

**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-23-80**

Date: \_\_\_\_\_

**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): 431483
2. SECTION 12, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP(REC)
4. Desired zoning classification: PDP(SF)
5. Size of area covered by application: 9.5 AC
6. Highway and street boundaries: Century Drive, Miracle Drive and Parkhurst Lane
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)**:

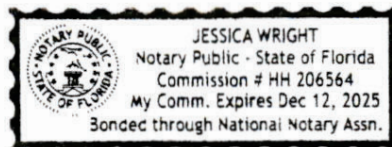
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): \_\_\_\_\_  
and (representative, if applicable): Veda A. L. Ramirez  
to submit an application for the described property.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 1 day of November, 2023, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Notary Public



Notary Seal/Stamp

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

## CENTURY DRIVE NARRATIVE

### REQUEST

The County is seeking to rezone an original Spring Hill undeveloped park site, now a surplus parcel, for residential use. The subject site is 9.5 acres (KEY # 431483) and currently zoned PDP(REC)/Planned Development Project (Recreation). Hernando County seeks to rezone the subject site PDP(SF)/Planned Development Project (Single-Family) to construct 25 single family homes or a maximum of 36 duplex units on the 9.5 acre subject site. The minimum lot size for the single family is proposed as 6,000 square feet with a lot of width of 60 feet (R1-A standards) and the minimum lot size for duplexes of 12,000 square feet with a minimum lot width of 75 feet (R-2 standards). Additionally, the parcel has some environmental and topographical constraints which the county seeks to utilize for a neighborhood park and walking trail. The site was previously designated as a park site on the original Spring Hill Master Plan.

### ACCESS

The master plan proposes two access drives. On access to Century Drive through the project to Parkhurst Lane.

### BUFFER

The proposed development will provide the minimum required Florida Friendly buffers for the PDP(SF)/Planned Development Project (Single Family) zoning district.

### FLOOD PLAIN

The subject site has a small portion of floodplain at the bottom of the historic drainage feature.

### SOIL

The subject site has Candler Fine Sand. The soil is well drained and suited for Gopher Tortoise habitat. Prior to development the County will conduct the appropriate surveys as required by FWC.

### UTILITIES

There is an existing 8-inch water main that runs along the north side of Century Drive, the west side of Miracle Drive, and the south side of Parkhurst Lane. There is an existing 8-inch sewer gravity main that runs along the north side of Century Drive, in/along Miracle Drive, and along the south side of Parkhurst Lane.

### BUILDING SETBACKS

- Front: 25'
- Side: 10'
- Rear: 20'

### R1-A (Single Family) Lot Sizes and Layout

Lot Width: 60'x100'  
Lot Size: 6,000 Sq. Ft.

### R2 (Duplex) Lot Sizes and Layout

Lot Width: 75'x100'  
Lot Size: 12,000 Sq. Ft.