

# 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: 8/23/2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-54

**APPLICANT NAME:** Tri County Development, Inc.

Address: 9400 River Crossing Blvd, STE 102

City: New Port Richey

State: FL

Zip: 34655

Phone: 727-243-1084

Email: alex@deebcompanies.net

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

**REPRESENTATIVE/CONTACT NAME:** Cliff Manuel

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: permits@coastal-engineering.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1810838, 1810847, 1810856, 1810865, 1811383, 1811445, 1811490
2. SECTION 34, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: PDP (MF)
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 18.8 acres
6. Highway and street boundaries: County Line Road, Anderson Snow Road and Suncoast Parkway (SR 589)
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

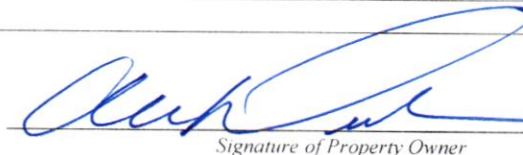
I, Alex Deeb, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☒ 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): \_\_\_\_\_

to submit an application for the described property.

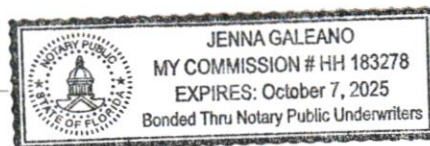


Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 210 day of August, 2024, by Alex Deeb who is personally known to me or produced \_\_\_\_\_ as identification.

  
Signature of Notary Public



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

Notary Seal/Stamp

## **Narrative Park Ridge Villas**

**8/26/2024**

The lot setbacks for Park Ridge Villas were established by Master Plans approved by the Board of County Commissioners on 2/09/21 (H2053) and on 9/14/21 (H2138) as follows:

Front: 25 feet

Side: 5 feet (Villa end units)

Rear: 15 feet (includes Perimeter Rear)

This PDP zoning application is a request for a rear yard setback deviation from the standard of twenty feet to fourteen (14) feet verses currently approved deviation to fifteen (15) feet for the attached lots to this application for reference and file; there are no other modifications requested for this Zoning application.

### **Review Criteria:**

- The attached lots require an increased front yard setbacks pushing the building envelope into to the rear of the lot setback to fit the builder's product type for each lot. The request is specific to the individual lots attached and will not set a precedent for other lots in the same zoning district. (Lot13-Key1811383, Lot14-Key1810847, Lot15-Key1810856, Lot16-Key1810865, Lot68-Key1811383, Lot75-Key1811445, Lot80-Key1811490)
- The setback deviation request is for specific dwelling units in Park Ridge Villas Subdivision which are consistent with the unit types, architectural style, and footprints for the neighborhood.
- Floodplain avoidance: Not Applicable
- Specimen Tree protection: Not Applicable
- More efficient access management design: Not Applicable
- Front Yard Corner Lot: Not Applicable
- Addition to an existing building already encroaching into the required yard: Not Applicable
- Historic Building: Not Applicable

APO lists have been obtained for each individual lot from the Hernando County Property Appraiser's Office.

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Scale: 1" = 20'



**NOTE:**  
Sewer and Water services shown  
per approved Construction Plans.  
Sewer and Water lines connecting  
from the service stub-out to the  
building will be routed to avoid any  
potential tree root conflicts.

Sec.: 34 Twp.: 23 S Rge.: 18 E

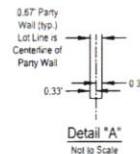
## Plat page.: 2 Grading page.: C-11



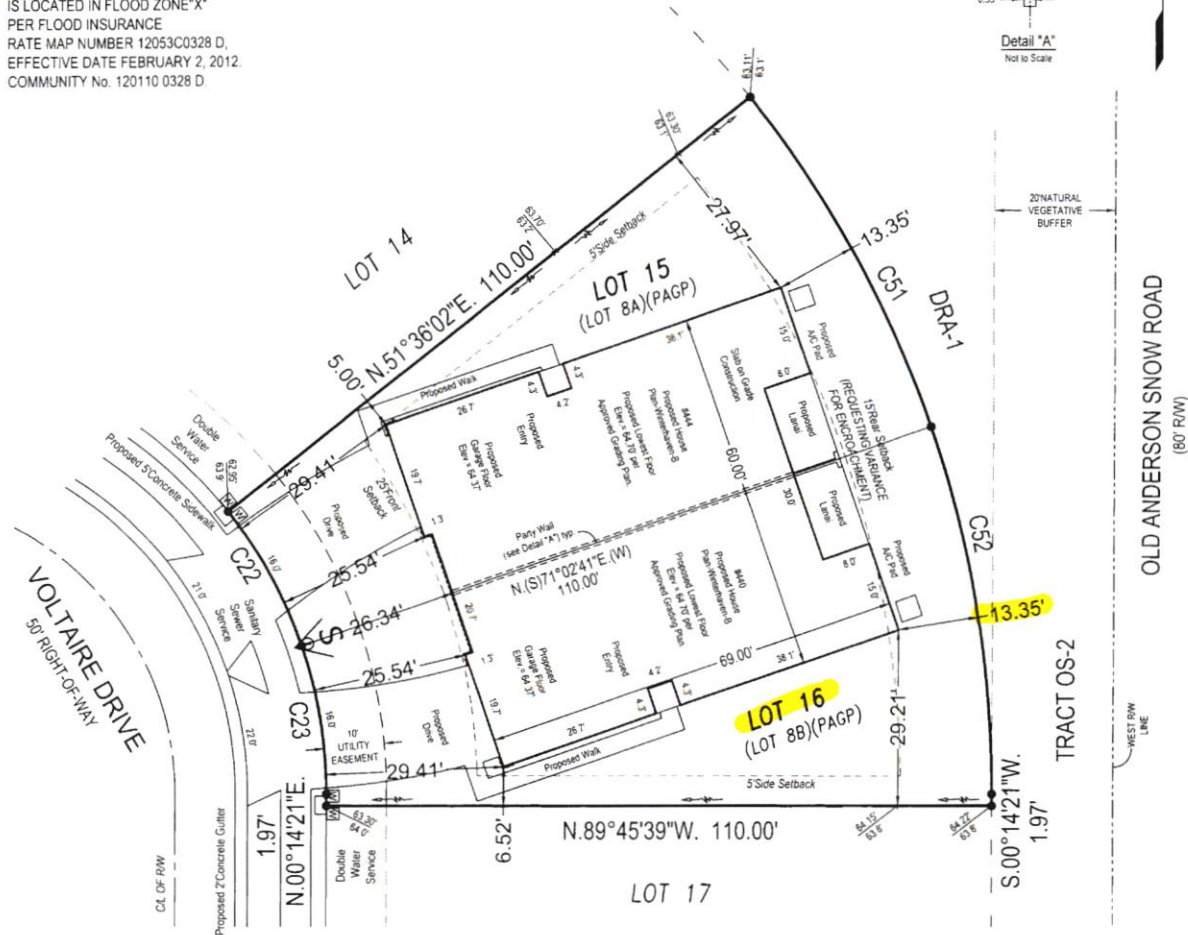
Sec.: 34 Twp.: 23 S Rge.: 18 E

DESCRIPTION: LOTS 15 AND 16,  
PARK RIDGE VILLAS.  
AS RECORDED IN PLAT BOOK 45,  
PAGES 20-21, OF THE PUBLIC RECORDS  
OF HERNANDO COUNTY, FLORIDA.

BASIS OF BEARINGS:  
C/L OF R/W FOR VOLTAIRE DRIVE  
BEARS N.00°14'21"E. PER PLAT.



Scale:  $1'' = 20'$

[illegible][illegible]

 = WATER METER  
 = WATER VALVE  
 = FIRE HYDRANT  
 = HUB & TACK SET  
 = LATH SET  
 = UTILITY POLE  
 = ELEV. (PAGP)  
 = ELEV. (PAGP)

**NOTE:**  
Sewer and Water services shown per approved Construction Plans. Sewer and Water lines connecting from the service stub-out to the building will be routed to avoid any potential tree root conflicts.

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C22	75.00'	19°26'39"	25.45'	25.33'	N 28°40'38"W
C23	75.00'	19°11'40"	25.13'	25.01'	N 09°21'29"W
C51	185.00'	19°26'39"	62.78'	62.48'	S 08°40'38"E
C52	185.00'	19°11'40"	61.88'	61.69'	S 09°21'29"E

NO EXISTING TREES

Sidewalks & Gutters per  
approved LOT GRADING  
AND DRAINAGE PLAN

per approved

LOT GRADING AND

DRAINAGE PLAN

### VERTICAL DATUM

VERTICAL DATUM IN  
THE ELEVATIONS SHOWN

THE ELEVATIONS SHOWN  
ARE REFERENCED TO

ARE REFERENCED

es

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МОНАСТЫР

Handwritten:

10

5560

FLORIDA REGISTER

Survey Date	7/1/2011
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Survey Date \_\_\_\_\_

This Sketch Prepared For : Ryan Homes

R E V I S I O N S				
Description	Date	Dwn.	Ck'd	Order No.
Drawn: BW	5-23-24	Client No: 50035		
Original No.: 22416861		Checked:		
Current No.: 22416861				



**LANDMARK**  
Engineering & Surveying Corporation

8515 Palm River Road  
(813) 621-7841  
[www.lesc.com](http://www.lesc.com)

Tampa, Florida 33619  
(813) 664-1832 (fax)  
L.B. # 3913

Sec.: 34      Twp.: 23 S      Rge.: 18 E







Plot page.: 2 Grading page.: C-12

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