

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: 5-20-2024

H-24-32

File No. _____ Official Date Stamp:

RECEIVED

MAY 22 2024

Hernando County Development Services
Zoning Division

APPLICANT NAME: DONALD AND TERESA KRELL

Address: 15092 HUMMINGBIRD RD.

City: WEEKI WACHEE

State: FL.

Zip: 34614

Phone: 321-514-3545 Email: DONKRELL@HAMAK.COM

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

REPRESENTATIVE/CONTACT NAME: _____

Company Name: _____

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): 73903

2. SECTION 21, TOWNSHIP 21 S, RANGE 18 E

3. Current zoning classification: R1C

4. Desired zoning classification: AGRICULTURE RESIDENTIAL

5. Size of area covered by application: 2.3 ACRES

6. Highway and street boundaries: BARNEVELDE RD

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 AND TERESA KRELL, 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.

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 22 day of May, 2024, by Donald Krell who is personally known to me or produced KA as identification.

Danielle Walters
Signature of Notary Public

Teressa A. Krell
Signature of Property Owner



Notary Seal/Stamp

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

NARRATIVE FOR REZONING
13353 BARNEVELDE RD.

THE PROPERTY IS CURRENTLY ZONED
AS RIC. WE WOULD LIKE TO
REZONE TO AG RESIDENTIAL.

IN ORDER TO HAVE FARM ANIMALS AND
GARDENING CAPABILITIES.

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

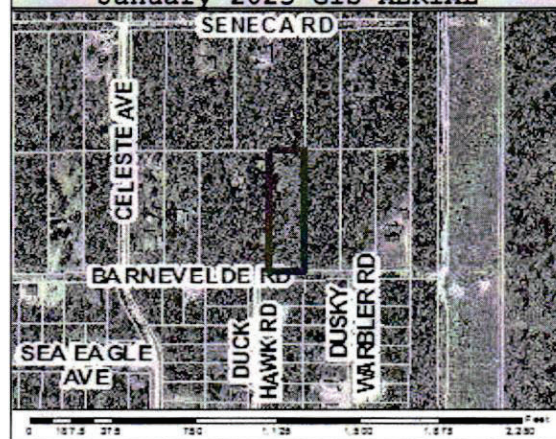
2023 FINAL TAX ROLL

KEY #	00073903	PRINTED ON	10/07/23	PAGE	1
PARCEL #	R21 221 18 1590 0000 0610	SITUS	BARNEVELDE RD		
OWNER(S)	KRELL DONALD, KRELL TERESA	PARCEL DESCRIPTION	COUNTRY ESTATES LOT 61		
MAILING ADDRESS UPDATED 03/21/23	14470 LELANI DR WEEKI WACHEE FL 34614-1428	UPDATED 01/01/80			

MISCELLANEOUS PROPERTY INFORMATION

RESIDENTIAL PROPERTY INFORMATION			
LAST UPDATED	01/01/12		
		APPRAISAL METHOD	COST
SQUARE FOOTAGE	100,904	PARENT KEY #	00000000
ACRES	2.30	MERGE KEY #	
JURISDICTION	C	COUNTY	
LEVY CODE	CWES	COUNTY WIDE EMS	
NEIGHBORHOOD	1590	COUNTRY EST UNIT 1	
SUBDIVISION	1590	COUNTRY EST UN 1	
DOR LAND USE	00	VACANT RESIDENTIAL	
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT	
INCOME GROUP	02	DOR MARKET AREA #02	
MARKET AREA			
DOR MARKET AREA			
ZONING USE			
PCA1 - LAND USE	0	VACANT	
PCA2 - LAND TYPE	1	RESIDENTIAL	
PCA3 - LIVING UNITS	0	0 UNITS	
PCA4 - LAND SIZE	0	SUBS REC/UNR	

January 2023 GIS AERIAL



APPRAISER #	09	DAMAGE CODE	
APPRAISAL DISTRICT	003	DAMAGE YEAR	
SUBSURFACE?	N		
ENTERPRISE ZONE?	N		
RESIDENTIAL UNITS			

2023-02-00 PROPERTY VALUES

		COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND		60,542	60,542	60,542	
BUILDINGS					
FEATURES AND OUT BUILDINGS					
JUST/MARKET VALUE		60,542	60,542	60,542	
CLASSIFIED USE DIFFERENTIAL					
VALUE PRIOR TO CAP		60,542	60,542	60,542	
VALUE INELIGIBLE FOR CAP			60,542		
VALUE ELIGIBLE FOR CAP		60,542		60,542	
CAP DIFFERENTIAL		33,681		33,681	
VALUE OF ELIGIBLE PORTION AFTER CAP		26,861		26,861	
VALUE INELIGIBLE FOR CAP			60,542		
ASSESSED VALUE		26,861	60,542	26,861	
EXEMPT VALUE					
TAXABLE VALUE		26,861	60,542	26,861	
CLASSIFIED LAND USE VALUE	0	FEATURE ADDITIONS 0			
NEW CONSTRUCTION	0	FEATURE DELETIONS 0			

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	S/S ADJ	LOC ADJ	TABLE RATE	ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2002		Y				100,904.00	SQFT	0%	0%	.75	.60	60,542

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
BARNEVELDE RD



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2023 FINAL TAX ROLL

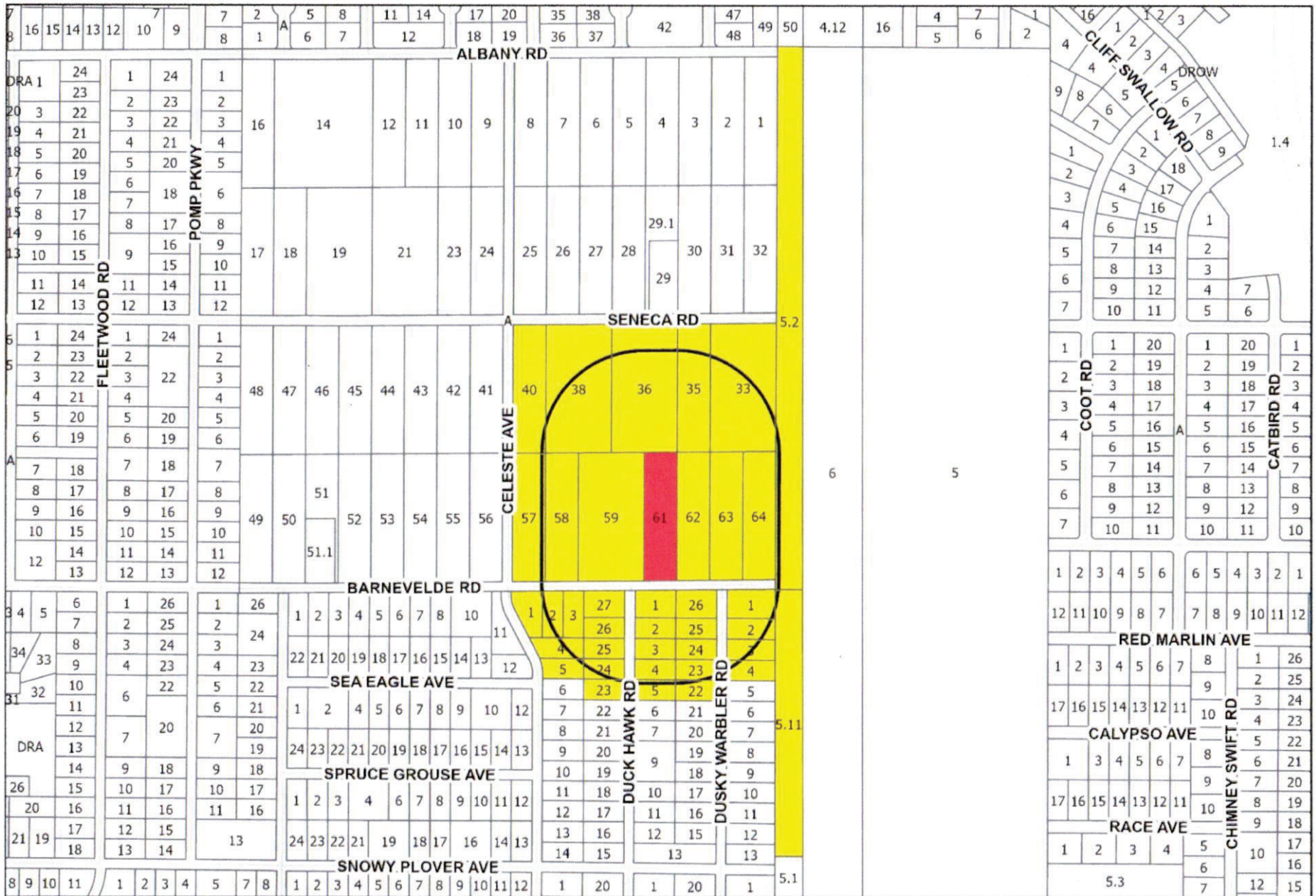
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PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/21/23	KRELL DONALD	Q	QUALIFIED	Y	WD	4284	0071		60,000
04/16/09	HOHMAN JANET G TTEE	X	DISQ SALE /R	Y	WD	2650	0592		100
01/23/06	HOHMAN JANET G	Q	QUALIFIED	Y	WD	2199	0528		70,000
12/28/01	HARTPENCE LEWIS W JR & FAY L	D	DISQUALIFIED	Y	WD	1505	1736		100
12/14/98	CRAWFORD TERRY P	D	DISQUALIFIED	Y	WD	1261	0042		2,100
01/01/80	NEW YOLANDA	D	DISQUALIFIED	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/03/23	2023	256	21	VACANT
01/09/18	2018	236	21	VACANT
01/11/13	2013	155	21	VACANT
03/10/09	2009	170	21	VACANT
05/23/05	2005	154	21	VACANT
01/31/01	2001	118	17	5 YEAR REVIEW



Not to Scale



This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 05/21/2024.

KRELL APO

- Subject Parcel
- 500 ft Buffer
- Parcels within 500 ft



PARCEL_KEY	PARCEL_SHO	PARCEL_NUM	OWNER_NAME	OWNER_NA_1	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_ADDR4
73716	40	R21 221 18 1590 0000 0400	BALLARD TERESA		13316 SENECA RD	BROOKSVILLE FL 34614-1101		
73690	38	R21 221 18 1590 0000 0380	BALLARD TERESA R		13316 SENECA RD	WEEKI WACHEE FL 34614		
73878	57	R21 221 18 1590 0000 0570	BARTO PAULINE, BARTO DALE		13289 BARNEVELDE RD	WEEKI WACHEE FL 34614-1535		
73887	58	R21 221 18 1590 0000 0580	BEVILACQUA DAVID W		13307 BARNEVELDE RD	WEEKI WACHEE FL 34614-1500		
773309	3	R01 221 17 3357 4910 0030	BLACK WALTER S, BLACK ALLENE		5207 DELLBROOK AVE	SPRING HILL FL 34608-2343		
773318	4	R01 221 17 3357 4910 0040	BLACK WALTER S, BLACK ALLENE		5207 DELLBROOK AVE	SPRING HILL FL 34608-2343		
1154422	5.11	R22 421 18 0000 0050 0011	COOPER STANLEY K TTEE, COOPER MARTHIANNE	TTEE	13415 SNOWY PLOVER AVE	WEEKI WACHEE FL 34614-1613		
552397	27	R01 221 17 3357 4900 0270	COTRONEO AMY		13347 LELANI DR	WEEKI WACHEE FL 34614-1377		
773265	24	R01 221 17 3357 4900 0240	COX MICHAEL, COX EILEEN		15167 DUCK HAWK RD	WEEKI WACHEE FL 34614-1518		
73921	63	R21 221 18 1590 0000 0630	CROAN KEVIN ET AL		13399 BARNEVELDE RD	WEEKI WACHEE FL 34614-1500		
73930	64	R21 221 18 1590 0000 0640	CROAN KEVIN, SCOTT ELAINE, CROAN ESPIE		13399 BARNEVELDE RD	WEEKI WACHEE FL 34614-1500		
67019	1	R01 221 17 3357 4910 0010	FRITZ JONATHAN, FRITZ DIANNA		10432 LAVAL ST	SPRING HILL FL 34608-4850		
773513	4	R01 221 17 3357 4920 0040	GONZALEZ ALBERTO TTEE, GONZALEZ DEBRA P	TTEE	1960 SW 72ND AVE	PLANTATION FL 33317-5039		
773292	2	R01 221 17 3357 4910 0020	GRIMMER SUELLEN S, GRIMMER JOHN B II		15186 DUCK HAWK RD	WEEKI WACHEE FL 34614-1548		
1153334	5.2	R22 421 18 0000 0050 0020	HERNANDO COUNTY WATER & SEWER DISTRICT		15470 FLIGHT PATH DRIVE	BROOKSVILLE FL 34604-6823		
773274	25	R01 221 17 3357 4900 0250	HOEFLER JO ANN		5 HILLTOP LN	DUNBARTON NH 03046		
73896	59	R21 221 18 1590 0000 0590	HOLOP STEVEN J		13321 BARNEVELDE RD	WEEKI WACHEE FL 34614-1500		
773050	3	R01 221 17 3357 4900 0030	KING CHERYL		13314 BARNEVELDE RD	WEEKI WACHEE FL 34614-1574		
773504	3	R01 221 17 3357 4920 0030	KRAMER KEITH J		1328 PIPER RD	SPRING HILL FL 34606-4148		
73663	33	R21 221 18 1590 0000 0330	LALLEMAND CARL		13388 SENECA RD	WEEKI WACHEE FL 34614-1101		
773078	5	R01 221 17 3357 4900 0050	LAPIDE ANTHONY L		160 HEBERTON AVE APT 2C	STATEN ISLAND NY 10302-1460		
773489	26	R01 221 17 3357 4910 0260	MATTISON VICTOR A JR, MATTISON SHIRLEY C		1199 DUNLOE RD	MANCHESTER MO 63021-5614		
773283	26	R01 221 17 3357 4900 0260	MCCOMBS LANE C, MCCOMBS FLORENCE E		7935 E SHORE RD	PASADENA MD 21122-1353		
773069	4	R01 221 17 3357 4900 0040	MELLISH DAWN		7202 CHESTERHILL CIR	MOUNT DORA FL 32757-7005		
73672	35	R21 221 18 1590 0000 0350	METTLER RYAN		13358 SENECA RD	WEEKI WACHEE FL 34614-1101		
73681	36	R21 221 18 1590 0000 0360	OLMO GRABIEL A, OLMO JOHANNY		13344 SENECA RD	WEEKI WACHEE FL 34614-1101		
773256	23	R01 221 17 3357 4900 0230	PETRACCO PETER R TTEE		15157 DUCK HAWK RD	WEEKI WACHEE FL 34614-1518		
748793	23	R01 221 17 3357 4910 0230	PON ERIC JAMES		15165 DUSKY WARBLER RD	WEEKI WACHEE FL 34614-1466		
748800	24	R01 221 17 3357 4910 0240	PROBUILT US INC		4534 COMMERCIAL WAY	SPRING HILL FL 34606-1957		
552538	25	R01 221 17 3357 4910 0250	RODRIGUEZ RAFAEL, RODRIGUEZ SUSAN R		107 SENECA ST	STATEN ISLAND NY 10310-2333		
67028	1	R01 221 17 3357 4920 0010	SOUTHWEST FLA W M D		2379 BROAD ST	BROOKSVILLE FL 34601		
773327	5	R01 221 17 3357 4910 0050	SOUTHWEST FLA W M D		2379 BROAD ST	BROOKSVILLE FL 34601		
773470	22	R01 221 17 3357 4910 0220	SOUTHWEST FLA W M D		2379 BROAD ST	BROOKSVILLE FL 34601		
773498	2	R01 221 17 3357 4920 0020	SOUTHWEST FLA W M D		2379 BROAD ST	BROOKSVILLE FL 34601		
73912	62	R21 221 18 1590 0000 0620	TERRIZZI DENNIS, TERRIZZI JACQUELINE		73 PARK LANE DR	ALBERTSON NY 11507-1321		
67000	1	R01 221 17 3357 4900 0010	WELKER ROBERT A, WELKER WANDA LEE		1561 NW 63RD AVE	SUNRISE FL 33313-4640		
773041	2	R01 221 17 3357 4900 0020	WELKER ROBERT A, WELKER WANDA LEE		1561 NW 63RD AVE	SUNRISE FL 33313-4640		