

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [x] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 2/1/2022

File No. H-22-19 Official Date Stamp:
Received
MAR 1 2022
Planning Department
Hernando County, Florida

APPLICANT NAME: Pulte Home Company, LLC

Address: 2662 S. Falkenburg Road
City: Riverview State: FL Zip: 33578
Phone: 813-335-5803 Email:
Property owner's name: (if not the applicant) Susan Karlik Trust

REPRESENTATIVE/CONTACT NAME:

Company Name: LevelUp Consulting
Address: 505 E Jackson Street, Suite 200
City: Tampa State: FL Zip: 33602
Phone: 813-375-0616 Email: stephen@levelupflorida.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 377498
2. SECTION 13, TOWNSHIP 23, RANGE 18
3. Current zoning classification: AG
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 19.477
6. Highway and street boundaries:
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? [x] Yes [] 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 AFFIDIVAT

I, 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):

- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Pulte Home Co., Jeff Deason (VP of Land Plan. & Dev.) and (representative, if applicable): LevelUp Consulting and Hill Ward Henderson 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 day of , 20, by who is personally known to me or produced as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

AUTHORIZATION LETTER

9/13/2021

September ____, 2021

To Whom It May Concern:

SUSAN A. CUSUMANO and JOHN N. KARLIK, as Co-Trustees of the KARLIK LIVING TRUST dated July 22, 1996 (the “**Seller**”), is the owner of the parcel of property described on **Exhibit A** attached hereto and made a part hereof (the “**Property**”). Seller has entered into a contract to sell the Property to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (the “**Buyer**”). Seller hereby authorizes Buyer and its agents to process and obtain from any and all governmental agencies, authorities, and entities having jurisdiction over the Property any and all rezonings, land use amendments, preliminary plat approvals, construction plan approvals, and all other approvals, permits, and licenses which may be required in order to permit the Property to be used for a residential community with related subdivision improvements and amenities.

**SUSAN A. CUSUMANO and JOHN N. KARLIK,
as Co-Trustees of the KARLIK LIVING TRUST
dated July 22, 1996**

DocuSigned by:
By: Susan A. Cusumano
1761B27C32AF448
Susan A. Cusumano, Co-Trustee

DocuSigned by:
By: John N. Karlik
08A2D08740B44DE
John N. Karlik, Co-Trustee

“**SELLER**”

Received

MAR 1 2022

Planning Department
Hernando County, Florida



Received

MAR 1 2022



Karlik Rezoning – Narrative

Planning Department
Hernando County, Florida

Project Location

The project site occupies approximately 19.477 acres and is identified as Parcel Key 377498. The frontage is Powell Road. Directly adjacent to the east is a +/- 100-acre parcel owned by Hernando County District Schools, including Chocachatti Elementary School and Nature Coast High School. To the west and south is the Deerfield Estates neighborhood.



Future Land Use

The project site is designated Residential on the County’s Future Land Use Map. Follows is the description of Residential in the Future Land Use Element.

Residential: *The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.*



Zoning

The project site is currently zoned Agricultural-District (AG). Directly adjacent to the west and south is a single family development zoned PDP (SF). Across Powell Road are large lots zoned AR-2. The parcel owned by the Hernando District Schools is PDP.



Request

A rezoning to PDP (SF)/Planned Development Project (Single Family) is proposed to provide for the development of 68 single family detached lots with a minimum square footage of 6,000 square feet. As provided in the following table, the minimum lot width is 50-feet, and the minimum lot depth is 120-feet. To maximize common open space, including perimeter buffer tracts, reductions are being sought for the front, rear, and side setbacks. Actual rear building setbacks for the lots along the western boundary will be a minimum of 65-feet to the tract boundary, and for the eastern tract boundary, the minimum will be 35-feet. Reductions in setbacks do not provide for more density but promote design flexibility.

Principal Structure	Proposed	Deviation
Lot Width	50-feet	
Lot Depth	120-feet	
Front	20-feet	from 25-feet
Rear	15-feet	from 20-feet
Side (Internal Lot)	5-feet	from 10-feet
Side (Corner Lot)	15-feet	
Maximum Heigh	35-feet	

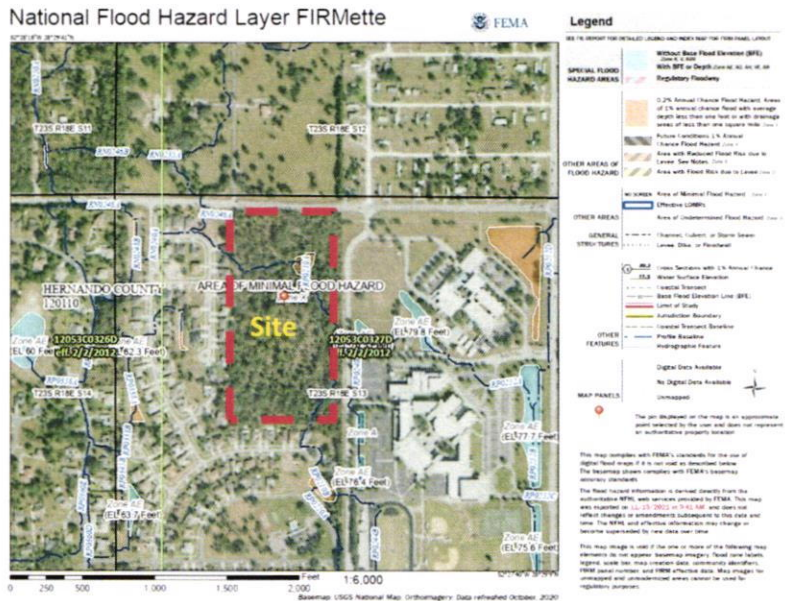
Design

The project has been designed to fit the location and context between Deerfield Estates and Chocachatti Elementary School and Nature Coast High School. A treed boulevard section is proposed at the entrance on Powell Road. A secondary means is not feasible given the existing adjacent development. Neighborhood sidewalks will connect to the existing sidewalk along Powell Road allowing future students to walk to school. The boulevard terminates at a T-intersection, which is the location of the community park. The park totals 1.2 acres, slightly more than required (1 acre for the first 50 units plus 18 times .01 = 1.18 acres). A minimum 50-foot-wide buffer is proposed along the western boundary. Along the northern, southern and western boundaries, a minimum 20-foot buffer is provided. Florida-Friendly Landscaping will be utilized, and any invasive plant species will be removed during the construction process. Preserved natural vegetation will meet the 7% requirement primarily along the western boundary. Stormwater management will include dry detention ponds located in the northwest and southeast corners of the project site.

Suitability

The project site is well suited to the use and intensity proposed. The property is relatively flat, with an average elevation ranging between +/- 78 to 80-feet NAVD. The low point is +/- 76-feet and is in the northeast corner.

The site lies in Flood Zones "X" per FIRM Map Number 12053C0327D dated February 2, 2012. The Wiscon watershed overlies the property. Based on a review of the Hernando County Soil Survey published by the USDA NRCS, there is one primary soil-mapping unit noted within the project vicinity, Candler fine sand, 0 to 5% slopes.



Naylor Environmental Solutions will be the project biologist. According to the Florida Land Use, Cover and Forms Classification System (FLUCFCS), the property contains one (1) land use – Longleaf Pine – Xeric Oak (FLUCFCS 4120). The entirety of the site is upland. No wetlands or surface waters are present onsite. The dominant canopy species include long leaf pine, sand live oak, turkey oak, Chapman's oak, and sand pine. The site is overgrown on approximately 50% of the site and is fire-suppressed.

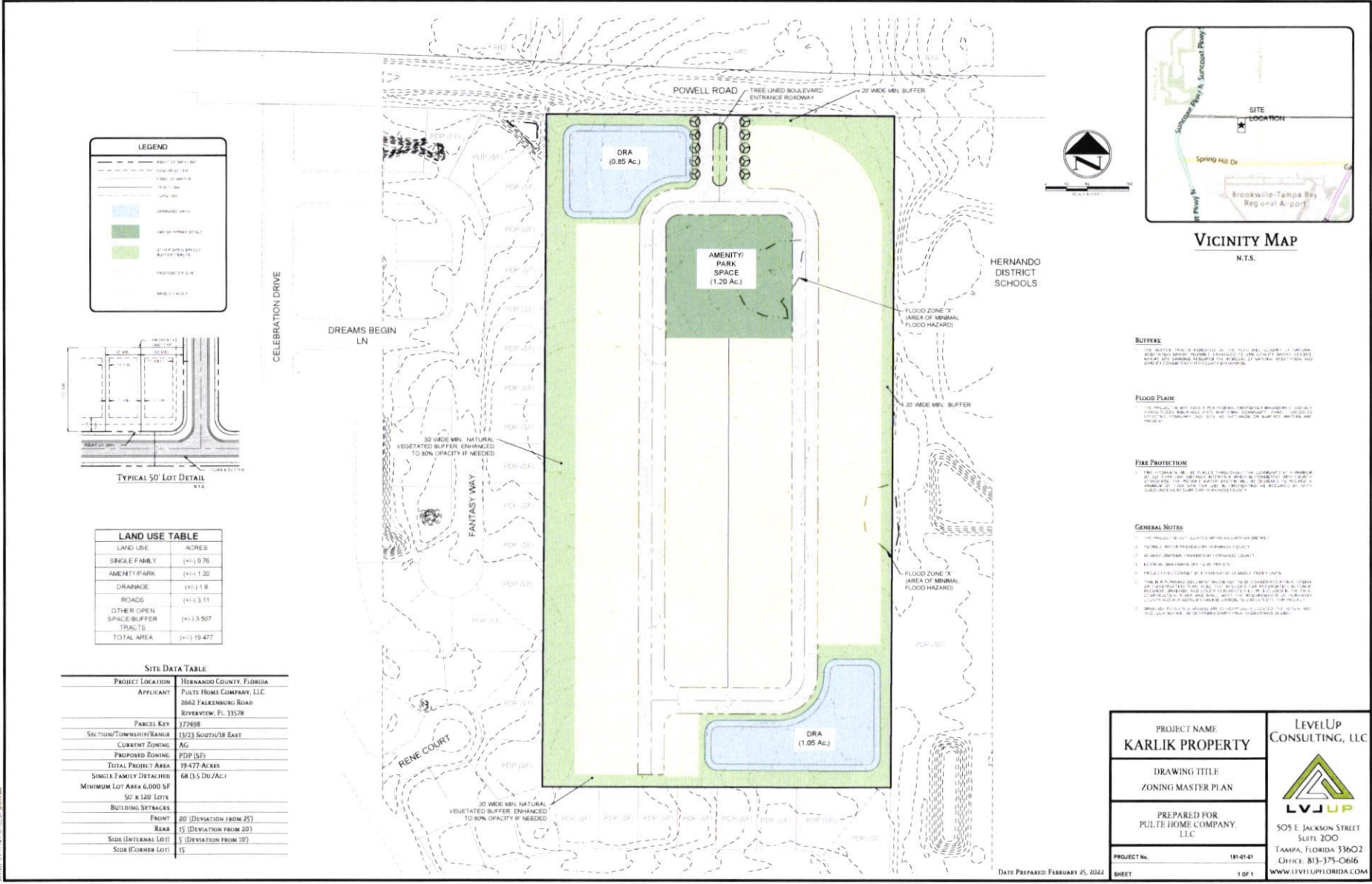
The project site is in the Water and Sewer Service Area for Hernando County. Existing line locations are included in the following map provided by Hernando County. Specifically, there is a 12-inch water main along the south side of Powell Road along the frontage of the project site. Sewer will be provided via an existing 6-inch force main at Powell Road and Celebration Drive, approximately 700-feet to the west of the site. Sufficeint capacity for both has been confirmed by Hernando County Utilities Department. For fire protection, the project design will incorporate fire hydrant spacing consistent with the County's requirements and will demonstrate the capability to meet needed fire flow.



Lincks and Associates will be the traffic engineer for the project, and as the development moves forward, a Transportation Analysis will be provided. According to the Hernando County 2040 Roadway Plan Map (Appendix for the 2040 Roadway Plan Map), Powell Road is proposed to be four (4) lanes from Barclay Avenue to Crum Road.

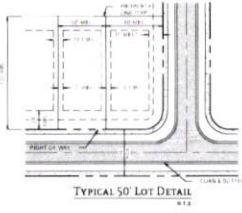
Consistency and Compatibility

The proposed rezoning is consistent with the Comprehensive Plan and compatible with surrounding development. The proposed project density is approximately 3.6 units to the acre, substantially less than the maximum (6 units/acre) in the Residential land use designation. Infrastructure is available to support the project, creating efficiencies based on existing investments. Likewise, there are no significant environmental concerns with the property that would limit development.



LEGEND

- PART OF MAP NOT SUBJECT TO THIS PLAN
- EXISTING LOT
- EXISTING WATER
- PROPOSED LOT
- PROPOSED WATER
- UNIMPAVED AREA
- LAND FOR PARK SPACE
- 20' STRIP OPEN SPACE BUFFER/RAILS
- PROPOSED E.O.R.
- MODEL LOT 1



LAND USE TABLE

LAND USE	ACRES
SINGLE FAMILY	(+/-) 9.76
AMENITY/PARK	(+/-) 1.20
DRAINAGE	(+/-) 1.9
ROADS	(+/-) 3.11
OTHER OPEN SPACE/BUFFER TRAILS	(+/-) 13.907
TOTAL AREA	(+/-) 19.477

SITE DATA TABLE

PROJECT LOCATION	HERNANDO COUNTY, FLORIDA
APPLICANT	PULTE HOME COMPANY, LLC 2662 FALKENBERG ROAD RIVERVIEW, FL 33578
PARCEL KEY	377498
SECTION/TOWNSHIP/RANGE	19/23 SOUTH/78 EAST
CURRENT ZONING	AG
PROPOSED ZONING	PDP (SF)
TOTAL PROJECT AREA	19.477 ACRES
SINGLE FAMILY DETACHED MINIMUM LOT AREA (6,000 SQ FT)	68 (3.5 DU/AC)
50' x 120' LOTS	
BUILDING SETBACKS	
FRONT	20' (DEVIATION FROM 25')
REAR	15' (DEVIATION FROM 20')
SIDE (INTERNAL LOT)	5' (DEVIATION FROM 10')
SIDE (CORNER LOT)	15'



BUFFERS:

- THE BUFFER SHALL BE A MINIMUM OF 20 FEET FOR ALL UNIMPAVED AREAS AND SHALL BE ENHANCED TO 80% CANOPY FOR ALL IMPAVED AREAS. BUFFER SHALL BE ENHANCED TO 80% CANOPY FOR ALL IMPAVED AREAS. BUFFER SHALL BE ENHANCED TO 80% CANOPY FOR ALL IMPAVED AREAS.

FLOOD PLAIN:

- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.

FIRE PROTECTION:

- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.

GENERAL NOTES:

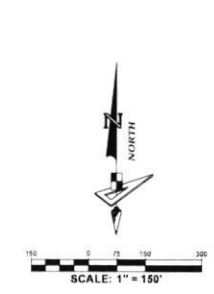
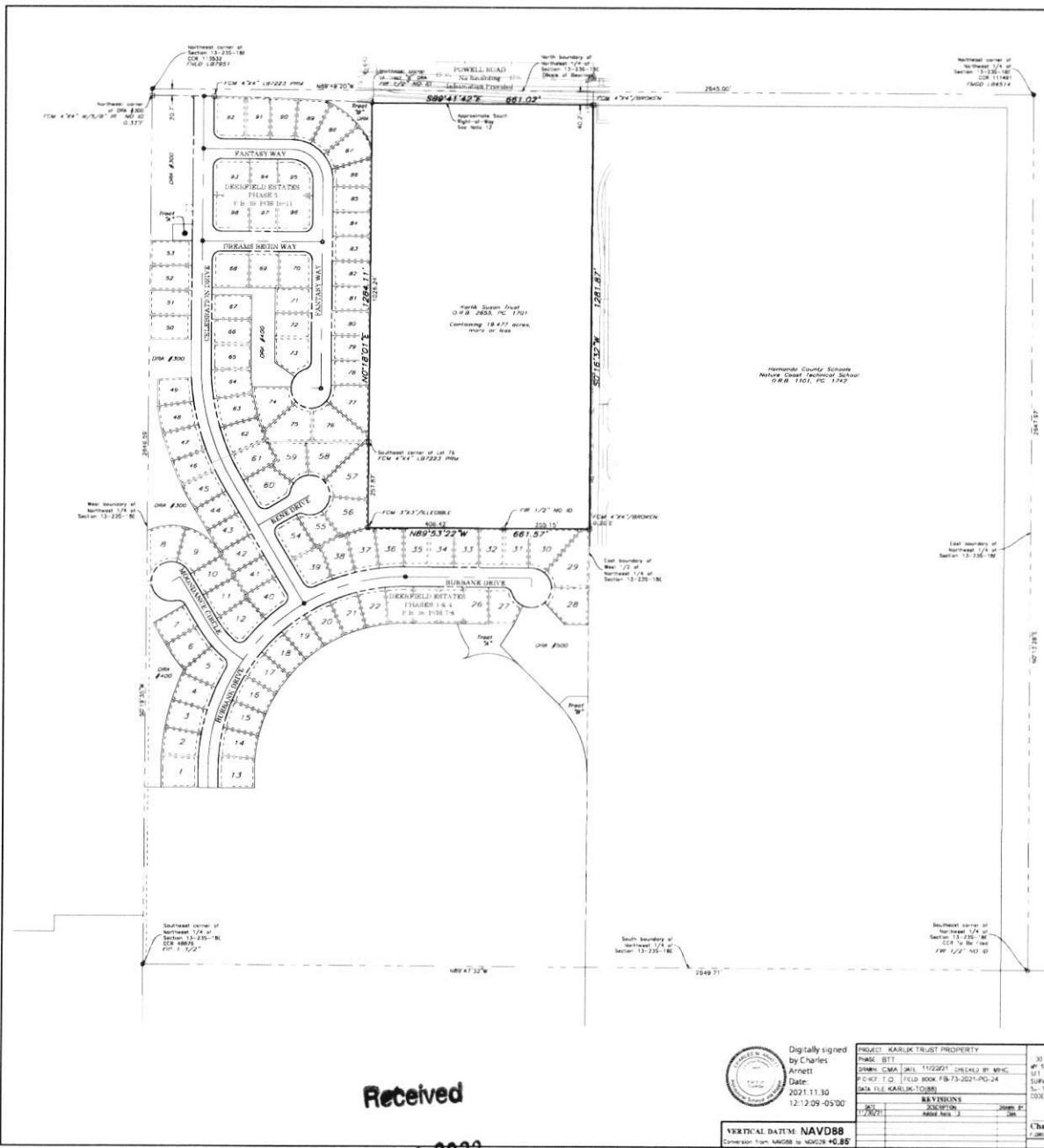
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT SHALL BE SITED IN AN AREA OF MINIMAL FLOOD HAZARD.

PROJECT NAME KARLIK PROPERTY	
DRAWING TITLE ZONING MASTER PLAN	
PREPARED FOR PULTE HOME COMPANY LLC	
PROJECT NO. 181-41-01	SHEET 1 OF 1
LEVELUP CONSULTING, LLC 505 E. JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM	

Received

MAR 1 2022

**Planning Department
Hernando County, Florida**



LEGEND

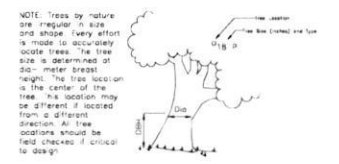
DPB	Official Records Book
FB	Foot Book
PA(K)	Page(s)
FM	Found Iron Nail
FMR	Found Iron Nail
FCM	Found Concrete Monument
FMG	Found Metal Nail & Stake
FRM	Permanent Reference Monument
CCR	Permanent Concrete Road
MCP	Reinforced Concrete Pipe
TM	Temporary Monument
SW	Survey Easement
Elev	Elevation
CCP	Classified Corner Marker
CS	Stone Corner Marker
SM	Steel Mining Location
M	Water Meter
W	Well
S	Sign
MW	Mail Box
W	Found Metal Nail & Stake Monument, 187227 MCP Classified Corner Marker
SP	Service Power Pole
U	Utility Pole
CU	Cup Structure
A	Buried Fiber Optic Warning Marker
OL	Overhead Utility Lines

Location of reading

Spot Elevation

TREE LEGEND

CO	CYPRESS
CE	CHERRY LAUREL
LA	LAUREL, OAK (BARKING OAK)
LO	Live Oak
SL	SLASH PINE (YELLOW PINE)
SP	SPRINKLE PINE (SCRUB PINE)
CA	CUMECU



DESCRIPTION (per Title Commitment File No. 2061-562818)
 The land referred to herein below is situated in the County of Hernando, State of Florida, and described as follows:
 East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 23 South, Range 18 East, Hernando County, Florida, less legal right of way.

- SURVEYOR'S NOTES**
1. Easements, rights-of-way, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for Title Insurance, File Number: 2061-562818 with an effective date of September 9, 2021 and issued by Feldman & Mahoney, P.A.
 2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations, footings, utilities, etc.
 3. Bearings shown hereon are based on the North boundary of the Northwest 1/4 of Section 13, Township 23 South, Range 18 East, Hernando County, Florida, having a Grid bearing of N89°48'20"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-011 Adjustment) for the West Zone of Florida.
 4. This survey is intended to be displayed at 1"=40' or smaller.
 5. All dimensions, unless otherwise noted, are survey dimensions.
 6. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 7. The subject parcel lies in Flood Zone "X" according to Flood Insurance Rate Map, Map No. 12050C0327D for Hernando County, Community No. 120110, Hernando County, Florida dated February 2, 2012 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
 8. Elevations shown hereon are based on the National Geodetic Survey Benchmark Designated "00629 A" with a PID of "DN8314" having a published elevation of 84.36 feet, relative to the North American Vertical Datum of 1988 (NAVD 88).
 9. Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
 10. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
 11. The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (SWFWMD) or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
 12. The Approximate South Right-of-Way of Powell Road as shown hereon is based on found monumentation, as no additional recording information of Powell Road has been provided to the surveyor.
 13. The above described parcel contains 19.477 acres, more or less.

Received

MAR 1 2022

Planning Department
 Hernando County, Florida

Digitally signed by Charles M. Arnett
 Date: 2021.11.30
 12:12:09 -05'00'

VERTICAL DATUM: NAVD88
 Conversion from NAD83 to NAD88: +0.86

PROJECT: KARALK TRUST PROPERTY		
PLATE: 817		
ISSUED: CMA, JMS, 11/22/21	DRAWN BY: MHC	
PROJECT: D., FIELD BOOK FB-73-2021-PG-24		
DATA FILE: KARALK.TDS		
REVISIONS		
NO.	DESCRIPTION	DATE
1	AS SHOWN	

SURVEYOR'S CERTIFICATION
 I, CHARLES M. ARNETT, being duly sworn, depose and testify that I am a duly licensed and qualified professional engineer and that I am duly licensed and qualified in the State of Florida. I am duly licensed and qualified in the State of Florida. I am duly licensed and qualified in the State of Florida. I am duly licensed and qualified in the State of Florida. I am duly licensed and qualified in the State of Florida.

Charles M. Arnett
 LICENSED PROFESSIONAL SURVEYOR & MAPPER No. LS6884

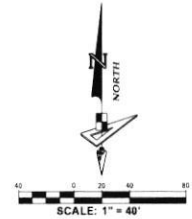
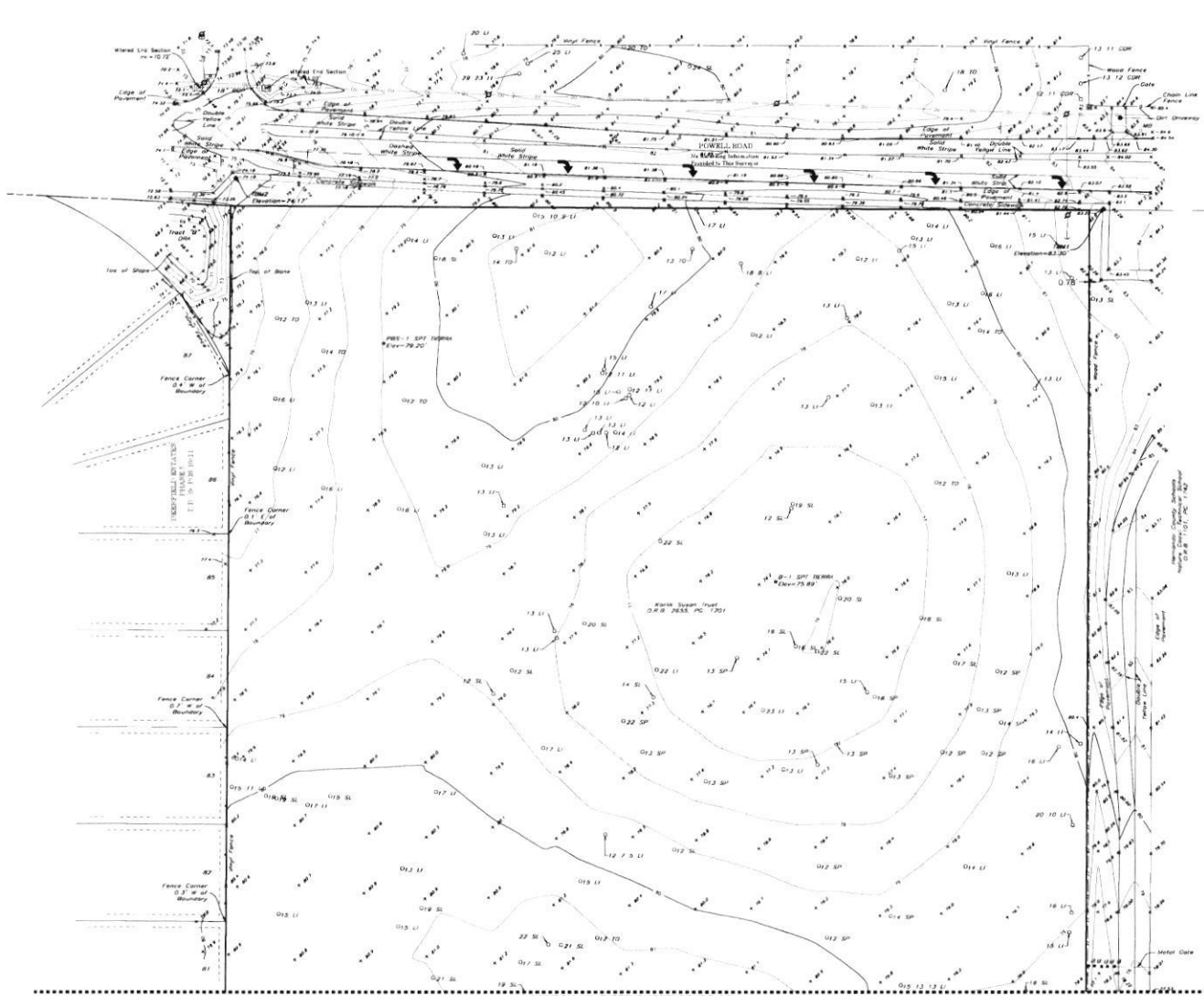
Boundary, Topographic, Wetland, and Tree Location Survey
 PREPARED FOR
 PLITE GROUP
 LOCATED IN
 Section 13, Township 23 S., Range 18 E.
 Hernando County, Florida

GeoPoint
 Surveying, Inc.

211 Halls Street
 Tampa, Florida 33619
 www.geopointsurvey.com

Phone: (813) 248-6566
 Fax: (813) 248-1566
 Licensee Number: 14,776

SHEET NUMBER 01 of 03



- LEGEND**
- O.R.B. Official Records Book
 - P.B. Plat Book
 - PAGE(s) Page(s)
 - F.P. Found Iron Pipe
 - F.W. Found Iron Rod
 - F.C.M. Found Concrete Monument
 - F.M.S. Found Metal Nail & Cap
 - P.R.M. Permanent Reference Monument
 - P.C.P. Permanent Concrete Post
 - M.C.P. Reinforced Concrete Pipe
 - T.B.M. Temporary Benchmark
 - M. Metal
 - E. Elevation
 - C.C.R. Contour Control Record
 - S.O.M. Storm Drainage Manhole
 - S.M.L. Soil Moring Location
 - W. Well
 - R. Road
 - S. Sign
 - M.B. Mail Box
 - F.A.S. Found Metal Nail & Cap (Aluminum, 1/2\"/>
 - S.P.P. Service Power Pole
 - U.P. Utility Pole
 - G. Gas Meter
 - B.F. Buried Fiber Optic Warning Marker
 - O.U.L. Overhead Utility Lines
 - Location of existing
 - S.E. Spot Elevation

- TREE LEGEND**
- CDW CEDAR
 - CL CHERRY LAUREL
 - LAUREL OAK (DWARF OAK)
 - LI LIVE OAK
 - SL SLASH PINE (YELLOW PINE)
 - SP SAND PINE (SHORT PINE)
 - TD TOWER PINE
- NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined by spot meter (height) height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree positions should be field checked if critical to design.
-

MATCH LINE SEE SHEET 02 OF 03

Received

MAR 1 2022

Planning Department
Hernando County, Florida

VERTICAL DATUM: NAVD88
Conversion from NAD83 to NAD83 +0.85

PROJECT: KARLIK TRUST PROPERTY		DATE OF LAST FIELD SURVEY: November 19, 2021
P=MSL, BTT		
DRAWN: CMA [SIL] 1/22/21 CHECKED BY: MHC		
PROJECT I.D.: FIELD BOOK FB-75-2021-02-24		
DATA FILE: KARLIK.TOB		
NO. OF	REVISIONS	DATE

SEE SHEET 1 OF 3 FOR DESCRIPTION NOTES, LEGEND AND SURVEYOR'S CERTIFICATION

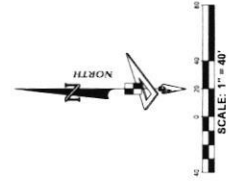
NOT VALID WITHOUT THE SIGNATURE AND THE DRAWING BOARD SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Boundary, Topographic, Wetland, and Tree Location Survey
PREPARED FOR: PUL H. GROUP, LOCATED IN: Section 13, Township 23 S., Range 18 E., Hernando County, Florida

GeoPoint Surveying, Inc.
211 Hobbs Street
Tampa, Florida 33613
www.geopointsurvey.com
Phone: (813) 248-2888
Fax: (813) 248-2204
License Number: 18-794

SHEET NUMBER 02 OF 03

MATCH LINE SEE SHEET 02 OF 03

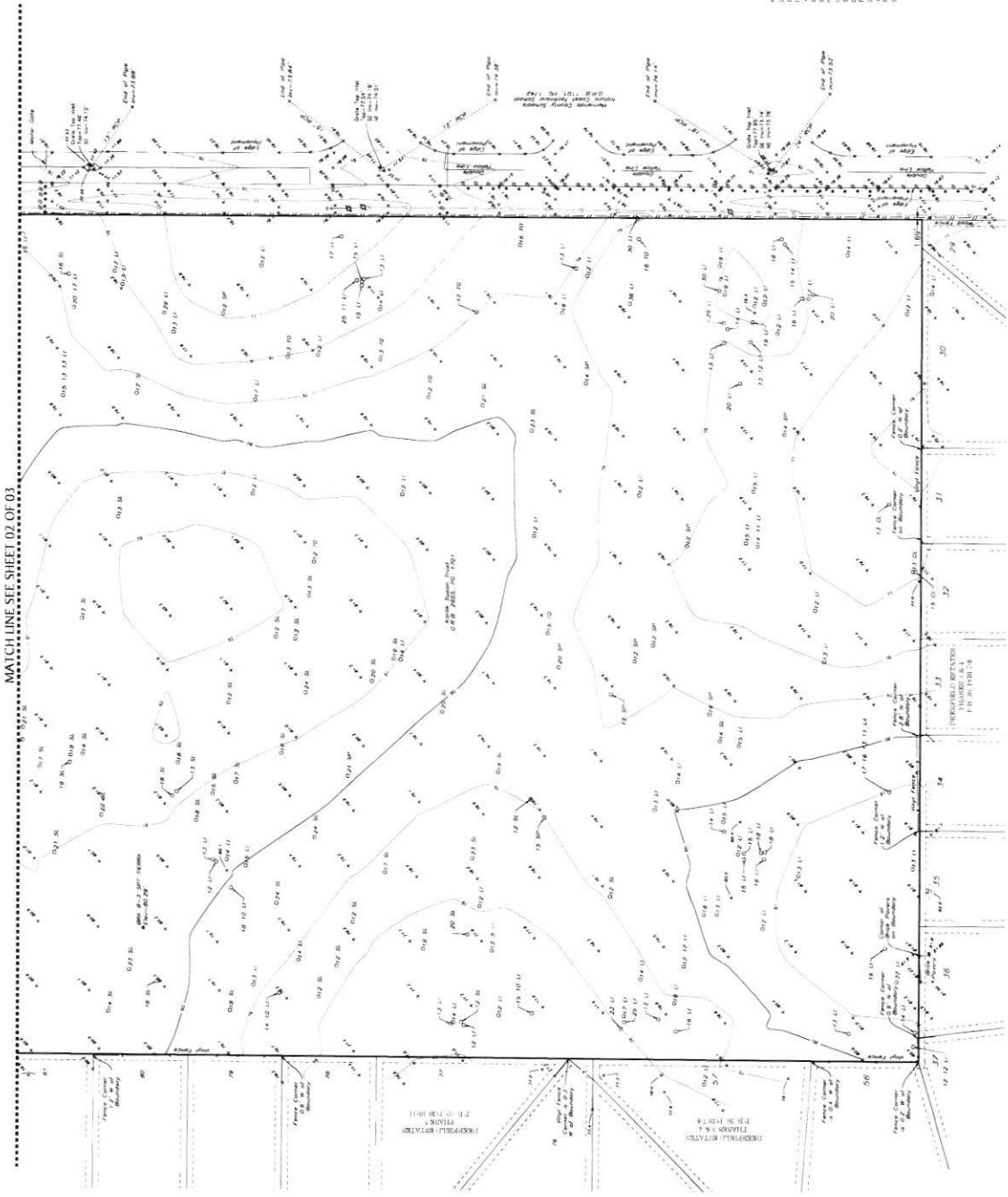
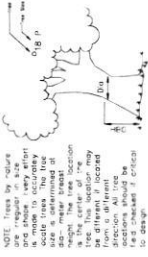


LEGEND

0.1/4	Official Property Sheet
0.1/2	Proposed
0.1/3	Proposed
0.1/4	Proposed
0.1/5	Proposed
0.1/6	Proposed
0.1/7	Proposed
0.1/8	Proposed
0.1/9	Proposed
0.1/10	Proposed
0.1/11	Proposed
0.1/12	Proposed
0.1/13	Proposed
0.1/14	Proposed
0.1/15	Proposed
0.1/16	Proposed
0.1/17	Proposed
0.1/18	Proposed
0.1/19	Proposed
0.1/20	Proposed
0.1/21	Proposed
0.1/22	Proposed
0.1/23	Proposed
0.1/24	Proposed
0.1/25	Proposed
0.1/26	Proposed
0.1/27	Proposed
0.1/28	Proposed
0.1/29	Proposed
0.1/30	Proposed
0.1/31	Proposed
0.1/32	Proposed
0.1/33	Proposed
0.1/34	Proposed
0.1/35	Proposed
0.1/36	Proposed
0.1/37	Proposed
0.1/38	Proposed
0.1/39	Proposed
0.1/40	Proposed
0.1/41	Proposed
0.1/42	Proposed
0.1/43	Proposed
0.1/44	Proposed
0.1/45	Proposed
0.1/46	Proposed
0.1/47	Proposed
0.1/48	Proposed
0.1/49	Proposed
0.1/50	Proposed
0.1/51	Proposed
0.1/52	Proposed
0.1/53	Proposed
0.1/54	Proposed
0.1/55	Proposed
0.1/56	Proposed
0.1/57	Proposed
0.1/58	Proposed
0.1/59	Proposed
0.1/60	Proposed
0.1/61	Proposed
0.1/62	Proposed
0.1/63	Proposed
0.1/64	Proposed
0.1/65	Proposed
0.1/66	Proposed
0.1/67	Proposed
0.1/68	Proposed
0.1/69	Proposed
0.1/70	Proposed
0.1/71	Proposed
0.1/72	Proposed
0.1/73	Proposed
0.1/74	Proposed
0.1/75	Proposed
0.1/76	Proposed
0.1/77	Proposed
0.1/78	Proposed
0.1/79	Proposed
0.1/80	Proposed
0.1/81	Proposed
0.1/82	Proposed
0.1/83	Proposed
0.1/84	Proposed
0.1/85	Proposed
0.1/86	Proposed
0.1/87	Proposed
0.1/88	Proposed
0.1/89	Proposed
0.1/90	Proposed
0.1/91	Proposed
0.1/92	Proposed
0.1/93	Proposed
0.1/94	Proposed
0.1/95	Proposed
0.1/96	Proposed
0.1/97	Proposed
0.1/98	Proposed
0.1/99	Proposed
0.1/100	Proposed

TREE LEGEND

0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------



Geopoint
Surveying, Inc.

Boundary, Topographic, Wetland, and
Tree Location Survey

PREPARED FOR
PULTE GROUP
300112, N
Section 11, Township 23 S, Range 18 E,
Hernando County, Florida

DATE: 03/01/2022
DRAWN: 03/01/2022
CHECKED: 03/01/2022
SCALE: 1" = 40'

SHEET NUMBER 03 OF 03

PROJECT: MARINE TRUST PROPERTY
OWNER: CMI JAIL TOWER
DATE: 03/01/2022
SCALE: 1" = 40'

DATE: 03/01/2022
DRAWN: 03/01/2022
CHECKED: 03/01/2022
SCALE: 1" = 40'

DATE: 03/01/2022
DRAWN: 03/01/2022
CHECKED: 03/01/2022
SCALE: 1" = 40'

DATE: 03/01/2022
DRAWN: 03/01/2022
CHECKED: 03/01/2022
SCALE: 1" = 40'

DATE: 03/01/2022
DRAWN: 03/01/2022
CHECKED: 03/01/2022
SCALE: 1" = 40'

DATE: 03/01/2022
DRAWN: 03/01/2022
CHECKED: 03/01/2022
SCALE: 1" = 40'

DATE: 03/01/2022
DRAWN: 03/01/2022
CHECKED: 03/01/2022
SCALE: 1" = 40'

Received

MAR 1 2022

Planning Department
Hernando County, Florida



Karlik - Legal Description provided by GeoPoint

LEGAL DESCRIPTION:

DESCRIPTION (per Title Commitment File No: 2061-5628918) The land referred to herein below is situated in the County of Hernando, State of Florida, and described as follows: East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 23 South, Range 18 East, Hernando County, Florida, less road right of way.

CONTAINING 19.477 ACRES OF LAND, MORE OR LESS.

Received

MAR 1 2022

Planning Department
Hernando County, Florida

Michelle Miller

From: Shannon Eller
Sent: Monday, March 7, 2022 2:41 PM
To: Michelle Miller
Cc: Pamela Hare; Lisa Morgan
Subject: LR 2022-86-2 Signature Authority for Key #377498

Michelle:

The Authorization Letter dated 9/13/2021 executed by Susan A. Cusumano and John N. Karlik, as Co-Trustees of the Karlik Living Trust dated July 22, 1996, is sufficient to authorize Pulte Home Company, LLC (and its agents, Jeff Deason, LevelUp Consulting, & Hill Ward Henderson) as the representatives for a rezoning petition on Key #377498. Please add this email to the Planning file for reference.

This email closes LR 2022-86-2. Please open a sequence if you need additional legal review.

Thank you,
Shannon

SHANNON K. ELLER

Assistant County Attorney

County Attorney's Office

SEller@co.hernando.fl.us

A 20 N Main St, Suite 462, Brooksville, FL 34601-2850

P 352-754-4122 | **F** 352-754-4001 | www.hernandocounty.us

