

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: 09/23/2022

File No. _____ Official Date Stamp: _____

Received

SEP 23 2022

Planning Department
Hernando County, Florida

APPLICANT NAME: Lonestar Properties NC, Inc.

Address: 711 Centra; Ave N

City: Locust

State: NC

Zip: 28097

Phone: 704.400.3735 Email: pope3ts@gmail.com

Property owner's name: (if not the applicant) John Geiger & Robyn Davie-Geiger

REPRESENTATIVE/CONTACT NAME: Isabelle Albert, AICP

Company Name: Half Associates, Inc

Address: 1000 N Ashley Dr

City: Tampa, FL

State: FL

Zip: 33602

Phone: 813.331.0976 Email: ialbert@half.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01599595
2. SECTION 25, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP-CP
4. Desired zoning classification: PD-IND
5. Size of area covered by application: 17.03 Acres MOL
6. Highway and street boundaries: Ayers Rd
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, _____, 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): Lonestar Properties, NC, Inc.
and (representative, if applicable): Isabelle Albert, AICP.
to submit an application for the described property.

Isabelle Albert

Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 23rd day of September, 2022, by Isabelle Albert who is personally known to me or produced _____ as identification.

Christina Clark
Signature of Notary Public



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

F. Narrative Description

Applicant is seeking approximately 17.3(±) acres from PDP-CP (Planned Development Project - Corporate Park) to PDP-IND (Planned Development – Industrial). The subject property is located west of Broad Street and north of Ayres Road in Hernando County, FL. Specifically, the parcel key is 1599595. The request is to rezone this subject site to allow for a maximum of 100,000sqft of storage space with buildings to be placed behind industrial uses fronting Ayers Rd. Building height is not to exceed 20ft. A vegetative buffer of at least five (5) feet in width shall abut the street right-of-way/pavements for at least half of the street right-of-way frontage. The site is currently vacant with no wetlands on site nor is site located in a flood zone. The parcel to the southeast, which appears to be a retention pond, is owned by the Florida Department of Transportation.

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