

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: 03/04/2026



APPLICANT NAME: Jacqueline Commons, LLC

Address: 5471 Spring Hill Drive
City: Spring Hill State: FL Zip: 3460
Phone: 352-796-3224 Email: randy@suncoastpagroup.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4225 Email: permitting@procivil360.com

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

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 999842
2. SECTION 28, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AR-2
4. Desired zoning classification: PDP(OP), specifically C-1 Uses (a), (c), (d), (e), and (i)
5. Size of area covered by application: 4.72 Acres
6. Highway and street boundaries: Jacqueline Road
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, _____, 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): Randall Woodruff and (representative, if applicable): ProCivil 360, LLC to submit an application for the described property.

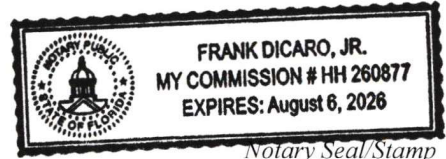
Randall Woodruff
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3 day of March, 2026, by Randall Woodruff who is personally known to me or produced _____ as identification.

Frank DeCaro
Signature of Notary Public

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





12 S. MAIN STREET, BROOKSVILLE, FL 34601

352-593-4255

www.procivil360.com

ENGINEER'S NARRATIVE FOR JACQUELINE COMMONS LLC

Project Summary: The property owner is seeking to rezone the current AR2 area to PDP(OP) to allow uses such as Comparison Goods Stores, Personal Service Establishments, Domestic and Business Service Establishments, Repair Establishments, and Restaurants (with or without alcohol service). The site plan includes three main buildings: first, at the front, a structure with a 10,500-square-foot footprint, designed to accommodate offices and small retailers on the ground floor, and eight apartments above—ideally for the owners of the businesses located there. Second, adjacent to Jacqueline Street, a proposed building with a 10,000-square-foot footprint intended for office/commercial/service establishments, these feature small offices and overhead doors for inventory storage, catering to local business owners such as pool companies or electricians who provide services to the community. No industrial uses or high-end retail will be allowed on this site. Third, at the rear, 15,000-square-foot building that will be utilized as a sports training facility for the local youth. To ensure adequate buffering to the existing neighborhood a 10' buffer with fencing is provided along the North, East, and West property lines.

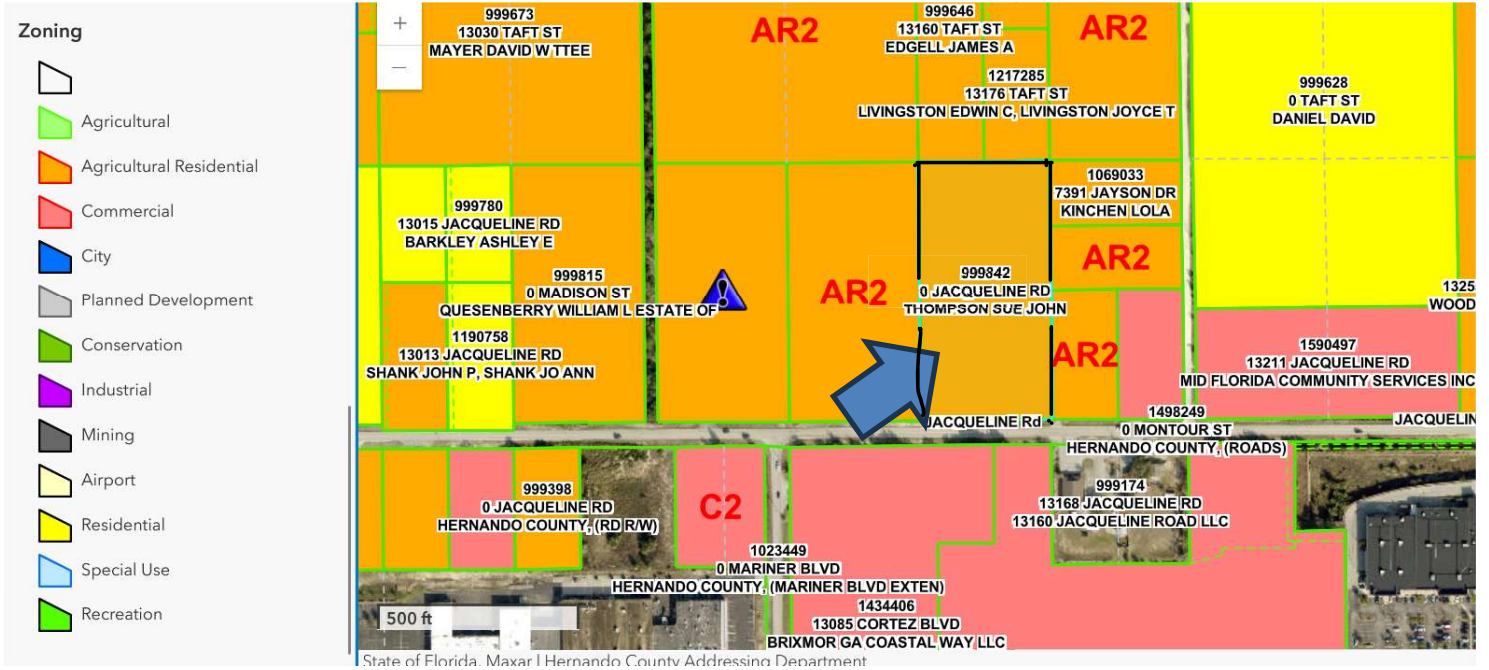
History: This application is a zoned AR2 lot with access to Jacqueline Road, and is part of the Pottersfield Garden Acres Subdivision.

Location: This Site is located on the north side of Jacqueline Road between Jason Drive and Mariner Blvd. The site is approximately 1.8 miles west of the Suncoast Parkway. The parcel is approximately 4.72 acres.



Present Zoning: This parcel is currently zoned AR2. The Surrounding zonings are:

- North: AR2
- East: AR2
- South: PDP GC
- West: AR2





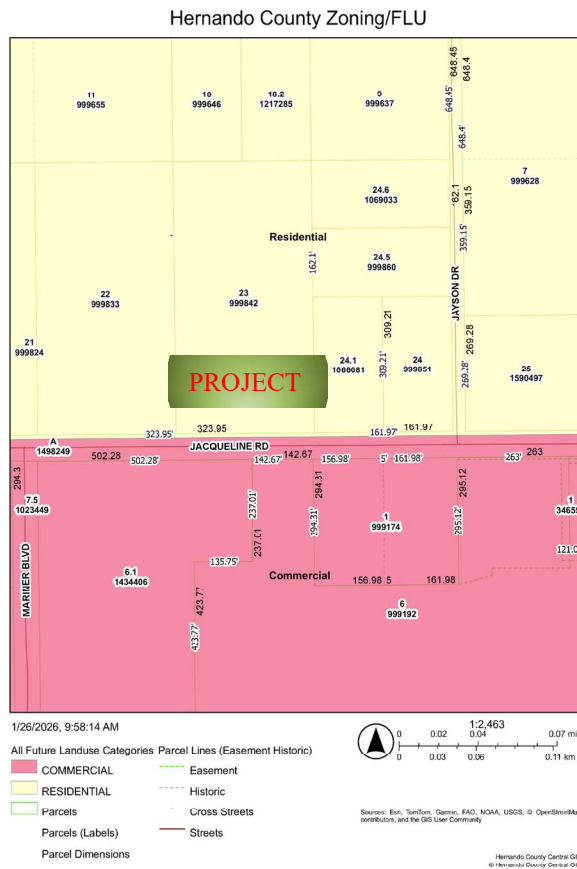
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Proposed Zoning: The application is to rezone to PDP(OP), specifically Comparison Goods Store, Personal Service Establishments, Domestic and Business Service Establishments, Domestic and Business Repair Establishments and Restaurants with or without alcohol dispensation.

FLUM: The area is mapped as Residential





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Access: The site is accessed via Jacqueline Road. The site would only have one future connection to the existing County owned and maintained roadway and all internal circulation would meet design criteria.

Water Source: The site is served by Hernando County Utility Department via a 6” water main located in the South side of Jacqueline Road Right of way. This buildout would require a water analysis due to the size of the project.

Sanitary Disposal: The site is served by Hernando County Utility Department via a 8 inch force main, located on the Northern side of the Jacqueline Road Right of way. This buildout would require a sewer analysis due to the size of the project.



The information shown for visual reference only and is subject to field verification. The Developer/Owner is responsible for verifying the size, location, depth, material type, and any other pertinent utility data. Utility location does not guarantee capacity. All land parcel lines and right-of-way widths are subject to field survey or other appropriate verification. The map reflects parcel and utility information as it was shown in the GIS system on the print date of this map: 1/16/2026

Website: <http://www.hernandocounty.us/departments/departments-n-z/utilities> HCUD Customer Service 352.540.4368

Environmental: The site is prime land to harbor gopher tortoise. There are no wetlands, or sensitive lands contained within this boundary.

Soils: The predominant soil type on this site is Candler fine sand. Candler fine sand is the predominant soil type for most of the Spring Hill Community. Candler is a buildable soil, with high infiltration.

