

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: 08/07/2024

File No. _____ Official Date Stamp:

H-24-46

Received

AUG 7 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: A.R.E. Investment Ventures, Inc.

Address: 12 S. Main Street

City: Brooksville

State: FL

Zip: 34601

Phone: 352-593-4255

Email: permitting@procivil260.com

Property owner's name: (if not the applicant) A.R.E. Investment Ventures, Inc.

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: A.R.E. Investment Ventures, Inc.

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): 350710, 350621
2. SECTION 14, TOWNSHIP 22, RANGE 19
3. Current zoning classification: R1B, C-1
4. Desired zoning classification: PDP(GHC) with Specific Use of Alcoholic Dispensation & Outside Entertainment
5. Size of area covered by application: 1.6 Acres
6. Highway and street boundaries: Broad Street North
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, ALAN GARMAN, 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): _____

to submit an application for the described property.

Alan R. Garman

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7th day of August, 2024, by Alan Garman 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



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ENGINEER'S NARRATIVE FOR THE WHEEL-IN, LLC.

History: This is an existing tavern which has been in existence since the 50's. The address is 10123 Broad Street. The tavern has had multiple owners throughout the years. Most recently it was known as the Rebar. It has been renamed back to the Wheel however, for sentimental reasons. The original building appears to have been constructed in 1950. The Site contains a home, with driveways on Comerwood and Ainsworth. The lots are part of the Spring Hill Unit 13 plat

Location: This Site is located on the west side of US 41 (Broad Street) at 10123 Broad Street. It is about 0.5 miles north of Croom Road. To the south is a mobile home / RV Park. To the north is an abandoned home. To the west are homes, some livable, some not. To the east is US 41 and a new residential planned community.

3/4/24, 12:10 PM <https://www.hernandocountyfl.us/Propertysearch/printmap.htm?visallayers=1,4,5,6,7,8,9,14,36&extent=535191.0085670596,1541031.1345109>



Milk -A- Way Farms
Approved Development

PROJECT

| | |
|--|----------------------|
| Hernando County Property Appraiser John C. Emerson, CFA, Brooksville, Florida 352-784-4190 | |
| PARCEL: R14 422 19 0000 0290 0000 | KEY: 358621 |
| A LOT 300X180 FT. MO. IN SW 1/4 OF NE 1/4 & SE 1/4 OF NW 1/4 DES IN ORD 1601 PG. 1874 | |
| Name: A R F INVESTMENT VENTURES INC | |
| Site: 0 BROAD ST | |
| Mail: 14499 PONCE DE LEON BLVD | |
| Brooksville FL 34601-4402 | |
| Last Sale: 06/20/2003 \$50,200.00 (RM) | Levy Code: undefined |

This information was derived from data which was supplied to the Appraiser's office by the governmental bodies of property ownership. The information should not be relied upon for any other purpose. The Appraiser's office is not responsible for any errors or omissions. The Appraiser's office is not responsible for any errors or omissions. The Appraiser's office is not responsible for any errors or omissions.

<https://www.hernandocountyfl.us/Propertysearch/printmap.htm?visallayers=1,4,5,6,7,8,9,14,36&extent=535191.0085670596,1541031.1345109157,536...> 1/1



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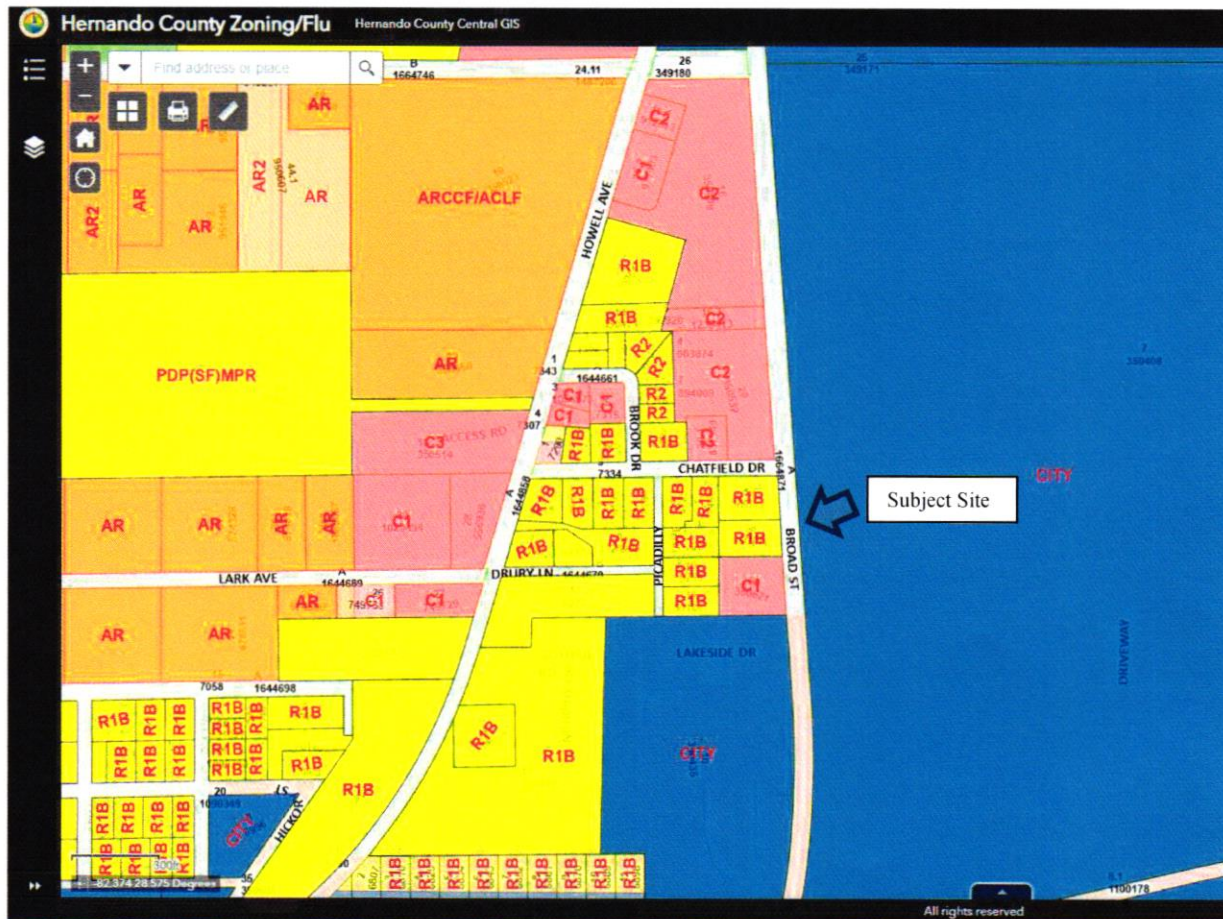
Present Zoning: This north parcel is currently zoned R1-B and contains a small home which has been used in the past for the Manager / Caretaker. The south parcel is zoned C-1 has been declared a non-conforming use in a C-1 District over the years.

North: Res

East: Res

South: Mobile Hom / RV Park

West: Res





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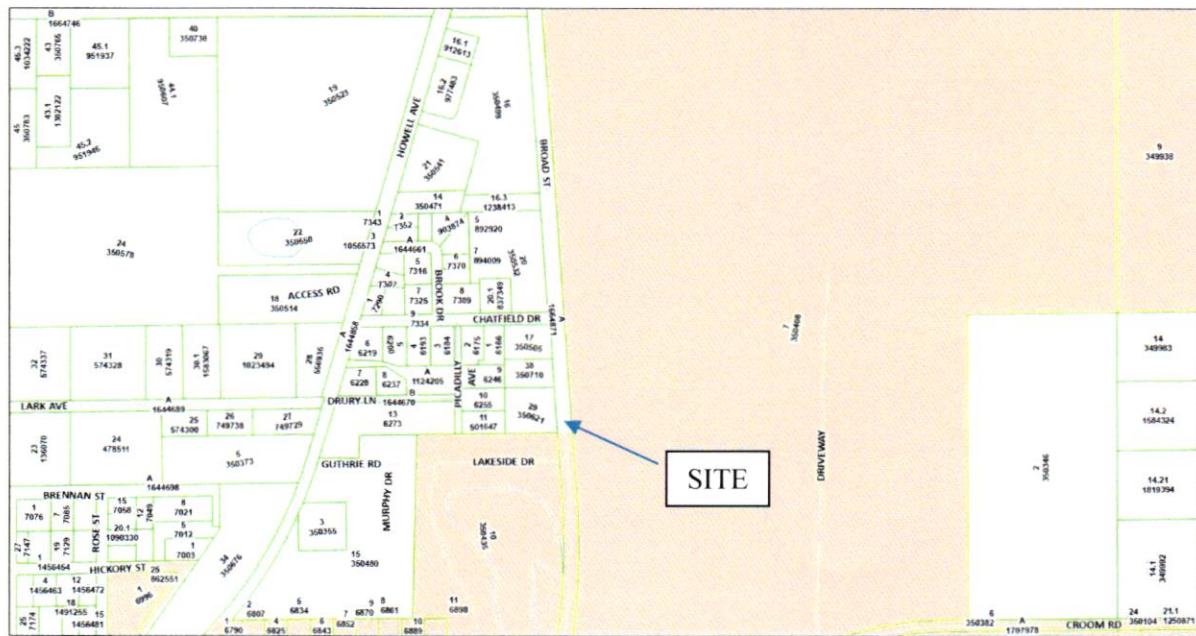
Proposed Zoning: The application is to rezone the entire 1.6 acres to PDP-GHC with a specific use of a Tavern or other place which could serve alcoholic beverages, to include areas for outdoor entertainment As shown on the master plan.

(2) Permitted uses in a C-2 Highway Commercial District shall be as follows:

(i) Alcoholic beverage dispensation

Flum Mapping: The map below represents mapping from Hernando County GIS. It shows the area to the east as being within the City limits. The project is included in an area outside the City, but contiguous. The land use for that areas is designated as Residential. **This Tavern has been located on these premises since 1950, so the neighborhood is aware of it's existence.**

Hernando County Zoning/Flu Map



8/7/2024, 8:25:41 AM

Brooksville City Boundary
Rivers
Streets
Parcels
Parcels (Labels)

1:4,514
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Hernando County Central GIS
Hernando County Central GIS



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Access: The site is accessed via existing driveways connected to the FDOT right-of-way.

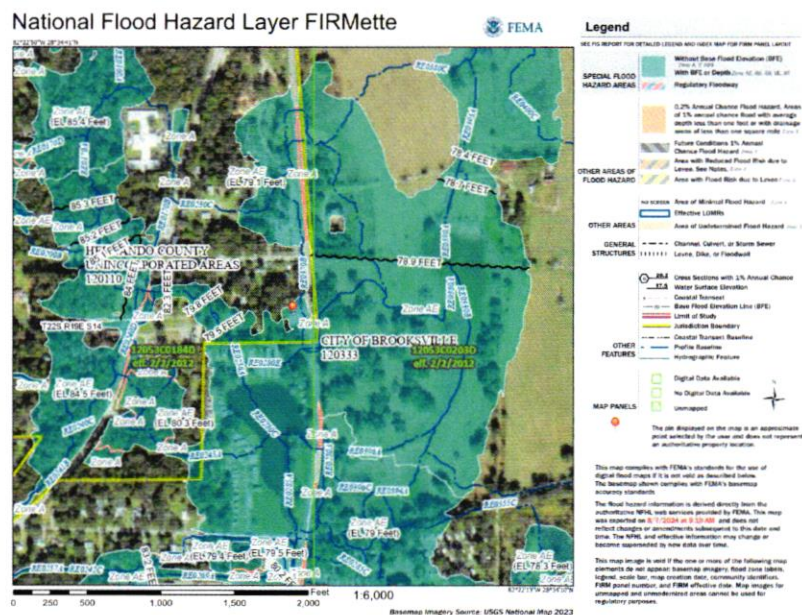
Water Source: The site is served by City water.

Sanitary Disposal: There is no central sewer service in this area. There are two existing septic tanks on the site; one for each structure.

Environmental: The site has been occupied for many years. If there are gopher tortoise, they reside in the buffered areas around the perimeter. There are no wetlands, or sensitive lands contained within this boundary.

Soils: The soil type on this site is Nobleton fine sand. Nobleton fine sand is the predominant soil type for this area. Nobleton is a buildable soil, with low infiltration.

Flood Plain: The area to be developed with this application area is in Flood Zone "A", with a Base Flood Elev (BFE) of 78.9' MSL. Most of this site is above that elevation. According to the survey, the floor elevation of the tavern is one inch below flood plain. The existing residence is at 80.1 and is located in Flood Zone "X".





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Drainage Considerations: The site existed prior to drainage permitting rules in effect today. Should future plans include any improvements, which would affect drainage characteristics, they shall be limited to the following criteria: *No new impervious area more than 4000 sf for any outside improvements, and no more than 5,000 sf for building additions.* This will maintain the existing facility within the guidelines of SWFWMD, thereby not requiring any new stormwater improvements.

FEMA mapping determines the base flood elevation to be 78.9 MSL. The surveyed floor elevation is 78.81 MSL, slightly (1 inch) below that threshold. There is an area in the southeast corner, near the FDOT right-of-way and storm drain crossing which lies below the BFE. Elevations in this area range from 75.5 up to 78.2. Care shall be taken not to alter the available storage below the flood plain as the Owners are aware of past flooding problems in this neighborhood.

Buffers: Natural Buffers existing along the south, west, and north lines. Some of the debris within these buffers have been cleared, but the buffer is still opaque against the neighboring properties. These buffers are larger than the requirement of 5' as per County code, but notes have been added to maintain a minimum of 5'.

Traffic: Traffic generation should not be increased in the area due to the improvements remaining the same; except for special occasions which are expected monthly, most likely to occur weekends. The latest ITE Manual (11th Edition) states drinking places (911) are to be rated at 11.36 peak hour trips per 1000 sf of service area. The existing service area is **955** sf. Therefore $955/1000 \times 11.36 = 11$ peak hour trips.

The addition of a pole barn (30'x 40') **1,200** sf should be expected to generate an additional 13.6 peak hour trips. For a total of **25 peak hour trips**.