

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: 11/06/2024

File No. _____ Official Date Stamp:

H-24-71

Received

NOV 07 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Southern Valley Homes

Address: 7299 Winter Street

City: Brooksville

State: FL

Zip: 34613

Phone: 352-200-5199

Email: mike@southernvalleyhomes.com

Property owner's name: (if not the applicant) John Sirvent, IV and Melissa Sirvent

REPRESENTATIVE/CONTACT NAME: Frank DiCaro

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): 345736
2. SECTION 25, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AR2
4. Desired zoning classification: A-C
5. Size of area covered by application: 9.2 Acres
6. Highway and street boundaries: Wiscon 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, John Sirvent IV, 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): Southern Valley Homes
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of October, 2024, by John Sirvent who is personally known to me or produced _____ as identification.

Signature of Notary Public

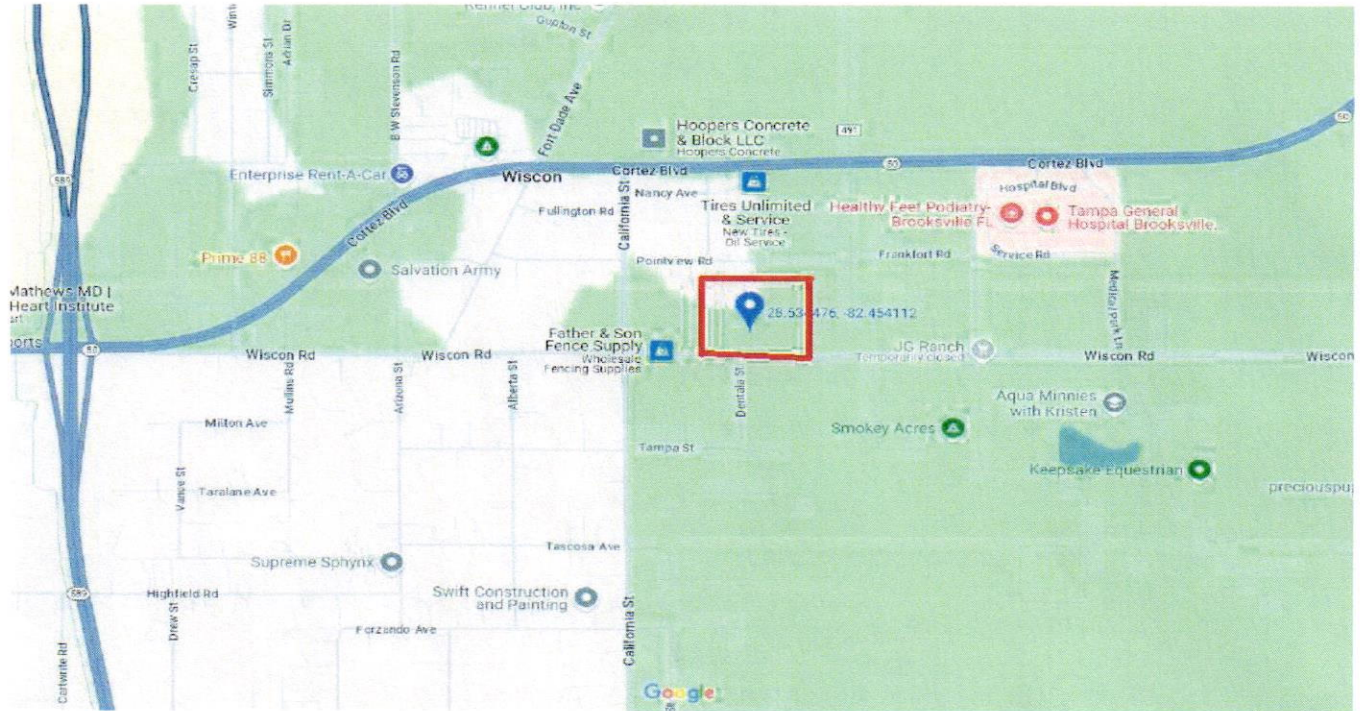
Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Seal/Stamp

NARRATIVE
FOR
Wiscon Market
November 6, 2024
Rev 3/31/25

PROJECT LOCATION: The property, 9.20 acres is located on North side of Wiscon Road, and approximately 600' East of California Street.



PRESENT ZONING / LANDUSE: The property is currently zoned AR-2, and the owners want to rezone to PDP(A-C) Agricultural Commercial District.
The County's FLUM designates the area as **Rural**.

A-C Agricultural Commercial District: This district is intended to permit the development of properly located, limited and specialized commercial areas intended to serve the needs of neighboring rural and agricultural areas.

Permitted uses in an A/C (Agricultural/Commercial) District shall be as follows:

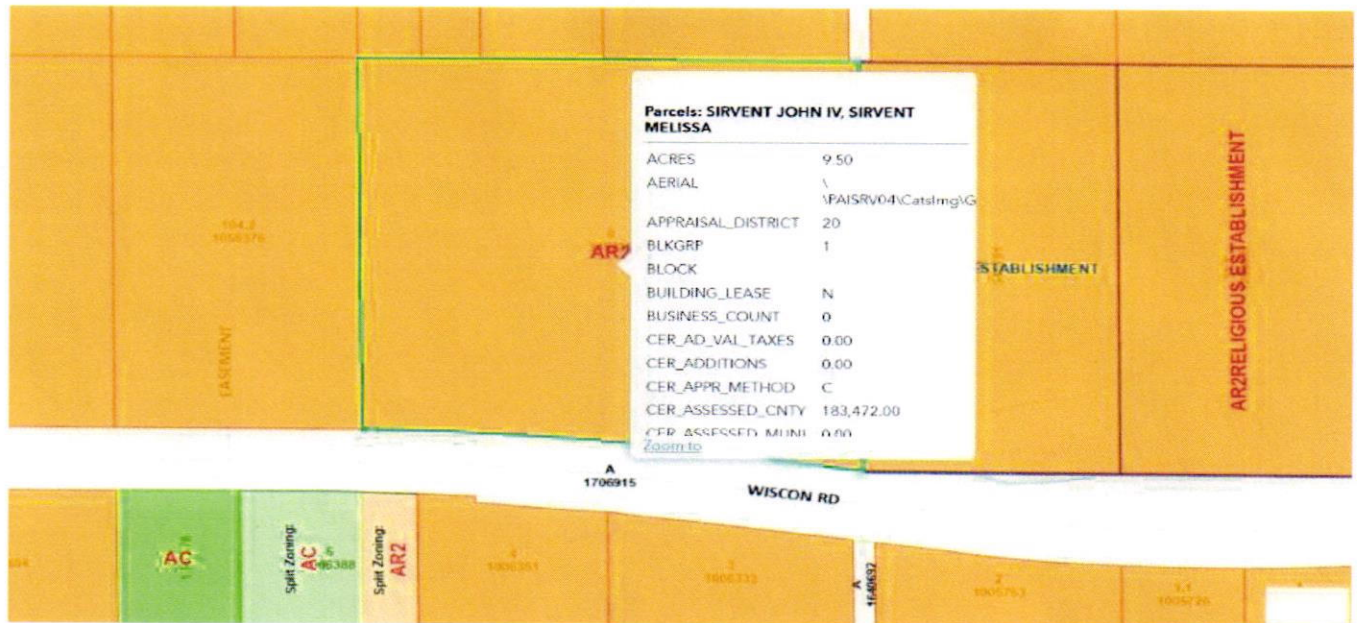
- (a) Building material establishments.
- (b) Convenience stores.
- (c) Custom slaughtering establishments.
- (d) Feed stores.
- (e) Garden supply and nurseries.
- (f) General dry goods stores.
- (g) Landscape services.
- (h) Produce markets.
- (i) Veterinarian clinics.
- (j) One single-family dwelling unit (minimum of six hundred (600) square feet)
per commercial parcel in conjunction with the operation of a business on the premises; such single-

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**HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION**

NARRATIVE
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November 6, 2024
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INTENDED USE: Agricultural Commercial Complex built in phases. The site will consist of covered slabs(pavilions) and buildings for individuals to sell their Agricultural products or equipment. The A-C rules limit the size of a project to five (5) acres. We are asking for a **deviation** to allow the project to exceed five acres due to the environmental and storm water features of the site. As one can see the wetland and relic sink consume much of the property.

BUFFERING/BOUNDARY CONDITIONS: All 3 sides abutting AR2 will have the standard Hernando County buffering. A ten (10) foot buffer is designated on the master plan with a six-foot fence. The fence may be vinyl, or other type of fence to provide a permanent screen from adjacent properties. No buffer is required against Wiscon Road, but landscaping to meet the Community Appearance ordinance will be provided.

ACCESS: Access will be to Wiscon Road, which is a County maintained collector road. A Hernando County right-of-way use permit is required to permit connection. Wiscon is not an Arterial road, and has not been classified, to require a frontage road. Therefore, the front setback is 75-feet.

SETBACKS:

Against Wiscon Road: 75'

Rear: 35'

Sides: 35' (semi commercial usage abutting non-commercial property)

DEVIATIONS: We are requesting a deviation in the maximum size of the project. County rules allow a maximum of five acre projects for PDP (A-C). This site is 9.2 acres. Due to environmental and storm water issues with the site rendering some portions of the site to be un-buildable, we feel this deviation is reasonable.

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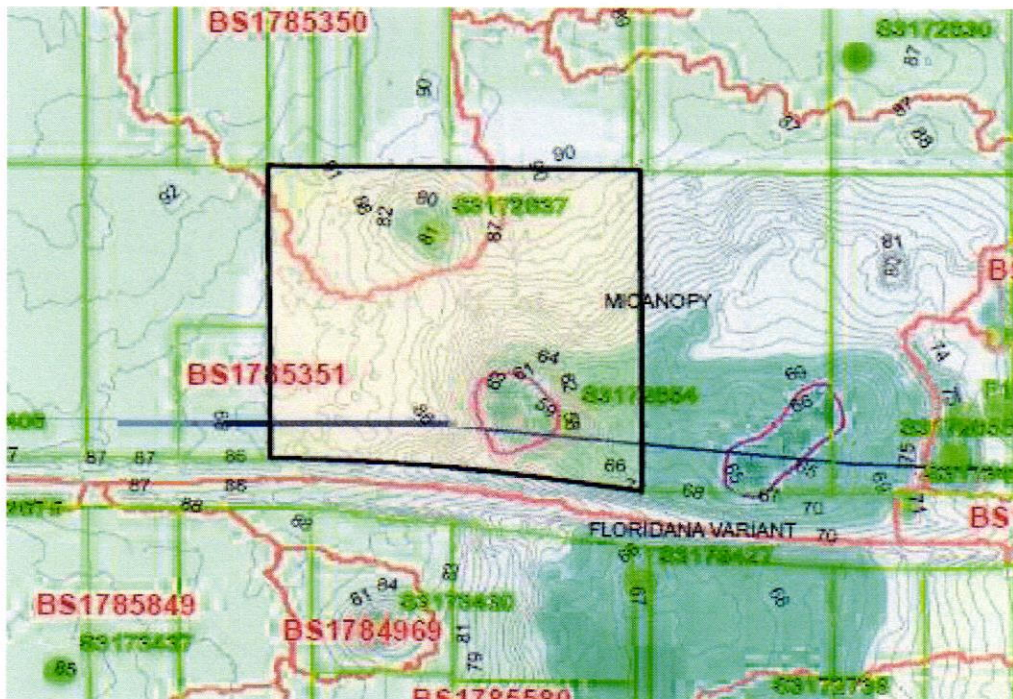
SOILS: According to information found on the NRCS database, the existing soils are Micanopy Loamy fine sands, and Candler fine sand in the norther region.



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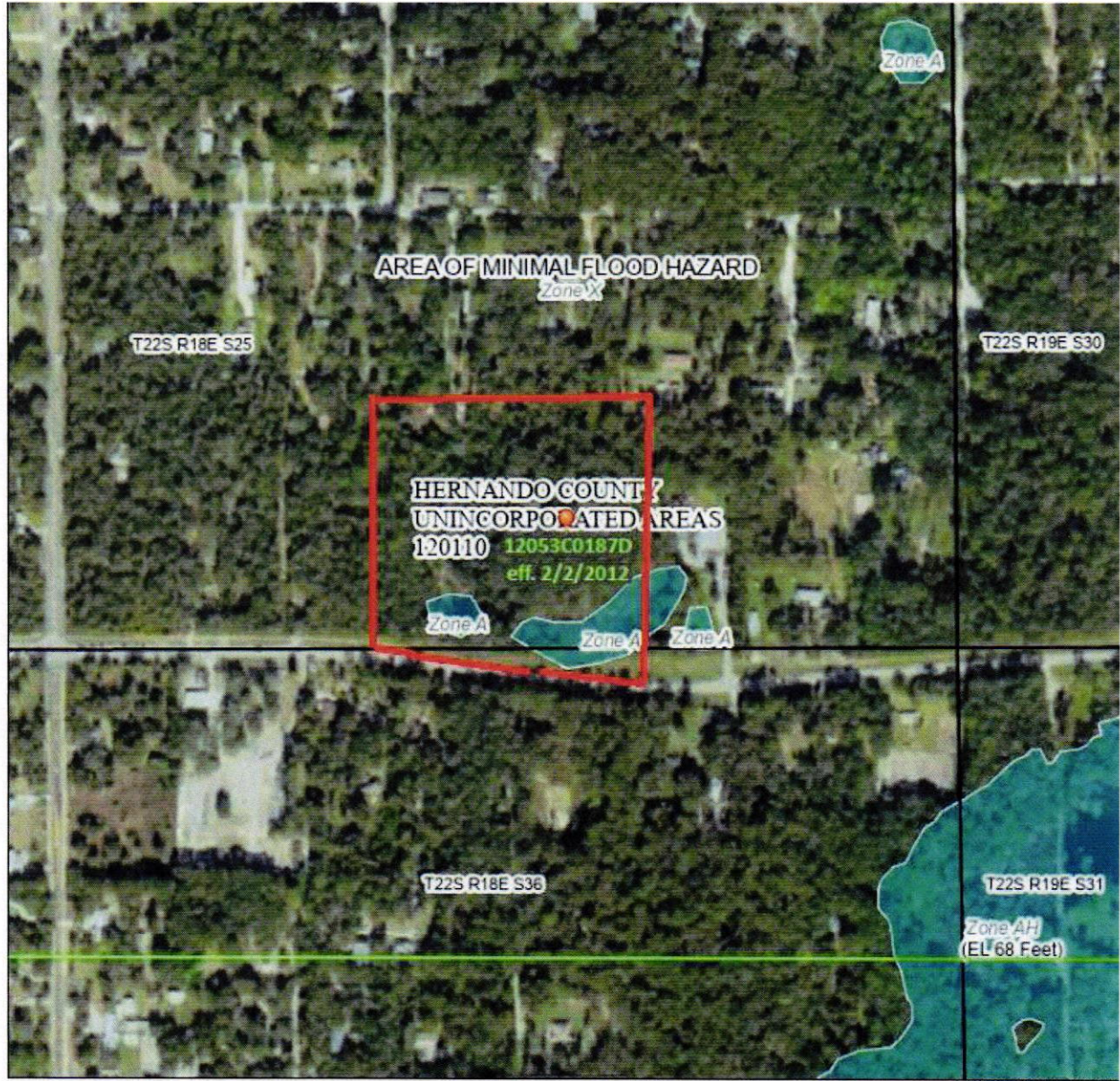
DRAINAGE DESIGN METHODOLOGY: The lot is 9.2 acres. There is a large flood plain area in the Southeast corner of the project. In addition there is a relic sink located in the NW quadrant. The sink appears to store a lot of runoff, but topography indicates it overflows to the wetland/flood plain in the SE quadrant. Most of the project will flow to that area after the upstream area captures and treats runoff from the following events:

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



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FLOOD ZONE: Per FEMA Flood Zone Map 12053C 0187D, the majority of the site is Zone X, with the one area Zone A. The base flood elevations are shown on the master plan.



ENVIRONMENTAL: Wetlands/surface waters and endangered wildlife will be further investigated if the project is approved. Possible SPA Investigation may be required.

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POTABLE WATER: The project has Hernando County water on the South side of Wiscon Road, the existing water line is 12". The Owner will attempt to connect to HCUD.



SANITARY SEWER: The project will construct a septic tank (multiple) system. This system shall be permitted through the department of Environmental Health during the construction permitting phase.

FIRE PROTECTION: There are existing Fire Hydrants in the East and West located across from the property on Wiscon Road.

TRAFFIC: Based on the latest tables from the ITE manual, the proposed project will generate less than 50 peak hour trips. We do not believe further traffic analysis will be required per Hernando County Regulations.