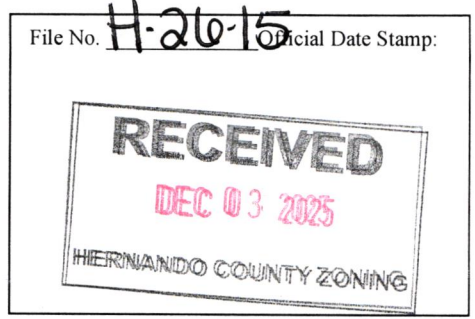


HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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



Date: 12/3/2025

APPLICANT NAME: Palmwood Holdings, LLC

Address: 8245 River Country Drive
City: Spring Hill State: FL Zip: 34607
Phone: 352-230-5018 Email: chris@palmwoodconstruction.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.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): 346165 & 346227
2. SECTION 26, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP-Res
4. Desired zoning classification: PDP-Res
5. Size of area covered by application: 28.96
6. Highway and street boundaries: Jernigan Street
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 AFFIDIVAT

I, Stuart Glover, 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
[x] I am the owner of the property and am authorizing (applicant): ProCivil 360, LLC
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

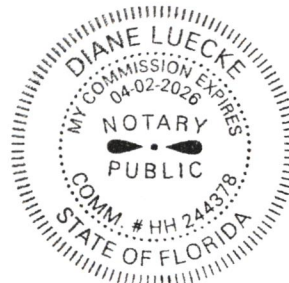
Signature of Property Owner (Stuart Glover Mgr)

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26th day of November, 2025, by Stuart Glover who is personally known to me or produced as identification.

Signature of Notary Public (Diane Luecke)

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



Notary Seal/Stamp

NARRATIVE
FOR
Magnolia Ridge Estates
Rezoning / Master Plan
December 2025

Project Location: The property in question is 28.6 acres. It is located east of the Suncoast Parkway, west of Winter Street, and north of SR 50 (Cortez). It is in Section 26, Township 22 South, Range 18 East Hernando County. It is known as Key numbers 346165 and 346227. **UNCHANGED**

Present Zoning: The land is presently zoned PDP (SF) per rezoning H-22-86. **UPDATED**

Present Land use: The land is currently designated as Residential. **UNCHANGED**

Desired Zoning: The zoning is not being altered. This is simply a procedural item to revise the master plan. **UPDATED**

Summary of Request: The applicant proposes to amend the master plan to incorporate additional lots. The original developer, who had secured the initial approval, has since passed away. His intention was to reserve a single large lot in the northwest corner for his personal residence. Following the sale of the property, the current owner seeks to revise this area to include standard lots consistent with those previously approved. Each standard lot measures approximately 0.4 acres (116.50' x 150.00'). To accommodate these new lots, an additional cul-de-sac is required, as depicted on the revised master plan.

Internal Setbacks:
Front: 25'
Sides: 10'
Rear: 20'

No deviations in setbacks are being requested. **UNCHANGED**

Buffers: The proposed use will abut AG land to the south and north. A five-foot existing vegetative buffer is proposed on both the north and south. For residential lot protection, a twenty foot buffer is proposed along the Suncoast Parkway. The proposed lots to the east are separated from the existing residential lots fronting on Cresa St., by an existing 15' RW apparently owned by Hernando County. These rights-of-way are random throughout the Potterfield Garden Acre subdivisions. This right-of-way may be vacated in the future, but is much too small to be utilized in present day situations. If approved, the Developer may attempt to vacate this r/w with the County's approval. This r/w can only be vacated through cooperation of the Owners to the east. The most certain way this buffer remains is to leave the right-of-way alone. **UPDATED**

Access: The site is accessed from Jernigan Street, a county-owned right-of-way. As previously talked about in the buffers, an existing county-owned r/w extends from Jernigan to the west. The proposed design utilizes this r/w and provides additional land to create a 65' r/w into the project. That portion of the r/w will be improved with the development to continue Jernigan St. into the development. **UNCHANGED**

Other Rights-of-Way (r/w): An additional r/w only 15' in width exists north to south across proposed lots 30,34-42. The intent is to vacate this entire r/w prior to platting. If approved, this Developer will own both sides of this r/w and can complete the application process without reliance from the neighbors. **UNCHANGED**

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand; typical of well drained soils. **UNCHANGED**

NARRATIVE
FOR
Magnolia Ridge Estates
Rezoning / Master Plan
December 2025

Streets: Jernigan Street is an existing county r/w, but unimproved to the west of its terminus at this project's east boundary. All proposed streets will meet the County's Facilities Design Guidelines without any deviations. The streets and storm sewer system will be dedicated to Hernando County upon recording of the record plat.

UNCHANGED

Sanitary Sewer: The project will be served by septic tanks. The calculations indicate approximately 57 septic systems could be installed on this property with extension of the County's water system. We are only proposing 42. **UPDATED**

Potable Water: If approved, the Developer will extend the County-owned water system into this project. We have received location maps from HCUD which show the closest lines to be an 8" on Jernigan at the intersection of Crespa. A water analysis has been performed with the aid of HCUD and it shows that the future expansion would pass County requirements for this project. All costs of such expansion would be borne by the Developer. The record plat when recorded shall reflect these improvements being dedicated to HCUD. **UPDATED**

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment. **UNCHANGED**

Floodplain: The project is located within the Wiscon Basin. The FEMA map indicates the entire project is located in Zone X. There are no flood plain nodes from the Wiscon study located within the Project boundary.

UNCHANGED

Drainage: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

- Water quality capture and treatment
- 25 Year peak rates of flow attenuation
- 100 Year detention of runoff volume.

One large retention area is proposed against the Suncoast Parkway at the existing low areas. This area will be improved to the design calculation specifications. The system will recover through percolation of the existing soils. **UNCHANGED**

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 42 Peak Hour PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required. **UPDATED**