

HERNANDO COUNTY ZONING AMENDMENT PETITION

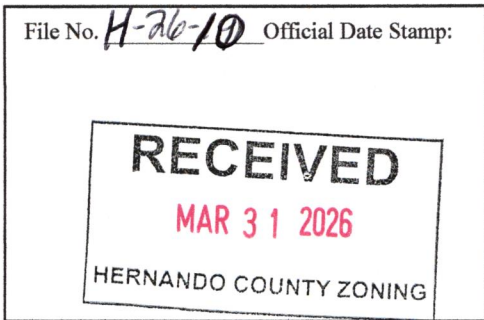
File No. H-26-10 Official Date Stamp:



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: December 3, 2025

APPLICANT NAME: Edwin Febus Santiago and Ileen Lissett Febus

Address: 5024 Culpepper Place
City: Wesley Chapel State: FL Zip: 33544
Phone: Email:
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Darryl W. Johnston

Company Name: Johnston Law Group, P.A.
Address: 29 S. Brookville Ave.
City: Brooksville State: FL Zip: 34601
Phone: 352-796-5124 Email: dwi@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): 203032
2. SECTION 18, TOWNSHIP 23, RANGE 19
3. Current zoning classification: Split zoned AG and C-1
4. Desired zoning classification: PDP(GC) with specific C-2 uses
5. Size of area covered by application: .45 acres
6. Highway and street boundaries: Spring Hill 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, Edwin Febus Santiago and Ileen Lissett Febus, 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

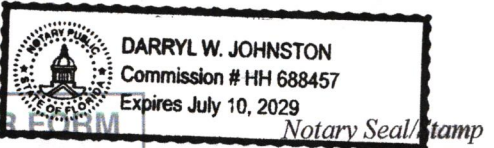
I am the owner of the property and am authorizing (applicant): and (representative, if applicable): to submit an application for the described property.

Signature of Property Owner (handwritten signature)

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26 day of March, 2026, by Ileen Lissett Febus's Edwin Febus Santiago who is personally known to me or produced Fla Driver License as identification.

Signature of Notary Public (handwritten signature)

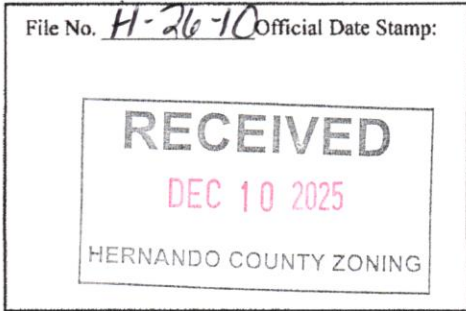


Effective Date: 11/8/16 Last Revision: 11/8/16

PRINT FORM

CLEAR FORM

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HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

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9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Edwin Febus Santiago, 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):

- [x] 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.

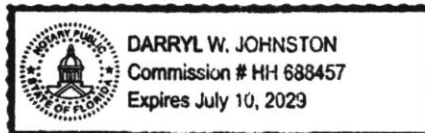
Handwritten signatures of Edwin Febus Santiago and Ileen Lissett Febus
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of December, 2025, by
Edwin Febus Santiago and Ileen Lissett Febus who is personally known to me or produced Florida Driver's License as identification.

Handwritten signature of Notary Public
Signature of Notary Public

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



Notary Seal/Stamp

NARRATIVE – FEBUS

Proposal

This application is to rezone one unimproved parcel located on the south side of Spring Hill Drive directly behind the Circle K on the southwest corner of U.S. 41 and Spring Hill Drive. The subject property is .45 acres and is split zoned AG and C-1. Petitioner is the owner of the property and desires to rezone the property for PDP-(GC) with specific C-2 commercial uses. The C-2 uses include: drive in restaurant. The property is located on the eastern edge of the Airport PDD on the future land use map as commercial.

The future land use on all sides of the property is part of the Airport PDD. Zoning to the south and west is CPDP. Zoning to the east is C-1, and Spring Hill Drive is adjacent to the north with property north of Spring Hill Drive is split zoned AG. The exact use is not known, but the applicant anticipates a small commercial center with restaurant and retail. A copy of the site plan is attached to the application and incorporated herein by reference.

Petitioners request rezoning of their property for the purpose stated above.

Site and Environmental Characteristics

The entire site is unimproved.

There are no known endangered or protected species on site.

Deviations. Petitioner requests a deviation of the 75' setback on Spring Hill Drive due to the size of the subject property.

Site Plan

There is no specific use contemplated other than as stated above. The existing roadway network is capable of accommodating this request, and there will not be upgrades to any signals or roadway network due to this request. The County Engineer has reviewed and approved the proposed connection to the property located adjacent to and directly west of this property.

Water and sewer for this site is not available from a public provider.

Conclusion

This proposal will be consistent with historical use of the property, and everything around it contemplates commercial uses. The proposed use will not be adverse to the public. We request approval of this rezoning petition.

LETTER OF AUTHORIZATION


Hernando County
Planning and Zoning Division
1653 Blaise Drive
Brooksville, Fl. 34601

RE: Rezoning – Key No. 203032

To Whom it May Concern:

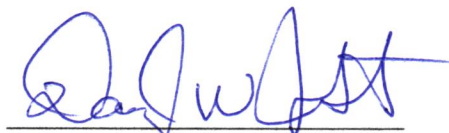
Please allow this to serve as a Letter of Authorization for Darryl W. Johnston, Esq., of Johnston Law Group, P.A., to represent us in the Application for a rezoning of the above-referenced property.


Edwin Febus Santiago


Ileen Lissett Febus

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument of sworn to and subscribed by means of physical presence or online notarization, before me this 9 day December, 2025 by Edwin Febus Santiago and Ileen Lissett Febus, who are personally known to me or who has produced Fla Driver as identification.


NOTARY PUBLIC

