

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [X] Standard [ ] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

File No. H-23-24 Official Date Stamp: Received APR 21 2023 Planning Department Hernando County, Florida

Date:

APPLICANT NAME: BIG SKY CLUB LLC

Address: 11094 HEATHWOOD AVE
City: SPRING HILL State: FL Zip: 34608
Phone: 352-428-1542 Email: DONO HEATHER @ YAHOO . COM
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: HEATHER DONO

Company Name: BIG SKY CLUB LLC
Address: 11094 HEATHWOOD AVE
City: SPRING HILL State: FL Zip: 34608
Phone: 352-428-1542 Email: DONOHEATHER @ YAHOO . COM

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): R12 423 19 0000 0150 0010 1184346
2. SECTION 12, TOWNSHIP 23 SOUTH, RANGE 19 EAST
3. Current zoning classification: AG
4. Desired zoning classification: AR
5. Size of area covered by application: 30.97
6. Highway and street boundaries: POWELL RD
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, Heather Dono, 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):

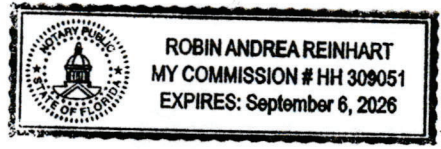
- [X] I am the owner of the property and am making this application OR
[ ] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 21 day of April, 2023, by Heather Lyn Dono who is personally known to me or produced FL DL as identification.

Signature of Notary Public



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

Narrative for Powell Rd property  
Parcel R12 423 19 0000 0150 0010  
Big Sky Club LLC

Received  
APR 14 2023  
Planning Department  
Hernando County, Florida

We purchased this 31.97 acre property as agricultural, our plan is to rezone it to agricultural residential and develop the property into 10 equal 3 acres parcels. Our design plan is to have one road running down the center into a cul de sac, a beautiful gate at the front, and an HOA that will require large homes only with an architectural committee that will ensure the houses are all within the same style.

As the developer we will be keeping one of the properties as our personal home.

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