

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [] Standard [x] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 11/30/2023

File No. _____ Official Date Stamp:
SE-23-11
Received
DEC 5 2023
Planning Department
Hernando County, Florida

APPLICANT NAME: Southeastern Petroleum Contractors, Inc

Address: 5262 S.R. 54
City: New Port Richey State: FL Zip: 34652
Phone: 813-205-1750 Email: jeffburkespci@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Alan Garman

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 [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 904007
2. SECTION 30, TOWNSHIP 22, RANGE 20
3. Current zoning classification: C-2 Front; AG Rear
4. Desired zoning classification: CPDP GHC
5. Size of area covered by application: 37.8
6. Highway and street boundaries: Cortez Blvd and Irwin Street
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDAVIT

I, JEFFREY BURKE, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): ProCivil 360, LLC
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 30 day of Jan, 20 2023, by Jeffrey Burke 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



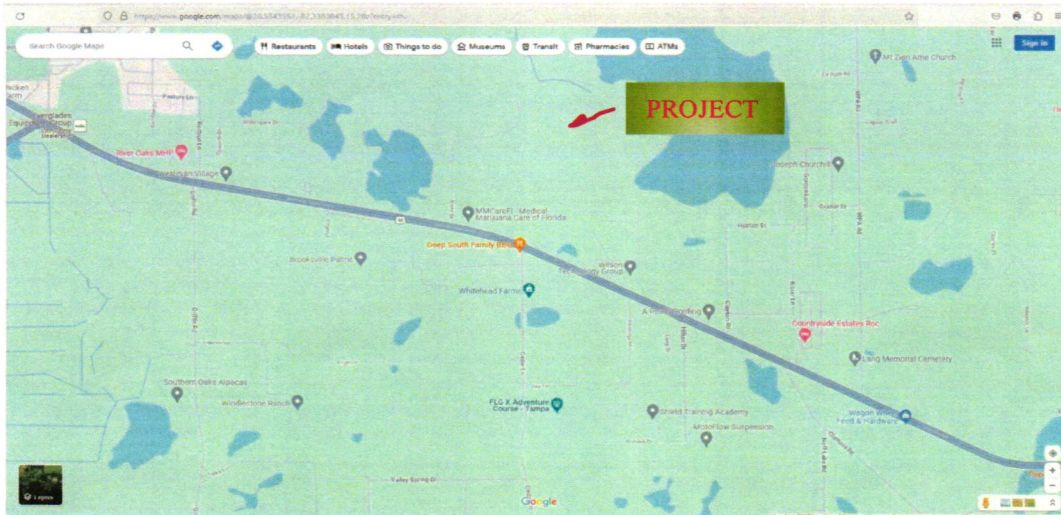
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SPECIAL EXCEPTION NARRATIVE FOR BURKE & WOOD STORAGE FACILITY

Location: This Site is located on the north side of S.R. 50, slightly west of Cedar Lane. There are two small commercial buildings on the site as it exists. Sufficient parking and access are provided on this site for the existing improvements. The site is approximately 1.6 miles east of Jasmine Drive.



Present Zoning: This parcel is a split zoning site. Approximately five (5) acres of land along SR 50 has been zoned C-2 in the past. This existing zoning is Euclidian, not PDP zoning. There is no master plan associated with the zoning file. The remainder of the land is zoned AG. The AG land, which is currently used for cattle, has some usable land, but also includes some environmentally sensitive land which has been already mapped by the applicant.



Hernando County Property Appraiser
John C. Emerson, CFA - Brooksville, Florida - 352-754-4100



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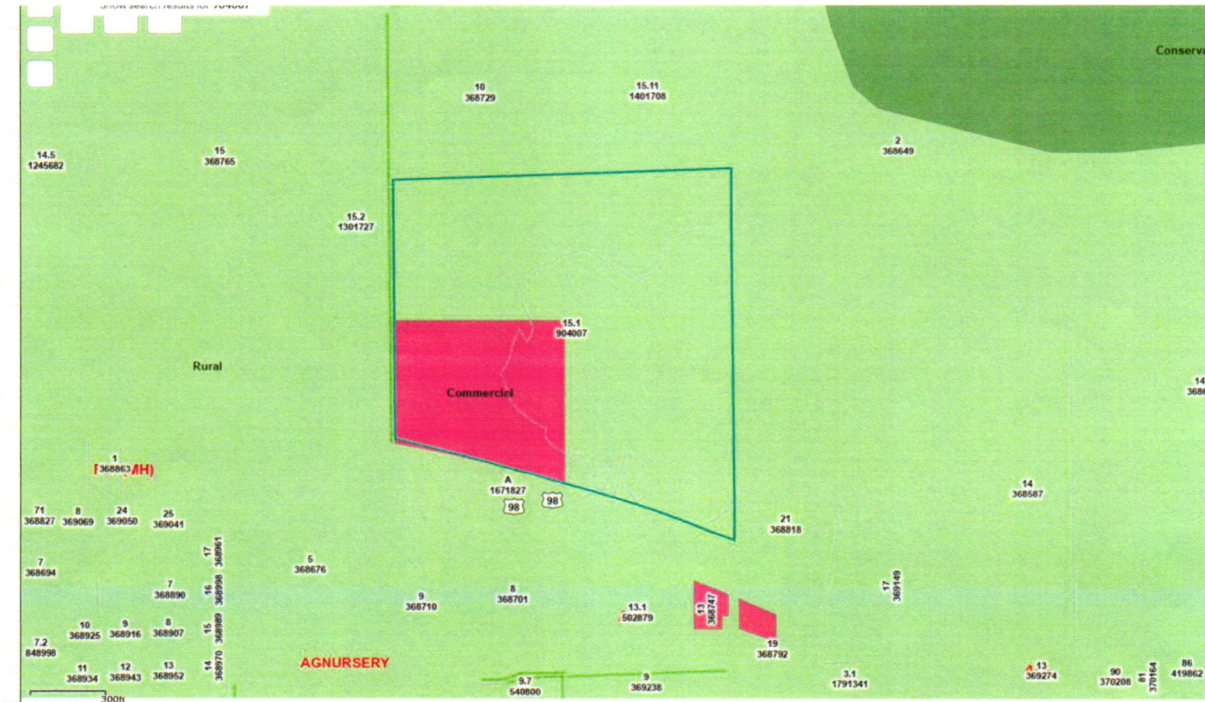
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Proposed Zoning: The application only concerns itself with the three (3) acres north of the existing buildings, within the C-2 zoned property. There is no change in zoning applied for. This application is to permit outside storage on the land. The applicant intends to maintain the existing buildings, but construct covered storage and open storage to the north of these buildings. Since this zoning is Euclidian zoning, the applicant intends to proceed into construction drawings and permitting as we await the public hearings for this application.

Comp Plan Designation: The area of the application is designates as Commercial on the current FLUM Map. We are not requesting any change to the Comprehensive Plan.



Access: The site is accessed via an existing paved driveway connection to SR 50. The driveway will more than likely need to be reviewed once again by the FDOT for compliance due to the potential increase in traffic. This driveway will be extended to the north to access the proposed storage area.

Water Source: The site is presently served by a private well. There is no municipal system in this area. The proposed use will not generate any increased demand on the well, as water is not needed for this proposed use. The office for the rental of these storage spaces will be within the existing buildings. This office will have restrooms made available to the renters of the storage spaces if needed.

Sanitary Disposal: Each existing building is served by an individual lot septic system. These systems will remain in effect. There is no municipal system in this area. The proposed use will not generate any increased demand to the septic systems, as sewer is not needed for this proposed use. The office for the rental of these storage spaces will be within the existing buildings. This office will have restrooms available to the renters of the storage spaces if needed.



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Environmental: As noted on most of the maps included in this application, there are environmentally sensitive lands (wetlands) on the applicant's property. The applicant was aware of this. He has performed his due diligence on the property prior to our involvement. McAlpine Environmental, a local consultant with years of experience in our area, has flagged and mapped the wetland jurisdictional line. The applicant then hired a Surveyor to document the boundary, and where this jurisdiction line lied in relation to the boundary. While performing that work, the Surveyor located the existing improvements and obtained spot elevations within the area to be developed.

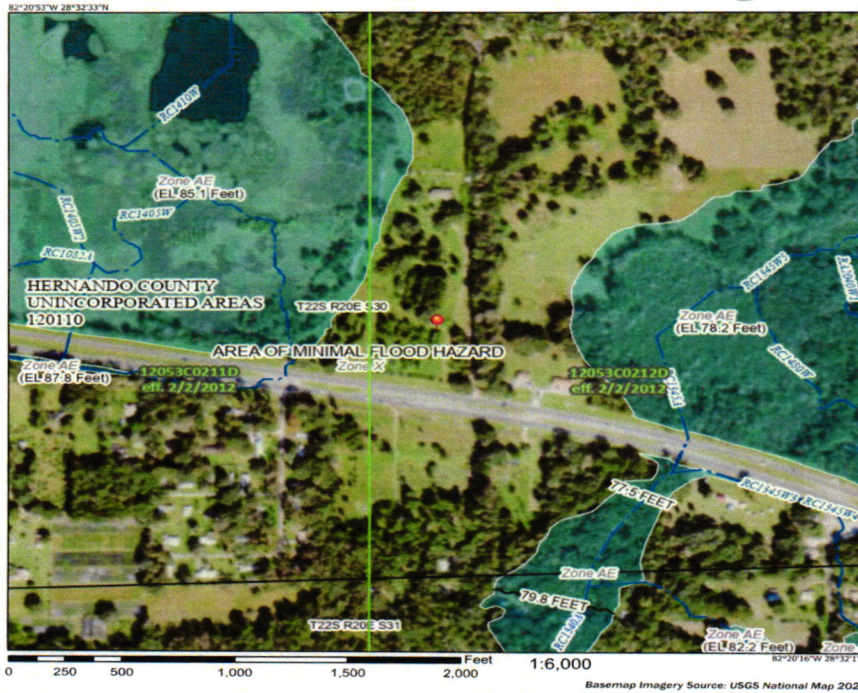
Regulations for Hernando County and SWFWMD require an upland buffer from the agreed upon jurisdiction line. This buffer must average a width of twenty five (25) feet, with an absolute minimum distance of fifteen (15'). The buffer line is shown on the site plan submitted with this application.

Soils: The predominant soil type on this site are numbers 36 and 52, being Nobleton fine sand, and Wachula fine sand, respectively. Both of these are typical for this area of Hernando County. These are somewhat poorly drained soils with sandy clay loam appearing at a depth of approximately 37 inches. Neither soil is considered to be hydric soils.



Flood Plain: The area to be developed with this application area is in Flood Zone "X", an area of minimal flooding. However the areas to the east (owned by the applicant), and the west are designated as Flood Zone AE. Each have their predetermined flood plain elevation which agrees with information researched at SWFWMD as well in the Byster Lake Flood Plain Study. These flood plains and any potential effect by this development will be examined and reviewed during the process of the SWFWMD permit which must be obtained prior to development.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) (A, B, APF)
- With BFE or Depth (Zone AE, AO, AH, VE, AP)
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee (Zone D)
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone D)

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- 29.8 Cross Sections with 1% Annual Chance Water Surface Elevation
- 12.6 Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/21/2023 at 2:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unredetermined areas cannot be used for regulatory purposes.



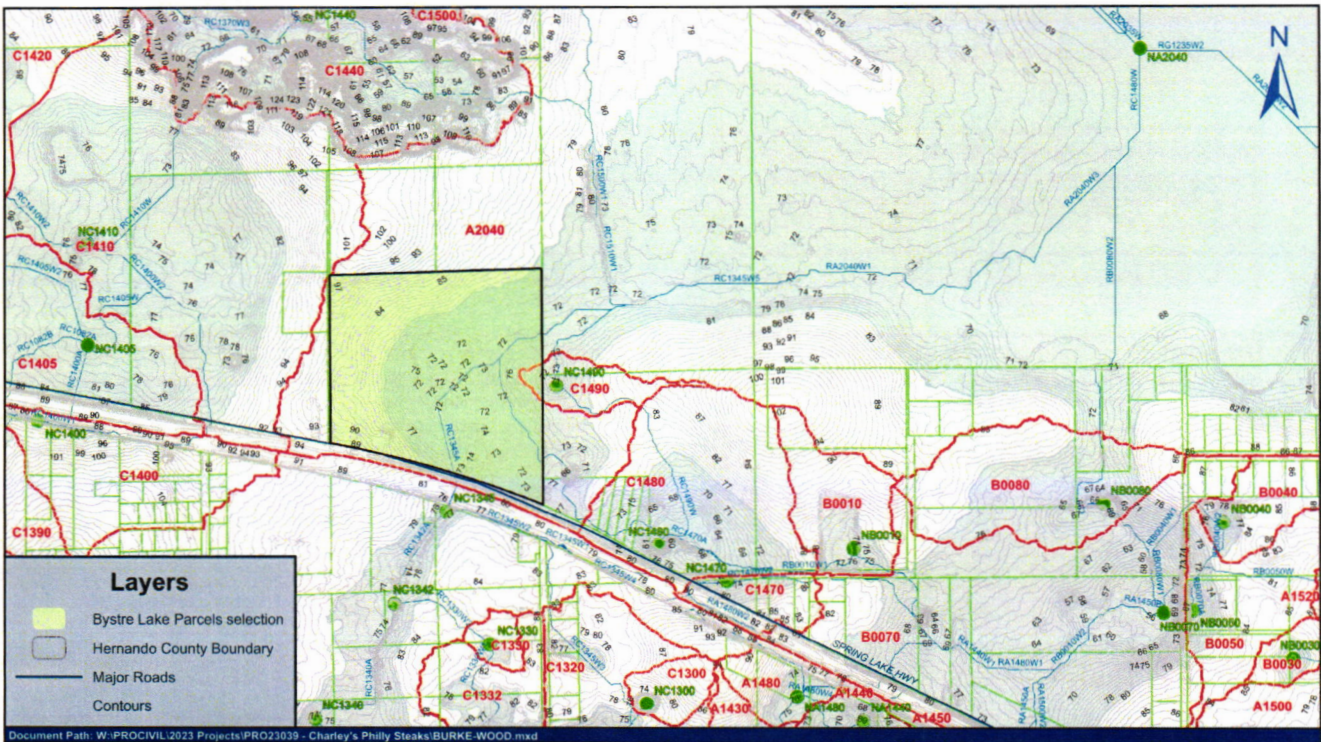
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Drainage Considerations: The application area lies within the Byster Lake Flood Plain. This information is available through Hernando County and SWFWMD GIS. The flood plain nodes and their designated flood elevations for the 100- year 24-hour events are shown on the FEMA mapping. This GIS information includes topography (lidar), nodes, basin lines(watersheds), reaches, and parcels. All are shown on the preliminary basin map prepared by the applicant for assessment of this property.

During construction plans preparation and permitting, the effects of this proposed development will be analyzed. The design for capture and treatment of any increase in runoff and water quality requirements will be assured so as not to cause any undue harm or effect on adjacent properties or a negative effect on the overall watershed.



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 Date: 5/24/2023
 1 inch = 500 feet

BURKE & WOOD
 S.R. 50
 BYSTRE LAKE SHED

