

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

File No. H-24-11 Official Date Stamp:

RECEIVED

FEB -7 2024

HERNANDO COUNTY ZONING

Date: 02-07-2024

APPLICANT NAME: KAL Holdings, LLC

Address: 19157 Andrea Lynn Lane

City: Land O' Lakes

State: FL

Zip: 34638

Phone: 813-508-4115

Email: alnicule@gmail.com

Property owner's name: (if not the applicant) _____

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): 1088771
2. SECTION 30, TOWNSHIP 23, RANGE 19
3. Current zoning classification: AR & C-2
4. Desired zoning classification: PDP (GHC) w/ Outside Storage
5. Size of area covered by application: 3.7 Acres
6. Highway and street boundaries: Broad 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 AFFIDIVAT

I, Alexandro Nidesco, 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): ProCivil 360, LLC

to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30 day of Jan, 2024, by Alex Nidesco 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

ZONING NARRATIVE

FOR
RIDE PRO 2
REZONING
FEBRUARY 2024

Received

FEB 7 2024

Planning Department
Hernando County, Florida

Project Location: The property, 3.48 AC, (1283 Broad Street Brooksville, Florida 34604) is located on the west side of Broad Street and is directly across the street from Lead Foot City. The site is approximately 352 feet North of Ayers Road.



ZONING NARRATIVE

FOR
RIDE PRO 2
REZONING
FEBRUARY 2024

Received

FEB 7 2024

Planning Department
Hernando County, Florida

Present Zoning: The land is presently zoned C-2 and AR. As the map denotes, the frontage on Broad Street is C-2 for about 221 feet on the North side of the property and 134 feet on the South side of the property. The West remainder of the property is AR.



ZONING NARRATIVE

FOR
RIDE PRO 2
REZONING
FEBRUARY 2024

Received

FEB 7 2024

Planning Department
Hernando County, Florida

Present Land use: The land is within a Planned Development area as designated on the FLUM.

Desired Zoning: PDP (GHC) with outside storage. Outside storage may be necessary to the renters of the Flex space. The applicant just wants that option without having to apply again.

Desired use: The existing remodeled Building is a 4617 sf Motorcycle sales and repair shop. The owner would like to add (3) 6,000 sf flex space buildings in phases. The First flex space building to be constructed will be directly behind the existing building. In addition, the applicant would like to develop the food truck court, to include outside seating and parking. The remaining (2) flex space buildings will be constructed in the future as needed. Infrastructure to services these two buildings would be developed with such.

Proposed Buffers:

- North:** Only a 5' Buffer is proposed, as this area is thought to be commercial in the future.
- South:** 5' Buffer between the existing and proposed commercial uses.
- East:** A 20' Buffer is required adjacent to Broad Street (US Hwy 41)
- West:** A future reverse frontage road is proposed here. If a buffer was established, the adjacent property would have no access to the frontage road.

Setbacks: Below are the current setbacks:

Front: 125' (C-2) US Highway 41 requires a 125' setback. The front 50 feet is designated for a frontage Road.

Sides: 20' (C-2) 10' (AR)

Rear: 35' (C-2) 35' (AR)

Requested setbacks:

Front: 75' (Existing building on the North side is 54.70' and is approved non-conforming)

We are requesting a deviation from 125' to 75' due to the reverse frontage road.

Sides: 10' (Existing building on North side is 11.05' and is approved non-conforming).

Rear: 35' off the future frontage road.

Access: The project has 2 existing access points from Broad Street. If approved, the applicant is willing to provide 50' for a reverse frontage road to be built upon demonstration of need in the West area. Depending on FDOT requirements, the applicant is willing to comply with FDOT for improvements for the southern drive connection.

ZONING NARRATIVE

FOR
RIDE PRO 2
REZONING
FEBRUARY 2024

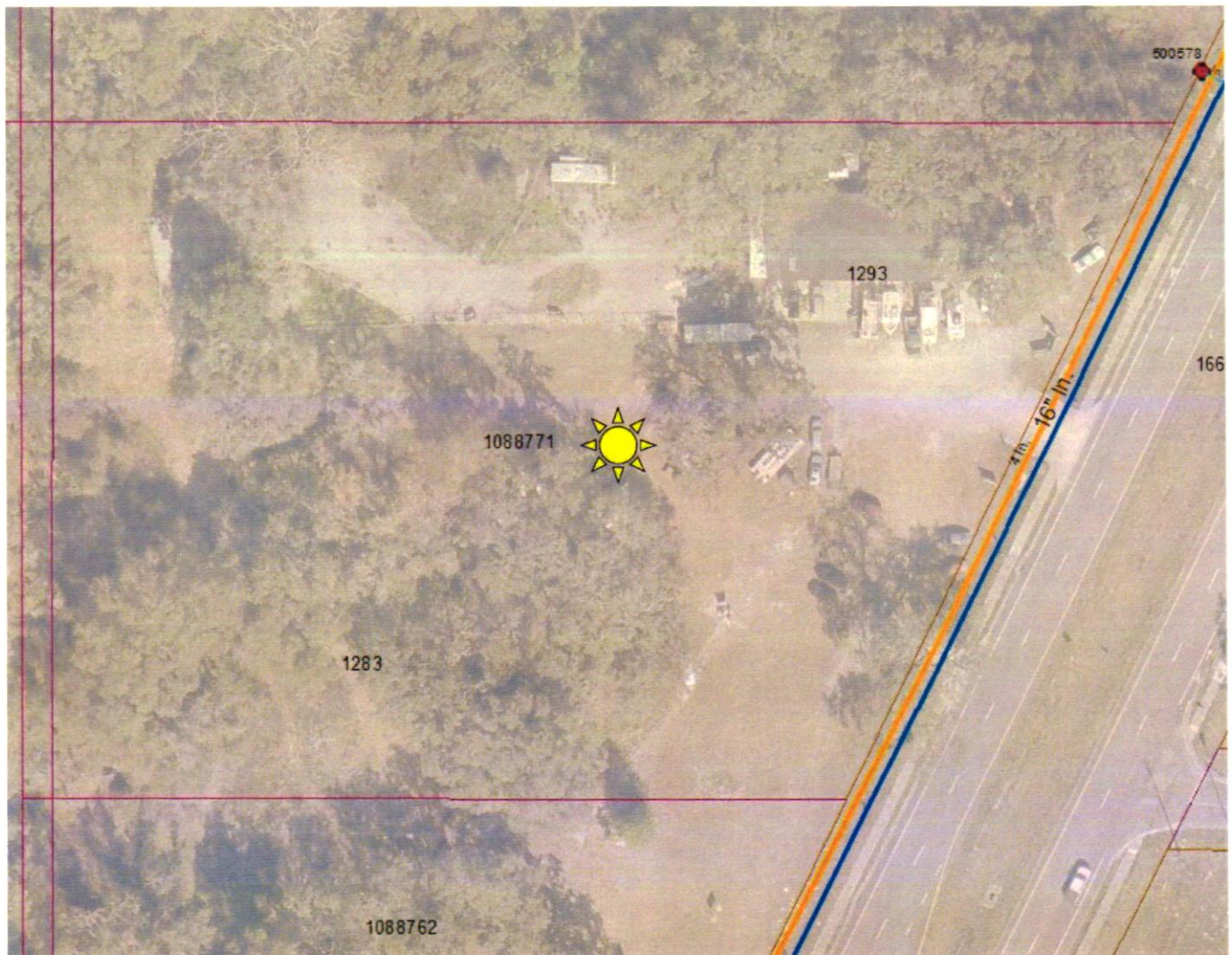
Received

FEB 7 2024

Planning Department
Hernando County, Florida

Sanitary Sewer: Sewer service is currently provided by on-site septic but will connect to Hernando County Utility Department if deemed available at a reasonable expense to the owner. It appears from mapping provided by HCUD, there is a four-inch force main running within the r/w of Broad Street. The Applicant would be required to construct a pumping station on-site to connect to a force main.

Potable Water: Water service to existing building is provided by on-site well, but will connect to Hernando County Utility Department if approved. It appears from mapping provided by HCUD, there is a sixteen-inch water main running within the r/w of Broad Street.



ZONING NARRATIVE

FOR
RIDE PRO 2
REZONING
FEBRUARY 2024

Received

FEB .7 2024

Planning Department
Hernando County, Florida

Soils: The existing soils are mostly Masaryk Very Fine Sand. Masaryk is a Hydrologic Group "A" soil which indicates no wetlands, and rapid percolation. Ground water is typically six feet below the surface. The depth to any restrictive feature such as clay, or rock is typically greater than 80 inches below the surface. If approved, the applicant will have a Geotechnical Engineer perform one or more borings on the site to determine both of the previous characteristics, as well as the percolation rate needed for recovery of the stormwater pond.



ZONING NARRATIVE

FOR
RIDE PRO 2
REZONING
FEBRUARY 2024

Received

FEB : 7 2024

Planning Department
Hernando County, Florida

Floodplain: The site is within an area of Flood Plain "X"; an area of minimal flooding



ZONING NARRATIVE

FOR
RIDE PRO 2
REZONING
FEBRUARY 2024

Received

FEB 7 2024

Planning Department
Hernando County, Florida

Environmental: The applicant is agreeable to conduct a wildlife assessment at the proper time, during development of this site.

Drainage: This project, if approved, will create a master drainage plan to be filed with SWFWMD and Hernando County. There are no drainage improvements on this site. If approved, the applicant will be required to design, permit, and construct, a surface water drainage system to capture, attenuate, and treat runoff for the following required scenarios.

1. Water Quality (1/2 inch of runoff over the entire site)
2. 25 Year – 24 hour event
3. 100 Year – 24 hour event

Since the site is adjacent to the FDOT right-of-way, a drainage permit, or exemption will be necessary through the FDOT.

Traffic: The existing motorcycle sales and repair shop has 16 Peak PM hour trips. The proposed flex space buildings create 11 Peak PM Hour trips. The Food truck court creates 8 Peak Pm hour trips. A total of 35 Peak PM hour trips. This falls under the 50 peak hour threshold, to require a traffic study. Trips will be addressed with Concurrency.