

# 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: 01/02/2025

File No. 04/25 Official Date Stamp:

H- 25-01  
**RECEIVED**

JAN 02 2025

Hernando County Development Services  
Zoning Division

**APPLICANT NAME:** Arsany 66th Street, LLC

Address: 2801 Leprechaun Lane

City: Palm Harbor

State: FL

Zip: 34683

Phone: 321-732-1086

Email: renee\_booker19@yahoo.com

Haledimetry@gmail.com

**Property owner's name:** (if not the applicant)

**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): 189940 & 189959
2. SECTION 35, TOWNSHIP 23S, RANGE 17E
3. Current zoning classification: AR2
4. Desired zoning classification: Combined PDP (Mixed Use)
5. Size of area covered by application: 18.89 Acres
6. Highway and street boundaries: County Line Road and Pot O' Gold Lane
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 AFFIDAVIT**

I, Hale Dimetry, 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): Hale Dimetry

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 30 day of December, 2024, by Hale Dimetry who is personally known to me or produced as identification.

Signature of Notary Public



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

PRINT FORM

CLEAR FORM

Notary Seal/Stamp

**NARRATIVE**  
FOR  
**Dimetry Combined PDP**  
Rezoning  
January 2025

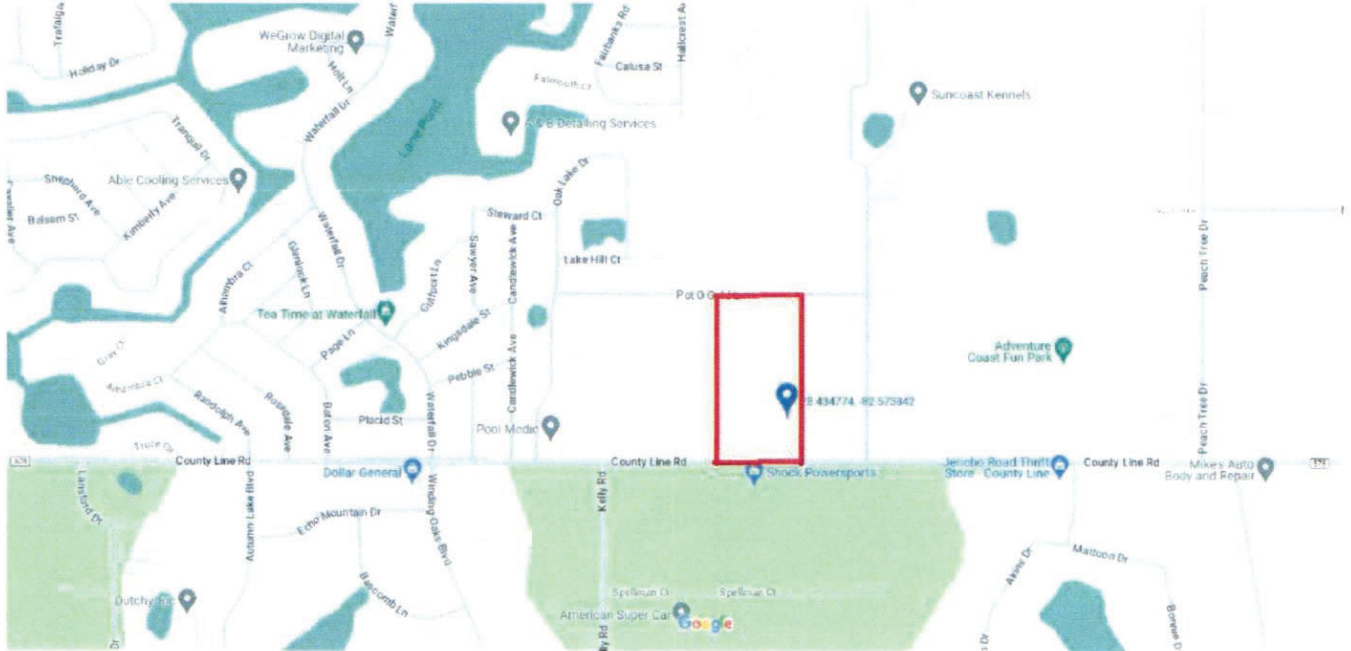
**RECEIVED**

APR 01 2025

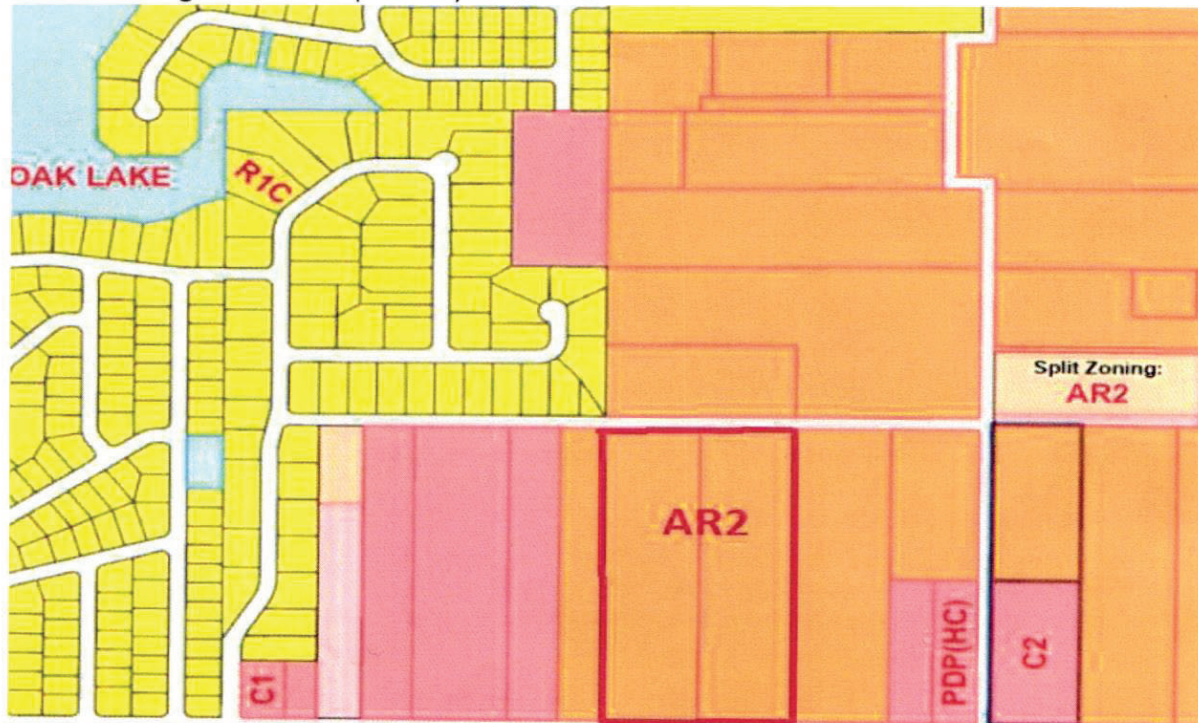
HERNANDO COUNTY DEVELOPMENT SERVICES

ZONING DIVISION

**Project Location:** The property in question is 18.89 acres. It is located on the North side of County Line Road, and the South side of Pot O' Gold Lane. It is west of Suncoast Blvd, and east of Oak Lake Drive. The area is known as El Pico. For the most part, El Pico is an old, unrecorded subdivision.



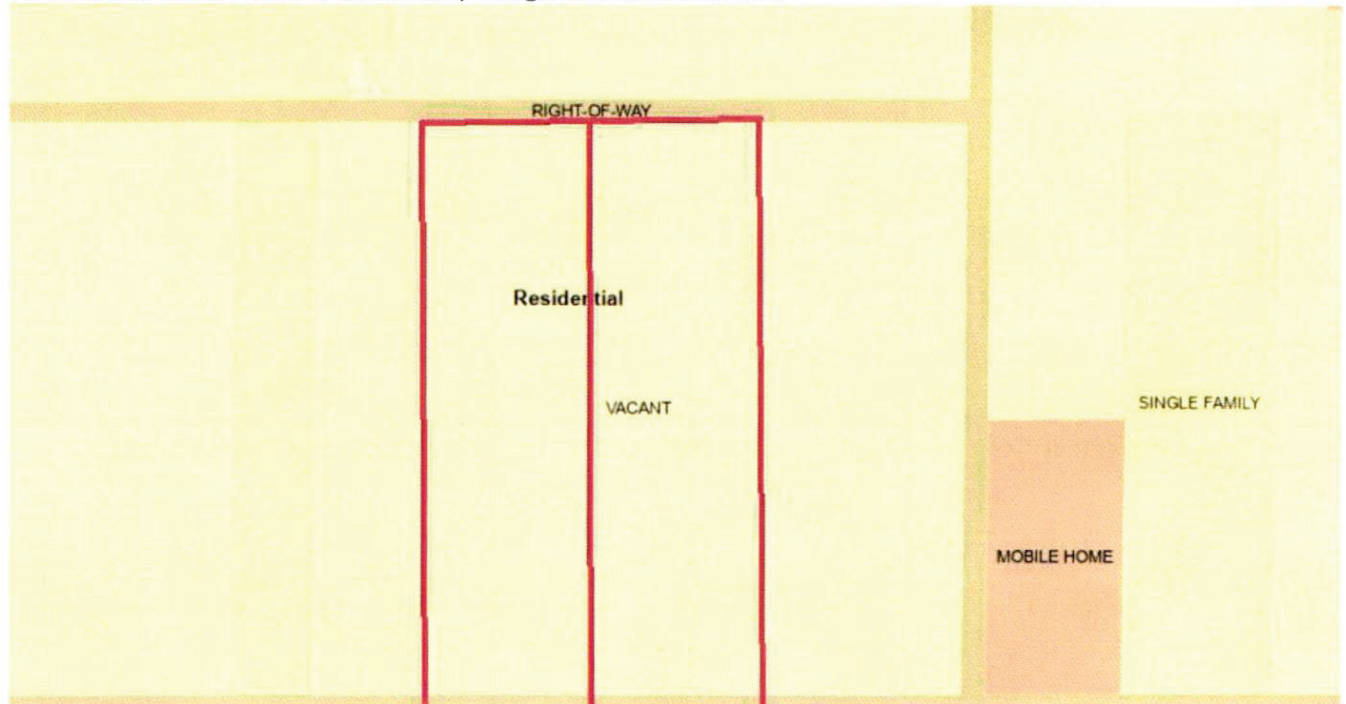
**Present Zoning:** The land is presently zoned AR2.



**NARRATIVE**  
FOR  
**Dimetry Combined PDP**  
Rezoning  
January 2025

---

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



**Desired Zoning:** The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF). The mixed use would incorporate General Highway Commercial along County Line Road, 0.5 acre single family lots on the north (accessing Pot O' Gold Lane), and multifamily townhomes in between. There will be 15 Units of Apartments above the Commercial pieces.

The residential homes on the north side of the project are to blend the intensity against the land to the north.

**Summary of Request:** The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF).

**Proposed External Setbacks:** Front: 75'  
Sides: 20'  
Rear: 35'

**Commercial Setbacks:** Front: 75' (Deviation from 125') due to reverse frontage road\*\*

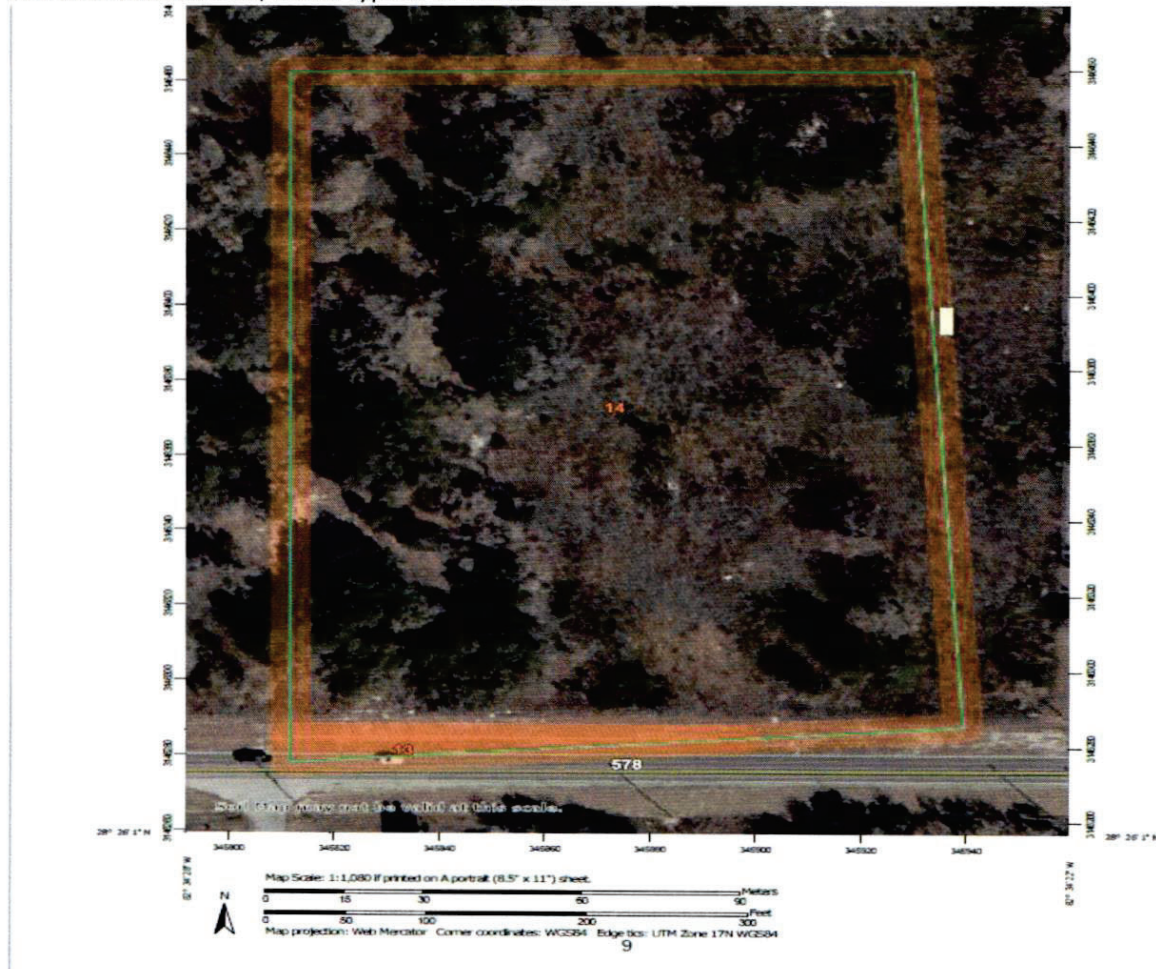
**Setback Deviation:** Front setback to be 75'; this is a deviation from the 125' setback due to the reverse frontage road.

**\*\* :** The plan depicts a reverse frontage road from West to East through the project. The townhomes and commercial will both abut the proposed frontage road. A round-about is proposed for the intersection of the reverse frontage road and the main roadway through the project.

**NARRATIVE**  
**FOR**  
**Dimetry Combined PDP**  
**Rezoning**  
**January 2025**

**Buffers:** The buffers on the project would be a 20' Right-of-Way Enhanced Natural buffer along County Line Road. The east and west sides would have a six foot vinyl fence with enhanced vegetation within the 10' buffer. There will be internal buffering between the project's changes in use. Buffers will be maintained by the proposed HOA.

**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:** County line Road has an existing 16" Force Main located on the North Side of its right of way. The infrastructure for the complete build-out would be designed with a master pumping station to connect to the existing HCUD 16" forcemain. A sewer analysis would be completed for connection to the HCUD system during the Construction Permitting.

**NARRATIVE**  
**FOR**  
**Dimetry Combined PDP**  
**Rezoning**  
**January 2025**

**Potable Water:** County Line Road also has an existing 8" water main along the northern side of the Right-Of-Way. The infrastructure for the complete build out would be designed with a connection to the existing 8" water line. A water Analysis would be completed for connection to the HCUD system during the Construction Permitting. It is planned that this connection would be routed to the north through the project and available to connect in the future to County water on Pot O' Gold Lane.



**Environmental:** The existing soils and vegetation support habitat for gopher tortoise. The Developer shall, prior to any construction, conduct a wildlife assessment. Available mapping and site inspection ensure there are no wetlands or surface waters on-site.

**Floodplain:** According to FEMA mapping as well as SWFWMD Basin research, there are no flood plains existing on or adjacent to the project area. The entire Project area is located in Flood zone "x".

**NARRATIVE**  
**FOR**  
**Dimetry Combined PDP**  
**Rezoning**  
**January 2025**

---

**Drainage:** The master plan includes ample provision for an on-site retention areas to meet the following requirements:

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

**Streets:** County Line Road is an existing Roadway which will provide connection to the project. Pot O' Gold Lane on the north side of the project is an existing lime rock County owned roadway, which can be utilized as an emergency exit if needed. Due to the volumes of traffic expected, the Developer will consider improving Pot O' Gold Lane from his connection, east to Suncoast Blvd.

**Access:** The site is accessed from County Line Road and Pot O' Gold Lane.

**Traffic:** Based on the latest tables from the ITE manual, the proposed project may generate up to 310 Peak PM Trips. A traffic study will be completed and be further addressed at the time of concurrency. The Developer understands off-site traffic improvements which may be recommended by the traffic study, may be at his sole expense.

**Dedicated Public Improvements:** Under the discretion of Hernando County, an independent traffic study and the water/sewer analysis, future improvements may be necessary for this project. The full length of requirements to this point are unknown until all reports are completed.

It is assumed Hernando County will request an additional 60 feet of right-of-way along County Line Road. The Developer is aware of this due to researching other zoning requests in the area. The Developer will request traffic impact fee credits in lieu of payment from Hernando County for this land. The Developer may also request traffic impact fee credits for work performed on Pot O' Gold Lane, since land-owners to the north and west will also be utilizing this roadway if improved.