

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-24-35
Official Date Stamp:
Received
JUN 5 2024
Planning Department
Hernando County, Florida

Date: 3/10/2024

APPLICANT NAME: JEFFREY ROBLE
Address: 10410 Goldenbrook Way
City: TAMPA State: FLA Zip: 33647
Phone: 813-977-6595 Email: JEFFROBLE@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 1599452
2. SECTION 36, TOWNSHIP 22, RANGE 21 EAST
3. Current zoning classification: AG1
4. Desired zoning classification: RESIDENTIAL
5. Size of area covered by application: 6 ACRES
6. Highway and street boundaries: US 301
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: none)

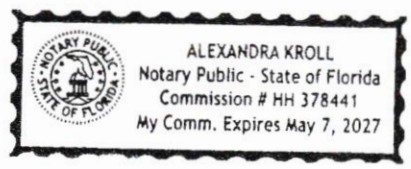
PROPERTY OWNER AFFIDAVIT

I, my name JEFFREY D ROBLE, 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):
[X] 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) to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF MANATEE
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 20 day of March, 2024, by Jeffrey Roble who is [] personally known to me or [] produced FLDL as identification.

Signature of Notary Public



Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

NARRATIVE LETTER

To > Hernando Building and Zoning Department
789 Providence Boulevard Brooksville, FL 34601

April 19 2024

From> Jeffrey Roble owner (10410 Goldenbrook way Tampa FL 33647)
of Parcel 3 and Parcel 4 Legal Description Exhibit A US Highway 301 Webster
Florida Parcel Key # 1599454 6.2 acres

Property is currently designated "AG" and my wishes is to change the use to
"RC1 Single Story Residential" > 10 LOTS < 2 lots will be estimated at 20,000 sq feet and 8 lots
will average 12,000 sq feet. Well and Septic is required. Power Pole is in place on the
northwest corner of Property. The turn in will be on the south west end on the property with a
curved entrance. A 30 foot paved road will be designated for the 10 lots with ditches

Set Backs - Front of property will have 125 ft from the property line. Front access for each lot
will have 125 ft, Rear of each lot will have a 20 ft set back. The lots at the end of the street will
have 20' set backs.

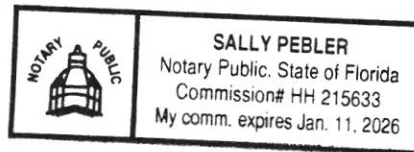
Each house constructed will be estimated at 2800 sq feet on centered on each lot

GC – Credentials - A-BELLE Design and Build LLC – Adrian J Lucht – 7523 Mako Drive
Hudson FL 34667 -- Phone 727 255 3231

Jeffrey D Roble

Jeffrey D Roble

10410 Goldenbrook Way
Tampa FL 33647
Owner of Property
Phone 813 927 6595



Sally Pebler

STATE OF FLORIDA, COUNTY OF HERNANDO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 19th of April - 2024 BY THE ABOVE
PERSON(S) WHO IS PERSONALLY KNOWN TO ME OR WHO HAS
PRODUCED Florida Drivers License AS
IDENTIFICATION AND WHO DID / DID NOT TAKE AN OATH.