

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. H-2285 Official Date Stamp:

Received

DEC 07 2022

Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME: Achilles Thomas AXI VIO Land Holding, Inc.

Address: 17109 Old Ayers Road
City: Brooksville State: FL Zip: 34604
Phone: 452-667-3261 Email: achilles@fireballbrands.com
Property owner's name: (if not the applicant) Achilles Thomas

REPRESENTATIVE/CONTACT NAME: Jeff Andras

Company Name: Andras Construction Services, LLC
Address: 460 Hancock Lake Road
City: Brooksville State: FL Zip: 34602
Phone: 813-482-2581 Email: jeffandras@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): 01088655,
2. SECTION 30, TOWNSHIP 23, RANGE 19
3. Current zoning classification: PDP((HC)/Planned Development Project (Highway Commercial)
4. Desired zoning classification: Master plan revisions with the current zoning
5. Size of area covered by application: 54.2 Acres
6. Highway and street boundaries: Old Ayers Road and Ayers Road
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, Achilles Thomas, 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): Jeff Andras and (representative, if applicable): _____ to submit an application for the described property.

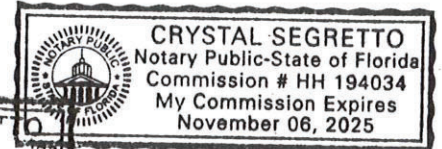
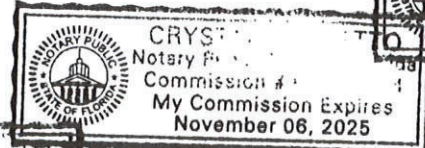
[Handwritten Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 6th day of December, 2022, by Achilles Thomas who is personally known to me or produced _____ as identification.

[Handwritten Signature]
Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16



JAN 04 2023

Planning Department
Hernando County Florida

In consideration of the previous BCC action on November 17, 2020 and the approval of the current master plan, the applicant is submitting this application based on a revised master plan that re-organizes the use of the property into a more neighborhood friendly configuration.

In summary, the intended use of the property remains as defined in Section 21.136 of the Hernando County Code of Ordinances as an "officially authorized spectator game" facility.

From the previous narrative, the following still apply:

- Over the past two years, since the prior approval, during the initial development of the property, events have been held in accordance with the prior approval.
- The types of events have and will continue to include concerts, weddings, festivals, car shows, swap meets, corporate events, driving games, competitions, etc.... There have been and will continue to be seasonal events, that recurring annually, such as our Speedster Easter, Memorial Day & 4th of July Festivals, MonsterFest, Trunk or Treat (held around Halloween), and other events that support our community and country.
- The number of attendees has and will continue to vary depending on the size of the event and range from 10 to 5,000 people. Parking for events will be located on the property as indicated on the master plan.
- RV parking – will be in accordance with the prior approval conditions.
- Existing onsite water and sanitary facilities have been utilized successfully for all events held over the past two years. For larger events temporary facilities have been brought in as needed. The intent is to add additional onsite septic and/or water facilities as may be need to support the proposed improvements while continuing to bring in temporary facilities for larger events as necessary. Connection to public water and/or sewer is to be at the applicant's discretion.
- Current trees and brush on the eastern property line will help deter sound and light emanating from the proposed events. Additionally, as noted above, the plan has been re-thought in an effort to direct light and sound away from the adjacent residential property. This includes the relocation of the motorsports areas, concert stage/amphitheater, and other sound/light generating uses as proposed herein.
- There should be little to no dust impact created from the proposed usages. The motorsports pad, drives, and strips will all be paved. Over the past two years of operation the grass parking lots have held up well and have not deteriorated.
- In accordance with the previous zoning conditions, environmental concerns regarding fluid spills and clean up will be addressed in the design and permitting of the project. Specifically, the facility will own and operate equipment needed for the proper maintenance and operation of the facility.
- The approximate time table for the development of the various improvements are as follows:
 - Motorsport areas, restrooms, concessions, and other supporting facilities are currently in use and hope to be fully developed within the next 12-18 months.
 - Concert/amphitheater facilities are currently in use for the majority of events. It is the intent to have expanded/permanent facilities within the next 60-74 months.
 - It is the intent to have the event center, retail shops, restaurants, and other supporting facilities completed within the next 60-74 months.

- Section breakdown as referenced on the master plan:
 - North-eastern zone to be left in existing condition to the greatest extent possible to allow for sound control and to minimize environmental impacts. This area will/may be utilized for storm water ponds and flood plain mitigation as well as grass parking for RVs, spectators, and event participants. This area may also be utilized for park/pond type activities including turf/water related sports, remote controlled car/boats games, etc...
 - Western zone may/will be utilized for car/motorcycle shows, swap meets, driver training classes, motorsports game pads, strips, return drives, road course/go-cart track(s), stage/amphitheater to accommodate concerts, award ceremonies, and like events, participant parking/staging, spectator parking, seating for such events/games, camping, and other outdoor/motorsport type events/activities.
 - Southern zone may/will be utilized for existing Monster Transmission activities. Also proposed for this area is an event/conference center to be used for special events, weddings, parties, trade shows, etc... Future additions to this area may include support facilities such as specialty shops, restaurants, and other type usages. Usages noted in the “western zone” may also take place on this portion of the property.
- Parcel Key number 01088628 is not unified with parcel 01088655 and as such is not to be included in the scope of the attached master plan.

In summary, the revised plan was prepared in an effort to better serve the community while at the same time addressing added infrastructure necessary for the fully developed utilization of the property for the intended use. By relocating the drag strip to the far west side of the property the impact on the flood plain will be minimized, the need for a site built sound barrier eliminated, and concerns over lighting bleeding onto the adjacent residential properties greatly reduced. With this change the use off full cut off fixtures will not be necessary for the majority of the project but will be incorporated into the design if lighting is called for within 200 feet of the east property line.