

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H2347 Official Date Stamp:
Received
JUL 18 2023
 Planning Department
 Hernando County, Florida



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: 06/22/2023

APPLICANT NAME: Axiom Real Estate (AWN SPRNG HILL II LLC)

Address: 3715 Northside Pkwy NW; Suite 4-515
 City: Atlanta State: GA Zip: 30327
 Phone: (770) 880-7279 Email: kevinf@ax-res.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Don Lacy

Company Name: Coastal Engineering Associates, Inc.
 Address: 966 Candlelight Blvd
 City: Brooksville State: FL Zip: 34601
 Phone: (352) 848-3425 Email: dlacey@coastal-engineering.com

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

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00419372,1246618,00346478
2. SECTION 27, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP(GHC)
4. Desired zoning classification: PDP(GHC)
5. Size of area covered by application: 28.50 Acres
6. Highway and street boundaries: Cortez Blvd-South, Brookridge Central Blvd-West, Grove Rd-West
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, Kevin Frazier (AWN SPRNG HILL II 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):

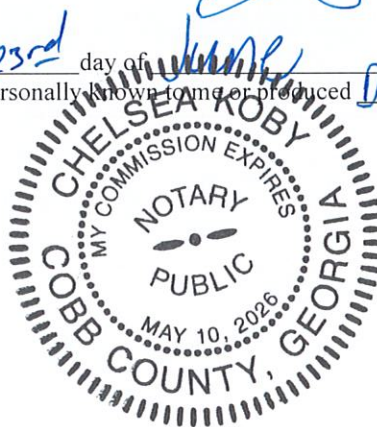
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): Axiom Real Estate
 and (representative, if applicable): Coastal Engineering Associates, Inc.
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of June, 2023, by Kevin Frazier who is personally known to me or produced Drivers license as identification.

Chelsea Koby
 Signature of Notary Public Chelsea Koby



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

Notary Seal/Stamp

July 18th, 2023

Michelle Miller
Hernando County Planning Department
1653 Blaise Dr.
Brooksville, FL 34601

Received

JUL 18 2023

RE: Zoning Master Plan Revision
Project Name: Axiom Huntley – H-22-05

Planning Department
Hernando County, Florida

Michelle,

Please find attached the updated master zoning plan for Axiom Commercial development. This minor modification is being requested to facilitate the following changes:

1. Reduce the landscape buffer along Cortez Blvd from 35' to 20'.
Reason/Justification: The applicant is establishing a coordinated landscape and architectural framework for the entire commercial campus that will compensate for a reduction in the width of the landscape buffer along SR 50.
2. Reduce the size of the perimeter buffer required between parcels from 5' on each side to 2.5' on each side.
Reason/Justification: The applicant is establishing a coordinated landscape and architectural framework for the entire commercial campus that will compensate for a reduction in the width of the perimeter buffers between parcels to 2.5' on each side. (5' overall)
3. Reduce the requirement for a 400sf landscape island every 10 parking spaces to 166.5sf. (9' x 18.5')
Reason/Justification: The applicant is establishing a coordinated landscape and architectural framework for the entire commercial campus that will compensate for a reduction in the 400sf landscape island every 10 parking spaces to 166.5sf.

Sincerely,

Jon Riley
Coastal Engineering Associates, Inc