HERNANDO CO	OUNTY ZONING AMENDMENT PETITION	File No. D412	S Official Date Stamp:
ANDO CO	Application to Change a Zoning Classification	H- 25-(
3	Application request (check one):	REC	CEIVED
	Rezoning \Box Standard \mathbf{Z} PDP		
F	Master Plan \square New \square Revised	JAN	0 2 2025
A CONTRACT	PSFOD Communication Tower Other	Hereado Cou	nty Development Services
ORID	PRINT OR TYPE ALL INFORMATION		ning Division
Date: 01/02/202			
APPLICANT NAME	Arsany 66th Street, LLC		
02-4613 Address: 2801 L	_eprechaun Lane		
City: Palm Harl	bor Email: renee_booker19@yahoe.com	State; FL	Zip: 34683
400 .7% Phone: 321-78	Email: renee_booker19@yahoo.com	edimetry	C Gmail C
Property owner	's name: (if not the applicant)		
REPRESENTATIVE	CONTACT NAME: Frank DiCaro		
· · · · · · · · · · · · · · · · · · ·	ProCivil 360, LLC		
Address: 12 S.			
City: Brooksvill	e	State: FL	Zip: 34601
Phone: 352-59	3-4255 Email: permitting@procivil360.com		
HOME OWNERS AS	SOCIATION:] 🗆 Yes 🗹 No (if applicable provide name)		
Contact Name:			
Address:	City:	State:	Zip:
PROPERTY INFOR	MATION		
	YNUMBER(S): <u>189940 & 189959</u>		
2. SECTION <u>35</u>	TOWNSHIP 23S	RANGE 17E	
3. Current zoning c		, IGNICE	
4. Desired zoning c			
5. Size of area cove	red by application: 18.89 Acres		
	eet boundaries: County Line Road and Pot O' Gold Lane		
- ·	ring been held on this property within the past twelve months?	Yes 🗗 No	
			entify on an attached list.
-			-
9. Will additional ti	me be required during the public hearing(s) and how much?	Yes L No (Time nee	eded:)
PROPERTY OWNER	AFFIDIVAT		
14.1	$\bigcap_{i=1}^{n}$		
I, Tale	have thoroug	hly examined the ins	structions for filing this
application and state an	d affirm that all information submitted within this petition are true a	and correct to the bes	st of my knowledge and
belief and are a matter of	of public record, and that (check one):		
□ I am the owner o	f the property and am making this application OR	\sim	
I am the owner o	f the property and am authorizing (applicant): Hale la	instra	
	if applicable): ProCivil 360, LLC		
	ication for the described property.		
	Hart		
	Signature	e of Property Owner	
STATE OF FLORIDA			
COUNTY OF HERNA		1 -	~0
The foregoing instrume	nt was acknowledged before me this day of day of who is personally known to me or particular particu	roduced	, 20, by as identification.
00			
	FRANK DICARC		
X X	MY COMMISSION #		
Stak 11.)	Waw EXPIRES: August		
Signature of Notary Pub	- OF PEAN		
Effective Date: 11/8/16	Last Revision: 11/8/16 PRINT FORM CLEAR	FORM	Notors Saal/Stam
			Notary Seal/Stamp

NARRATIVE

FOR

RECEIVED

Dimetry Combined PDP Rezoning

January 2025

APR 012025

HERNANDO COUNTY DEVELOPMENT SERVICES Project Location: The property in question is 18.89 acres. It is located on the North state of the unty Line Road, and the South side of Pot O' Gold Lane. It is west of Suncoast Blvd, and east of Oak Lake Drive. The area is knows as El Pico. For the most part, El Pico is an old, unrecorded subdivision.



Present Zoning: The land is presently zoned AR2.



25.03.26 Revised Rezoning Narrative



Desired Zoning: The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF). The mixed use would incorporate General Highway Commercial along County Line Road, 0.5 acre single family lots on the north (accessing Pot O' Gold Lane), and multifamily townhomes in between. There will be 15 Units of Apartments above the Commercial pieces.

The residential homes on the north side of the project are to blend the intensity against the land to the north.

Summary of Request: The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF).

Proposed External Setbacks:	Front:	75'
	Sides:	20'
	Rear:	35'

Commercial Setbacks: Front: 75' (Deviation from 125') due to reverse frontage road**

Setback Deviation: Front setback to be 75'; this is a deviation from the 125' setback due to the reverse frontage road.

** : The plan depicts a reverse frontage road from West to East through the project. The townhomes and commercial will both abut the proposed frontage road. A round-about is proposed for the intersection of the reverse frontage road and the main roadway through the project.

25.03.26 Revised Rezoning Narrative

Buffers: The buffers on the project would be a 20' Right-of-Way Enhanced Natural buffer along County Line Road. The east and west sides would have a six foot vinyl fence with enhanced vegetation within the 10' buffer. There will be internal buffering between the project's changes in use. Buffers will be maintained by the proposed HOA.

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.



Sanitary Sewer: County line Road has an existing 16" Force Main located on the North Side of its right of way. The infrastructure for the complete build-out would be designed with a master pumping station to connect to the existing HCUD 16" forcemain. A sewer analysis would be completed for connection to the HCUD system during the Construction Permitting.

25.03.26 Revised Rezoning Narrative

Potable Water: County Line Road also has an existing 8" water main along the northern side of the Right-Of-Way. The infrastructure for the complete build out would be designed with a connection to the existing 8" water line. A water Analysis would be completed for connection to the HCUD system during the Construction Permitting. It is planned that this connection would be routed to the north through the project and available to connect in the future to County water on Pot O' Gold Lane.



Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer shall, prior to any construction, conduct a wildlife assessment. Available mapping and site inspection ensure there are no wetlands or surface waters on-site.

Floodplain: According to FEMA mapping as well as SWFWMD Basin research, there are no flood plains existing on or adjacent to the project area. The entire Project area is located in Flood zone "x".

Drainage: The master plan includes ample provision for an on-site retention areas to meet the following requirements:

- 1. Water Quality
- 2. 25 Year 24 hour event
- 3. 100 Year 24 hour event.

Streets: County Line Road is an existing Roadway which will provide connection to the project. Pot O' Gold Lane on the north side of the project is an existing lime rock County owned roadway, which can be utilized as an emergency exit if needed. Due to the volumes of traffic expected, the Developer will consider improving Pot O' Gold Lane from his connection, east to Suncoast Blvd.

Access: The site is accessed from County Line Road and Pot O' Gold Lane.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 310 Peak PM Trips. A traffic study will be completed and be further addressed at the time of concurrency. The Developer understands off-site traffic improvements which may be recommended by the traffic study, may be at his sole expense.

Dedicated Public Improvements: Under the discretion of Hernando County, an independent traffic study and the water/sewer analysis, future improvements may be necessary for this project. The full length of requirements to this point are unknown until all reports are completed.

It is assumed Hernando County will request an additional 60 feet of right-of-way along County Line Road. The Developer is aware of this due to researching other zoning requests in the area. The Developer will request traffic impact fee credits in lieu of payment from Hernando County for this land. The Developer may also request traffic impact fee credits for work performed on Pot O' Gold Lane, since land-owners to the north and west will also be utilizing this roadway if improved.