

# 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: 12/30/24

RECEIVED  
FEB 3 REC'D  
Hernando County  
Zoning Division

File No: 17-25-05 Official Date Stamp:

05/25

APPLICANT NAME: Alton B. Wingate

Address: 16398 Hodge Rd.

City: Brooksville

State: FL

Zip: 34614

Phone: 850 960 6719

Email: fishhouse59@gmail.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Darrell W. Johnston

Address: 29 S. Brooksville Ave

City: Brooksville

State: FL

Zip: 34601

Phone: 352 796 5124

Email: dwy@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): 332367

2. SECTION 18, TOWNSHIP 21, RANGE 19

3. Current zoning classification: N/A

4. Desired zoning classification: pdp (6C) w/ special authorization for school

5. Size of area covered by application: .4 acres

6. Highway and street boundaries: U.S. 98 and CR 491 (Citrus Way)

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, Alton B. Wingate, 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): Darrell W. Johnston, Esq.

to submit an application for the described property.

x Alton B. Wingate

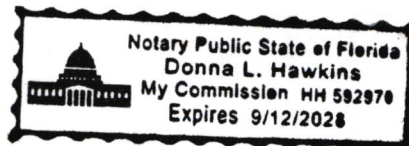
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31st day of December, 2024, by Alton B. Wingate who is personally known to me or produced FL DL as identification.

Donna L. Hawkins  
Signature of Notary Public



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

Notary Seal/Stamp

## REVISED NARRATIVE – ALTON B. WINGATE

### Proposal

This application is to rezone one improved parcel located on the northwest corner of U.S. 98 and CR 491 (Citrus Way). The subject property is .4 acres and includes a structure which was used as the Cannery for many years. Petitioner is the owner of the property and desires to rezone the property for PDP-(GC) commercial uses, plus special authorization for a small private school on the property. The property has had a commercial use for years, but it was owned by Hernando County, and there was no commercial zoning in place. The property is designated on the future land use map as commercial.

Although the property is located on both U.S. 98 (Ponce de Leon Blvd.) and CR 491 (Citrus Way), access shall remain from CR 491. The future land use on the north, south and west is commercial. The property located east of the subject property is designated as Commercial and CPDP. Zoning to the north and west is AG. Zoning to the south is split zoned AG and PDP(GC) and to the east is split zoned AG and C-1. The maximum number of students would be thirty (30). Drop off and pick-ups would be on the semi-circle drive, off Citrus Way (CR 491) to the concrete entrance. Students and faculty would then walk to the building. There would be graduated drop off times between 7 a.m. and 10 a.m. There is no proposed change to the building other than cosmetic, such as, floor coverings, paint, flowers, and a privacy fence around the back yard. A copy of the survey/site plan is attached to the application and incorporated herein by reference.

Petitioner requests rezoning of his property for the purpose stated above.

### Site and Environmental Characteristics

The entire site is unimproved.

There are no known endangered or protected species on site.

### Site Plan

There is no specific use contemplated other than possibly a small private school within the footprint of the existing building. The existing roadway network is capable of accommodating this request, and there will not be upgrades to any signals or roadway network due to this request.

Water and sewer for this site is not available from a public provider.

### Conclusion

This proposal will be consistent with historical use of the property, and everything around it contemplates commercial uses. The proposed use will not be adverse to the public. We request approval of this rezoning petition.