

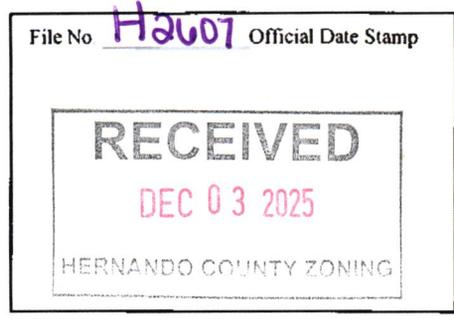
**HERNANDO COUNTY ZONING AMENDMENT PETITION**



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: 11/5/2025



**APPLICANT NAME:** ART ERI, LLC

Address: 10295 Fairchild Road  
City: Spring Hill State: FL Zip: 34608  
Phone: 646-262-0077 Email: sam.feti@gmail.com  
Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Alan K. Garman

Company Name: ProCivil360, 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): 1850562
2. SECTION 5, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP (SF)
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 6.6
6. Highway and street boundaries: Sheffield Road and Norvell 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, Safet Mulaq, 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]  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10 day of October, 2025, by Safet Mulaq who is personally known to me or produced F.I.D. as identification.

[Signature]  
Signature of Notary Public



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

Notary Seal Stamp

**NARRATIVE**  
FOR  
**Sheffield Subdivision**  
Rezoning / Master Plan  
December 2025

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**Project Location:** The property in question is 5.34 acres. It is located on the Southeast Corner of Sheffield Road and Courtland Road. It is in Section 5, Township 23 South, Range 18 East Hernando County. It is known as Key number 1850562.

**Present Zoning:** The land is presently zoned PDP (SF) per rezoning H-21-02.

**Present Land use:** The land is currently designated as Residential.

**Desired Zoning:** The applicant is desirous to revise the Master Plan with the same zoning.

**Summary of Request:** The applicant is desirous to rezone the property to PDP(SF) to develop twelve (12) lots for single family homes. The typical lot size is 0.25+ acres. (80' x 135' min)

**Internal Setbacks:**      Front: 25'  
                                 Sides: 10'  
                                 Rear: 20'

No deviations in setbacks are being requested.

**Buffers:** The proposed use will abut Existing Single Family Houses for a majority of the proposed lots. A five foot natural enhanced vegetative buffer with 80% opacity, is proposed on any lot lines abutting existing residential.

**Access:** The site is accessed from Courtland Road, Sheffield Road, and Norvell Road, all county-owned right-of-way. The proposed design utilizes all existing Right of Ways for access to the individual lots in the subdivision.

**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.

**Streets:** All streets surrounding the project, Courtland, Norvell, and Sheffield Roads are established constructed County owned Right of Ways. There should be no need for any improvements in the area.

**Sanitary Sewer:** The project will be served by septic tanks. The calculations indicate approximately 13 septic systems. We are proposing 12.

**Potable Water:** All of the existing Hernando County roadways currently have waterlines located in them. Courtland Road has a 6" Norvell has an 8" waterline and Sheffield has a 4" waterline.

**Environmental:** The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment.

**Floodplain:** The project is located within the Willow Sink Basin. The FEMA map indicates the entire project is located in Zone X with a small AE designation located where the proposed pond is located with an elevation of 51.0'. The Floodplain will be compensated for accordingly during the construction plan phase of the design.

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**Drainage:** If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

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

One large retention area is proposed at the existing low area. This area will be improved to the design calculation specifications. The system will recover through percolation of the existing soils.

**Traffic:** Based on the latest tables from the ITE manual, the proposed project may generate up to 12 Peak Hour PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required.