

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

Date: 9/20/24

File No. H-24-12 Official Date Stamp:

H-24-75

Received

SEP 24 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Spring Hill development Investment, LLC
Address: 507 N.W. 9th Ave
City: Crystal River State: FL Zip: 34428
Phone: 352-634-0980 Email: desai.pgc@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Parvash Desai
Company Name: As above
Address:
City:
Phone: 352-634-0980 Email: desai.pgc@gmail.com State: Zip:

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 01059892
2. SECTION, TOWNSHIP, RANGE
3. Current zoning classification: Industrial 4.4 Acres
4. Desired zoning classification: General Commercial
5. Size of area covered by application:
6. Highway and street boundaries:
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, Parvash Desai, 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 20 day of September, 2024, by Parvash Desai who is personally known to me or ☐ produced as identification.

Shannon R. Bryant
Signature of Notary Public

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

Rezoning Application Form_05.15.20 Fillable Test



Hernando County Zoning and Amendment Petition

Section 1: Filing Application

- A. Discussions With Staff
 - a. Previously Done
- B. Deadlines
 - a. Noted
- C. Other Criteria
 - a. Noted
 - b. Noted
 - c. Noted / N/a

Received

SEP 24 2024

Planning Department
Hernando County Florida

Section 2: Summary Checklist

- A. Information Provided Herein

Section 3: Instructions and Forms Required for Application Intake

- A. Fees
 - a. Noted
- B. Application Form
 - a. Provided
- C. Homeowners Association
 - a. N/a
- D. Legal Description
 - a. Provided – Property Appraiser Printout
- E. Proof Of Ownership
 - a. Provided – Property Appraiser Printout
- F. Narrative Description of Request
 - a. Proposal
 - i. Redesignate Vacant Industrial to Commercial for Hotel / Retail / Medical / Mixed Use (7.04 Acres Total)
 - ii. N/a
 - iii. Maximum 4 Story Hotel – 60' in Height – Appx 126,274 SF Total Impervious
 - iv. None Requested at this time
 - b. Site Characteristics
 - i. 7.04 Acres
 - ii. Vacant Industrial for both parcels

To: The Honorable Commissioners of Hernando County, Florida

Dear Commissioners,

Maya Developers would like to change the zoning of our site, located at the SWQ of Spring Hill Drive and Suncoast Parkway, in order to accommodate the increasing hotel demand in the area.

We have developed the majority of the hotels in Hernando County over the last 20 years. We own the Fairfield Inn & Suites and Holiday Inn Express & Suites in Brooksville. Our research indicates the lack of hotel inventory within a 5-mile radius of the site. Additional hotel rooms would help support the increased demand driven by the growth in both population and at the airport. The acquisition of Bravera Health by Tampa General Hospital and the existing demand from the Anderson Snow Sports Complex also support the need for additional hotel rooms. In addition, there is no purpose-built extended-stay hotel in the County.

The proposed 100-room extended-stay hotel would not only meet the increasing demand but also provide a unique accommodation option in the County, thereby enhancing the overall hospitality landscape.

Best Regards,

A handwritten signature in black ink, appearing to read 'Paresh Desai', with a stylized flourish extending from the end.

Paresh Desai

President, Maya Developers