

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [ ] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

File No. \_\_\_\_\_ Official Date Stamp:
Received
FEB 16 2024
Planning Department
Hernando County, Florida

Date: 01/15/2024

APPLICANT NAME: Spring Hill Development Investment, LLC

Address: 507 NW 9th Ave
City: Crystal River State: FL Zip: 34428
Phone: 352-634-0980 Email: desaipgcr@gmail.com
Property owner's name: (if not the applicant) Paresh Desai

REPRESENTATIVE/CONTACT NAME: Paresh Desai (same as above)

Company Name:
Address: 507 NW 9th Ave
City: Crystal River State: FL Zip: 34428
Phone: 352-634-0980 Email: desaipgcr@gmail.com

HOME OWNERS ASSOCIATION: [ ] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 01059892 and 01059909
2. SECTION, TOWNSHIP, RANGE
3. Current zoning classification: Industrial
4. Desired zoning classification: General Commercial
5. Size of area covered by application: 44 acres + 2.7 acres = 46.7 acres
6. Highway and street boundaries: Anderson Snow Road + Dorado Street / Industrial loop
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:)

PROPERTY OWNER AFFIDAVIT

I, Paresh Desai, 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 HERNANDO

The foregoing instrument was acknowledged before me this 15 day of January, 2024, by Paresh Desai who is personally known to me or produced as identification.

Signature of Notary Public



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

## PLANNING

## DRAFTING

- iii. N/a - Vacant Industrial
  - c. Environmental Considerations
    - i. No FEMA flood zones located on parcels
    - ii. None existing on site
    - iii. None existing on site
    - iv. Environmental Considerations TBD
    - v. No Impacts
  - d. Site Plan Discussion in the Narrative
    - i. Mixed use development with (1) hotel and (2) retail, medical, shop, commercial
    - ii. 10' vegetative buffer provided around entire proposed site
    - iii. Project shows 10x20 parking spaces, 26' aisles, ample parking, drainage retention locations, entrances off of two adjacent roadways.
    - iv. See Utility letter of service applicability
    - v. N/a
  - e. Impacts to Public Facilities
    - i. See Attached email correspondence
    - ii. See Attached email correspondence
  - f. Water and Sewer Services
    - i. See Attached email correspondence
  - g. Senior, Age-Restricted or Affordable Housing
    - i. N/a
- G. List and Map of Adjacent Property Owners
  - a. See attached
- H. Master Plan or Site Plan Requirements
  - a. All Provided on Concept Plan
- I. Public Inquiry Workshop
  - a. Noted

## Section 4: Application Sufficiency Determination

Noted

## Section 5: Postponement of Petitions

Noted

## Section 6: Withdrawal of the Application

Noted

## Section 7: Requirements for Notice of Public Hearings

Noted

## Section 8: Notice of Quasi – Judicial Proceedings

Noted

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Section 9: Public Hearings – Requirements, Location, and Equipment

Noted

Section 10: Public Records Request and Review

Noted

Section 11: Notice of Applicant

Noted

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## UTILITIES DEPARTMENT

WATER ♦ WASTEWATER ♦ RECLAIMED WATER ♦ ENGINEERING ♦ CUSTOMER SERVICE

15365 CORTEZ BOULEVARD ♦ BROOKSVILLE, FLORIDA 34613  
P 352.754.4037 ♦ F 352.754.4485 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

Date: 02/05/24

Attention: Paresh Desai

Re: Will Serve Request for HCUD Utility Services  
Parcel ID # R22 223 18 2586 0001 0030 / Anderson Snow Rd  
Parcel ID # R22 223 18 2586 0001 0040 / Dorado St

This letter acknowledges the subject parcel is within the Hernando County Utilities Department (HCUD) service area for  water  wastewater

HCUD intends to serve this project pending a capacity analysis by developer demonstrating that adequate water distribution, wastewater collection/transmission and water/wastewater treatment capacity exist.

Water/wastewater line extensions may be necessary based on the location of existing water/wastewater infrastructure in the area.

**Service is only guaranteed after water and wastewater connection fees are paid and accepted by HCUD.**

Sincerely,

**Sandra Arnold | Commercial Account Specialist**

Hernando County Utilities Department

15365 Cortez Boulevard, 1<sup>st</sup> Floor

Brooksville, FL 34613

P (352) 754-4037

Email: [commercialaccountspecialist@co.hernando.fl.us](mailto:commercialaccountspecialist@co.hernando.fl.us)

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