

HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a PDP Zoning Classification

Date: 3/17/03

Print or Type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

APPLICANT: SABATO DEVITO	
Mailing Address:	5327 COMMERCIAL WAY C114 SPRING HILL FLORIDA 34607
Daytime Phone:	(352) 597-3999 FAX No.: (352)5972555
REPRESENTATIVE: SABATO DEVITO	
Mailing Address:	5327 COMMERCIAL WAY C114 SPRING HILL FLORIDA 34606
Daytime Phone:	(352)597-3999 FAX No.: (352)597-3999
PUBLIC CONTACT PERSON: SABATO DEVITO	
Daytime Phone:	(352)597-3999 FAX No.: (352)597-3999
CONDUCT AT PUBLIC HEARINGS:	
Will Expert Witness be utilized during the public hearings?	NO
Please indicate how much additional time will be required during the public hearing (see instruction sheet):	NONE
Legal Description: Write below the complete legal description of the property. Include Section, Township and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.	
RIVER COUNTRY ESTATES, BLOCK 2, LOTS 2 & 3, HERNANDO COUNTY FL aka as parcel R02223172324500020020 and parcel R0222317324500020030 SEC _____ TWP _____ (S) RANGE _____ (E)	
Size of Area Covered by Application:	58,117 SQUARE FEET
Highway & Street Boundaries:	CHAUCER DRIVE
Current Zoning Classification:	RESIDENTIAL
PDP Zoning Classification Desired:	OFFICE/PROFESSIONAL
Has a public hearing been held on this property within the past twelve months?	NO


ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, SABATO DEVITO, hereby state and affirm that I have read the instructions for filing this application and that:

I am the owner of the property covered under this application.
 I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application.

All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.


 Signature of Applicant or Representative

STATE OF FLORIDA _____ COUNTY OF HERNANDO _____


On this the 17th day of March, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared SABATO DEVITO and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal:

Betty L Roberts
 Notary Signature

The individual(s) are personally known to me or, presented the following identification: _____

NOTARY SEAL & COMMISSION EXPIRATION:


 Betty L Roberts
 My Commission CC994544
 Expires January 18, 2005

Sabato DeVito
Attorney and Counselor at Law

Park Place
5327 Commercial Way
Suite C-114
Spring Hill, FL 34606-1420

Telephone (352) 597-3999
Facsimile (352) 597-2555

April 7, 2003

Hernando County
Planning Department
Government Center / Administration Bldg.
20 N. Main Street
Brooksville, FL 34601

Re: Zoning Amendment Petition
River Country Estates
Block 2, Lots 2 & 3

Dear Sirs:

This proposal for zoning amendment is respectfully submitted for a desired zoning classification of professional office use from a current zoning classification of residential housing. The property is located at 8108 and 8116 Chaucer Drive adjacent to Hernando's Park Place, Spring Hill. The property is situated West of U.S. 19. The subject property is located within the Residential land use category on the adopted Future Land Use Map. The mapping criteria of the Comprehensive Plan indicate that office/professional uses are allowable in the Residential land use category.

Please note that the property is next to Hernando's Park Place, which is comprised of professional offices. Furthermore, the back of the subject property and at least eighty percent (80%) of the south side of the subject property is hemmed in by commercial establishments.

The requested zoning change is respectful of the community fabric, and the proposed low rise building design will blend with the surrounding building types to enhance the aesthetic appeal of the neighborhood. To insure a harmonious transition with the residential community the petitioner will comply with the county requirements. Residents of Spring Hill will benefit should this requested zoning change be granted insofar as the professional (legal, accounting) needs of the residents will be better served in a geographically central location within the community.

Should you have any questions or concerns regarding this petition for zoning amendment please feel free to contact me at your convenience.

Respectfully,



Sabato P. De Vito, Esq.

Cc Ralph Glover

