

HERNANDO COUNTY ZONING AMENDMENT PETITION



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-23-65
Received
SEP 28 2023
Planning Department
Hernando County, Florida

APPLICANT NAME: Jacob Cummings / Gabriella Norman

Address: 13195 Seneca Rd
City: Brooksville State: FL Zip: 34614
Phone: 727-688-0508 Email: JACOB@BRADFORDCUMMINGSINC.COM
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Jacob Cummings
Company Name: Bradford Cummings Inc
Address: 4538 Bartelt rd
City: Holiday State: FL Zip: 34690
Phone: 727 688 0508 Email: Jacob@BradfordCummingsInc.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

- PROPERTY INFORMATION:**
1. PARCEL(S) **KEY** NUMBER(S): 00073556
 2. SECTION 21, TOWNSHIP 21, RANGE 18
 3. Current zoning classification: R1C
 4. Desired zoning classification: AR
 5. Size of area covered by application: 201546
 6. Highway and street boundaries: SENECA 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, identify on an attached list.)
 9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

I, JACOB CUMMINGS / GABRIELLA NORMAN, 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**
 I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): _____
to submit an application for the described property.

[Handwritten Signature]
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of September, 2023, by Jacob Cummings / Gabriella Norman who is personally known to me or produced _____ as identification.

[Handwritten Signature]
Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20 Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION



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-23-05

Received

SEP 28 2023

Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME: Yuniesky & Natali Guinart

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) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Same as "Applicant Name"

Jacob Bradford Cummings Inc

Address: 4538 Bartlett rd

City: Holiday

State: FL

Zip: 34690

Phone: 727 688 0508

Email: Jacob@BradfordCummingsInc.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 73565
2. SECTION 21, TOWNSHIP 21, RANGE 18
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 parcel.
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, 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

I, Yuniesky & Natali Guinart, 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**

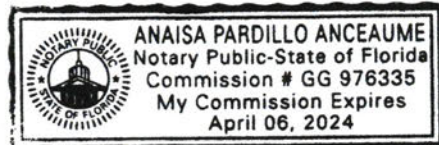
I am the owner of the property and am authorizing (applicant): Jacob Bradford Cummings, and (representative, if applicable): _____ to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13 day of September, 2023, by Yuniesky Guinart and Natali Guinart who is personally known to me or produced driver license as identification.

Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION



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: 9-11-2023

File No. _____ Official Date Stamp:
H-2365
Received
SEP 28 2023
Planning Department
Hernando 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
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Same as "Applicant Name" Bradford Cummings Inc
Address: 4538 Bartlett rd
City: Holiday State: FL Zip: 341690
Phone: 727 688 0508 Email: Jacob@BradfordCummingsInc.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00073752
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: R1C
4. Desired zoning classification: Agricultural/Residential
5. Size of area covered by application: 2.3134380 Acres or 100,773.36 Square Feet
6. Highway and street boundaries: Seneca Road borders the northern boundary of the parcel.
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, 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 AFFIDAVIT

I, Robert J Mestler and Rhonda Mesler, 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):

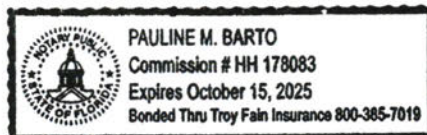
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): Bradford Cummings Inc to submit an application for the described property.

Robert Mestler
Signature of Property Owner
Rhonda Mestler

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 16th day of September, 2023, by PAULINE M BARTO who is personally known to me or produced D.L. as identification.

Pauline M Barto
Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION



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
Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME:

Address: _____
City: Brooksville State: FL Zip: 34614
Phone: _____ Email: _____
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Jacob Cummings
Company Name: Bradford Cummings Inc
Address: 4538 Bartelt rd
City: Holiday State: FL Zip: 34690
Phone: 777 688 6508 Email: Jacob@bradfordcummings.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): 00073636 R21 221 18 1540 0000 0300
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: RESIDENTIAL
4. Desired zoning classification: AR1
5. Size of area covered by application: 100,773.00 SQ FT
6. Highway and street boundaries: SENKLA 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, 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 AFFIDAVIT

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):

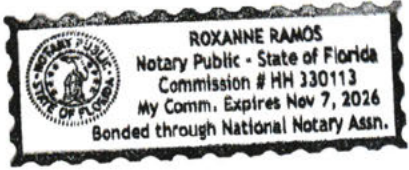
- [X] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): JACOB CUMMINGS
and (representative, if applicable): _____
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 22 day of September, 2023, by _____ who is personally known to me or produced FL DL as identification.

Roxanne Ramos
Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [x] 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
Planning Department
Hernando County, Florida

Date: 9/20/23

APPLICANT NAME: Ryan Mettler
Address: 13358 Seneca Rd, Weeki Wachee, FL
City: Weeki Wachee State: FL Zip: 34614
Phone: 727 514 0909 Email: ryan_mettler@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Jacob Cummings
Company Name: Bradford Cummings Inc.
Address: 4538 Bartolt
City: Holiday State: FL Zip: 34690
Phone: 727 688 6508 Email: Jacob@bradfordcumingsinc.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): 00073672
2. SECTION 21 TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential (R1)
4. Desired zoning classification: Agricultural (AR)
5. Size of area covered by application: 100, 773 sq feet +/- (2.31 ACRES)
6. Highway and street boundaries: Seneca Rd.
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? [] Yes [x] 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, Ryan Mettler, 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):
[x] I am the owner of the property and am making this application OR
[] I am the owner of the property and am authorizing (applicant): Jacob Cummings and (representative, if applicable): Bradford Cummings Inc to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO Pasco
The foregoing instrument was acknowledged before me this 21st day of September, 2023, by Ryan Mettler who is personally known to me or produced FL drivers license as identification.

Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

H-2365

Received

SEP 28 2023

Planning Department
Hernando County, Florida



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: 9/18/2023

APPLICANT NAME: ~~XXXXXXXXXX~~ Clark, Sandra

Address: 15305 CELESTE AVE

City: Brooksville State: FL Zip: 34614

Phone: 214 428 9846 Email: SJWTowerservices11c@gmail.com

Property owner's name: (if not the applicant) Sandra Clark

REPRESENTATIVE/CONTACT NAME: Jacob Cunnings

Company Name: ~~ATA~~ Above Bradford Cunnings Inc

Address: 4538 Bartelt rd

City: Haliday State: FL Zip: 34690

Phone: 727 688 0508 Email: Jacob@BradfordCunningsInc.com

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

Contact Name: N/A

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00073725

2. SECTION 21, TOWNSHIP 21, RANGE 18

3. Current zoning classification: Residential

4. Desired zoning classification: Residential / Agricultural

5. Size of area covered by application: 2.30 Acres 100,773 Square Footage (Combined Total)

6. Highway and street boundaries: Celeste Ave / Seneca Rd / Barnveld 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, 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 AFFIDAVIT

I, Sandra Jo Clark, 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
- I am the owner of the property and am authorizing (applicant): Jacob Cunnings and (representative, if applicable): Bradford Cunnings Inc to submit an application for the described property.

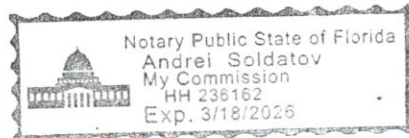
Sandra Jo Clark
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of September, 2023, by Clark Sandra Jo Clark who is personally known to me or produced FLDK as identification.

[Signature]
Signature of Notary Public

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

Received
SEP 26 2023
Planning Department
Hernando County, Florida

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
- c) 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

Received
SEP 28 2023
Planning Department
Hernando County, Florida

- 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:
 - a) 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;
 - k) Intensity of the project (building square footage of each building/use and acreage and overall acreage and square footage of proposed project);
 - l) 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