

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

File No. _____ Official Date Stamp: _____

Date: _____

APPLICANT NAME: GULF KEY RENTALS LLC

Address: _____

City: 5346 MARINER BLVD, SPRING HILL State: FL Zip: 34609

Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM

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

REPRESENTATIVE/CONTACT NAME:

Company Name: The Permit Tech Inc- Lisa Wilson

Address: _____

City: P O BOX 15133 BROOKSVILLE State: FL Zip: 34604

Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): KEY # 00843822 / PARCEL #R32 323 17 5182 1843 0240

2. SECTION 05 TOWNSHIP 23 RANGE 18

3. Current zoning classification: PDP (SF)

4. Desired zoning classification: PDP-OP

5. Size of area covered by application: 0.24 acre

6. Highway and street boundaries: SPRINGWOOD RD AND MARINER BLVD

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, LISA A. MEJIA, 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): THE PERMIT TECH - LISA WILSON

to submit an application for the described property.

Signature of Property Owner

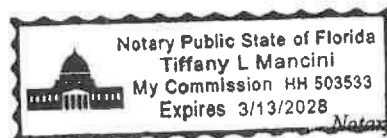
STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of July, 2025, by Lisa A. Mejia who is personally known to me or produced X as identification.

Signature of Notary Public

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



Notary Seal/Stamp



PO Box 15133
Brooksville, FL 34604
(352) 585-8326
thepermittech@gmail.com

NARRATIVE

Thursday, May 15, 2025

To: Hernando County Planning and Zoning Dept

Re: Lisa Mejia- Gulf Key Rentals, LLC- Re-Zone Request

5346 Mariner Blvd

The property (key # 843822) is currently zoned PDP (SF). The property owner would like to operate as a Dietitian Office. We are respectfully requesting a change of zoning to PDP-OP per the County's suggestion to allow for the property owner to use this property as she intended. In looking at the area surrounding this property, there are several commercial properties in the vicinity, including a Care Home Facility located 5311 Mariner Blvd just across the street from this property. The property owner predicts approx. (2) Employees with 4-6 Patients weekly by appointment only.

Please contact me at 352-585-8326 or at thepermittech@gmail.com if there are any questions or concerns. Thank you.

NOTES

SEC 05 TWP 23 S. RNG 18 E. SCALE 1"=30'

- NUMBERS SHOWN IN PARENTHESIS INDICATE ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL.
- UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.
- PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.
- PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.
- ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.
- THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.
- THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- BEARING MERIDIAN ESTABLISHED FROM THE SOUTHERLY LOT BOUNDARY LINE IN REFERENCE TO DATA SHOWN ON PLAT AS N81°04'48"W.

LEGEND

- SET 1/2" IRON ROD (NO. L.B. 8340)
- FOUND IRON ROD (SIZE AND NO. AS NOTED)
- FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- ⊗ FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- ⊠ SET DISK (1-1/4" NO. L.B. 8340 UNLESS OTHERWISE NOTED)
- FOUND CONC. MONUMENT (4"x4" UNLESS OTHERWISE NOTED)
- ✕ FOUND NAIL
- ⊗ FOUND "X" CUT
- △ SET WOODEN HUB
- △ NOT TO SCALE
- ⊕ FIBERGLASS LIGHT POLE
- WOOD POWER POLE

ABBREVIATIONS

- | | | | |
|--------------|-------------------------|----------------------|---|
| F=FIELD | STY=STORY | PG=PAGE | POR=PORTION |
| P=PLATTED | FL=FLOOR | P.B.=PLAT BOOK | P.C.=POINT OF CURVATURE |
| M=MEASURED | EL=ELEVATION | APP=APPROXIMATE | P.L.=POINT OF INTERSECTION |
| D=DESCRIBED | RES=RESIDENCE | N/N=NO NUMBER | P.O.B.=POINT OF BEGINNING |
| C=CALCULATED | GAR=GARAGE | W/C=WITNESS CORNER | P.R.M.=PERMANENT REFERENCE MONUMENT |
| NO.=NUMBER | COV=COVERED | C/L=CLOSURE LINE | P.C.P.=PERMANENT CONTROL POINT |
| SEC=SECTION | BLDG=BUILDING | R/P=REFERENCED POINT | F.F.E.=LOWEST FLOOR ELEVATION |
| TWP=TOWNSHIP | COL=COLUMN | R/W=RIGHT-OF-WAY | O.R.B.=OFFICIAL RECORD BOOK |
| RNG=RANGE | CONC=CONCRETE | M/S=METAL SHED | L.S.=LAND SURVEYOR |
| COR=CORNER | C.B.=CONCRETE BLOCK | C/S=CONCRETE SLAB | L.B.=LAND SURVEYOR BUSINESS |
| BRNG=BEARING | C.L.F.=CHAIN LINK FENCE | C/W=CONCRETE WALK | L.U.S.M.=LINE USED FOR BEARING MERIDIAN |
| TYP=TYPICAL | B.M.=BENCHMARK | C/D=CONCRETE DRIVE | P.S.M.=PROFESSIONAL SURVEYOR |
| CT=COURT | ENC=ENCROACHMENT | W/F=WOOD FENCE | |
| AVE=AVENUE | BORY=BOUNDARY | S/P=SCREEN PORCH | C/C=CONCRETE CURB |
| DR=DRIVE | WD.FM.=WOOD FRAME | A/C=AIR CONDITIONING | O.H.P.L.=OVER HEAD POWER LINE |
| ST=STREET | BLVD=BOULEVARD | C=CENTERLINE | W/PP=WOOD POWER POLE |
| LA=LANE | T/R=TELE COM RISER | C/C=CONCRETE CURB | E/LH=EDGE OF LIME ROCK ROAD |
| CIR=CIRCLE | C/W=GUY WIRE | V/V=VERIZON VAULT | E/C=ELECTRIC CONDUIT |
| | W/M=WATER METER | CTV=CABLE TV RISER | H.Y.D.=FIRE HYDRANT |
| | P/R=PHONE RISER | E/V=ELECTRIC VAULT | W&W/F=WOOD & WIRE FENCE |
| | C/R=CABLE RISER | A/D=ASPHALT DRIVE | C.M.P.=CORRUGATED METAL PIPE |
| | | W/M=WATER METER | E/T=ELECTRIC TRANSFORMER |
| | | | C/LP=CONCRETE LIGHT POLE |
| | | | M.H.=SANITARY MAN HOLE |



CURVE DATA:

NO.: (C1)
 RADIUS: 330.00' (P)
 ARC: 15.64' (P)
 CHORD: 15.64'
 CHORD BEARING: N79°43'23"E

NO.: (C2)
 RADIUS: 25.00' (P)
 ARC: 40.49' (P)
 CHORD: 36.21'
 CHORD BEARING: N34°40'27"W

NO.: (C3)
 RADIUS: 1150.00' (P)
 ARC: 105.92' (P)
 CHORD: 105.88'
 CHORD BEARING: N14°21'45"E



DESCRIPTION:

LOT 24, BLOCK 1843, OF A REPLAT OF PORTIONS OF SPRING HILL UNITS 18, 19 AND 20 AND A SECOND REPLAT OF SPRING HILL UNITS 18 AND 19, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 17, PAGES 29 THROUGH 34, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

BOUNDARY SURVEY

DJT LAND SURVEYING LLC (L.B.8340)
 PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM
 8017 FOLKSTONE STREET BROOKSVILLE, FL 34613

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 1205300169 C COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

SENT TO AND CERTIFIED FOR:
 GULF KEY RENTALS LLC

DRAWN BY:
 K.W.B.
 CHECKED BY:
 D.J.T.
 DATE:
 04/17/25
 ORDER NO.
 25-127
 MAP NO.
 8-25336

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE UPDATES AND/OR REVISIONS

CERTIFICATION



Digitally signed
 by DONALD J
 TRUCKENBROD
 Date: 2025.04.23
 07:31:45 -04'00'

DONALD J. TRUCKENBROD P.S.M. NO. 6505
 NOT VALID WITHOUT DIGITAL SEAL

CREW CHIEF: D.J.T.

NOTES FILED: SUB-FILE