

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. H2233 Official Date Stamp:
Received
MAY 05 2022
Planning Department
Hernando County Florida

Date: 03/15/2022

APPLICANT NAME: Gregory Thomas Arflack & ANDREA LYNN ARFLACK

Address: 13303 Seneca Rd
City: Weeki Wachee State: FLORIDA Zip: 34614
Phone: 727-214-8636 Email: GTA610@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: same as above.

Company Name:
Address:
City: State: Zip:
Phone: Email:

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 01538955
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: RIC
4. Desired zoning classification: AR
5. Size of area covered by application: 2.31 AC
6. Highway and street boundaries: SENECA ROAD
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, GREGORY & ANDREA ARFLACK, 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):

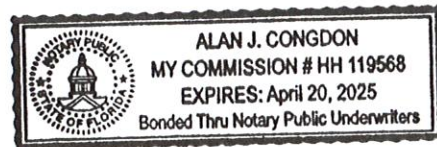
- [X] I am the owner of the property and am making this application OR
[ ] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 17 day of March, 2022, by Gregory ARFLACK who is personally known to me or produced FLDLIC 6/10/22 as identification.
Andrea ARFLACK FLDLIC 8/25/2025

Signature of Notary Public



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

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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File No. \_\_\_\_\_ Official Date Stamp:
Received
MAY 05 2022
Planning Department
Hernando County, Florida

Date: \_\_\_\_\_

APPLICANT NAME: THOMAS & PATRICIA DAMPMAN
Address: 13291 SENECA ROAD
City: BROOKSVILLE State: FLORIDA Zip: 34614
Phone: 352-232-2711 Email: TJDAMP@YAHOO.COM
Property owner's name: (if not the applicant) \_\_\_\_\_

REPRESENTATIVE/CONTACT NAME:
Company Name: GREGORY ARFLACK
Address: 13303 Seneca Rd.
City: Weeki Wachee State: FLORIDA Zip: 34614
Phone: 727-214-8636 Email: gta.610@gmail.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): 00073592
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: RESIDENTIAL
4. Desired zoning classification: AGRICULTURE RESIDENTIAL
5. Size of area covered by application: 2.31 ACRES / 100,773 SQUARE FEET
6. Highway and street boundaries: SENECA ROAD & CELESTE AVENUE
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, THOMAS DAMPMAN, 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): GREGORY ARFLACK and (representative, if applicable): \_\_\_\_\_ to submit an application for the described property.

Thomas Dampman
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 9 day of February, 2022, by Thomas Dampman who is personally known to me or produced TJD as identification.

by means of physical presence

Christina Schnorrenberg
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: 2/13/22

File No. \_\_\_\_\_ Official Date Stamp:

**Received**

**MAY 05 2022**

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** DONALD E WAGNER

Address: 13286 ALBANY RD  
 City: WEEKI WACHEE FL State: FL Zip: 34614  
 Phone: 352-942-3117 Email: DOVNEWAGNER0712@GMAIL.COM  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: GREGORY ARSLACK  
 Address: 13303 Seneca Rd.  
 City: WEEKI WACHEE State: FLORIDA Zip: 34614  
 Phone: 727-214-8636 Email: gta610@gmail.com

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

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) KEY NUMBER(S): R21 221 18 1590 0000 0080 / 0073486
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: RC1
4. Desired zoning classification: AE DDW
5. Size of area covered by application: 2.31 ACRES
6. Highway and street boundaries: ALBANY RD & Celeste AVE
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, DONALD E WAGNER, 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):

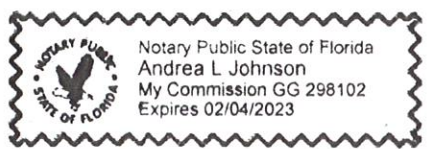
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): Gregory Arslack  
 and (representative, if applicable): \_\_\_\_\_  
 to submit an application for the described property.

[Signature]  
 Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3rd day of March, 2022, by Donald E. Wagner who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
 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

Date: 3-

File No. Official Date Stamp:
Received
MAY 05 2022
Planning Department
Hernando County, Florida

APPLICANT NAME: Kenneth R Davis

Address: 13324 Albany Rd.
City: Brooksville State: FL Zip: 34614
Phone: 352 667 8081 Email: davis4157@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: GREGORY ARFLACK
Address: 13303 Seacca Rd
City: Weeki Wachee State: FL Zip: 34614
Phone: 727-24-8636 Email: gtab10@gmail.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): 00073468, 00073459
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: R2C
4. Desired zoning classification: AR
5. Size of area covered by application: 4.63 AC
6. Highway and street boundaries: ALBANY 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, Kenneth R. Davis, 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):

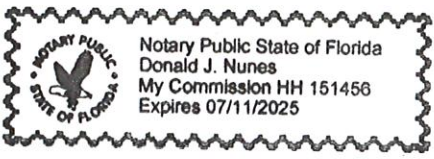
- [ ] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): GREGORY Arflack.
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner: Kenneth R Davis

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26th day of March, 2022, by Kenneth Davis 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

HERNANDO COUNTY ZONING AMENDMENT PETITION



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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:
Received
MAY 05 2022
Planning Department
Hernando County, Florida

Date: 3-2-2022

APPLICANT NAME: Randy Bland
Address: 13339 Seneca RD
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-217-4387 Email: FishBland7@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: N/A
Company Name: GREGORY ArBlack
Address: 13303 Seneca RD
City: Weeki Wachee State: Florida Zip: 34614
Phone: 727-214-8636 Email: gta610@gmail.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): R21221181590000291 / 01627118
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: RIC
4. Desired zoning classification: AR
5. Size of area covered by application: 1.16 AC Seneca Rd
6. Highway and street boundaries: Seneca Road
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, Randy Bland, 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):

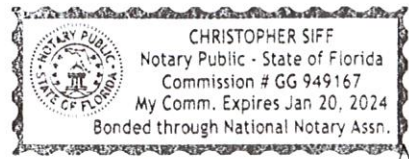
[ ] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): Gregory Thomas ArBlack
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner: Randy Bland

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of March, 2022, by Randy Bland who is personally known to me or produced Driver License as identification.

Signature of Notary Public: Christopher Siff



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

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:
Received
MAY 05 2022
Planning Department
Hernando County, Florida

Date: 3-9-22

APPLICANT NAME: Gabriel A Olmo
Address: 13344 SENECA Rd
City: WEEKI WACHEE State: FL Zip: 34614
Phone: (850) 244-0137 Email: gdmolmo@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name: GREGORY ArFlack
Address: 13303 Seneca Rd.
City: Weeki Wachee State: FLORIDA Zip: 34614
Phone: 727-214-8636 Email: gta610@gmail.com

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

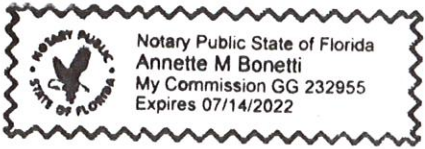
PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): R21 221 18 1590 0000 0360 / 00073681
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential R1C NO
4. Desired zoning classification: A99 AR NO
5. Size of area covered by application: 4.74 4.63 AC. NO
6. Highway and street boundaries: 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

Gabriel A Olmo, have thoroughly examined the instructions for filing this
petition 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 Gregory ArFlack NO
[X] I am the owner of the property and am authorizing (applicant): Gabriel A Olmo
and (representative, if applicable):
to submit an application for the described property.
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
This foregoing instrument was acknowledged before me this 9th day of MARCH, 2022, by
GABRIEL A. OLMO who is personally known to me or produced FL DL as identification.

Annette M. Bonetti
Signature of Notary Public



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:
Received
MAY 05 2022
Planning Department
Hernando County, Florida

Date: 2-14-2022

APPLICANT NAME: PAULINE M BARTO
Address: 13289 BARNEVELDE Rd
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-584-8419 Email: spankyharley@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name: GREGORY ARFLACK
Address: 13303 Seneca Rd
City: Weeki Wachee State: FLORIDA Zip: 34614
Phone: 727-214-8636 Email: gta610@gmail.com

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

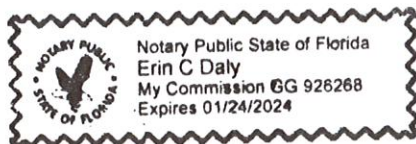
PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 00073878
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: AG
5. Size of area covered by application: 2.34 ACRES
6. Highway and street boundaries: BARNEVELDE Rd & Celeste Rd
7. Has a public 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, Pauline M. Barto, 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): GREGORY & ANDREA ARFLACK and (representative, if applicable): to submit an application for the described property.
Signature of Property Owner: Pauline M. Barto

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 14 day of February, 20 22, by Pauline Barto 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

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. \_\_\_\_\_ Official Date Stamp:



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

Received
MAY 05 2022
Planning Department
Hernando County, Florida

Date: 3/1/22

APPLICANT NAME: Mauricio Lopez
Address: 13296 Albany Rd.
City: Weeki Wachee State: FL Zip: 34614
Phone: 30846-5450 Email: mocheermana@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name: GREGORY ARFLACK
Address: 13303 Seneca Rd.
City: Weeki Wachee State: FLORIDA Zip: 34614
Phone: 727-214-8636 Email: gta610@gmail.com

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

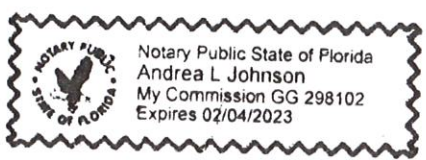
PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 00073477 R21 221 18 1590 0000 0070
2. SECTION 21 TOWNSHIP 21, RANGE 18
3. Current zoning classification: RES R1C
4. Desired zoning classification: RES AG AR
5. Size of area covered by application: 2.31 AC
6. Highway and street boundaries: Albany Road
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 AFFIDAVIT

I, Mauricio Lopez, 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): Gregory Arflack and (representative, if applicable): Gregory Arflack to submit an application for the described property.
Signature of Property Owner: Mauricio Lopez

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 7th day of March, 2022, by Mauricio Lopez who is personally known to me or produced as identification.

Signature of Notary Public: Andrea L. Johnson



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



May 5, 2022

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

Received

MAY 05 2022

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 # 01538955 Lot 26 Owners: Gregory and Andrea Arflack (Representative)
- Key # 00073592 Lot 25 Owners: Thomas and Patricia Dampman
- Key # 00073477 Lot 7 Owners: Mauricio and Darci Lopez
- Key # 0073486 Lot 8 Owner: Donald Wagner
- Key # 01627118 Lot 29 Owners: Randy and Lisa Bland
- Key # 00073681 Lots 36 and 37 Owners: Gabriel and Johanny Olmo
- Key # 00073878 Lot 57 Owners: Pauline and Dale Barto.
- Key # 00073459 Lot 4 Owners: Kenneth and Barbara Davis
- Key # 00073468 Lot 5 Owners: Kenneth and Barbara Davis

1) Proposal

- a) Proposed land uses and their specific acreage: Agriculture/ Residential 17.56 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 21.97 total acres
- b) Existing land use and specific acreage
  - i) Key # 01538955; 2.31 acres; residential
  - ii) Key # 00073592; 2.31 acres; residential

- iii) Key # 00073477; 2.31 acres; residential
- iv) Key # 0073486; 2.31 acres; residential
- v) Key # 01627118; 1.16 acres; residential
- vi) Key # 00073681; 4.63 acres; residential
- vii) Key # 00073878; 2.32 acres residential
- viii) Key # 00073459; 2.31 acres residential
- ix) Key # 00073468; 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: None
- c) Water Features: None
- d) Habitats: Forest
- e) Conditions and Impacts on Natural Features: N/A

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) 214.8636.

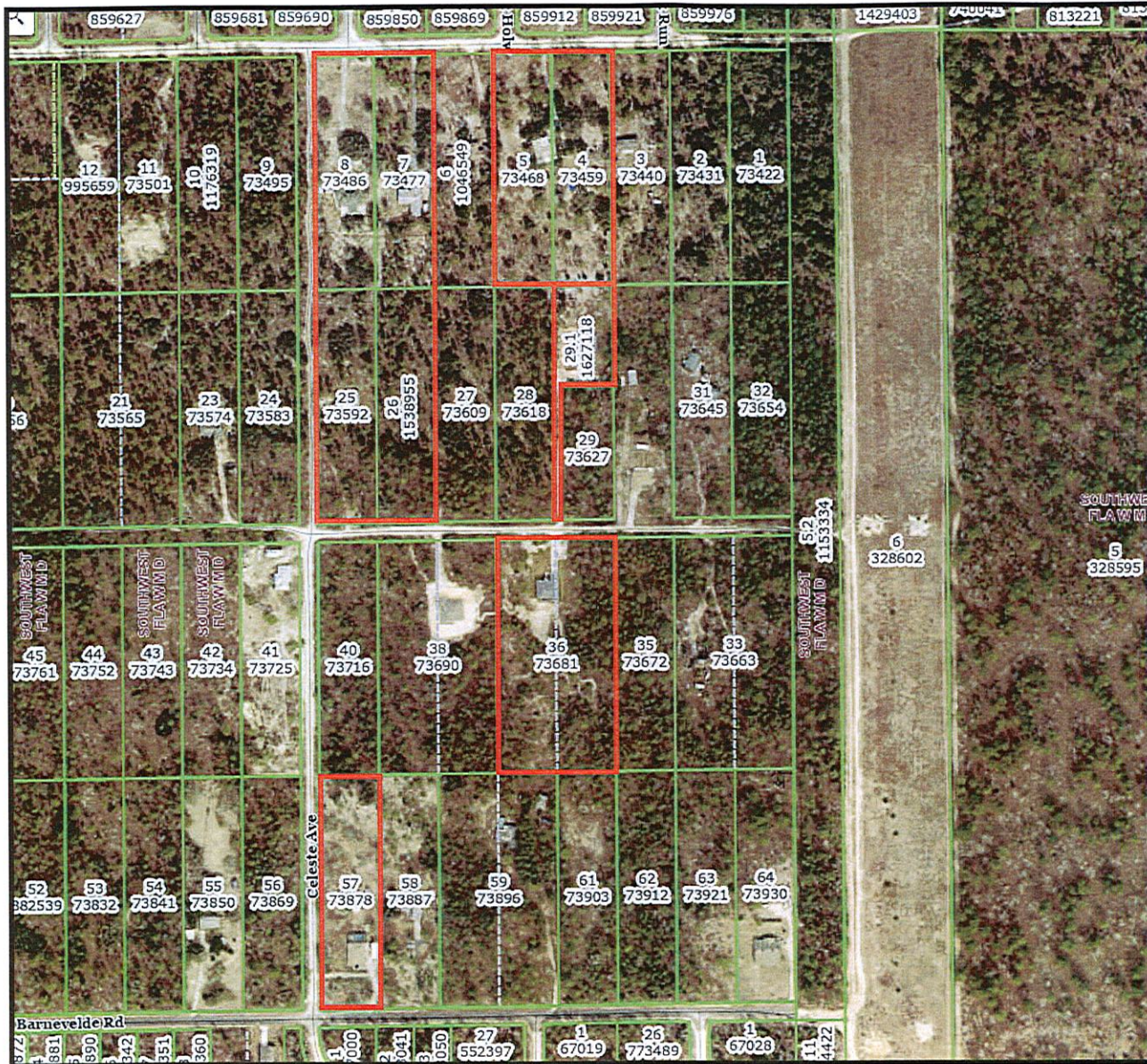
Sincerely,

Gregory and Andrea Arflack

Gregory Thomas Arflack

Andrea Lynn Arflack

# REZONING FROM R-1C/(RESIDENTIAL) TO AR/(AGRICULTURAL RESIDENTIAL)



Received  
MAY 05 2022  
Planning Department  
Hernando County, Florida