

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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

File No. H-24-10 Official Date Stamp:
RECEIVED
FEB -7 2024
HERNANDO COUNTY ZONING

Date: 1/31/2024

APPLICANT NAME: Fanta Land Corp

Address: 30082 Merilee Place
City: Wesley Chapel State: FL Zip: 33545
Phone: 727-365-7827 Email: fantalandcorp@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 [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 676325 and 554509
2. SECTION 1, TOWNSHIP 21, RANGE 17
3. Current zoning classification: R1C
4. Desired zoning classification: PDP (MF)
5. Size of area covered by application: 1.14
6. Highway and street boundaries: Commercial Way
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, AARON TAM, 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
[X] I am the owner of the property and am authorizing (applicant): Aaron Tam
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 31 day of Feb, 2024, by who is personally known to me or produced as identification.

Signature of Notary Public

FRANK DICARO, JR.
MY COMMISSION # HH 260877
EXPIRES: August 6, 2026
Notary Seal/Stamp

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

ZONING NARRATIVE  
FOR  
FANTA LAND CORP.  
REZONING  
FEBRUARY 2024

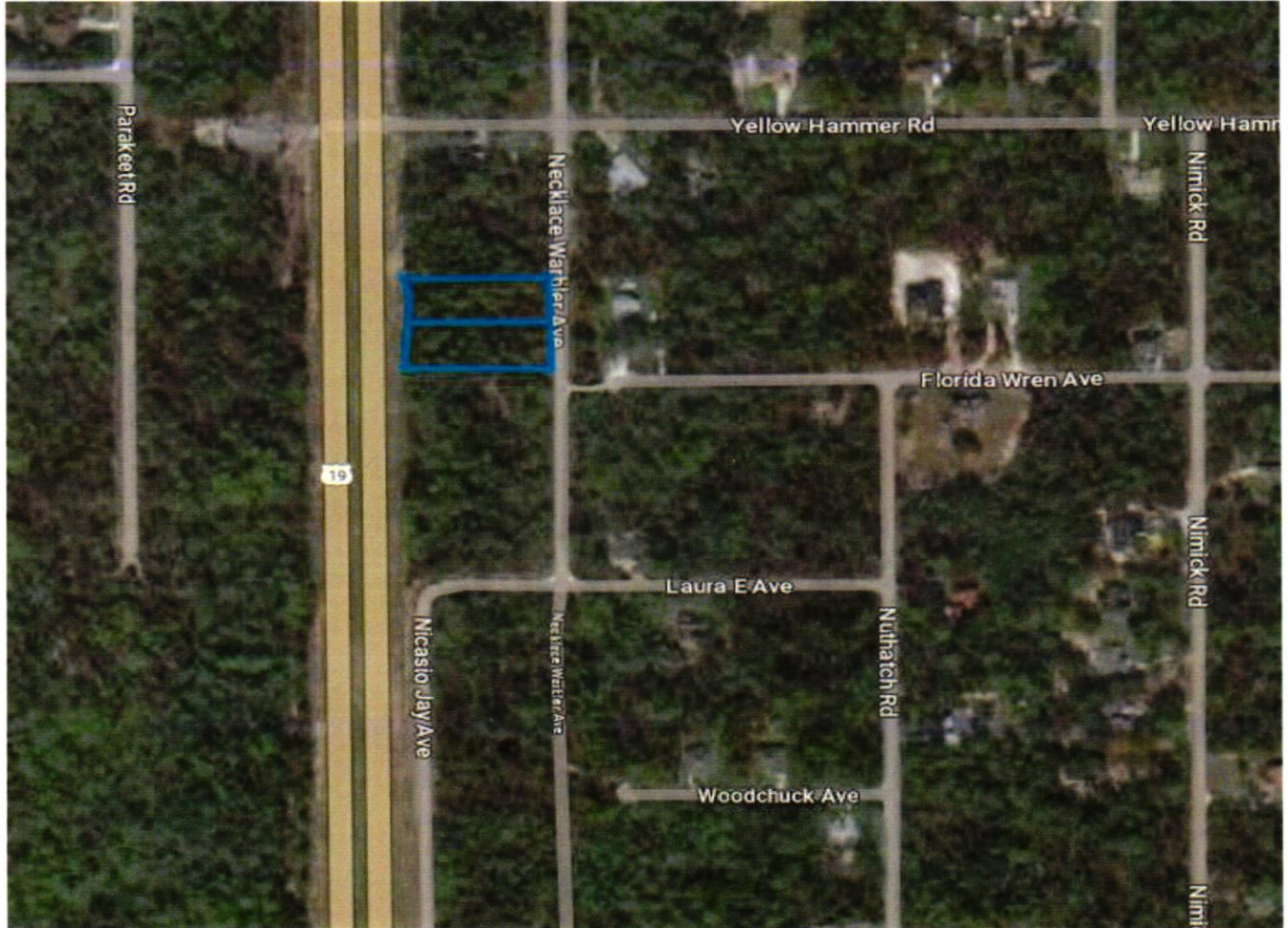


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Planning Department  
Hernando County Florida

**Project Location:** The property is located in Royal Highlands Unit 1B, Block 87, Lots 7 & 8. The total acreage for the site is 0.9754. Commercial Way abuts the property on the West side, and Necklace Warbler Avenue abuts to the East.



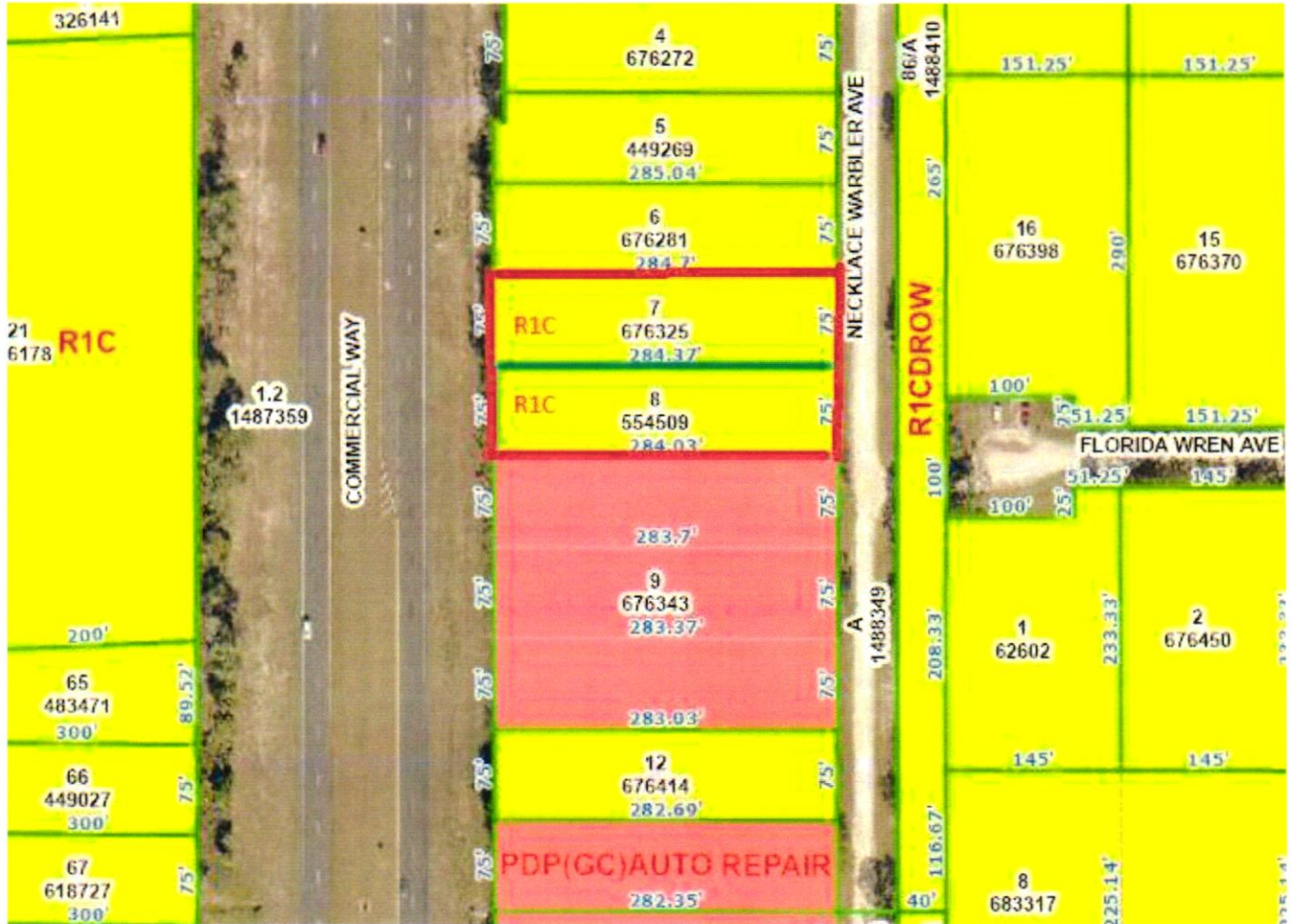
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**Present Zoning:** The land is presently zoned R1C.

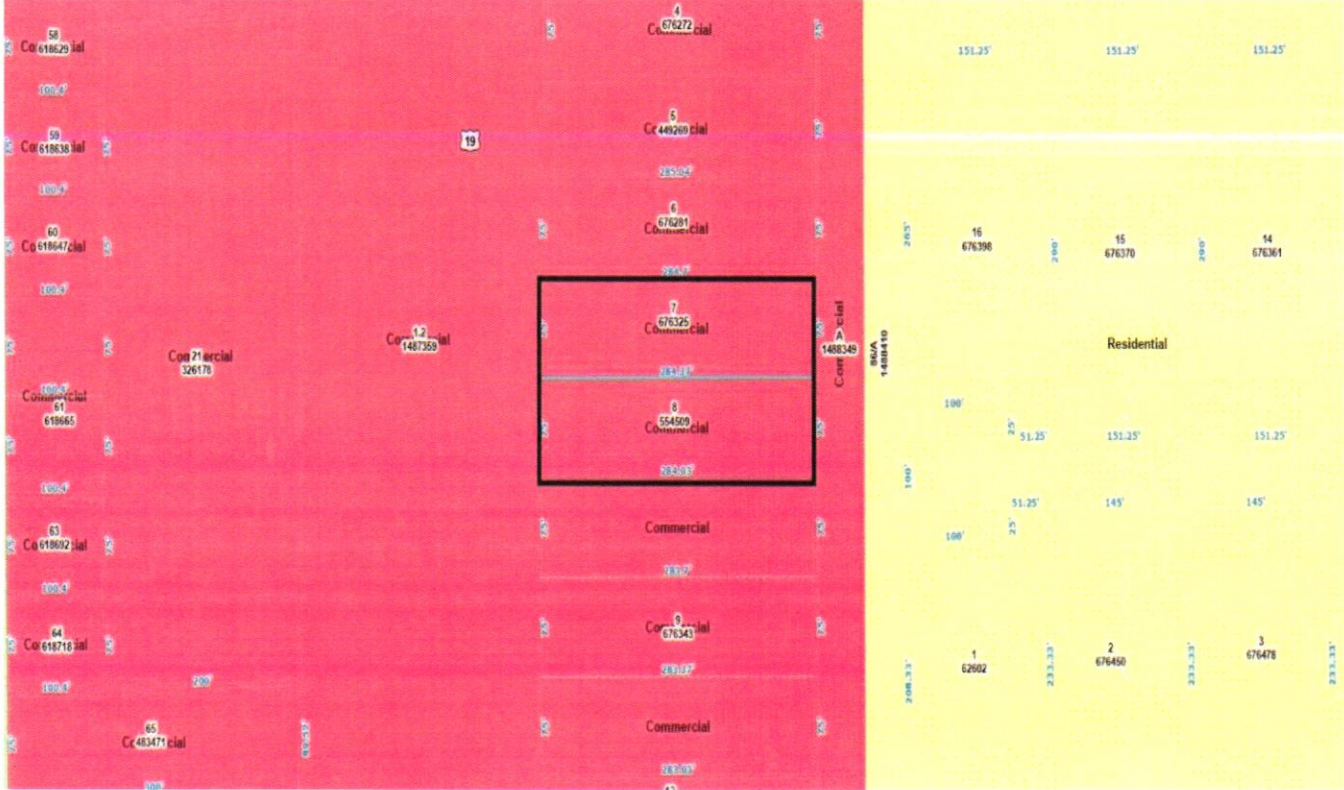


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Present Land use: The land is within a commercial node on the COUNTY FLUM



**Desired Zoning:** The desired zoning is PDP (MF). The applicant would like to construct a 12 Unit Apartment Complex.

**Proposed Buffers:**  
North: 5'  
South: 5'  
East (Necklace): 10'  
West (US 19): 10'

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**Setbacks:** Below are the Setbacks set forth from Hernando County for R1C

**Existing Setbacks:**

Front: 125' (US 19); US 19 requires a frontage road

Sides: 10'

Rear: 50' (Necklace Warbler)

**Requested Setbacks:**

Front: 75' (US 19)

Sides 10'

Rear: 35' (Necklace Warbler); typical setback from a frontage road

The site Access is the reason for the requested reduction in setbacks for US 19 and Necklace Warbler. No Connection to US 19 is desired. Even though the proposed units will face US 19, access will be through Necklace Warbler.

**Access:** The project proposed access is along Necklace Warbler. The owner is trying to reduce access along US 19 and only connect to the Existing Road to the East. Necklace Warbler is the functional frontage road for this area.

**Sanitary Sewer:** Sewer service is not provided to this property by Hernando County Utility Department. A Septic System will be designed for the buildings based off Standard Codes.

**Potable Water:** Water service is not provided to this property by Hernando County Utility Department. A well will be designed per code to provide potable water. Fire suppression will be furnished under the Rural Fire Protection rules and regulations.

**Environmental:** The area has a propensity for Gopher Tortoises. If approved, prior to clearing, the Gopher Tortoise disposition will be addressed.

**Soils:** The existing soils are Candler Fine Sand and Basinger Fine Sand. The Developer will, prior to any construction, conduct a wildlife assessment.

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



**Drainage:** There is no drainage system at the present time. When complete, the applicant will be required to Construct a surface drainage system to capture, attenuate, and treat runoff for the following required scenarios.

1. Water Quality
2. 25 Year – 24 hour event
3. 100 Year – 24 hour event.

**Traffic:** Traffic from this the proposed 12 plex during the Peak PM hour is 7 trips per the ITE Manual.  
12 Units @ 0.56 trips/unit = 7 trips