

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

H-23-80



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: _____

APPLICANT NAME: Hernando County Board of County Commissioners

Address: 15470 Flight Path Drive
City: Brooksville State: FL Zip: 34604
Phone: (352) 754-4002 Email: jrogers@hernandocounty.us
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Jeff Rogers
Address: 15470 Flight Path Drive
City: Brooksville State: FL Zip: 34604
Phone: (352) 754-4002 Email: jrogers@hernandocounty.us

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 431483
2. SECTION 12, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP(REC)
4. Desired zoning classification: PDP(SF)
5. Size of area covered by application: 9.5 AC
6. Highway and street boundaries: Century Drive, Miracle Drive and Parkhurst Lane
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 AFFIDAVIT

I, Jeff Rogers, 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):

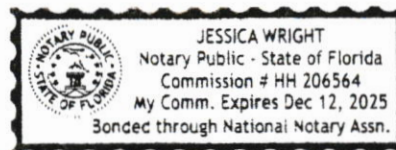
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable): Veda A. L. Ramirez
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1 day of November, 2023, by who is personally known to me or produced as identification.

Signature of Notary Public



Notary Seal/Stamp

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

CENTURY DRIVE NARRATIVE

REQUEST

The County is seeking to rezone an original Spring Hill undeveloped park site, now a surplus parcel, for residential use. The subject site is 9.5 acres (KEY # 431483) and currently zoned PDP(REC)/Planned Development Project (Recreation). Hernando County seeks to rezone the subject site PDP(SF)/Planned Development Project (Single-Family) to construct 25 single family homes or a maximum of 36 duplex units on the 9.5 acre subject site. The minimum lot size for the single family is proposed as 6,000 square feet with a lot of width of 60 feet (R1-A standards) and the minimum lot size for duplexes of 12,000 square feet with a minimum lot width of 75 feet (R-2 standards). Additionally, the parcel has some environmental and topographical constraints which the county seeks to utilize for a neighborhood park and walking trail. The site was previously designated as a park site on the original Spring Hill Master Plan.

ACCESS

The master plan proposes two access drives. On access to Century Drive through the project to Parkhurst Lane.

BUFFER

The proposed development will provide the minimum required Florida Friendly buffers for the PDP(SF)/Planned Development Project (Single Family) zoning district.

FLOOD PLAIN

The subject site has a small portion of floodplain at the bottom of the historic drainage feature.

SOIL

The subject site has Candler Fine Sand. The soil is well drained and suited for Gopher Tortoise habitat. Prior to development the County will conduct the appropriate surveys as required by FWC.

UTILITIES

There is an existing 8-inch water main that runs along the north side of Century Drive, the west side of Miracle Drive, and the south side of Parkhurst Lane. There is an existing 8-inch sewer gravity main that runs along the north side of Century Drive, in/along Miracle Drive, and along the south side of Parkhurst Lane.

BUILDING SETBACKS

- Front: 25'
- Side: 10'
- Rear: 20'

R1-A (Single Family) Lot Sizes and Layout

Lot Width: 60'x100'
Lot Size: 6,000 Sq. Ft.

R2 (Duplex) Lot Sizes and Layout

Lot Width: 75'x100'
Lot Size: 12,000 Sq. Ft.