

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: 11/06/2024

File No. _____ Official Date Stamp:

H-24-71

Received

NOV 07 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Southern Valley Homes

Address: 7299 Winter Street

City: Brooksville

State: FL

Zip: 34613

Phone: 352-200-5199

Email: mike@southernvalleyhomes.com

Property owner's name: (if not the applicant) John Sirvent, IV and Melissa Sirvent

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): 345736
2. SECTION 25, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AR2
4. Desired zoning classification: A-C
5. Size of area covered by application: 9.2 Acres
6. Highway and street boundaries: Wiscon Road
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, John Sirvent IV, 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): Southern Valley Homes
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of October, 2024, by John Sirvent who is personally known to me or produced _____ as identification.

Signature of Notary Public

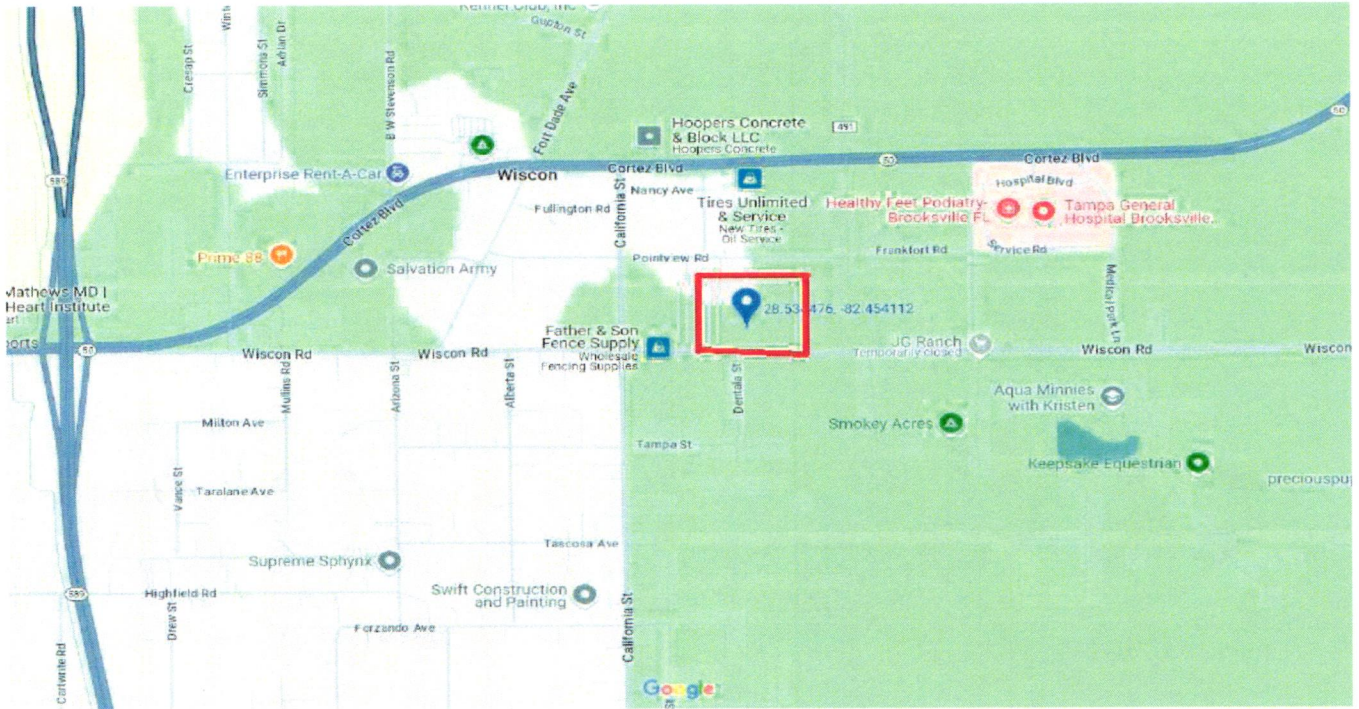
Effective Date: 11/8/16 Last Revision: 11/8/16



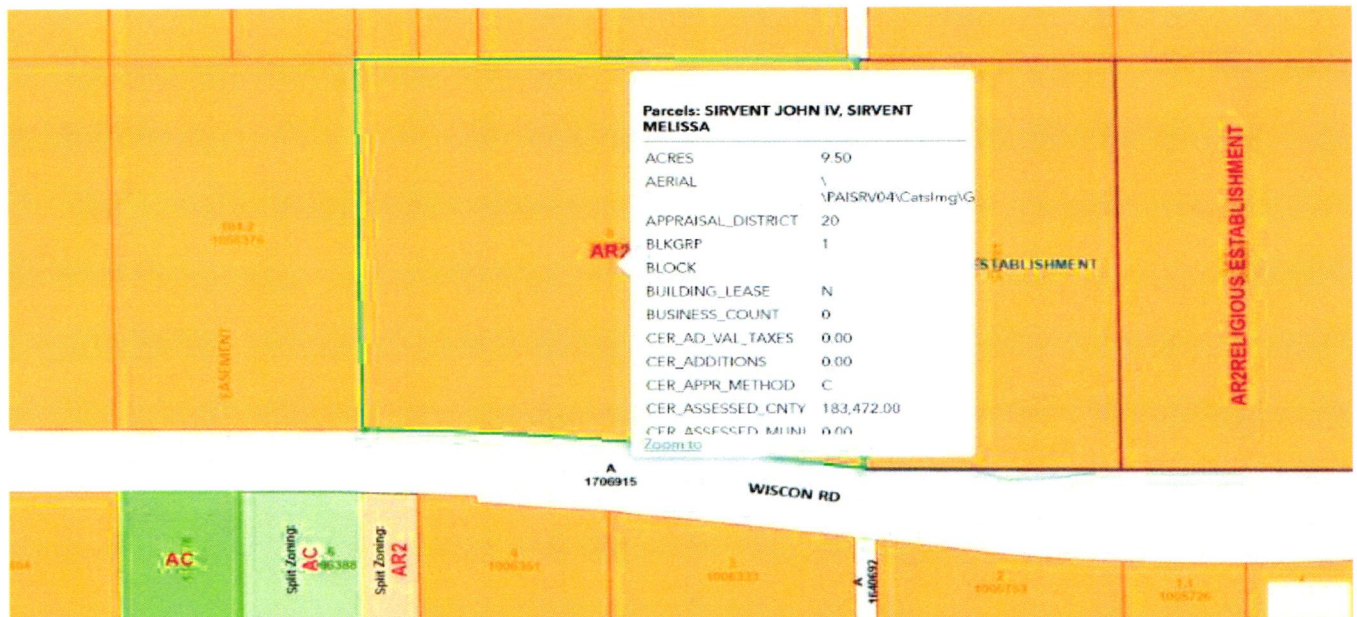
Notary Seal/Stamp

NARRATIVE
FOR
Wiscon A-C Rezoning
November 6, 2024

PROJECT LOCATION: The property, 9.20 acres is located on North side of Wiscon Road, and approximately 600' East of California Street.



PRESENT ZONING / LANDUSE: The property is currently zoned AR-2, and the owners want to rezone to A-C. The County's FLUM designates the area as Rural.



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Wiscon A-C Rezoning
November 6, 2024

INTENDED USE: Agricultural Commercial Complex built in phases by demand.

BUFFERING/BOUNDARY CONDITIONS: All 3 sides abutting AG will have the standard Hernando County buffering along with right-of-way due to size of property a 15' right-of-way buffer is required.

ACCESS: Access will be to Wiscon Road, which is a County maintained road. A Hernando County right-of-way use permit will be applied for during construction plan phase.

SETBACKS:

Against Wiscon Road: 75'

Rear: 35'

Side: 35'

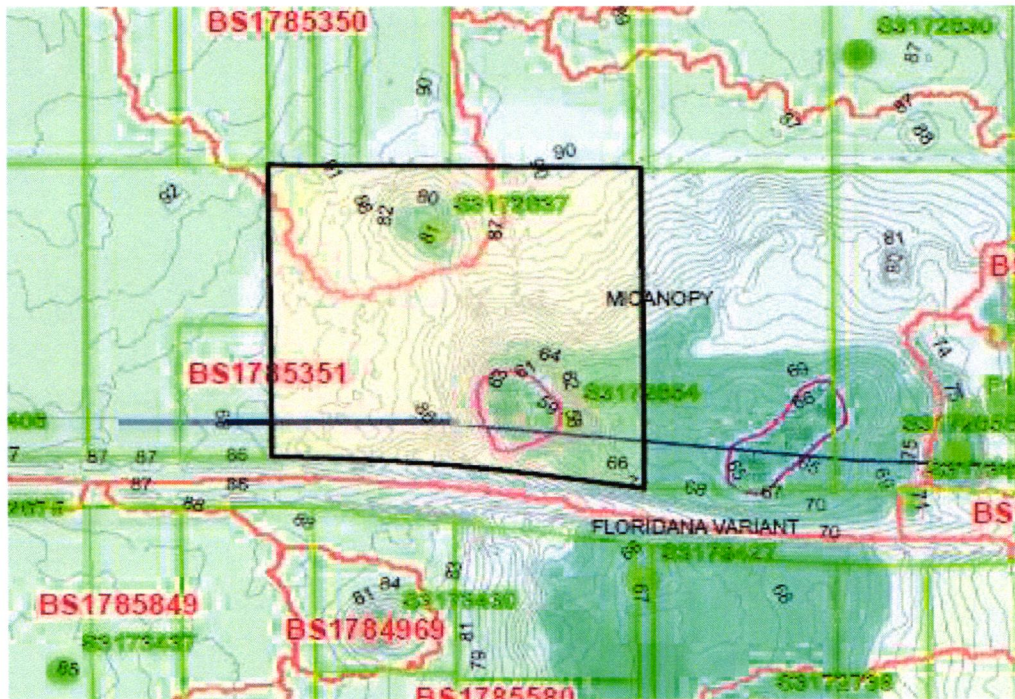
SOILS: According to information found on the NRCS database, the existing soils are Micanopy Loamy fine sands.



NARRATIVE
FOR
Wiscon A-C Rezoning
November 6, 2024

DRAINAGE DESIGN METHODOLOGY: The lot is 9.2 acres. There is a large flood plain area in the Southeast corner of the project. Most of the project will flow to that area after the upstream area captures and treats runoff from the following events:

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



NARRATIVE
FOR
Wiscon A-C Rezoning
November 6, 2024

FLOOD ZONE: Per FEMA Flood Zone Map 12053C 0187D, the majority of the site is Zone X (majority of the site) with the one area Zone A. The base flood elevation is



ENVIRONMENTAL: Wetlands/surface waters and endangered wildlife will be investigated if approved. Possible SPA Investigation may be required.

NARRATIVE
FOR
Wiscon A-C Rezoning
November 6, 2024

POTABLE WATER: The project has Hernando County water on the South side of Wiscon Road, the existing water line is 12".



SANITARY SEWER: The project will construct a septic tank system. This system shall be permitted through the department of Environmental Health during the construction permitting phase.

FIRE PROTECTION: There are existing Fire Hydrants in the East and West located across from the property on Wiscon Road.

TRAFFIC: Based on the latest tables from the ITE manual, the proposed project will generate approximately: PM peak hour trips. No further traffic study will be required per Hernando County Regulations.

ACCESS ANALYSIS: No access analysis will be required for this project, with less than 50 peak hour trips.