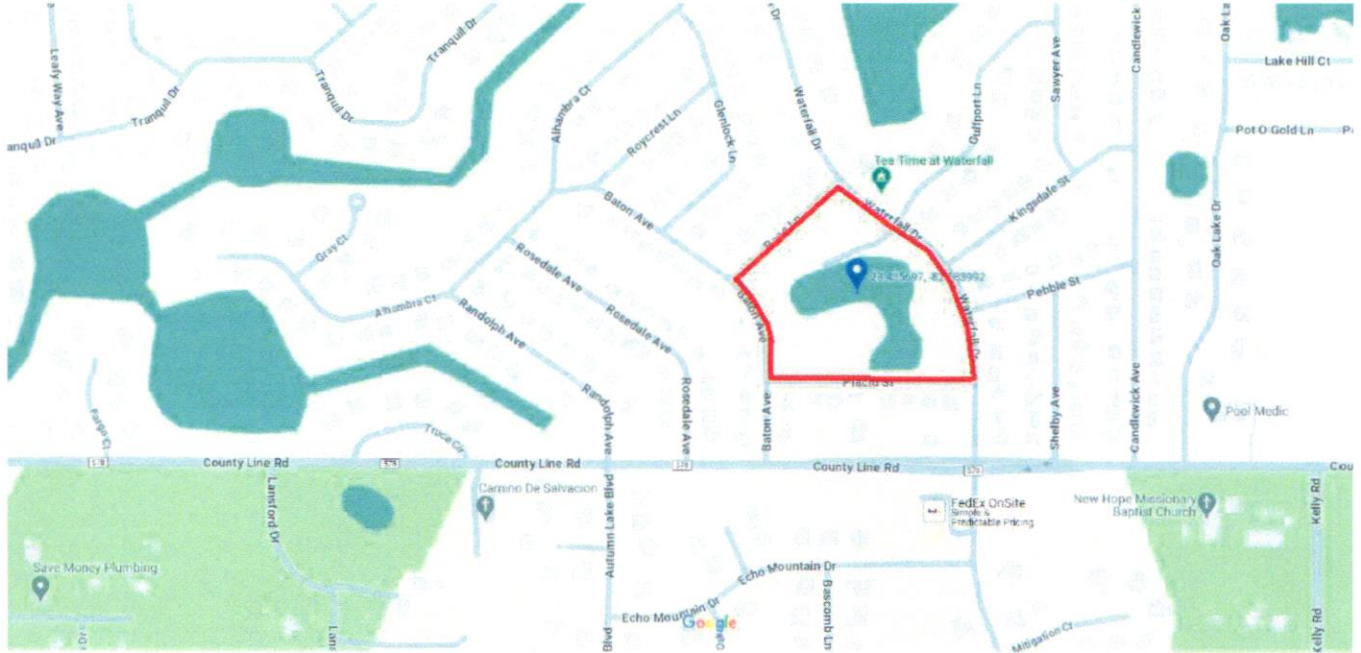
Notary Seal/Stamp

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



**NARRATIVE**  
**FOR**  
**Waterfall Park Rezoning**  
November 6, 2024

**PROJECT LOCATION:** The property, 7.20 acres is located on East side of Waterfall Drive, North side of Placid Street, South of Page Lane, and West of Baton Avenue.



**PRESENT ZONING / LANDUSE:** The project site is currently zoned PDP(REC). The County's FLUM designates the area as Residential. This application is to rezone the site to PDP(SF).





**NARRATIVE**  
FOR  
**Waterfall Park Rezoning**  
November 6, 2024

**INTENDED USE:** Residential Subdivision with ten, 0.5 acre lots.

**BUFFERING/BOUNDARY CONDITIONS:**

**ACCESS:** Lots will directly connect to existing County owned roadways.

**SETBACKS:**

Front: 25'

Sides: 10'

Rear: 20'

**No Deviations Requested**

**SOILS:** According to information found on the NRCS database, the existing soils are Candler fine sands. Candler is a very sandy soil with rapid percolation and stable for buildings. The predominant soil in the Spring Hill Area is Candler. Candler soil drains rapidly.





**NARRATIVE**  
FOR  
**Waterfall Park Rezoning**  
November 6, 2024

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**DRAINAGE DESIGN METHODOLOGY:** 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

All proposed homes will be above 100 Year Flood Elevation





November 6, 2024

**FLOOD ZONE:** Per FEMA Flood Zone Map 12053C 0312D, the majority of the site is Zone X (majority of the site) with one area Zone AE (County DRA). The base flood elevation is X and AE with an elevation of 25.6', dated 02/12/2012. Only the AE designation carries a base flood elevation.

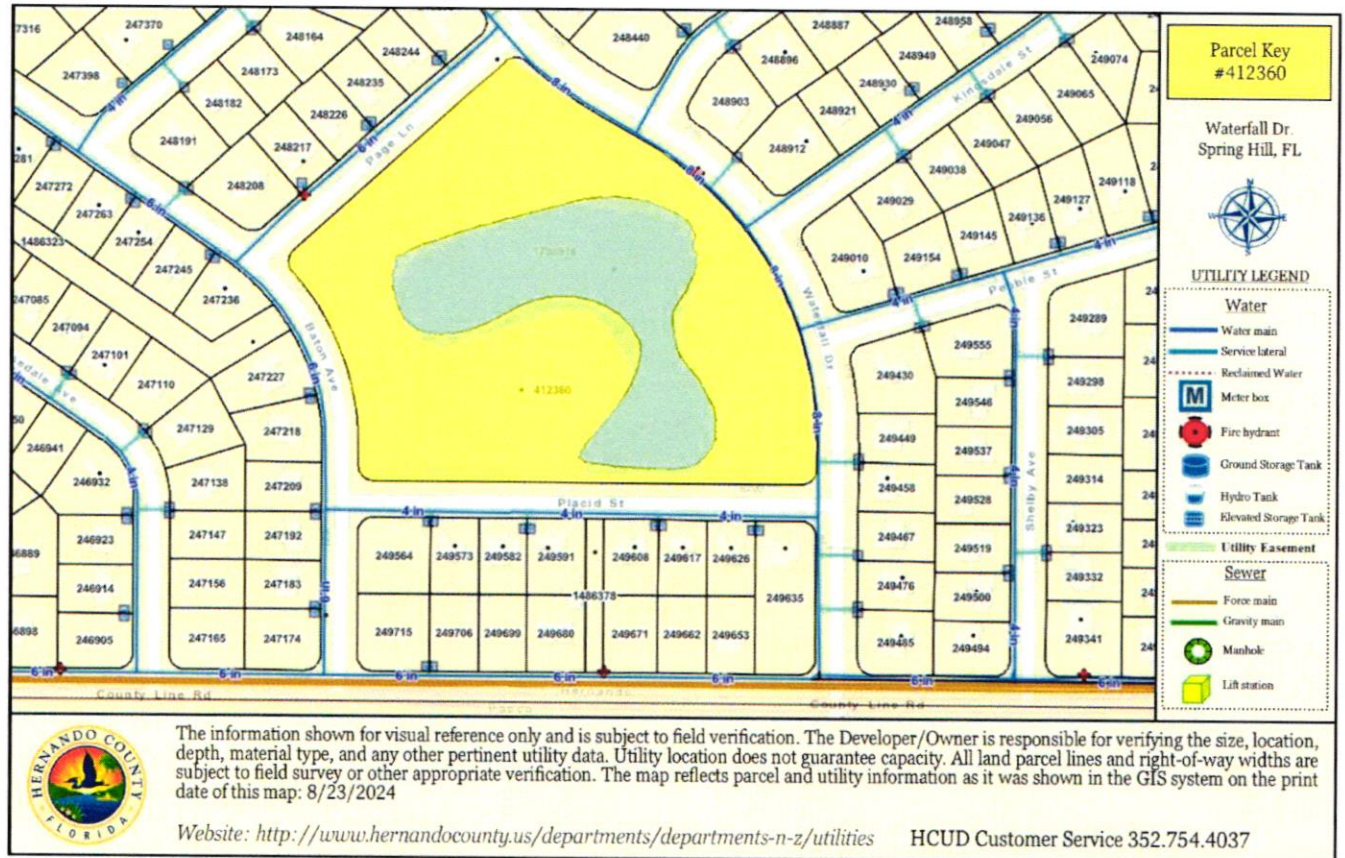


**ENVIRONMENTAL:** The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment. There appears to be a wet area within the project area. The lots are designed around this area. Per McAlpine Environmental Consulting, the 100 Year flood elevation is 25.6', and the safe wetland line is just above toe of slope elevation of 22.0'; in his opinion does not meet wetland criteria.



**NARRATIVE**  
FOR  
**Waterfall Park Rezoning**  
November 6, 2024

**POTABLE WATER:** The project has Hernando County water on all streets, 4", 6" and 8" water lines surround the site.



**SANITARY SEWER:** Each individual lot owner shall construct a septic tank system. This system shall be permitted through the department of Environmental Health during the construction permitting phase.

**FIRE PROTECTION:** An existing Fire Hydrant is located across the project on Page Lane and abutting the site on Waterfall Drive

**TRAFFIC:** Per ITE Manual 11<sup>th</sup> Edition, 10 total Peak PM Hour Trips.

**ACCESS ANALYSIS:** Not required for minimal traffic impact. Less than 50 Peak Hour Trips.



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 10, 2025  
Board of County Commissioners: April 3, 2025

**APPLICANT:** Southern Valley Homes, LLC

**FILE NUMBER:** H-24-70

**REQUEST:** Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)

**GENERAL LOCATION:** Bounded by Waterfall Drive, Placid Street, Street Page Lane and Baton Avenue

**PARCEL KEY NUMBERS:** 412360

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### APPLICANT'S REQUEST:

The applicant is requesting a rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single Family) in order to construct ten (10) single family homes on the 7.2 acre subject site. The minimum lot sizes proposed are 21,500 square feet. The site was previously designated as a park site on the original Spring Hill Master Plan. The site has since been declared as surplus parcel, and the petitioner purchased the property from the County. No deviations are being requested.

The petitioner has indicated the use of individual advanced sewage systems for each lot in accordance with Section 28-99 of the Hernando County Code of Ordinances. The petitioner's proposed minimum lot size is 21,500 square feet. The proposed lot sizes comply with the minimum code criteria based upon the total acreage and average lot size based upon an additional restriction placed upon proposed Tract A. These proposed lots are similar in size to other residential lots in the area, which are served by standard septic tanks. With the overall property size of 7.2 acres, the gross density of the proposed project would be less than 1.66 units per acre.

### SITE CHARACTERISTICS:

**Site Size:** 7.2 acres

**Surrounding Zoning;  
Land Uses:** North: PDP(SF); Single Family  
South: PDP(SF); Single Family  
East: PDP(SF); Single Family  
West: PDP(SF); Single Family



**Current Zoning:** PDP(REC); Planned Development Project (Recreation)

**Future Land Use  
Map Designation:** Residential

**ENVIRONMENTAL REVIEW:**

**Soil Type:** Candler Fine Sand

**Comments:** A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.

**Flood Zone:** X, with AE in the center

**UTILITIES REVIEW:**

HCUD does not currently supply water or sewer service to this parcel. Water service is available to this parcel, however sewer service is not available to this parcel. HCUD has no objection to the request, subject to connection to the central water system at time of vertical construction, and Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems for the developed lots.

**ENGINEERING REVIEW:**

The subject site is Bounded by Waterfall Drive, Placid Street, Street Page Lane and Baton Avenue. The petitioner is proposing 12 lots with each lot have direct access to their corresponding road. The County Engineer has reviewed the petitioners request and indicated the following:

1. The proposed plan does not show any provision for stormwater treatment/attenuation. The proposed project would be required to provide stormwater treatment and attenuation within proposed DRA(s) on applicant's property or on property over which the applicant had drainage easement rights.
2. The petitioner does not appear to own the three (3) drainage easements shown on the plat recorded in Plat Book 8, page 4. The petitioner shall coordinate the use of or the vacation of the drainage easements with the County Engineer.
3. The petitioner shall provide sidewalks for all streets surrounding subdivision.



**LAND USE REVIEW:****Lot Sizes and Layout****Minimum Building Setbacks**

Front: 25'

Side: 10'

Rear: 20'

The Hernando County Code of Ordinances, Section 28-99 – Restrictions as to number of systems per lot provides the regulatory framework for new residential developments utilizing septic tanks for wastewater disposal:

**Sec. 28-99. - Restrictions as to number of systems per lot.**

- a. In residential developments where a central water supply system is utilized, a maximum of one individual sewage disposal system per twenty-one thousand five hundred (21,500) square foot lot is allowed.
- b. In residential developments where individual wells are utilized, a maximum of one individual sewage disposal system per each one (1) acre lot is allowed.
- c. In planned development projects on a central water supply, the minimum lot size requirements per individual sewage disposal may be modified provided the overall density of the project does not exceed one (1) septic tank per twenty-one thousand five hundred (21,500) square feet and is subject to approval by the county planning and zoning commission.

**Comments:** The petitioner is requesting a minimum lot size of 21,500 square feet. The site is 7.2 acres; this meets the minimum septic tank density of 1 tank per 21,500 square feet of site area, Section 28-99(C) of the Code of Ordinances.

**COMPREHENSIVE PLAN REVIEW:****Future Land Use Element****Strategy 1.04A(3):**

The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

**Residential Category****Objective 1.04B:**

The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed



subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

**Strategy 1.04B(2):** Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

### **Single-Family Housing**

**Strategy 1.04B(3):** The Residential Category will include zoning for single-family housing, generally averaging a density of 1.5 dwelling units per gross acre to 5.3 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

**Comments:** The subject property is located within a residential land use category. The density proposed is 1.39 dwelling/acre, which is consistent with the density of the surrounding existing residential development.

## **Utilities Element**

### **Wastewater Treatment Advancements**

**Strategy 6.03E(2):** The County should consider methods to alleviate nutrient pollution from septic tanks including connection to central systems and the appropriate use of advanced on-site systems for single or multiple lots.

## **FINDINGS OF FACT:**

A rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF) Planned Development Project (Single Family) is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas.

## **NOTICE OF APPLICANT RESPONSIBILITY:**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence.*



*Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATIONS:**

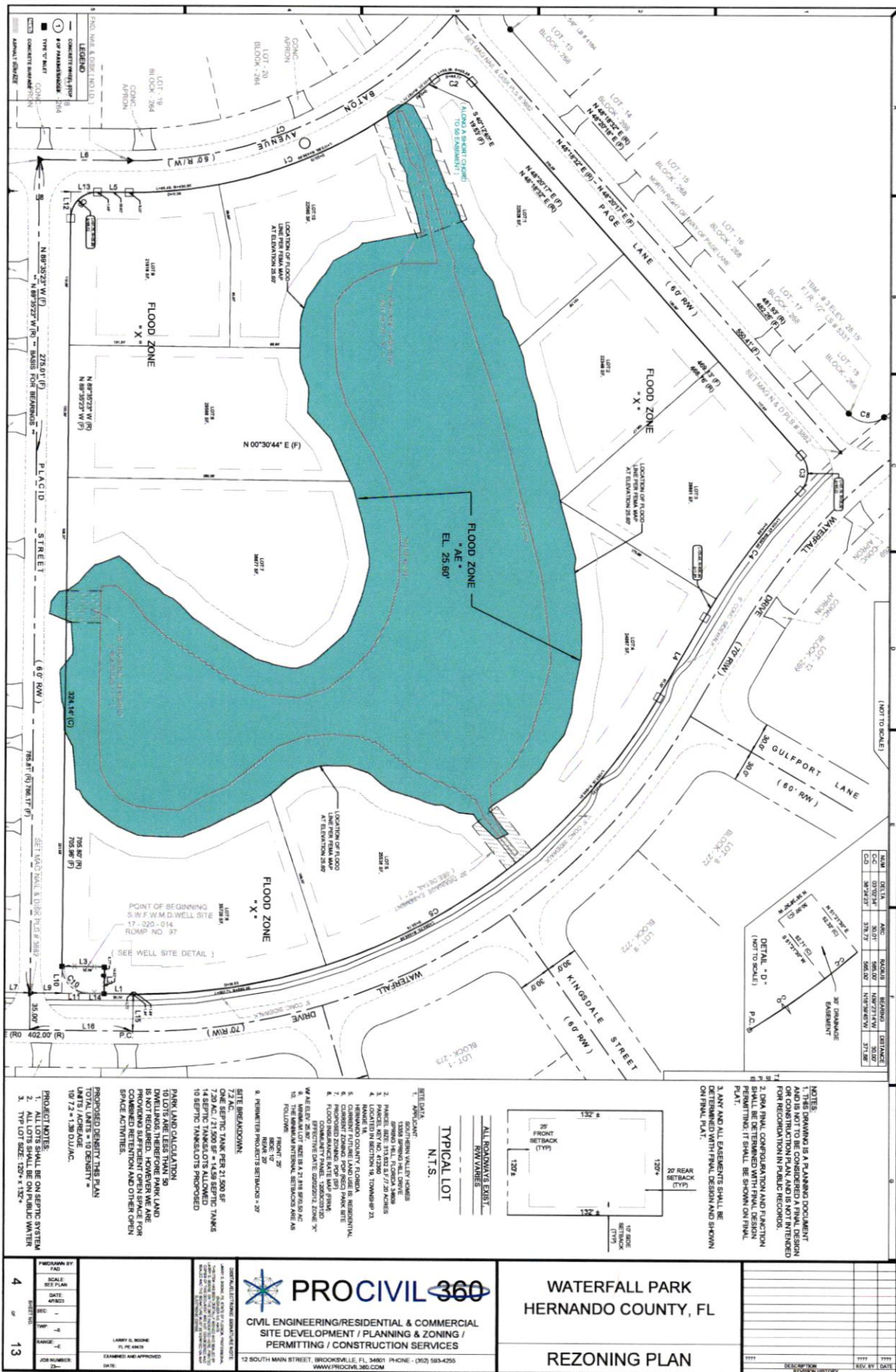
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.
5. Invasive plant species shall be identified during the construction plan review and removed during the development process.
6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.
7. The petitioner shall provide sidewalks for all streets surrounding subdivision.



8. Lots shall have a minimum lot size 21,500 square feet in accordance with Section 28-99(C) of the Code of Ordinances.
9. Minimum Building Setbacks:
  - Front: 25'
  - Side: 10'
  - Rear: 20'
10. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
11. The petitioner shall coordinate the use of or the vacation of the drainage easements with the County Engineer.
12. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.







# H-24-70

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

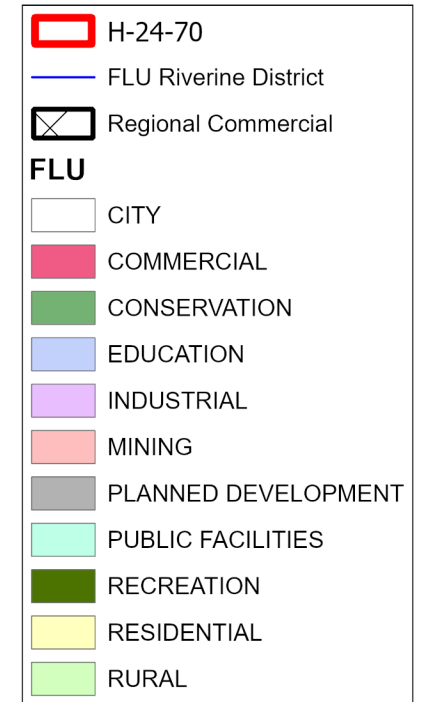
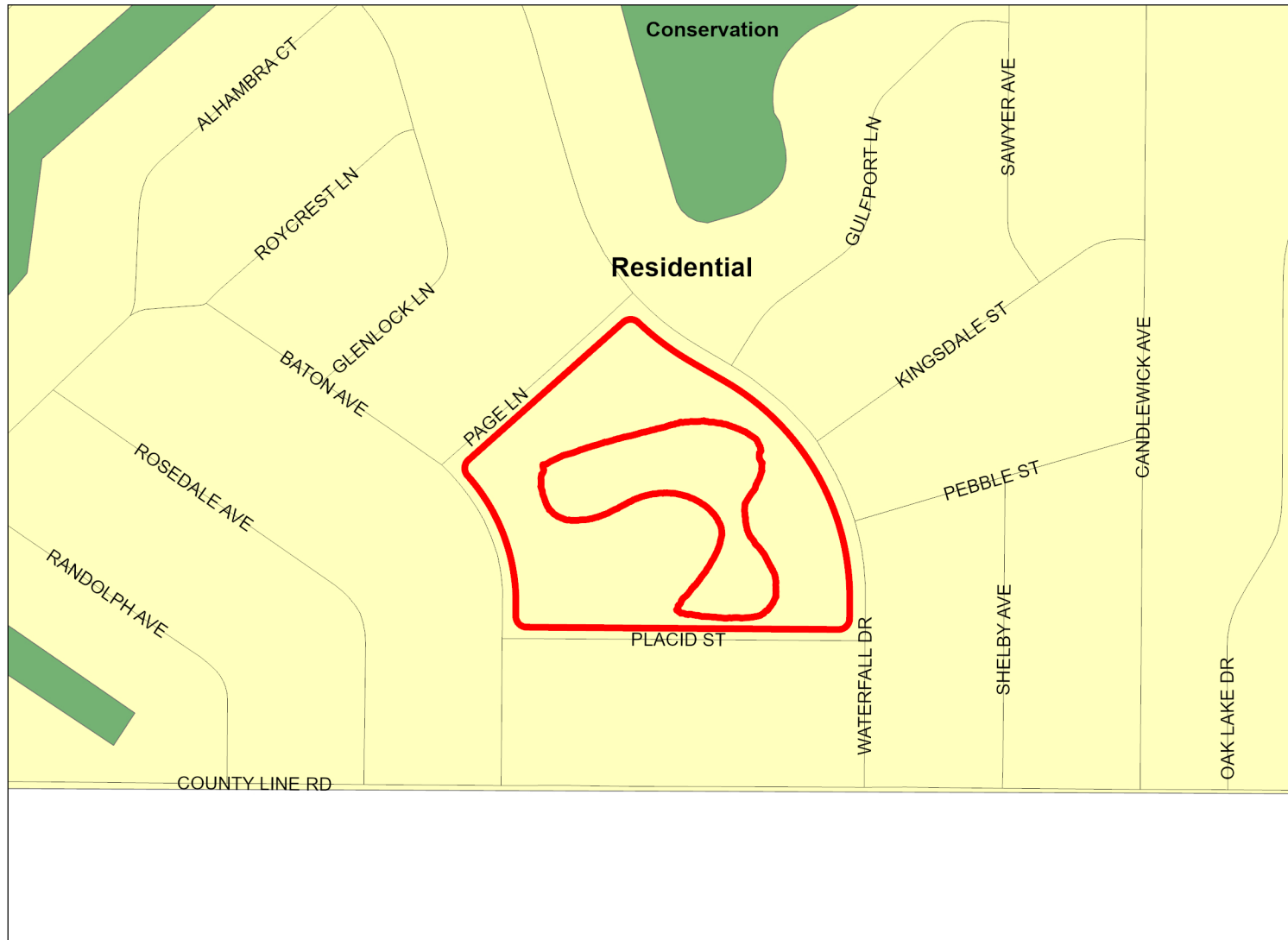




# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-70

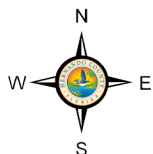
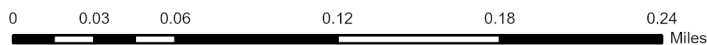
Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



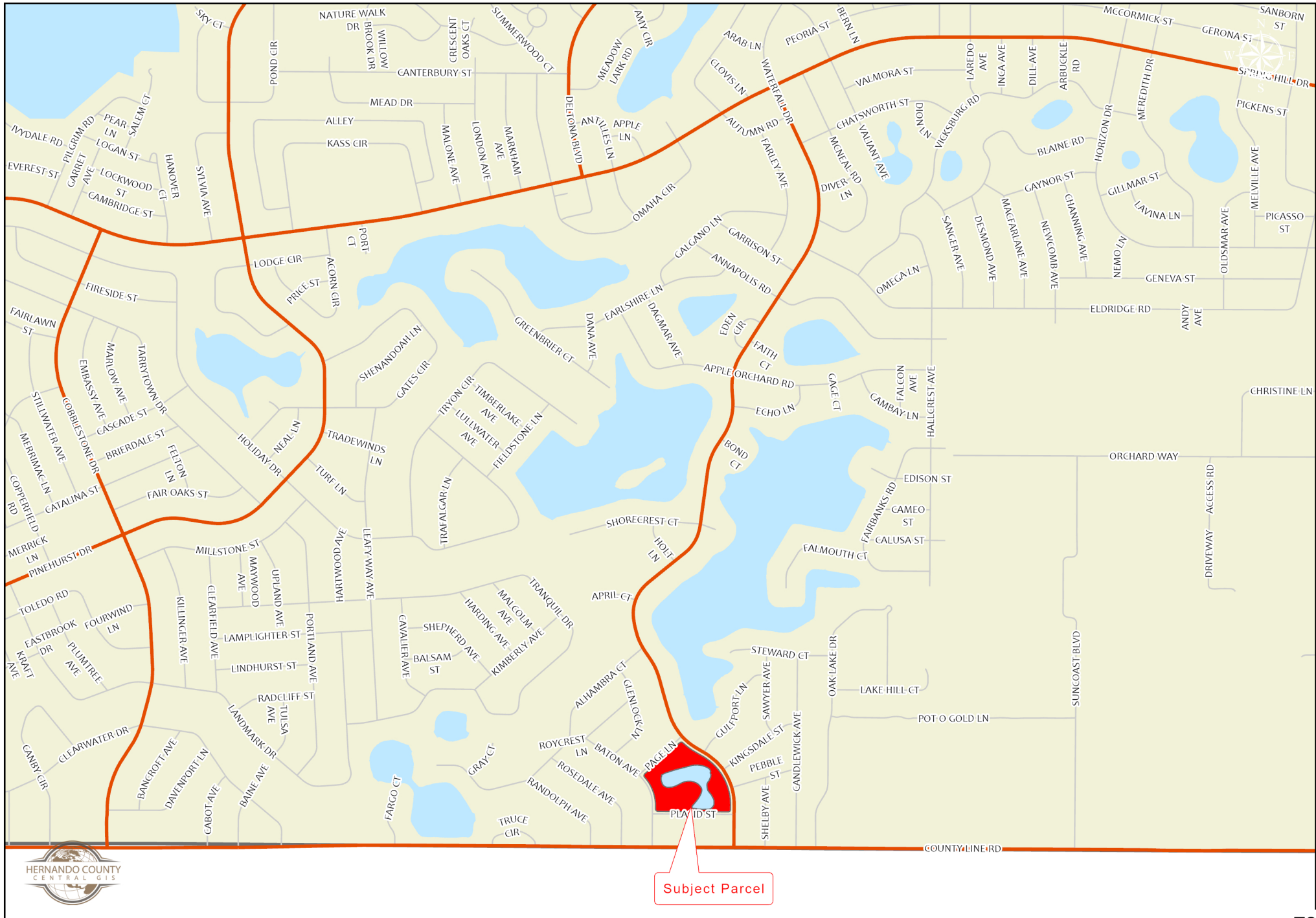
Date of mapping: 12/05/2024





# H-24-69 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.1 0.2 0.4 0.6 0.8 Miles



# H-24-70

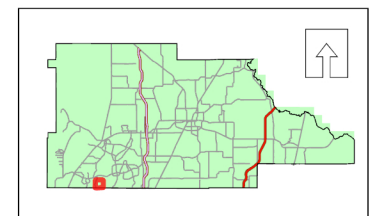
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending







## AGENDA ITEM

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### TITLE

Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)

### BRIEF OVERVIEW

#### Request:

Rezoning from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial)

#### General Location:

North side of Wiscon Road, approximately 670' east of California Street

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution denying the petitioners' request for a rezoning from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial) and approve a rezoning from AR-2(Agricultural Residential 2) to PDP(RUR) Planned Development Project (Rural) with all AC/(Agriculture Commercial) with performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	02/04/2025 3:17 PM
Toni Brady	Approved	02/05/2025 7:40 PM
Victoria Anderson	Approved	02/06/2025 10:30 AM
Danielle Nigro	Approved	02/06/2025 12:04 PM

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Xenia Pino
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald







# 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: 11/06/2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-71

Received

NOV 07 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Southern Valley Homes

Address: 7299 Winter Street

City: Brooksville

State: FL

Zip: 34613

Phone: 352-200-5199

Email: mike@southernvalleyhomes.com

Property owner's name: (if not the applicant) John Sirvent, IV and Melissa Sirvent

**REPRESENTATIVE/CONTACT NAME:** Frank DiCaro

Company Name: ProCivil 360, LLC

Address: 12 S. Main Street

City: Brooksville

State: FL

Zip: 34601

Phone: 352-593-4255

Email: permitting@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): 345736
2. SECTION 25, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AR2
4. Desired zoning classification: A-C
5. Size of area covered by application: 9.2 Acres
6. Highway and street boundaries: Wiscon Road
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 AFFIDAVIT

I, John Sirvent IV, 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): Southern Valley Homes  
and (representative, if applicable): ProCivil 360, LLC  
to submit an application for the described property.

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of October, 2024, by John Sirvent who is personally known to me or produced \_\_\_\_\_ as identification.

Signature of Notary Public

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

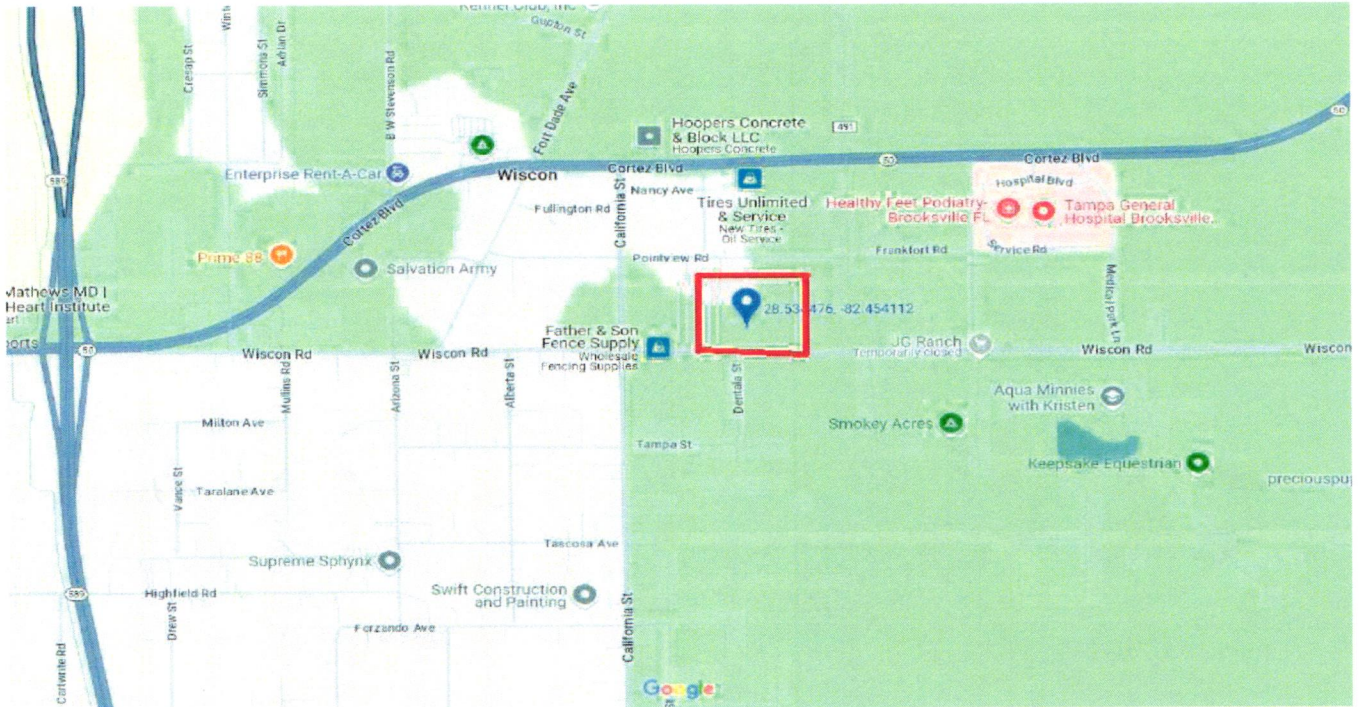


Notary Seal/Stamp

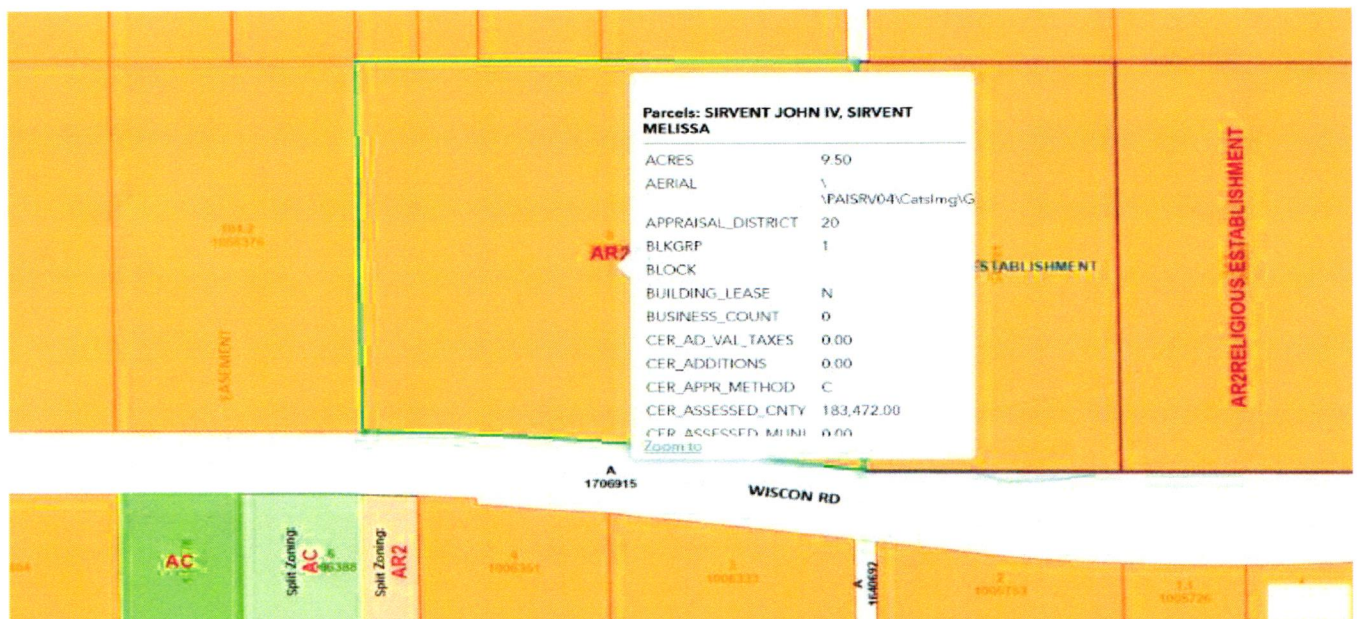


# NARRATIVE FOR Wiscon A-C Rezoning November 6, 2024

**PROJECT LOCATION:** The property, 9.20 acres is located on North side of Wiscon Road, and approximately 600' East of California Street.



**PRESENT ZONING / LANDUSE:** The property is currently zoned AR-2, and the owners want to rezone to A-C. The County's FLUM designates the area as Rural.





**NARRATIVE**  
FOR  
**Wiscon A-C Rezoning**  
November 6, 2024

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**INTENDED USE:** Agricultural Commercial Complex built in phases by demand.

**BUFFERING/BOUNDARY CONDITIONS:** All 3 sides abutting AG will have the standard Hernando County buffering along with right-of-way due to size of property a 15' right-of-way buffer is required.

**ACCESS:** Access will be to Wiscon Road, which is a County maintained road. A Hernando County right-of-way use permit will be applied for during construction plan phase.

**SETBACKS:**

Against Wiscon Road: 75'

Rear: 35'

Side: 35'

**SOILS:** According to information found on the NRCS database, the existing soils are Micanopy Loamy fine sands.



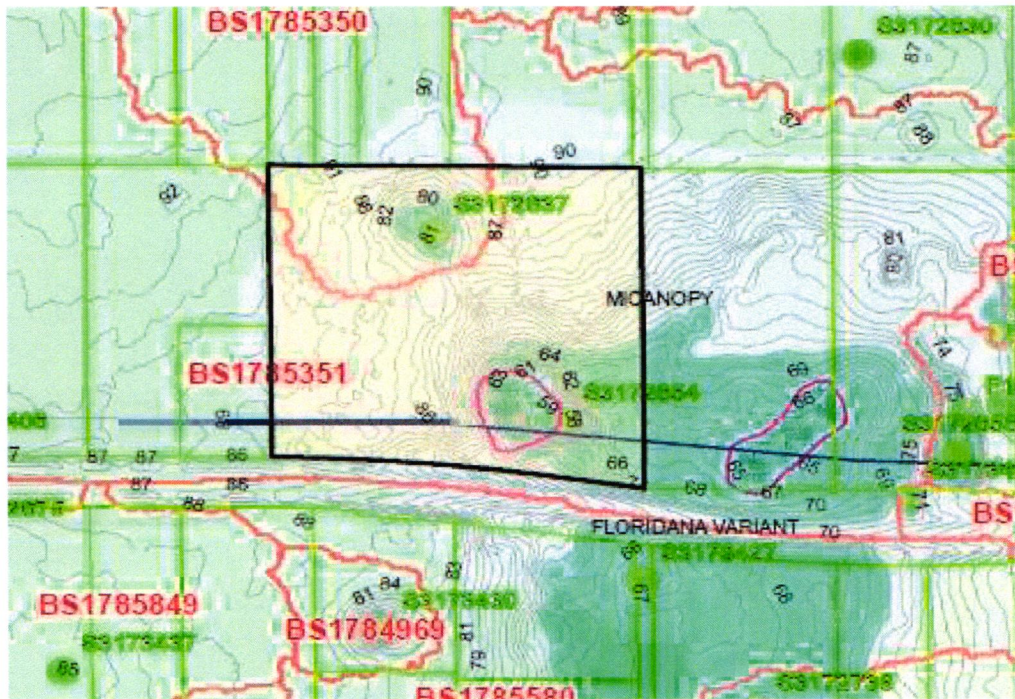


**NARRATIVE**  
FOR  
**Wiscon A-C Rezoning**  
November 6, 2024

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**DRAINAGE DESIGN METHODOLOGY:** The lot is 9.2 acres. There is a large flood plain area in the Southeast corner of the project. Most of the project will flow to that area after the upstream area captures and treats runoff from the following events:

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





NARRATIVE  
FOR  
Wiscon A-C Rezoning  
November 6, 2024

**FLOOD ZONE:** Per FEMA Flood Zone Map 12053C 0187D, the majority of the site is Zone X (majority of the site) with the one area Zone A. The base flood elevation is



**ENVIRONMENTAL:** Wetlands/surface waters and endangered wildlife will be investigated if approved. Possible SPA Investigation may be required.



**NARRATIVE**  
FOR  
**Wiscon A-C Rezoning**  
November 6, 2024

**POTABLE WATER:** The project has Hernando County water on the South side of Wiscon Road, the existing water line is 12".



**SANITARY SEWER:** The project will construct a septic tank system. This system shall be permitted through the department of Environmental Health during the construction permitting phase.

**FIRE PROTECTION:** There are existing Fire Hydrants in the East and West located across from the property on Wiscon Road.

**TRAFFIC:** Based on the latest tables from the ITE manual, the proposed project will generate approximately: PM peak hour trips. No further traffic study will be required per Hernando County Regulations.

**ACCESS ANALYSIS:** No access analysis will be required for this project, with less than 50 peak hour trips.



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 10, 2025  
Board of County Commissioners: April 3, 2025

**APPLICANT:** Southern Valley Homes

**FILE NUMBER:** H-24-71

**REQUEST:** AR-2(Agricultural Residential 2) to AC(Agricultural Commercial)

**GENERAL LOCATION:** North side of Wiscon Road, approximately 670' east of California Street

**PARCEL KEY NUMBER(S):** 345736

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### APPLICANT'S REQUEST

The petitioner's request is to rezone the subject 9.5 acre site from AR-2(Agricultural Residential 2) to AC/(Agricultural Commercial). The petitioner intends to construct an Agricultural Commercial Complex that will include sixteen (16) 5,000' square foot buildings which will be built in phases based on market demand.

### SITE CHARACTERISTICS

**Site Size:** 9.5 acres

**Surrounding Zoning;**  
**Land Uses:** North: AR; Single Family, Undeveloped  
South: AC, AR; Single family  
East: AR; Thrift store; Single Family  
West: AR; Undeveloped

**Current Zoning:** Agricultural Residential 2 (AR2)

**Future Land Use**  
**Map Designation:** Rural

### ENVIRONMENTAL REVIEW

**Soil Type:** Micanopy Loamy Fine

**Hydrologic Features:** The subject property does not contain any wetlands or Special Protection Areas (SPA), according to County data resources.

**Protection Features:** The property does not contain Wellhead Protection Area (WHPA) according to County data resources.



**Comments:** Equipment that contains fluids (gas or oil) with the potential to leak or spill (such as a generator) are not to be stored on the bare ground or outside. The petitioner will have to register with the County's Small Quantity Generator Program in the Utilities Department and handle fluids in accordance with State regulations.

## UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel; however, water service is available to this parcel. Sewer service is not available to this parcel. HCUD has no objection to the request, subject to the development connecting to the central water system at time of vertical construction and Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the development.

## ENGINEERING REVIEW

The subject site is located on the north side of Wiscon Road, approximately 670' east of California Street. The petitioner is proposing a single access to Wiscon Road. The County Engineer has reviewed the request and indicated the following:

- Wiscon Road is classified as a collector roadway. Collector roads require sidewalks. Sidewalks shall be required along the entire frontage of a collector Road.
- The buildings are to be connected via sidewalk to the future sidewalk constructed along Wiscon Road.
- Provide documentation that demonstrates the proposed trip generation per phase. Traffic Access Analysis may be required in future phases based on the specific use trip generation.
- The proposed project is in the peck sink watershed, which is an administrative watershed. There appears to be floodplain contained on the parcel and offsite flow which should be factored into design.

## LAND USE REVIEW

The petitioner is proposing to rezone the entire 9.2 acre parcel to Agricultural Commercial. Staff is recommending converting the rezoning to PDP(RUR) Planned Development Project (Rural). This will allow for Agriculture Commercial uses and performance conditions to protect the surrounding Agricultural Residential parcels.

Permitted uses in an AC (Agricultural Commercial) District are as follows:

- Building material establishments.
- Convenience stores.
- Custom slaughtering establishments.
- Feed stores.
- Garden supply and nurseries.
- General dry goods stores.



- Landscape services.
- Produce markets.
- Veterinarian clinics.

The petitioner has indicated that they would like to construct sixteen (16) 5,000' square foot storage units which would be phased based on market demands.

**Building Setbacks:**

Front: 75'  
Side: 35'  
Rear: 50'

**Landscaping:**

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

**Buffers**

The petitioner has indicated that they will be adding a 10' vegetive buffer around the perimeter of the parcel. Existing vegetation will be utilized as much as possible.

**Screening:**

The petitioner has requested AC Agricultural Commercial, which includes building material establishments, general dry good stores, landscape services, garden supply and nurseries with indoor and outdoor storage.

**Comments:** The petitioner shall screen the parcel by an opaque fence, wall of opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties. No outside storage is allowed within the minimum building setback from an adjoining street.

**Lighting**

County Land development regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

**Comments:** The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.

**COMPREHENSIVE PLAN REVIEW**

The subject property is currently designated Rural by the Comprehensive Plan and is located in an area characterized by rural residential development.

**Rural Category**



**Objective 1.04C:** The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

### **Specialty Commercial**

**Strategy 1.04G(11):** Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

**Strategy 1.04G(12):** Agricultural Commercial uses may be allowed in the Rural Category to serve rural and agricultural communities subject to the following criteria: a. have access to a roadway that is currently functionally classified as a collector or greater; b. be proximate to and serve agricultural activities; c. be no greater than five acres in area.

**Comments:** AC (Agricultural Commercial) is an allowed use in the Rural Land use designation. The proposed rezoning is consistent with the Rural Future Land Use category.

## **FINDING OF FACTS**

The request to rezone from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial) is inappropriate based on the following:

1. Staff is recommending converting the zoning from the requested AC (Agricultural Commercial) to PDP(RUR)Planned Development Project (Rural) to allow for performance conditions for lighting, landscape buffers, setbacks, and Protection Standards for the neighboring parcels.
2. PDP(RUR)/Planned Development Project (Rural) is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

## **NOTICE OF APPLICANT RESPONSIBILITY**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*



*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution denying the petitioners' request for a rezoning from AR-2(Agricultural Residential 2) to AC(Agricultural Commercial) and approve a rezoning from AR-2(Agricultural Residential 2) to PDP(RUR) Planned Development Project (Rural) with all AC/(Agriculture Commercial) with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The subject site shall be limited to all AC/(Agriculture Commercial). Any additional use shall require a revision to the master plan.
3. The petitioner will be required to provide full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring lots.
4. Minimum Building Setbacks  
Front: 75'  
Side: 35'  
Rear: 35'
5. The petitioner shall have a 10' vegetive buffer around the perimeter of the parcel. Existing vegetation will be utilized as much as possible. The existing landscaping around the parcel shall not be disturbed and shall be replaced if damaged. If preserved natural vegetation is used as the buffer, it must meet opacity of at least eighty (80) percent to a minimum height of five (5) feet. (Section10-26. 3)
6. The petitioner shall provide adequate parking for the sixteen proposed 5,000 square foot buildings per county LDRs.
7. The petitioner shall screen the parcel by an opaque fence, wall of opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties. No outside storage is allowed within the minimum building setback from an adjoining street.
8. The petitioner shall install a sidewalk to connect the building to the sidewalk along the entire frontage of a collector road.
9. The petitioner shall connect all buildings via sidewalk to the future sidewalk constructed along Wiscon Road.



10. The petitioner shall be required to do a Traffic Analysis at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
11. During the site development stage, the developer shall perform a capacity analysis of the existing utility systems in accordance with HCUD requirements.
12. The petitioner shall register with the County's Small Quantity Generator Program in the Utilities Department and handle fluids in accordance with State regulations.
13. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.







# H-24-71

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

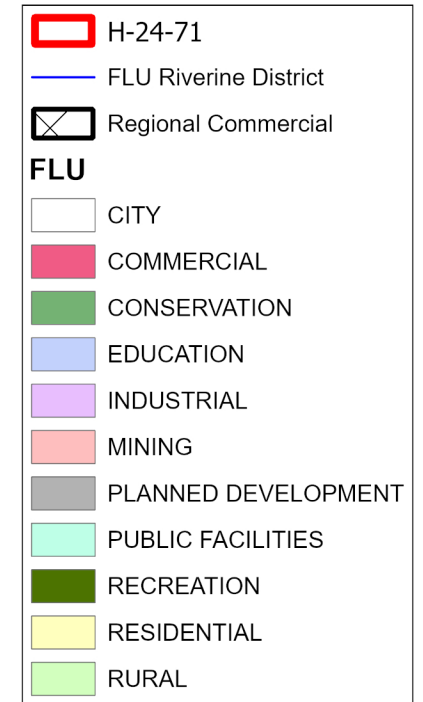
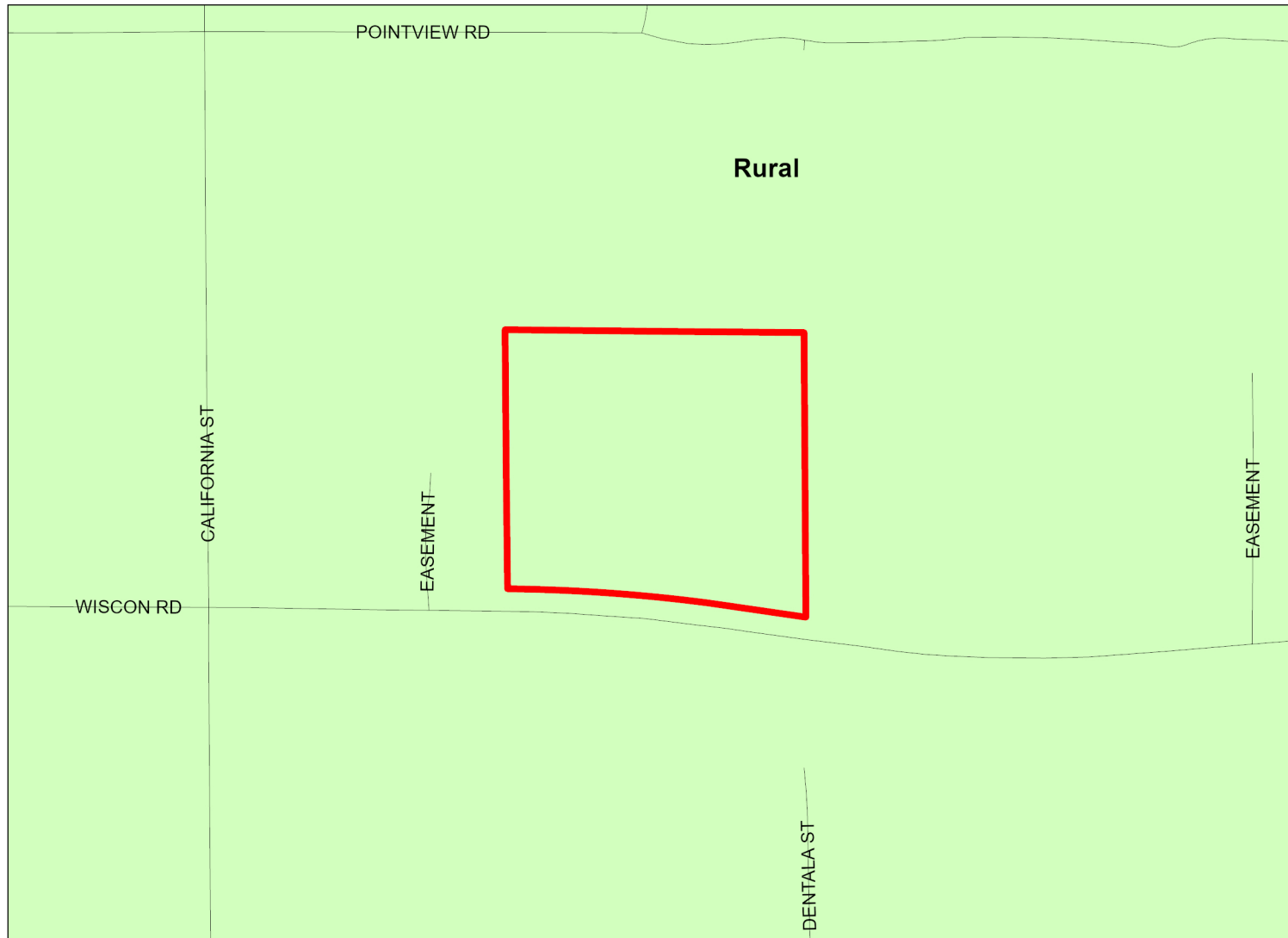




# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-71

Version Date: 12/09/2022

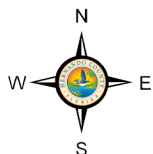


## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.06 0.12 0.18 0.24 Miles



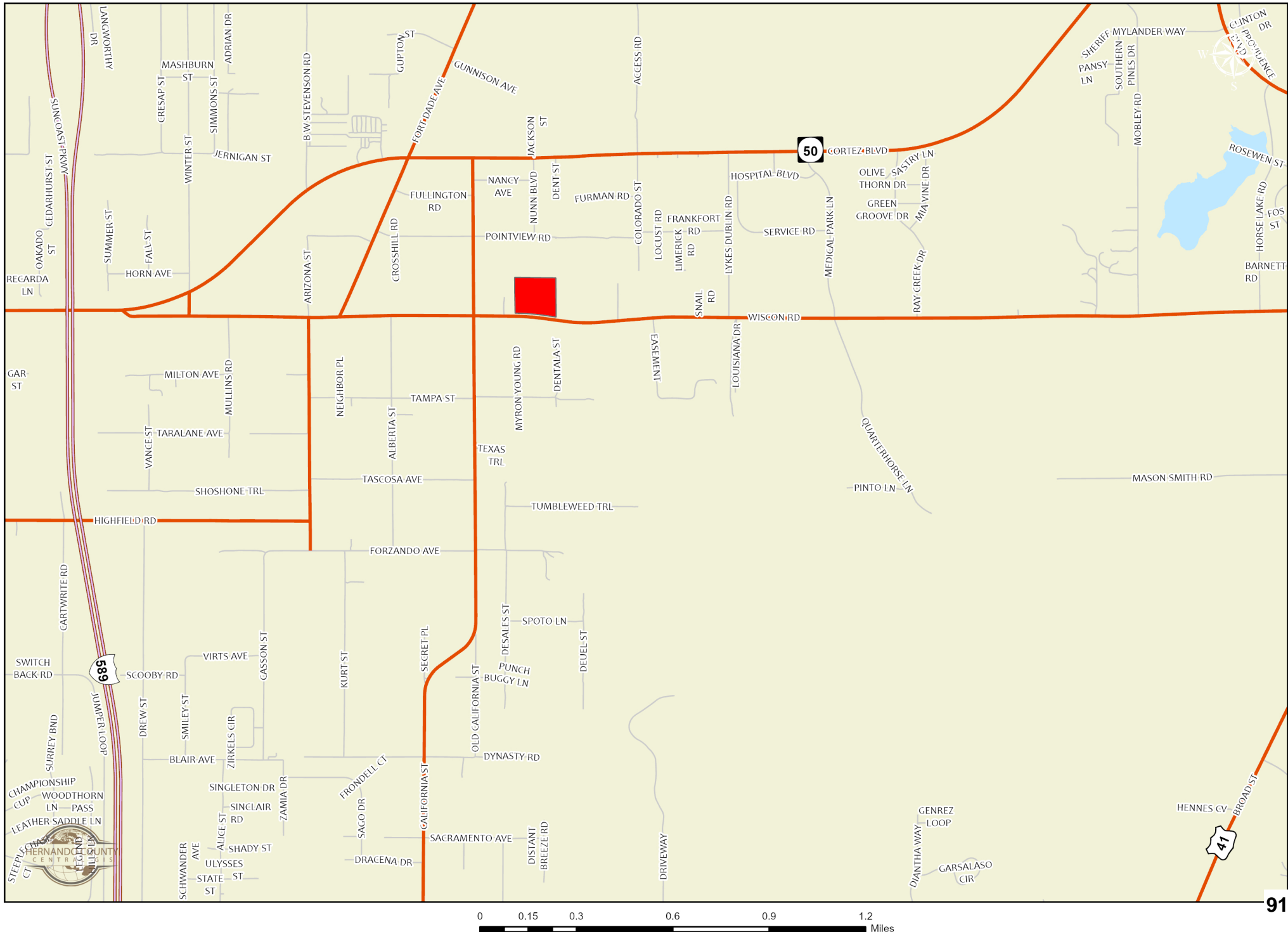
Date of mapping: 12/17/2024





# H-24-71 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





# H-24-71

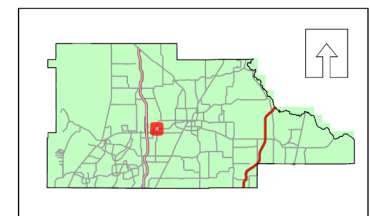
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



**Zoning:**

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(PSF)
CM2	PDP(REC)
CPDP	PDP(RR)
CV	PDP(RUR)
I1	PDP(SF)
I2	PDP(SU)
M	R1A
OP	R1B
PDP(AF)	R1C
PDP(CM)	R1MH
PDP(CP)	R2
PDP(GC)	R2.5
PDP(GHC)	R3
	RC
	RM

City Zoning Pending







## AGENDA ITEM

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### TITLE

Rezoning Petition Submitted by David Griner (H2472)

### BRIEF OVERVIEW

#### Request:

Rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1)

#### General Location:

West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution denying the petitioners' request for a rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1) and approve a rezoning from C-1 (General Commercial) to PDP(CM)/Planned Development Project (Commercial Marine) with specific uses with performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	02/04/2025 3:23 PM
Toni Brady	Approved	02/05/2025 1:22 PM
Victoria Anderson	Approved	02/06/2025 10:09 AM
Danielle Nigro	Approved	02/06/2025 10:10 AM

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald







# HERNANDO COUNTY ZONING AMENDMENT PETITION



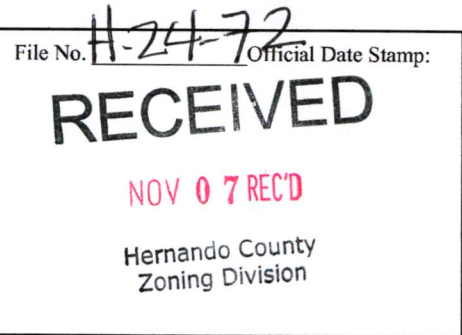
## Application to Change a Zoning Classification

### Application request (check one):

- Rezoning ☒ Standard ☐ PDP  
Master Plan ☐ New ☐ Revised  
PSFOD ☐ Communication Tower ☐ Other

PRINT OR TYPE ALL INFORMATION

Date: 9-4-2024



**APPLICANT NAME:** David Griner

Address: 4367 Tahiti Drive

City: Hernando Beach

Phone: 352-549-1549

Email: gulfstreamch@gmail.com

State: FL

Zip: 34607

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

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 01015207
2. SECTION 13, TOWNSHIP 23, RANGE 16
3. Current zoning classification: C1
4. Desired zoning classification: CM-1
5. Size of area covered by application: 1.6 acres
6. Highway and street boundaries: None
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: none)

**PROPERTY OWNER AFFIDAVIT**

I, David Griner, 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): \_\_\_\_\_

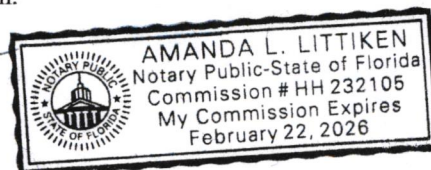
to submit an application for the described property.

David Griner  
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 4 day of September, 2024, by David Griner who is ☐ personally known to me or ☒ produced FLA as identification.

Amanda  
Signature of Notary Public



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

Notary Seal/Stamp




11-7-2024

David Griner  
4367 Tahiti Drive  
Hernando Beach, FL 34607

Property Description  
Key 01015207  
R13 223 14 1875 0000 0110  
Gulf Coast Commercial Center  
Lot 11, 12, 13, 14 & 15

I would like to have the property at 4055  
Shoal Lane Blvd zoned to CM-1. We are hoping to  
do a dry storage lot.

Thank you,  
  
David Griner



01/06/2025

RE: Rezoning H-24-72 Parcel Key 01015207 (Griner)

Department of Planning and Zoning,

The dry storage area will all be ground level. I will not have any deviations from what is allowed per code. I will also not be doing any sales or repairs affiliated with the dry storage.

Thank you,

*David Griner*



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 10, 2025  
Board of County Commissioners: April 3, 2025

**APPLICANT:** David Griner

**FILE NUMBER:** H-24-72

**REQUEST:** Rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1)

**GENERAL LOCATION:** West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard

**PARCEL KEY NUMBER(S):** 01015207

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### APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from C-1(General Commercial) to CM-1(Commercial Marine 1) to allow for dry storage. The dry boat storage will be ground level, with no sales or repairs affiliated with the dry storage. The petitioner is not seeking any relief from the Ordinance with this rezoning request.

### SITE CHARACTERISTICS

**Site Size:** 1.6 acres

**Surrounding Zoning;  
Land Uses:** North:PDP(CM); Marina  
South:C-1; Commercial  
East:C-2; Commercial  
West:R1B; Canal

**Current Zoning:** C-1(General Commercial)

**Future Land Use  
Map Designation:** Commercial

### ENVIRONMENTAL REVIEW

**Soils:** Udalfic Arents

**Protection Features:** There are neither Protection Features (Wellhead Protection Areas (WHPA) nor Special Protection Areas (Special Protected Areas (SPAs) on this site according to County data.



**Hydrologic Features:** There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data.

**Water Quality:** The proposed development is within the Weeki Wachee River Basin Management Action Plan (BMAP), and the Weeki Wachee Outstanding Florida Springs (OFS) Group.

**Comments:** Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

The design of the project shall include a drainage system adjacent to the canal in order to prevent direct stormwater runoff into the waterway. If approved the petitioner must coordinate with the Department of Environmental Protection and Hernando County for the permitting of docks along the canal.

In accordance with Section 373.4132, Florida Statutes, the dry storage facility will require permitting as follows: "The governing board or the department shall require a permit under this part, including s. 373.4145, for the construction, alteration, operation, maintenance, abandonment, or removal of a dry storage facility for 10 or more vessels that is functionally associated with a boat launching area. As part of an applicant's demonstration that such a facility will not be harmful to the water resources and will not be inconsistent with the overall objectives of the district, the governing board or department shall require the applicant to provide reasonable assurance that the secondary impacts from the facility will not cause adverse impacts to the functions of wetlands and surface waters, including violations of state water quality standards applicable to waters as defined in s. 403.031(13), and will meet the public interest test of s. 373.414(1)(a), including the potential adverse impacts to manatees. Nothing in this section shall affect the authority of the governing board or the department to regulate such secondary impacts under this part for other regulated activities."

**Flood Zone:** AE

**Comments:** The subject property is within the 100-year floodplain. All finished floor elevations shall be located above the 100-year flood elevation. Furthermore, the proposed development is located within an AE Flood Zone, and an A/B Evacuation zone for hurricanes. Residents will be required to evacuate during mandatory hurricane evacuations. The petitioner shall coordinate with Emergency Management as to funds required to offset shelter space during evacuations.



## UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer to the subject parcel. Water service is available to the parcel, although sewer service is not available. HCUD has no objection to the request subject to connection to the central water and sewer systems at such time as a habitable structure were to be constructed on the parcel.

## ENGINEERING REVIEW

The subject property is located at the northeast corner of Shoal Line Boulevard and Companero Entra. The subject site has an existing driveway connection to Companero Entra and the petitioner proposes an additional access to Shoal Line Boulevard. The County Engineer has reviewed the request and indicated the following:

1. The site is located within the area of Limit of Moderate Wave Action (LIMWA), and a portion of the property is in flood zone VE. Properties located in a flood zone must meet all floodplain criteria.
2. Shoal Line Boulevard is classified as a Collector Road. Collector roads have limited driveway connections permitted.
3. Access to the site shall be limited to one access on Shoal Line Boulevard and one access on Companero Entra. Access shall align with the cross street adjacent to the site. Access shall be approved by the County Engineer.
4. The driveway connection linking the Companero Entra travel-way to the property line must be asphalt or concrete.
5. The petitioner must explain and demonstrate how this rezoning impacts the Hernando Beach Special Assessment/MSBU.

## LAND USE REVIEW

**CM-1 Marine Commercial District:** The purpose and intent of the CM-1 district is to permit the designation of suitable locations for and to ensure the proper development and use of land and adjacent waters for commercial marinas and other uses incidental to such facilities. The principal uses of land at these locations shall be limited to waterfront dependent uses required for the support of recreational boating and fishing. The principal criterion for designating such locations, and regulating the development and use thereof, shall be minimizing or eliminating adverse impact on the natural environment.

### **Permitted uses in the CM-1 Commercial Marine District shall be as follows:**

- (a) Marinas for pleasure craft with screened, fenced boat storage areas.
- (b) Marinas for commercial vessels which are less than 26' in length with screened, boat storage areas\*
- (c) Marinas for commercial vessels with screened, fenced boat storage areas.
- (d) Accessory uses which are designed as an integral part of a marina, including, but not necessarily limited to, the following:



1. Administrative offices.
  2. Gift and souvenir shops.
  3. Laundromats.
  4. Restaurants.
  5. Sale of fuel and lubricants.
  6. Sanitary facilities (restrooms and showers for transient persons; pump out facilities for on-board sanitation, wastewater holding pretreatment or treatment).
  7. Consumption on premises—In conjunction with a restaurant where the dispensation of alcoholic beverages is secondary to the dispensation of food
- (e) Bait and tackle shop.
- (f) Boat parts store including installation.
- (g) Docking or mooring facilities for pleasure craft.
- (h) Dry boat storage, not exceeding sixty (60) feet in height above flood zone.
- (i) Sales, service, minor repairs and rental of pleasure boats, motors and accessories.
- (k) One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public

**Minimum Building Setbacks**

Shoal Line Blvd:	75'
Companero Entra:	35'
Side:	20'
Rear:	35'

**Buffering**

The petitioner has not proposed any perimeter buffers for the subject site. If approved the petitioner will be required to provide landscaping along Companero Entra and Shoal Line Boulevard in accordance with LDR's.

**COMPREHENSIVE PLAN REVIEW**

The subject property is located within a commercial land use classification on the adopted Future Land Use Map. The commercial land use classification would allow commercial, recreation, office and professional, minor public facilities, and minor institutional uses with the appropriate land use approvals.



**Future Land Use Element**

**Strategy 1.04G(13):** Marine Commercial uses may be established to accommodate water dependent uses and to encourage the preservation of recreational and commercial working waterfronts. These areas may distinguish between land uses that serve primarily recreational purposes and those that serve primarily commercial fishing and support related businesses. Marine Commercial zoning districts shall meet the following criteria:

- a. be located in the Hernando Beach or Aripeka communities;
- b. provide a water-dependent or water-related service or product;
- c. provide for tourist amenities and services;
- d. minimize the adverse impacts on the waterways they are proximate to and on navigation;
- e. are clustered with like uses;

**Comments:** The proposed use of the site for a Dry boat storage, not exceeding sixty (60) feet in height above flood zone is appropriate at this location and meets the objectives of Strategy 1.04G(13).

**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**Comments:** In order to follow the Board of County Commissioners previous direction for developments along Shoal Line Boulevard, staff recommends the rezoning be converted to PDP(CM)/Planned Development Project (Commercial Marine) with specific uses in order to mitigate any potential impacts from the already allowed uses permitted in the euclidean CM-1 (Commercial Marine 1).

**FINDING OF FACTS**

A rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1) is inappropriate based on the following:

1. Staff recommends the rezoning be converted to PDP(CM)/Planned Development Project (Commercial Marine) with specific uses in order to mitigate any potential impacts from the already allowed uses permitted in the euclidean CM-1 (Commercial Marine 1).
2. PDP(CM)/Planned Development Project (Commercial Marine) with specific uses is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.



**NOTICE OF APPLICANT RESPONSIBILITY**

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution denying the petitioners' request for a rezoning from C-1 (General Commercial) to CM-1 (Commercial Marine 1) and approve a rezoning from C-1 (General Commercial) to PDP(CM)/Planned Development Project (Commercial Marine) with specific uses with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Minimum Building Setbacks:

Shoal Line Blvd:	75'
Companero Entra:	35'
Side:	20'
Rear:	35'
3. Access to the site shall be limited to one access on Shoal Line Boulevard and one access on Companero Entra. Access shall align with the cross street adjacent to the site. Access shall be approved by the County Engineer.
4. The driveway connection linking the Companero Entra to the property line shall be asphalt or concrete.
5. The petitioner shall demonstrate how this rezoning impacts the Hernando Beach Special Assessment/MSBU.
6. The design of the project shall include a drainage system adjacent to the canal in order to prevent direct stormwater runoff into the waterway.
7. No docking or mooring of commercial fishing, shrimping or crabbing vessels will be permitted including wet slips.
8. Commercial fisheries and associated land support shall not be permitted.



9. CM/(Commercial Marine) uses permitted are as follows:
  - a. Marinas for pleasure crafts or commercial vessels with fenced, screened boat storage areas.
  - b. Docking or mooring facilities for any pleasure craft or permitted commercial vessels.
  - c. Dry boat storage, not exceeding sixty (60) feet in height above flood zone.
10. The petitioner shall be required to provide landscaping along Companero Entra and Shoal Line Boulevard in accordance with LDR's. Screening using chain link and tarping on the fence shall not be permitted.
11. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.





**DENNIS V. MOYLAN, P.S.M.**

LAND SURVEYS  
5342 Birchwood Road  
Spring Hill, FL 34608  
(352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN W.O. 19-167  
Drawn By: J. CALLERI DATE: 09/04/19  
Checked By: D. MOYLAN F.B. 113 PG. 59-61

CERTIFIED TO THE FOLLOWING ONLY:  
DAVID A. GRINER

DESCRIPTION:

LOTS 11, 12, 13, 14, 15, OF GULF COAST COMMERCIAL CENTER,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18,  
PAGE 85, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY,  
FLORIDA.

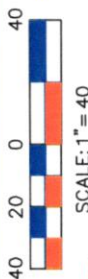
SECTION: 13 TOWNSHIP: 23 S, RANGE: 16 E

\*TBM-TEMPORARY BENCHMARK-TOP OF SET NAIL & DISK PSM #6115 @ ELEV. 5.60' (NAVD '88)

△ \*TBM-5.60'

**HERNANDO BEACH, UNIT 9**  
(PLAT BOOK 7, PAGE 48)

MAP OF SURVEY - BOUNDARY SURVEY  
AND TOPOGRAPHIC SURVEY



SCALE: 1" = 40'

NOTE: EXISTING GRASS UNITS HERNANDO COUNTY FOR  
1. ALL EXISTING LOT LINES SHALL HAVE A 7.5' UTILITY  
EASEMENT.  
2. IF ANY TWO (2) ADJACENT LOTS ARE IN JOINT  
OWNERSHIP, SEE EASEMENTS ARE WAIVED.

COPYRIGHT © 2019

Community Panel: 12053C-0282D Dated: 02/02/12 Flood Zone: "AE" Base Flood Elevation: 12'

Elevations Show Refer to: ☒ NAVD '88 or ☐ Assumed Datum.

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER HEREBY CERTIFY  
THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT  
TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND  
ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V MOYLAN Digitally signed by DENNIS V MOYLAN

**DENNIS V. MOYLAN,**  
Florida Registration # 6115  
Professional Surveyor & Mapper

STATE OF  
FLORIDA

08-10-2022

DATE OF  
LAST FIELD WORK

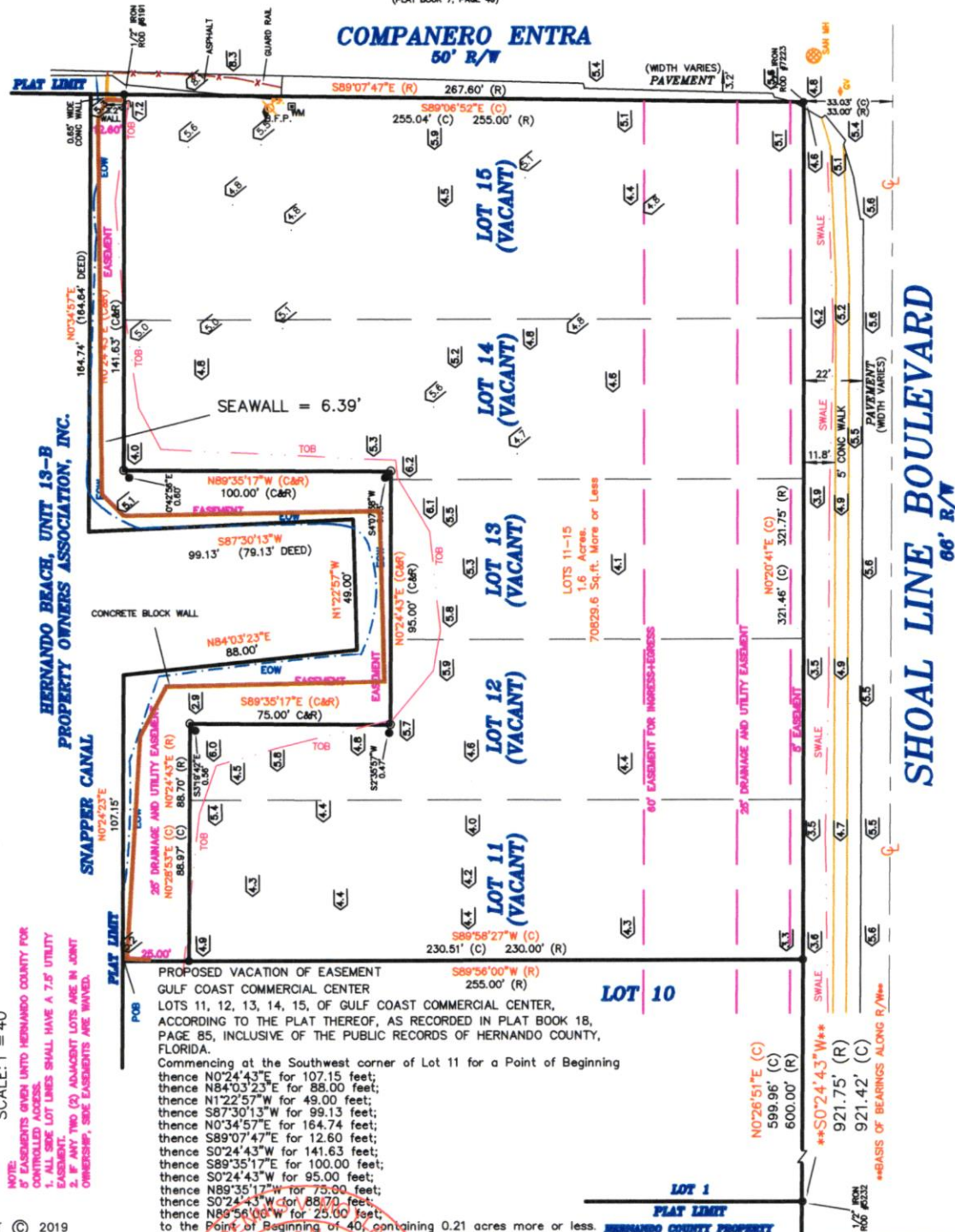
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL, RED INK SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER,  
THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

**LEGEND:**

- Found 5/8" Iron Rod PLAIN
- Found 1/2" Iron Rod # 6115
- Found 1/2" Iron Pipe
- Found C.M.
- ▲ Found Nail
- Set 4" x 4" C.M. # 6115
- △ Set Nail & Disk PSM #6115

A complete list of abbreviations used in this  
survey are shown on the back of this page.

REVISIONS	DATE
SEAWALL	9-17-21
SEAWALL ELEV.	8-10-22



NOTE: EXISTING GRASS UNITS HERNANDO COUNTY FOR  
1. ALL EXISTING LOT LINES SHALL HAVE A 7.5' UTILITY  
EASEMENT.  
2. IF ANY TWO (2) ADJACENT LOTS ARE IN JOINT  
OWNERSHIP, SEE EASEMENTS ARE WAIVED.

PROPOSED VACATION OF EASEMENT  
GULF COAST COMMERCIAL CENTER  
LOTS 11, 12, 13, 14, 15, OF GULF COAST COMMERCIAL CENTER,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18,  
PAGE 85, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY,  
FLORIDA.  
Commencing at the Southwest corner of Lot 11 for a Point of Beginning  
thence N0°24'43"E for 107.15 feet;  
thence N84°03'23"E for 88.00 feet;  
thence N1°22'57"W for 49.00 feet;  
thence S87°30'13"W for 99.13 feet;  
thence N0°34'57"E for 164.74 feet;  
thence S89°07'47"E for 12.60 feet;  
thence S0°24'43"W for 141.63 feet;  
thence S89°35'17"E for 100.00 feet;  
thence S0°24'43"W for 95.00 feet;  
thence N89°35'17"W for 75.00 feet;  
thence S0°24'43"W for 88.70 feet;  
thence N89°56'00"W for 25.00 feet;  
to the Point of Beginning of 40' containing 0.21 acres more or less.

HERNANDO COUNTY PROPERTY

PLAT LIMIT

LOT 1

LOT 10

LOT 11 (VACANT)

LOT 12 (VACANT)

LOT 13 (VACANT)

LOT 14 (VACANT)

LOT 15 (VACANT)

LOT 16 (VACANT)

LOT 17 (VACANT)

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# H-24-72

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

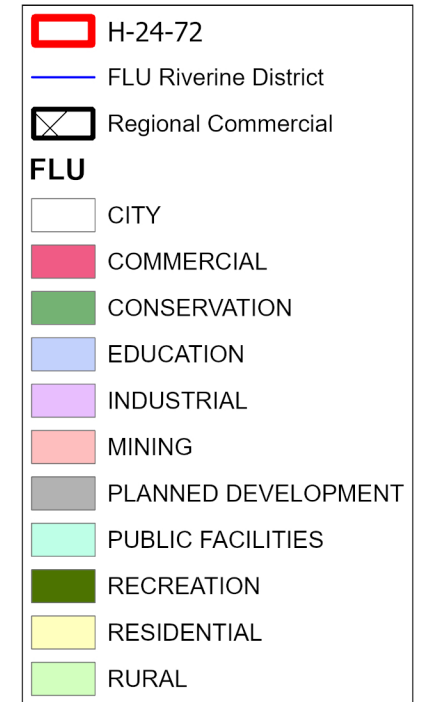
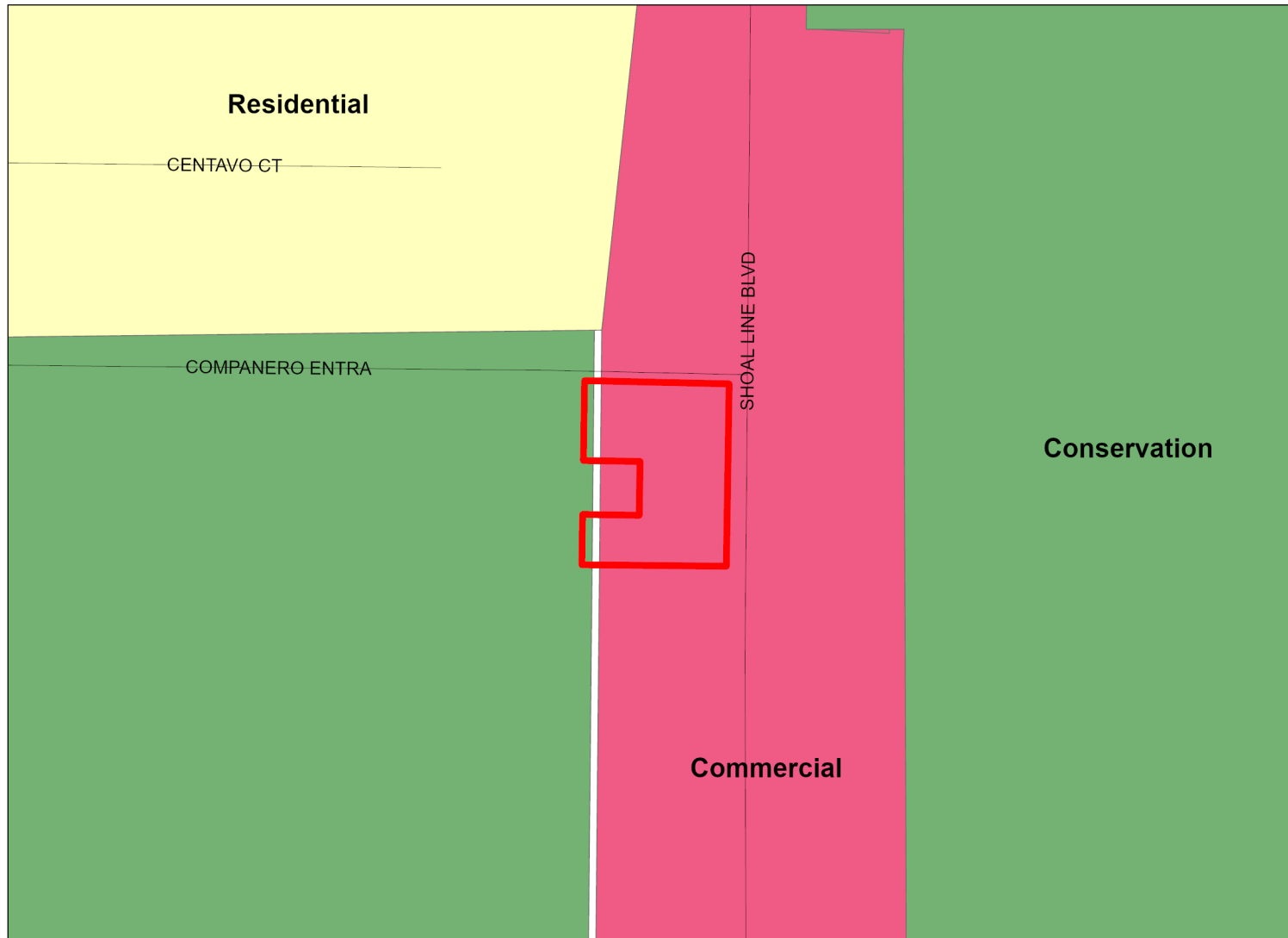




# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-72

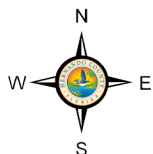
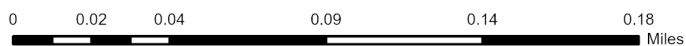
Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



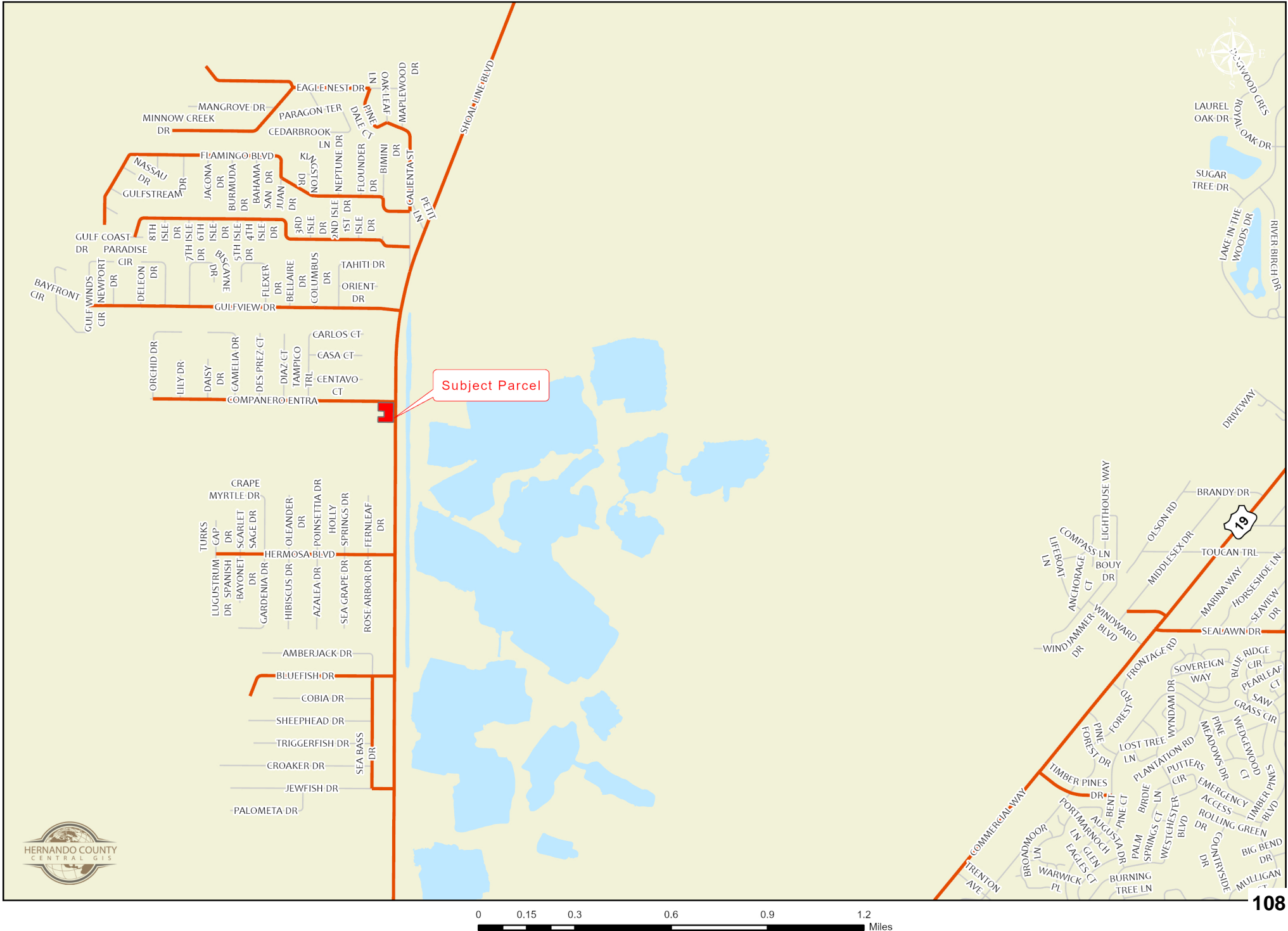
Date of mapping: 12/17/2024





# H-24-72 AREA MAP

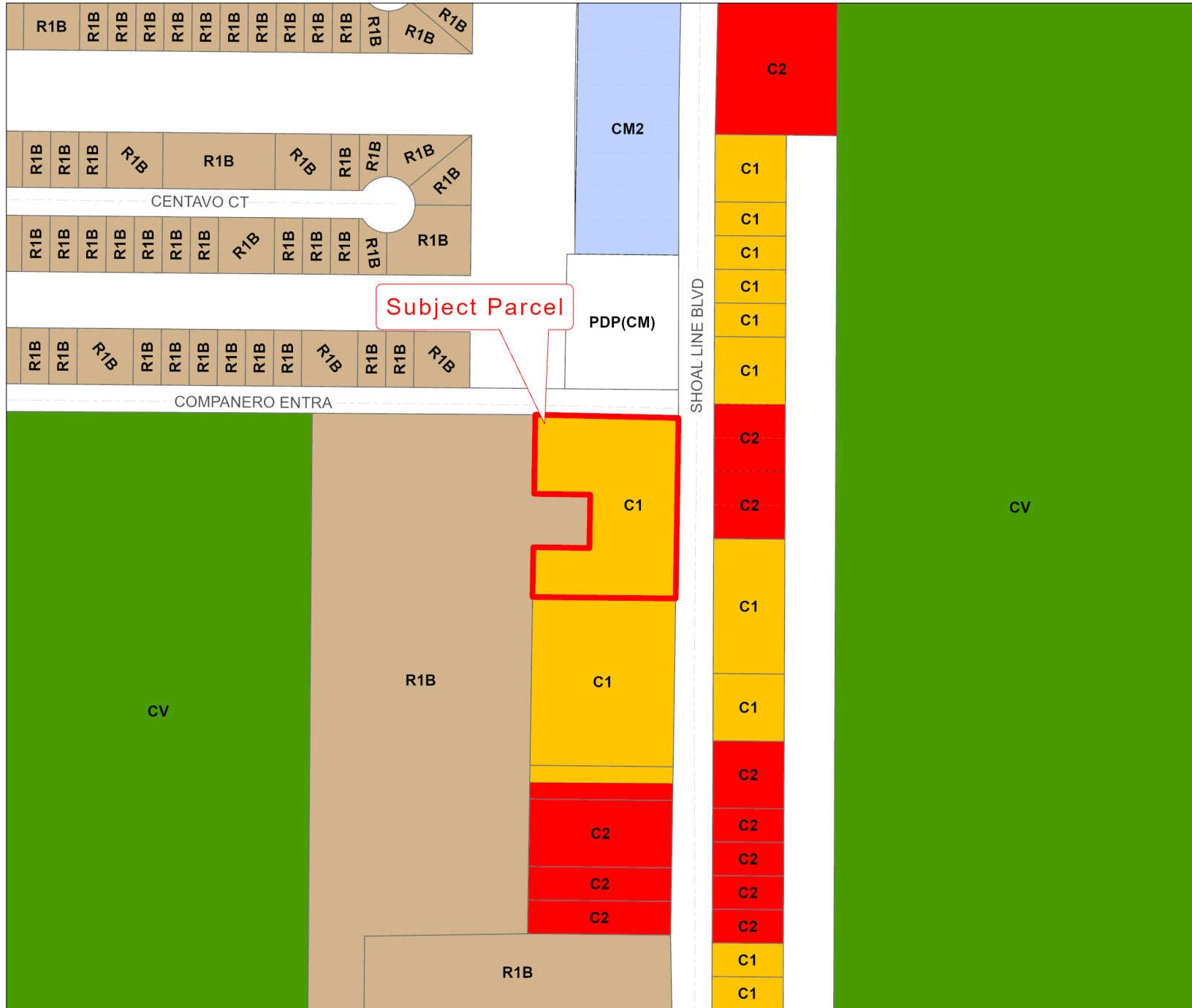
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# H-24-72

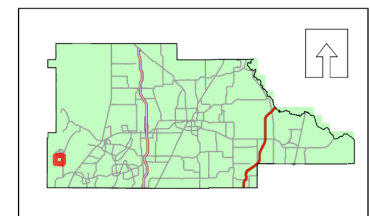
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## Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending







## AGENDA ITEM

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### TITLE

Re-Establish Master Plan Petition Submitted by Hilltop 408, LLC (H2474)

### BRIEF OVERVIEW

#### Request:

Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room

#### General Location:

South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

The requirements for notice of public hearing in accordance with Appendix A of the Hernando County Code of Ordinances has been complied with.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a to Re-Establish a Master Plan on property zoned PDP(OP)/ Planned Development Project (Office Professional) with performance conditions.

### REVIEW PROCESS

Omar DePablo	Approved	02/04/2025 3:20 PM
Toni Brady	Approved	02/05/2025 2:10 PM
Victoria Anderson	Approved	02/06/2025 10:10 AM
Danielle Nigro	Approved	02/06/2025 10:11 AM

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald







# 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: 11/04/2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-74  
Received

NOV 08 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Hilltop 408, LLC

Address: 401 Commerce St, Suite 800

City: Nashville

State: TN

Zip: 37219

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

**REPRESENTATIVE/CONTACT NAME:** Ian Anderson

Company Name: Catalyst Design Group

Address: 1085 W Morse Blvd

City: Winter Park

State: FL

Zip: 32789

Phone: 689-219-8900

Email: ianderson@catalyst-dg.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1775877
2. SECTION 30, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: PDP(OP)
4. Desired zoning classification: PDP(OP) (Master plan revision)
5. Size of area covered by application: 1.75 ac
6. Highway and street boundaries: Spring Hill Dr (north), Lindsay Ave (south), Deering Ave (east)
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: none)

### PROPERTY OWNER AFFIDIVAT

I, Hilltop 408, LLC, 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): Catalyst Design Group (See attached Letter of Authorization)

and (representative, if applicable): \_\_\_\_\_

to submit an application for the described property.



Ian Anderson (CDG), Authorized Agent

Signature of ~~Property Owner~~

Tennessee  
STATE OF FLORIDA

DAVIDSON COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 4th day of November, 2024, by Ian Anderson who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

  
Signature of Notary Public



Notary Seal/Stamp

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





November 4, 2024

Spring Hill FSER  
Civil Engineering Narrative  
Hernando County, Florida

PROJECT DESCRIPTION / REQUEST

The proposed project is the development of a free-standing emergency room (FSER). The site is located on the south side of Spring Hill Drive between the Fellowship Community Church and the Seven Hills Shopping Plaza in Hernando County, Florida. The property consists of a  $\pm 1.75$ -acre vacant parcel, Parcel Key number 1775877. The parcel is zoned Planned Development Project - Office Professional [PDP(OP)] and associated with Hernando County Resolution Number 2019-68. The proposed development consists of an approximate 11,000 square foot FSER, and will include parking, secondary storm system, stormwater and associated utility infrastructure. The development has potential for future expansion which has been evaluated for the location of infrastructure. A master plan revision for the above referenced planned development is requested.



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 10, 2025  
Board of County Commissioners: April 3, 2025

**APPLICANT:** Hilltop 408, LLC.

**FILE NUMBER:** H-24-74

**REQUEST:** Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room

**GENERAL LOCATION:** South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue

**PARCEL KEY NUMBER:** 1775877

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### APPLICANT'S REQUEST:

On May 14, 2019, the Board of County Commissioners approved a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room on the 1.75 acre subject site. Since its approval no development acquired and the master plan, in accordance with our Code, has expired.

The petitioner is current request is to re-establish the master plan on the subject site for a Free-Standing 11,000 square foot Emergency Room (FSER). No changes are being requested from the previous approval.

### SITE CHARACTERISTICS:

**Site Size:** 1.75 acres

**Surrounding Zoning;  
Land Uses:**

North: Commercial, Public Facility  
South: Single-Family Residential  
East: Church and Single-Family Residential  
West: Commercial

**Current Zoning:** Planned Development Project (Office Professional)



**Future Land Use**  
**Map Designation:** Residential

#### ENVIRONMENTAL REVIEW:

**Soil Type:** Candler Fine Sand

**Hydrologic**

**Features:** The site falls within a Class 2 Wellhead Protection Area, No Special Protection areas, or wetlands present.

**Comments:** The requested use is an allowable use in the Class 2 Wellhead Protection Area.

**Habitat:** Since gopher tortoise are present on-site, a burrow survey will be required by a qualified professional and a Florida Fish and Wildlife Conservation Commission (FWC) permit may be required prior to site alteration or commencement of construction. The petitioner is required to comply with all applicable FWC regulations.

**Comments:** The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.

#### UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently provide water or sewer service to this parcel. Water service is available to the parcel; however, sewer service is not available at this time. There is a sewer force main that runs along the east side of Mariner Boulevard that could be a potential connection point should sewer service be desired. HCUD has no objection to the request subject to connection to the central water system and Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project.

**Comments:** If sewer service is desired, the petitioner shall be required to have a utility capacity analysis, and it would be the developer's responsibility to determine the connection route.

#### ENGINEERING REVIEW:

The proposed site is located on the south side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue.

- The primary entrance from Spring Hill Drive is to be a Right-In/Right-Out only connection.
- The primary entrance must not conflict with the shopping center.



- Southernmost Drive aisle must align with church located to the East.
- No access to driveway on Deering Avenue shall be permitted.

**LAND USE REVIEW:****Building Setbacks**

The petitioner is proposing the following building setbacks:

Front: 50' (previously approved deviation from 75')  
Side: 20'  
Rear: 35'

**Parking**

County LDRs require minimum off-street parking ratios based on the type of use. Four (4) parking spaces per thousand square feet of office professional uses are required.

**Comments:** The 11,000 square foot building would require a minimum of forty-four (44) parking spaces. The petitioner has indicated the site can accommodate the minimum parking requirements of the County's LDRs.

**Lighting**

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

**Comments:** The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.

**COMPREHENSIVE PLAN REVIEW:**

The subject site is located within the Residential Land Use designation on the Comprehensive Plan. The site is surrounded by single-family residential, commercial and public facilities.

**Future Land Use Element:**

**Objective 1.04B:** The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan.



Residential density shall not exceed 22 dwelling units per gross acre.

**Strategy 1.04B(1):** Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

**Comments:** The Office Professional Uses, specifically the Free-Standing Emergency Room, proposed in this application are consistent with the Future Land Use Element of the Hernando County Comprehensive Plan. The Residential Future Land Use Classification allows for office professional, and hospital uses. The surrounding land uses consist of commercial, public facilities and residential uses; the proposed uses are compatible with the surrounding land uses.

#### **FINDINGS OF FACT:**

A reestablishment of the Master Plan on property zoned PDP(OP)/ Planned Development Project (Office Professional) on 1.75 acres is appropriate based on the following conclusion: the request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

#### **NOTICE OF APPLICANT RESPONSIBILITY:**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*



**STAFF RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a to Re-Establish a Master Plan on property zoned PDP(OP)/Planned Development Project (Office Professional) with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory agencies and meet all applicable land development regulations for either construction or use of the property and complete all applicable development review processes.
2. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.
3. Minimum Building Setbacks  
Front: 50' (previously approved deviation from 75')  
Side: 20'  
Rear: 35'
4. The landscape buffer around the existing cell tower shall be 0' (Deviation from 5'). The existing landscaping around the cell tower shall not be disturbed and shall be replaced if damaged.
5. The landscape buffer along Spring Hill Drive shall be a minimum of 35'.
6. The petitioner shall provide adequate parking on the remaining portion of the site for the church in accordance with Hernando County LDRs.
7. The petitioner shall provide the primary entrance from Spring Hill Drive as a right-in/right-out only connection.
8. The petitioner's primary entrance shall not conflict with the shopping centers to the west of the property.
9. The petitioners' southernmost drive aisle must align with the Fellowship Wesleyan Church of Spring Hill locate to the east of the property.
10. The petitioner shall provide cross access agreement with the Fellowship Wesleyan Church of Spring Hill located to the east of the property.



11. During the site development stage, the developer shall perform a capacity analysis of the existing utility systems in accordance with HCUD requirements.
12. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.







# H-24-74

Photo date: 2023

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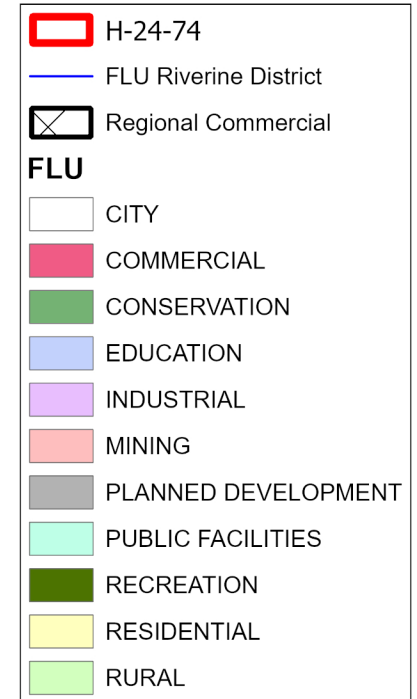
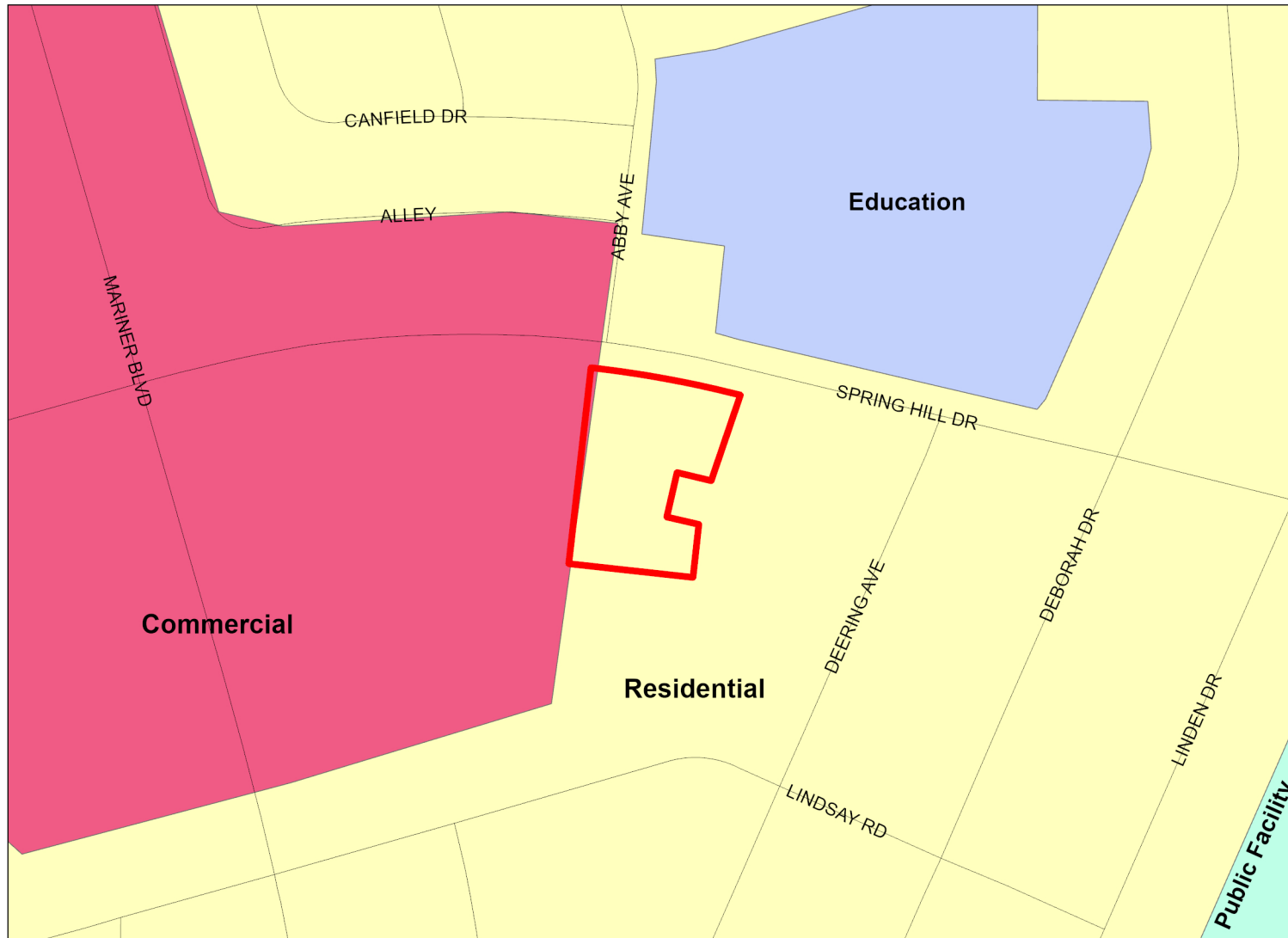




# Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-74

Version Date: 12/09/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 12/27/2024





# H-24-74 AREA MAP

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# H-24-74

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	RM

City Zoning Pending

