

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: _____

File No. _____ Official Date Stamp:



APPLICANT NAME: Williams Realty and Investment, Inc.

Address: 17728 U.S. 41

City: Spring Hill

State: FL

Zip: 34610

Phone: _____ Email: _____

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Darryl W. Johnston, Esq., Johnston Law Group PA

Address: 295. Brooksville Ave

City: Brooksville

State: FL

Zip: 34601

Phone: 352 796 5124 Email: dwy@djohnstonlaw.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 396770
2. SECTION 17, TOWNSHIP 23 S, RANGE 21 E
3. Current zoning classification: AG
4. Desired zoning classification: PDP-6C w/ specific C-4 use for a batch plant
5. Size of area covered by application: 38.4 acres
6. Highway and street boundaries: Power Line Road
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: 10 minutes extra)

PROPERTY OWNER AFFIDAVIT

I, Bonnie Williams, 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): Darryl W. Johnston, Johnston Law Group, P.A.
to submit an application for the described property.

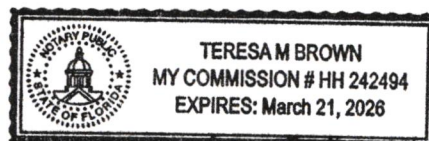
Bonnie Williams
Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7th day of November, 2025, by Bonnie Williams who is personally known to me or produced FL Drivers License as identification.

Jeresa Brown

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

NARRATIVE – WILLIAMS REALTY AND INVESTMENTS, INC.

Proposal

This is a 38.4 acre parcel that is zoned Agricultural (AG). The property is located within the I-75/SR 50 PDD. The property has historically been used for sand excavation, but that use has been discontinued. The owner desires to install and operate a concrete batch plant on the western boundary of its property. We are requesting a rezoning to PDP(GC) with a specific C-4 use for a batch plant.

Access to the subject is from Power Line Road to the south. Zoning to the north and west is AG, to the east is PDP(SF) and to the south is Pasco County.

The buffers and setbacks for the project shall be as shown by the site plan, to wit: a 100' setback on the west and north and a 900' setback on the south and a 1037' setback on the east. It is anticipated the operating hours will be Monday through Saturday, 7:00 a.m. – 6:00 p.m.

Site and Environmental Characteristics

Most of the site has historically been used as a sand mine. The western part designated for the batch plant is secluded from the remainder of the site.

The entire site is within Zone X and does not lie within a flood zone. All surface water will be properly permitted and drained to approved drainage retention areas. There are no wetlands or water features.

There are no known endangered or protected species on site.

Site Plan and Impact to Public Facilities

The proposed site plan is attached. The only buildings and improvements are as shown on the site plan. No deviations are requested. The existing roadway network is capable of accommodating the requested use, and there will not be upgrades to signals or roadway network due to this site's traffic volume.

Water and sewer are not available to the site. Private well and septic will serve the site.

Conclusion

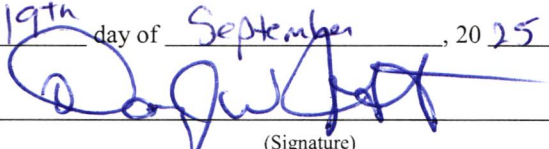
This rezoning to PDP(GC) with a specific C-4 use for a batch plant is consistent with the County's comprehensive plan and is compatible with the surrounding land uses. We request approval of this rezoning as stated above.

AFFECTED HOMEOWNERS ASSOCIATION (HOA)
CONTACT AFFIDAVIT

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. This affidavit must be returned to the Hernando County Planning Department in order to deem the application complete. No hearing shall be scheduled until such time the affidavit has been returned.

AFFIDAVIT

Application Name: <u>Williams Realty and Investments, Inc.</u>	
File Number: _____	
Before me, the undersigned authority, personally appeared <u>Darryl W. Johnston</u> (Print or Type Name)	
who, being duly sworn depose and says that the affected HOA named below has been contacted pursuant to Board of County Commissioner's Policy No. 37-01	
HOA Name: <u>Meritage Homes -</u>	
Contact Person: <u>Tyler Vansant</u>	
I met ^{communicated} with the affected HOA on this the <u>19th</u> day of <u>September</u> , 20 <u>25</u>	
 (Signature)	
State of Florida County of Hernando NOTARY PUBLIC SEAL OF OFFICE:	On this the <u>6</u> day of <u>November</u> , 20 <u>25</u> before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Darryl W. Johnston</u> (Name(s) of the Individual(s) who appeared before notary)
	and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.
	WITNESS my hand and official seal.
	  (Name of Notary Public: Print, Stamp or Type as Commissioned)
	~ Personally known to me, or ~ Produced Identification: _____ (Type of Identification Produced)
	~ DID take an oath, or ~ DID NOT take an oath.