

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

Rezoning Standard PDP
Master Plan New Revised
PSFOD Communication Tower Other
PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp:

Date: 8/25/2025

APPLICANT NAME: Dirt Doctor 11011, LLC

Address: 2111 N KEENE RD

State: FL

Zip: 33763

City: CLEARWATER

Phone: _____ Email: dirtdoctorflorida@gmail.com

Property owner's name: (if not the applicant) DIRT DOCTOR 0 LLC

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates

Address: 966 Candlelight Boulevard

State: FL

Zip: 34061

City: Brooksville

Phone: 352-796-9423

Email: permits@coastal-engineering.com

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

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

Address: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY NUMBER(S):** 00344817
2. SECTION 21, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AG
4. Desired zoning classification: PDP(NC) to include all C-3 & specific C-1 Uses.
5. Size of area covered by application: 4.9 acres
6. Highway and street boundaries: Sunshine Grove Road, across from Plumeria Boulevard (Spring Ridge Subdivision)
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, Jigar Jadav as Manager of DIRT DOCTOR 0 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): _____
and (representative, if applicable): _____
to submit an application for the described property.

Signature of Property Owner

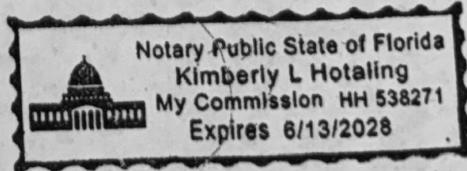
STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30th day of September, 2005, by Jigar Jadav 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

Rezoning Application Narrative

Parcel Key 344817

Applicant: Dirt Doctor 0 LLC

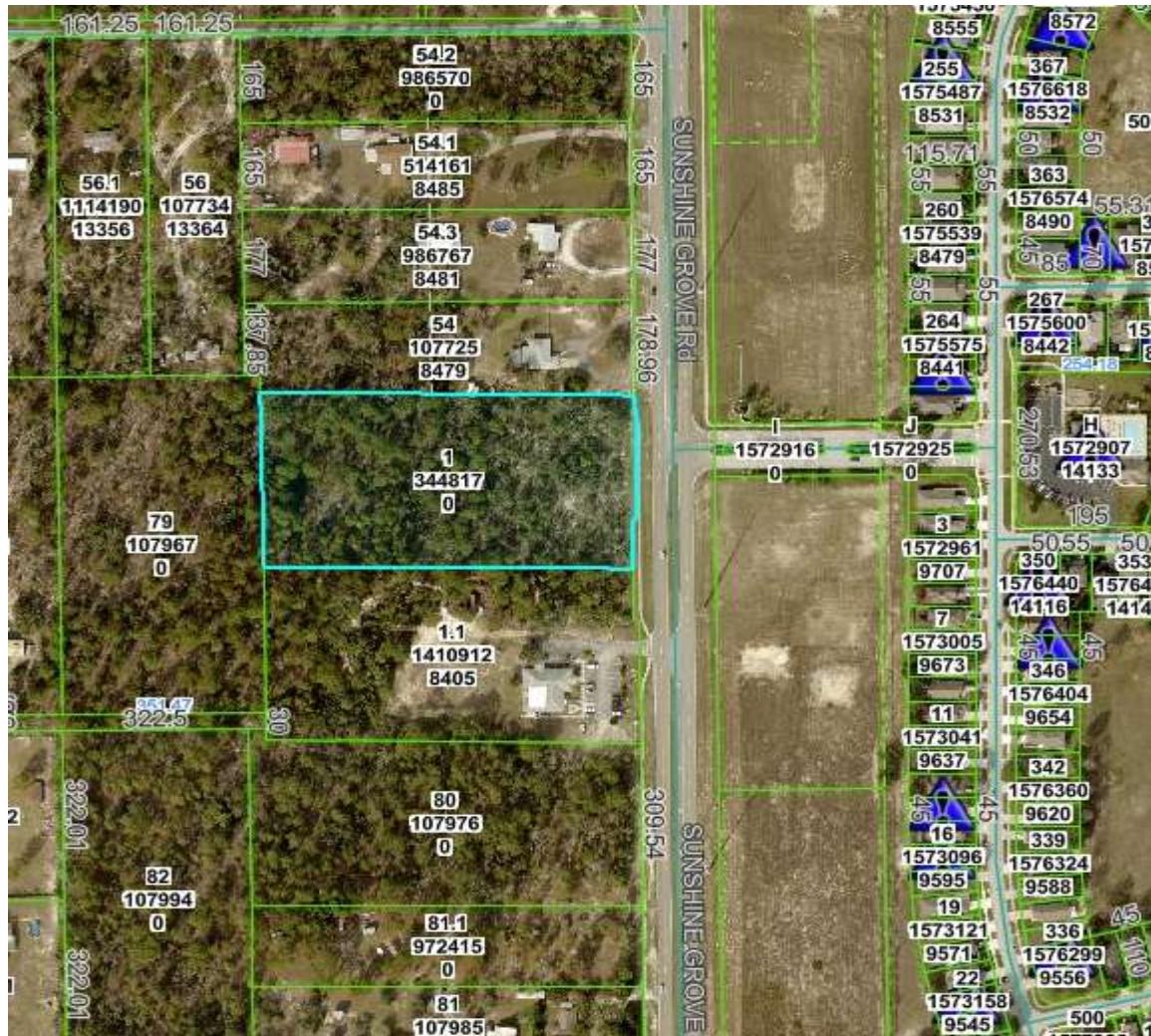


Figure 1. Parcel Key 344817 - Aerial and Location Map

General:

The site consists of a 4.9 acre vacant site. The site is located on the west side of Sunshine Grove Road, across from Plumeria Boulevard (Spring Ridge Subdivision). Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned Agriculture (AG) with an approved special exception for civic club. Please refer to Figure 2 below for the site zoning.

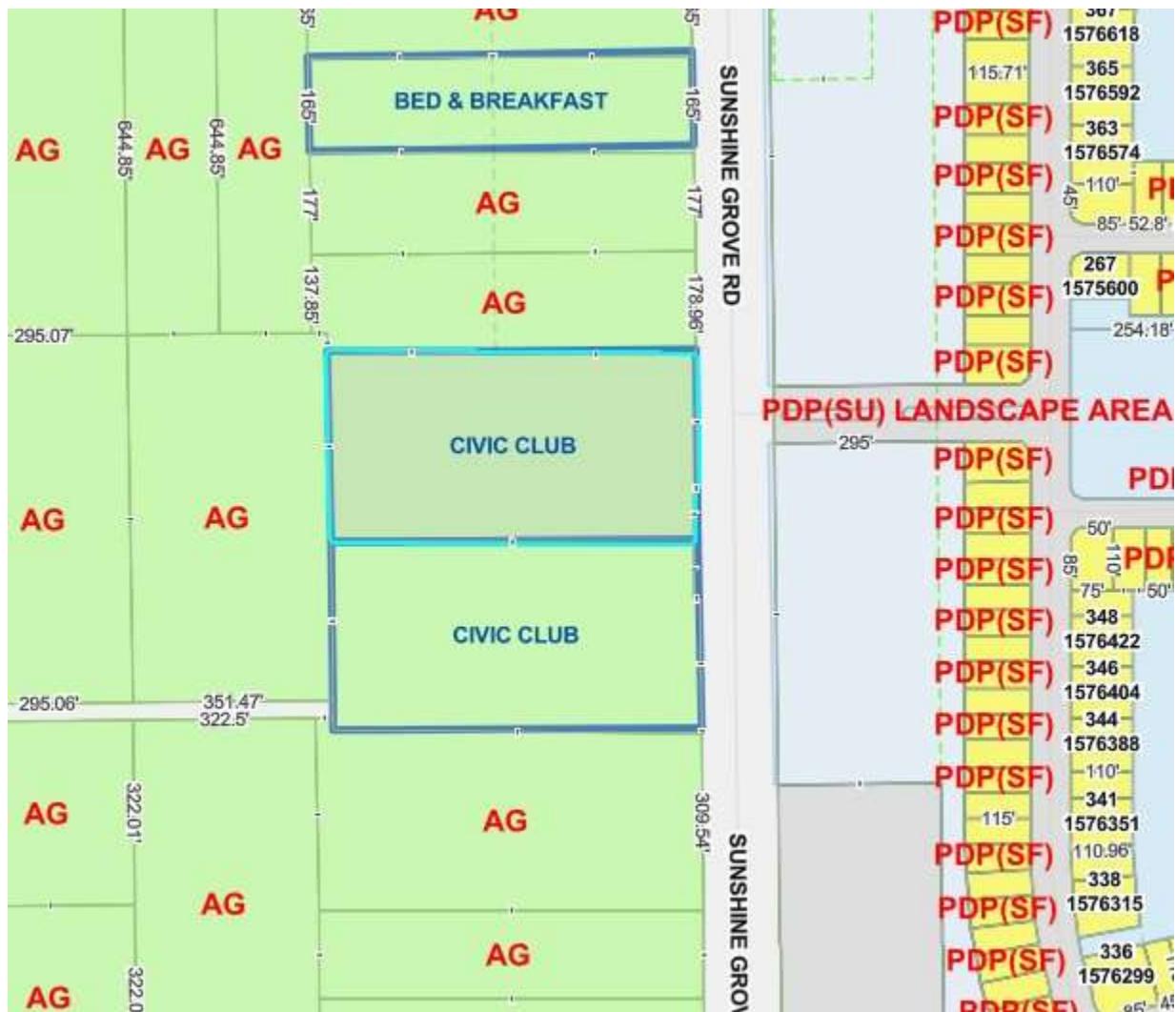


Figure 2. Parcel Key 344817 - Zoning Map

The site is currently designated as Rural on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.



Figure 3. Parcel Key 344817- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	AG	Rural	Vacant, single family residential
South	AG	Rural	Marine Corps League Civic Club, vacant
East	PDP/SU, PDP/SF	Public Semipublic, Residential	Power Line Corridor, Spring Ridge Subdivision
West	AG	Rural	Vacant

Request:

The applicant is requesting elimination of the approved special exception and rezoning with a master plan to allow neighborhood commercial (PDP/NC) with additional specified uses allowed by Article VIII, Section 5.10.

Project Description:

The subject parcel lies along a busy 4-lane County arterial roadway (Sunshine Grove Road), directly across from the entrance to the Spring Ridge community, which is scheduled for signalization. The entrance to this parcel will be aligned with that intersection and will provide access to the proposed commercial development. Given the depth of the parcel, the applicant intends to provide a significant 35' buffer along the boundary with vacant rural residential property to the west.

Given its location at a signalized intersection, this project is well situated to provide neighborhood commercial services to the nearby residences.

Major HCUD utility lines are located in the adjacent Sunshine Grove Road right-of-way, and the site is well above the floodplain and contains no wetlands. Soils are fast-draining and conducive for on-site retention of stormwater from residential and commercial development.

Comprehensive Plan Consistency:

The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

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.

Neighborhood Commercial

Strategy 1.04G(9): Neighborhood Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and limited function.

Neighborhood commercial areas serve limited local, traditional, or historic markets such as local restaurants and coffee shops, local convenience retail, local gas stations, or similar uses, and generally do not exceed 5 acres in size.

Strategy 1.04G(10): Neighborhood Commercial areas are guided by the following land use criteria:

- a. may be located in Residential or Rural Categories;
- b. have a maximum total size of five (5) acres overall;
- c. are not located in environmentally sensitive areas or the Conservation Category unless associated with a resource oriented tourism use;
- d. are located on collector or arterial roads except as part of a mixed use project;
- e. will not result in degradation of roadway levels of service;
- f. are designed to serve the convenience and personal service needs of nearby residents where such services are not otherwise reasonably available, and are proximate to the population areas supported;
- g. will not compromise the integrity of residential or rural areas;
- h. may be located internal to a mixed use project.

Analysis: The proposal meets the locational criterial for neighborhood commercial as it is intended to serve a limited function/market with less than 5 acres in size located on a collector roadway (Sunshine Grove Road), and will not result in the degradation of service along Sunshine Grove Road. Additionally, the property is not within an environmentally sensitive area. The project is also proximate to a school and residential area, and will not compromise the integrity of the immediate rural and residential area.

Proposed Dimensional Standards:

Neighborhood Commercial (PDP/NC)

Maximum Floor Area- 70,000 square feet

Maximum Building Height-35 feet

Minimum Setbacks

Front- 35 feet (Deviation from 75 feet)

Sides- 20 feet

Rear- 35 feet

Perimeter Buffers

Sunshine Grove/Front (East)- 5 feet

South (side)- 10 feet

North (side)- 10 feet

West (rear)- 35 feet

The buffer plantings will meet the minimum landscape requirements of the Community Appearance Ordinance and Section 1, Article VIII, Appendix A of the Planned Development requirements which states the following.

Buffering. 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.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, 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.

Proposed Uses:

The PDP/NC (Neighborhood Commercial) District allows all permitted uses in the C-3 zoning district, any special exception uses allowed in the C-3 zoning district and any permitted uses from the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan.

In addition to the uses permitted in the C-3 zoning district the following additional specified uses are proposed:

Permitted C-1 Uses

- Comparison goods
- Retail Food Stores
- Domestic and Business Service Establishments
- Domestic and Business Repair Establishments
- Business Training Schools
- Dry Cleaning Establishments
- Antique Stores
- Second Hand Stores
- Veterinary Clinics

No special exception uses in C-3 are being proposed.

Site Conditions

Environmental

A preliminary environmental site visit was conducted on August 28, 2025. The following are the results of the site visit:

- The subject property was under brushed within the past 12 months.
- The property is moderately forested with an assemblage of sand live oak, slash pine and long leaf pine trees.
- Large diameter trees (> 18-inch dbh) were not detected.
- The understory and ground cover contains saw palmetto, coppice tree growth, wire grass, dog fennel and other ruderal vegetation.
- Gopher tortoise burrows are present, but their density is low.
- No other state or federally listed species were detected.
- Wetlands and/or other surface waters are not present.
- Soils are sandy and well-drained (Candler soils).

Topography

The site is relatively flat and sits at an elevation ranging from 70 feet at the south property line to 80 feet above MSL at the north property line. Please refer to Figure 4.



Figure 4. Parcel Key 344817-Topography Map

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.

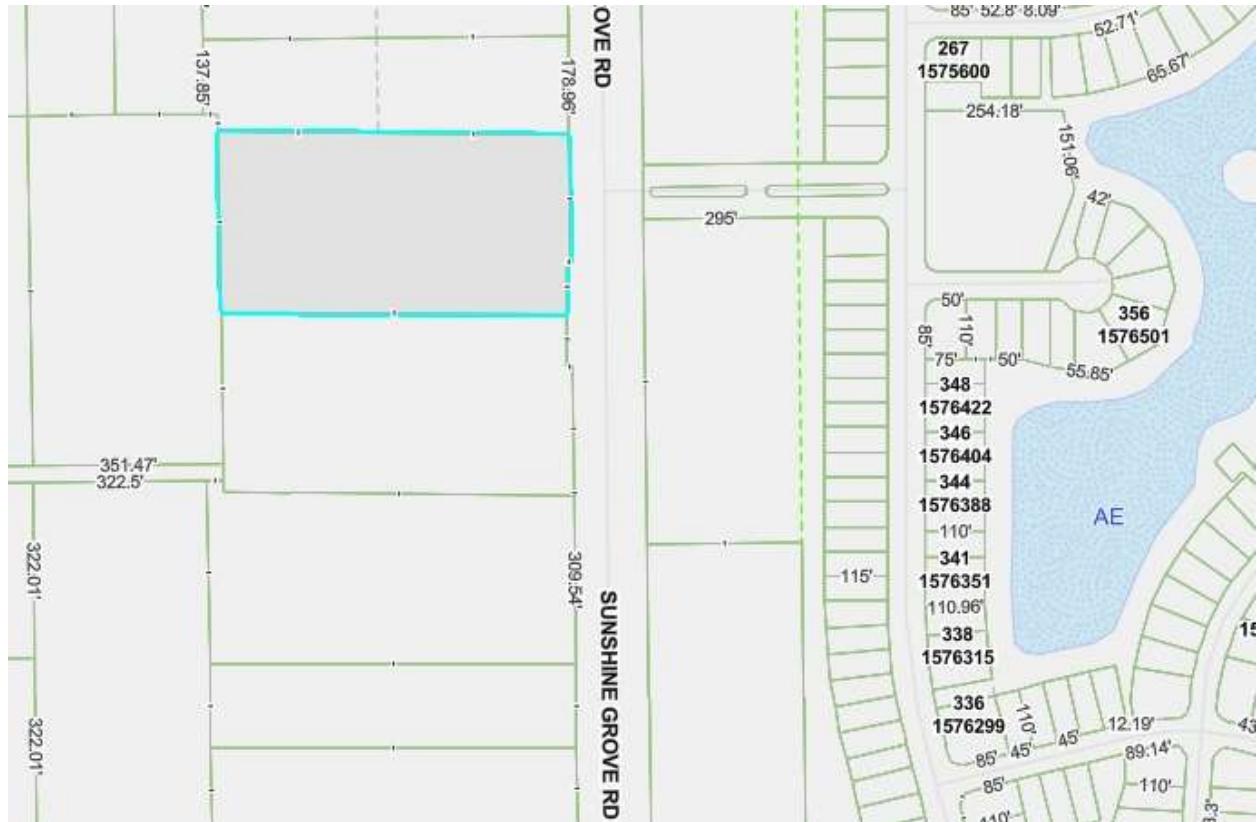


Figure 5. Parcel Key 344817 -Floodplain Map

Soils

The site soils consist of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.

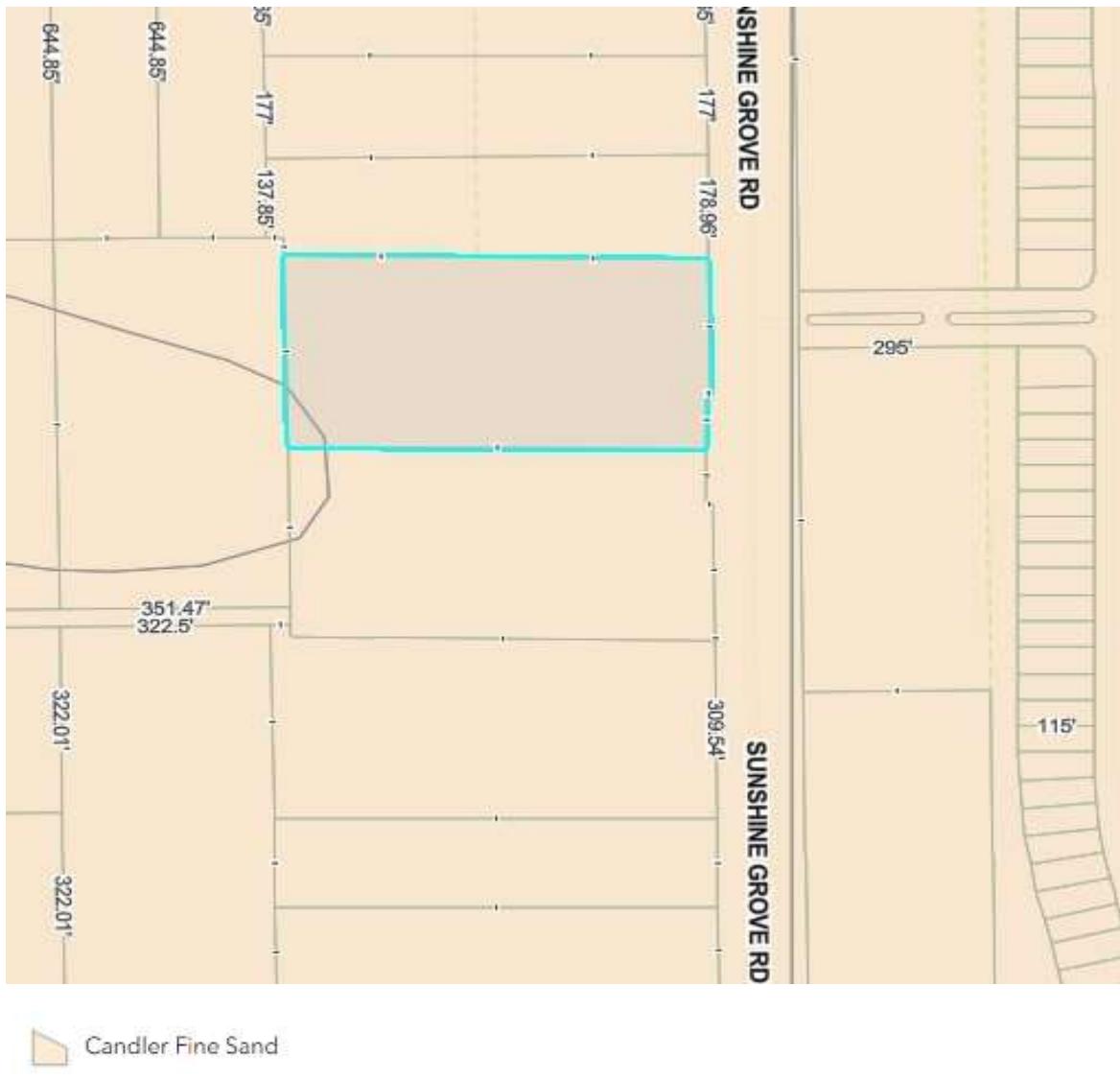


Figure 6. Parcel Key 344817 -Soils Map

Infrastructure

Adequate Access/Transportation

The site has access from Sunshine Grove Road, a four lane County arterial with a very good level of service. The intersection at Plumeria Boulevard (Spring Ridge Subdivision entrance) is scheduled for signalization, which will provide additional safety for all turning movements. Access configuration will be coordinated with the County Engineer.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. A 16" water main and a 16" force main are located within the adjacent Sunshine Grove Road right-of-way. Engineering for any requirements to connect will be done at the development review phase.

Drainage

The stormwater management system will be designed and constructed on site as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

A deviation is requested reducing the front setback from 75 feet to 35 feet. Given the small size of the parcel and need for visibility on Sunshine Grove Road, this deviation is justified.