

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

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

File No. H-22-37 Official Date Stamp:
Received
JUN 01 2022
Planning Department
Hernando County, Florida

Date: 6/1/2022

APPLICANT NAME: Earthgroup, LLC

Address: 5070 N. Kimberly Ave., Ste C
City: Chicago State: IL Zip: 60630
Phone: 773-685-6095 Email: slavi@earthgroup.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil360, LLC
Address: 12 S. 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): 1627715
2. SECTION 22, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP (CP)
4. Desired zoning classification:
5. Size of area covered by application: 8.5
6. Highway and street boundaries: Anderson Snow Road
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, Sharone Levi, 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):
and (representative, if applicable): ProCivil360, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF ILLINOIS
COUNTY OF COOK
The foregoing instrument was acknowledged before me this 27th day of May, 2022, by Sharone Levi who is personally known to me or produced ID as identification.

Carmen Casillas
Signature of Notary Public



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

**NARRATIVE**  
FOR  
**Oronzo Commercial**  
Rezoning  
June 2022

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**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(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Light Construction Service Establishment.

**Summary of Request:** The applicant is desirous to rezone the property to PDP(GHC) with specific C2 uses for Light Construction Service Establishments. This would allow the owner to utilize the property for the use of anything under the PDP(GHC) and C1 use umbrella with specific C-2 use for Light construction establishments such as a/c warehouse, plumbing suppliers, pool suppliers, etc.

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

**Received**

**JUL 14 2022**

All future buildings would meet these setbacks.

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**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.

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

**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:

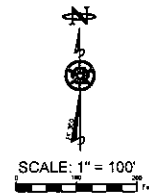
- Water quality capture and treatment
- 25 Year peak rates of flow attenuation
- 100 Year detention of runoff volume.

**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.

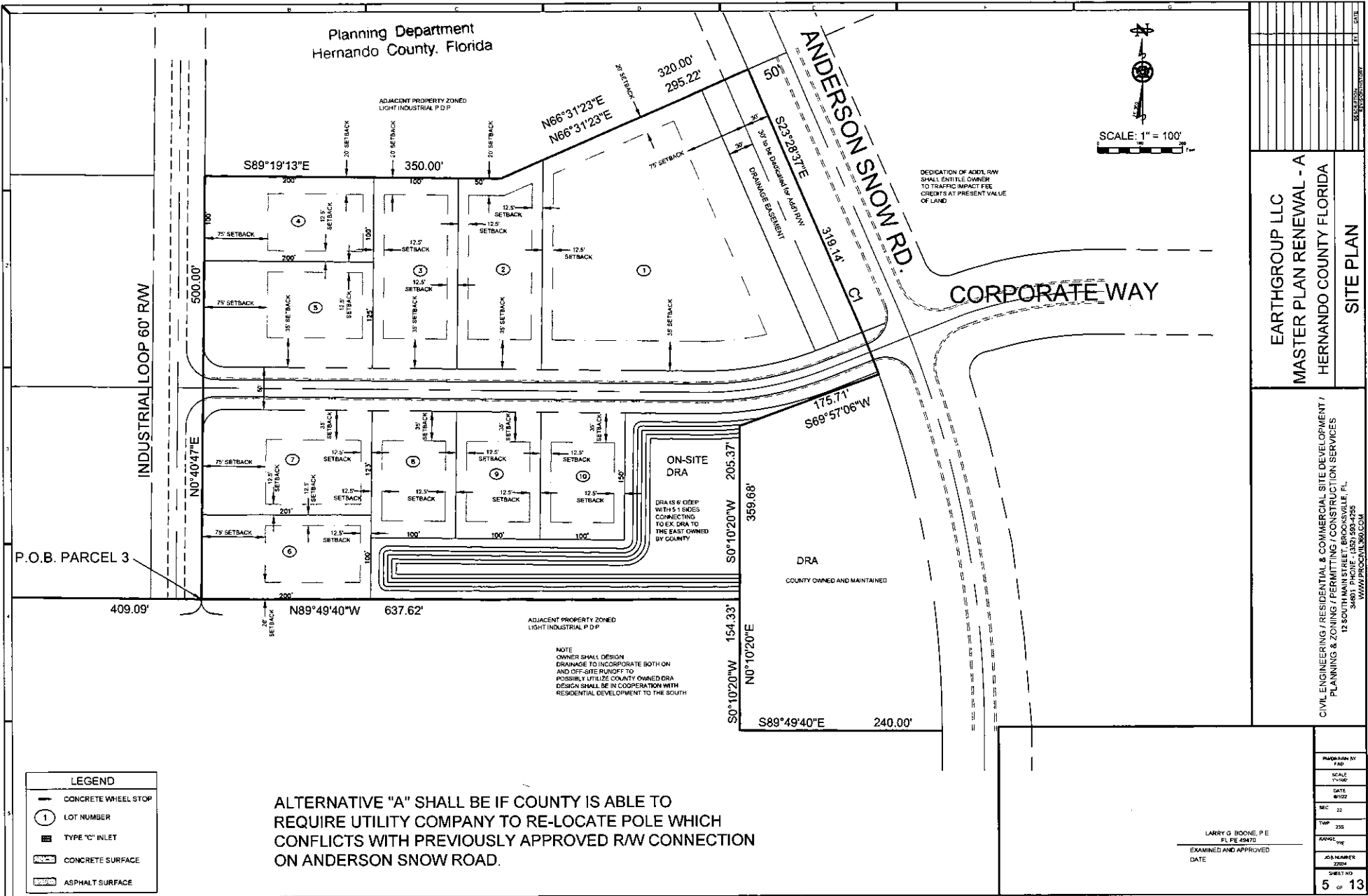
Received

JUN 01 2022

Planning Department  
Hernando County, Florida



DEDICATION OF ADD'L R/W  
SHALL ENTIRELY OWNER  
TO TRAFFIC IMPACT FEE  
CREDITS AT PRESENT VALUE  
OF LAND



P.O.B. PARCEL 3

LEGEND	
	CONCRETE WHEEL STOP
	LOT NUMBER
	TYPE "C" INLET
	CONCRETE SURFACE
	ASPHALT SURFACE

ALTERNATIVE "A" SHALL BE IF COUNTY IS ABLE TO REQUIRE UTILITY COMPANY TO RE-LOCATE POLE WHICH CONFLICTS WITH PREVIOUSLY APPROVED R/W CONNECTION ON ANDERSON SNOW ROAD.

NOTE  
OWNER SHALL DESIGN DRAINAGE TO INCORPORATE BOTH ON AND OFF-SITE RUNOFF TO POSSIBLY UTILIZE COUNTY OWNED DRA DESIGN SHALL BE IN COOPERATION WITH RESIDENTIAL DEVELOPMENT TO THE SOUTH

EARTHGROUP LLC  
MASTER PLAN RENEWAL - A  
HERNANDO COUNTY FLORIDA  
SITE PLAN

CIVIL ENGINEERING / RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES  
12 SOUTH MAIN STREET, BROOKSVILLE, FL 34704  
352.885.2205  
WWW.PRECISELIFE360.COM

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

Prepared by	FAB
SCALE	1"=100'
DATE	6/1/22
MEC	22
TWP	25S
RANGE	20E
JOB NUMBER	2204
SHEET NO	5 of 13

PLAN A

