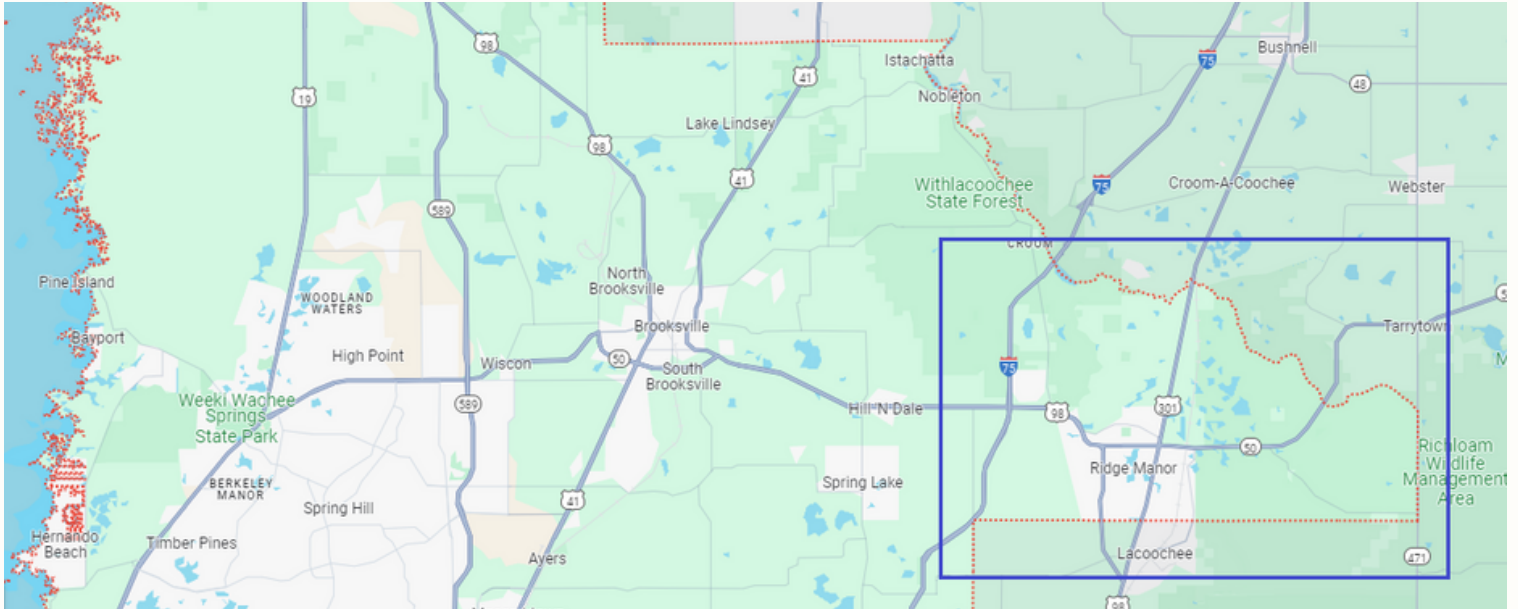


# EAST HERNANDO NEWSLETTER

MARCH

2024

YOUR REAL ESTATE NEIGHBOURHOOD NEWS



## CONTENT

### NEW INTERACTIVE NEWSLETTER

Yes, you read that right. You can now interact with this newsletter. All Links are now active :-)

### PLANNING AND DEVELOPMENT

See the List of Pending or Approved applications

### WHAT IS RC1 ZONE

Breakdown of RC1 zoning and Map

### AND MORE

Monthly Tips  
Local Business  
Featured Listing

## HERNANDO COUNTY WIDE TOP NEWS TOP 5 HEADLINES

TOP 5

- [BOCC Approves Luxury Travel Park with Modifications. Located south of Cortez Boulevard and 700 feet east of Griffin Road](https://www.hernandosun.com/2024/02/22/bocc-approves-luxury-travel-park-with-modifications/)
- [What is Being Built Next to Weeki Wachee High? 65-acre property was recently cleared](https://www.hernandosun.com/2024/02/22/what-is-being-built-next-to-weeki-wachee-high/)
- [Big Bushytail Bash The fourth annual Brooksville Squirrel Hunt, sponsored by the Brooksville Outdoors Conservation Alliance and hosted at Stable Faith Cowboy Church, took place, and wow, what a turnout!](https://www.hernandosun.com/2024/02/26/big-bushytail-bash/)
- [Fishing Spans the Generations and Brings Them Together](https://www.hernandosun.com/2024/02/27/fishing-spans-the-generations-and-brings-them-together/)
- [Happy Leap Year - Happy Birthday, "Leaplings!"](https://www.hernandosun.com/2024/02/24/happy-leap-year/)



**HAPPY ST PATRICK'S DAY**  
A GOOD CLIENT IS LIKE A FOUR-LEAF CLOVER



If you are thinking of buying or selling I am here to help!



## COMPLETED PLANNING CASES

- The applicant seeks to retain the PDP(SF) zoning with a revised Master Plan consisting of up to 750 single-family detached homes. Approved with deviations and modified performance conditions.
  - **Status: Approved**
- The applicant is requesting to retain the PDP-Industrial designation and seeks approval of a revised master plan consisting of up to 750,000 square feet of building, with associated vehicle circulation, employee parking, truck parking, and loading bays.
  - **Status: Approved**
- Petition approved for a rezoning from CPDP to PDP(SF) with deviations.
  - **Status: Approved**
- Petition approved for a rezoning from CPDP to PDP(SF) with deviations.
  - **Status: Approved**
- The applicant seeks a revised Master Plan for permitted uses to include C2, which includes those uses permitted in the C1 District. They also request approval of outdoor storage as a use.
  - **Status: Withdrawn**
- The applicant seeks a small scale CPAM from Residential to Commercial.
  - **Status: Approved**
- The applicant seeks to ask consideration of a change of the Future Land Use category from Residential to Commercial.
  - **Status: Approved**
- The applicants seek to rezone the parcel from Residential to Agriculture.
  - **Status: Approved**
- The applicant seeks a small-scale Comprehensive Plan Amendment from Rural to Residential.
  - **Status: Denied**

### **COUNTY LINKS:**

#### Animal Services

<https://www.hernandocounty.us/departments/departments-a-e/animal-servicesxt>

#### Tags and Registration

<https://www.hernandocounty.us/departments/other-government-agencies/tax-collector>

#### Parks and Recreation

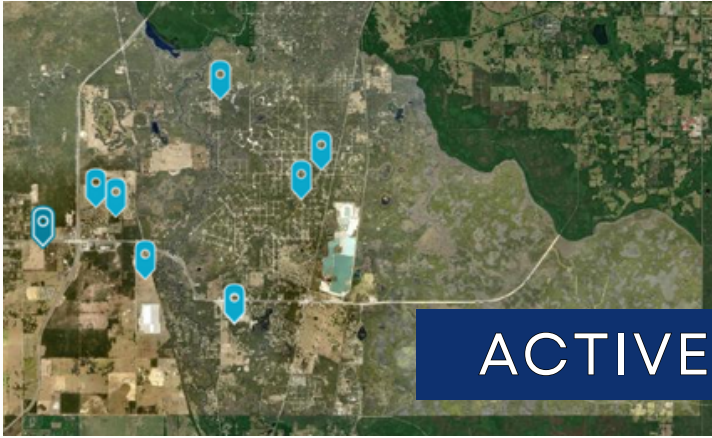
<https://www.hernandocounty.us/departments/departments-n-z/parks-and-recreation-1697>

#### Solid Waste

<https://www.hernandocounty.us/departments/departments-n-z/solid-waste-and-recycling-1679>

#### Public Schools

<https://www.hernandocounty.us/departments/other-government-agencies/schools-public>



## ACTIVE PLANNING CASES

- Applicant is submitting a Master Site Plan for the Sherman Hills Phase 4A development for keys 1313689 and 1313670.
  - **Status: Applied**
- The applicant seeks a rezoning from AG to PDP(HC) and PDP(GHC).
  - **Status: Applied**
- Applicant is submitting a Master Site Plan for the Sherman Hill Phase 4B development for keys 1382033 and 1313670.
  - **Status: Applied**
- The applicant seeks to establish a new Master Plan.
  - **Status: Applied**
- The applicant seeks a small scale CPAM from Agricultural to Rural.
  - **Status: Applied**
- The applicant seeks a small scale CPAM from Residential to Commercial.
  - **Status: Applied**
- The applicant seek a rezoning from R1C to AR.
  - **Status: Applied**
- The applicant seeks a rezoning from R1C to AR.
  - **Status: Applied**
- The applicant seeks to rezone the parcel from R-1C to AR-2.
  - **Status: Applied**

### **COUNTY LINKS:**

Building Department

[https://hernandobuildingdivision.com/  
BldgDept/](https://hernandobuildingdivision.com/BldgDept/)

Code Enforcement

<https://www.hernandocounty.us/departments/departments-a-e/code-enforcement>

Library

<https://hernandocountylibrary.us/>

Utilities

<https://www.hernandocounty.us/departments/departments-n-z/utilities>

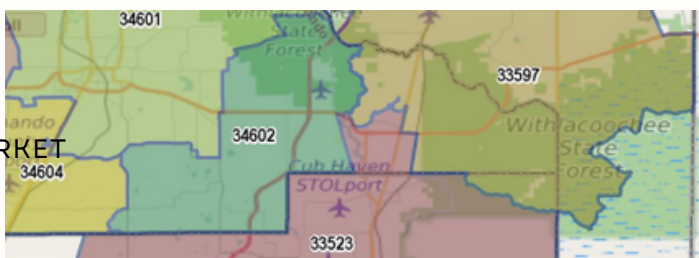
Sherriff

<https://www.hernandosheriff.org/>

# REAL ESTATE STATS

HERNANDO COUNTY LOCAL RESIDENTIAL MARKET

METRICS - Q4 2023 SINGLE-FAMILY HOMES



Zip Code and USPS Pref. City Name**	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Hernando County	866	-4.9%	234	-8.9%	\$328,990	1.7%	\$346,938	0.7%
33523 - Dade City	41	36.7%	17	112.5%	\$305,000	10.9%	\$383,473	2.4%
33597 - Webster	12	20.0%	6	500.0%	\$242,923	-12.0%	\$299,904	7.6%
34601 - Brooksville	67	0.0%	23	-11.5%	\$335,000	-8.2%	\$385,410	-0.2%
34602 - Brooksville	36	12.5%	4	-50.0%	\$289,900	-10.8%	\$323,369	-15.2%

Zip Code and USPS Pref. City Name**	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Hernando County	\$300.4 Million	-4.3%	97.5%	1.7%	24 Days	-20.0%	1,148	4.9%
33523 - Dade City	\$15.7 Million	40.0%	96.4%	1.8%	21 Days	-12.5%	55	10.0%
33597 - Webster	\$3.6 Million	29.1%	90.5%	-2.7%	45 Days	0.0%	19	18.8%
34601 - Brooksville	\$25.8 Million	-0.2%	96.9%	4.8%	20 Days	-60.0%	79	31.7%
34602 - Brooksville	\$11.6 Million	-4.5%	99.8%	4.1%	35 Days	-31.4%	55	22.2%

One of the best parts of owning a home is the freedom to make it truly your own with design choices that reflect your personality and lifestyle. Whether you lean toward contemporary design or a farmhouse aesthetic, your home is your canvas.

Even so, it's always smart to think about the long-term impact those decisions might have on your home's value. Choosing over-personalized or unpopular materials and finishes could make your home less appealing to future buyers. And selecting out-of-style or overly-trendy elements could cause your home to feel dated quickly.

Read more on my BLOG: <https://vsmith.areaprofloridarealty.com/blog/upgrade-your-home-with-these-2024-design-trends/>



# MARCH

## HOME MAINTENANCE TIPS

- There's still time to get your garden growing! Sketch out a plan and jot down ideas for this year's planting
- Refresh the entryway. As the weather thaws, begin putting away winter items and make room spring
- Take your lawn and garden tools in for a sharpening and tuneup before you begin work in your garden
- Give your kitchen a fresh start by cleaning some of the areas we often skip during quick daily tidying
- Clean slipcovers and soft furnishings ready for the fresh bright spring months ahead
- Cleaning your deck of leaves and debris—prevents staining and reduces the chance of rot

## LOCAL EVENTS

MAR  
**09** Easton Corbin at the Sumter  
County Fairgrounds

MAR  
**9-10** JUNKFEST EXPLOSION 2024, AT  
FLORIDA CLASSIC PARK

MAR  
**16** Jelly Bean Fling  
Pioneer Florida Museum & Village

## JOIN IN ON THE LOCAL FUN!

MAR  
**21** EMS Spring Bluegrass Fest 2024  
85 Myers Rd, Brooksville, FL

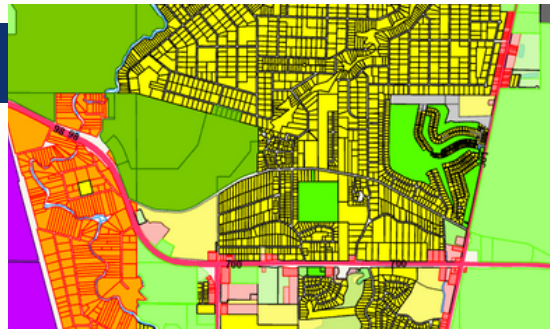
MAR  
**16** BROOKSVILLE GUN SHOW  
13400 Montour St, Brooksville, FL

MAR  
**29-31** Tampa Bay Air Fest 2024  
MacDill Air Force Base

## RC1 ZONING

R-1C Residential District:(1)Permitted uses:(a)Single-family dwellings.(b)Homes of six or fewer residents which meet the definition of a Community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.

(2)Permitted accessory structures and uses:(a)Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.(b)Accessory uses customarily incidental to the principal use of the premises.(3)Special exception uses:(a)Home occupation.(b)Lodginghouses.(c)Bed and breakfast establishments.(4)Dimension and area regulations. The following dimension and area regulations shall apply in the district:(a)Minimum lot area: The minimum lot area shall be ten thousand (10,000) square feet.(b)Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.(c)Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.



# FEATURED LISTINGS

[Click for more Info](#)



**Address:** 35021 MANUEL ST, WEBSTER, FL 33597  
**Subdivision:** RIDGE MANOR ESTATE **Tax ID:** [R23-122-21-0890-0390-0300](#)  
**Status:** Active **MLS #:** 06181524 **ADOM:** 8  
**On Market Date:** 02/23/2024 **List Price:** \$50,000 **CDOM:** 8  
**Year Built:** **SqFt Ht:** **Taxes:** \$145  
**Total Acreage:** 1/2 to less than 1 **SF Source:** **LP/SqFt:** \$1.74  
**Zoning:** RC1  
**Water Access:** Yes-River **Water Front:**No  
**Water Name:** **Water View:** No  
**Water Ft:** 0 **Water Extras:** No



**Address:** 35031 SHALE ST, WEBSTER, FL 33597  
**Subdivision:** RIDGE MANOR ESTATE **Tax ID:** [R23-122-21-0890-0270-0040](#)  
**Status:** Active **MLS #:** 06168096 **Year Built:** 1991  
**County:** Hernando **List Price:** \$465,000 **ADOM:** 52  
**Beds/Baths:** 3/2/0 **SqFt Ht:** 1,340 **CDOM:** 52  
**Total Acreage:** 1 to less than 2 **SF Source:** Owner Provided **LP/SqFt:** \$347.01  
**Pool:** Private **Garage:** No **Attch:** **Spcs:** **Carpport:** Yes **Spcs:** 2  
**Gar/Parking:** Covered Parking, Driveway, Off Street Parking, Under Building **Taxes:** \$1,152  
**Water Access:** Yes-River **Water Front:**Yes-River  
**Water Name:** **Water View:** Yes-River  
**Water Ft:** 560 **Water Extras:** No



**Address:** 88 S ADAMS ST, BEVERLY HILLS, FL 34465  
**Subdivision:** BEVERLY HILLS UNIT 5 **Tax ID:** [18E18S110050 00740 0180](#)  
**Status:** Active **MLS #:** 06156353 **Year Built:** 1974  
**On Market Date:** 11/09/2023 **Rent Price:** \$2,200 **ADOM:** 112  
**Beds/Baths:** 3/2/0 **SqFt Ht:** 1,420 **CDOM:** 112  
**Pets Allowed:** Cats OK, Dogs OK **SF Source:** Public Records **LP/SqFt:** \$1.55  
**Max Pet Wt:** **# Pets:** **Taxes:**  
**Pet Size:** **Garage:** No **Attch:** **Spcs:** **Carpport:** No **Spcs:**  
**Pool:** None **Water Front:** No  
**Water Access:** No **Water View:** No  
**Water Name:** **Water Extras:** No  
**Water Ft:** 0



**Address:** 0 MARKET ST, BUSHNELL, FL 33513  
**Subdivision:** BUSHNELL NEW **Tax ID:** [N16A167](#)  
**Status:** Active **MLS #:** 06084914 **ADOM:** 351  
**On Market Date:** 01/20/2023 **List Price:** \$149,000 **CDOM:** 672  
**Year Built:** **SqFt Ht:** **Taxes:** \$571  
**Total Acreage:** 1 to less than 2 **SF Source:** **LP/SqFt:** \$3.14  
**Zoning:** C2  
**Water Access:** No **Water Front:**No  
**Water Name:** **Water View:** No  
**Water Ft:** 0 **Water Extras:** No



**Address:** 1232 RAINBROOK CIR, VALRICO, FL 33596  
**Subdivision:** BLOOMINGDALE SEC N **Tax ID:** [U-12-30-20-2PT-000002-00016.0](#)  
**Status:** Active **MLS #:** 06170221 **Year Built:** 1987  
**County:** Hillsborough **List Price:** \$578,000 **ADOM:** 49  
**Beds/Baths:** 5/3/1 **SqFt Ht:** 3,154 **CDOM:** 49  
**Total Acreage:** 0 to less than 1/4 **SF Source:** Public Records **LP/SqFt:** \$183.26  
**Pool:** None **Garage:** Yes **Attch:** Yes **Spcs:** 2 **Carpport:** No **Spcs:** 0  
**Gar/Parking:** Driveway, Garage Door Opener, Oversized **Taxes:** \$6,425  
**Water Access:** No **Water Front:**No  
**Water Name:** **Water View:** No  
**Water Ft:** 0 **Water Extras:** No



# SUPPORTING LOCAL BUSINESS

Click the Logo to go to business page

Want to see your business listed. Call or text me: 352-989-3336 (Its Free)

## Preserve the Taste, Savor the Moment

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- Fencing New/Repair
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<https://www.facebook.com/groups/1768634010263883/>

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Elderberry syrup

Magnesium spray

Rosemary tincture



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*GingerRootsHealing @facebook*

**OPEN: SATURDAY - THURSDAY**

**HOURS: 8AM - 5PM**

**CLOSED: FRIDAY**

## Beasley Farms

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(352) 232-0294

[Beasleyfarmevents@gmail.com](mailto:Beasleyfarmevents@gmail.com)

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<https://www.F1BeeGoodHoney.com> 352-396-4376



## Homeowner's Handbook

Your Go-To Resource for  
Insights and Expert Advice

Get Insights



Mortgage  
Payoff Tracker

Home Value  
and Equity

Refinance  
Insights

Finance  
Advisor

Renting  
Insights



# WAYS TO UPDATE YOUR HOME FOR SPRING

## 5 EASY WAYS YOU CAN ACHIEVE THIS!

When March comes around, we all start to get that spring-cleaning feeling! Here are five easy and budget friendly ways you can update your home:

01

### GET REFLECTIVE

One of the quickest ways to update your home is by introducing a new mirror. Not only do mirrors create a larger feeling room, but they also reflect light making any room look brighter and more inviting.

02

### A FRESH LICK OF PAINT

A fresh coat of paint is one of the easiest and most cost effective ways to spruce up any space! It will instantly reinvigorate kitchens, bedrooms—you name it!

03

### ACCESSORISE YOUR SPACE

Replacing your home accessories is an easy way to transform the look of your home without having to commit to a larger renovation project.

04

### START REARRANGING

Just by moving around your furniture in your home, can quickly change how your home feels. You'll be surprised how much of an impact this small change can make.

05

### GO GREEN

Plants are an inexpensive way to bring life into any room. Not only do they purify air naturally, but they also give off calming vibes while adding color and texture throughout the space.



## VIRGINIA "GINA" SMITH REAL ESTATE AGENT

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vsmith@areaproflrealty.com

**AREA PRO REALTY**

