

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

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

File No. H-22-36 Official Date Stamp:



Received

JUN 01 2022

Planning Department
Hernando County, Florida

Date: 6/1/2022

APPLICANT NAME: Oronzo Triggiano

Address: 2717 Dalmation Lane East
City: Jacksonville State: FL Zip: 32246
Phone: 352-650-5611 Email: otriggiano@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil360, LLC
Address: 12 South Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: helliott@procivil360.com

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 201454
2. SECTION 4, TOWNSHIP 23, RANGE 19
3. Current zoning classification: PDP (OP)
4. Desired zoning classification: PDP (GHC)
5. Size of area covered by application: 1.9
6. Highway and street boundaries: Broad Street
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Oronzo Triggiano, 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):

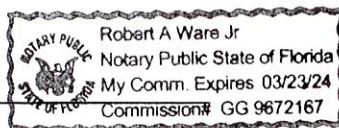
- [] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): ProCivil360, LLC
and (representative, if applicable): ProCivil360, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO Manatee

The foregoing instrument was acknowledged before me this 31st day of May, 2022, by Oronzo Triggiano who is personally known to me or produced Drivers License as identification.

Signature of Notary Public



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

PRINT FORM

CLEAR FORM

Notary Seal/Stamp

NARRATIVE
FOR
Oronzo Commercial
Rezoning
June 2022

Received

JUN 01 2022

Planning Department
Hernando County, Florida

Project Location: The property in question is 1.87 acres. The property is located on the west side of US 41 just South of the Brooksville Christian Church and north of the Sail Inn..

Project Key: 201454

Present Zoning: The land is presently zoned PDP (OP).

Present Land use: The land is currently designated as Commercial.

Desired Zoning: The applicant is desirous to rezone the property to PDP(GHC).

Summary of Request: The applicant is desirous to rezone the property to PDP(GHC) to allow the use of the property for general commercial uses. This would allow the owner to utilize the property for the use of anything under the PDP(GHC) and C1 use umbrella.

Setbacks:
Front: 125' (US 41.)
Sides: 20' ; 35' against Residential
Rear: 35'

All future buildings would meet these setbacks.

Buffers: The buffers will meet all Hernando County Landscape Code regulations.

Access: The site is accessed from US 41. Future Frontage road is required based on the project location however, there should be no need at this time. The adjacent parcel to the North is a residential house along US 41 and would be located where the proposed frontage road connection would be.

Soils: According to information found on the NRCS database, the existing soils are Nobleton Fine Sand fine sand. The soils are somewhat poorly drained soils, this is typical in this area.

Streets: Are all existing to the proposed project and no new streets or right of ways will be required for this site.

Sanitary Sewer: The Church to the north has an on-site lift-station and the engineer will make contact about connecting directly into their lift station. If this is not acceptable to the Church, the owner will need to pump to the connection located at the Church's driveway 600'+/- .

Potable Water: HCUD would provide connection to their system. According to the information we obtained there is an 8" water main on the west side of US 41 what was put in when the church required a fire hydrant and FDC connection on their building. The asbuilts show a 2" blowoff approximately 60'+/- to the north in US 41 Right of way.

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

NARRATIVE
FOR
Oronzo Commercial
Rezoning
June 2022

Floodplain: The project is located within the Peck Sink Basin. The FEMA map indicates the entire project is in a Zone X. There are areas denoted on the Northern, Southern, and western sides of the property that are A zones with no elevations available. However, they are all located outside the subject parcel.

Drainage: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

- Water quality capture and treatment
- 25 Year peak rates of flow attenuation
- 100 Year detention of runoff volume.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 7 Peak PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required.

1. STATEMENT OF INTENT:

THE SUBJECT SITE IS VACANT. THE APPLICANT IS PROPOSING TO UTILIZE THE PROPERTY WITH MULTI-USE COMMERCIAL UNITS WITH OFFICE SPACE.

PARCEL INFORMATION:

KEY # 201454
 SITE ADDRESS: 5117 BROAD STREET (US HWY. 41)
 BROOKSVILLE, FL 34601
 SITE TOTAL AREA: 1.90 ACRES
 EXISTING USE: VACANT COMMERCIAL
 ZONING: PDP (OP)
 PROPOSED ZONING: PDP (GHC)

2. PROPOSED BUILDING DATA:

10- 1200 SF (MIN) UNITS IN TOTAL
 (INCLUDING ENTRY)
 ENTIRE BLDG. AREA: 12188 SF

3. PERIMETER SETBACKS:

FRONT: 125'
 SIDE SETBACKS: 20'
 REAR: 35'

Planning Department
 Hernando County, Florida

JUN 01 2022
 Received

SCALE: 1" = 50' (11X17)
 SCALE: 1" = 25' (24X36)



DATE	
BY	
SCALE	
PROJECT	
DESCRIPTION	

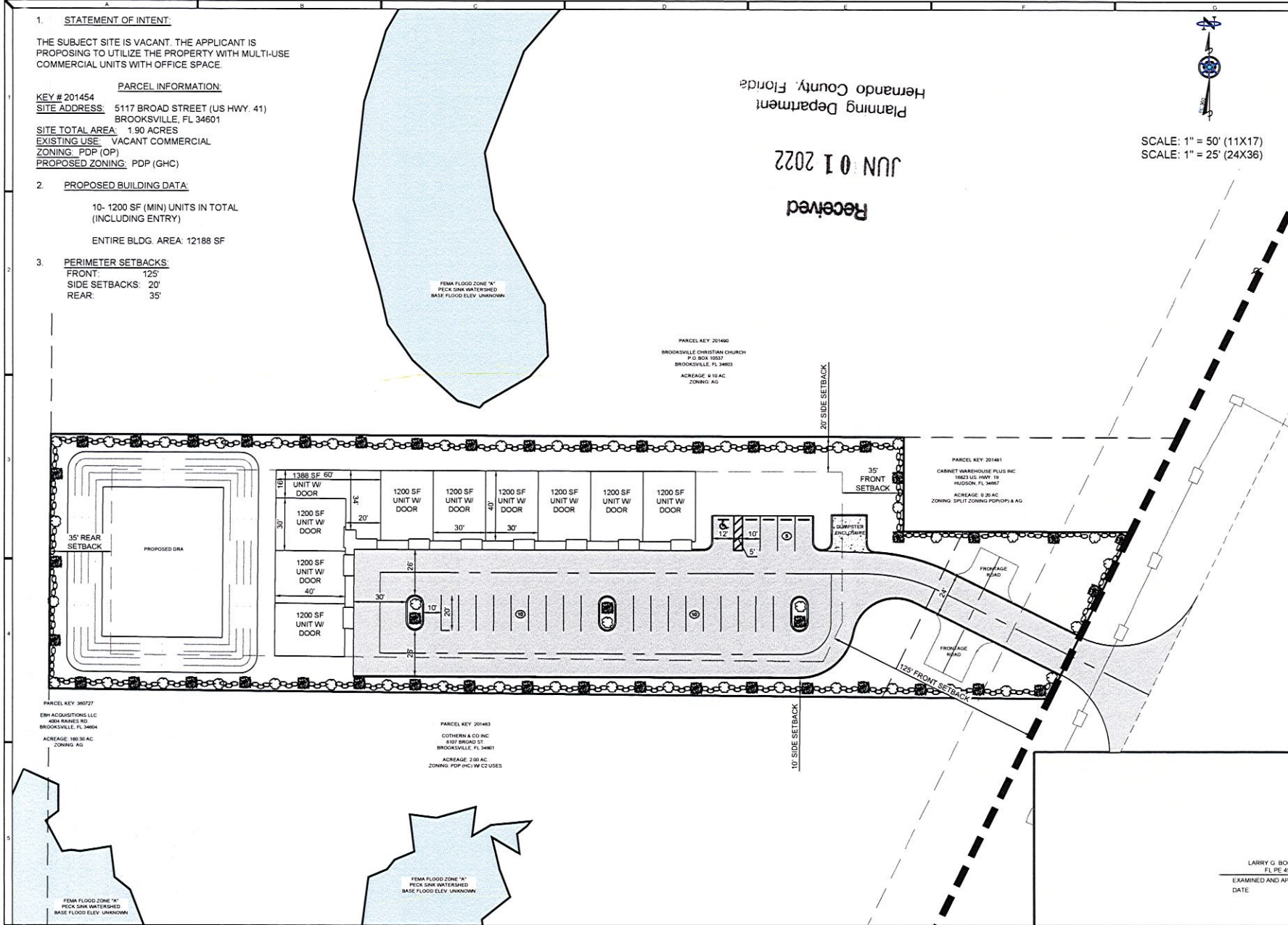
ORONZO PROPERTY
 COMMERCIAL UNITS
 HERNANDO COUNTY FLORIDA
 CONCEPTUAL PLAN

PROCIVIL 360

UNIVERSITY HILL, SUITE 100, WELLSVILLE, FL
 PLANNING & ZONING / PERMITTING /
 CONSTRUCTION SERVICES
 12 SOUTH MAIN STREET, BROOKSVILLE,
 FL 34601
 WWW.PROCIVIL360.COM

DRAWN BY	FAD
SCALE	AS NOTED
DATE	06/02
SEC	04
TWP	23S
RANGE	19E
JOB NUMBER	22042
SHEET NO.	1
OF	1

LARRY G. BOONE, P.E.
 FL PE 49470
 EXAMINED AND APPROVED
 DATE



PARCEL KEY 201460
 BROOKSVILLE CHRISTIAN CHURCH
 P.O. BOX 18027
 BROOKSVILLE, FL 34603
 ACREAGE: 9.10 AC.
 ZONING: AG

PARCEL KEY 201481
 CABINET WAREHOUSE PLUS INC
 1903 US HWY 19
 PROSSER, FL 34667
 ACREAGE: 0.26 AC.
 ZONING: SPLIT ZONING PDP(OP) & AG

PARCEL KEY 201483
 COTHERN & CO INC
 8107 BROAD ST
 BROOKSVILLE, FL 34601
 ACREAGE: 2.00 AC.
 ZONING: PDP (HC) / W/C2 USES

PARCEL KEY 30727
 ERH ACQUISITIONS LLC
 4004 RAINES RD
 BROOKSVILLE, FL 34604
 ACREAGE: 160.30 AC.
 ZONING: AG

FEMA FLOOD ZONE "A"
 PECK SINK WATERSHED
 BASE FLOOD ELEV. UNKNOWN

FEMA FLOOD ZONE "A"
 PECK SINK WATERSHED
 BASE FLOOD ELEV. UNKNOWN