



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

20 NORTH MAIN STREET ♦ ROOM 262 ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

November 19, 2021

Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC - 160
Tallahassee, Florida 32399-4120

Re: Hernando County Small Scale Amendment Adoption Package; (CPAM2105 – Flammer-Triola LLC)

Dear Mr. Eubanks:

Pursuant to Section 163.3187(1), Florida Statutes (FS), please find the enclosed material relating to an adopted small scale plan amendment CPAM2105 – Flammer-Triola LLC) to amend the Future Land Use Map of the Hernando County Comprehensive Plan.

The proposed amendment and related background data and analysis have been available for public review at the Hernando County Planning Department. Review materials have also been posted on Hernando County's internet web page.

The following information is provided to fulfill the requirements of Section 163.3184(3) F.S.:

1. The Board of County Commissioners (BOCC) acting as the governing body held an advertised public hearing on November 16, 2021, and voted to adopt Ordinance 2021-23 adopting the small scale comprehensive plan amendment CPAM2105 – Flammer-Triola LLC)
2. The small scale comprehensive plan amendment amends 1.3 acres from Residential to Commercial. The total small scale amendments for Hernando County in calendar year 2021 is 3.4 acres.
3. The small scale comprehensive plan amendment (CPAM2105 – Flammer-Triola) is not applicable to an area of Critical State concern.
4. The name of the person(s) for Hernando County who is familiar with the proposed plan amendment package is:

Michelle Miller, Senior Planner
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, Florida 34601
Phone: (352) 754-4057 ext. 28027
Email: mlmiller@hernandocounty.us

In accordance with instructions from the Division of Community Planning, this amendment shall be submitted to the Florida Department of Economic Opportunity through its Online Comprehensive Plan Amendment portal. The proposed amendment package consists of:

- Exhibit 1:** CPAM2105 – Flammer-Triola LLC
- Attachment A:** Ordinance 2021-23 with Exhibit A.
- Attachment B:** Current Future Land Use Map depicting the area of the amendment.
- Attachment C:** Staff report for the amendment, including the BCC recommendations and actions.
- Attachment D:** Copy of Comprehensive Plan Amendment application with narrative.

If you have any further questions or require additional information, please contact Mrs. Miller.

Sincerely,



Ronald F. Pianta, AICP
Director of Planning and Zoning Services

Attachments: Exhibit 1

cc: VIA – Email:

John Meyer, LEPC and DRI Coordinator, Tampa Bay Regional Planning Council, 4000 Gateway Centre Blvd, Ste. 100, Pinellas Park, FL 33782, email to: johnm@tbrpc.org

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District
2379 Broad Street, Brooksville FL 34604-6899, email to: trisha.neasman@watermatters.org

Daniel C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 North McKinley Dr., MS 7-500, Tampa, FL 33612-6456, email to: Daniel.Santos@dot.state.fl.us

Department of Environmental Protection, Attn: Plan Review, Office of Intergovernmental Programs
3900 Commonwealth Boulevard, MS 47, Tallahassee, FL, 32399, email to: Plan.Review@dep.state.fl.us

Department of State, Bureau of Historic Preservation, 500 South Bronough St, Tallahassee, FL 32399-0250,
email to: compliancepermits@dos.myflorida.com

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services
620 South Meridian St, MB 5B5, Tallahassee FL 32399-1600,
email to: FWCCConservationPlanningServices@myfwc.com

Department of Agriculture and Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capital, Plaza Level 8, Tallahassee, FL 32399-0800, email to: compplans@freshfromflorida.com

Mark Weigly, Director, Department of Education, Office of Educational Facilities, 325 West Gaines St, Ste. 1014, Tallahassee, FL 32399-0400, email to: Mark.weigly@fldoe.org

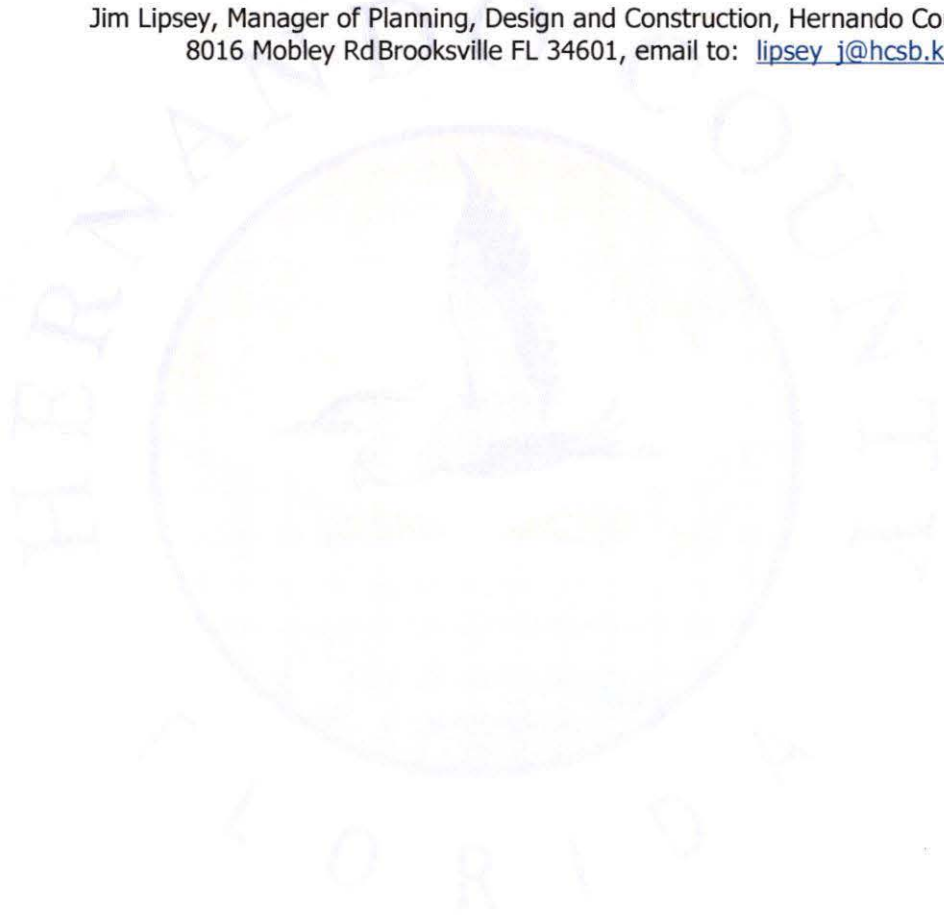
Steve Gouldman, City Planner, City of Brooksville, 201 Howell Avenue, Brooksville FL 34601, email to: sgouldman@cityofbrooksville.us

Joanna L. Coutu, AICP, Director, Citrus County Land Development Division, 3600 W. Sovereign Path, Ste. 140, Lecanto, FL 34461, email to: Joanna.coutu@citrusbocc.com

Jeff Jenkins, Executive Planner, Long Range Planning Division. Pasco County Planning and Development 8731 Citizens Drive, Ste. 320, New Port Richey, FL 34654, email to: jjenkins@pascocountyfl.net

Karl E. Holley, AICP, CFM, Director of Development Services, Sumter County Board of Commissioners 7375 Powell Road, Ste. 115, Wildwood, FL 34785, email to: karl.holley@sumtercountyfl.gov

Jim Lipsey, Manager of Planning, Design and Construction, Hernando County School District 8016 Mobley Rd Brooksville FL 34601, email to: lipsey_j@hcsb.k12.fl.us



Appendix A: CPAM2105 – Flammer-Triola

Attachment A: Ordinance 2021-23 with Exhibit A

1 **SECTION I. Recitals.** The recitals set forth above are true and correct and incorporated
2 herein by this reference.

3
4 **SECTION II. Adopting CPAM-21-05.** CPAM-21-05 (attached as **Exhibit “A”** hereto
5 and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando
6 County Comprehensive Plan is amended accordingly, subject to the Effective Date provision
7 (Section X) below.

8
9 **SECTION III. Execution.** The Chairman of the Hernando County Board of County
10 Commissioners is hereby authorized to execute this Ordinance, and all related documents.

11
12 **SECTION IV. Transmittal of Adopted CPAM-21-05 to State Land Planning Agency
13 and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting
14 CPAM-21-05 to the State Land Planning Agency and the other Review Agencies within ten (10)
15 days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

16
17 **SECTION V. Publication.** This Ordinance shall be published as required by law.

18
19 **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the
20 unincorporated area of Hernando County.

21
22 **SECTION VII. Severability.** It is declared to be the intent of the Board of County
23 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
24 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
25 the validity of the remaining portions of this Ordinance.

26
27 **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable
28 only to unincorporated areas of Hernando County, Hernando County ordinances, County
29 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this
30 Ordinance to the extent of such conflict except for ordinances concerning either adoption or
31 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

32
33 **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby
34 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this
35 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray
36 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.

37
38 **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the
39 Florida Secretary of State; however, the adopted amendment (CPAM-21-05) shall take effect and
40 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the
41 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the
42 local government that the plan amendment package is complete or as otherwise provided in
43 Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall
44 become effective on the date the State Land Planning Agency or the Administration Commission
45 enters a final order determining this adopted amendment to be in compliance. No development
46 orders, development permits, or land uses dependent on this amendment may be issued or

1 commence before it has become effective. If a final order of noncompliance is issued by the
2 Administration Commission, this amendment may nevertheless be made effective by adoption of
3 a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land
4 Planning Agency.

5
6 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
7 **HERNANDO COUNTY** in Regular Session this 16th day of November 2021.

8
9 **BOARD OF COUNTY COMMISSIONERS**
10 **HERNANDO COUNTY, FLORIDA**

11
12
13
14 Attest: Neidi Kuppe, D.C.
15 *for* DOUGLAS A. CHORVAT, JR.
16 CLERK OF CIRCUIT COURT
17 AND COMPTROLLER

18
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22
23
24
25
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28
29
30 By: [Signature]
31 **Steve Champion, Chairman**



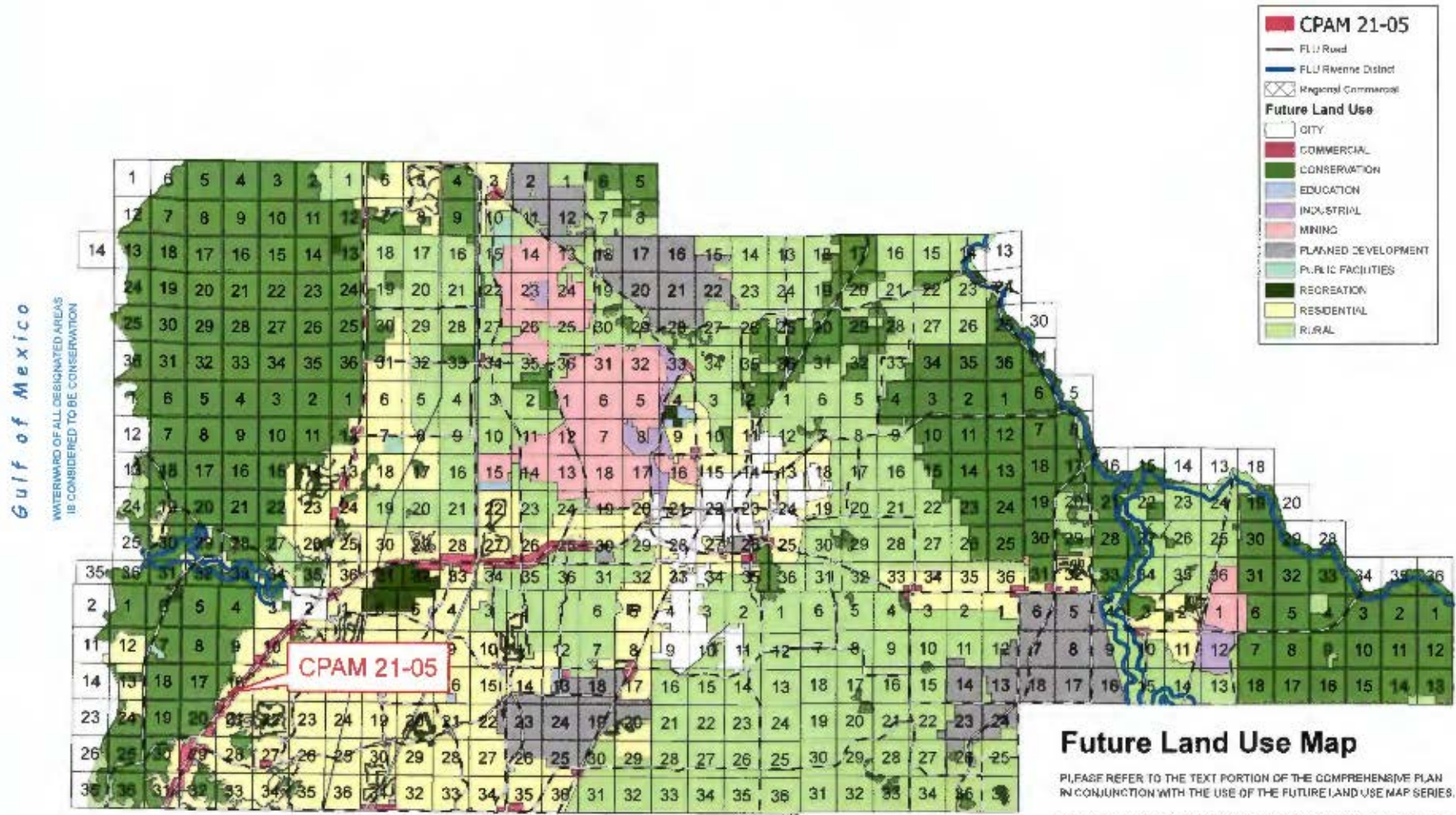
27 **Approved as to Form and**
28 **Legal Sufficiency**

29
30 By: [Signature]
31 Assistant County Attorney

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-05

Version Date 12/18/2020



Gulf of Mexico

WATERWARD OF ALL DESIGNATED AREAS IS CONSIDERED TO BE CONSERVATION



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM 2105\CPAM2105_8x11_Proposed.pdf
 Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2105\CPAM2105_8x11_Proposed.mxd
 Date of mapping: 04/27/2021

Hernando County Comprehensive Plan Map

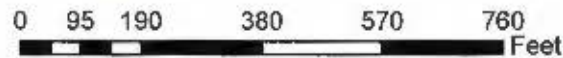
Proposed Future Land Use CPAM 21-05

Version Date: 12/18/2020



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.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2105\CPAM2105b_Detail_8x11.pdf
 Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2105\CPAM2105b_8x11_Detail.mxd
 Date of mapping: 04/27/2021



Attachment B: Current Future Land Use Map depicting the area
of the amendment

Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM 21-05

Version Date 12/18/2020

Gulf of Mexico
WATERWARD OF ALL DESIGNATED AREAS
IS CONSIDERED TO BE CONSERVATION

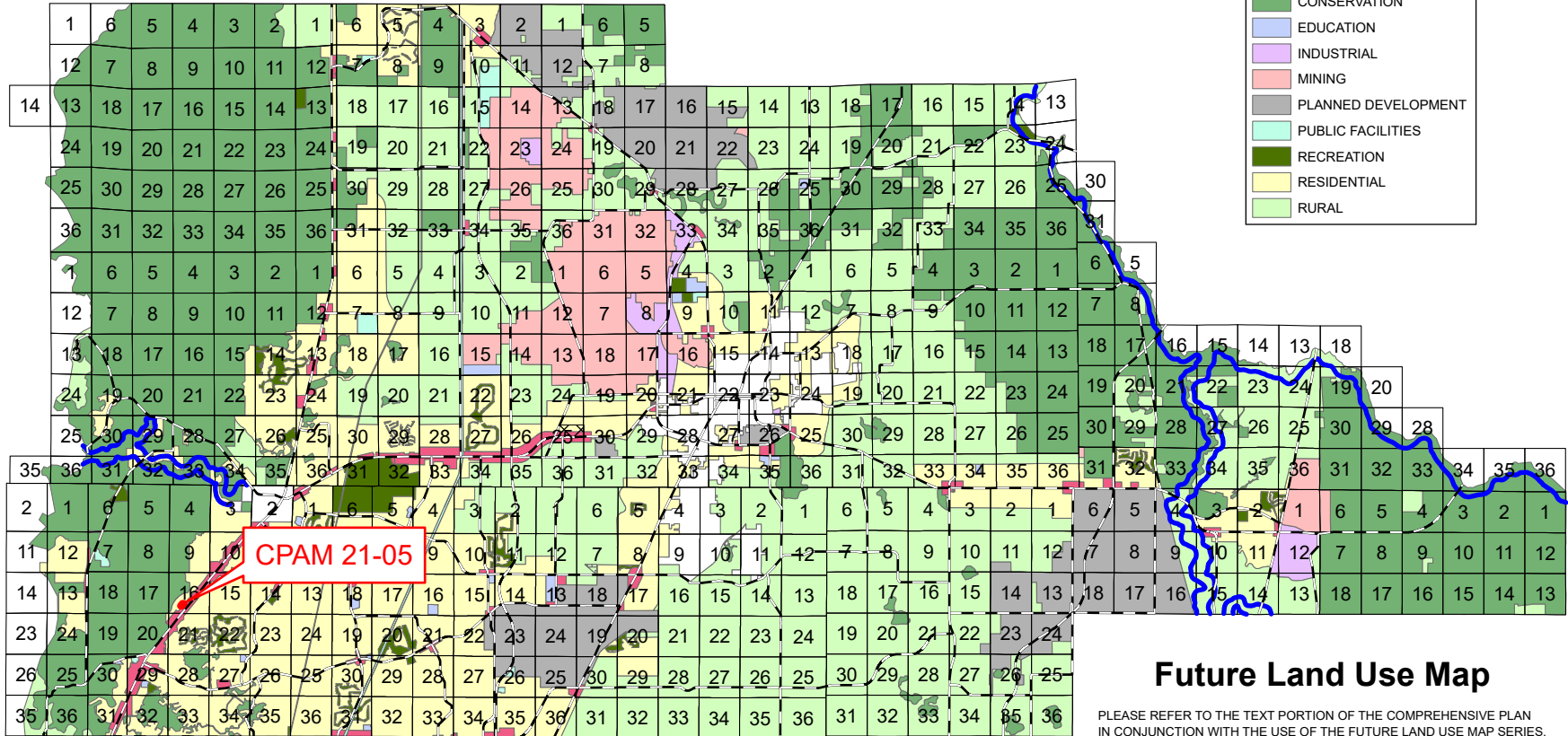
CPAM 21-05

FLU Road

FLU Riverine District

Future Land Use

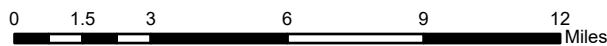
- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL



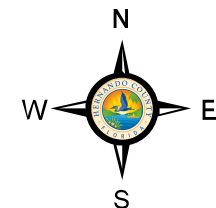
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NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



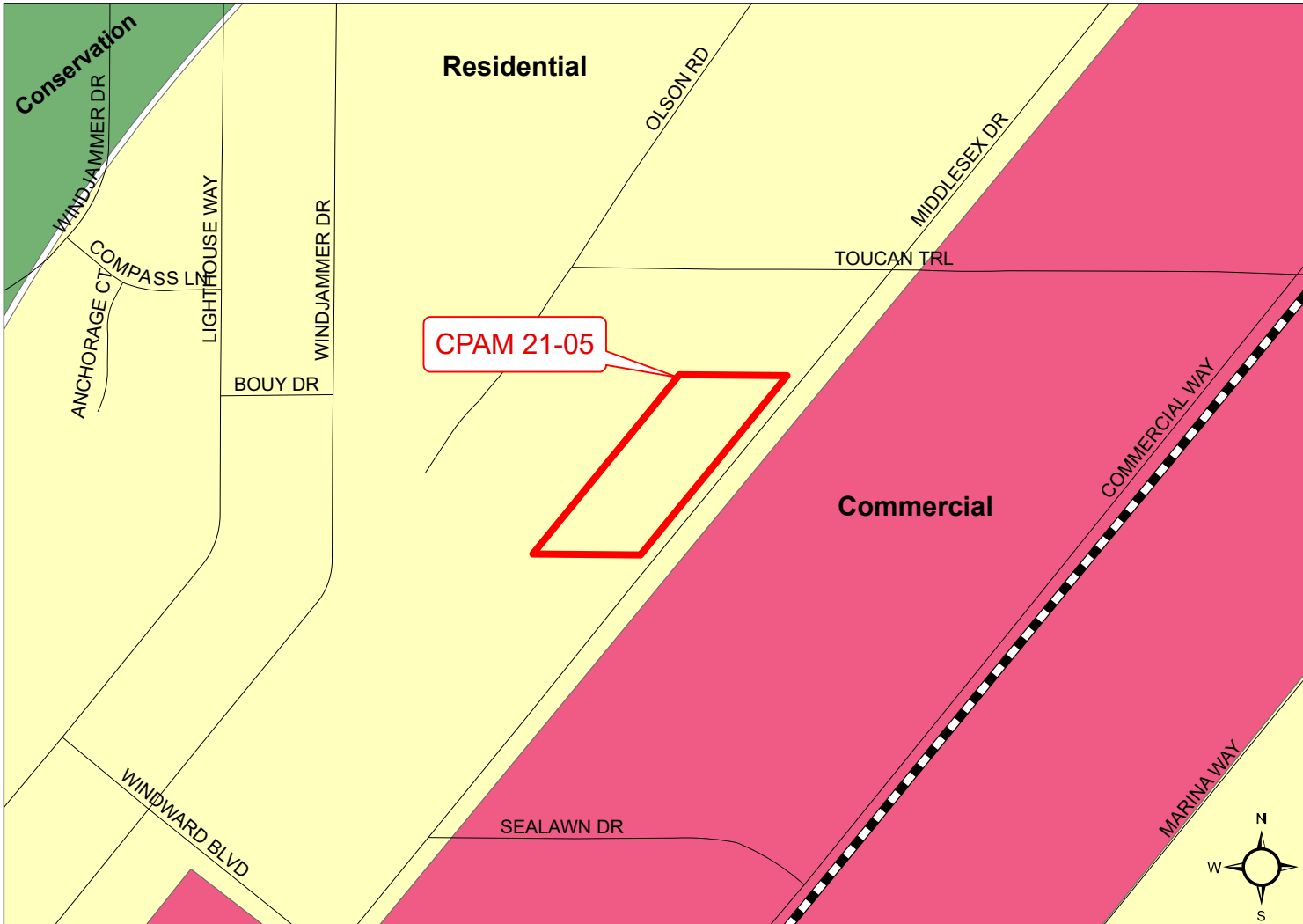
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 Date of mapping: 04/27/2021



Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM 21-05

Version Date: 12/18/2020



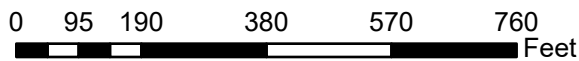
- CPAM 21-05
- FLU Road
- FLU Riverine District
- Regional Commercial

Future Land Use

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.



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Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2105\CPAM2105a_8x11_Detail.mxd
Date of mapping: 04/27/2021



Attachment C: Staff report for the amendment, including the
BOCC recommendation and actions

STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 14, 2021
Local Planning Agency: July 13, 2021
Board of County Commissioners: July 13, 2021

APPLICANT: Flammer-Triola LLC

FILE NUMBER: CPAM2105

REQUEST: Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a 1.33-acre tract (MOL) from Residential to Commercial

GENERAL

LOCATION: Northwest side of Middlesex Drive, approximately 875' northeast of Windward Boulevard

PARCEL KEY

NUMBERS: 1430320

DESCRIPTION OF PROPOSED AMENDMENT

The proposed small scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Residential to Commercial on a 1.3-acre (MOL) tract off Windward Boulevard.

DESCRIPTION OF PROPOSED PROJECT

This application is a companion application to a rezoning petition filed by the petitioner (H1918) that will enable the petitioner to construct a parking lot to expand vehicle storage for the existing automotive facility on the site across Middlesex Drive from the subject property.

BACKGROUND INFORMATION

Site Characteristics

Total Site Size: 1.3 acres

Surrounding Zoning: North: C-1/(Commercial); R-1A/(Residential)
South: C-1/(Commercial) C-2/(Highway Commercial), C-3/(Neighborhood Commercial)
East: PDP(GC)/Planned Development Project (General Commercial), C-2/(Highway Commercial)
West: R-1A (single family residential) C-1/(Commercial)

Surrounding Land Use: North: Residential; Commercial
South: Commercial; Residential

East: Commercial
West: Residential; Commercial

Current Zoning: R-1A (Pending Rezoning to PDP(GC) (H1918))

IMPACTS OF PROPOSED AMENDMENT

According to the Hernando County Comprehensive Plan, properties that are classified as residential on the Future Land Use Map can have up to 22 dwelling units per acre. The parcel totals 1.3 acres. Assuming a maximum residential buildout, it could generate 28 dwelling units based on the existing Future Land Use. The amendment from residential to commercial could generate 19,819.80 square feet of nonresidential development based on an average buildout of 0.35 Floor Area Ratio (FAR), in accordance with the Commercial Future Land Use category. These density and intensity calculations do not take into consideration any mixed-use development proposals, zoning conditions of approval, or site constraints such as environmental considerations, access, and other land development requirements.

COMPREHENSIVE PLAN CONSISTENCY

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.

Commercial Strip Development

Strategy 1.04G(6): The existing areas of strip commercial development depicted on the Future Land Use Map include U.S. Highway 19 from County Line Road north to SR-50 and the SR-50 corridor from Oak Hill Hospital to Colorado Street.

Strategy 1.04G(7): A scattered unplanned commercial development pattern shall be discouraged. A development pattern of strip commercial is not desirable, and the creation of new strip commercial areas is not allowed with the exception of infill development that reduces the need for additional curb cuts and provides for a frontage road, or cross access. Other than infill, the establishment of new commercial areas or expansion of existing commercial areas is expected through the use of commercial nodes or mixed use projects using the planned development review process that support the commercial component and minimize curb cuts.

Staff Analysis: The subject property is adjacent to a commercial corridor, with commercial zoning and land uses adjacent. The proposed use of the property is a parking lot to expand vehicle offerings for the existing automotive service establishment, located across Middlesex Drive. This use is ancillary to the existing use for the automotive service establishment. No significant impacts to the transportation network or the environment are anticipated from this amendment.

FINDINGS

Given that the subject property is consistent with the strategies for the surrounding parcels and the request is consistent with the strategies for the Commercial land use category, the small-scale amendment is consistent with the Comprehensive Plan.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

P&Z RECOMMENDATION

At their regularly scheduled meeting on June 14, 2021, the Planning and Zoning Commission voted 4-0 to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

BCC ACTION

At their regularly scheduled meeting on July 13, 2021, the Board of County Commissioners voted 5-0 to postpone the petitioner's request for a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a 1.33-acre tract (MOL) from Residential to Commercial to a future hearing date.

BCC ACTION

At their regularly scheduled meeting on November 16, 2021, the Board of County Commissioners voted 5-0 to adopt Ordinance 2021-23 and approve the petitioner's request for a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a 1.33-acre tract (MOL) from Residential to Commercial.

Attachment D: Copy of Comprehensive Plan Amendment
Application with narrative

**HERNANDO COUNTY COMPREHENSIVE
PLAN AMENDMENT PETITION (CPAM)**



Application request (check one):

- Small Scale – Map Only (10 acres or less)
- Large Scale Text Amendment (More than 10 acres)
- Large Scale Map Amendment (More than 10 acres)

PRINT OR TYPE ALL INFORMATION

File No. CPAM205 Official Date Stamp:

Received

APR 13 2021

Planning Department
Hernando County, Florida

Date: 3-23-21

APPLICANT NAME: FLAMMER- TRIOLA LLC.

Address: 3335 COMMERCIAL WAY
 City: SPRING HILL State: FL Zip: 34606
 Phone: 352-686-8255 Email: rtriola@tampabay.rr.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: THE PERMIT TECH INC
 Address: PO BOX 15133
 City: BROOKSVILLE State: FL Zip: 34604
 Phone: 352-585-8326 Email: theperrmittech@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): 1430320
2. SECTION 16, TOWNSHIP 23, RANGE 17
3. Size of area covered by application: 57,939 or 1.33 acres
4. Future Land Use Map Classification (if applicable): _____
5. Desired Map Classification: COMMERICAL PARKING PDP-GC
6. Desired Text Amendment: _____
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 C TRIOLA, 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): LISA WILSON
and (representative, if applicable): _____
to submit an application for the described property.



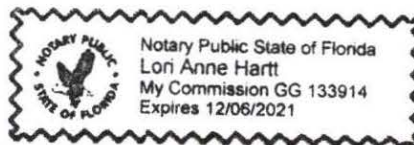
 Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 29th day of March, 2021, by ~~LISA WILSON~~ Robert C Triola who is personally known to me or produced _____ as identification.

Lori Anne Hartt

 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 6/2/17

Notary Seal/Stamp

Master Engineering Corp.

3477 Orion Rd.
Spring Hill FL 34606
Telephone (352) 684-1807

June 22, 2018

To: Hernando County Planning Department
Planned Development Project (PDP) Rezoning

Re: PDP Narrative for a Petition to Rezone for Commercial Parking

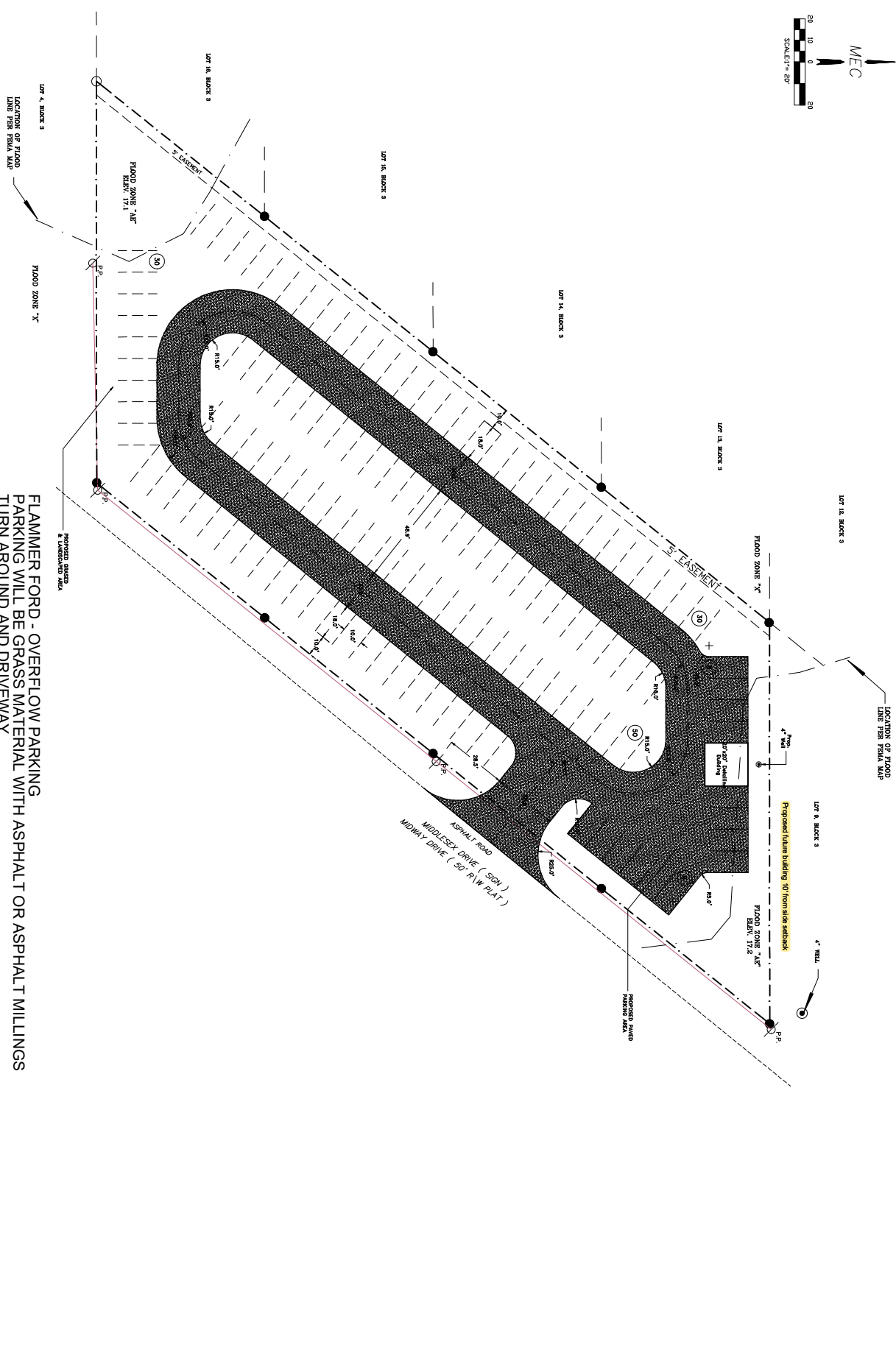
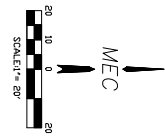
Applicant: Flammer Ford of Spring Hill

The above applicant for a PDP Rezone have expressed the intention to the Hernando County Planning Department to rezone Parcel Key 01430320 Parcel #: R16 223 17 3810 0030 0050 from residential to commercial parking and found no objections to their preliminary request. No retail offices are part of this petition and it will be expressed on the construction documents.

The aforementioned parcel is 57,939 square feet or 1.33 acres, with an actual residential land use. The parcel abuts one commercial auto sales, repair and storage parcel at the north boundary and residential lots at the south and west boundaries. Based on the Land Development Code, the applicant has proposed a 10-foot landscape buffer around the proposed parcel.

Natural features, trees and plants, will be compensated by leaving existing trees, where it is possible, and by planting new trees and plants as the Land Development Code requires. A preliminary survey for tortoise barrel has been conducted and found no evidence of any barrel. However, all possible efforts will be made to relocate tortoise specie if found during the property survey. Thus, it is our opinion that no further impact to the land will be done as if it was permitted for a residential land use.

The Hernando County Health Department does not have projected plans to bring water or sewer lines infrastructure to this neighborhood. Because the proposed land use of the parcel to commercial parking the water uses and consumptions are much less than residential land use, thus no impacts on water and sewer infrastructure are part of this petition, however, the applicant proposes to provide onsite 4" water well and septic tank system accordingly. Approximately 600 feet of Middlesex Drive and 400 feet of Toucan Trail will provide services to this parcel. Vehicles coming to this parcel are expected to be a regular passenger automobile or regular passenger truck. Occasionally a service truck is expected



FLAMMER FORD - OVERFLOW PARKING
 PARKING WILL BE GRASS MATERIAL WITH ASPHALT OR ASPHALT MILLINGS
 TURN AROUND AND DRIVEWAY
 PROPERTY WILL BE BUFFERED WITH 6' OPAQUE FENCING
 FUTURE 20 X 20 METAL BUILDING WITH LEAN TO FOR SHADE - TO BE USED AS FUTURE CAR DETAILING

Project Title	REZONING PLAN FOR LOTS 5-8 MIDDLESEX DRIVE	FLAMMER FORD OF SPRING HILL 3335 COMMERCIAL WAY SH FL 34606	<table border="1"> <tr><th>Revisions</th><th>No.</th><th>Date</th><th>Description</th><th>By</th></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	Revisions	No.	Date	Description	By															
	Revisions			No.	Date	Description	By																
Sheet Title	SITE PLAN & NOTES AND DETAILS	<table border="1"> <tr><td>Design</td><td>GMC</td><td>Project No.</td><td>18-01</td></tr> <tr><td>Checked</td><td>GMC</td><td>Scale</td><td>1"=20'</td></tr> <tr><td>Drawn</td><td>GMC</td><td>Date</td><td>6/30/18</td></tr> </table>	Design	GMC	Project No.	18-01	Checked	GMC	Scale	1"=20'	Drawn	GMC	Date	6/30/18									
Design	GMC	Project No.	18-01																				
Checked	GMC	Scale	1"=20'																				
Drawn	GMC	Date	6/30/18																				
Sheet No.	C-1	<table border="1"> <tr><td>Civil Engineering Stormwater</td><td>MASTER ENGINEERING CORP.</td><td>Commercial & Subdivision Plat</td></tr> <tr><td>3477 Orion Rd. Springhill, FL 34606</td><td>Consulting Civil Engineering Guillermo M. Castillo, P.E. (FL #102591) Certificate of Authorization # 9326</td><td>52591 TL Reg. No. Date</td></tr> </table>	Civil Engineering Stormwater	MASTER ENGINEERING CORP.	Commercial & Subdivision Plat	3477 Orion Rd. Springhill, FL 34606	Consulting Civil Engineering Guillermo M. Castillo, P.E. (FL #102591) Certificate of Authorization # 9326	52591 TL Reg. No. Date															
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3477 Orion Rd. Springhill, FL 34606	Consulting Civil Engineering Guillermo M. Castillo, P.E. (FL #102591) Certificate of Authorization # 9326	52591 TL Reg. No. Date																					

to be on this parcel for an annual maintenance. Excess of runoff caused by the change of the land use will be stored and percolated on the site per County and SWFWMD regulations. Thus, no impacts on the roadway and storm water runoff are part of this project.

Therefore, the concept of the development plan is to provide adequate overflow parking for Flammer Ford coworkers and overflow of new and used vehicles without any apparent adverse impact to the adjacent community.

Please do not hesitate to contact me at (352) 684-1807 if you have any questions.

Sincerely,



Digitally signed by
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