

Application to Change a Zoning Classification

Application request (check one):

Rezoning
Standard
PDP

Master Plan □ New □ Revised

PSFOD □ Communication Tower □ Other

PRINT OR TYPE ALL INFORMATION

Date: 09/13/2023

File No. ____Official Date Stamp:

H-23-45

Received

SEP 28 2023

Planning Department

	Date.		Hernan	do County, Florida
APPI	LICANT NAME: Jacob Cum	mings / Gabriella Norman		
	Address: 13195 Seneca Rd			
	City: Brooksville		State: FL	Zip: 34614
		Email: JACOB@BRADFORDCUMMINGSINC.COM		
	Property owner's name: (if not the	applicant)		
REPI	RESENTATIVE/CONTACT NA	ME: Jacob Cunnings		
	Company Name: Brown Ford	ME: Jecob Chanings Chanlogs Inc		
	Address: 45 (Ch Res	lalt est		
	City: Holiday		State:F L	Zip:
	Phone: 727 698 0508	Email: Jacobe Brookford Country	inc.com	
HOM	E OWNERS ASSOCIATION:	☐ Yes ■ No (if applicable provide name)		
	Contact Name:			
	Address:		State:	Zip:
PRO	PERTY INFORMATION:			
	PARCEL(S) KEY NUMBER(S):	00073556		
	SECTION 21		. RANGE 18	
		RIC	,	
		AR		
	Size of area covered by application			
6.	Highway and street boundaries: se	NECA RD		
7.	Has a public hearing been held on	this property within the past twelve months?	Yes No	
8	Will expert witness(es) be utilized	during the public hearings?	☐ Yes ■ No (If yes, ide	entify on an attached list.)
9.	Will additional time be required de	uring the public hearing(s) and how much?	☐ Yes ■ No (Time nee	ded: none)
PROP	ERTY OWNER AFFIDIVAT			
T 14000	CHAMINOS CARRIEL A NORMAN	1		
	cummings / GABRIELLA NORMAN	have the hormation submitted within this petition are	oroughly examined the inst	
	and are a matter of public record, a		true and correct to the bes	t of my knowledge and
	I am the owner of the property and			
	and (representative, if applicable):	d am authorizing (applicant):		
	to submit an application for the de		, 1	/
	to submit an application for the de	scribed property.	111	- 4.
		M	17	pung
		Si	gnature of Property Owner	- /
	E OF FLORIDA	V		
	TY OF HERNANDO	_/	<u></u> -	ion, this 13 th day of
The fo		lged before me by means of Uphysical pres 023, by Jacob Cummings		
pers	sonally known to me or \square produce	d as identification.	OTARYAS	ERIKA QUINTERO
			3	Notary Public
>			3 7	State of Florida
-	mu		· 500	Comm# HH193782
Signat	ure of Notary Public		LOE 19.	Expires 11/1/2025

Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp



Application to Change a Zoning Classification

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Rezoning ☑ Standard □ PDP
Master Plan □ New □ Revised
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Official Date Stamp:
65
ceived
8 2023

	Date:		Planning Department
APP	PLICANT NAME: Yuniesky & Natali Guinart	н	lernando County. Florida
	Address: 13223 Seneca Rd		
	City: Weeki Wachee	State: FL	Zip:34614
	Phone: 903-932-3493 Email:yguinarth@yahoo.com		
	Property owner's name: (if not the applicant)		
REP	PRESENTATIVE/CONTACT NAME:	~	A
	Company Name: Same as "Applicant Name" Jecob Bredo Ford CL	nnings for	
	Address: (5 % S. stalt s.)		
	City: Holiday	State: _FL	Zip: 39690
	City: Holiday Phone: 727 688 0508 Email: Jacob & Brand Ford (was	rigs ine, con	
HON	ME OWNERS ASSOCIATION: Yes No (if applicable provide name)		
	Contact Name:		
	Address: City:	St	tate:Zip:
PRO	PERTY INFORMATION:		
1.	PARCEL(S) KEY NUMBER(S): 73565		
2.	SECTION 21 , TOWNSHIP 21	, RANGE 1	8
3.	Current zoning classification: R-1C		
4.	Desired zoning classification: AR		
5.	Size of area covered by application: 4.63 Acres		
6.	Highway and street boundaries: Seneca Rd borders the southern boundary of the p	arcel.	
7.	Has a public hearing been held on this property within the past twelve month	s? 🛘 Yes 🗗 No	
8	Will expert witness(es) be utilized during the public hearings?	☐ Yes No (If ye	es, identify on an attached list.
9.	Will additional time be required during the public hearing(s) and how much?		ne needed:)
DDA	PERTY OWNER AFFIDIVAT		
IKO	TERTI OWNER AFFIDIVAT		
I. Yur	niesky & Natali Guinart , have t	horoughly examined th	ne instructions for filing this
	cation and state and affirm that all information submitted within this petition ar	re true and correct to th	e best of my knowledge and
belief	f and are a matter of public record, and that (check one):		io cost or my innervious and
	Y 1 01 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0	. 1 -	
	I am the owner of the property and am making this application OR I am the owner of the property and am authorizing (applicant):	and road CUMM	'1/95
	and (representative, if applicable):	600 por 507 5/7 5	Ngs.
	to submit an application for the described property.		
	to submit an application for the described property.	1/2/	
		Signature of Property Owner	r
STAT	TE OF FLORIDA		
COU	NTY OF HERNANDO	a Ata . Lie	12
The fo	foregoing instrument was acknowledged before me this day of	estember	$\frac{1}{2023}$, by
	105ky Juenalt and Natale Jui new who is personally known to n	ge or produced lives	dillase as identification.
	6) 11/1		
	(\\\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ANAISA PARDI	ILLO ANCEAUME
	January .		-State of Florida n # GG 976335
Signa	ature of Notary Public	My Commis	ssion Expires
		"must" April (ID 2024 II

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

Notary Seal/Stamp



Application to Change a Zoning Classification

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File No.	Official Date Stamp:
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Н	-2365
	6 March 1970 - Carrett C. 1970/9
	Received

SEP 28 2023

Planning Department Hernando County, Florida

Date: 9-11-2023	He	ernando County, Florida			
APPLICANT NAME: Robert J Mestler and Rhonda Mestler					
Address: 53 Douglas Street, #17		*			
City: Homosassa	State: FL	Zip: 34446			
Phone: 810.333.1033 Email: RobMestler@gmail.com	Otalio.				
Property owner's name: (if not the applicant)					
REPRESENTATIVE/CONTACT NAME:					
Company Name: Same as "Applicant Name" Ird Ford (name)	See				
Address: 75 8 Der felt Col					
City: Holday Phone: 727 688 6508 Email: Jacob & Brad Fordlang In	State:	Zip: 34/6.90			
Phone: 727 688 6508 Email: Jacob & Brad Fordlangh	si me . con				
HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide name)					
Contact Name:					
Address: City:	Star	te: Zip:			
PROPERTY INFORMATION:					
1. PARCEL(S) KEY NUMBER(S): 00073752					
2. SECTION 21 , TOWNSHIP 21	RANGE 18				
Current zoning classification: R1C	, ran to <u></u>				
Desired zoning classification: Agricultural/Residential					
Size of area covered by application: 2.3134380 Acres or 100,773.36 Squa					
Highway and street boundaries: <u>Seneca Road borders the northern bound</u>					
Has a public hearing been held on this property within the past twelve months'	? ☐ Yes ✓ No				
8 Will expert witness(es) be utilized during the public hearings?	☐ Yes No (If yes	, identify on an attached list.)			
9. Will additional time be required during the public hearing(s) and how much?	☐ Yes No (Time	needed:)			
PROPERTY OWNER AFFIDIVAT	¥1				
I. Robert J Mestler and Rhonda Mesler have the					
application and state and affirm that all information submitted within this petition are	oroughly examined the	instructions for filing this			
belief and are a matter of public record, and that (check one):	true and correct to the	best of my knowledge and			
I am the owner of the property and am making this application OR					
I am the owner of the property and am authorizing (applicant):					
and (representative, if applicable): Brad ford Campainas					
to submit an application for the described property.					
1	114				
16tril	Men				
	ignature of Property Owner	1 80			
STATE OF FLORIDA	words	berties			
COUNTY OF HERNANDO	11/2 1000	2077			
The foregoing instrument was acknowledged before me this // day of who is personally known to the	e or produced	2023, by as identification.			
will is personally known to just	e or produced	as identification.			
/ // ~					
PAHILI PALILI	NE M. BARTO	7			
	ission # HH 178083	l .			
	s October 15, 2025				



Application to Change a Zoning Classification

Application request (check one):

Rezoning □ Standard □ PDP

Master Plan □ New □ Revised

PSFOD \square Communication Tower \square Other

PRINT OR TYPE ALL INFORMATION

File No. ____Official Date Stamp:

H-23-65

Received

SEP 28 2023

Planning Department Hernando County, Florida

Date:	3			ernando Co	unty Floric	ia
PPLICANT NAME:						
Address:						
City: Blooms VIIIE			State:		_ Zip:_30	4614
Phone: Emai	1:					,
Property owner's name: (if not the application						
EPRESENTATIVE/CONTACT NAME:	Jacob Carn	ins				
Company Name: Breadford Co	unnings for	,				
Address: 45.38 Bartelt	10					
City: Head side w			State:	-L	Zip:	346.90
Phone: 777 688 6508 Emai	1: Jacob & brad	Ford Cenning?	Fre.			
OME OWNERS ASSOCIATION: ☐ Ye		ide name)				
Contact Name:						
Address:		City:		_ State:	Zip:_	
ROPERTY INFORMATION:						
. PARCEL(S) KEY NUMBER(S): On	073636 R	21 221 18 15	90 0000	0300		
2. SECTION 21		1	, RAN	GE_/8_		
	EDENTRAL					
Desired zoning classification:		_				
. Size of area covered by application: 10						
Highway and street boundaries: <u>SEN</u>						
. Has a public hearing been held on this p	roperty within the past	twelve months?	☐ Yes ☐ No			
Will expert witness(es) be utilized during	g the public hearings?		☐ Yes ☐ No	(If yes, idea	ntify on an	attached lis
 Will additional time be required during 	the public hearing(s) ar	ad how much?	☐ Yes ☐ No	(Time need	led:)
OPERTY OWNER AFFIDIVAT						
		, have tho	roughly exami	ned the instr	ructions for	r filing this
olication and state and affirm that all inform	ation submitted within	this petition are t	rue and correc	t to the best	of my kno	wledge and
ief and are a matter of public record, and the	at (check one):					
I am the owner of the property and am r	naking this application	OR				
I am the owner of the property and am a	authorizing (applicant):	JACOB (UMMING	5		
and (representative, if applicable):	5 (II) _					
to submit an application for the describe	ed property.					
or succession and approximation and accounts	- Property					
		Sign	naure oj Property	Owner		_
TATE OF FLORIDA						
OUNTY OF HERNANDO	22		¥ 9			
ne foregoing instrument was acknowledged b	efore me this	_day of Sex	Hember		, 20	23, by
	who is persona	lly known to me	or produced _	FLDL	as ide	ntification.
			En a de companyament			
1	See See		CANNE RAMOS	il and		
gnature of Notary Public	1/4	ROX	olic - State of Floric	. K		
gnature of Notary Public			IIIC . DIBLE of I for I			
7		tommis	sion # HH 330113			
Factive Date: 11/8/16 Last Devision: 11/8	16	Commis	ssion # HH 330113 Expires Nov 7, 202 National Notary As	26	000	Saal/Stamp

HERA OOCO

Application to Change a Zoning Classification

Application request (check one): Rezoning Standard PDP Master Plan □ New □ Revised PSFOD □ Communication Tower □ Other PRINT OR TYPE ALL INFORMATION

File No	Official Date Stamp:
H	23-65

Received

SEP 28 2023

	Date: 9/20/23		Planning Department
F	100		dernando County, Florida
API	PLICANT NAME: Yan IVIETTER		
	Address: 13358 SenecaRd, weeks wach	ee,t	
	City: Weeki Wachee	State: F	Zip: 346/4
	Phone: 775140909 Email: ryon_mettler@	yanoo.com	<u></u>
REI	PRESENTATIVE/CONTACT NAME: Jacob Comples		
	Company Name: Scad Ford Curnings Fac.		
	Address: 4538 Sertelt	COLUMN TO THE PROPERTY AND THE PARTY AND THE	
	City: Holiday	State:	Zip: 34/680
	Phone: 727 688 0508 Email: Jacobe brad Ford Com		
HO	ME OWNERS ASSOCIATION: Yes No (if applicable provide name)		
	Contact Name:		
	Address: City:		State: Zip:
PRO	PPERTY INFORMATION:		
1.	PARCEL(S) <u>KEY</u> NUMBER(S) (10073672		
2.	SECTION ZI TOWNSHIP ZI	, RANG	E
3.	Current zoning classification: Lesidential (R1)		
4.	Desired zoning classification: Agricultural (AR)		
5.	Size of area covered by application: (100, 773, 59 f	et 1/2.3/a	cres)
6.	Highway and street boundaries: Seneca Ra.		
7.	Has a public hearing been held on this property within the past twelve mont		
8	Will expert witness(es) be utilized during the public hearings?		If yes, identify on an attached list.)
9.	Will additional time be required during the public hearing(s) and how much	? Yes No (Time needed:)
PRO	PERTY OWNER AFFIDIVAT		
I,	Kyan Mettler , have	thoroughly examine	ed the instructions for filing this
applic	cation and state and affirm that all information submitted within this petition a	are true and correct t	to the best of my knowledge and
	and are a matter of public record, and that (check one):		
	I am the owner of the property and am making this application OR		
	I am the owner of the property and am authorizing (applicant):	unnings	
1	and (representative, if applicable): 15 rooford Corrings (ne	,,	
	to submit an application for the described property.	2/1//	
		MILLA S	
	/		
STAT	TE OF FLORIDA	Signature of Property C	Iwner
COLL	NTV OF HEDNANDO DE SCO		
The fe	oregoing instrument was acknowledged before me this 21 day of	ientember	, 20 23, by
	Ryan Mettur who is personally known to	me or produced	
		int or produced [1]	lianse
/			===
/	1 580 4 704	STEPHANIE GREEN	
Signa	best of fiduly fulfic	OMMISSION # HH 088392	1
	OF FLOW Rounded T	IRES: February 3, 2025 Thru Notary Public Underwriter	s P
Effect	tive Date: 11/8/16 Last Revision: 11/8/16	The state of the s	Notary Seal/Stamp

ANDO COUNTY ZUNING AMENDMENT PETITION	File NoOfficial Date Stamp
Application to Change a Zoning Classification Application request (check one): Rezoning Standard DPDP	H-2365
Application request (check one):	. ,
Rezoning Standard PDP	Received
Master Plan □ New □ Revised	riecelved
PSFOD Communication Tower Other	SEP 2 8 2023
PRINT OR TYPE ALL INFORMATION	2 0 2023
Date: 9 / 18/2023	Planning Department
APPLICANT NAME: Gark, Sandra	Hernando County, Florida
Address: 15305 CELESTE AVE	
City: Brooks Ville Sta	te: FL Zip: 34614
Phone: 219 428 9846 Email: SINTOWERSOFVICES IICO, GONG	ul. Com
Property owner's name: (if not the applicant) Sandra Clark	
REPRESENTATIVE/CONTACT NAME: Jacob Cunnings	
Company Name: Startelt rol Section (and Address: 4538 Bartelt rol	anings inc
Address: 73 88 Sartelt rol City: Hollow Star	
Phone: 727 688 0508 Email: Jacob @ Bradford Country sine.	te: FL Zip: 346 90
HOME OWNERS ASSOCIATION: Yes No (if applicable provide name)	
Contact Name:	State: Zip:
	State: Zip:
PROPERTY INFORMATION:	
1. PARCEL(S) <u>KEY NUMBER(S)</u> : 00073725 2. SECTION, TOWNSHIP	DAMOS 18
3. Current zoning classification: LesiDertia	_, RANGE/ <u>\$</u>
4. Desired zoning classification: Responsible / Apricultural	· · · · · · · · · · · · · · · · · · ·
5. Size of area covered by application: 2,30 Acres 100,773, Source	Footage Compined Total
6. Highway and street boundaries: Le lesse Ave / Section Rd / Box	neveld Rd
7. Has a public hearing been held on this property within the past twelve months? \(\simeg\) Yes	
8 Will expert witness(es) be utilized during the public hearings? ☐ Yes	s No (If yes, identify on an attached list
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes	s No (Time needed:
PROPERTY OWNER AFFIDIVAT	
2 2 1 1	
I, Sandra J. Clark have thoroughly	examined the instructions for filing this
application and state and affirm that all information submitted within this petition are true and	d 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	_
I am the owner of the property and am authorizing (applicant): Tech (writes)	5
to submit an application for the described property.	1 0: 0
/ / .	V /10 1
	Y (Vack
STATE OF FLORIDA Signature of	Property Owner
COUNTY OF HERNANDO	1 0.
The foregoing instrument was acknowledged before me this day of	yember 2023 by
Clark Savaka Found who is personally known to me or prod	luced FLDL as identification.
A M	
Signature of Notary Public Notary Pu	ublic State of Florida
Andrei	i Soldatov
Effective Date: 11/8/16 Last Revision: 11/8/16	Notary Seal/Stamp

September, 26 2023

Hernando Planning & Zoning Department 1653 Blaise Drive Brooksville, FL 34601

RE: Request to Rezone Sec/Tnshp/Rng: 21-21-18



To whom it may concern:

We hereby request your consideration for re-zoning of land for the purpose of preserving the rural and agricultural base of the community. Country Estates is made up mostly of lots greater in size than 2 acres. The surrounding areas include the power lines to the east, and half acre residential lots on the surrounding south, west and north sides. The original zoning of Country Estates was agricultural. It is unknown how or when the zoning was changed. If rezoned, the neighborhood landscape or unique character, but will however have the opportunity to raise livestock as per AR guidelines. Please find attached applications as a collective effort from several residents of the Country Estates Unit 1 neighborhood (1590) to consider a request to modify land use from Residential (R1C) to Agricultural (AR). Please note, no formal Homeowner's Association exists. We have met no opposing feedback from neighbors in our community.

Subject properties to be taken into consideration with proof of ownership attached:

- Key # 00073565 Lot 21 & 22 Owners: GUINART NATALI, GUINART YUNIESKY
- Key # 00073556 Lot 19 & 20 Owners: NORMAN GABRIELLA, CUMMINGS JACOB
- Key # 00073752 Lot 44 Owners: MESTLER ROBERT J, MESTLER RHONDA
- Key # 00073725 Lot 41 Owners: CLARK SANDRA J
- Key # 00073636 Lot 30 Owners: TAYLOR LONNIE
- Key # 00073672 Lot 35 Owners: METTLER RYAN

1) Proposal

- a) Proposed land uses and their specific acreage: Agriculture/18.50 acres
- b) Proposed density level of residential uses: no change
- Proposed square footage of development and building height(s) of commercial uses: no change
- d) Proposed deviations from code: no deviations

2) Site Characteristics

- a) Site size 18.50 total acres
- b) Existing land use and specific acreage
 - i) Key # 00073565; 4.63 acres; residential
 - ii) Key # 00073556; 4.63 acres; residential
 - iii) Key # 00073752; 2.31 acres; residential
 - iv) Key # 00073725; 2.31 acres: residential
 - v) Key # 00073636; 2.31 acres: residential
 - vi) Key # 00073672; 2.31 acres: residential
- c) Known activities or uses on-site: currently single family residential

3) Environmental Considerations

a) Flood Zone: X

b) Drainage Features:

c) Water Features: None

d) Habitats: Forest

e) Conditions and Impacts on Natural Features:

4) Site Plan Discussion:

 This land is located in the Country Estates neighborhood in Weeki Wachee: Florida Sec/Tnshp/Rng: 21-21-18.

b) The total acreage of proposed land change use is 18.50 acres.

c) Major internal access roads and access points to individual pods;

d) Natural features, wetlands, flora and fauna;

e) Parcel dimensions;

f) Location of flood plain;

g) Drainage retention areas;

h) Perimeter project setbacks;

i) Internal project setbacks;

j) Individual lot setbacks;

 Intensity of the project (building square footage of each building/use and acreage and overall acreage and square footage of proposed project);

I) Density (proposed dwelling units per acre);

m) Surrounding zoning and land uses;

n) Separation of land uses;

o) Building heights; and

p) Topographical information.

We sincerely appreciate your consideration in this matter. If you have any questions or require additional information, please feel free to contact the undersigned at (727) 688 0508

Sincerely.

GUINART NATALI, GUINART YUNIESKY

NORMAN GABRIELLA, CUMMINGS JACOB

MESTLER ROBERT J. MESTLER RHONDA

CLARK SANDRA J

TAYLOR LONNIE

METTLER RYAN