

**HERNANDO COUNTY CONDITIONAL USE PERMIT  
OR SPECIAL EXCEPTION USE PERMIT PETITION**

File No CU-2514 Official Date Stamp:  
  
**Received**  
  
**SEP 29 2025**  
  
Planning Department  
Hernando County, Florida



**Application request (check one):**  
 **Conditional Use Permit**  
 **Special Exception Use Permit**

**PRINT OR TYPE ALL INFORMATION**

Date: 9/29/25

**APPLICANT NAME:**

Lee Pedone

Address: 4335 Kettering Road  
 City: Brooksville State: FL Zip: 34602  
 Phone: (903)219-0886 Email: lp@pedoneinvestmentproperties.com  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:**

Company Name: Procivil360, LLC  
 Address: 12 South Main Street  
 City: Brooksville State: FL Zip: 34601  
 Phone: (352)593-4255 Email: fdicaro@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): 00396716
2. SECTION 16, TOWNSHIP 23, RANGE 21
3. Current zoning classification: CPDP
4. Desired use: Borrow pit
5. Size of area covered by application: 89 acres
6. Highway and street boundaries: Kettering Road and Dashback 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 AFFIDAVIT**

I, Lee Pedone Pedone, 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): Procivil360, LLC  
 to submit an application for the described property.

[Signature]  
 Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 29 day of September, 2025, by Lee Pedone who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
 Signature of Notary Public



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

**PRINT FORM CLEAR FORM**

Notary Seal/Stamp



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352-593-4255  
[www.procivil360.com](http://www.procivil360.com)

September 24<sup>th</sup>, 2025

Hernando County  
Department of Planning & Zoning  
20 North Main Street  
Brooksville FL 34601

RE Permit Narrative – Lee Pedone Conditional Use Permit Renewal

Lee Pedone, Owner and Permittee, has retained ProCivil360, LLC, to prepare and submit the application for renewing and extending the Special Exception Conditional Use Permit for the existing sand mine/pit located at Kettering Road and Dashbach Street in Ridge Manor.

The business has been operating for the past five years under a Conditional Use Permit for Excavation approved by the Hernando County Planning and Zoning on January 13, 2020. The Permittee wishes to renew the Conditional Use Permit for Excavation under the same approved plan and conditions, and continue operations for another five years and possibly beyond.

Pedone Sand Mine's Environmental Resource Permit from the Southwest Florida Water Management District was renewed for another five year in November 2024. The Road Maintenance Agreement with Hernando County remains in effect however the owner is requesting changes to the agreement outlined below. Available aerials included herein provide a status update on the progression of excavations. Millions of cubic feet of material are still available from the site.

#### **Intended Use**

Continuing sand mine operation.

#### **Site Location and Description**

The 2015 documents identified the location of the mine as 32060 Dashbach Street, Brooksville, Florida. The current address for the mining operation is hereby updated to 4335 Kettering Road, Brooksville FL 34602. The sand mine site remains the same. The current project area is comprised of one remaining property; Parcel Key: 396716, .

Per the Florida Land Use Cover and Forms Classifications System (FLUCFCS), the site is composed of unimproved pasture (Code 2120). There is an identified wetland on the site per US Fish and Wildlife. The wetland is being inspected by SWFWMD to prove its real the scheduled date is 9-30-25 for inspection. If it is a wetland, it will be removed since it is isolated on the property and under a half acre.



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### **Site Access**

Access to the site is accomplished from Kettering Road, south of Dashbach Street, via Ariana Dairy Farm, also owned by the Permittee.

### **Structural Features**

Structural features (listed on the prior permit):

- Key 396716 – manufactured home
- Key 396716 – barn

The mobile home will be removed if it hasn't already. The barn will be demolished and the well properly abandoned when operations move to the parcel. No future structures are planned.

### **Adjacent Property Ownership**

Properties within a 250 foot radius of the project site to the north and east are owned by the Permittee [Parcel Keys Northern portion of 396716, 536254, 541444, 1376219, 473794, 1299115]. Properties within a 250 foot radius of the project site to the East and south are owned by Richard Ashmead [Parcel Key 396725 & 1850955] and to the west Meritage Homes of Florida, Inc. [Parcel Key 1823478].

### **Soils**

Native soils within the project boundary are composed as follows:

- Candler fine sand, 0-5% slopes
- Candler fine sand, 5-8% slopes
- Arredondo fine sand, 0-5% slopes

These units are all classified as sandy soils with trace amounts clay and organic matter. Arredondo and Candler series soils are considered to be excessively drained.

### **Operational Conditions**

Sand excavation is accomplished by front end loader and track mounted excavator. Excavation will extend vertically downward to an approximate elevation of 60' NAVD88. In no case will excavations extend into clay, limestone or groundwater. Excavated sand material is temporarily stockpiled onsite awaiting sale and transport. There is no washing, screening, classifying or other processing of the excavated materials onsite.

Production rates are market driven and cannot be predicted. The mine operates 7 days per week during daylight hours and provides an average of 6 jobs. The updated plan exhibit provided herein indicates the extent and pace of excavation. Prior permit drawings are included for reference.

At the current rate of production, the mine could possibly operate for 5 more years, dependent on demand. All other areas have been excavated to approximately 80% of what was available on the remaining property.



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### **Excavation conditions**

The entire site encompasses several acres; however, excavation is restricted to a maximum of 40 acres at any given time. Prior to commencing excavation on the current 40-acre section, all required buffers and silt fencing must be properly installed. Before completing excavation of the existing phase, buffers and silt fencing for the subsequent 40-acre area must also be established prior to transitioning operations. Upon completion of excavation within the current phase, ground cover must be applied promptly to prevent erosion—typically achieved by seeding, mulching, and ensuring adequate watering as practiced previously. Only after these measures are in place may excavation proceed to the next phase.

### **Drainage**

Surface water runoff over the majority of the site is generally to the NE. No impervious surface exists onsite and none is proposed. Onsite stormwater runoff from the excavated area is contained within the excavation area. Offsite stormwater along the north boundary is channeled to the east via an E-W drainage swale maintaining existing drainage patterns.

### **Utilities**

No public water or wastewater services are utilized onsite. Bottled water is provided for employee consumption. Sanitary facilities consist of port-o-lets.

### **Flora and Fauna**

A survey was conducted in 2014 by Creative Environmental Solutions, Inc. (CES). The report found one listed species. All gopher tortoises were removed prior to beginning mining operations. Characteristics of the project's unexcavated pasture remains unchanged from those presented in the 2014 CES report.

### **Reclamation**

The project will be reclaimed to FLUCFCS 2110 Improved Pasture, as follows:

- Land surface shall be stabilized and graded smooth to promote sheetflow of runoff.
- Pre-application of granular fertilizer (15-10-15) at a rate of 300 lb/acre.
- Hydroseeding of grass seed, species to be determined specific to time of year.
  - November to March – cool season seed mix of: 27% annual rye grass (*lolium multiflorum*); 23% Pensacola bahia (*paspalum notatum*); 40% unhulled Sahara bermuda (*cynodon dactylon*); and 10% Durana clover (*trifolium repens*) sown at a rate of 150 lbs/acre.
  - April to October – warm season mix of: 27% browntop millet (*panicum ramosum*); 23% Pensacola bahia (*paspalum notatum*); 40% unhulled Sahara bermuda (*cynodon dactylon*); and 10% Durana clover (*trifolium repens*) sown at a rate of 150 lbs/acre.
  - Liquid fertilizer (10-44-6) at a rate of 7.5 lbs/acre.
  - Hydrogen B polymer (for moisture and nutrient retention) as specified by the manufacturer.

**Road Maintenance Agreement with Hernando County request:**



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There are two requests to revise the the current Road Maintenance Agreement with the County.

1. Payments are currently made monthly, but the owner requests quarterly payments because there is no online payment option and frequent travel makes monthly payments inefficient.
1. Upon finalization of the agreement, the owner was granted access to travel either north or south for entry and exit from the property at a rate of \$0.75 per trip. Subsequently, the County removed all southern access (date unknown), thereby eliminating approximately 5.91 miles of roadway travel to Powerline and onward to Lockhart. The sole remaining access now consists of approximately 2.21 miles to Kittering and State Road 50. This reduction in travel distance should be reflected proportionally in the maintenance costs. Please refer to the formula below for details.
  - The previous agreement allowed 8.21 miles of travel to and from the property.
  - After reduction, 2.21 miles from the site to State Road 50 are permitted.
  - This distance is roughly 27.21% of the original travel allowance.
  - Therefore, maintenance compensation requested is \$0.20 per trip ( $\$0.75 \times 0.2721$ ).

#### **Other**

An Environmental Resource Permit (ERP) 5-year renewal for the Pedone Sand Mine operation was approved on November 04, 2024. All other required permits are current.