

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: July 17, 2023

File No. _____ Official Date Stamp:

Received

JUL 24 2023

Planning Department
Hernando County, Florida

APPLICANT NAME: 520 SW 15 Street LLC

Address: 1400 NW 46TH ST

City: Fort Lauderdale

State: FL

Zip: 33309

Phone: _____ Email: _____

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

REPRESENTATIVE/CONTACT NAME: Darryl W. Johnston, Esq.

Company Name: Johnston Law Group, PA

Address: 29 S Brooksville Avenue

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-5124

Email: dwj@djohnstonlaw.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 89692
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: C1/R1B
4. Desired zoning classification: CM1
5. Size of area covered by application: .14 acre
6. Highway and street boundaries: Cortez Blvd.
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, Jason L. Soldini, as Manager of 520 SW 15 Street LLC, 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): _____

and (representative, if applicable): _____

to submit an application for the described property.

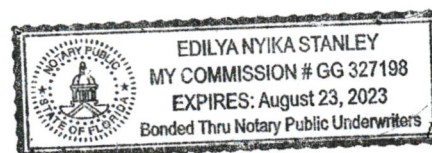
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 17 day of July, 20 23, by Jason Soldini 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 – 520 SW 15 STREET LLC

Proposal

This is a .14 acre strip parcel (Lot 1A) of unimproved land located south of a C2 zoned parcel containing a motel. The property is located on S.R. 50 behind the C2 zoned parcel and is located on the Mud River. The parcel is zoned R1B. Petitioner is the owner of the property and desires to rezone the strip property to PDP (CM-1) for the purpose of using a portion of the property for boat dockage to rent boats and water vessels.

The subject property is vacant, but is adjacent and connected to the Petitioner's C2 zoned property on S.R. 50. Access is from Cortez Blvd. (S.R. 50). Zoning to the north across S.R. 50 is AG. Zoning to the west is CPDP. Zoning to the east and south is R1B, and those properties are separated from the subject parcel by the river.

The Petitioner desires to rent boats and water vessels from the subject property in connection with its C2 motel use. Only the north 200 feet of the strip property will be used for boat dockage and boat rental. The remaining portion of the property will be restricted from such use and is intended to be used for passive recreational use. A copy of the survey/site plan indicating the uses is attached as Exhibit A.

Petitioner requests rezoning to PDP(CM-1) to accommodate the requested use. There will not be structures on the property, but docks are contemplated.

Site and Environmental Characteristics

The entire site is on the water. No structures, other than docks in the water, are contemplated.

There are no known endangered or protected species on site.

Site Plan

The plan for the site will be consistent with the current use of the property. Since the strip property is not zoned CM-1, this rezoning will eliminate any code non-compliance for the current use. The existing roadway network is capable of accommodating this request, and there will not be upgrades to signals or roadway network due to this request.

It is not contemplated that there will be water and sewer for this site, but the adjacent motel owned by Petitioner has water and sewer service.

Conclusion

This proposal will be consistent with the surrounding land uses. The property directly east of the C2 property on S.R 50 (owned by Petitioner) is zoned CM-1, as are other properties to the east. The proposed use will not be adverse to the public. We request approval of this strip property to PDP(CM-1) as stated above.