

# 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. H-24-11 Official Date Stamp:

**RECEIVED**

**FEB -7 2024**

HERNANDO COUNTY ZONING

Date: 02-07-2024

**APPLICANT NAME:** KAL Holdings, LLC

Address: 19157 Andrea Lynn Lane  
 City: Land O' Lakes State: FL Zip: 34638  
 Phone: 813-508-4115 Email: alnicule@gmail.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: \_\_\_\_\_

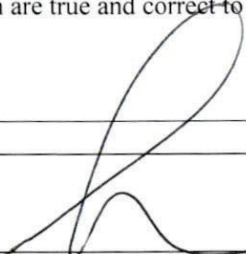
**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 1088771
2. SECTION 30, TOWNSHIP 23, RANGE 19
3. Current zoning classification: AR & C-2
4. Desired zoning classification: PDP (GHC) w/ Outside Storage
5. Size of area covered by application: 3.7 Acres
6. Highway and street boundaries: Broad 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, Alexandro Nedesco, 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 of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30 day of Jan, 2024, by Alex Nedesco who is personally known to me or produced \_\_\_\_\_ as identification.

  
 \_\_\_\_\_  
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

**Project Location:** The property, 3.48 AC, (1283 Broad Street Brooksville, Florida 34604) is located on the west side of Broad Street and is directly across the street from Lead Foot City. The site is approximately 352 feet North of Ayers Road.





# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

**Present Zoning:** The land is presently zoned C-2 and AR. As the map denotes, the frontage on Broad Street is C-2 for about 221 feet on the North side of the property and 134 feet on the South side of the property. The West remainder of the property is AR.



# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

---

**Present Land use:** The land is within a Planned Development area as designated on the FLUM.

**Desired Zoning:** PDP (GHC) with outside storage. Outside storage may be necessary to the renters of the Flex space. The applicant just wants that option without having to apply again.

**Desired use:** The existing remodeled Building is a 4617 sf Motorcycle sales and repair shop. The owner would like to add (3) 6,000 sf flex space buildings in phases. The First flex space building to be constructed will be directly behind the existing building. In addition, the applicant would like to develop the food truck court, to include outside seating and parking. The remaining (2) flex space buildings will be constructed in the future as needed. Infrastructure to services these two buildings would be developed with such.

**Proposed Buffers:**

- North:** Only a 5' Buffer is proposed, as this area is thought to be commercial in the future.
- South:** 5' Buffer between the existing and proposed commercial uses.
- East:** A 20' Buffer is required adjacent to Broad Street (US Hwy 41)
- West:** A future reverse frontage road is proposed here. If a buffer was established, the adjacent property would have no access to the frontage road.

**Setbacks:** Below are the current setbacks:

Front: 125' (C-2) US Highway 41 requires a 125' setback. The front 50 feet is designated for a frontage Road.

Sides: 20' (C-2) 10' (AR)

Rear: 35' (C-2) 35' (AR)

**Requested setbacks:**

Front: 75' (Existing building on the North side is 54.70' and is approved non-conforming)

We are requesting a deviation from 125' to 75' due to the reverse frontage road.

Sides: 10' (Existing building on North side is 11.05' and is approved non-conforming).

Rear: 35' off the future frontage road.

**Access:** The project has 2 existing access points from Broad Street. If approved, the applicant is willing to provide 50' for a reverse frontage road to be built upon demonstration of need in the West area. Depending on FDOT requirements, the applicant is willing to comply with FDOT for improvements for the southern drive connection.



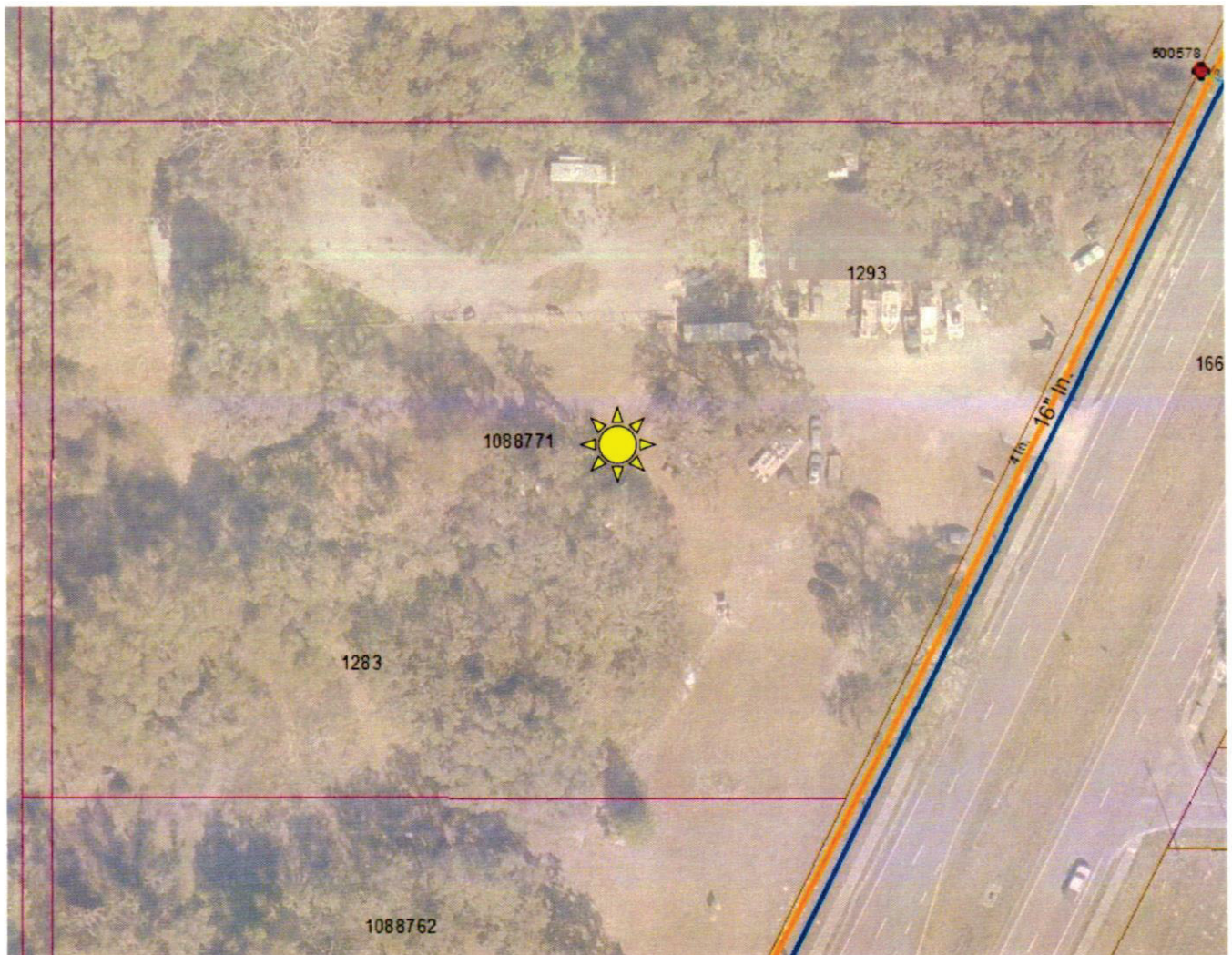
# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received  
FEB 7 2024  
Planning Department  
Hernando County, Florida

**Sanitary Sewer:** Sewer service is currently provided by on-site septic but will connect to Hernando County Utility Department if deemed available at a reasonable expense to the owner. It appears from mapping provided by HCUD, there is a four-inch force main running within the r/w of Broad Street. The Applicant would be required to construct a pumping station on-site to connect to a force main.

**Potable Water:** Water service to existing building is provided by on-site well, but will connect to Hernando County Utility Department if approved. It appears from mapping provided by HCUD, there is a sixteen-inch water main running within the r/w of Broad Street.





# ZONING NARRATIVE

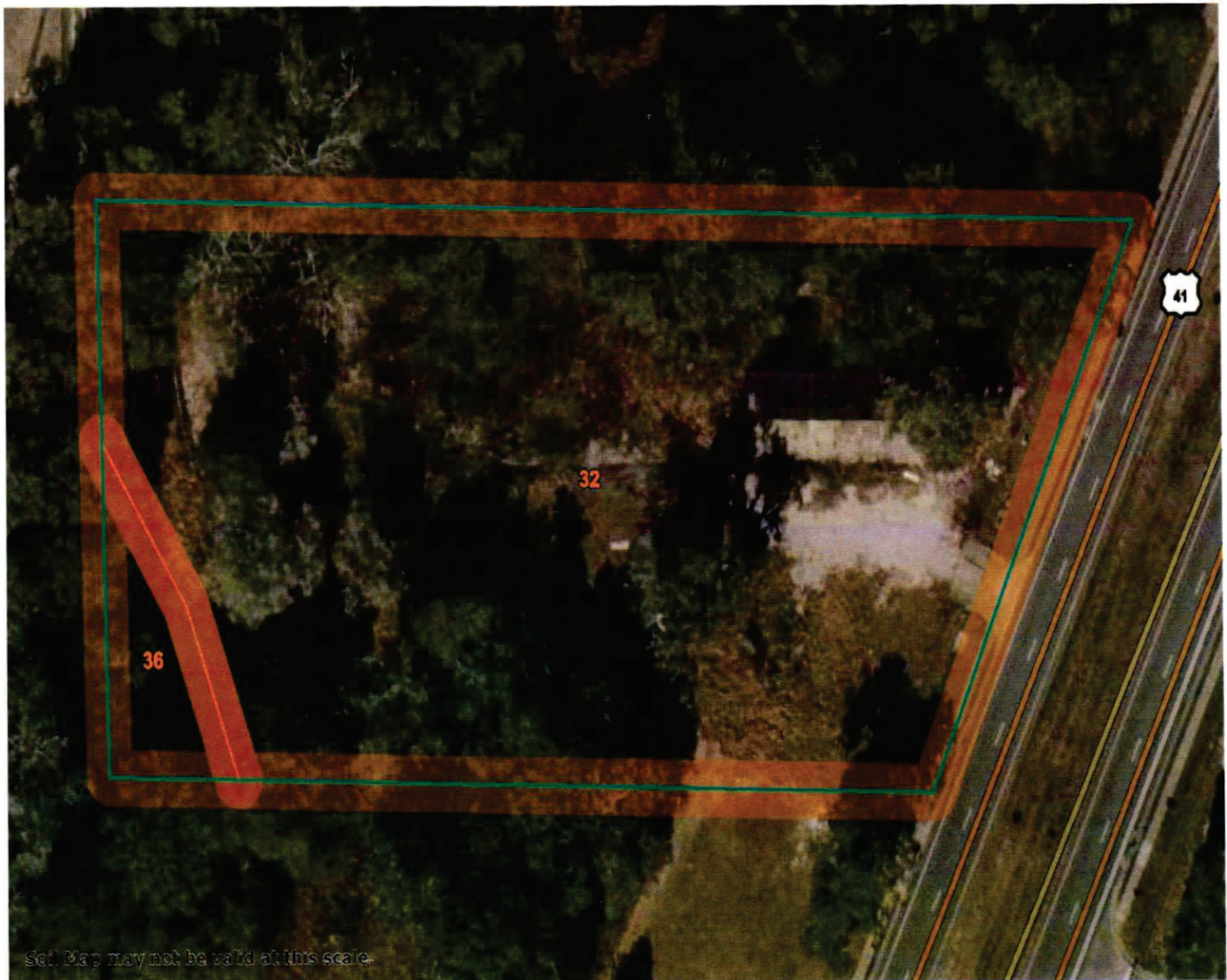
FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB .7 2024

Planning Department  
Hernando County, Florida

**Soils:** The existing soils are mostly Masaryk Very Fine Sand. Masaryk is a Hydrologic Group "A" soil which indicates no wetlands, and rapid percolation. Ground water is typically six feet below the surface. The depth to any restrictive feature such as clay, or rock is typically greater than 80 inches below the surface. If approved, the applicant will have a Geotechnical Engineer perform one or more borings on the site to determine both of the previous characteristics, as well as the percolation rate needed for recovery of the stormwater pond.





# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB : 7 2024

Planning Department  
Hernando County, Florida

**Floodplain:** The site is within an area of Flood Plain "X"; an area of minimal flooding



# ZONING NARRATIVE

FOR  
RIDE PRO 2  
REZONING  
FEBRUARY 2024

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

---

**Environmental:** The applicant is agreeable to conduct a wildlife assessment at the proper time, during development of this site.

**Drainage:** This project, if approved, will create a master drainage plan to be filed with SWFWMD and Hernando County. There are no drainage improvements on this site. If approved, the applicant will be required to design, permit, and construct, a surface water drainage system to capture, attenuate, and treat runoff for the following required scenarios.

1. Water Quality (1/2 inch of runoff over the entire site)
2. 25 Year – 24 hour event
3. 100 Year – 24 hour event

Since the site is adjacent to the FDOT right-of-way, a drainage permit, or exemption will be necessary through the FDOT.

**Traffic:** The existing motorcycle sales and repair shop has 16 Peak PM hour trips. The proposed flex space buildings create 11 Peak PM Hour trips. The Food truck court creates 8 Peak Pm hour trips. A total of 35 Peak PM hour trips. This falls under the 50 peak hour threshold, to require a traffic study. Trips will be addressed with Concurrency.