

OFFICE USE ONLY  
DATE REC'D

FILE NO. \_\_\_\_\_

**HERNANDO COUNTY ZONING DIVISION  
ZONING APPEAL APPLICATION**

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: ARC Florida Homes LLC Date: 12/13/23

Mailing Address: 9000 GlenLakes Blvd. WeekiWachee FL 34613

Phone No. 352-597-9000 Fax: N/A

E-Mail: glenlakesarhomes@gmail.com

Representative Name (if applicable): Rick Arrighi

Mailing Address: 9000 GlenLakes Blvd. WeekiWachee FL 34613

Phone No. 352-597-9000 Fax: \_\_\_\_\_

E-Mail: Same as above

Address of Property: 9319 Gentle Ben Ct. WeekiWachee FL 34613

Legal Description: Lot 14, GlenLakes, Phase one, Unit 4-E

Key No.: 1532791 Zoning District: Hernando

Homeowners Association Yes  No  If yes, name of HOA GlenLakes master HOA

Contact Name: James W. Rappaport

Contact Address: 9000 GlenLakes Blvd. City: WeekiWachee State FL Zip 34613

Signature of applicant or representative: 

Lot 14

**OWNER AFFIDAVIT**

I, milvian LLC, \_\_\_\_\_, HEREBY STATE AND AFFIRM THAT:

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

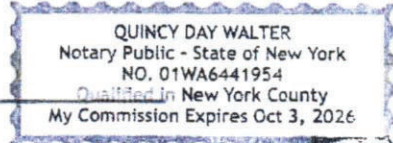
[Signature]  
Signature of property owner

STATE OF NEW YORK  
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 12 day of December, 2023 by Geoffrey Kristof, who is () personally known to me or who () has produced as identification.

[Signature]  
Signature of Notary Public

Stamp of Notary Public



\*\*\*\*\*

**AGENT/REPRESENTATIVE AFFIDAVIT**

I, Richard Arrighi / Acc. Florida Homes, LLC, HEREBY STATE AND AFFIRM THAT:

- I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

[Signature]  
Signature of representative

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13th day of Dec, 2023 by Richard Arrighi, mang, who is () personally known to me or who () has produced as identification.

[Signature]  
Signature of Notary Public

Stamp of Notary Public




December 13, 2023

Re: Lot 14, GlenLakes, Phase One, Unit 4-E Key # 1532791 9319 Gentle Ben Ct. Weeki Wachee Fl 34613

To whom it may concern

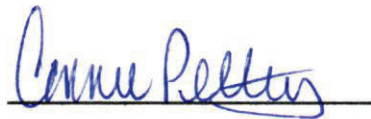
We would like to request a hearing before the Board of Commissioners for a variance on the above-described property.

  
Richard Arrighi, *manag.*

State of Florida

Hernando County

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2023, by Richard Arrighi who is () personally know to me or who () has produced \_\_\_\_\_ as identification.



Notary Public

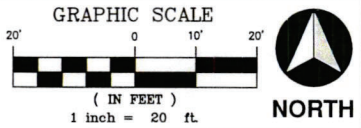
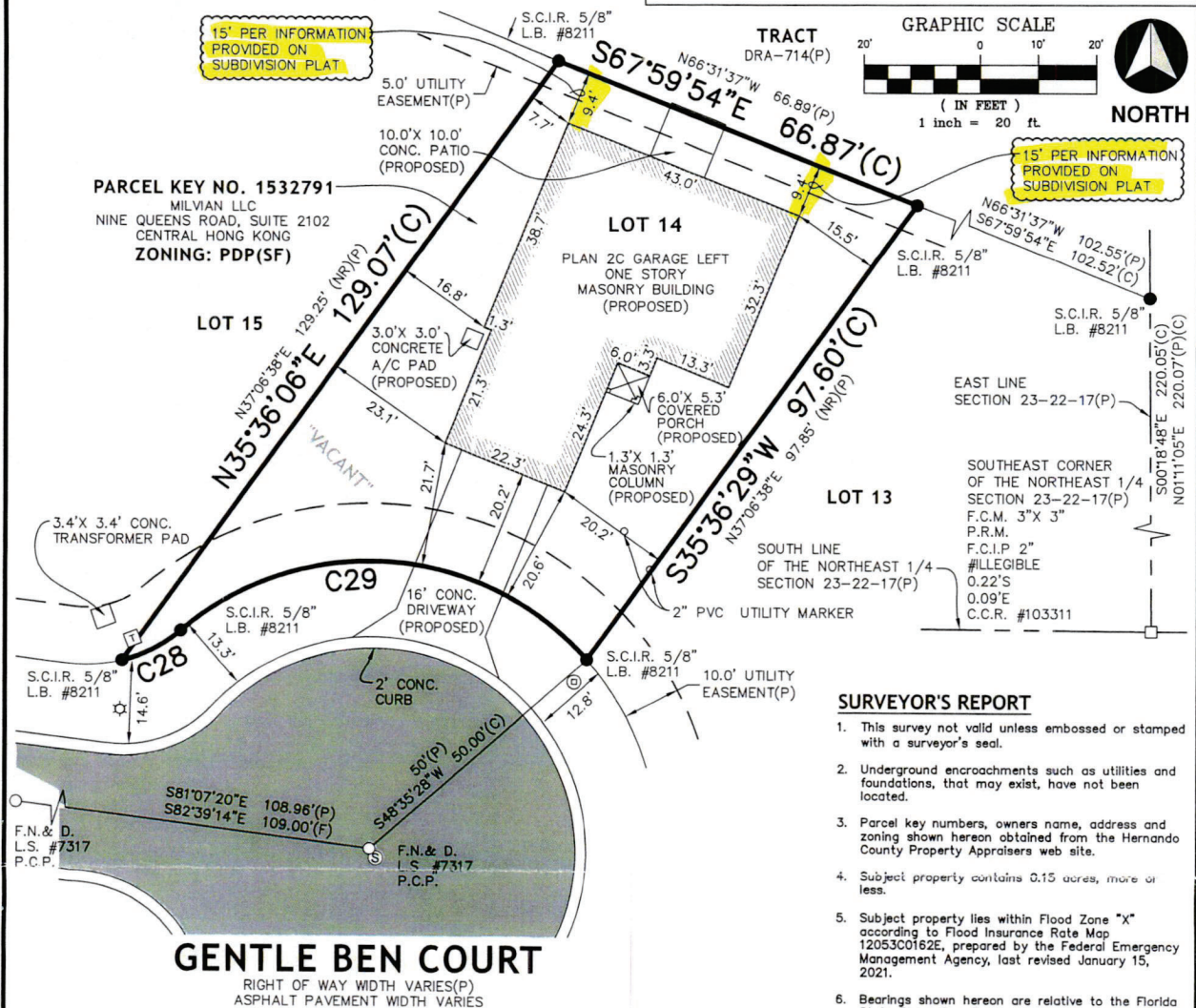


CONNIE PETTY  
Commission # GG 956854  
Expires June 9, 2024  
Bonded Thru Budget Notary Services

My commission expires: \_\_\_\_\_

# BOUNDARY SURVEY

SECTION 23, TOWNSHIP 22 SOUTH, RANGE 17 EAST  
HERNANDO COUNTY, FLORIDA



## SURVEYOR'S REPORT

- This survey not valid unless embossed or stamped with a surveyor's seal.
- Underground encroachments such as utilities and foundations, that may exist, have not been located.
- Parcel key numbers, owners name, address and zoning shown hereon obtained from the Hernando County Property Appraisers web site.
- Subject property contains 0.15 acres, more or less.
- Subject property lies within Flood Zone "X" according to Flood Insurance Rate Map 12053C0162E, prepared by the Federal Emergency Management Agency, last revised January 15, 2021.
- Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment, holding the North line of Lot 14 as being S. 67 degrees 59'54"E.
- Legal description shown hereon prepared by the undersigned surveyor.
- This survey was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this survey that may be found in the Public Records of Hernando County, Florida.

## LEGAL DESCRIPTION

Lot 14, GLEN LAKES PHASE ONE UNIT "4-E", as recorded in Plat Book 34 Page 21 of the Public Records of Hernando County, Florida.

## LEGEND

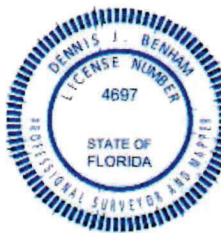
- FCM = FOUND CONCRETE MONUMENT
- FN&D = FOUND NAIL AND DISK
- SCIR = SET CAPPED IRON ROD
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- CCR = CERTIFIED CORNER RECORD
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- PB = PLAT BOOK
- PG = PAGE
- (P) = PLAT
- (F) = FIELD MEASUREMENT
- (C) = CALCULATED
- (D) = NOT RADIAL
- A/C = AIR CONDITIONER
- CONC = CONCRETE
- X = GATE VALVE
- ⊕ = SANITARY SEWER CLEAN-OUT
- ⊙ = SANITARY SEWER MANHOLE
- ☒ = TELEPHONE RISER/BOX/CABINET
- ☐ = IRRIGATION BOX
- ☆ = LIGHT POLE

## BUILDING SETBACKS

FRONT = 20'  
SIDE = 7.5'/0'  
REAR = 15'

## BUILDING PLAN

BUILDING PLAN 2 ELEV C GARAGE LEFT



## SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Boundary Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

*[Signature]* 07/31/2023

Dennis J. Benham  
Professional Surveyor and Mapper No. 4697  
State of Florida

PREPARED BY  
**ACCURATE SURVEY OF FLORIDA, INC.**  
4206 NATIONAL GUARD DRIVE  
PLANT CITY, FLORIDA 33563  
TEL: (813) 645-2300  
LICENSE BUSINESS NO. 8211

PREPARED FOR  
MILVIAN LLC, ARC FLORIDA HOMES  
10485 GLEN LAKES BOULEVARD  
WEEKI WACHEE, FLORIDA 34613-4299

SHEET NAME  
LOT 14, GENTLE BEN COURT  
GLEN LAKES PHASE ONE UNIT "4-E"  
HERNANDO COUNTY, FLORIDA

CREW CHIEF: N/A	PROJECT # GLEN LAKES
DRAWN BY: T.L.H.	DATE: 07/31/2023
CHECKED BY: D.J.B.	SHEET 1 OF 1
REVISION DATE:	