

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: 6/7/2023

File No. _____ Official Date Stamp: _____

Received

JUL 05 2023

Planning Department
Hernando County, Florida

APPLICANT NAME: Doherty Holdings Twenty-Seventh, LLC

Address: 2925 Mall Hill Drive
 City: Lakeland State: FL Zip: 33810
 Phone: 863-604-3628 Email: adamk@cemdevelopment.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil360, LLC
 Address: 12 South Main Street
 City: Brooksville State: FL Zip: 34601
 Phone: 352-593-4255 Email: permitting@procivil360.com

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

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

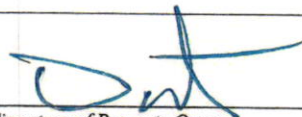
PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 703983
2. SECTION 2, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP (GHC)
4. Desired zoning classification: PDP (MF)
5. Size of area covered by application: 6.477
6. Highway and street boundaries: Commercial Way
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, Chris Doherty, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):


- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): _____
 and (representative, if applicable): ProCivil360, LLC
 to submit an application for the described property.



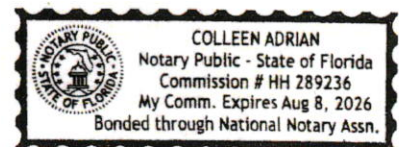
 Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13th day of June, 2023, by Chris Doherty 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
CEM MF#2
ZONING / MASTER PLAN APPROVAL
June 7, 2023

PROJECT LOCATION: The property, 6.477 acres is located on the east side of US 19 (Commercial Way) and south of Northcliffe Blvd. It abuts Century Lake on two sides, south and east.

PRESENT ZONING / LANDUSE: The project is currently zoned PDP GHC.

INTENDED USE: The applicant is desirous to develop multi-family housing with some amenities, on this property. It will be similar to their existing project to the south, but may include townhomes.

BUFFERING/BOUNDARY CONDITIONS:

The project abuts Commercial properties to the north. The plan proposes a 10' buffer with security fencing against that commercial development. In addition, a twenty (20) foot setback is proposed against the commercial areas.

The project abuts US 19 on the west side. A 20' landscape buffer is proposed along US 19. The site is limited in its ability to provide a frontage road. Environmental lands to the south prevent a connection to the frontage road designed on the previous development to the south. The existing commercial development to the north, prevent a frontage road connection at that point. We are asking for a reduction in the front setback to seventy-five (75) feet due to the lack of a frontage road.

The remaining perimeter abuts jurisdictional surface waters. Environmental regulations require a 25' undisturbed upland buffer against these jurisdictional lands. Such a buffer is proposed. In addition, ten (10) feet of extra space has been provided to create a thirty-five (35) foot setback against all jurisdictional lands.

ACCESS: The project will have only one access point. The frontage is not large enough to permit two(2) connections to US 19. There is no other available access points. The number of units do not dictate a second connection. This access will require permitting and compliance with the FDOT's requirements.

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 soils drain rapidly.

DRAINAGE DESIGN METHODOLOGY: The tract provides runoff to Century Lake in the pre-development condition. The designed facilities will capture the water quality required volume, detain both the 25 and 100 year – 24hour storm events while limiting discharge to the lake that a value less than or equal to the pre-development conditions.

FLOOD ZONE: The flood zone in Century Lake indicates a flood elevation of 16.5 feet MSL. This entire site is higher than that elevation, with elevations running from 28' MSL to 20' MSL.

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ENVIRONMENTAL: There are surface waters along the sides of this property. This water body is known as Century Lake. The jurisdictional limits have already been defined, and shown on this master plan. The design includes the appropriate buffers to these areas. If approved, additional inspection will be required to evaluate the presence of endangered or threatened species.

POTABLE WATER: The project will be master metered to connect to HCUD. HCUD has facilities on the east side of US 19.

SANITARY SEWER: The project will have a sewage collection system which will pump to another pumping station to the south, being constructed by the applicant on his other project.

FIRE PROTECTION: Three Fire Hydrants will be constructed within the development. The buildings are not large enough to warrant sprinkler systems.

TRAFFIC: Based on the latest tables from the ITE manual, the proposed project will generate approximately: 29 MF Units @ 0.58 PM peak hour trips each = 17 peak hour trips. Since this is less than 50 peak hour trips, the project does not warrant an independent detailed traffic study.