

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

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

Date: 6-2-22

File No. H2242 Official Date Stamp:
Received
JUN 02 2022
Planning Department
Hernando County, Florida

APPLICANT NAME: Josh Hofstede
Address: 469 Rogers Ave
City: Brooksville State: FL Zip: 34601
Phone: 352-340-9554 Email: jh368i@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Josh Hofstede
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [ ] Yes [x] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 01354947
2. SECTION, TOWNSHIP Brooksville, RANGE
3. Current zoning classification: Residential
4. Desired zoning classification: PDP/REC PDP/MF
5. Size of area covered by application: 2 Acres
6. Highway and street boundaries: highway 50 and Mitchell 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, JOSH HOFSTEDER, 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 2 day of June, 2022 by Joshua Donald HOFSTEDE who is personally known to me or produced FL DLIC as identification.
EXP. 1/2023

Signature of Notary Public

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



Notary Seal/Stamp

Received

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Planning Department  
Hernando County, Florida

Hoffkleinhaus property narrative description.

1.) Proposed usage for the parcel key 01354947 2 acre property. Property will have 18 units no larger than 500 ft<sup>2</sup>. And one common house up to 2,000 ft<sup>2</sup> with outdoor pavilion.

2.) The property consists of two acres and is currently zoned residential usage.

3.) The property is low lying and has a drainage stream in the middle of the property. We want to make an effort to impact the property in the least way possible. We were going to try and integrate more walking trails to the sites themselves rather than roads for the short term rentals.

4.) Current house is not designed to fill the need which majority of people have. Lower cost of living and a better quality of living.

The community should consist of 18 tiny home units. 12 full time units and 6 Short term nightly/weekly units

Each unit will be no larger than 500 ft<sup>2</sup> and be designed either on wheels or in a pre-manufactured style and brought on site and be placed on an RV pad 20ft x 20ft. The common house up to 2,000 ft<sup>2</sup> in size and may contain an outdoor pavilion. Additional laundry, bathroom with showers, and common dining space is placed in the common house.

To encourage ownership The property is to be set up in a co-op structure. With the Co-op structure each shares will representing ownership of the RV pad space up to 12.

12 of the tiny home units will be dedicated to full-time residential living. 6 units will be dedicated to short-term or tourism rental in which the money raised through these rentals will help to offset expenses to the entire community and any additional moneys will go to the shareholders of the co-op.

Each share would get a vote in the greater community.

The goal of the co-op would be firstly to drive the cost of housing down and provide a sense of ownership and building attainable housing cost without undue burden to the community.

Secondly the focus on building the community experience itself. encouraging architectural items that bring cohesiveness such as front and rear porches on each of the units, retain as much nature as possible and encourage natural landscaping. Another element could be meeting regularly for community dinners.

Lastly to be a part greater community and provide resources to encourage better and smarter growth.

Property setbacks and lots would be further considered pending input and approval from the commission. As this is a new type of project we would need to get an engineering firm in place to design the site layout. However the common number of sites in a RV park can be anywhere from 10 to 15 units per acre.

5.) Property would be connected to Brooksville City water and the sewer system would be a septic tank unless I could get access to city sewer hookup.

Most impact would be to increase traffic

Would try to limit impact to the natural environment on the property itself by limiting removal of nature landscape.

6.) Water would be hooked up through the the city of Brooksville

Sewer would be connected to a septic tank unless the option to get hooked up to the city sewer was available