

# 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. \_\_\_\_\_ Official Date Stamp:

H-24-74  
Received

NOV 08 2024

Planning Department  
Hernando County, Florida

Date: 11/04/2024

**APPLICANT NAME:** Hilltop 408, LLC

Address: 401 Commerce St, Suite 800

City: Nashville

State: TN

Zip: 37219

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

**REPRESENTATIVE/CONTACT NAME:** Ian Anderson

Company Name: Catalyst Design Group

Address: 1085 W Morse Blvd

City: Winter Park

State: FL

Zip: 32789

Phone: 689-219-8900

Email: ianderson@catalyst-dg.com

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

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1775877
2. SECTION 30, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: PDP(OP)
4. Desired zoning classification: PDP(OP) (Master plan revision)
5. Size of area covered by application: 1.75 ac
6. Highway and street boundaries: Spring Hill Dr (north), Lindsay Ave (south), Deering Ave (east)
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 AFFIDIVAT

I, Hilltop 408, LLC, 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): Catalyst Design Group (See attached Letter of Authorization)

and (representative, if applicable): \_\_\_\_\_

to submit an application for the described property.



Ian Anderson (CDG), Authorized Agent

Signature of ~~Property Owner~~

Tennessee  
STATE OF FLORIDA

DAVIDSON COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 4th day of November, 2024, by Ian Anderson who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

  
Signature of Notary Public



Notary Seal/Stamp

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



November 4, 2024

Spring Hill FSER  
Civil Engineering Narrative  
Hernando County, Florida

PROJECT DESCRIPTION / REQUEST

The proposed project is the development of a free-standing emergency room (FSER). The site is located on the south side of Spring Hill Drive between the Fellowship Community Church and the Seven Hills Shopping Plaza in Hernando County, Florida. The property consists of a  $\pm 1.75$ -acre vacant parcel, Parcel Key number 1775877. The parcel is zoned Planned Development Project - Office Professional [PDP(OP)] and associated with Hernando County Resolution Number 2019-68. The proposed development consists of an approximate 11,000 square foot FSER, and will include parking, secondary storm system, stormwater and associated utility infrastructure. The development has potential for future expansion which has been evaluated for the location of infrastructure. A master plan revision for the above referenced planned development is requested.