

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-25-31 Official Date Stamp:

RECEIVED

JUL 01 2025

Hernando County Development Services
Zoning Division

Date: _____

APPLICANT NAME: David Kato

Address: 3300 SW 34th Avenue, Suite 101-A

City: Ocala

State: Florida

Zip: 34474

Phone: (813) 763-8465 Email: ddkato@drhorton.com

Property owner's name: (if not the applicant) Nicholas N. Calamela, as Division President of D.R. Horton, Inc.

REPRESENTATIVE/CONTACT NAME: N/A

Company Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Email: _____

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00412388
2. SECTION 35, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP (SU)
4. Desired zoning classification: Residential PDP (SF)
5. Size of area covered by application: 21,179 SQ.FT (0.4863 Acres)
6. Highway and street boundaries: Eden Circle; Waterfall Drive
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, Nicholas N. Calamela, as Division President of D.R. Horton, 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**):

☐ I am the owner of the property and am making this application **OR**

☒ I am the owner of the property and am authorizing (applicant): David Kato

and (representative, if applicable): N/A

to submit an application for the described property.



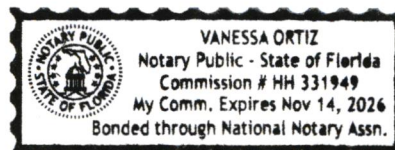
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13 day of June, 2025, by Nicholas Calamela 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

June 30, 2025

Via Email and U.S. Mail

Hernando County Planning Department
20 North Main Street, Rm 262
Brooksville, FL 34601
Email: Planning@co.hernando.fl.us

Re: 1116 Eden Circle, Spring Hill, FL 34606 – Rezoning Application Narrative Description of the Request

Dear Planning Department:

I am writing on behalf of D.R. Horton, Inc. to provide the required narrative description of the request, prepared in accordance with the standard format of issues outlined in Section F of the Rezoning and Public Service Facility Amendment Petition Instruction and Application Packet.

Please find my narrative description of the request below:

1. Proposal

- **Proposed Land Use and Acreage:**
The applicant seeks to rezone the property located at 1116 Eden Circle (Parcel Key: 412388) from PDP(SU) – Planned Development Project (Special Use) to PDP(SF) – Planned Development Project (Single Family) to allow the construction of a single-family residence. The parcel consists of 21,179 sq. ft. (± 0.486 acres) and is situated within Spring Hill Unit 6, Tract F.
- **Proposed Density Level of Residential Uses:**
The development consists of one single-family detached home, with a density of approximately 2.06 dwelling units per acre.
- **Proposed Square Footage and Building Height:**
 - Living Area: 1,828 sq. ft.
 - Garage: 430 sq. ft.
 - Lanai: 88 sq. ft.
 - A/C Pad: 12 sq. ft.
 - Driveway: 550 sq. ft.
 - **Total impervious surface:** 2,952 sq. ft. (14% impervious coverage)
 - Building height will conform to the applicable County height limits for single-family homes.
- **Proposed Deviations from Code:**
No deviations from the Hernando County Land Development Regulations (LDRs) are proposed.

2. Site Characteristics

- **Site Size:** 21,179 sq. ft. (0.486 acres)
- **Existing Zoning:** PDP(SU) – Special Use
- **Existing Land Use:** Vacant Residential
- **Platted Subdivision:** Spring Hill Unit 6

- **On-Lot Landscaping:** 18,227 sq. ft. of sod (on-lot); 30,990 sq. ft. total sod including off-lot areas

3. Environmental Considerations

- **Flood Zone:** The property lies entirely within Flood Zone X, which is outside of the 0.2% Annual Chance Floodplain, indicating minimal flood risk.
- **Drainage Features and Water Features:** None observed.
- **Habitats:** No listed species or environmentally sensitive habitats are known to exist on site.
- **Conditions and Impacts on Natural Features Impacts:** Minimal to none anticipated.

4. Site Plan Discussion

- Development Concept: Construction of a single-family home consistent with surrounding residential uses.
- Buffers/Separation: N/A. This is a single-lot residential development.
- Setbacks and Lot Dimensions: Will comply with Hernando County residential standards and as reflected on the submitted plot plan.
- Impacts and Improvements to Infrastructure: Existing access to Eden Circle; no new roads required.
- Pod Use: N/A.

5. Impacts to Public Facilities

- Transportation: Minimal to none anticipated.
- Solid Waste, Schools, Parks, Drainage: No significant impact anticipated from a single residence.
- Septic System: The home will be served by an enhanced septic system in accordance with applicable health department requirements

6. Water and Sewer Services

The lot will be served by an enhanced septic system and a connection to County water. The applicant acknowledges applicable County ordinances and requirements and will coordinate with the appropriate departments for service confirmation.

7. Senior, Age-Restricted, or Affordable Housing

This proposal does not involve senior housing, age-restricted housing, affordable housing, or workforce housing as defined by Florida Statutes.

Please confirm receipt of the zoning amendment application petition packet. Feel free to contact me if you have any questions or need additional information.

Regards,

David Kato
D.R. Horton Inc., Spot Lot Operations Manager

Enclosures

cc: Vanessa Ortiz (vvazquez@drhorton.com)