

**REVISED STAFF REPORT**

Planning & Zoning Commission: August 14, 2006  
Board of County Commissioners: September 13, 2006  
Planning & Zoning Commission: October 9, 2006  
Board of County Commissioners: November 8, 2006  
Planning & Zoning Commission: November 13, 2006  
Board of County Commissioners: December 13, 2006  
Planning & Zoning Commission: December 11, 2006  
Planning & Zoning Commission: January 10, 2007

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**APPLICANT:** Gerda P. And Helmut A. Seefried **FILE NUMBER:** H-06-78

**PURPOSE:** Rezoning from AR-2 (Agricultural-Residential) to R-3 (Multifamily)

**GENERAL**

**LOCATION:** North side of Smithfield Avenue, west side of Barclay Avenue

**LEGAL**

**DESCRIPTION:** A portion of Section 34, Township 22 South, Range 18 East, Hernando County, FL

**FILE STATUS:** The petitioner did not repost signs for the October 9, 2006 P&Z / November 8, 2006 BCC public hearings per Board Policy.

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**Citizen correspondence received as of the date of this report? Yes  No**

**STAFF FINDINGS:**

Surrounding Zoning

North: R1-C  
South: AR-2  
East: PDP(MF)  
West: AR-2

Surrounding Land Uses

Single Family Home  
Jehovah Witness Hall  
Multifamily  
Undeveloped, Single Family

**SUMMARY OF REQUEST**

The petitioner initially submitted a request to rezone the subject property from AR-2 to R-3 (Residential District). If the R-3 district had been approved, 12 units per acre would have been allowed on the property. The staff recommended denial of the request because the proposed intensity was inconsistent with the existing development in the area. The petitioner requested a postponement so that the request could be modified. The petitioner has subsequently submitted a request for a rezoning from Agricultural-Residential (AR-2) to PDP(MF)/Planned Development Project(Multifamily) to develop the site with 16 units.