

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

File No. H-26-12 Official Date Stamp: RECEIVED MAY 01 2026 Hernando County Development Services Zoning Division

Date:

APPLICANT NAME: Legendary Realty Services, Inc.
Address: 4334 Palm St
City: Spring Hill State: FL Zip: 34609
Phone: Email: dan.spencer@prmtampabay.net
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name: Daniel James Spencer
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): 299457
2. SECTION 08 TOWNSHIP 03S RANGE 18E
3. Current zoning classification: Residential
4. Desired zoning classification: PDP(CP)
5. Size of area covered by application: 3 acres
6. Highway and street boundaries: Manner Blvd / Odlin St.
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

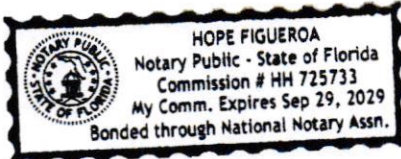
I, Daniel James Spencer on behalf of Legendary Realty Services, Inc., have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, 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 by means of [x] physical presence or [] online notarization, this 1st day of May, 2026, by Daniel Spencer who is [] personally known to me or [x] produced FL DL as identification.

Signature of Notary Public



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

Notary Seal/Stamp



Narrative Description – Rezoning Request to PDP(OP)

Hernando County, Florida

Daniel Spencer respectfully requests approval to rezone 4336 Odin Street (the subject property), located in Spring Hill, Hernando County, Florida, from its current Residential zoning classification to **PDP(OP) – Planned Development Project (Office Professional)** to allow for the establishment of a small real estate office, PMI Tampa Bay.

The proposed PDP(OP) zoning is intended to permit low-intensity professional office use that is compatible with the surrounding area. The real estate office will operate as a professional service use with limited employees and minimal client traffic. The proposed use will primarily involve administrative functions, client consultations by appointment, and real estate-related professional services.

The existing structure will be utilized with minimal modifications, and any future improvements will comply with Hernando County Land Development Regulations, including setbacks, buffering, parking, and access requirements. The development will be designed to minimize impacts to adjacent residential properties through appropriate site layout, landscaping, and buffering, ensuring a compatible transition between office and residential uses.

Traffic generation associated with the proposed office use is expected to be minimal and will not adversely impact the surrounding roadway network. Adequate on-site parking will be provided in compliance with County requirements, and no on-street parking will be utilized. Utilities and public services serving the property are available and sufficient to support the proposed development without the need for additional public infrastructure improvements.

The requested rezoning to PDP(OP) is consistent with the Hernando County Comprehensive Plan, as the proposed office professional use provides a transition between residential areas and more intensive commercial development while supporting economic activity and professional services within the community.

Approval of this rezoning request will not be detrimental to the public health, safety, or welfare and will promote orderly development consistent with County policies and land use objectives.

Thank You,



1. Proposal

The applicant requests a change in zoning designation for the property located at **4336 Odin Street, Spring Hill, Florida 34609 (.30 Acres)**, from its existing residential zoning classification to **Planned Development Project – Office Professional (PDP-OP) 2141 sq ft**. The purpose of the request is to allow for the development of low-intensity professional office uses that are compatible with surrounding land uses and consistent with the Hernando County Comprehensive Plan.

The PDP-OP zoning district is intended to accommodate professional office uses such as medical, administrative, financial, or similar services that generate minimal traffic, noise, and operational impacts. The proposed zoning will allow the property to function as an appropriate transitional land use between nearby residential areas and existing commercial development in the area.

2. Site Characteristics

The subject property at 4336 Odin Street consists of an existing residential parcel located in the Spring Hill area of Hernando County. The site is situated in proximity to established commercial development, including nearby retail uses such as a Publix shopping center, while also being adjacent to residential neighborhoods.

The property has adequate frontage on Odin Street, an improved local roadway capable of supporting office professional traffic. The parcel's size, shape, and general topography are suitable for development under the PDP-OP zoning district. The site does not contain unusual physical constraints that would limit reasonable development, and its location makes it appropriate for professional office use as a transition between residential and more intensive commercial uses.



3. Environmental Considerations

Development of the subject property will comply with all applicable environmental regulations and Hernando County development standards. No significant adverse environmental impacts are anticipated as a result of the requested zoning change or future development.

Stormwater management will be addressed through on-site facilities designed to meet Hernando County and Southwest Florida Water Management District requirements. Any wetlands, floodplain areas, or protected environmental features, if present, will be identified and preserved or mitigated in accordance with applicable regulations. Landscaping and buffering will be incorporated to enhance site aesthetics and provide appropriate separation from adjacent residential properties.

4. Site Plan Discussion

The property will be developed in accordance with an approved PDP site plan. The site plan will demonstrate compliance with required setbacks, building height limitations, parking requirements, access management standards, and buffering provisions applicable to the PDP-OP zoning district.

Building placement is designed to minimize impacts to adjacent residential properties, with parking areas, lighting, and service functions appropriately screened. Internal vehicular circulation will be designed to provide safe and efficient access while minimizing traffic conflicts on Odin Street. Pedestrian connectivity, landscaping, and open space will be incorporated to create an orderly and visually compatible development.



5. Impact to Public Facilities

The proposed office professional development at 4336 Odin Street is not expected to adversely impact nearby Public facilities or associated commercial uses. Office professional uses typically generate traffic during standard weekday business hours, which differs from peak retail shopping periods and reduces the potential for traffic conflicts.

Access to the site will be designed so as not to interfere with existing ingress and egress serving the area. The proposed use may complement nearby retail development by providing convenient professional services to area residents, employees, and patrons.

6. Water and Sewer Services

The proposed development will be served by **Hernando County Utilities**. Adequate potable water and sanitary sewer services are available to support the proposed PDP-OP use at this location. All utility connections and improvements will comply with Hernando County standards and applicable regulations.

Connection to centralized water and sewer services will eliminate the need for septic systems or private wells, thereby reducing potential environmental impacts and supporting orderly development within the Spring Hill area.