

HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: 11-25-03

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

APPLICANT: Lawrence E. Reynolds and Mary F. Reynolds, Trustees under Trust	
Mailing Address:	Agreement dated June 8, 1999 see agent
Daytime Phone:	see agent
FAX No.:	
REPRESENTATIVE: Darryl W. Johnston, Esquire	
Mailing Address:	29 South Brooksville Avenue, P. O. Box 997, Brooksville, FL 34605
Daytime Phone:	352-796-5123
FAX No.:	352-799-3187
PUBLIC CONTACT PERSON: Darryl W. Johnston, Esquire	
Daytime Phone:	same
FAX No.:	
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.	
Tract F of SPRING HILL UNIT 6, according to the plat thereof, as recorded in Plat Book 8, at Pages 1 through 10 inclusive and as recorded on August 30, 1989 as Inst. No. 029138 both of the Public SEC _____ TWP _____ (S) RANGE _____ (E) Records of Hernando County, Florida.	
Size of Area Covered by Application:	.42 acre
Highway & Street Boundaries:	Waterfall Drive; Eden Circle; Faith Court
Current Zoning Classification:	PDP-SU
Zoning Classification Desired:	PDP - SF
Has a public hearing been held on this property within the past twelve months?	No

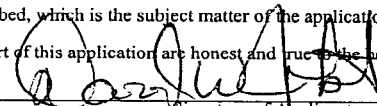
ACKNOWLEDGMENT

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

I, Darryl W. Johnston, Esquire, 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 25 day of November, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared _____ 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.

Brenda S Joergens
 Notary Signature



Brenda S. Joergens
 MY COMMISSION # DD197001 EXPIRES
 April 14, 2007
 BONDED THRU TROY FAIN INSURANCE, INC

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



Brenda S. Joergens
 MY COMMISSION # DD197001 EXPIRES
 April 14, 2007
 BONDED THRU TROY FAIN INSURANCE, INC

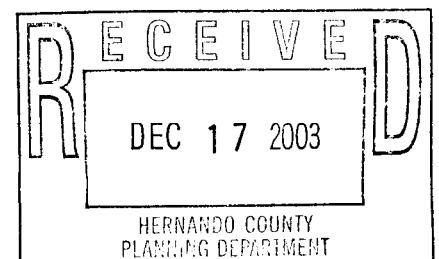
PETITIONERS' AMENDED NARRATIVE

Petitioners have owned the .42 acre property located on Waterfall Drive in Spring Hill since 1989. The property was originally acquired in 1989 the names of Lawrence E. Reynolds and Mary F. Reynolds. It was later transferred in 1999 into the Reynolds trust.

The parcel is listed on the official zoning map as PDP/SU. The property has not been improved or used since acquired by the Reynolds in 1989. If the property was once intended for park or other special use, the use was never fulfilled. The Reynolds have kept the property mowed and have paid taxes on the property.

The neighborhood is made up of single family residences. Petitioners want to rezone the property to PDP/SF so a single family residence can be built on the property. The Petitioners have a buyer interested in the property, and the buyer wants to build a single family home there. The Petitioners' home is located across Eden Court from the subject property and they believe use of the property as a residence will benefit the entire neighborhood.

Any proposed residence on the subject property would comply with the setbacks for residentially zoned property in the Hernando County Code. Access is anticipated from Waterfall Drive with the front door facing Waterfall Drive. Any proposed residence would be on central water and sewer as provided in the neighborhood.



The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.

Earlshiro Lane

Annapolis Road

01466622

Waterfall Dr.

Eden Circle

25'+

25'+

25'+

Driveway

Faith Court

RECEIVED
DEC 17 2003
HERRING COUNTY
PLANNING DEPARTMENT

August

Apple Orchard Road