

# 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: 02-22-24

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

H-24-17

Received

MAR 1 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Evergreen Partners, LLC

Address: 26 Meridian Court, Ste. 117

City: Kalispell

State: MT

Zip: 59901

Phone: 813-889-0700

Email: jalsabbagh@sycamoreeng.com

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

**REPRESENTATIVE/CONTACT NAME:**

Company Name: Sycamore Engineering, Inc./J.D. ALSABBAGH, P.E.

Address: 8370 W Hillsborough Ave. Suite 205

City: Tampa

State: FL

Zip: 33615

Phone: 813-889-0700

Email: jalsabbagh@sycamoreeng.com

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

Contact Name: Mathew Saponara

Address: 400 Wexford Blvd.

City: Spring Hill

State: FL

Zip: 34609

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 01317685
2. SECTION 32, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for mini warehouse.
4. Desired zoning classification: n/a as this application is for Master Plan revision
5. Size of area covered by application: 9.3 ACRES
6. Highway and street boundaries: Quality Drive to the North and County Line Road to the South of the parcel.
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, Evergreen Partners, 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): Evergreen Partners, LLC  
and (representative, if applicable): Sycamore Engineering Inc.  
to submit an application for the described property.

J.D. ALSABBAGH, AGENT

Signature of Property Owner

SEE AUTH. LETTER

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of February, 2024, by JD Alsabbagh who is ☒ personally known to me or ☐ produced as identification.

Tabo Rum  
Signature of Notary Public

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



Notary Seal/Stamp

Received

MAR 1 2024

Planning Department  
Hernando County, Florida

**Retail Center at County Line Road**  
**Planned Development Project Application**

This is a request to renewed master plan to the existing parcel at County Line Road and Quality Road with Key: 01317685 Parcel # R32 423 18 0000 0230 0040 approved Planned Development Project (PDP)/General Commercial (GC) with a Specific C-2 use for Mini-warehouses which we are trying to renewed the expired master plan with same uses and density.

**1. Proposal**

**a. Property:**

The total project is 9.3 acres on two (2) phases construction. Land Uses will consist of Retail Outparcels to include Shops, Restaurants, Professional Office, and other commercial uses. The second main use will be mini-storage units total 125,000 SF plus covered 48 RV storage in Phase I.

**b. Mini-Storage Density**

The mini-storage will be on one floor with building coverage not to 80 percentage. The maximum height of the building will be 35 feet.

**c. Commercial Development and Intensity**

The commercial development (retail shops, restaurants, etc.) will occupy not more than three (3) outparcels. The area of these uses will be approximately 30,000 SF. The maximum height of the buildings will be 35 feet. Commercial Uses will be in Phase II.

**2. Site Characteristics**

- a. The overall acreage of the site is 9.3 acres which appears to be 100% developable area.
- b. The site is undeveloped agricultural land and the terrain is rolling.
- c. There are no know activities or uses on-site.

**3. Environmental Considerations**

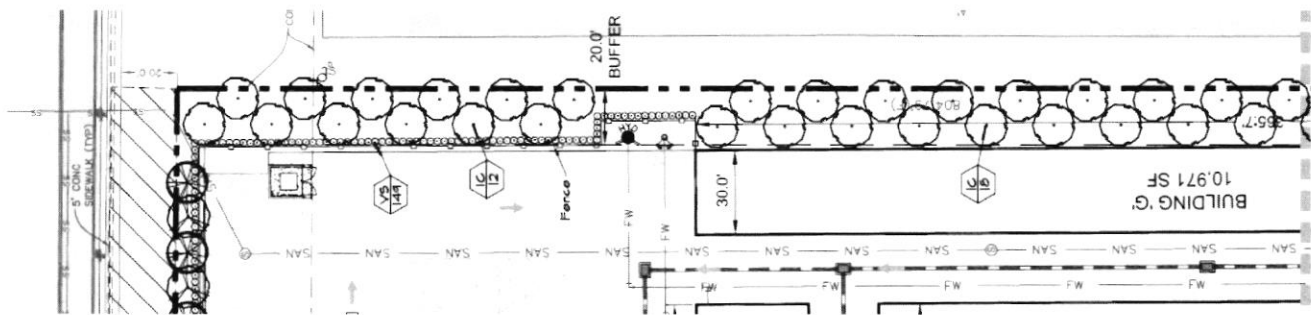
- a. The site is located in flood zone "X" which is above the 100-year flood elevation for this area.
- b. There is no wetland depicted on the subject property.
- c. The terrain is rolling and generally slopes from north to south. The soil is classified as Candler Fine Sand which is an excessively well drained soil. There is no standing water on the site.
- d. There are no water features on this property.
- e. A visit by our environmental consultant has been conducted. The site is populated with a few gopher tortoise burrows, but no other threatened or endangered species were observed.
- f. There are no natural species or conditions that will be adversely impacted by this development.

**4. Site Plan Discussion in Narrative**

- a. The overall concept of this development plan is to provide mixed use of mini-storage development and commercial uses with a variety of friendly commercial establishments. Two new access connections will be made to County Line Road and another to Quality Drive.
- b. The whole site will be buffered along the property lines by a 10-foot-wide landscape buffer on the north and south with 20-foot and east and west sides. No proposed buffer within the interior proposed uses inside the site.
- c. The proposed setback will be a 20' from all sides. The minimum future commercial lot/outparcel will be 10,000 SF.
- d. Hernando County Utilities has advised that their water and wastewater facilities in the area are more than adequate to handle this proposed development. A sewage lift station and force main will be required to complete the wastewater connection.
- e. The commercial component will consist of professional offices, restaurants, retail sales and service businesses.

## 5. Waiver Requests:

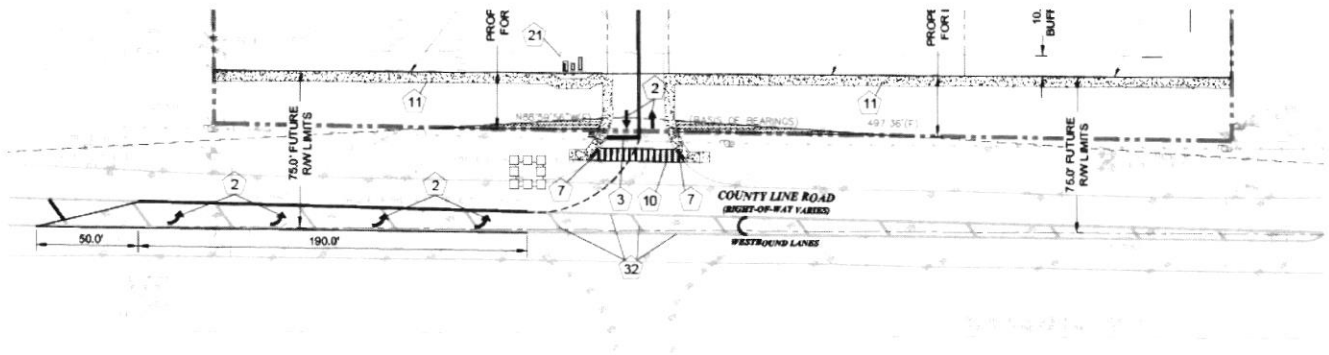
- a. **Eastern Side Setback:** We are requesting waiver to the 100' setback required on the east side adjacent to Agricultural (AG) zoning property to 20' setback proposed. The existing use to the eastern property is Assisted Living Facility (ALF). Our proposed use within the requested setback area will be a storage unit with no window opening. The users of these units visit event several months for few minutes to load or unload storage product in their units. It is very light use on these storage unit. Accordingly, granting the waiver should not have any negative impact to the neighboring ALF nor public welfare.
- b. **Eastern Side Buffer:** We are requesting a waiver on the eastern side buffer from what required 35' adjacent to the zoned AG property to 20' wide buffer. We should have an intense planted buffer as shown below which give same environmental and natural value of 35' wide but with narrower width.



The above view of the 20' buffer between our subject property and eastern property. It had an intense screening trees and shrubs.

- c. **Front Setback:** We are requesting a reduction in the frontage setback which is southern boundary from 75' to 45'. As part of development of this parcel, it is required right-of-way dedication to area from our subject property and 75' setback of the centerline of Countyline right-of-way. The limits come up to be around 30'+/- in width. Applying the 75' setback will push our building further to approximately 105' from existing right-of-way. This will affect the visibility of proposed building and uses. We are asking for setback reduction to 45' which still allow about 75' setback

from existing right-of-way but lesser from future right-of-way line.



The above view shows the Countyline right-of-way with future dedication of 30'+ wide area from our property which is based on 75' setback from centerline of the road.

## **6. Water and Sewer Services**

The developer will request water and sewer service from Hernando County Utilities and will enter into all necessary agreements. The developer acknowledges the requirements of the County Ordinance that covers water and sewer service and will make the appropriate applications to comply with their provisions.