



PLAN SNAPSHOT REPORT REZ-00021-2026 FOR HERNANDO COUNTY

Plan Type: Rezoning	Project:	App Date: 04/01/2026
Work Class: Rezoning PDP	District: Blank	Exp Date: 09/28/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Ellison, Lashaundra	Approval Expire Date:

Description: additional parcels: 1411369, 153103, 1411378, 153112, 1411387

Parcel: 153078	Main	Address: 4045 Eagle Nest Dr Hernando Beach, FL 34607	Main	Zone:
-----------------------	------	--	------	--------------

Applicant Coastal Engineering 966 CANDLELIGHT BLVD BROOKSVILLE, FL 34601 Business: (352) 796-9423	Property Owner Clifford Manuel Home: (352) 796-9423 Business: (352) 796-9423
--	--

Plan Custom Fields

Proposed Land Uses and Acres	The applicant is requesting a change in zoning from R 1B (Single Family) to PDP/SF (Single Family). The PDP (Single-Family) designation allows all permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, R-2 and R-1MH zoning districts which have been specifically designated or specified in the narrative or on the master plan. The applicant is proposing to develop under the R-2 development standards which permits both single family and two family dwellings. 11.8 upland acres, 20 total acres.	Proposed Residential Density	.98 du ac	Proposed Commercial Intensity	N/A
Proposed Deviations From Code	See Narrative for proposed deviations.	Site Size (Acres)	11.8	Existing Land Uses and Acreage	RESIDENTIAL/CONSERVATION
Known Activities or Uses On-Site	Conservation area varies based upon jurisdictional line.	Previous Land Use Approvals	See Narrative.	Environmental Considerations	See Narrative.
Proposed Perimeter Buffers and Perimeter Setbacks	25 ft upland buffer shown on plat.	Proposed Lot Setbacks and/or Building Separation	Front 20 feet (deviation from 25 feet) Rear- 20 feet Sides-7.5 feet (0 where each unit is side by side in one two family structure-deviation from 10)	Access to Project, including Treed Entranceway	north side of Eagles Nest Drive west and north of Maplewood Drive.
Proposed Preserved Natural Vegetation	Per Insteada subdivision plan and SWFWMD permit	Neighborhood Park Locations and Size	N/A	Is this a Master Plan Revision?	Major
Is This a Public Service Facility Overlay District	No	Transportation	Minimal impact	Water/Sewer	served by HCUD
Public Schools	Minimal impact	Parks and Recreation	Minimal impact	Stormwater and Drainage	In accordance with existing SWFWMD permit.

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Coastal__4/1/2026.jpg	04/01/2026 14:00	Engineering, Coastal		Uploaded via CSS
Receipt - REZ-000021-2026.pdf	04/06/2026 12:28	Miller, Michelle		Receipt for payment outside Tyler.
2_Rezoning FeeCalcSheet NEW Fees-INSTEADA v2-Other-2026-04-01_v1.pdf	05/06/2026 13:49	Engineering, Coastal	Available Online	
3_APO-INSTEADA-APO-Adjacent Property Owner List and Maps-2026-04-01_v1.pdf	05/06/2026 13:49	Engineering, Coastal	Available Online	
4_Proof of Ownership-Proof of Ownership-2026-04-01_v1.pdf	05/06/2026 13:49	Engineering, Coastal	Available Online	
Zoning Transmittal v2-Other-2026-04-01_v1.pdf	05/06/2026 13:49	Engineering, Coastal	Available Online	

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	DPW - Rezoning Engineering Base Fee	\$0.00	\$0.00
	ZZZZ Rezoning Engineering Fee Per Acre	\$0.00	\$0.00
	Rezoning PDP Planning Base Fee	\$0.00	\$0.00
	Technology Fee - Planning	\$491.00	\$0.00
	Technology Fee - Public Works	\$300.00	\$0.00
	Total for Invoice NOT INVOICED	\$791.00	\$0.00
	Grand Total for Plan	\$791.00	\$0.00

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Email	EMAIL-000026-2026	Emailed Applicant		Michelle Miller	04/02/2026

Comments: Good morning!

Please be advised that Hernando County is in receipt of your rezoning application. This will be distributed to our review departments on Monday, April 6. Your case planner will be reaching out with more information and next steps upon assignment next week. As we transition to our new Tyler Technologies Enterprise Permitting and Licensing system, please reach out to me if you have any questions or need any additional information.

Sincerely,

Michelle L. Miller, M.S. | Planning Manager
 Planning Division | Development Services Department
 1653 Blaise Drive, Brooksville, FL 34601
 Cell: 352-442-7448
 Email: mlmiller@hernandocounty.us
 Website: <http://www.hernandocounty.us>
 Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to register as a contractor in Tyler Civic Access is <https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.

The link to submit applications through Tyler is: www.HernandoCounty.us/CivicAccess

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Email	EMAIL-000065-2026	Application Deficiencies and Questions	Michelle Miller	05/07/2026
-------	-------------------	--	-----------------	------------

Comments: Email sent to applicant by Lashaundra - May 6, 2026

Good afternoon,

The initial inter-departmental review for Insteada Rez 21-2026 has been completed. At this time, a resubmittal is required to address the items identified by the reviewing agencies.

Please review the departmental comments and required actions outlined below:

1. Planning Department Comments

Ownership & Authorization

- Per the Land Development Code, applications must be signed by owners representing more than 50% of the property interest.
- Required Action: For Parcel Key 153078, records show ownership by both Laurie Manuel and CEA Development, Inc. While Clifford Manuel signed for the corporation, the signature of Laurie Manuel is also required to meet the authorization threshold.

Master Plan Revisions

The submitted Master Plan must be updated to include:

- Clearly delineated perimeter and internal buffers.
- Identification and labeling of all proposed land uses within the project boundaries.

Narrative & Master Plan Inconsistencies

There are significant discrepancies between your Project Narrative and the Master Plan regarding density and configuration:

- The narrative mentions "up to 12 two-family units" (24 total units), whereas the Master Plan only shows 12 units.
- The narrative also references "one two-family structure on each of the platted lot."
- Required Action: Provide a revised narrative and Master Plan that are fully synchronized regarding the total number of structures and dwelling units.

Land Use & Entitlement Clarification

- Use Selection: While the property currently holds single-family entitlements, the proposal to "keep single-family and add duplexes" in the current configuration is not permissible as presented. After internal review, the applicant must select a singular primary residential path for the development.

2. Department of Public Works Comments

- Driveway Requirements: Each parcel (Key Nos: 153078, 1411369, 153103, 1411378, 153112, and 1411387) must install a residential driveway apron.
- Standard: Must meet Hernando County Facility Design Guideline IV-26 – Residential Connection.

3. Utilities Department (HCUD) Comments

- Service Availability: HCUD does not currently provide service to these parcels, but water and wastewater infrastructure are available to the subject properties.
- No Objection: HCUD has no objection to the rezoning from R-1B to PDP/SF for the requested uses.

Next Steps & Resubmittal Deadline

To maintain your application's standing, please submit a complete resubmittal package addressing all the above items by the following date:
Resubmittal Deadline: June 6, 2026

If you require a formal extension, please submit a written request to the Planning Division prior to the deadline.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.1	Requires Re-submit	04/06/2026	05/04/2026	05/06/2026	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
DPW/Department of Public Works	Department of Public Works	McCorkel, Kandi	Approved	04/06/2026	05/04/2026	05/06/2026

Comments: Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Recommendation

Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.

Create Date

04/27/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire	Fire	LaChausse, Thomas	Approved	04/06/2026	05/04/2026	04/07/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Utilities	HCUD	Laurie, Andrew	Approved	04/06/2026	05/04/2026	05/05/2026

Comments: HCUD does not currently supply water or wastewater service to these parcels. Water & wastewater service are available. HCUD has no objection to the zoning change from R1B (Single Family) to PDP/SF to allow all permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, and R-1MH zoning districts. Parcel Key's# 153078, 1411369, 153103, 1411378, 153112, & 1411387.

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning/Zoning Team	Planning/Zoning	Ellison, Lashaundra	Requires Re-submit	04/06/2026	05/04/2026	05/01/2026

Comments: Resubmittal Required

Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction		<p>Land Use and Entitlements Use Selection: While the property currently holds single-family entitlements, the proposal to "keep single-family and add duplexes" in the current configuration is not permissible as presented. After internal administrative review, the applicant must select a singular primary residential path for the development.</p> <p>Rezoning Path: The applicant must choose between the specific land uses allowed under the PDP-SF (Planned Development Project - Single Family) designation. You must clarify if you are seeking a development of strictly single-family homes or strictly duplexes, as the mixing of these entitlements must conform to specific PDP-SF standards.</p>	No	05/01/2026	
General	General Correction	Used for general corrections	<p>3. Narrative and Master Plan Inconsistencies</p> <p>There are significant discrepancies between the Project Narrative and the Master Plan regarding the proposed density:</p> <p>Unit Count Conflict: The narrative mentions "up to 12 two-family dwelling units" (which totals 24 units), while the Master Plan states a total of 12 units.</p> <p>Structure Consistency: The narrative further complicates the count by stating there will be "one two-family structure on one of the platted lots."</p> <p>Required Action: Please provide a revised narrative and Master Plan that align perfectly regarding the total number of structures and total dwelling units.</p>	No	05/01/2026	
General	General Correction		<p>Planning Review Comments</p> <p>1. Ownership and Authorization Signature Requirement:</p>	No	05/01/2026	

PLAN SNAPSHOT REPORT (REZ-000021-2026)

According to the Land Development Code, the application must be signed by owners representing more than 50% of the property interest.

Parcel Key 153078: Records indicate ownership by Laurie Manuel and Cea Development. While Clifford Manuel has signed as Manager of Cea Development, the signature of Laurie Manuel is also required to meet the 50% threshold.

General	General Correction	2. Master Plan Requirements The submitted Master Plan must be revised to include the following missing or incomplete technical data: Buffers: Clearly delineate all required perimeter and internal buffers. Land Use Labels: Explicitly identify the location and extent of all proposed land uses within the project boundaries.	No	05/01/2026
---------	--------------------	---	----	------------

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.2	In Review	05/22/2026	06/22/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
DPW/Department of Public Works	Department of Public Works	McCorkel, Kandi	Approved	05/22/2026	06/22/2026	06/04/2026

Comments: Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.

Recommendation	Create Date
Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.	05/22/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire	Fire	LaChausse, Thomas	Approved	05/22/2026	06/22/2026	05/26/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Utilities	HCUD	Laurie, Andrew	Approved	05/22/2026	06/22/2026	06/11/2026

Comments: HCUD does not currently supply water or wastewater service to these parcels. Water & wastewater service are available. HCUD has no objection to the zoning change from R1B (Single Family) to PDP/SF to allow all permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, and R-1MH zoning districts. Parcel Key's# 153078, 1411369, 153103, 1411378, 153112, & 1411387.

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning/Zoning Team	Planning/Zoning	Ellison, Lashaundra	In Review	05/22/2026	06/22/2026	
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction		<p>2. Master Plan Requirements The submitted Master Plan must be revised to include the following missing or incomplete technical data:</p> <p>Buffers: Clearly delineate all required perimeter and internal buffers.</p> <p>Land Use Labels: Explicitly identify the location and extent of all proposed land uses within the project boundaries.</p>	Yes	05/22/2026	06/05/2026
General	General Correction	Used for general corrections	<p>3. Narrative and Master Plan Inconsistencies There are significant discrepancies between the Project Narrative and the Master Plan regarding the proposed density:</p> <p>Unit Count Conflict: The narrative mentions "up to 12 two-family dwelling units" (which totals 24 units), while the Master Plan states a total of 12 units.</p> <p>Structure Consistency: The narrative further complicates the count by stating there will be "one two-family structure on one of the platted lots."</p> <p>Required Action: Please provide a revised narrative and Master Plan that align perfectly regarding the total number of structures and total dwelling units.</p>	No	05/22/2026	
General	General Correction		<p>Planning Review Comments 1. Ownership and Authorization Signature Requirement: According to the Land Development Code, the application must be signed by owners representing more than 50% of the property interest.</p> <p>Parcel Key 153078: Records indicate ownership by Laurie Manuel and Cea Development. While Clifford Manuel has signed as Manager of Cea Development, the signature of Laurie Manuel is also required</p>	Yes	05/22/2026	06/05/2026

PLAN SNAPSHOT REPORT (REZ-000021-2026)

General	General Correction	<p>to meet the 50% threshold.</p> <p>Land Use and Entitlements Use Selection: While the property currently holds single-family entitlements, the proposal to "keep single-family and add duplexes" in the current configuration is not permissible as presented. After internal administrative review, the applicant must select a singular primary residential path for the development.</p> <p>Rezoning Path: The applicant must choose between the specific land uses allowed under the PDP-SF (Planned Development Project - Single Family) designation. You must clarify if you are seeking a development of strictly single-family homes or strictly duplexes, as the mixing of these entitlements must conform to specific PDP-SF standards.</p>	No	05/22/2026
---------	--------------------	---	----	------------

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/06/2026 10:28	
Intake Review v.1	Plan Activity		04/06/2026 10:28
Assess Fees v.1	Generic Action		04/06/2026 10:28
File Assignment v.1	Task	04/06/2026 10:28	04/06/2026 10:33
Rezoning Review v.1	Receive Submittal	04/06/2026 0:00	05/06/2026 13:49
Rezoning Review v.2	Receive Submittal	05/22/2026 0:00	
Completeness Determination v.1	Task		
Deficiencies Addressed v.1	Generic Action		
Generate Maps v.1	Task		
Staff Analysis v.1			
Master Merge Finalization v.1	Task		
Finalization of Staff Report v.1	Generic Action		
Forward Recommendation to Applicant v.1	Task		
Finalize Staff Recommendation v.1	Generic Action		
Administrative Tasks v.1			
Email Applicant and Representative v.1	Generic Action		
Complete Advertising v.1	Task		
Prepare Item for Public Hearing v.1	Generic Action		
Public Hearings v.1			
Planning and Zoning Commission v.1	Hold Hearing		
Prepare Item for BOCC v.1	Generic Action		
BOCC v.1	Hold Hearing		