HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one): Rezoning Standard PDP Master Plan ♥ New □ Revised

File No.	Official Date Stamp:					

ORIO	PRINT OR TYPE A							
Date:				L				
APPLICANT NAME:	GULF KEY RE	NTALS LLC						
Address: City: 53- Phone: 352-585	46 MARINER BL\ 6-8326 Email: name: (if not the applicant)	/D, SPRING THEPERMIT	HILL TECH@GMA		:: _FL	Z	ip:_3	4609
REPRESENTATIVE/C	ONTACT NAME:							
	The Permit Tech	Inc- Lisa W	ilson					
Address: City: PO	BOX 15133 BRO			State			Zip: 3	4604
Phone: 352-585-		,	THEPERMITT	ECH@	OGWAIL C	ZOIVL		
HOME OWNERS ASSO	OCIATION:	No (if applicable p	provide name)					
Contact Name: Address:			City:		Sta	te:	Zip:	
PROPERTY INFORM 1. PARCEL(S) KEY		‡ 00843822 ·	/ PARCEL #R3	32 323	17 5182 1	843 02	40	
2. SECTION 05 3. Current zoning clas		TOWNSHIP DP (SF)	23		<u>, RANGE</u>	18		
4. Desired zoning clas	sification: PDP	-OP						
5. Size of area covered6. Highway and street	d by application: 0	24 acre	OD RD AND M	ADINE	D BI V/D			
6. Highway and street7. Has a public hearin	g been held on this proj	perty within the	past twelve months	? □Yes I	M No			
8 Will expert witness	(es) be utilized during the	he public hearing	gs?	∐Yes	☑No (If ye ☑No (Time		on an a	attached list.)
PROPERTY OWNER A								
I, LISA A. MEJIA application and state and a belief and are a matter of p I am the owner of th I am the owner of th and (representative, if ap	offirm that all information of that (not be property and am make the property and am authoritiable): THE F	check one): ing this applicati orizing (applicant): PERMIT TEC	hin this petition are	true and c	examined the	e instructi best of m	ons for y know	filing this ledge and
to submit an applica	ation for the described p	морену.	Orio	O.M.	Y/À roperty Owner		• •	
STATE OF FLORIDA COUNTY OF HERNAM The foregoing instrument LISE A. W.	was acknowledged befo	ore me this 2 who is per	3rd day of Justine Sonally known to m	aly se or produ	uced	X	<u>, 20</u> _ as ide	25_, by ntification.
Signature of Notary Public	· leffanys	Phranc	ini		My Commis	L Mancin	3533	Seal/Stamp

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



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 <u>the permittech@gmail.com</u> if there are any questions or concerns. Thank you.

SEC TWP 23 S. RNG 18 E. SCALE 1"=30" 05 NOTES LEGEND NUMBERS SHOWN IN PARENTHESIS INDICATE ELEVATIONS REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA
LEVEL. SET 1/2* RON ROD (NO. L.B. 8340)
FOUND IRON ROD (SIZE AND NO. AS NOTED)
FOUND IRON PIPE (SIZE AND NO. AS NOTED)
FOUND WAL AND DISK (SIZE AND NO. AS NOTED)
SET DISK (1-1/4* NO. L.B. 8340 UNLESS OTHERWISE NOTED)
FOUND CONC. MONUMENT (4*X4* LINLESS OTHERWISE NOTED)
FOUND NAL
FOUND "X" CLIT • • Z > • × = X = 0 2.) UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON. THE PROPERTY SHOWN HEREON MY BE SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL, AGENCIES. THE REQUIREMENTS OF SUD RULES REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SUD JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE. SET WOODEN HUB SCALE IN FEET 4.) 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. FIBERGLASS LIGHT POLE WOOD POWER POLE ABBREVIATIONS 5.) PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE. ⇒ PORTION
POINT OF CURVATURE
ONT OF INTERSECTION
⇒POINT OF BEGINNING
⇒PERMANENT REFERENCE MOMUMENT
⇒PERMANENT CONTROL POINT
«COMEST FLOOR ELEVATION
«⇒OFFICIAL RECORD BOOK
AND SURVEYOR PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES. 7.) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE. COL = COLUMN
CONC. = CONCRETE
C.B. = CONCRETE
BLOCK
C.L. = CC+AN LINK
FB.
B.M. = BENCHARRY
BORNEL
BLOCK
BLOC 8.) ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE. VEYOR VEYOR BUSINESS JSED FOR BEARING MERIDIAN SIONAL SURVEYOR PUBLISHED SOUNT SUPPLIED TO THE SUPPLIED T 9.) THIS DRAWING, SKETCH, PIAT 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. 10.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP, 11.) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES USTED HEREON <u>LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED</u> OR ASSIGNED. 12.) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY. 13.) BEARING MERIDIAN ESTABLISHED FROM THE SOUTHERLY LOT BOUNDARY LINE IN REFERENCE TO DATA SHOWN ON PLAT AS N81'04'48'W. CURVE DATA: NO.: (C1) 50.0 330.00' (P) 15.64' (P) 15.64' RADIUS: ARC: 15.64' (P) CHORD: 15.64' CHORD BEARING: N79'43'23"E NO.: (C2) S66°15'33°€ 407 23 RADIUS: - 25.00' (P)
ARC: 40.49' (P)
CHORD: 36.21'
CHORD BEARING: N34'40'27'W 8>.32. NO.: (C3) 34.9. RADIUS: 1150.00° (P) ARC: 105.92° (P) CHORD: 105.88° CHORD BEARING: N14'21'45°E 5/8 N/N MARI NER BOULEVARD 26.1 3 109 COL(MP.) LOT 24 53 10.5 107 c 27.2 48.65° N81°04'48"W CABLE AN VALLET LEO.P. SPRINGWOOD ROAD LOT 24, BLDCK 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 HERMANDO COUNTY, FLORIDA. DJT LAND SURVEYING LLC (L.B.8340) PHONE (352) 942-7833 / EMAIL: DONT6505©GMAILC 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. 1205320169 C COMMUNITY PARIEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE M/A FEET. DRAWN BY: CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE CERTIFICATION K.W.B. GULF KEY RENTALS LLC DATE UPDATES AND/OR REVISIONS Digitally signed CHECKED BY: D.J.T. by DONALD J DATE: TRUCKENBROD 04/17/25 Date: 2025.04.23 ORDER NO. 07:31:45 -04'00' 25-127 MAP NO. DONALD J. TRUCKENBROD P.S.M. NO. 6505 NOT VALID WITHOUT DIGITAL SEAL NOTES FILED: SUB-FILE B-25336 CREW CHIEF: D.J.T.