

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



Date: _____

APPLICANT NAME: Hemchan Rohit + Khamella Rohit

Address: 5069 Juliet Ct.
City: Spring Hill FL State: FL Zip: 34606
Phone: (352) 263-5970 Email: MNVHAULING@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Hemchan Rohit

Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 633470
2. SECTION _____ TOWNSHIP _____, RANGE _____
3. Current zoning classification: R01 R1C1
4. Desired zoning classification: PDP HHC
5. Size of area covered by application: .74 ACRE
6. Highway and street boundaries:
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, Hemchan Rohit, 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):

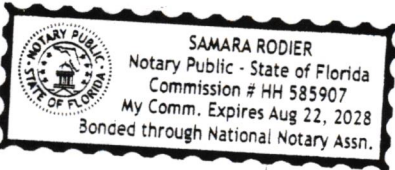
- [x] I am the owner of the property and am making this application OR
[] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner: Hemchan Rohit / Khamella Rohit

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5th day of December, 2024, by Khamella + Hemchan Rohit who is personally known to me or produced FL DL as identification.

Signature of Notary Public: Samara Rodier



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

Applicant: Hemchan Kohit

Property Address: Commercial Way

Parcel Number(s): 633470

Current Zoning: Residential (R-01)

Proposed Zoning: PDP HHC

Introduction

I am respectfully submitting this narrative in support of a request to rezone the subject property located at Commercial Way from its current zoning classification of R01 to PDP Heavy Highway Commercial (HHC). This request is made in recognition of the evolving nature of the surrounding area, current market trends, and the need to promote economic development in a manner that benefits both the community and property owners.

Proposal/Site Characteristics

The subject property consists of 0.74 acres and is currently improved with a vacant lot. The property is located within a dynamic and growing area that is increasingly transitioning from primarily residential uses to a more mixed-use and commercial character. Adjacent and nearby properties to the east, west, and north have been developed or are zoned for commercial uses, making the property well-suited for this requested change in zoning.

This rezone request would be to allow parking of 8 commercial vehicles and to provide related services on the property. The lot will serve as a parking area for commercial vehicles, including dump trucks and tractor trailers. Most of the trucks will operate five days a week and regular servicing will be required. This will include oil changes and any necessary part replacements. Additionally, i will be storing tools and essential equipment for servicing the trucks on-site. An office will be added, equipped with a bathroom and running water. The proposed factory home will be considered as the office, with the dimensions as 12 x 52ft. There will also be asphalt milling applied to the area designated for parking commercial vehicles.

Deviations from the code will include the land size being less than 5 acres. To justify the land size being less than 5 acres, the purpose of the land usage will not require more than 1 acre. Per the specifications of the site plan, there is adequate lot space.

Regarding the traffic and transportation considerations, the property is well-served by existing transportation infrastructure, including access to major roads that provide efficient connectivity to other commercial, residential, and industrial areas within the City. I will work closely with the City's transportation and planning departments to ensure that the proposed development does not negatively impact traffic flow or public safety.

Environmental Considerations

The subject property is not located within any designated floodplains, wetlands, or other environmentally sensitive areas. Any development on the property will comply with all applicable environmental regulations and best practices, including stormwater management and erosion control measures. I am committed to ensuring that the development will be sustainable, with consideration given to minimizing the environmental footprint of the project.

Site plan Discussion

- 1. Building (proposed factory home) : 12x52ft**
- 2. A driveway will be added from the property eastbound to US-19**
- 3. There is no need for any internal access roads.**
- 4. No wetlands, flora and fauna**
- 5. Parcel Key #633470 – Dimensions 75ft width x 383.01ft length**
- 6. There is no flood plain.**
- 7. There are 2 drainage retention areas, one south of the property and one east of the property.**
- 8. Building (proposed factory home) will be setback 76ft.**
- 9. Parking will be setback 129ft**
- 10. Individual lot set back 28655.7 square feet.**
- 11. Building square footage: 624 square feet.**
- 12-16: N/A**

Impacts to public Facilities

The property is located in an area where residential uses are gradually giving way to commercial development, particularly along a major highway, a principal commercial corridor. Immediately surrounding the site, there are many other vacant lots with nearby commercial developments. The area has seen a significant amount of development and urbanization in recent years, and current market conditions show a demand for commercial services and spaces to meet the growing needs of the local population.

To the south of the subject property, the zoning districts are primarily residential, while to the east, west and along US-19 the zoning consists of commercial and mixed-use properties. This juxtaposition of land uses presents an opportunity to transition the subject property to a commercial zoning district to align with the surrounding area's character and future growth trajectory.

In addition to development plans, the rezoning is expected to:

- **Increase local economic activity:** By allowing for commercial uses on the property, the proposal will bring new jobs, businesses, and services to the area, enhancing the economic base.
- **Support public infrastructure:** Commercial developments tend to generate higher tax revenues, which can be reinvested into local infrastructure, public amenities, and community services.

The City's Comprehensive Plan identifies the area surrounding the subject property as an appropriate location for mixed-use and commercial development. The rezoning request aligns with the goals and policies set forth in the plan, including promoting economic development, supporting infrastructure investment, and enhancing the City's commercial tax base. Furthermore, the Comprehensive Plan encourages the development of commercial nodes along major transportation corridors, and the subject property is located near US-19 Commercial Way, which are well-suited for the proposed commercial use. The proposed rezoning will also help create a seamless transition between residential and commercial uses, consistent with the broader vision for the area.

Conclusion

In conclusion, the request to rezone the subject property from Residential (R-01) to Commercial (PDP HHC) represents a logical and beneficial step in the evolution of this area. The surrounding neighborhood is transitioning toward more mixed-use and commercial development, and the subject property's rezoning will contribute to this trend while also providing new economic opportunities for the City.

I am committed to working with City staff, neighbors, and other stakeholders to ensure that the proposed development is compatible with the surrounding community and enhances the overall character of the area. I respectfully request that the Planning Commission and City Council approve this rezoning request to support responsible growth and development in the city.

Contact Information:

Hemchan Rohit

(352) 263-5970

5069 Juliet Ct. Spring Hill FL 34606