

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: 06/05/2024

File No. _____ Official Date Stamp:

H-24-36

Received

JUN 4 2024

Planning Department
Hernando County Florida

APPLICANT NAME: Florida Tropics Realty, Inc.

Address: 11170 Rostock Road

City: Brooksville

State: FL

Zip: 34614

Phone: 352-279-9865

Email: johndipalo1@gmail.com

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

REPRESENTATIVE/CONTACT NAME:

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 ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 654795
2. SECTION 35, TOWNSHIP 22, RANGE 17
3. Current zoning classification: AG
4. Desired zoning classification: PDP(GC)
5. Size of area covered by application: 1.08
6. Highway and street boundaries: US 19 (Commercial Way) and Grand Park Drive
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, John R. DiPalo, 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): John R. DiPalo

and (representative, if applicable): ProCivil 360, LLC

to submit an application for the described property.

John R. DiPalo
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4 day of June, 2024, by John R. DiPalo who is personally known to me or produced _____ as identification.

Frank DiCaro, Jr.
Signature of Notary Public



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

Notary Seal/Stamp

NARRATIVE
FOR
Florida Tropics Professional Plaza
Rezoning

Received

JUN 4 2024

Planning Department
Hernando County, Florida

Project Location: The property in this application, Key No. 00654795, is **1.08 acres**. The property is located East of US 19 (Commercial Way), approximately half a mile North of SR 50 (Cortez Blvd.).



Present Zoning: The land is presently zoned **AG**.



NARRATIVE FOR Florida Tropics Professional Plaza Rezoning

Present Land use: The current land use in accordance with the FLUM map, is Commercial.



Desired Zoning: The Applicant is desirous to change the existing zoning from AG to PDP(GC) to construct a plaza for office and retail uses, as listed in the C-1 permitted uses.

Buffers: There will be a 5' buffer around the property with enhanced natural vegetation. Existing vegetation will be utilized as much as possible. The front of the lot adjacent to Commercial Way will have typical landscaping between the r/w and parking lot. The site does not meet the criteria to provide a 20-foot buffer along Commercial Way.

Access: The site has access from Grand Park Drive. If approved, the applicant shall be required to obtain a driveway connection permit from Hernando County. No access to Commercial Way is intended with this submittal.

Soils: According to information found on the NRCS database, the existing soils are Paola Fine Sand. The soils are excessively drained soils, this is typical in this area. The soils are suitable for commercial buildings and septic systems.

NARRATIVE

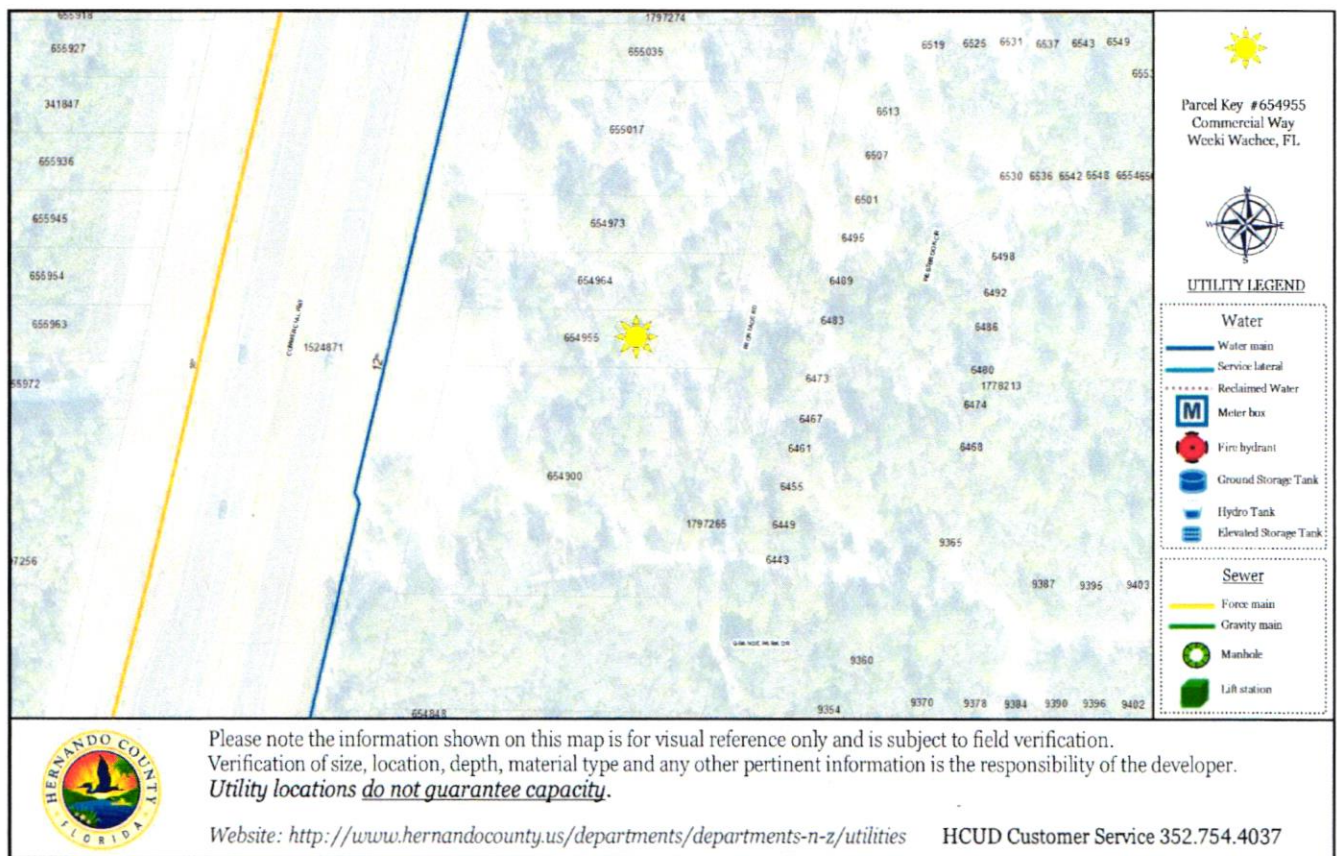
FOR

Florida Tropics Professional Plaza

Rezoning

Sanitary Sewer: The County presently has nearby sewer service to this area. However, the closest line is a pressurized force main. It is cost prohibitive for a development of this size to provide an on-site pumping station for connection. Sewer disposal is planned to utilize an onsite septic system. The projected daily flow is less than 1000 gpd.

Potable Water: The County presently provides potable water to the east side of Commercial Way. Connection to this line should be minimal as the demand is minimal. Water service is planned to utilize HCUD.



Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer, prior to any construction, will conduct a wildlife assessment.

