

# 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: 1-18-23

File No. 11-23-04 Official Date Stamp:

Received

JAN 18 2023

Planning Department  
Hernando County, Florida

### APPLICANT NAME:

Jarrod Savinier / Cindy Masse

Address: 8341 Gladstone Street

City: Weeki Wachee

State: Florida

Zip: 34613

Phone: 813-557-8312

Email: greathomerealtor@gmail.com

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

### REPRESENTATIVE/CONTACT NAME:

Cindy Masse

Company Name: N/A

Address: 2398 Commerical way unit 184

City: Spring Hill

State: Florida

Zip: 34606

Phone: 352-410-3648

Email: Cmasse2634@gmail.com

### HOME OWNERS ASSOCIATION:

☐ Yes ☒ No (if applicable provide name)

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00082644
2. SECTION 23, TOWNSHIP 22, RANGE 17
3. Current zoning classification: R1C
4. Desired zoning classification: AG AR-2 CW
5. Size of area covered by application: 3.61
6. Highway and street boundaries: Gladstone and Michigan Ave
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 AFFIDIVAT

I, Jarrod Savinier, 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): Cindy Masse  
and (representative, if applicable): Cindy Masse  
to submit an application for the described property.

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10th day of JANUARY, 2023, by JARROD SAVINIER & CINDY MASSE who is personally known to me or produced Drivers license as identification.

[Signature]  
Signature of Notary Public

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



Notary Seal/Stamp

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AR-2

2/24/23



My name is Jarrod Saulnier, I would like my property at 8341 Gladstone street Weeki Wachee, FL 34613 to be rezoned from residential to AR/Agricultural residential. At the time of buying the home on this property I didn't think to check into what it was zoned for, considering it was a large piece of property with neighbors also having 1.8+ or more acres. As my family grows and times are changing I'd like to be able to provide sustainable food source that are organic with no pesticides, fertilizers or antibiotic's. That being said, having the opportunity to grow vegetables or fruit, having a greenhouse, raise chickens (not roosters) or other animals would be essential to our way of life. In order to achieve chemical free vegetables in greenhouse I would like to have a natural aquaponics system to do so, the property has AE flood zone on the lower left hand corner that holds water to provide a fish pond to give nutrients to the plants. As my family and I get older I think about the foods that goes into our bodies to keep us healthy. Being able to provide unprocessed food for my family would be of great benefit to our health. In ordered to do this for my family and I, rezoning my property to <sup>AR-2</sup>AR is essential. I'm asking Hernando county to accept my request to be Rezoned from residential to <sup>AR-2</sup>AR. Thank you for your time. At this time no plans are in order till approval of rezoning (then options will be explored).

Sincerely Jarrod Saulnier and family

Received

JAN 18

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## 1. Proposal

- A..Proposed land uses and their specific acreage . **Agricultural Use for personal agriculture to cultivate edible plant crops and aquaculture**
- B..Proposed density level of residential uses. **Residential is 8323 sq feet of the property**
- C.Proposed square footage of development and building heights of commercial uses.  
**There is no development applied for There is no commercial use applied for.**
- D.Proposed deviations from cose. **No proposed deviations from code**

## 2. Site Characteristics

- A.Site size. **3.61**
- B.Existing land uses and their specific acreage. **Existing land usage is Residential/ 3.61 Acres**
- C.Known activities or uses on site. **Residential use currently.**

## 3. Environmental Considerations

- A.Flood Zone. **X & AE**
- B. Drainage features. **Land pitch and swells**
- C. Water features. **None**
- D. Habitats. **Deer Turkey Coyote Birds**
- E Conditions and impacts on natural features.**None**

## 4. Site Plan Discussion in the Narrative

- A.A description of the concept of the development plan. **There is no development plan at this time. Usage shall be for personal agriculture to cultivate edible plant crops and Aquaculture**
- B.Proposed buffer sizes and separation widths between proposed land uses.**43,560 square feet total buffer**
- C.Proposed setbacks and minimum sizes for individual lots .**No individual lots at this time**
- D.Impacts and improvements to infrastructure. **No planned improvements at this time**
- E.Proposed uses within pods. **One pod is residential ( 1 acre ) The remaining pod is used to cultivate edible plant crops and aquaponics: In the AE Flood zone of property**

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**5. Impact to public facilities .**

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**A.It is the opinion of the applicant that the edible plant crops and aquaculture will not have any impact on public facilities described in the application section 5**

**6.Water and Sewer Services**

**The residential home is equipped with well water and a septic system that are current to county code. The edible plant crops and aquaculture shall not require any additional public water or sewer. The natural runoff will maintain the aquaculture in the AE flood zone on the property and no fertilizing material will be used**

**7.Senior , Age restricted or affordable housing.**

**There are no age restrictions or affordable housing units on the property. The property is not registered with the florida housing for older persons registry**