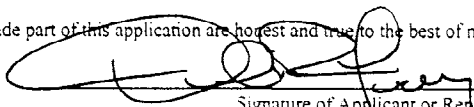
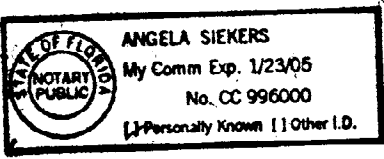


HERNANDO COUNTY CONDITONAL USE PERMIT PETITION
Application for Public Hearing

Date: December 20, 2002

Print or Type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

APPLICANT: Lee K. Pedone, President, Ariana Dairy Farm, Inc.	
Mailing Address:	4335 Kettering Road Brooksville, FL 34602
Daytime Phone:	352-279-2038 FAX No.:
REPRESENTATIVE: Coastal Engineering Associates, Inc.	
Mailing Address:	966 Candlelight Blvd. Brooksville, FL 34601
Daytime Phone:	352-796-9423 FAX No.: 352-799-8359
Legal Description: Write below the complete legal description of the property. Include Section, Township and Range; and if applicable, Subdivision Name, Lot Block, and Unit Number. Attach additional sheet if necessary.	
<p>The south 650 feet of the north 2300 feet of the west 1/2 of the northwest 1/4 of Section 16, Township 23 South, Range 21 East, Hernando County, FL.</p> <p align="right">SEC <u>16</u> TWP <u>23</u> (S) RANGE <u>21</u> (E)</p>	
Size of Area Covered by Application: <u>Approx. 20 +/- acres</u>	
Highway & Street Boundaries: <u>Kettering Road on west</u>	
Current Zoning Classification: <u>AG</u>	
Reason for Conditional Use Permit: <u>Extension of construction fill material excavation</u>	
Length of Time Requested for Use: <u>5 years</u>	
Has a public hearing been held on this property within the past twelve months? <u>NO</u>	
ACKNOWLEDGMENT	
This acknowledgment must be signed in the presence of a Notary Public.	
I, <u>Donald R. Lacey, Vice President Coastal Engineering Assoc. Inc.</u> hereby state and affirm that I have read the instructions for filing this application and that:	
<input type="checkbox"/> I am the owner of the property covered under this application. <input checked="" type="checkbox"/> I am the <u>authorized</u> legal representative of the owner or lessee of the property described, which is the subject matter of the application.	
All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.	
	 Signature of Applicant or Representative
STATE OF FLORIDA	COUNTY OF HERNANDO
On this the <u>23rd</u> day of <u>December, 2002</u> , before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Donald R. Lacey</u> and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.	
WITNESS my hand and official seal.	
<u>Angela Siekers</u> Notary Signature	
The individual(s) are * <u>personally known to me</u> * presented the following identification: _____	
NOTARY SEAL & COMMISSION EXPIRATION: <u>1/23/05</u>	
	

Conditional Use Permit Application Narrative
For a Borrow Pit
Ariana Dairy Farm, Inc., Lee K. Pedone, President

GENERAL DESCRIPTION

The applicant is seeking a conditional use permit, for a five (5) year period, in order to remove and sell dirt from a portion of their property consisting of approximately 20 ± acres. The subject site is approximately 1650 feet south of Dashbach Street, east of and adjacent to the Kettering Road in Section 16, Township 23 South, Range 21 East, Hernando County, Florida. The proposed site is currently zoned AG as is the surrounding property. The County's Comprehensive Plan Future Land Use Map shows this area being in a Planned Development District.

Access to the site would be from Kettering Road. A portion of the ROW of Kettering Road was previously donated by the applicant. The applicant is requesting that the maintenance agreement they previously entered into with the County for Kettering Road be continued for the term of the conditional use permit being requested herein.

The requested conditional use permit would allow for the expansion of an existing excavation operation, which has been ongoing on the property to the north for the past eight years. The operating hours are approximately 7 AM – 5 PM. The soils are primarily sands, which are placed in client's trucks through the use of a loader. A water truck is kept on site if dust suppression is necessary. There have not been any complaints registered during the eight years of operation. The operation has been found in compliance 100% during County inspections. The nearest occupied dwelling unit not owned by the applicant is approximately ½ mile to the southeast.

I. PRELIMINARY LAYOUT

Twelve (12) copies of the site plan are attached.

II. DRAFT OF PROTECTIVE COVENANTS

No protective covenants are anticipated to be necessary.

III. PRELIMINARY ENGINEERING REPORT


- A. Topography.** The property elevation ranges from a low of approximately 100 feet MSL in the northeastern corner to a high of 120 feet MSL in the southern portion of the subject site.
- B. Flood Plain.** The entire site falls in Zone C as indicated on Flood Insurance Rate Map panel number 120110 375B of the Federal Emergency Management Agency. Zone C indicates that there should be no flooding during a 500-year storm event.
- C. Vegetation.** The subject property consists primarily of Bahia grass. Some of the more disturbed areas are dominated by ragweed and dog fennel. Surrounding properties are agricultural, mainly improved pasture. A few pine plantations exist west and south of subject property. Excavation has occurred in the 30 acres to the north.
- D. Soils.** According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the site consists primarily of Candler fine sands.

IV. ADEQUATE ACCESS ANALYSIS

Direct access to the site is gained from Kettering Road, a County maintained roadway.

Report prepared by:

COASTAL ENGINEERING ASSOCIATES, INC.



Donald R. Lacey, A.I.C.P., Vice President

The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.

NORTHWEST CORNER - SECTION 16,
TOWNSHIP 23 S., RANGE 21 E.

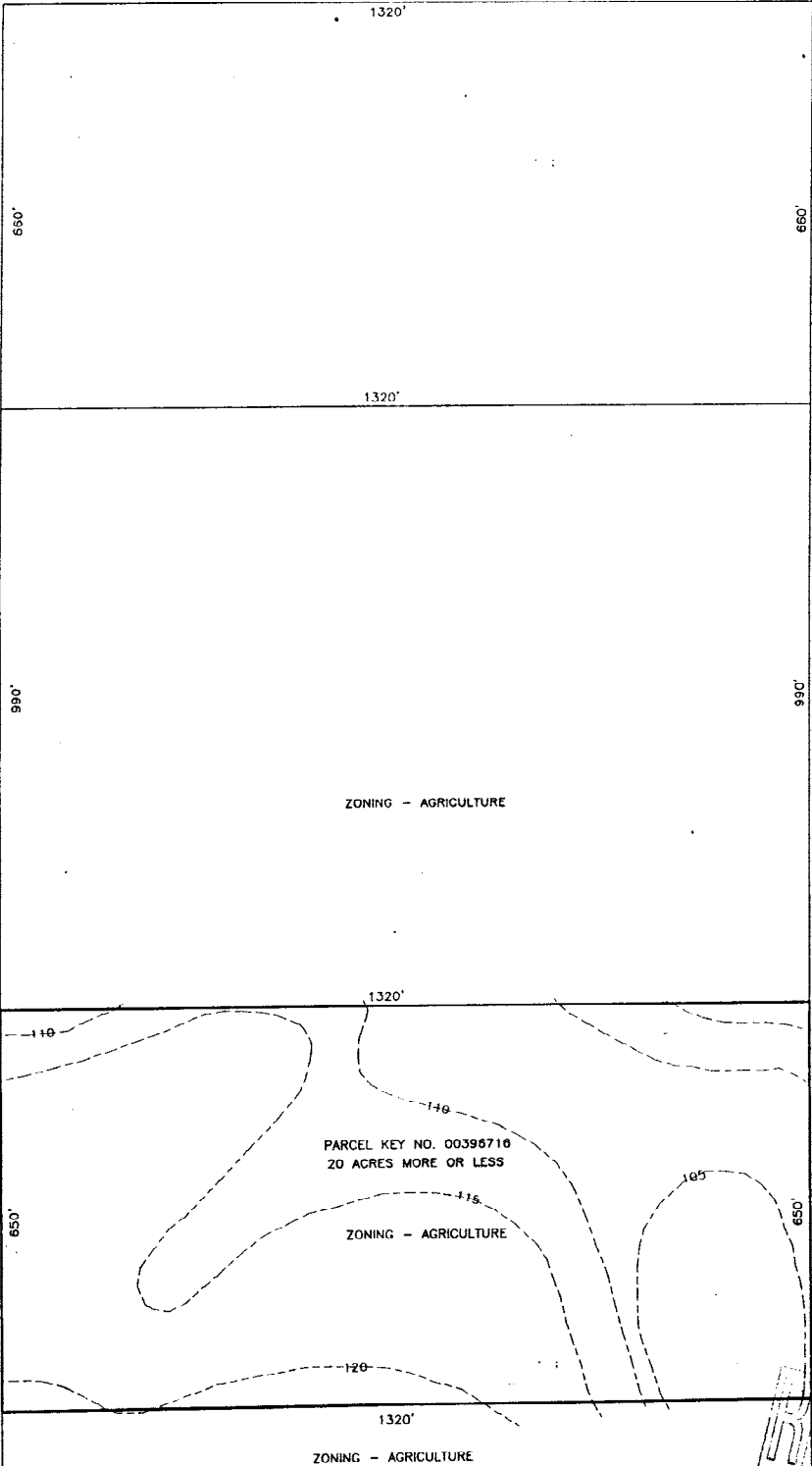
DASHBACH ROAD



SCALE 1" = 50'

KETTERING ROAD

ZONING - AGRICULTURE



ZONING - AGRICULTURE

ZONING - AGRICULTURE

ZONING - AGRICULTURE

SITE DATA

OWNER - LEE K. PEDRONE
4335 KETTERING ROAD
BROOKSVILLE, FLORIDA 34602-8301

CURRENT ZONING - AGRICULTURAL
SURROUNDING ZONING - AGRICULTURAL
FUTURE LAND USE MAP DESIGNATION - PLANNED DEVELOPMENT DISTRICT

LOCATION - IN A PORTION OF SECTION 16, T. 23 S., R. 18 E.
HERNANDO COUNTY, FLORIDA

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.
906 Candlelight Boulevard - Brooksville - Florida 34601
(352) 798-0423 - Fax (352) 799-8369
EB-0000142

DRAWING INVALID UNLESS SIGNED, DATED
& SEALED BY REGISTERED PROFESSIONAL

CONDITIONAL USE PERMIT

ARIANA DAIRY FARM, INC.
4335 KETTERING ROAD
BROOKSVILLE, FL. 34602

DATE
12/20/02
02427

CLIFFORD E. MANUEL, JR., P.E. NO. 36834