

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:

Received

SEP 28 2023

Planning Department

Date: 09/13/2023		Herna	ando County, Florida
APPLICANT NAME: Jacob Cum	nmings / 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 th	e applicant)		
REPRESENTATIVE/CONTACT NA	IME: Jecob Chanings		
Company Name: Brown For	Leaving in		
Address: 4538 Ber	telt rd		
City: Holiday		State: FL	Zip: 346 90
Phone: 727 698 0508	Email: Jacobe Brow Ford Carriage	inc. con	
	☐ Yes ■ No (if applicable provide name)		
Contact Name:			
Address:		State	:Zip:
BANATI MIRELO LO COMPLIAMO SE	elty	State.	Zip
PROPERTY INFORMATION:			
1. PARCEL(S) <u>KEY</u> NUMBER(S):			
2. SECTION 21	, TOWNSHIP 21	, RANGE <u>18</u>	
3. Current zoning classification:	AR		
4. Desired zoning classification:			
5. Size of area covered by application			
6. Highway and street boundaries:			
	this property within the past twelve months?		
8 Will expert witness(es) be utilized			identify on an attached list.)
Will additional time be required of	during the public hearing(s) and how much?	☐ Yes ■ No (Time no	eeded: none)
PROPERTY OWNER AFFIDIVAT			
I, JACOB CUMMINGS / GABRIELLA NORMAN			nstructions for filing this
	information submitted within this petition are	true and correct to the b	est of my knowledge and
belief and are a matter of public record,			
I am the owner of the property an	d am making this application OR		
☐ I am the owner of the property an	d am authorizing (applicant):		
and (representative, if applicable):	SHE BRE DATE AND ROLLINGS TO BE DESIGNED AND THE PARTY OF THE POSITION OF THE PARTY		
to submit an application for the de	escribed property.	1	
***		1/4	- 4
	111 4	- 171	pung
	/// Si	gnature of Property Owner	
STATE OF FLORIDA	V		
COUNTY OF HERNANDO			
The foregoing instrument was acknowle	dged before me by means of Uphysical prese	ence or Online notariz	ation, this 13th day of
/ September , 2	20 23 , by Jacob Cummings	169briella No	who is
☑personally known to me or □produce		MARY 4.	ERIKA QUINTERO
	The state of the s		Notary Public
p (n)		3	State of Florida
Gull		3	Comm# HH193782
Signature of Notary Public		ACE 191	Expires 11/1/2025

Signature of Notary Public

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

Notary Seal/Stamp



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File No.	Official Date Stamp:
H-2	3-65
112	
	Received
	11000111001
0	EP 28 2023

Date:	Planning Department
APPLICANT NAME: Yuniesky & Natali Guinart	Hernando 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)	
REPRESENTATIVE/CONTACT NAME:	
Company Name: Same as "Applicant Name " Jecob Brade	ford landings for
Address: 4536 Bertelt rd	
City: Holiday	State: FL Zip: 30690
City: Hol?day Phone: 727 688 0508 Email: Jose C Brace	ord Curries ine, con
HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide	
Contact Name:	
Address:	
PROPERTY INFORMATION:	
1. PARCEL(S) KEY NUMBER(S): 73565	
	, RANGE 18
Current zoning classification: R-1C	
Desired zoning classification: AR	
 Size of area covered by application: 4.63 Acres 	
Highway and street boundaries: Seneca Rd borders the southern bo	
7. Has a public hearing been held on this property within the past t	welve 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	
PROPERTY OWNER AFFIDIVAT	
V . I . N	
I, Yuniesky & Natali Guinart	, have thoroughly examined the instructions for filing this
application and state and affirm that all information submitted within the	is 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.	RIBILO
☐ I am the owner of the property and am making this application.☐ ☐ I am the owner of the property and am authorizing (applicant): ☐ and (applicant): ☐ and (applicant):	acob Bradford CUMMINGS.
and (representative, if applicable):	
to submit an application for the described property.	
DEPOTE TO A POTE	Agrature of Property Owner
STATE OF FLORIDA	La .
COUNTY OF HERNANDO	day of September , 2023, by
The foregoing instrument was acknowledged before me this	day of, 20 2, by
Jun 10 sky gue nait and Natale gui next who is personall	y known to me of produced drives dilutes as identification.
0 04	
∞) n M	
(X/S/M/)	ANAISA PARDILLO ANCEAUME Notary Public-State of Florida
	Commission # GG 976335
Signature of Notary Public	My Commission Expires April 06, 2024

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

Notary Seal/Stamp



Application to Change a Zoning Classification

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

File No.	Official Date Stamp:
H-2	365
	Received

SEP 28 2023

Planning Department Hernando County, Florida

	Date: 9-11-2023		Hernar	ndo County, Florida
APP	LICANT NAME: Robert J Mestler and Rhonda Mestler	1/2		
188 8	Address: 53 Douglas Street, #17			
	City: Homosassa	State: FL		Zip: 34446
	Phone: 810.333.1033 Email:RobMestler@gmail.com	State. <u></u>		Zip. <u>o o</u>
	Property owner's name: (if not the applicant)			
REP	RESENTATIVE/CONTACT NAME:			
	Company Name: Same as "Applicant Name" Trul Ford (no.	minss fre		, the second of
	Address: 9538 Dar felt Col			
	City: Holday	State:	FL	Zip: 34/6.90
	Phone: 722 688 6508 Email: Jacobe Brad Forole	malass fore. con	1	
HON	ME OWNERS ASSOCIATION: Yes No (if applicable provide name)			
	Contact Name:			
	Address: City:_		_ State:_	Zip:
PRO	PERTY INFORMATION:			
1.	PARCEL(S) KEY NUMBER(S): 00073752			
2.	SECTION 21 TOWNSHIP 21	RAN	GE 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			
6.	Highway and street boundaries: Seneca Road borders the northern	boundary of the pare	cel.	
7.	Has a public hearing been held on this property within the past twelve n	nonths? Yes No)	
8	Will expert witness(es) be utilized during the public hearings?	☐ Yes ☑ No	(If yes, ide	ntify on an attached list.)
9.	Will additional time be required during the public hearing(s) and how m			led:)
PRO	PERTY OWNER AFFIDIVAT			100000000000000000000000000000000000000
	bert J Mestler and Rhonda Mesler , h	ave thoroughly exami	ned the inst	ructions for filing this
applic	cation and state and affirm that all information submitted within this petit	ion 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			
X	I am the owner of the property and am authorizing (applicant):			
	and (representative, if applicable): Brad ford Campaines	Inc.		
	to submit an application for the described property.	. 11	-1	
	(1)	+ ///	1	
	16ther	1 / Wen		
COT AT	TE OF EVONIN	Signature of Property		. I lo
	TE OF FLORIDA	mala n	NAR	2000
	NTY OF HERNANDO pregoing instrument was acknowledged before me this //off day of	0	00	2077
7	MATTALE M BARTO who is personally know		SI	, 20 3, by as identification.
1	who is personally know.	in to file of produced _	0,0	as identification.
/	/			
/	7.00	PAULINE M. BARTO		
Till	ulunoles les so	Commission # HH 178083	3	
Signa	ture of Notary Public	Expires October 15, 2025		
	100	Bonded Thru Troy Fain Insurance	800-385-7019	



Application to Change a Zoning Classification

Application request (check one):

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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

Date:	Hernando County Florida
APPLICANT NAME:	
Address:	
City: Blacks VIIIE	State: FL Zip: 34614
Phone: Email:	
Property owner's name: (if not the applicant)	
EPRESENTATIVE/CONTACT NAME: Jacob Carnings	
Company Name: BreadFord Compings fre	
Address: 45.38 Bartelt ro	
City: Heliday	State: FL Zip: 346.90
Phone: 777 688 6508 Email: Jacob & bradford C	unnings fre.
IOME OWNERS ASSOCIATION: 🗆 Yes 🕻 No (if applicable provide name	e)
Contact Name:	
Address: City	y: State: Zip:
ROPERTY INFORMATION:	
1. PARCEL(S) <u>KEY</u> NUMBER(S): <u>00073636</u>	1 18 1540 0000 0300
2. SECTION, TOWNSHIP	, RANGE _/8
3. Current zoning classification: REST DENT LAL	
4. Desired zoning classification: AR1	
5. Size of area covered by application: 100, 773.00 SQPT	
6. Highway and street boundaries: SENECA RD	10 0 7 0 7
7. Has a public hearing been held on this property within the past twelve	
8 Will expert witness(es) be utilized during the public hearings?	☐ Yes ☐ No (If yes, identify on an attached lis
9. Will additional time be required during the public hearing(s) and how	much?
ROPERTY OWNER AFFIDIVAT	
	, have thoroughly examined the instructions for filing this
plication and state and affirm that all information submitted within this pet	tition are true and correct to the best of my knowledge and
lief and are a matter of public record, and that (check one):	thior are the 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):	COR COMME ICS
	(AP (Allumithel)
and (representative, if applicable): to submit an application for the described property.	
to submit an application for the described property.	
**************************************	NAME OF PROPERTY DAMPS
TATE OF FLORIDA	Signature of Property Owner
OUNTY OF HERNANDO	
ne foregoing instrument was acknowledged before me this 22 day of	of September
	own to me or produced FLDL as identification.
,	
Lessanne Ramos	ROYANNE RAMOS
gnature of Notary Public	Hotary Public - State of Florida Commission # HH 330113
	My Comm. Expires Nov 7, 2026
ffective Date: 11/8/16 Last Revision: 11/8/16	nded through National Notary Assn. Notary Seal/Stamp

HER. HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Application to Change a Zoning Classification 23-65 Application request (check one): Received Rezoning Standard PDP Master Plan □ New □ Revised SEP 28 2023 PSFOD □ Communication Tower □ Other PRINT OR TYPE ALL INFORMATION Planning Department 9/20/23 Date: Hernando County, Florida APPLICANT NAME: Address: State: Phone: 727514 tlerauahoo.com Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Jacob Cunnings Brandford Curnings Pac. Address: 688 6508 Email: Jacobe Grad Ford Carrisons inc. Con HOME OWNERS ASSOCIATION: Yes You (if applicable provide name) Contact Name: Address: City: State: Zip: PROPERTY INFORMATION: 1. PARCEL(S) KEY NUMBER(S) SECTION RANGE 3. Current zoning classification: Desired zoning classification: Size of area covered by application: Highway and street boundaries: _ Has a public hearing been held on this property within the past twelve months? ☐ Yes ☐ No_ ☐ Yes ☐ No (If yes, identify on an attached list.) Will expert witness(es) be utilized during the public hearings? Will additional time be required during the public hearing(s) and how much? ☐ Yes ☐ No (Time needed: _ PROPERTY OWNER AFFIDIVAT , 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 Corrings inc to submit an application for the described property. Signature of Property Owner STATE OF FLORIDA COUNTY OF HERNANDO Prisco The foregoing instrument was acknowledged before me this 21st day of September who is personally known to me or produced Fl drivers as identification. lianse STEPHANIE GREEN MY COMMISSION # HH 088392 Signature of Notary Public EXPIRES: February 3, 2025 Bonded Thru Notary Public Underwriter

Rezoning Application Form 11-08-16.Docx

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

Notary Seal/Stamp

Official Date Stamp:

VANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: NDO CO H-23 65 Application to Change a Zoning Classification Application request (check one): Rezoning Standard DPDP Received Master Plan □ New □ Revised PSFOD □ Communication Tower □ Other SEP 28 2023 PRINT OR TYPE ALL INFORMATION Planning Department Hernando County, Florida APPLICANT NAME: Address: City: Brooks VIII Phone: 214 428 9846 Email: SINTOWERSOFVICES/ICE GONAL Property owner's name: (if not the applicant) Sandro REPRESENTATIVE/CONTACT NAME: Company Name: Address: State: Zip: 34690 Phone: 727 688 6508 Email: Jacob @ BrowFord Commingalac. (on HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) Contact Name: City: Address: State: PROPERTY INFORMATION: PARCEL(S) **KEY** NUMBER(S): 00073725 2. SECTION , TOWNSHIP RANGE Current zoning classification: 3. Desired zoning classification: Size of area covered by application: 2.30 Acres Highway and street boundaries: (lesse Has a public hearing been held on this property within the past twelve months? ☐ Yes ▶ No Will expert witness(es) be utilized during the public hearings? ☐ Yes No (If yes, identify on an attached list.) Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: PROPERTY OWNER AFFIDIVAT , 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): Browford Curring to submit an application for the described property. STATE OF FLORIDA **COUNTY OF HERNANDO** The foregoing instrument was acknowledged before me this day of LOCANA who is personally known to me or produced Notary Public State of Florida Signature of Notary Public Andrei Soldatov My Commission HH 236162

Rezoning Application Form_11-08-16.Docx

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

Page 1 of 1

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

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;

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

SEP 28 2023

Planning Department Florida