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	-	5-	31	_Official	Date S	tamp:

RECEIVED

JUL 0 1 2025

Hernando County Development Services **Zoning Division**

	Date:			
APP	LICANT NAME: David Kato			
AII	Address: 3300 SW 34th Aver			
	City: Ocala		State: Florida	Zip: 34474
		Email: ddkato@drhorton.com	State. 1 londa	Zip. <u>04474</u>
		the applicant) Nicholas N. Calamela, as Division	on President of D.R. I	Horton, Inc.
DED				
KEP	RESENTATIVE/CONTACT I			
	Company Name:			
	Address:		Ct	7'
	City:	Email:	State:	Zip:
		_		
HON	ME OWNERS ASSOCIATION	I: ☐ Yes ☑ No (if applicable provide name) N/A		
	Contact Name:			
	Address:	City:	State	: Zip:
PRO	PERTY INFORMATION:			
		c). 00/12388		
1. 2.	PARCEL(S) <u>KEY</u> NUMBER(S SECTION 35	, TOWNSHIP <u>23</u>	DANGE 17	
3.	Current zoning classification:	PDP (SU)	, KANGE <u>17</u>	
4.	Desired zoning classification:	Pacidential DDD (CE)		
5.		tion: 21,179 SQ.FT (0.4863 Acres)		
6.		: Eden Circle; Waterfall Drive		
7.		on this property within the past twelve months?	□ Yes 1 No	
8	Will expert witness(es) be utilize			identify on an attached lis
9.	•	d during the public hearing(s) and how much?		eeded:)
۶.	win additional time be required	d during the public hearing(s) and now much:	I 163 & 140 (Time ii	
PRO	PERTY OWNER AFFIDIVAT			
I, <u>Nic</u>	cholas N. Calamela, as Divisio	on President of D.R. Horton, Inc. , have the	oroughly examined the i	nstructions for filing this
		ll information submitted within this petition are	true and correct to the b	est of my knowledge and
belief	and are a matter of public record	d, 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): David Kato		
	and (representative, if applicable): N			
	to submit an application for the			•
	••			
		(, (
		Sig	gnature of Property Owner	
STAT	TE OF FLORIDA			
	NTY OF HERNANDO	10	F	25
The f	oregoing instrument was acknow		TU HE	, 20, by
	Nicholas Calame	who is personally known to me	or produced	as identification.
		روانالها.		
	h	Notary	VANESSA ORTIZ Public - State of Florida	
		Con	nmission # HH 331949	
Signa	ture of Notary Public		nm. Expires Nov 14, 2026 rugh National Notary Assn.	
	V		agii Hationat Hotery Assii.	
Effec	tive Date: 11/8/16 Last Revis	ion: 11/8/16	/	Notary Seal/Stamp

Via Email and U.S. Mail

Hernando County Planning Department 20 North Main Street, Rm 262 Brooksville, FL 34601 Email: Planning@co.hernando.fl.us

Re: 1116 Eden Circle, Spring Hill, FL 34606 – Rezoning Application Narrative Description of the Request

Dear Planning Department:

I am writing am behalf of D.R. Horton, Inc. to provide the required narrative description of the request, prepared in accordance with the standard format of issues outlined in Section F of the Rezoning and Public Service Facility Amendment Petition Instruction and Application Packet.

Please find my narrative description of the request below:

1. Proposal

Proposed Land Use and Acreage:

The applicant seeks to rezone the property located at 1116 Eden Circle (Parcel Key: 412388) from PDP(SU) – Planned Development Project (Special Use) to PDP(SF) – Planned Development Project (Single Family) to allow the construction of a single-family residence. The parcel consists of 21,179 sq. ft. (±0.486 acres) and is situated within Spring Hill Unit 6, Tract F.

• Proposed Density Level of Residential Uses:

The development consists of one single-family detached home, with a density of approximately 2.06 dwelling units per acre.

Proposed Square Footage and Building Height:

- o Living Area: 1,828 sq. ft.
- o Garage: 430 sq. ft.
- o Lanai: 88 sq. ft.
- o A/C Pad: 12 sq. ft.
- o Driveway: 550 sq. ft.
- o **Total impervious surface:** 2,952 sq. ft. (14% impervious coverage)
- Building height will conform to the applicable County height limits for single-family homes.

• Proposed Deviations from Code:

No deviations from the Hernando County Land Development Regulations (LDRs) are proposed.

2. Site Characteristics

• Site Size: 21,179 sq. ft. (0.486 acres)

• Existing Zoning: PDP(SU) – Special Use

Existing Land Use: Vacant Residential

• Platted Subdivision: Spring Hill Unit 6

• On-Lot Landscaping: 18,227 sq. ft. of sod (on-lot); 30,990 sq. ft. total sod including off-lot areas

3. Environmental Considerations

- **Flood Zone:** The property lies entirely within Flood Zone X, which is outside of the 0.2% Annual Chance Floodplain, indicating minimal flood risk.
- Drainage Features and Water Features: None observed.
- Habitats: No listed species or environmentally sensitive habitats are known to exist on site.
- Conditions and Impacts on Natural Features Impacts: Minimal to none anticipated.

4. Site Plan Discussion

- Development Concept: Construction of a single-family home consistent with surrounding residential uses.
- Buffers/Separation: N/A. This is a single-lot residential development.
- Setbacks and Lot Dimensions: Will comply with Hernando County residential standards and as reflected on the submitted plot plan.
- Impacts and Improvements to Infrastructure: Existing access to Eden Circle; no new roads required.
- Pod Use: N/A.

5. Impacts to Public Facilities

- Transportation: Minimal to none anticipated.
- Solid Waste, Schools, Parks, Drainage: No significant impact anticipated from a single residence.
- Septic System: The home will be served by an enhanced septic system in accordance with applicable health department requirements

6. Water and Sewer Services

The lot will be served by an enhanced septic system and a connection to County water. The applicant acknowledges applicable County ordinances and requirements and will coordinate with the appropriate departments for service confirmation.

7. Senior, Age-Restricted, or Affordable Housing

This proposal does not involve senior housing, age-restricted housing, affordable housing, or workforce housing as defined by Florida Statutes.

Please confirm receipt of the zoning amendment application petition packet. Feel free to contact me if you have any questions or need additional information.

Regards,

David Kato
D.R. Horton Inc., Spot Lot Operations Manager

Enclosures

ec: Vanessa Ortiz (vvazquez@drhorton.com)