

# 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: 06/05/2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-37

Received

JUN 4 2024

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Seggie Custom Builders

Address: 1409 Kass Circle

City: Spring Hill

State: FL

Zip: 34606

Phone: 352-573-0159

Email: john@seggiecustombuilders.com

Property owner's name: (if not the applicant) Viking Realty, Inc.

**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): 450988
2. SECTION 21, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP (SF)
4. Desired zoning classification: PDP (OP)
5. Size of area covered by application: 0.6 Acres
6. Highway and street boundaries: Spring Hill Drive
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, Ronald M. Valore, 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):

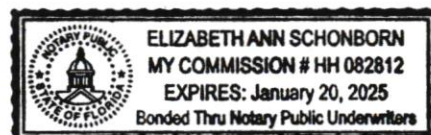
- ☐ I am the owner of the property and am making this application **OR**  
☒ I am the owner of the property and am authorizing (applicant): Seggie Custom Builders  
and (representative, if applicable): ProCivil 360, LLC  
to submit an application for the described property.

Ronald M. Valore  
Signature of Property Owner

### STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of May, 2024, by Ronald Michael Valore Jr who is personally known to me or produced Drivers License as identification.

Elizabeth Ann Schonborn  
Signature of Notary Public



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

Notary Seal/Stamp



12 S. MAIN STREET, BROOKSVILLE, FL 34601  
352-593-4255  
[www.procivil360.com](http://www.procivil360.com)

## ENGINEER'S NARRATIVE FOR HALO HAIR SALON

**History:** This application is for two residential lots that were merged years ago for one building site. 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 north side of Spring Hill Drive between Ainsworth and Comerwood. The site is approximately 1.6 miles west of the Suncoast Parkway. The two combined parcels are approximately 0.57 acres.



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**Present Zoning:** This parcel is currently zoned PDP Res. The two residential lots were merged years ago for one home site. The Surrounding zonings are:

North: Res

East: Res

South: Some PDP Res. and Some PDP OP

West: Res



**Proposed Zoning:** The application is to rezone to PDP-OP which would permit the proposed use of a hair salon and appurtenant facilities.

**FLUM:** The area is mapped as Residential





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**Access:** The site is accessed via two existing driveways. One connects to Ainsworth, the other to Comerwood. No connection to Spring Hill Drive exists, nor is one proposed

**Water Source:** . The site is served by County water, The site also contains a well which will be abandoned in accordance with rules and regulations, to allow for a new septic system.

**Sanitary Disposal:** There is no central sewer service in this area. The existing septic tank for the home is insufficient for the proposed use. It is also in a location which would prohibit access between the two fronts of the property. It would be under the connecting driveway. A new system has been sized to fit to the north of the existing building.

**Environmental:** The site is prime land to harbor gopher tortoise. However, the site has been utilized as residential for years. None were noticed on-site during a preliminary site visit. There are no wetlands, or sensitive lands contained within this boundary.

**Soils:** The predominant soil type on this site is Candler fine sand. Candler fine sand is the predominant soil type for most of the Spring Hill Community. Candler is a buildable soil, with high infiltration.

**Flood Plain:** The area to be developed with this application area is in Flood Zone "X", an area of minimal flooding.

**Drainage Considerations:** To meet parking, and septic regulations with the existing building, there is little room to have a retention area which could meet the required storage. The proposed system would be permitted as an underground system, below the parking lot.

**Buffers:** A buffer and fence has already been established on the north property line, adjacent to the existing neighbors.

**Traffic:** The site, if approved will be limited to five or six stations due to the facility being on septic and not central sewer. The site would should be expected to generate less than 16 peak hour trips based on the use presented.