

# 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: 07/09/21

File No. H2305 Official Date Stamp:

Received

FEB 02 2023

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Hernando County Board of County Commissioners

Address: 15470 Flight Path Drive

City: Brooksville

State: FL

Zip: 34604

Phone: (352) 754-4002 Email: jrogers@hernandocounty.us

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

**REPRESENTATIVE/CONTACT NAME:**

Company Name: Jeff Rogers

Address: 15470 Flight Path Drive

City: Brooksville

State: FL

Zip: 34604

Phone: (352) 754-4002 Email: jrogers@hernandocounty.us

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

Contact Name:

Address: City: State: Zip:

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 944072, 1027908
2. SECTION 18, TOWNSHIP 23, RANGE 19
3. Current zoning classification: R-1B, PSF
4. Desired zoning classification: PSFOD for Governmental Offices
5. Size of area covered by application: 11.1 AC
6. Highway and street boundaries: South of Rhanbuoy Rd, east of Burnside Pkwy and north of Forest Oaks Blvd
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, Jeff Rogers, 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): Erik Van De Boogaard

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ 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

## **West Side Center Tax Collector New Building, Driving Course and Future Building Pad Site**

The west side Tax Collector's office is currently located within an old strip mall style structure. They are housed in approximately 6,000 sq. ft. of the building along with numerous other County and private business functions with no room to expand. Existing special layouts are not designed for efficiency of operations and functionality.

Patrons currently form long lines outside of the building due to the limited space inside the Tax Collectors area. This is a difficult situation with numerous inherent issues.

The County Utilities Division owns 6.7 acres of property adjacent to the site which would be purchased by the County for the purpose of providing suitable acreage to construct the necessary improvements for a new facility. An additional 4.4 acres of property adjacent to these sites is currently owned by NAMI (acronym) and the County intends to negotiate the purchase of the land and possible preparation of a pad site for NAMI to construct a building in the future. Rezoning is required.

The project will require programming and master site planning to determine proper sizes and layout of the improvements. Design and construction of infrastructure, building and site work to follow.

It is anticipated that the Tax Collector's New Building will be approximate 16,000 sq. ft. with exterior covered areas for VIN checks. The construction of a certified driving course per DMV standards allowing for a minimum of 3 tests to be conducted simultaneously will be required. The property's site master planning will include the preparation of an additional future building pad and infrastructure to accommodate an approximate 6,000 sq. ft. structure and required parking areas.

### **Proposal:**

- a) Public service overlay
- b) Tax Collector Office and NAMI
- c) Tax Collector 16,000 GSF +/-, Nami 6-7,000 GSF +/-
- d) No code deviations known at this time or anticipated

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### **Site Characteristics:**

- a) 11 acres
- b) Old utilities site
- c) Gopher tortoises roam the land

### **Environmental Considerations:**

- a) Not a flood zone
- b) Old utilities site with numerous depressions in the land from water treatment ponds
- c) None
- d) Gopher tortoises
- e) None

An environmental survey was conducted last week