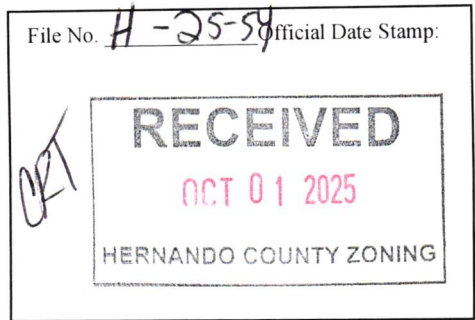


**HERNANDO COUNTY ZONING AMENDMENT PETITION**



**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: 10/1/2025

**APPLICANT NAME:** Joseph Pastore

Address: 11192 Archer Avenue  
City: Spring Hill State: FL Zip: 34608  
Phone: 352-683-3363 Email: office@pastorecustombuilders.com  
**Property owner's name:** *(if not the applicant)* \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Frank DiCaro

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): 86622
- 2. SECTION 25, TOWNSHIP 22, RANGE 17
- 3. Current zoning classification: PDP (GC) with Outside Storage
- 4. Desired zoning classification: PDP (GC) with Outside Storage
- 5. Size of area covered by application: 1.4
- 6. Highway and street boundaries: US 19 and Long Lake Avenue
- 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 AFFIDAVIT**

I, Joseph Pastore, 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)**:

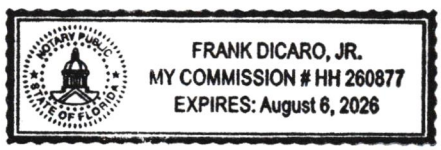
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing *(applicant)*: \_\_\_\_\_  
and *(representative, if applicable)*: ProCivil 360, LLC  
to submit an application for the described property.

*Ala K. G...*  
Signature of Property Owner **AGENT**

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1 day of October, 2025, by *Ala K. G...* 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

**NARRATIVE**  
FOR  
**ABC SANITATION**  
Master Plan Revision  
October 2025

---

**Project Location:** The subject property is **1.40** acres. It is located on the west side of Commercial Way, aka US 19, north of the Heather, but south of Long Lake Avenue.

**Project Key:** 00086622

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

**Present Land use:** Mapping indicates this land to be designated as Res, but Commercial Way is spotted with existing commercial development in both directions. In fact, this project has already been zoned back in **2007**. There should be no reason to consider the FLUM.

**Present Zoning:** This site is already zoned PDP (GC) by virtue of **H-07-33**. The Site has been utilized as a storage area, but was never developed. The "Master Plan" has expired. This previous approval included outside storage.

**Desired Zoning:** We do not wish to change the zoning; only update the master plan to the plan submitted herewith. The proposed master plan complies with the approval conditions of H-07-33.

**Setbacks:** All PDP perimeter setbacks shall be in accordance with current regulations. The setback from Commercial Way is normally 125'. However, this area already has commercial entities where the right-of-way to the west has been determined to constitute a reverse frontage road. Other sites have reserved an additional twenty (20) feet on the west end to add to the existing thirty (30) foot right-of-way. **Based on the previous approval, the front setback has been set at 75', typical of commercial development without a frontage road.**

The side setbacks, north and south lines are **twenty (20) feet**. The property to the north is currently zoned commercial, therefore no need to have a 35' setback there. The property to the south is not zoned commercial, but we feel it will develop some day as commercial to fit the overall area.

The setback to the west, shall be thirty five (**35**) feet from the proposed eastern r/w of the proposed reverse frontage road.

**Adjacent Property Uses:**

North: Existing commercial Pharmaceutical Distributor  
South: Existing vacant land residential community  
West: County roadway with Industrial on west side  
East: Anderson Snow Road

**Buffers:** The master plan reflects a five (5) foot buffer on the north, and south boundaries. The previous approval conditions an 8' fence along the west and south property lines to screen from outside storage. This fence is included on the revised master plan with the exception of a future connection to the frontage road when developed. No additional fences or walls are planned; only landscaping. Where these buffers do not appear to meet 80% opacity in their natural condition, the developer shall enhance or augment the vegetation.

**NARRATIVE**  
FOR  
**ABC SANITATION**  
Master Plan Revision  
October 2025

---

**Access:** The site is accessed from Commercial Way. An FDOT Driveway Connection and Drainage Permit will be required for the proposed connection. A platted thirty (30) foot right-of-way exists on the western boundary. This right-of-way has not been cleared or utilized in this area in the recent past.

**Soils:** According to information found on the NRCS database, the existing soils are Candler fine sands. This is a soil suitable for development as the surrounding properties.

**Sanitary Sewer:** Hernando County owns the public sewer in the vicinity. This project will connect to the HCUD sewer through gravity or pressure connection.

**Potable Water:** Hernando County owns the public water in the vicinity. This project will connect to the HCUD potable water system within Commercial Way.

**Environmental:** The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment. There are no wetlands or sensitive land within the Project Limits.

**Floodplain:** According to FEMA mapping and flood plain studies, this property has no flood concerns. It is located in flood zone "X", an area of minimal impact.

**Drainage:** The site will meet current regulations for Hernando County, SWFWMD, and FDOT.

**Traffic:** A traffic study may be required for the density of this project. The applicant agrees to provide such as if the proposed traffic generation exceeds 50 peak hour trips on a weekday (4:00 to 6:00 PM).