

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

File No. H-25-64 Official Date Stamp:

RECEIVED

JAN 31 2025

Hernando County Development Services
Zoning Division

05/25

Date: _____

APPLICANT NAME:

BRANDON BURICH & DREAM CUSTOM HOMES INC

Address: 14109 ANGLER RD

City: HUDSON FL

State: FL

Zip: 34669

Phone: 352-279-6795 Email: dreamhernando@yahoo.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Email: _____

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 1818108 1818091
2. SECTION 17, TOWNSHIP 29, RANGE 19
3. Current zoning classification: AG
4. Desired zoning classification: PDP Rur
5. Size of area covered by application: 5.10 Acres
6. Highway and street boundaries: Evening Star Ave & Station Blvd
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: none)

PROPERTY OWNER AFFIDAVIT

I, Barry Burich & Brandon Burich 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): _____

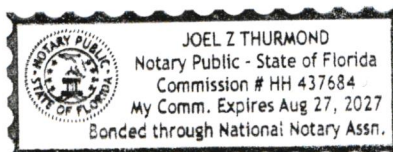
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of January, 2025, by Barry Burich & Brandon Burich who is ☐ personally known to me or ☒ produced Driver's License as identification.

Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp

Narrative

Brandon Burich & Dream Custom Homes (Barry Burich) are proposing to rezone from AG to PDP Rural for both our properties (Key 1818108 & 1818091), so that we can subdivide the existing two parcels to four parcels. The parcels would be used for four separate single family home dwellings. The existing two parcels are 5.1 acres in total, which would then be split equally. Also, we are requesting deviations to the setbacks including: front 25ft, sides 10ft, and rear 10ft based on the configurations of the lot.

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MAY 23 2025

HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

Date: 5-22-25

APPLICANT NAME:

Matt Burich

Address: 1971 Harding Path

City: The Villages

State: FL

Zip: 32162

Phone: 352-379-6796 Email: matt.aburich@gmail.com

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

REPRESENTATIVE/CONTACT NAME:

Brandon Burich

Company Name: Dream Custom Homes

Address: _____

City: _____

State: _____

Zip: _____

Phone: 352-263-5402 Email: brandon.burich3@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): 1818108
2. SECTION 17, TOWNSHIP 23, RANGE 19
3. Current zoning classification: AG
4. Desired zoning classification: PDP Rur
5. Size of area covered by application: 2.5 Acres
6. Highway and street boundaries: Station Blvd & Evening Star 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: none)

PROPERTY OWNER AFFIDAVIT

I, my name Matt Burich, 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): Brandon Burich

to submit an application for the described property.

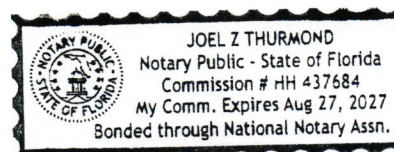
[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2025, by Matt Burich who is

☐ personally known to me or ☒ produced Drivers License as identification.

[Signature]
Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp