

**HERNANDO COUNTY ZONING AMENDMENT PETITION**

File No. H-23-63 Official Date Stamp:



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**

**RECEIVED**  
**9/12/2023**  
**PLANNING DEPARTMENT**  
**HERNANDO COUNTY FLORIDA**

Date: 9/6/2023

**APPLICANT NAME:** Central FL Rentals, LLC

Address: 28363 Cortez Blvd.

City: Brooksville

State: FL

Zip: 34602

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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

**REPRESENTATIVE/CONTACT NAME:** Alan Garman

Company Name: ProCivil360, 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:**

1374159, 1812523, 1812532, 1812541, 1812550,

1. PARCEL(S) **KEY NUMBER(S):** Please see attached sheet 1812569, 370878, 370887, 371617, 371500

2. SECTION 35, TOWNSHIP 22, RANGE 20

3. Current zoning classification: AR-2

4. Desired zoning classification: R1-A

5. Size of area covered by application: 1.956

6. Highway and street boundaries: Strawberry Drive

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, Timothy Ames MGR, 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): ProCivil360, LLC

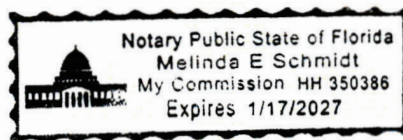
to submit an application for the described property.

Signature of Property Owner

**STATE OF FLORIDA**  
**COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, 2023, by Timothy Ames who is personally known to me or produced \_\_\_\_\_ as identification.

Melinda E. Schmidt  
Signature of Notary Public



Notary Seal/Stamp

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

**ZONING NARRATIVE  
FOR  
CENTRAL FL RENTALS**

This is not a PDP, it is Euclidian zoning only, therefore, there is no master plan.

**The applicant owns the following key numbers:**

| Key No. | Present Zoning | sf           | Ac.   |
|---------|----------------|--------------|-------|
| 1374159 | AR-2           | 6350         | 0.146 |
| 371500  | AR-2           | 5600         | 0.129 |
| 371617  | AR-2           | 23950        | 0.550 |
| 370887  | AR-2           | 5600         | 0.129 |
| 656873  | R1A            | 16653        | 0.382 |
| 1780353 | R1A            | 9900         | 0.227 |
| 37878   | AR-2           | 5600         | 0.129 |
| 1812569 | AR-2           | 9525         | 0.219 |
| 1812550 | AR-2           | 9525         | 0.219 |
| 1812523 | AR-2           | 6350         | 0.146 |
| 1812532 | AR-2           | 6350         | 0.146 |
| 1812541 | AR-2           | 6350         | 0.146 |
|         |                | Tot Ac.<br>= | 2.565 |

in the vicinity of Hartness, Goodway, and Strawberry Dr. north of SR 50, west of I-75. All of these lots are a part of an unrecorded subdivision named Chris Morris Trailer Park.

All of these lots are presently zoned AR-2 with the exception the two lots shown in brown. This application is to rezone collectively, all the owned AR-2 lots to R1A.

The Owner desires to put more rental properties together. He has met with staff, and agrees, based on the use, R1A would be a better zoning designation for the intended use.

Central water and sewer services are unavailable at this time. Each permitted mobile home would be required to be served by individual or group wells and septic systems.

Access: No new access roads are proposed. These roads exist and are owned and maintained by Hernando County.