

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. _____ Official Date Stamp:

H-24-54

Date: 8/23/2024

APPLICANT NAME: Tri County Development, Inc.

Address: 9400 River Crossing Blvd, STE 102

City: New Port Richey

State: FL

Zip: 34655

Phone: 727-243-1084

Email: alex@deebcompanies.net

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

REPRESENTATIVE/CONTACT NAME: Cliff Manuel

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: permits@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): 1810838, 1810847, 1810856, 1810865, 1811383, 1811445, 1811490
2. SECTION 34, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: PDP (MF)
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 18.8 acres
6. Highway and street boundaries: County Line Road, Anderson Snow Road and Suncoast Parkway (SR 589)
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, Alex Deeb, 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):

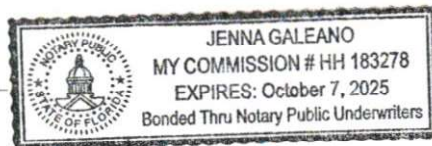
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 210 day of August, 2024, by Alex Deeb 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

Narrative Park Ridge Villas

8/26/2024

The lot setbacks for Park Ridge Villas were established by Master Plans approved by the Board of County Commissioners on 2/09/21 (H2053) and on 9/14/21 (H2138) as follows:

Front: 25 feet

Side: 5 feet (Villa end units)

Rear: 15 feet (includes Perimeter Rear)

This PDP zoning application is a request for a rear yard setback deviation from the standard of twenty feet to fourteen (14) feet verses currently approved deviation to fifteen (15) feet for the attached lots to this application for reference and file; there are no other modifications requested for this Zoning application.

Review Criteria:

- The attached lots require an increased front yard setbacks pushing the building envelope into to the rear of the lot setback to fit the builder's product type for each lot. The request is specific to the individual lots attached and will not set a precedent for other lots in the same zoning district. (Lot13-Key1811383, Lot14-Key1810847, Lot15-Key1810856, Lot16-Key1810865, Lot68-Key1811383, Lot75-Key1811445, Lot80-Key1811490)
- The setback deviation request is for specific dwelling units in Park Ridge Villas Subdivision which are consistent with the unit types, architectural style, and footprints for the neighborhood.
- Floodplain avoidance: Not Applicable
- Specimen Tree protection: Not Applicable
- More efficient access management design: Not Applicable
- Front Yard Corner Lot: Not Applicable
- Addition to an existing building already encroaching into the required yard: Not Applicable
- Historic Building: Not Applicable

APO lists have been obtained for each individual lot from the Hernando County Property Appraiser's Office.

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Scale: 1" = 20'



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BASIS OF BEARINGS:
C/L OF R/W FOR VOLTAIRE DRIVE
BEARS N.00°14'21"E. PER PLAT.

0.67' Party Wall (typ.)
 Lot Line is Centerline of Party Wall
 0.33' 0.33'
 Detail "A"
 Not to Scale



1. **NAME** = NAME OF THE USER
 2. **ACCESS** = ACCESS RIGHTS
 3. **DATE** = DATE OF THE ENTRY
 4. **TIME** = TIME OF THE ENTRY
 5. **LOCATION** = LOCATION OF THE ENTRY
 6. **STATUS** = STATUS OF THE ENTRY
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- PHASE 1: PROPOSED SIDEWALK PLAN
- PHASE 2: PROPOSED DRIVE
- PHASE 3: PROPOSED BASEMENT
- PHASE 4: PUBLIC CIRCULATION AND ACCESS BASEMENT
- PHASE 5: RAIL
- PHASE 6: RAILS
- PHASE 7: REINFORCED CONCRETE PIPE
- PHASE 8: REINFORCED
- PHASE 9: RIGHT OF WAY
- PHASE 10: BUFFER
- PHASE 11: SECTION
- PHASE 12: TOWNSHIP
- PHASE 13: RANGE
- PHASE 14: SET BACK ROAD
- PHASE 15: L&P
- PHASE 16: SET BACK & DRIVE
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 = WATER METER
 = WATER VALVE
 = FIRE HYDRANT
 = HUB & TACK SET
 = LATH SET
 = UTILITY POLE
 = PROPOSED ELEVATION
 = ELEV. (FAGP)

NOTE:
Sewer and Water services shown per approved Construction Plans. Sewer and Water lines connecting from the service stub-out to the building will be routed to avoid any potential tree root conflicts.

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C22	75.00'	19°26'39"	25.45'	25.33'	N 28°40'38"W
C23	75.00'	19°11'40"	25.13'	25.01'	N 09°21'29"W
C51	185.00'	19°26'39"	62.78'	62.48'	S 28°40'38"E
C52	185.00'	19°11'40"	61.98'	61.69'	S 09°21'29"E

SOD AND CONCRETE CALCS			
Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (includes right-of-way area between property line and back of Curb)	Total Conc. Area in Square Feet ± (includes Walks, Driveway and A/C Pads ONLY)	Lot Grading type per Approved Grading Plan
9860	4722	1653	A

NO EXISTING TREES
per approved
LOT GRADING AND
DRAINAGE PLAN

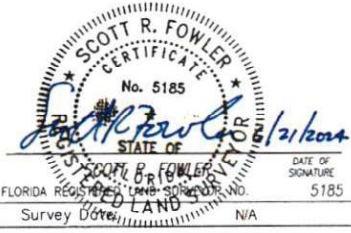
Sidewalks & Gutters per
approved LOT GRADING
AND DRAINAGE PLAN

VERTICAL DATUM NOTE:
THE ELEVATIONS SHOWN HEREON
ARE REFERENCED TO NAVD 1988.

Drainage
= Flow
Arrow

5000	4722	1000	7	7
This Sketch Prepared For : Ryan Homes				

R E V I S I O N S			
Description	Date	Dwn. Ck'd	Order No.
Drawn: BW	5-23-24	Client No: 50035	
		Checked:	
Original No.: 22416861		Current No.: 22416861	



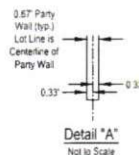
LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)
www.lesc.com L.B. # 3913

Sec.: 34 Twp.: 23 S Rge.: 18 E








DESCRIPTION: LOTS 15 AND 16,
PARK RIDGE VILLAS.
AS RECORDED IN PLAT BOOK 45,
PAGES 20-21, OF THE PUBLIC RECORDS
OF HERNANDO COUNTY, FLORIDA.

BASIS OF BEARINGS:
C/L OF R/W FOR VOLTAIRE DRIVE
BEARS N.00°14'21"E. PER PLAT.



Scale: 1" = 20'

[illegible][illegible]

 = WATER METER
 = WATER VALVE
 = FIRE HYDRANT
 = HUB & TACK SET
 = LATH SET
 = UTILITY POLE
 = ELEV (PEG)
 = PROPOSED EASEMENT

NOTE:
Sewer and Water services shown per approved Construction Plans.
Sewer and Water lines connecting from the service stub-out to the building will be routed to avoid any potential tree root conflicts.

CURVE TABLE					
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Sidewalks & Gutters per
approved LOT GRADING
AND DRAINAGE PLAN

VERTICAL DATUM NOTE:
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Drainage
= Flow
Arrow

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Sec.: 34 Twp.: 23 S Rge.: 18 E

Plat page.:2 Grading page.:C-11

Plot page.:2 Grading page.: C-12

Plat page.: 2 Grading page.: C-12