

HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)



Application request (check one):

- ☒ Small Scale – Map Only (10 acres or less)  
☐ Large Scale Text Amendment (More than 10 acres)  
☒ Large Scale Map Amendment (More than 10 acres)

PRINT OR TYPE ALL INFORMATION

Date: 3/15/24

APPLICANT NAME:

Six Feet Under LLC

Address:

31448 Reed Rd

City:

Dade City FL 33523

State:

FL

Zip:

33523

Phone:

813-783-4434

Email:

Allenpcfb@aol.com

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

REPRESENTATIVE/CONTACT NAME:

Allen Altman

Company Name:

SAME AS ABOVE

Address:

City:

State:

Zip:

Phone:

Email:

HOME OWNERS ASSOCIATION:

☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 1075375 + 01823771
2. SECTION 28 + 33, TOWNSHIP 23, RANGE 20
3. Size of area covered by application: 85 Acres
4. Future Land Use Map Classification (if applicable): PDP - Rural
5. Desired Map Classification:
6. Desired Text Amendment:
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, ALLEN ALTMAN, 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):

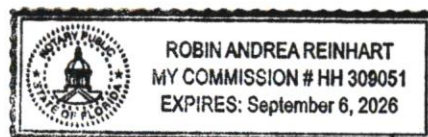
- ☒ I am the owner of the property and am making this application OR  
☐ I am the owner of the property and am authorizing (applicant):  
and (representative, if applicable):  
to submit an application for the described property.

Allen Altman  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20 day of March, 2024, by Allen Altman who is personally known to me or produced FLD as identification.

Robin Reinhart  
Signature of Notary Public



Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 6/2/17

## SIX FEET UNDER LLC- Key #'s 1075375 & 01823771

### CHURCHILL- Large-Scale Comprehensive Plan Map Amendment Narrative

#### Introduction

The subject property consists of 85 acres located on the south side of Church Rd, west of Spring Lake Hwy. The Hernando County parcel key #'s are 1075375 & 01823771 located in Sections 28&33, Township 23, Range 20. Maps contained in this narrative outline the property.

#### Request

The applicant is requesting the Future Land Use(FLU) of Parcels #1075375 & 01823771 be changed from AG to PDP-Rural. The subject property is located in the south part of Hernando County in an area of rolling hills and small lakes. The Future Land Use change is necessary in order for the applicant to move forward with the first Countryside Conservation Community to be designated within Hernando County. This would allow for the permanent conservation of over 50% of the property.

#### Maps

See attached

#### Site Characteristics

The site is a mixture of open pasture and wooded areas. The subject property is bordered on the east by Spring Lake Hwy, on the west by pasture, on the south by Lake St. Clair and on the north by Church Rd. There are 2 existing homes bordering the property in the northeast corner and another across the road on the north side of Church Rd.

Topography on the property gently slopes from north to south. The soils consist mainly of Arredondo Fine Sand and are well drained.

### Access

Access to the property will be off of a single entrance located on the southside of Church Rd. There will be no ingress/egress from Spring Lake Hwy so that the existing natural wooded area can be fully retained in order to provide both a visual and sound buffer in keeping with the Countryside Community intent.

### Utilities

The subject property is located in an area of the county with no utilities nor are any planned. The homes will all be on large lots (minimum 2 acres) and served by well and septic tank.

### Summary Table of Intensity

Current- AG- 8 potential housing units

Future-Countryside Community- 20 maximum potential housing units

### Objective 1.04D

The purpose of the Countryside Community is to provide for specialized standards to be met for allowing increased density for new single family subdivisions within the Rural Future Land Use Category that will ensure the accommodation of agricultural and countryside uses, maintain rural views, and maintain the functional integrity of natural resources including wildlife habitat and groundwater recharge. The Countryside Community also provides flexibility and incentives for the incorporation of exceptional conservation amenities into proposed development. The Countryside Community is designated primarily to provide for consideration of larger development proposals on property that is primarily rural in character.

#### Strategy 1.04D(1)

Countryside Communities may be developed on assemblages of property that total at least 40 acres within the Rural Future Land Use Category consisting of single family residential land uses with a maximum density of 0.5 dwelling units per gross acre(1 unit per 2.0 gross acres). Development must be approved by master plan through the Planned Development Project(PDP) process and shall be clustered on 50% or less of the property acreage.

Applicant- The proposed design plan for this property would protect over 50% of the tract in permanent conservation and provide for 20 single family residences located on lots of 2+ acres each.

#### Strategy 1.04D(2)a

Layout that clusters the non-agricultural, non recreational uses to the most advantageous areas that preserve lands in contiguous open spaces in natural areas, agricultural lands and rural scenic views.

Applicant-The proposed design plan includes the conservation of over 21+ acres of open hilltop with tremendous views of a sunrise from the east and colorful sunsets looking west in the evening. The additional conservation area of 21+ acres are naturally wooded and will remain undisturbed in order to provide wildlife habitat and groundwater recharge as noted in Objective 1.04D.

#### Strategy 1.04D(2)b

Agricultural pursuits (including community gardens), passive recreational areas and open active recreational areas(field sports, trails, etc) should be placed contiguous with natural open space and, as such, may be considered part of that open space if there are no buildings and the spirit of development purpose(to preserve linked open space and rural views) is met:

Applicant-The proposed design plan has been thoroughly vetted with this strategy in mind. With over 21 acres of open space, there is more than sufficient area for both a community garden and open recreational area with plenty of room left. Additionally, with the combination of natural woods and open

conservation area, we envision almost 2 miles of internal hiking and biking trails for the homeowners to avail themselves of.

Strategy 1.04D(2)f

Existing or created access to a County-maintained roadway is required.

Applicant- The proposed design plan intends to access the property with a single entrance off of the south side of Church Rd which is a paved county maintained roadway.

Strategy 1.04D(2)g

Pavement of all roads internal to the project within the developed portion is required.

Applicant-The proposed design plan has always anticipated a paved road. The road will be privately owned and maintained by the community HOA. David Fuxan and the firm of Fuxan Engineering has been retained to provide Civil Engineering services for this site.

Strategy 1.04D(2)h

Native forest cover in the open space shall not be cleared but the understory may be managed to accommodate land management needs.

Applicant-As noted in response to Strategy (a), the proposed plan protects all of the native forest included in the open space. Recreational uses such as walking and off-road biking trails would be accomplished without the removal of any trees.

Strategy 1.04D(2)i

An open space easement that runs with the land shall be recorded in perpetuity for the open space. Including covenants appropriate to the sensitivity, character and function of the open space.

Applicant-The applicant will record easements to meet all Countryside Community requirements so that all open space is protected in perpetuity. Residents will be fully informed of the easements and will sign an acknowledgement of such. The Churchill HOA will be responsible for the maintenance and function of the open space.

The applicant has been spent considerable time reviewing the Hernando County Future Land Use plan for Rural-Countryside Community and discussing our thoughts with county staff. We believe that this request is fully compatible with the surrounding area and consistent with the intent of the Hernando Future Land Use Element.

Respectfully submitted

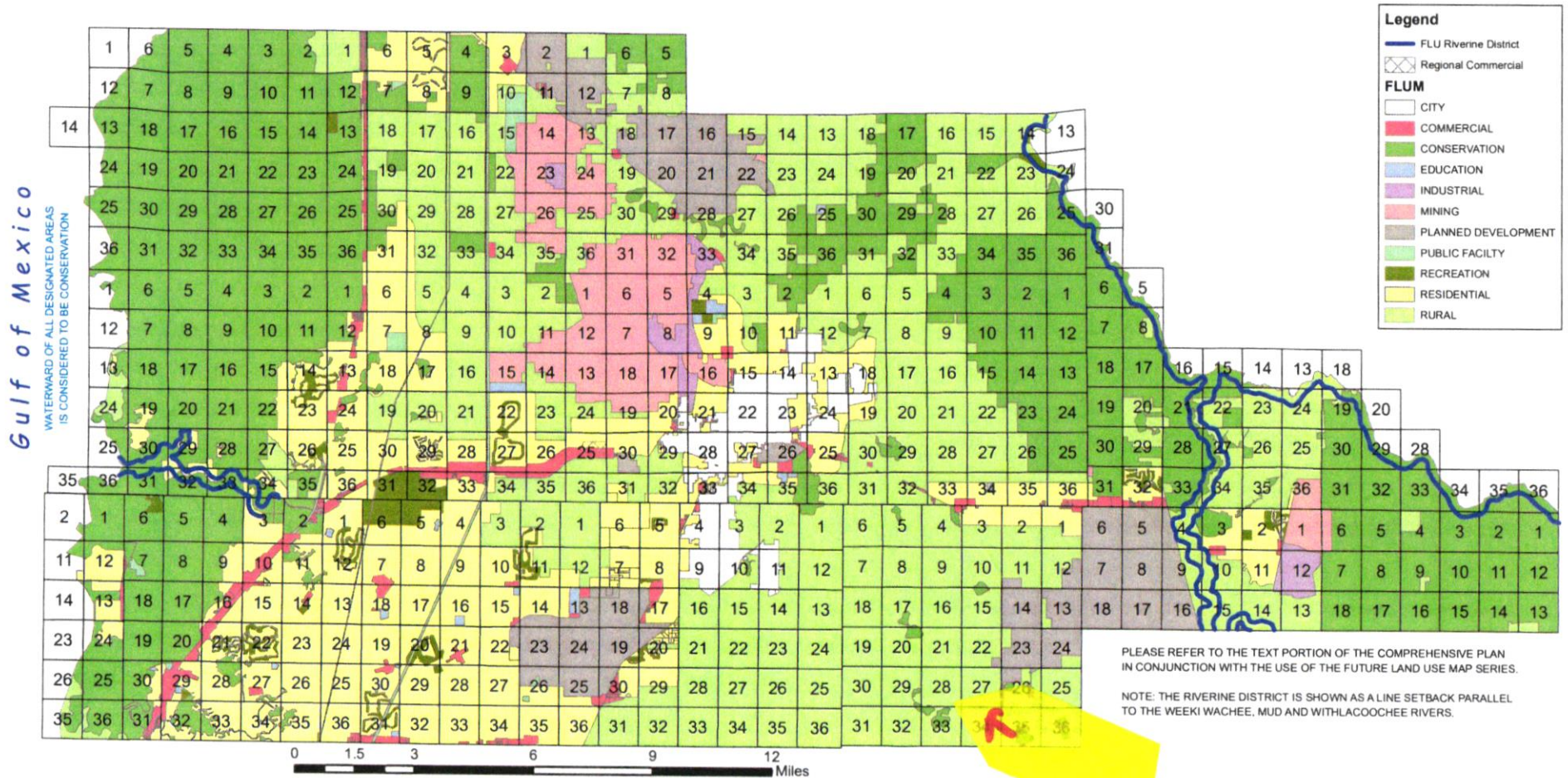
Six Feet Under LLC/Dan Johnson/Allen Altman



# Hernando County 2040 Future Land Use Map

Effective Date: January 11, 2022

HC Ordinance: # ORD 2022-1



Source: S:\Share\Planning\NewFLU\CompPlan2040\FLUM\_021522.pdf  
 Project: S:\Share\Planning\Zoning\NicoleD\_Workspace\_S\FLUM\FLUM.aprx  
 Date of mapping: 02/15/2022

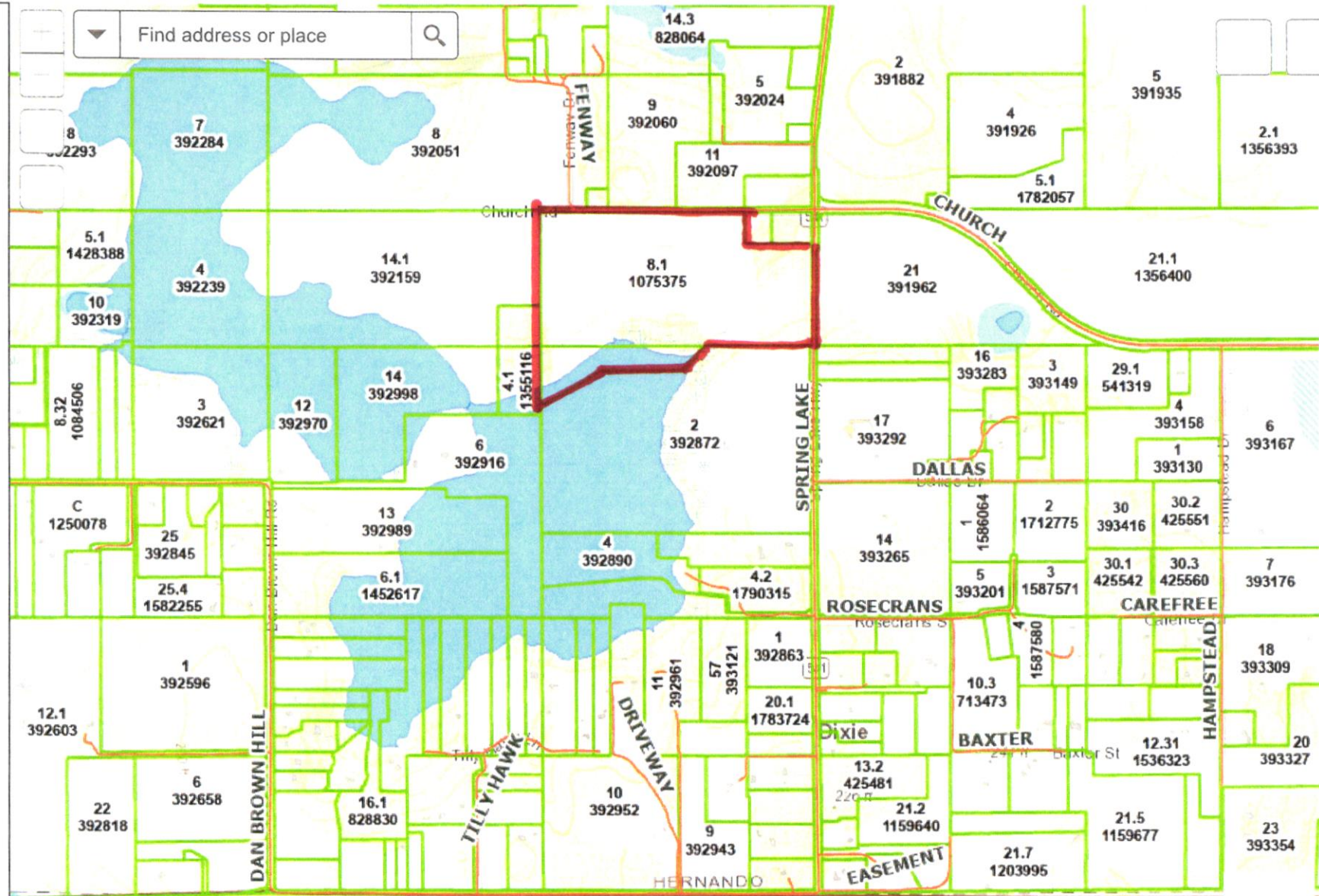






# General Map

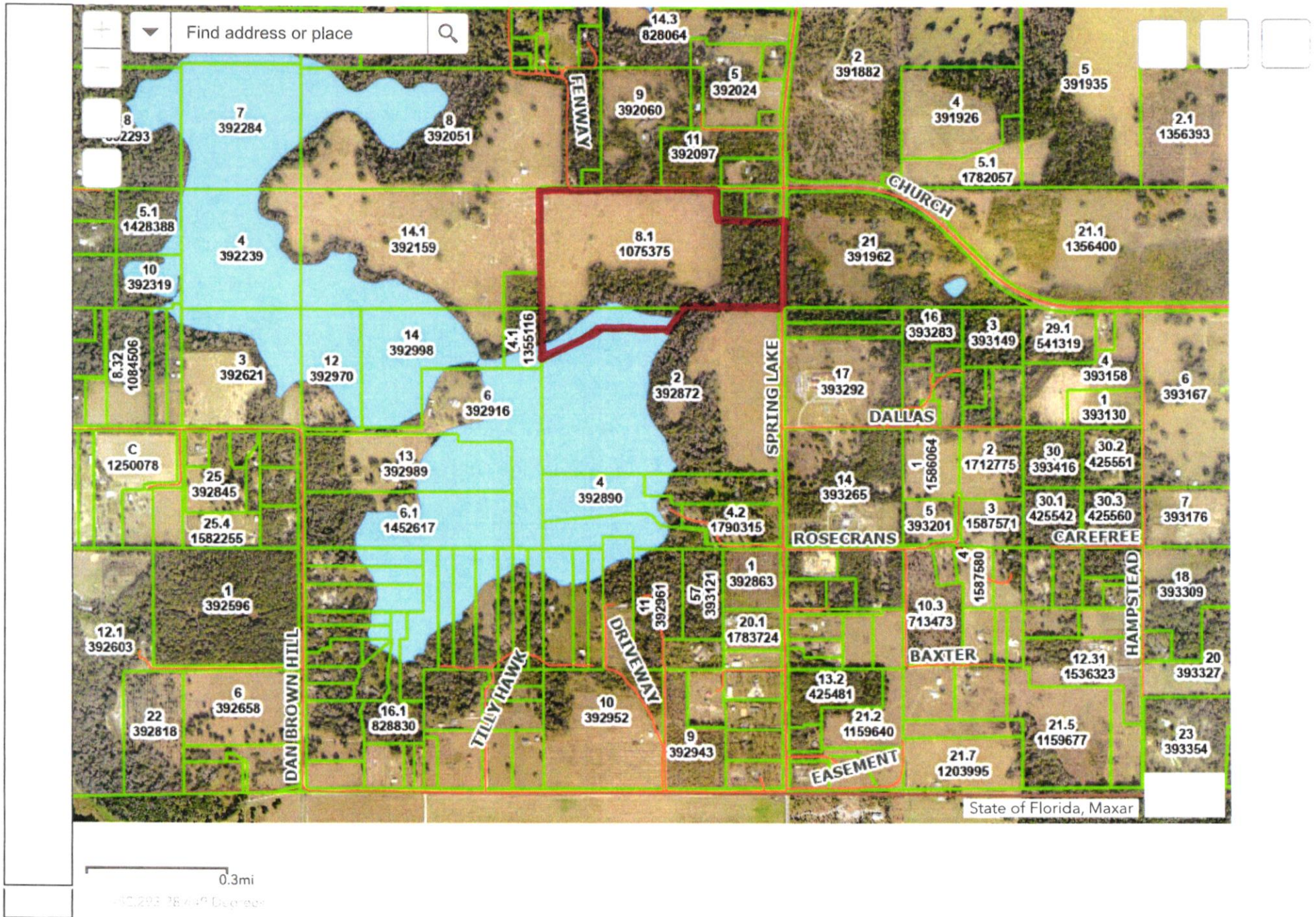
Find address or place





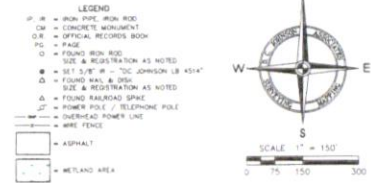


# General Map





A PORTION OF  
SECTION 28 & 33, TOWNSHIP 23 SOUTH, RANGE 20 EAST  
HERNANDO COUNTY, FLORIDA



DESCRIPTION:

Parcel 1 - Derived from Warranty Deed recorded in Official Records Book 3799, Page 1796 of the Public Records of Hernando County, Florida.

South 3/4 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 and the West 1/2 of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 23 South, Range 20 East, Hernando County, Florida.

Subject to a proposed easement for ingress, egress & utilities over that portion of the North 30.00 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 28 lying Westerly of Church Road.

Also subject to an existing easement for ingress & egress per Official Records Book 711, Page 1276 of the Public Records of Hernando County, Florida.

Also subject to Public Rights-of-Way by maintenance for Spring Lake Highway and Church Road.

Parcel 2 - Created per this survey.

A parcel of land lying within Section 33, Township 23 South, Range 20 East, Hernando County, Florida, being more particularly described as follows:  
For a POINT OF REFERENCE commence at the Northeast corner of said Section 33 thence S 89°58'22"W along the North boundary of the Northeast 1/4 thereof a distance of 1,055.67 feet for a POINT OF BEGINNING thence S 42°54'07"W a distance of 327.78 feet thence S 89°58'22"W a distance of 788.76 feet thence S 59°14'28"W a distance of 689.53 feet to a point on the West boundary of the Northeast 1/4 of said Section 33 thence N 0°00'00"00"E along said West boundary a distance of 1,082.36 feet to the Northwest corner of the Northeast 1/4 of said Section 33 thence N 89°58'22"E along the aforementioned North boundary of said Section 33 a distance of 1,603.45 feet to the POINT OF BEGINNING.

Subject to a proposed easement for ingress & egress over and across the North 30.00 feet of the West 15.00 feet thereof  
Containing 10.615 acres, more or less.

SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 51-17 Florida Administrative Code.
2. Surveyor has reviewed Commitment for Title Insurance, Commitment Number 110177455, as issued by Rabdett & Mortimer, PLLC, and underwritten by First American Title Insurance Policy, issued 12/27/2023 at 8:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted herein. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown herein.
5. Bearings shown herein are based on the Florida State Plane Coordinate System, FL-West Projection, with the North boundary of the Northeast 1/4 of Section 33, Township 23 South, Range 20 East, Hernando County, Florida having a grid bearing of S 89°58'22"W.
6. Bearings and distances shown herein are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following Agencies: Army Corp. of Engineers, Southwest Florida Water Management District (SWFWMD) or Florida Department of Environmental Protection (FDEP).
9. Wetland lines shown herein are per D.C. Johnson & Associates Project No. 2019-100401-B000003, dated 10/6/2022, as marked by Armstrong Environmental Services.
10. Spring Lake Highway and Church Road are public rights-of-way by maintenance. Maintained right-of-way lines shown herein are per field observed limits of County maintenance.

SCHEDULE B-II EXCEPTIONS

ITEM 1-10	NOT SURVEY RELATED
ITEM 11	ROAD RIGHTS-OF-WAY HAVE BEEN SHOWN HEREON PER OBSERVED LIMITS OF HERNANDO COUNTY MAINTENANCE.
ITEM 12	EASEMENT RESERVATION SHOWN ON DEED RECORDED IN D.R. 616, PAGE 130 AFFECTS THE SUBJECT PROPERTY (RIGHT-OF-WAY FOR CHURCH ROAD). EASEMENT WIDTH AND GEOMETRY IS UNDETERMINED.
ITEM 13	EASEMENT RECORDED IN D.R. BOOK 711, PAGE 1276 AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 14	PROPOSED EASEMENT FOR INGRESS, EGRESS & UTILITIES AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 15	PROPOSED EASEMENT FOR INGRESS & EGRESS AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 16	SEE MAP OF SURVEY FOR DETECTION OF BOUNDARY OCCUPATION & POTENTIAL ENCROACHMENTS.
ITEM 17-19	NOT SURVEY RELATED

LINE	BEARING	DISTANCE
L1	S 41°44'31" E	19.44'
L2	S 65°57'03" E	29.41'
L3	S 84°12'49" E	38.16'
L4	S 82°46'53" E	7.35'

DATE	REVISION	DATE OF FIELD SURVEY
1/17/24	REVISION TO ADD EXISTING AND PROPOSED EASEMENTS	1/5/2024
1/17/24	CORRECT COUNTY NAME TO DECATON	
1/17/24	FILE COMMENTARY REVIEW	

Surveyor's Signature: *[Signature]*  
D.C. Johnson & Associates, Inc.  
Professional Land Surveyor No. 10000  
Firm No. 10000  
Address: 10000  
City: Decatur, GA 30030  
Phone: 404.123.4567  
Fax: 404.123.4568  
Email: info@dcohnson.com  
Website: www.dcohnson.com

Boundary Survey  
Six Feet Under, LLC  
Spring Lake Highway @  
Church Road

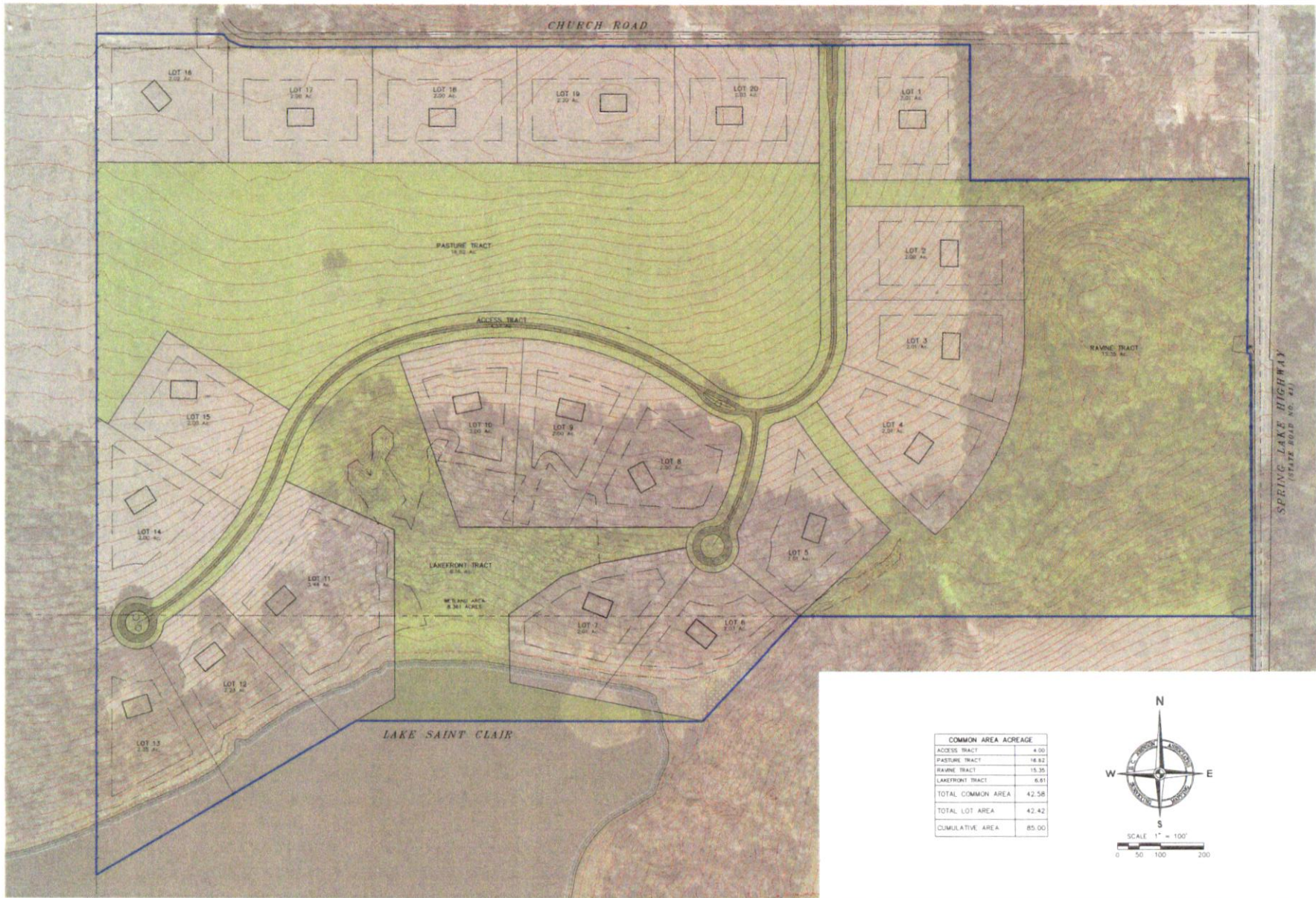
PROJECT NO. 2019-100401-B000003  
SEC. 28&33 TWP. 23S. R. 20E COUNTY: HERNANDO

SCALE 1" = 150'

1 of 1



CHURCHILL COUNTRYSIDE CONSERVATION SUBDIVISION  
SECTION 28 & 33, TOWNSHIP 23 SOUTH, RANGE 20 EAST  
HERNANDO COUNTY, FLORIDA



COMMON AREA ACREAGE	
ACCESS TRACT	4.00
PASTURE TRACT	18.82
RAINE TRACT	15.35
LAKEFRONT TRACT	6.61
TOTAL COMMON AREA	42.58
TOTAL LOT AREA	42.42
CUMULATIVE AREA	85.00



PRELIMINARY SUBDIVISION PLAN  
SIX FEET UNDER, LLC  
CHURCHILL

PROJECT NO. 2019-108002000001  
SEC 28&33 TWP 23S RANG 20E COUNTY HERNANDO



Andrew R. Coxson  
P.L.S. License No. 17643  
Professional Surveyor and Mapper  
Florida Department of Transportation  
Bureau of Planning and Design  
Not used without the original signature and seal  
of a Florida Licensed Surveyor and Mapper

DATE	REVISION

DATE OF FIELD SURVEY: 2/21/2024