

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. _____ Official Date Stamp:
H-24-05
Received
JAN 16 2024
Planning Department
Hernando County, Florida

Date: 1/12/24

APPLICANT NAME: Six Feet Under, LLC
Address: 31448 Reed Rd
City: Dade City State: FL Zip: 33523
Phone: 813-783-4434 Email: Allenpctfb@aol.com
Property owner's name: (if not the applicant) SAME

REPRESENTATIVE/CONTACT NAME: ALLEN ALTMAN
Company Name: Six Feet Under LLC
Address: SAME AS ABOVE
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): 1075375
2. SECTION 28 TOWNSHIP 23, RANGE 20
3. Current zoning classification: AG
4. Desired zoning classification: Countryside Community
5. Size of area covered by application: 85 Acres
6. Highway and street boundaries: S/S Church Rd, west of Spring Lake Hwy
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, ALLEN ALTMAN, 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 16th day of January, 2024, by Allen Altman who is personally known to me or produced _____ as identification.

Signature of Notary Public



JENNIFER MOSER
Commission # HH 063615
Expires February 28, 2025
Bonded Thru Budget Notary Services

Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

CHURCHILL

Requested rezoning from AG to Countryside Community

Over the past 3+ years, the applicant evaluated numerous properties in Hernando County and has selected this exceptional location to develop the first Countryside Community within the county. Our team has extensive experience in rural subdivision design, having preserved over 1500 acres in the rural lifestyle that so many of our citizens yearn for. We have met with county staff to review the Future Land Use and Zoning requirements of the code and feel that this project checks all the boxes. This unique 85-acre site would contain 20 home sites of 2 acres each, which would require no county services.

After numerous conceptual drawings, we have arrived at a plan which preserves over 50% of the property, provides more than 20 acres of hilltop scenic views, open agricultural space for community gardens, untouched wooded areas to provide both visual and sound buffers, over one mile of community walking trails, passive recreation space including canoeing, mountain biking and spectacular sunsets!

We will create an HOA to own and oversee the conservation area. This same HOA will also be responsible for maintaining the road and enforcing the deed restrictions that we want in order to assure that this remains a premier community for decades to come.

This is a special property and we have worked diligently to be certain that it is respected and utilized in a way that honors the land. Our goal is to create a living space that families can enjoy and that we can look back in the years ahead with pride in what was created.