

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. H-23-63 Official Date Stamp:

RECEIVED
9/12/2023
PLANNING DEPARTMENT
HERNANDO COUNTY FLORIDA

Date: 9/6/2023

APPLICANT NAME: Central FL Rentals, LLC

Address: 28363 Cortez Blvd.

City: Brooksville

State: FL

Zip: 34602

Phone: _____ Email: _____

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

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil360, LLC

Address: 12 S. Main Street

City: Brooksville

State: FL

Zip: 34601

Phone: 352-593-4255 Email: permitting@procivil360.com

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

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1374159, 1812523, 1812532, 1812541, 1812550,

1. PARCEL(S) **KEY** NUMBER(S): Please see attached sheet 1812569, 370878, 370887, 371617, 371500

2. SECTION 35, TOWNSHIP 22, RANGE 20

3. Current zoning classification: AR-2

4. Desired zoning classification: R1-A

5. Size of area covered by application: 1.956

6. Highway and street boundaries: Strawberry 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, Timothy Ames MGR., 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): ProCivil360, LLC

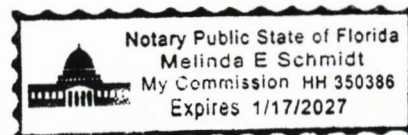
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 6th day of September, 2023, by Timothy Ames who is personally known to me or produced _____ as identification.

Melinda E. Schmidt
Signature of Notary Public



Notary Seal/Stamp

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

**ZONING NARRATIVE
FOR
CENTRAL FL RENTALS**

This is not a PDP, it is Euclidian zoning only, therefore, there is no master plan.

The applicant owns the following key numbers:

Key No.	Present Zoning	sf	Ac.
1374159	AR-2	6350	0.146
371500	AR-2	5600	0.129
371617	AR-2	23950	0.550
370887	AR-2	5600	0.129
656873	R1A	16653	0.382
1780353	R1A	9900	0.227
37878	AR-2	5600	0.129
1812569	AR-2	9525	0.219
1812550	AR-2	9525	0.219
1812523	AR-2	6350	0.146
1812532	AR-2	6350	0.146
1812541	AR-2	6350	0.146
		Tot Ac. =	2.565

in the vicinity of Hartness, Goodway, and Strawberry Dr. north of SR 50, west of I-75. All of these lots are a part of an unrecorded subdivision named Chris Morris Trailer Park.

All of these lots are presently zoned AR-2 with the exception the two lots shown in brown. This application is to rezone collectively, all the owned AR-2 lots to R1A.

The Owner desires to put more rental properties together. He has met with staff, and agrees, based on the use, R1A would be a better zoning designation for the intended use.

Central water and sewer services are unavailable at this time. Each permitted mobile home would be required to be served by individual or group wells and septic systems.

Access: No new access roads are proposed. These roads exist and are owned and maintained by Hernando County.