

**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: 12/25/2023

File No. \_\_\_\_\_ Official Date Stamp:  
H-24-02  
**Received**  
**JAN 3 2024**  
 Planning Department  
 Hernando County, Florida

**APPLICANT NAME:** McCease, LLC

Address: 431 N 19th Street  
 City: Jacksonville Beach State: FL Zip: 32250  
 Phone: 774-364-2361 Email: discgolfnick88@hotmail.com  
**Property owner's name:** (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Alan Garman

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): 366552
2. SECTION 21, TOWNSHIP 22, RANGE 20
3. Current zoning classification: AG
4. Desired zoning classification: PDP (REC)
5. Size of area covered by application: 59.1 Acres
6. Highway and street boundaries: Mondon Hill Road and Cooper Terrace
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, \_\_\_\_\_, 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): \_\_\_\_\_ and (representative, if applicable): ProCivil 360, LLC to submit an application for the described property.

[Signature]  
 Signature of Property Owner

STATE OF FLORIDA  
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of December, 20 23, by Paul Mcbeth who is personally known to me or produced \_\_\_\_\_ as identification.

Melissa Joy Croke  
 Signature of Notary Public

MELISSA JOY CROKE  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Reg. #7893137  
 My Commission Expires May 31, 2024

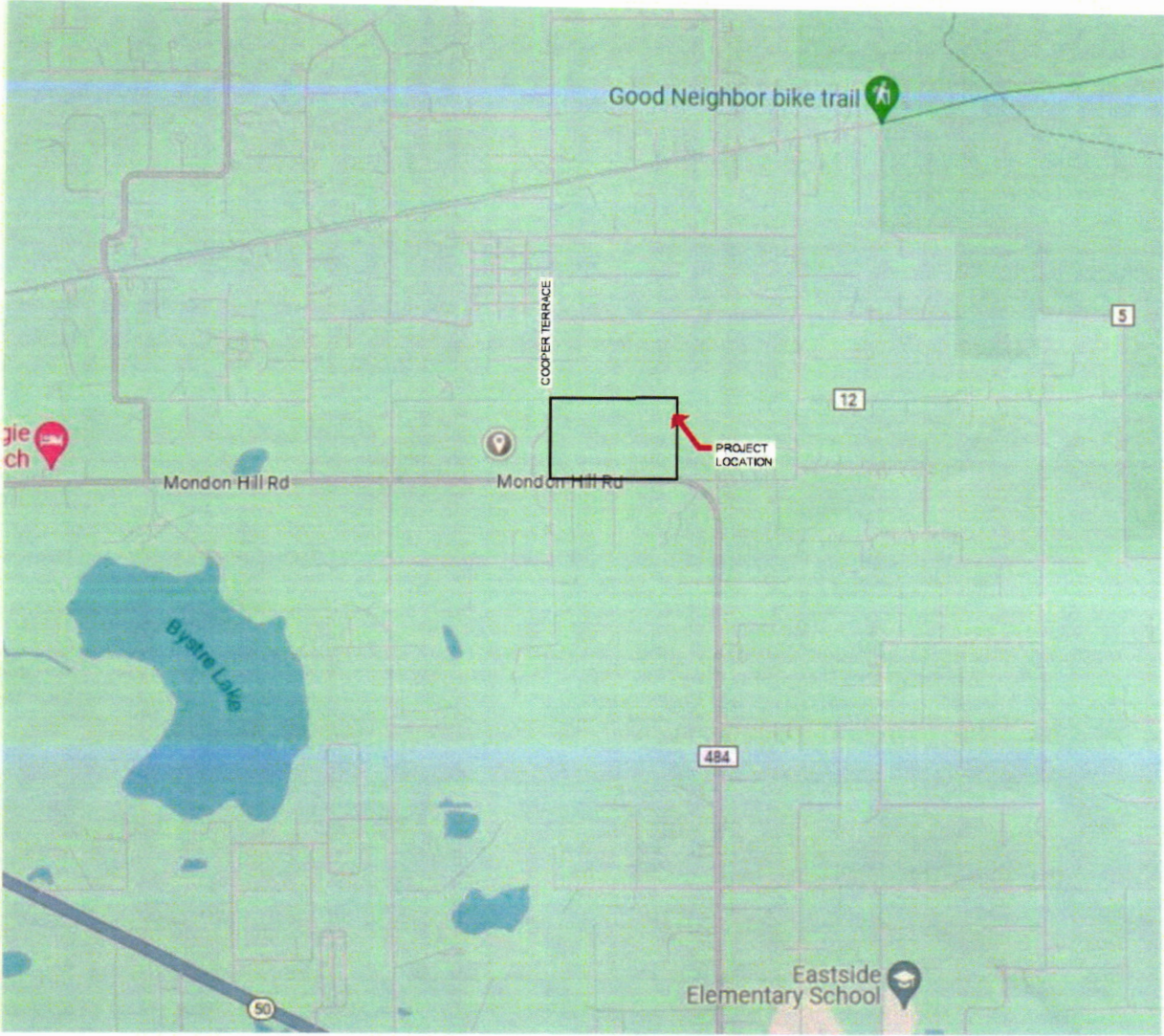
Notary Seal/Stamp

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

NARRATIVE  
FOR  
Olympus Disc Golf –  
McCease, LLC  
Rezoning

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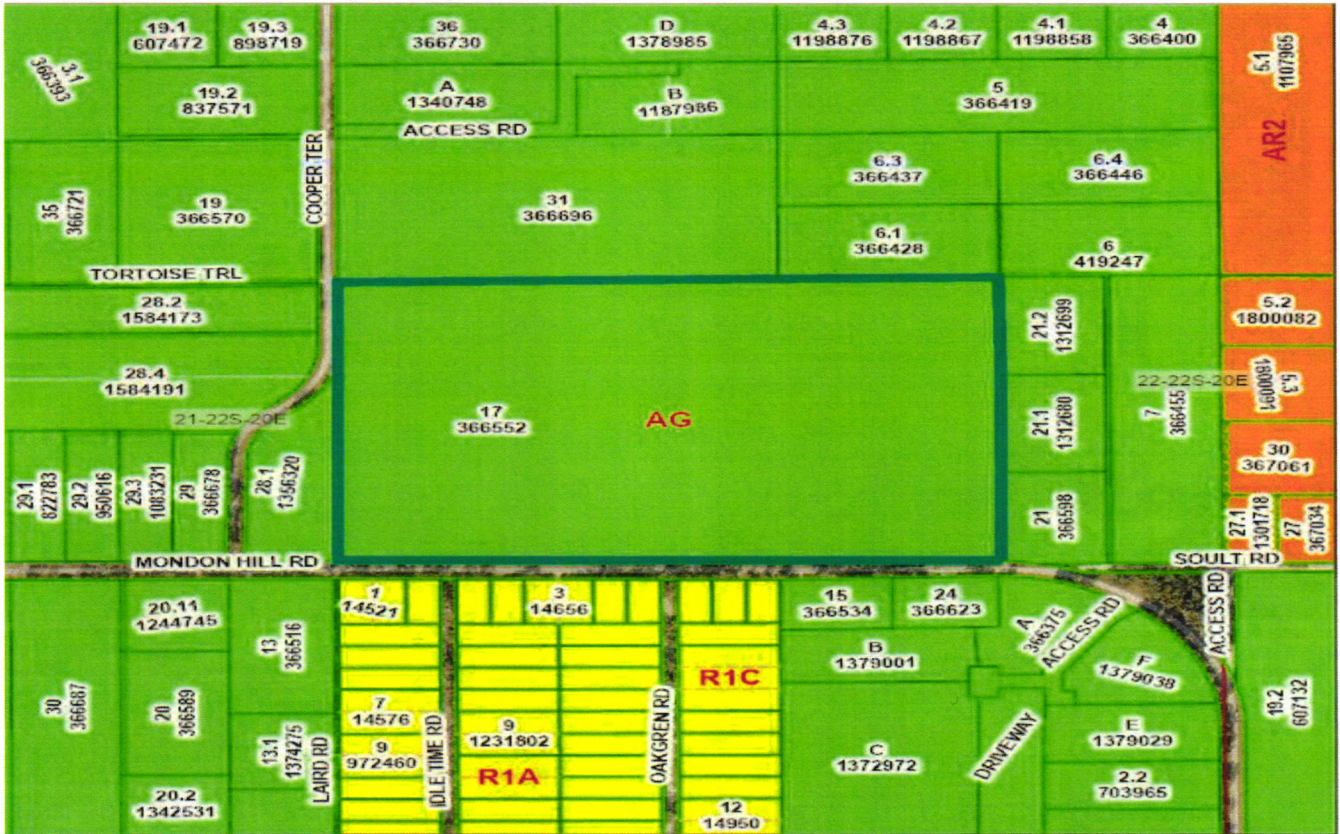
**Project Location:** The property in question is **59.1 acres**. It is located on the North Side of Mondon Hill Road abutting the East side of Cooper Terrace in Hernando County.



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



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

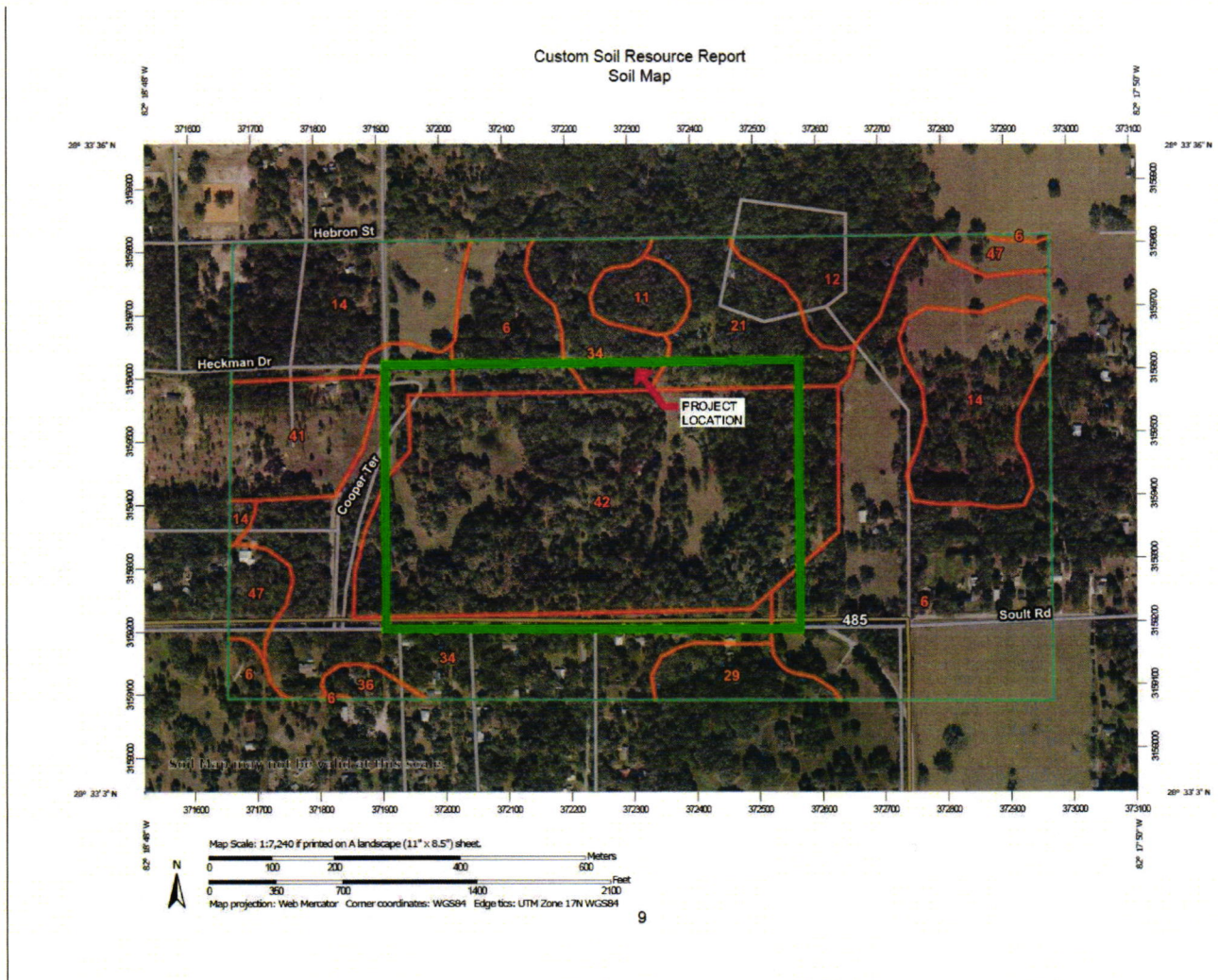
**Desired Zoning:** The Applicant is desirous to change the existing zoning of AG to PDP (REC) to utilize this property as a Disc Golf course. This property currently has a handful of events per year and would like to open to the public as a daily disc golf venue. A proposed Clubhouse (3,600 sf) with security office (second story) is desired with drive aisles and adequate parking per code. The owner is also requesting a pair of RV spots for occasional use by the owners or private members. There will be a need for a maintenance shed in the rear of the property as well approximately 2400 sf. During the construction of the Clubhouse the owner would like to request the use of a temporary construction trailer for use of an office and site security. Once the construction is completed the pad for the temporary construction trailer will then be utilized for future pickle ball courts to add to the recreational use for the property.

**Buffers:** There will be a 10' buffer around the property with natural vegetation. Existing vegetation will be utilized as much as possible.

# NARRATIVE FOR Olympus Disc Golf – McCease, LLC Rezoning

**Access:** The site has only one access and this is from Cooper Terrace. If approved, the applicant shall be required to obtain a R/W use permit from Hernando County Department of Public Works.

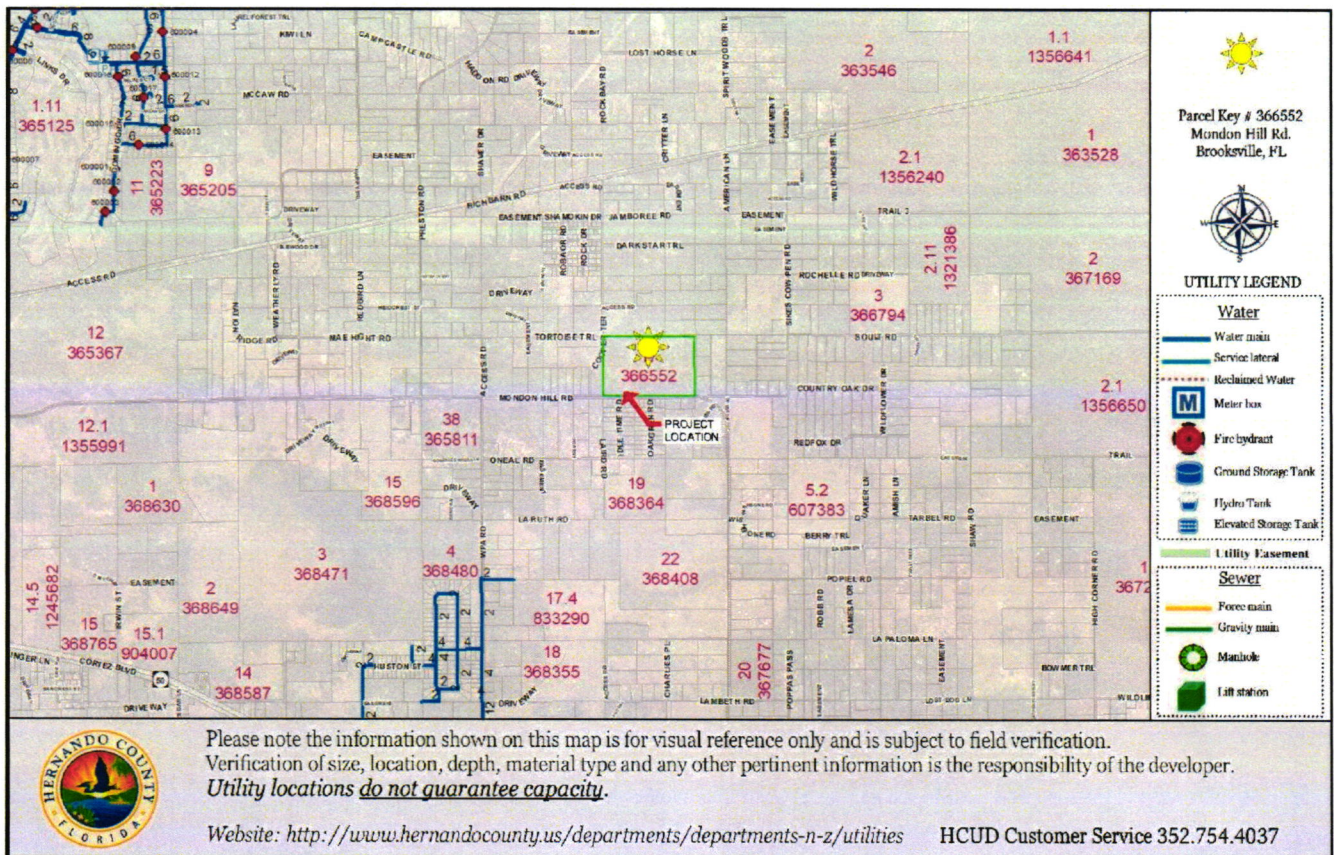
**Soils:** According to information found on the NRCS database, the existing soils are Pits-Dumps Complex. The soils are poorly drained soils, this is typical in this area. The area is an abandoned lime rock quarry.



# NARRATIVE FOR Olympus Disc Golf – McCease, LLC Rezoning

**Sanitary Sewer:** There is presently no County sewer service to this part of the County. Sanitary sewer will be provided by septic systems.

**Potable Water:** There is presently no County water service to this part of the County. Potable water will be provided by wells.



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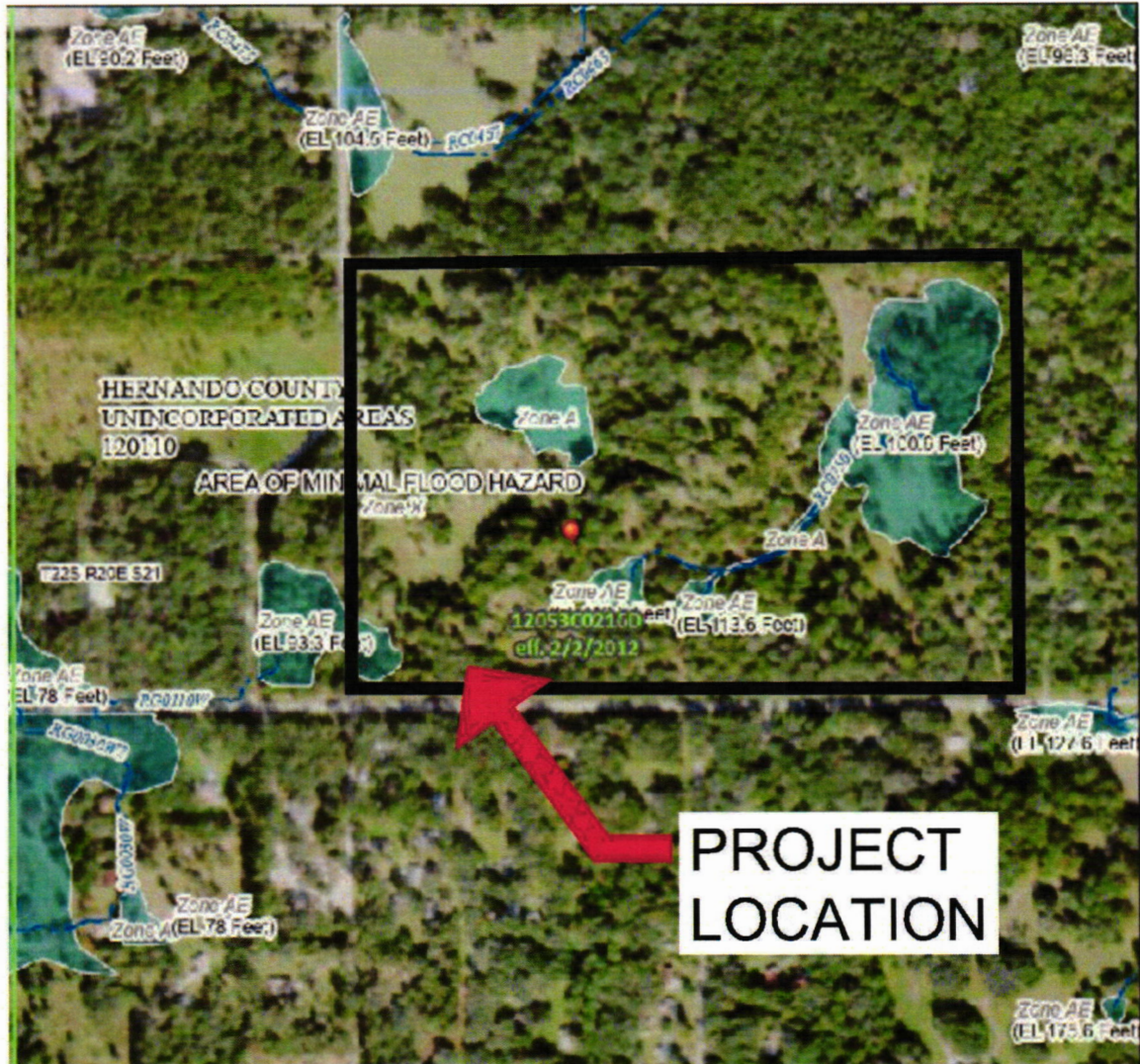
**Environmental:** The existing soils and vegetation support habitat for gopher tortoise. The Developer, prior to any construction, will conduct a wildlife assessment.



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**Floodplain:** The FEMA map indicates most of this project is within Zone X. The portions of the property in Zone AE have an average elevation of 110.1'. This whole property is an area of minimal flooding hazard.



**Traffic:** According to the Trip Generation Rates from the 10th Edition ITE Trip Generation Report for a Golf Course (430) generates approximately 50 Peak PM hour trips. We feel this number is a higher trip number than a disc golf course would generate until the yearly tournaments occur.