

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

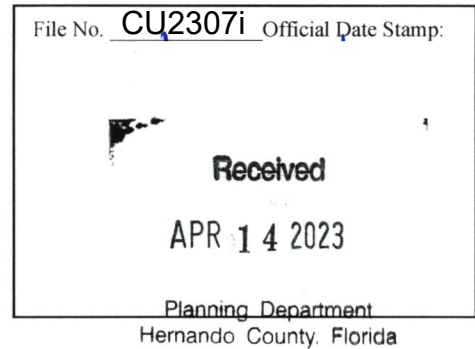
File No. CU2307i Official Date Stamp:



Application request (check one):

- Conditional Use Permit
- Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION



Date: 4/10/2023

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: Frank Di Caro

Company Name: ProCivil360, LLC  
 Address: 12 South 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): 536254, 424678, 1299115, 424641, 1342666, 396716
2. SECTION 16, TOWNSHIP 23, RANGE 21
3. Current zoning classification: CPDP
4. Desired use: borrow pit
5. Size of area covered by application: 190
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: \_\_\_\_\_)

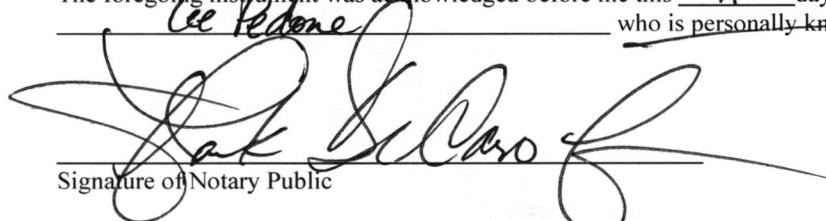
**PROPERTY OWNER AFFIDIVAT**

I, Lee 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 of Property Owner

STATE OF FLORIDA  
 COUNTY OF HERNANDO  
 The foregoing instrument was acknowledged before me this 11 day of April, 20 23, by Lee Pedone 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



12 S. MAIN STREET, BROOKSVILLE, FL 34601  
352-593-4255  
[www.procivil360.com](http://www.procivil360.com)

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 eight years under a Conditional Use Permit for Excavation approved by the Hernando County Planning and Zoning on January 12, 2015. The Permittee wishes to renew the Conditional Use Permit for Excavation under the same approved plan and conditions attached & previously approved, 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 August 2019. The Road Maintenance Agreement with Hernando County remains in effect. 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.

A change in the Planning Department's process, is allowing to add all owned properties, instead of just forty acres at a time. Thus the Conditional Use application contains all parcels into this submittal. This would allow the owner if needed to excavate the current 40 acre site and move to the next one without reapplying each time.

**Intended Use**

Continuing sand mine operation.

**Site Location and Description**

**Phase 2 – 536254, 424678, 1299115**

**Phase 3 – 424641**

**Phase 4 – 1342666**

**Phase 4/5/6 - 396716**

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 project area is comprised of six properties; Parcel Keys: 536254, 1299115, 424678, 424641, 1342666, and 396716.



12 S. MAIN STREET, BROOKSVILLE, FL 34601  
352-593-4255  
[www.procivil360.com](http://www.procivil360.com)

Per the Florida Land Use Cover and Forms Classifications System (FLUCFCS), the site is composed of unimproved pasture (Code 183314). There are no wetlands or Waters of the State within the property boundaries.

#### **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 536254 – roof over in 1991 (removed)
- Key 1299115 – no structures
- Key 424678 – Mobile Home in 1989 (removed)
- Key 1342666 – no structures
- Key 424641 – Barn in 1977, Manufactured Home in 1988, mobile home in 1985. (all will be removed or have been removed)
- Key 396716 – Manufactured Home in 1985, and Barn in 1979. (all will be removed or have been removed)

No future structures are planned.

#### **Adjacent Property Ownership**

Properties within a 250 foot radius of the project site to the south are owned by Richard Ashmead [Parcel Key 396725], Robert and Debra Sweger [Parcel Key 1100560, 1342522], Neftali and Aki Velez [Parcel Key 1287770], Bijan Behzadi [Parcel Key: 1377628], Susan Alfano [Parcel Key: 1373418], Pamela & Cedric Ware [Parcel Key 1357873], and Ellen Karft & Vincent Brugger [Parcel Key 1377646] all of these lots are single family lots some with homes some vacant. Property to the North is owned by DMMD I LLC, [Parcel Key 01097994] and it is vacant PDP Industrial/General Commercial. The parcel to the East is TIITF/DEPT REC & PARKS [Parcel Key 01194932 ] and Jimmy Gardner [Parcel Key 49753] Ag Property. To the west Clark Opal TTe [Parcel Key 00541523] AG residential property, Meritage Homes of Florida, Inc. [Parcel Key 1231786] Vacant PDP(SF), and N R Real Estate, LLC [Parcel Key 396743] Vacant AG land.

#### **Soils**

Native soils within the project boundary are composed as follows:

- Candler fine sand at 0-5% slopes
- Candler fine sand at 5-8% slopes
- Adamsville fine sand at 0-2% slopes

These units are all classified as sandy soils with trace amounts clay and organic matter. Candler series soils are considered to be excessively drained. The Adamsville series is categorized as somewhat poorly drained. None of these soils are classified as hydric.



12 S. MAIN STREET, BROOKSVILLE, FL 34601  
352-593-4255  
[www.procivil360.com](http://www.procivil360.com)

### **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 5-10 more years, dependent on demand. Approximately 75% of the available material from the middle 20 acre site has been removed. The 10 acre parcels to the north and south remain undisturbed pasture.

### **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 available. 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.

### **Buffers**

Any parcel abutting a parcel not included in this Conditional Use requires a 100' Vegetative Buffer either existing or planted. The buffer shall shield the operation at the time excavation begins. Shielding shall meet an eighty percent (80%) opacity standard (previous staff report). Where shielding does not meet 80% opacity, trees will need to be installed (slash pine).

### **Reclamation**

The project will be reclaimed to FLUCFCS 183313 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



12 S. MAIN STREET, BROOKSVILLE, FL 34601

352-593-4255

[www.procivil360.com](http://www.procivil360.com)

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.

**Other**

An Environmental Resource Permit (ERP) 5-year renewal for the Pedone Sand Mine operation was approved on September 10, 2019. All other required permits are current.

