

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-24-42
Received
JUL 1 2024
Planning Department
Hernando County, Florida

Date: July 1, 2024

APPLICANT NAME: Francine, Charissa, Terri Brooks

Address: 150 28 Middle Fairway Drive
City: Brooksville State: FL Zip: 34609
Phone: 352-593-4092 Email: f.j.brooks@hotmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: David & Danielle Daniels

Company Name: N/A
Address: 18396 Mairdale Rd.
City: Weeki Wachee State: FL Zip: 34614
Phone: (727) 644-7475 Email: djdaniels1110@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): 595 874
2. SECTION 06 TOWNSHIP 21 RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agricultural/residential
5. Size of area covered by application: 1.00 acre
6. Highway and street boundaries: Mairdale 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

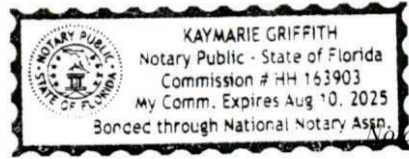
I, Francine, Charissa, Terri Brooks, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [] 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): David and Danielle Daniels
and (representative, if applicable):
to submit an application for the described property.
1. Terri Brooks
2. Francine Brooks
3. Charissa Brooks
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1st day of July, 2024, by Francine, Charissa & Terri Brooks who is personally known to me or produced FL DLs x 3 as identification.

Signature of Notary Public: Kaymarie Griffith



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

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. H-24-42
Official Date Stamp:
Received
JUL 1 2024
Planning Department
Hernando County, Florida

Date: June 30, 2024

APPLICANT NAME: David & Danielle Daniels

Address: 18396 Mairdale Rd.
City: Weeki Wachee State: FL Zip: 34614
Phone: (727) 644-7475 Email: djdaniels1110@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email: N/A

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

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 62461
2. SECTION 06 TOWNSHIP 21 RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agricultural/residential
5. Size of area covered by application: 1.04 acres
6. Highway and street boundaries: Mairdale 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

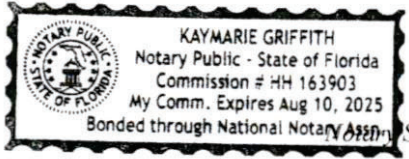
I, David & Danielle Daniels, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):
[X] I am the 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.

Signatures of David and Danielle Daniels
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1st day of JULY, 2023, by David + Danielle Daniels who is personally known to me or produced FL DLX 2 as identification.

Signature of Notary Public: Kaymarie Griffith



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

Danielle Daniels

18396 Mairdale Rd.
Weeki Wachee FL 34614
(727) 644-7475
djdaniels1110@gmail.com

25th June 2024

Hernando County Planning Department


1653 Blaise Dr.
Brooksville, FL 34601

To Whom It May Concern:

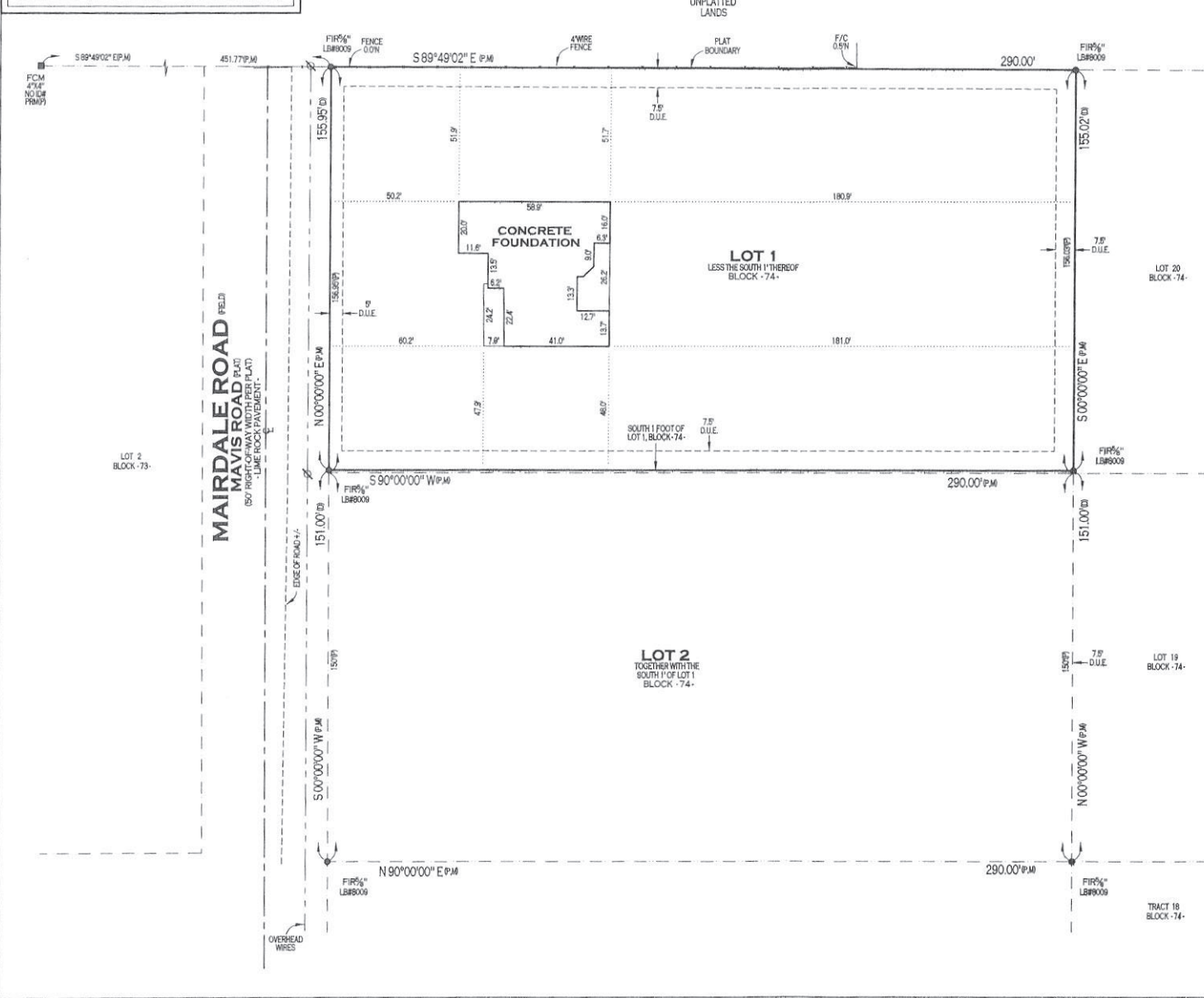
We are requesting rezoning for lots 1 & 2 on Mairdale Rd: Key # 0062461 & Key # 00595877 to Agricultural/residential. Each lot is just over one acre. This rezoning is necessary in order to fulfill AR permitted uses including: poultry or swine for home consumption, one grazing livestock per acre, green house and garden beds, aquaculture, and accessory buildings. We wish to make good, responsible use of these large lots in order to provide for our families and enrich the environment. Both lots meet county dimension and area regulations for agricultural/residential districts. Thank you for your consideration.

Sincerely,

Danielle Daniels



BOUNDARY SURVEY



- SURVEYOR'S NOTES:**
1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
 3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
 4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
 5. BEARINGS SHOWN HEREON ARE PER PLAT.
 6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
 7. PURPOSE OF SURVEY: TIE IN SURVEY.

DESCRIPTION:
LOT 1, BLOCK 74, LESS THE SOUTH ONE FOOT THEREOF, ROYAL HIGHLANDS UNIT No. 1B
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 82 THROUGH 91, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PREPARED FOR AND CERTIFIED TO:
 DAVID DANIELS & DANIELLE DANIELS
 TRUIST BANK
 PASTORE CUSTOM BUILDERS
 REPUBLIC LAND & TITLE, INC.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TLS SURVEYORS AND MAPPERS, INC.
 LB#8009
 PSM6929@GMAIL.COM
 13167 SPRING HILL DRIVE
 SPRING HILL, FL 34609 (352)-277-6550

APPARENT FLOOD HAZARD ZONE: "X"
 COMMUNITY PANEL No. 12053C0033E
 EFFECTIVE DATE: 01/15/2021

BASIS OF BEARINGS:

DATE OF SURVEY:	02.23.22	DRAWN:	SLW
TIE IN SURVEY:		CHECKED BY:	ESS
FILE:		SCALE:	1"=40'
S-T-R:	06-215-18E		

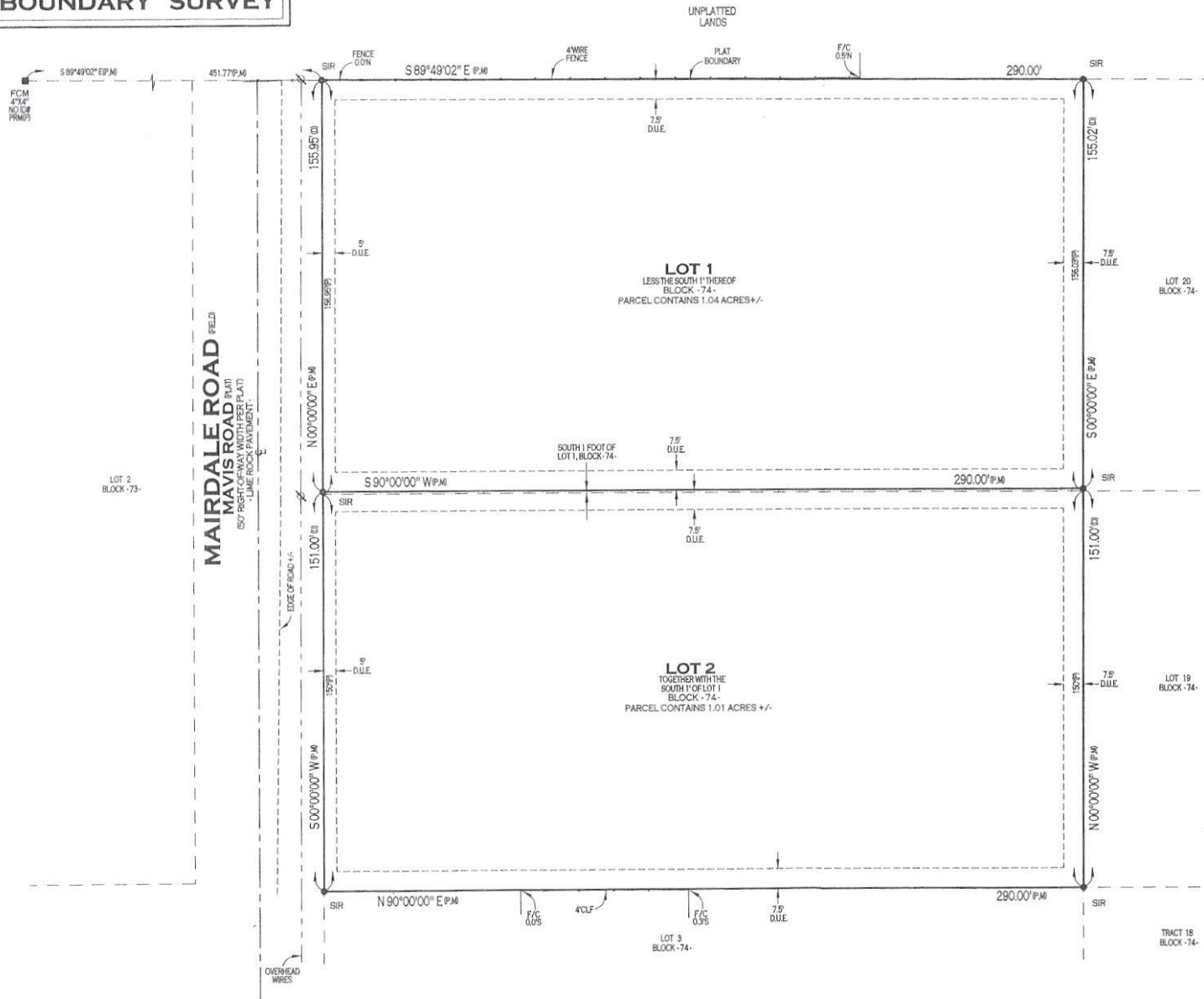
LEGEND:
 (C) = CALCULATED DATA, (D) = DEED DATA, (M) = MEASURED DATA, (P) = PLAT DATA, \hat{c} = CENTERLINE, A/C = AIR CONDITIONER, CLF = CHAIN LINK FENCE, CONC = CONCRETE, COVD = COVERED, P/E = POOL EQUIPMENT, F/C = FENCE CORNER, *X* = FOUND CROSS SCRIBE, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FN&D = FOUND NAIL & DISK, FCM = FOUND CONCRETE MONUMENT, O.R. = OFFICIAL RECORD BOOK, P.B. = PLAT BOOK, PCP = PERMANENT CONTROL POINT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 5/8" IRON ROD & CAP, LB#8009, SN&D = SET NAIL & DISK, (BT) = BUILDING TIE, W/F = WOOD FENCE, D.U.E. = DRAINAGE/UTILITY EASEMENT, π = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB = LICENSED BUSINESS.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, STATUTES, &

STATE OF FLORIDA
 DATE: 02.22.22
 ERIC S. SMITH
 PSM No. 6929 LB#8009

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

BOUNDARY SURVEY



- SURVEYORS NOTES:**
1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
 3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
 4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
 5. BEARINGS SHOWN HEREON ARE PER PLAT.
 6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
 7. PURPOSE OF SURVEY: PURCHASE, LEASE, MORTGAGE.

DESCRIPTION:
LOT 1, BLOCK 74, LESS THE SOUTH ONE FOOT THEREOF, ROYAL HIGHLANDS UNIT No. 1B
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82 THROUGH 91, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

DESCRIPTION:
LOT 2, BLOCK 74, TOGETHER WITH THE SOUTH ONE FOOT OF LOT 1, BLOCK 74, ROYAL HIGHLANDS UNIT No. 1B.
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82 THROUGH 91, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

TLS SURVEYORS AND MAPPERS, INC.
 L.B.#8009
 PSM6929@GMAIL.COM
 13167 SPRING HILL DRIVE
 SPRING HILL, FL 34609 (352)277-6550

APPARENT FLOOD HAZARD ZONE: "X"
 COMMUNITY PANEL No. 12053C0033E
 EFFECTIVE DATE: 01/15/2021

BASIS OF BEARINGS:
 THE NORTH LINE OF SUBJECT PLAT BEING S 89°49'02" E

DATE OF SURVEY:	06.22.21	DRAWN:	ESS
FILE:	MAIRDALE L1	CHECKED BY:	ESS
S-T-R:	06-21S-1BE	SCALE:	1"=40'

LEGEND:
 (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, CL= CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONG= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, X/CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR= SET 5/8" IRON ROD & CAP, LB#8009 SN&D= SET NAIL & DISK, (BT)= BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, N= POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022 FLORIDA STATUTES. *

ERIC S. SMITH
 PSM No. 6929 LB#8009
 DATE: 06.24.21
 STATE OF FLORIDA
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER