

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. _____ Official Date Stamp:
H-23-33
 Received
JUN 07 2023
 Planning Department
 Hernando County, Florida

Date: 6/7/2023

APPLICANT NAME: Lee Pedone

Address: 4335 Kettering Road
 City: Brooksville State: FL Zip: 34602
 Phone: 903-219-0886 Email: lp@pedoneinvestmentproperties.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: 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): 396716
2. SECTION 16, TOWNSHIP 23, RANGE 21
3. Current zoning classification: PDP Mixed Use
4. Desired zoning classification: PDP (IND)
5. Size of area covered by application: 30 acres
6. Highway and street boundaries: Kettering Road and Dashback Street
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, Lee Pedone, 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):

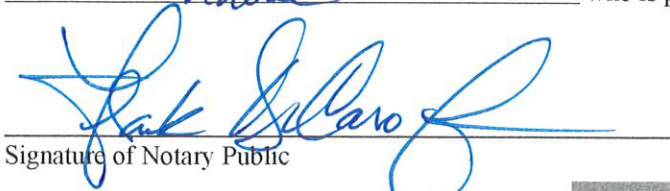
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): ProCivil360, LLC to submit an application for the described property.



 Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7 day of June, 20 23, by Lee Pedone who is personally known to me or produced _____ as identification.



 Signature of Notary Public



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

PRINT FORM **CLEAR FORM**

Notary Seal/Stamp

Received
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Planning Department
Hernando County, Florida

NARRATIVE

FOR

Pedone Cold Storage (PRO23026)

ZONING / MASTER PLAN APPROVAL

June 5, 2023

PROJECT LOCATION: The total property owned by the applicant is 116.85 acres. This rezoning application is for 30 acres of the property. The property is located on the south side of Dashbach Road, and the east side of Kettering Road. This parcel is access to the Pedone Sand Mine, which is in current use, with the mining being on a different key number.

PRESENT ZONING / LANDUSE: The project site was zoned PDP Mixed Use (SF) and (MF) per rezoning H0579. The current land use is Planned Development.

INTENDED USE: 210,000 sf cold storage facility. The cold storage would be utilized by local farmers and livestock ranchers for storage of Foods and merchandise.

BUFFERING/BOUNDARY CONDITIONS: The project abuts two roads to the Dashbach & Kettering Road. To the east more of the owner's land is vacant and heavily treed. To the South of the portion being Rezoned is the remaining 86.85 acres of Planned development property. The buffering against the Right of ways is designated as 25' R/W buffers due to the size of the parcel and street lengths per Hernando County Landscape Code. To the East and South a 15' Landscape buffer is shown on the Plan.

ACCESS: The project will have two access points. First off Kettering Road, the second will be on Dashbach which will need to be upgraded to Hernando County standards for a 60' Right of Way Road.

SETBACKS: Typical County setbacks for commercial projects are applicable.

Against Kettering : 75'

Against Dashbach: 75'

Against East property Line: 35'

Against Southern Side lot line: 20'

SOILS: According to information found on the NRCS database, the existing soil is Candler fine sands. Candler is a very sandy soil with rapid percolation and stable for buildings. The predominant soil on this property. Candler soil drains rapidly.

DRAINAGE DESIGN METHODOLOGY: The approach for drainage is the same for most developments. The facility will be required to capture and treat water quality volume; capture and detain the 25 year 24 hour storm, and capture and store the volume differential for a 100 year 24 hour event for pre versus post conditions. Since the facility is to be near the Withlacoochee River, the flood plain basin for that area will be examined to determine if this facility would have any impacts to the study.

FLOOD ZONE: Per FEMA Flood Zone Map 12053C0377D, the whole site is Zone X. The base flood elevation is determined in the East Hernando Flood Plain study.

ENVIRONMENTAL: There are no wetlands or surface waters on-site. The existing soils and vegetation support habitat for gopher tortoise. An on-site survey for gopher tortoise and other endangered or threatened species will be conducted if the project is approved.

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POTABLE WATER: A new potable water main has to be constructed along Kettering Road for the Subdivision to the South of this project.

SANITARY SEWER: A new force main has to be constructed along Kettering Road for the Subdivision to the South of this project.

FIRE PROTECTION: Building will be fire sprinkled and fire hydrants will be installed on-site per NFPA Code .

TRAFFIC: Based on the latest tables from the ITE manual, the proposed project will generate approximately: 38 PM peak hour trips. No further traffic study will be required per Hernando County Regulations.

ACCESS ANALYSIS: No access analysis will be required for this project, less than 50 peak hour trips.