

HERNANDO COUNTY ZONING AMENDMENT PETITION

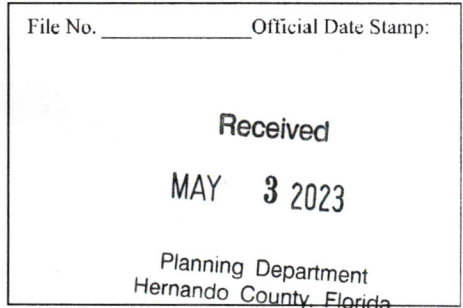


Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [X] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Date: 5/3/2023

File No. \_\_\_\_\_ Official Date Stamp:



APPLICANT NAME: Daryl Senica

Address: Angora Street
City: Spring Hill State: FL Zip: 34608
Phone: 352-279-2454 Email: dsenica@senicaair.com
Property owner's name: (if not the applicant) BM Star Enterprises, LLC

REPRESENTATIVE/CONTACT NAME: Alan 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 [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 189879
2. SECTION 35, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP (GHC) and PDP (Rec)
4. Desired zoning classification: PDP (GHC) with special exception for outside storage
5. Size of area covered by application: 11.865 acres
6. Highway and street boundaries: County Line Road
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed: \_\_\_\_\_)

PROPERTY OWNER AFFIDIVAT

I, Robert Gomez, 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): Daryl Senica and (representative, if applicable): ProCivil360, LLC to submit an application for the described property.

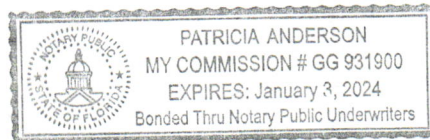
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of May, 2023, by Robert Gomez 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  
**SENICA A/C AND STORAGE FACILITY**

**Project Location:** The property in question is **11.865** acres. It is located on the north side of County Line Road, between Suncoast Blvd., and Peach Tree Lane. It is the former site of Beef O' Brady's, and the golf driving range. The County key number is 189879.

**Present Zoning:** The land is presently zoned **PDP (GHC) and PDP (Rec)**

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

**Desired Zoning:** The applicant is desirous to rezone the property to PDP(GHC) with a special exception for outside storage.

**Summary of Request:** The applicant, (Buyer) is planning on moving his business headquarters and warehouse to this location, and have outside vehicle storage on the site quite away from County Line Road. There may be some other smaller buildings to be designated as flex space on the master plan. The old restaurant site is to sub-divided out of this larger tract upon approval of the master plan.

**Setbacks:** Front: 75' (County Line Road- South)  
Sides: 20' ( East and West)  
Rear: 35' (North )

**Buffers:** The master plan calls for a 15' buffer on the west side. A 5' buffer is shown the vacant land to the north. The eastern boundary is the power line easement, so no buffer is necessary there. No buffer is required against County Line Road, but sufficient area has been planned for landscaping in the front.

**Access:** The site is accessed from County Line Road. An existing driveway connects the previously Beef O' Brady's to County Line. The master plan proposes an additional driveway to the west to serve as the access to the proposed improvements. We feel this is necessary as this driveway will be utilized by the public, employees, and larger trucks delivering equipment and supplies to the Air Conditioning business. A cross-easement drive is proposed to connect the sites once one is off County Line.

**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:** HCUD may have sewer in the area, but the project will not generate enough sewerage to justify a pressured connection. Ample green space has been left to install a septic system for each of the new buildings. The existing restaurant site already has its own sewage disposal.

**Potable Water:** HCUD water can be extended from County Line, and back to the proposed buildings where each would have fire protection and their own separate meter upon demand.

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

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**Floodplain:** The project is located within the Spring Hill Lakes Basin. The FEMA map indicates most of the project is located in a Zone X. There are two areas identified as flood plain nodes on the flood plain study. One is in the northwest area, and the other lies within the power line easement. The master plan proposes two retention areas to provide for the excess runoff generated by this project. Once permitted and constructed, the volume below the flood plain elevation will not be decreased.

**Traffic:** Based on the latest tables from the ITE manual, the proposed project (light industrial) may generate up to **25 Peak PM Trips**. This will be further addressed at the time of concurrency when a traffic study may be required. The parking of vehicles would add approximately **22 peak hour trips**.

The present zoning of the property allows for GHC and recreational. A reasonable yield of square footage for the PDP GHC area would be 32,000 sf of retail space, which would generate approximately **120 peak hour trips**. In addition, the golf driving range would generate approximately **15 peak hour trips**.