



Hernando County

Planning & Zoning Commission

John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

Regular Meeting

Agenda

Monday, April 10, 2023 - 9:00 A.M.

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

A. MEETING CALLED TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Poll Commission for Ex Parte Communications
4. County Attorney Statement
5. Administering of the Oath

B. STAFF ANNOUNCEMENTS

C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

H-21-54 - Lisa Wilson: On Behalf of Remington Ranch Property Management, LLC)
Correction of Scrivener’s Error. Rezoning from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 Use for Business Training School

G. STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

H-22-72 - Aaron Tam:
Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations; East of Commercial Way (US Hwy 19), approximately 500' south of Yellow Hammer Road.

H-22-86 - Barbara Van Winkle, TTEE:
Rezoning from AG(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; East of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 9, 2023, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 04/10/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12060
Legal Request Number:
Bid/Contract Number:

TITLE

H-21-54 - Lisa Wilson: On Behalf of Remington Ranch Property Management, LLC) Correction of Scrivener’s Error. Rezoning from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 Use for Business Training School

BRIEF OVERVIEW

Request:

Correction of Scriveners’ Error in Board Action adopting Resolution approving Rezoning from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 Use for Business Training School

General Location:

East side of Remington Road, approximately 1,700’ north of Cortez Boulevard

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

Staff’s recommendation is to revert the one acre portion back to C-2/(Highway Commercial). Since the rezoning is considered a scrivener’s error no further action is required.


REVIEW PROCESS


Michelle Miller	Approved	03/24/2023	8:48 AM
Aaron Pool	Approved	03/24/2023	9:57 AM
Kyle Benda	Approved	03/24/2023	10:02 AM

March 22, 2023

MEMORANDUM

TO: Planning and Zoning Commission

VIA: Michelle L. Miller, M.S. | Planning Administrator 

FROM: Omar De Pablo, Senior Planner
Department of Planning 

SUBJECT: H-21-54 | Correct a Rezoning Scrivener's Error

On October 12, 2021, the Board of County Commissioners approved a rezoning on parcel key number 953597, from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(OP)/Planned Development Project (Office Professional) with a Specific C-1 use for a Business Training School. The parcel was split zoned with the C-2/(Highway Commercial) zoning occupying a one acre portion of the site. Due to the age/ approval date of the commercial it was considered historic. Subsequent to the approval, the petitioner brought to the attention of staff, that the intent of the rezoning was to only rezone the balance (11.0 acre) of the property from AG/(Agricultural) to a zoning district that would permit a motorcycle training facility. The training facility would provide a track and classrooms in order to obtain state endorsements. However, during the rezoning/hearing process the whole parcel was rezoned and effectively rendered the existing motorcycle showroom and motorcycle service/repair establishment as nonconforming uses. The petitioner indicated to staff that the desire was to retain the showroom and service/repair and add the training school. After discussions with the petitioner, staff reviewed the original application and hearing videos and determined that enough evidence existed within the applications narrative and master plan to indicate the petitioner intent was indeed to retain the C-2/(Highway Commercial) on the preexisting one acre commercial portion. The designation of PDP(OP)/Planned Development Project (Office Professional) on the one acre portion is considered a scrivener's error. Staff's recommendation is to revert the one acre back to C-2/(Highway Commercial). Since the rezoning is considered a scrivener's error no rezoning or further action is required. Staff will coordinate with the County's GIS Department and correct the zoning on our map. All other requests for H-21-54 shall remain in full force and effect. The applicant's original application packet has been provided.

Copies: Applicant's File

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [] Standard [X] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 8/12/2021

File No. H215A Official Date Stamp:
Received
AUG 13 2021
Planning Department
Hernando County, Florida

APPLICANT NAME: LISA WILSON-THE PERMIT TECH, INC.

Address: PO BOX 15133
City: BROOKSVILLE State: FL Zip: 34604
Phone: 352-585-8326 Email: LISA@THEPERMITTECH.COM
Property owner's name: (if not the applicant) REMINGTON RANCH PROPERTY MANAGEMENT, LLC

REPRESENTATIVE/CONTACT NAME: Lisa Wilson

Company Name: The Permit Tech Inc
Address:
City: State: Zip:
Phone: 352-585-8326 Email: thepermittech@gmail.com

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 953597
2. SECTION 31, TOWNSHIP 22S, RANGE 21E
3. Current zoning classification: C2, AG
4. Desired zoning classification: PDP-NC-SPECIFIC C-1 USE OF BUSINESS TRAINING SCHOOL
5. Size of area covered by application: 11 ACRES
6. Highway and street boundaries: Cortez Blvd To S, Remington Rd Located In Easemnt At W Side Of Site
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Raymond T Moats, 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
[X] I am the owner of the property and am authorizing (applicant): LISA WILSON
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

This foregoing instrument was acknowledged before me this 13th day of August, 2021, by Raymond Moats who is personally known to me or produced as identification.

FLR# M320-738-76-188-0

Signature of Notary Public



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



AGENDA ITEM

TITLE

H-22-72 - Aaron Tam:
Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations; East of Commercial Way (US Hwy 19), approximately 500' south of Yellow Hammer Road.

BRIEF OVERVIEW

Request:

Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations

General Location:

East of Commercial Way (US Hwy 19), approximately 500' south of Yellow Hammer Road

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations subject to performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	03/22/2023	4:09 PM
Michelle Miller	Approved	03/24/2023	8:51 AM
Aaron Pool	Approved	03/24/2023	10:59 AM
Kyle Benda	Approved	03/24/2023	1:52 PM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 10, 2023
Board of County Commissioners: May 9, 2023

APPLICANT: Aaron Tam

FILE NUMBER: H-22-72

REQUEST: Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations

GENERAL LOCATION: East of Commercial Way (US Hwy 19), approximately 450' south of Yellow Hammer Road

PARCEL KEY NUMBERS: 676272, 676325, 554509

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations for three (3) parcels (Lot 4, 7, 8) totaling 1.5 acres. The petitioner desires to rezone the subject parcels and construct 5,000 to 7,000 square foot buildings on each to lease the buildings to local businesses.

Due to the potential of Necklace Warbler Avenue being considered a reverse frontage road, a deviation from the required 125' to 75' along Commercial Way (US Hwy 19) is being requested.

SITE CHARACTERISTICS:

Site Size: 1.5 acres total

**Surrounding Zoning;
Land Uses:** North: R-1A; Undeveloped
South: R-1A; Undeveloped
East: R-1A; Necklace Warbler, Single Family
West: R-1A; Commercial Way, Undeveloped

Current Zoning: R-1C/(Residential)

**Future Land Use
Map Designation:** Commercial

Flood Zone: C; small portion along the west of Lot 8

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand, Basinger Fine Sand

**Hydrologic
Features:** The subject property contains no wetlands or Special Protection Areas (SPA), according to County data resources.

**Protection
Features:** The site contains no Well Head Protection Areas (WHPA) according to County data resources.

Habitat: Candler Fine and Basinger Fine sand provides a habitat suitable for gopher tortoises. Given the presence of the candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake, Florida mouse, Florida pine snake, and gopher frog. Since there is the potential for this listed Species of Special Concern to be present, the site should be inspected prior to construction, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.

Comment: Candler and Basinger Fine sands provide habitat suitable for gopher tortoises and commensal species. A wildlife survey shall be conducted to identify listed species prior to site development.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated they do not currently supply water or sewer service to these parcels. Water and sewer service are not available to this parcel. HCUD has no objection to the requested rezoning subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.

ENGINEERING REVIEW:

The subject property is located east of Commercial Way (US Hwy 19), approximately 450' south of Yellow Hammer Road. The petitioner has not indicated potential access drives at this time.

The County Engineer has reviewed the request and indicated the following:

- Development on the site must conform to the stormwater design requirements of Hernando County Facility Design Guideline and Southwest Florida Water Management District Environmental Resource Permit process.
- This parcel abuts along Commercial Way; a Frontage Road is required along the entire frontage along Commercial Way.
 - Necklace Warbler Avenue can be designated as a Reverse Frontage Road. This project will need to pave Necklace Warbler Avenue from the Southern Property line to Yellow Hammer Road to Frontage Road standards. Refer to Hernando County Facility Design Guidelines Sheet IV-04.
- The Parking and Layout shall meet Hernando County Standards.
- Parcels along U.S.19/Commercial Way require FDOT Access and Drainage permits.
- Traffic Access Analysis may be required, depending on business trip generation. This will be determined at the time of site plan review.

LAND USE REVIEW:

Building Setbacks

Minimum Building Setbacks:

Front 75' (deviation from 125')

Side: 20'

Rear: 35'

Buffers

The petitioner shall provide the minimum required commercial buffers for the proposed parcels.

Parking

The petitioner has indicated 5,000 to 7,000 square foot buildings per parcel. Parking may vary based on the final use of each building. The minimum parking requirements for retail is 4 spaces per 1,000 square feet. If approved, the parking will be required to provide parking in compliance with the County's LDRs.

Lighting

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full cutoff fixtures for all new lighting, in order to retain all light onsite and prevent any light spillage onto neighboring residential uses.

COMPREHENSIVE PLAN REVIEW:

The subject properties are located within the Commercial land use classification on the adopted Future Land Use Map. The area is characterized by commercial zoning along Commercia Way (north and south) and residential to the east.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Transportation Element

Road Network – Frontage Roads

Objective 5.01B: Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector

roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.

Strategy 5.01B(1): The frontage road network protects the function and levels of service of major arterial corridors through the planning horizon by controlling access, reducing traffic volumes, and providing additional capacity.

Strategy 5.01B(2): The provision of frontage roads shall be required as a condition of development adjacent to the arterial network by requiring new development to comply with the County's Frontage Road Ordinance and adopted Facilities Design Guidelines.

Strategy 5.01B(3): The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

Strategy 5.01B(4): The County should encourage land use patterns that optimize the function of frontage roads and similar access management strategies through:

- a. clustering of development to enhance the establishment of viable frontage road links;
- b. application of site-specific standards and techniques at Centers and Corridors outlined in the Future Land Use Element of this Plan.

Comments: Hernando County Facility Design Guidelines require that a frontage road be constructed along US Hwy 19. The County Engineer as indicated that Necklace Warbler Avenue could be utilized as a reverse frontage road. At the time of development, the petitioner shall coordinate with the County Engineer on potentially updating Necklace Warbler Avenue to Frontage Road standards.

FINDINGS OF FACT:

Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations is appropriate based on the following:

1. The request for a deviation along Commercial Way (US Hwy 19) is justified and is dependent upon final determination from the County Engineer on whether Necklace Warbler Avenue can be utilized as a frontage road.
2. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations subject to the following performance conditions:

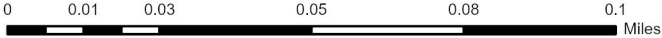
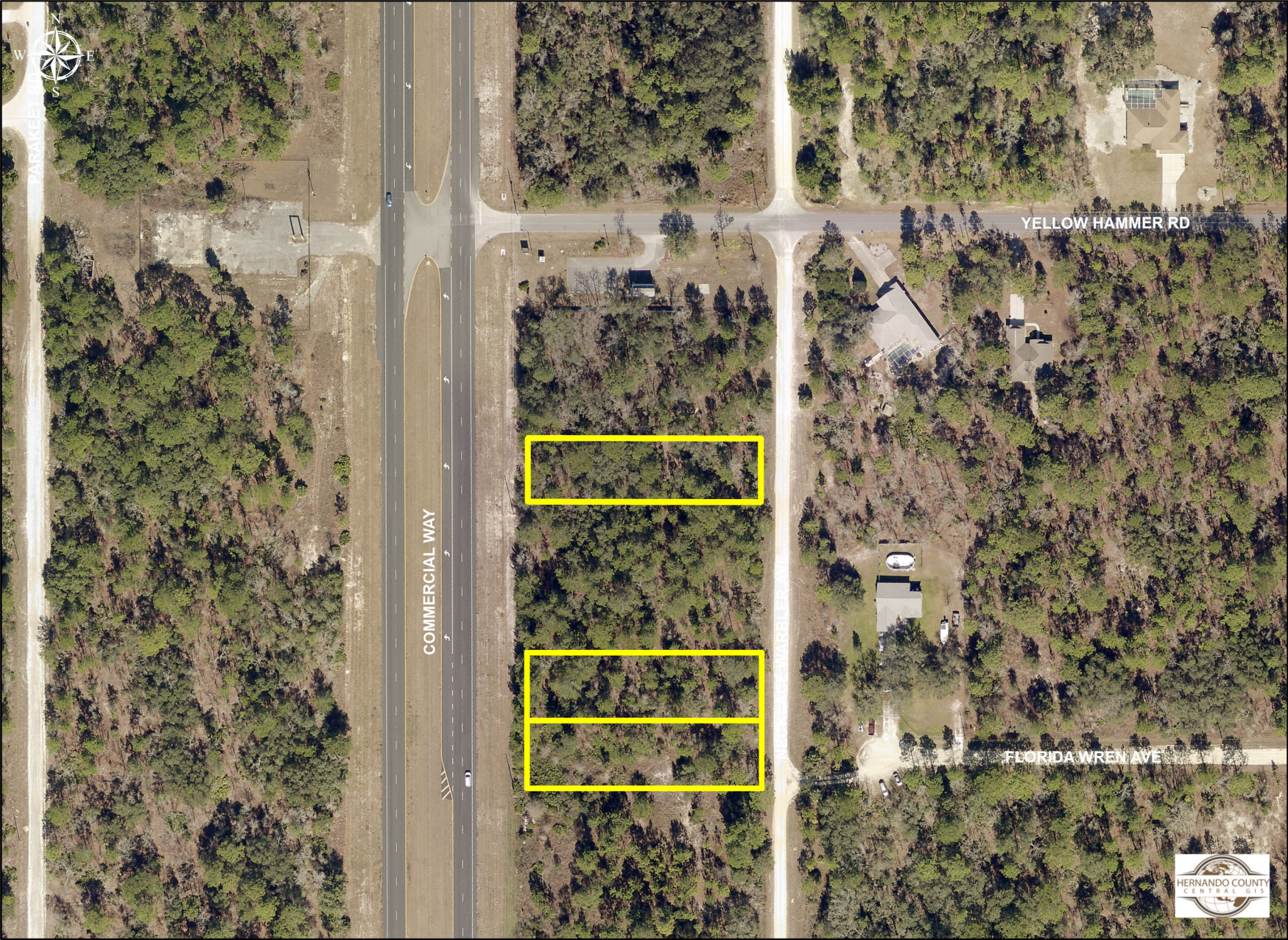
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall meet the minimum commercial buffer requirements of the County's LDRs.

3. Minimum Building Setbacks:
 - Front: 75' (deviation from 125')
 - Side: 20'
 - Rear: 35'
4. At the time of development, the petitioner shall coordinate with the County Engineer on potentially updating Necklace Warbler Avenue to Frontage Road standards.
5. All lighting shall be full cut off fixtures to prevent any light spillage into neighboring parcels.
6. Traffic Access Analysis may be required once the land use is identified for the new buildings; this will be determined at the time of site development.
7. The petitioner shall obtain Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.

H-22-72

Photo date: 2020

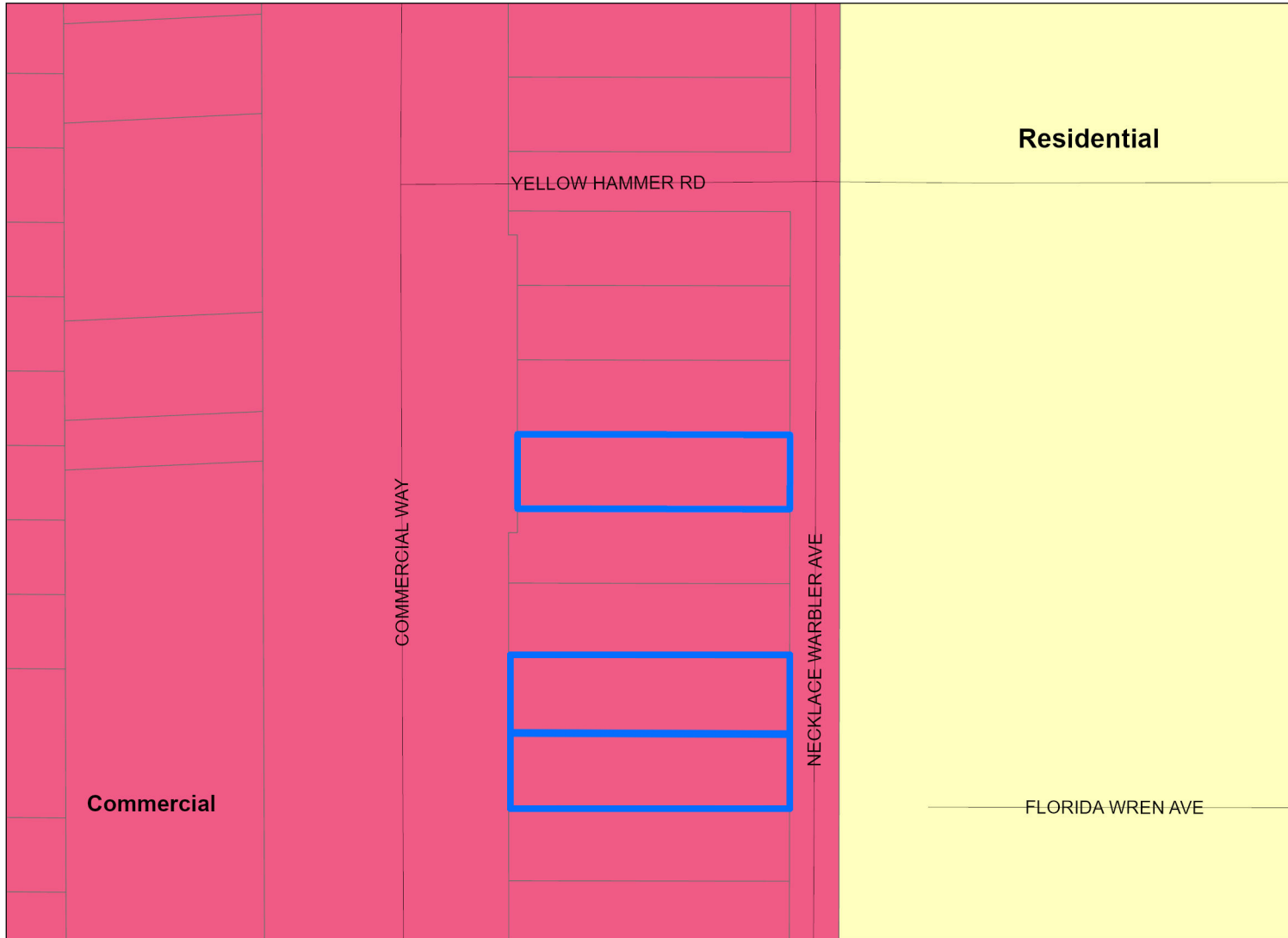
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-22-72

Version Date: 07/14/2022



H-22-72

FLU Riverine District

Regional Commercial

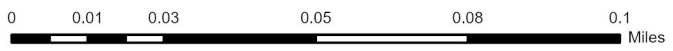
FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



H-22-72

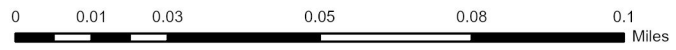
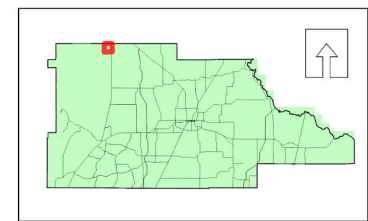
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145

(352) 683-5993 FAX = (352) 683-9156

CERTIFIED TO THE FOLLOWING ONLY:
AARON TAM

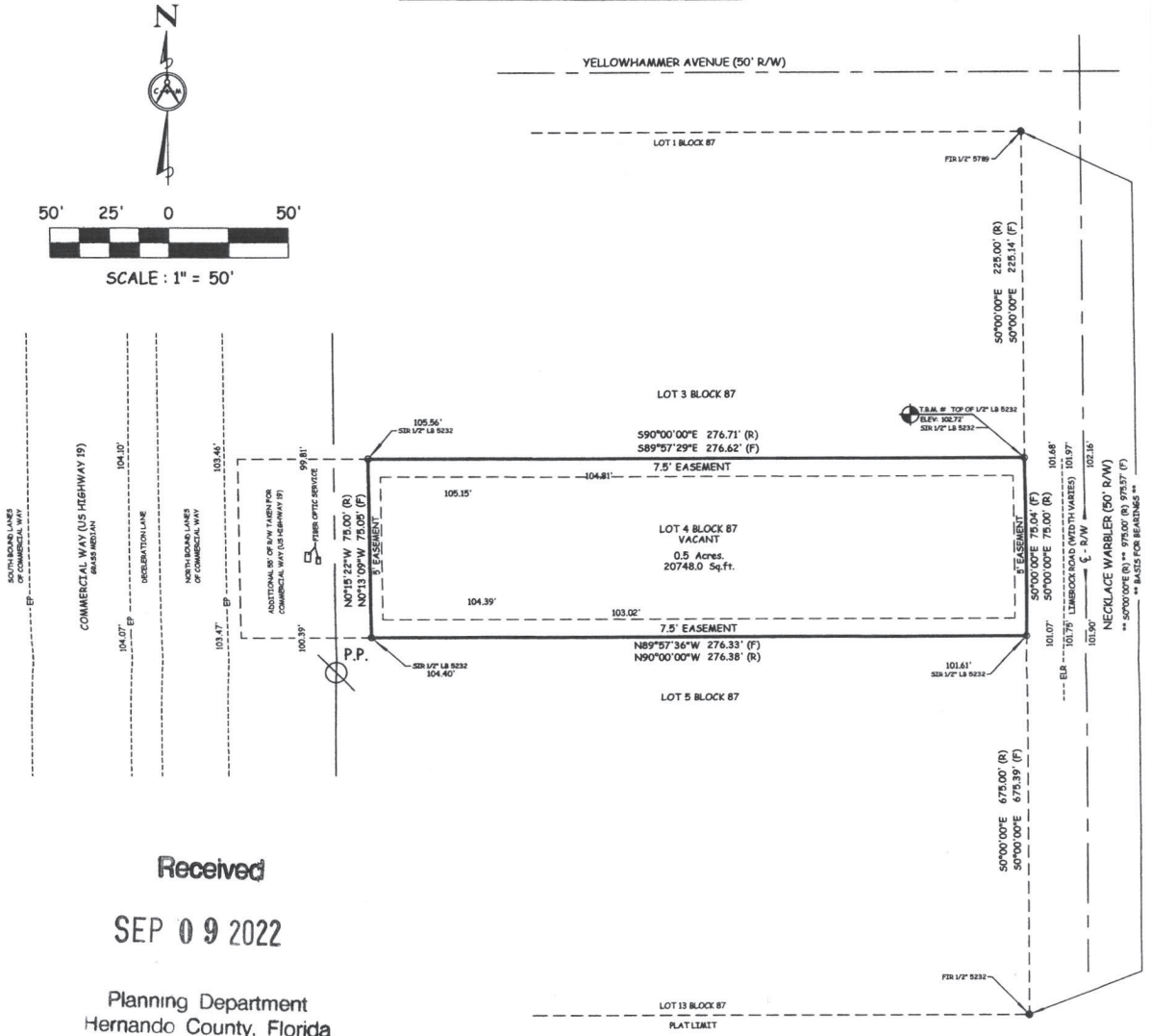
DESCRIPTION: LOT 4, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.

Party Chief: J. PAYNTER
Drawn By: D. WILLIAMS
Checked By: J. COFFIN

W.O. 22-387
DATE: 8/16/2022
F.B. 983 pg. 58 - 59

Physical Address: NECKLACE WARBLER AVENUE
SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E. Parcel KEY#: 676272

MAP OF SURVEY, BOUNDARY SURVEY



Received

SEP 09 2022

Planning Department
Hernando County, Florida

SURVEYOR NOTES:

- Survey based on the description furnished by the client and without benefit of a title search.
- Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown hereon.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless 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.
- All easements shown hereon are for drainage and/or utilities unless shown otherwise.
- The property shown hereon is subject to Restrictions, Restrictions, and Easements of Record and not of Record.
- The Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (formerly 61617-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

CONTROL & CORNER LEGEND

○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. L# 3882 △ Set Mag Nail & Disk PLS# 3882
● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ⊗ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner	DI Drop Inlet	Frc Fence	RCP Reinforced Concrete Pipe
AGP Above Ground Pool	D.R.A. Drainage Retention Area	GW Guy Wire	R/W Right of Way
ASIS Aluminum Shed No Slab	D.R.O.W. Drainage Right-of-way	HWF High Wire Fence	SEC Section
BLDG Building	EL Elevation	INBB In Ground Nitrogen	SEP Screened Enclosed Concrete Pool
BWP Bermed Wire Fence	EP Edge of pavement	INVT Invert	SIR Set Iron Rod
C Calculated from Record Information	F Derived from Field Measurement	TMV Temporary	SP Screen Porch
C Curve #1	FB Field Book	L Light Pole	TMP Temporary Bench Mark
CB Catch Basin	F.C.P. Found Capped Iron Pipe	MES Metered End Section	WFSOS Wood Frame Shed No Slab
CS Concrete Block Structure	FCR Found Concrete Manurement	NAVD North American Vertical Datum	WFSOS Wood Frame Shed On Slab
CE Covered Entry	FF Finished Floor	NCF No Chain Fence	WO Work order
CF Chain Link Fence	Fl Fire Hydrant	OR Official Record	WRF Wood Rail Fence
CM Corrugated Metal Pipe	FP Found Iron Pipe	R Record in Plat or Deed	WV Water Valve
CMC Concrete	FIR Found Iron Rod		
CP Concrete Powerpole	FRM&D Found Mag Nail & Disk		

Elevations Shown Refer to: NGVD 1929 NAVD 1988 Assumed Datum.

OFFICE USE ONLY: C:\DRAWING\DWG\2022\22-300\22-387.DWG LAST PLOTTED: 9/2/2022

Flood Plain Certification: According to the F.T.R.M. Map, Community Panel: J2053C 0041E. Dated: 1/15/2021. This property appears to be in Flood Zone: *X* Base Flood Elevation: N/A.

REVISIONS	DATE
BOUNDARY SURVEY AND PLAT WITH ELEVATIONS	8/30/2022

Datum: NAVD 1988
FILE: 22-387.CR5

James W. Coffin
JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

8-30-22
DATE OF
LAST FIELD WORK

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
 3701 Commercial Way
 P.O. Box 5145
 Spring Hill, FL 34611-5145
 (352) 683-5993 FAX = (352) 683-9156

CERTIFIED TO THE FOLLOWING ONLY:
 AARON TAM

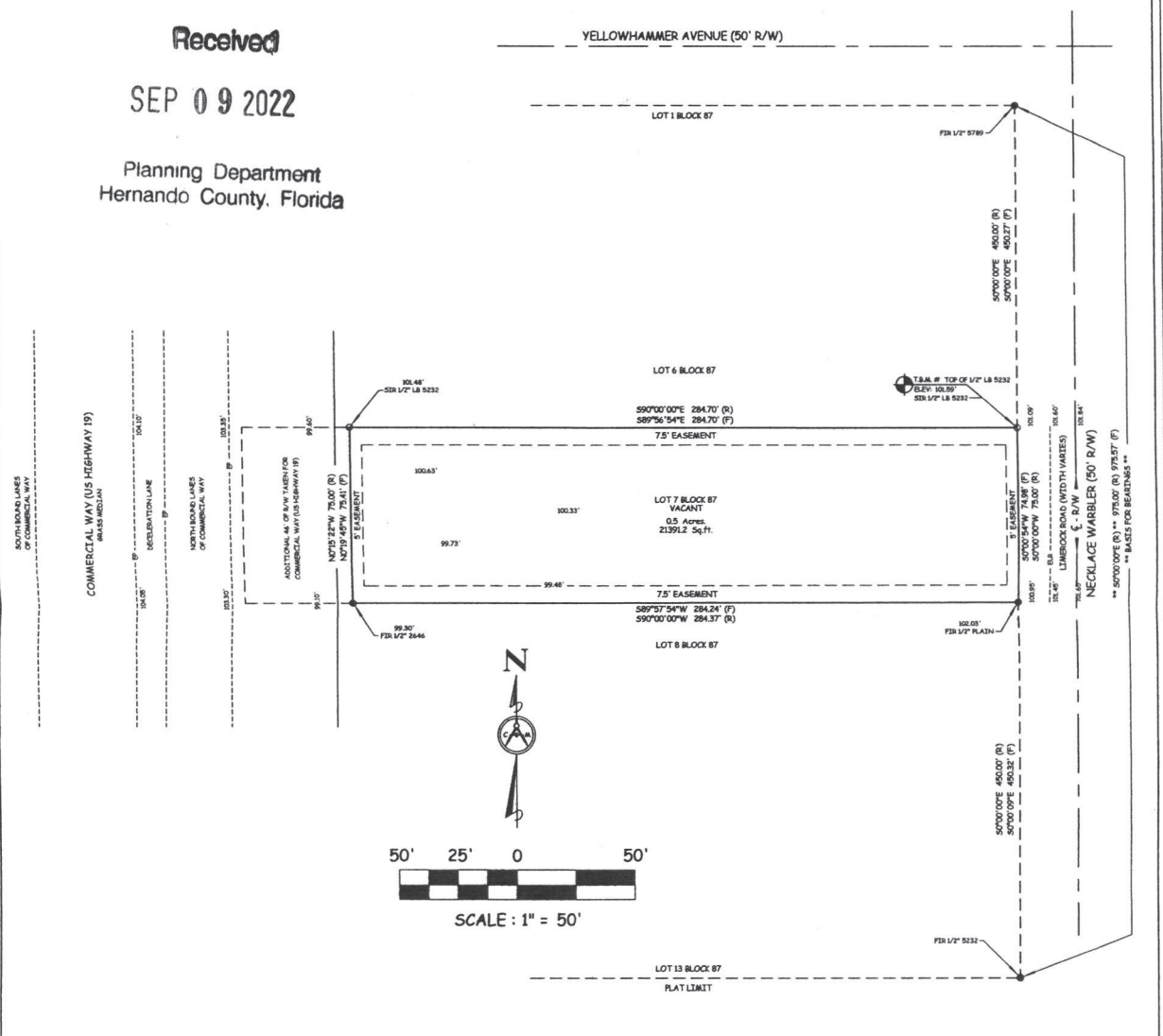
DESCRIPTION: LOT 7, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.

Party Chief: J. PAYNTER W.O. 22-386
 Drawn By: D. WILLIAMS DATE: 8/16/2022
 Checked By: J. COFFIN F.B. 983 PG. 58 - 59

Physical Address: NECKLACE WARBLER AVENUE
 SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E. Parcel KEY#: 676325

MAP OF SURVEY, BOUNDARY SURVEY

Received
 SEP 09 2022
 Planning Department
 Hernando County, Florida



SURVEYOR NOTES:

- Survey based on the description furnished by the client and without benefit of a title search.
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 SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

James W. Coffin
JAMES W. COFFIN,
 Professional Surveyor & Mapper
 Florida Registration # 3882
 Coffin & McLean Assoc., Inc. LB #5232

8-30-22
 DATE OF
 LAST FIELD WORK

CONTROL & CORNER LEGEND
 ○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. Ls# 3882 △ Set Mag Nail & Disk PLS# 3882
 ● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ⊗ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner	DI Drop Inlet	FL Fence	RCP Reinforced Concrete Pipe
AGP Above Ground Pool	DR.A. Drainage Retention Area	GW Guy Wire	R/W Right of Way
ASNS Aluminum Shed No Slab	DR.D.W. Drainage Right-of-way	HWF Hog Wire Fence	SEC Section
BLF Building	E Edge of pavement	IG In Graded Nitrogen	SEC Screened Enclosed Concrete Pool
C Calculated from Record Information	E Edge of pavement	IR In Ground Nitrogen	SIR Set Iron Rod
CL Catch Basin	F Derived from Field Measurement	IRB In Ground Nitrogen	SP Screen Fence
CR Concrete Block Structure	FB Field Book	L Light Pole	TR Temporary Bench Mark
C Covered Entry	FCM Found Concrete Monument	MES Metered End Section	TR Temporary Bench Mark
DL Drain Link Fence	FF Faced Pipe	MV Manhole	TR Temporary Bench Mark
CM Corrugated Metal Pipe	FF Faced Pipe	MAVD North American Vertical Datum	WFS Wood Frame Shed No Slab
CRN Concrete	FF Fire Hydrant	N2 No Chain Fence	WM Water Meter
CP Concrete Postcap	FR Found Iron Rod	OR Official Record	WO Wood Frame Shed On Slab
	FRND Found Bag Nail & Disk	PF Power Pole	WR Wood Rail Fence
		R Record in Plat or Dead	WV Water Valve

Elevations Shown Refer to: NAVD 1929 NAVD 1988 Assumed Datum.
 OFFICE USE ONLY: C:\DRAWING\DWG\2022\22-300\22-386.DWG LAST PLOTTED: 9/2/2022
Flood Plane Certification:
 According to the F.I.R.M. Map, Community Panel: 12053C-0041E
 Dated: 1/15/2021
 This property appears to be in Flood Zone: "X". Base Flood Elevation: N/A.
 Datum: NAVD 1988
 FILE: 22-386.CR5

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

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P.O. Box 5145
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OFFICE (352) 683-5993, FAX (352) 683-9156

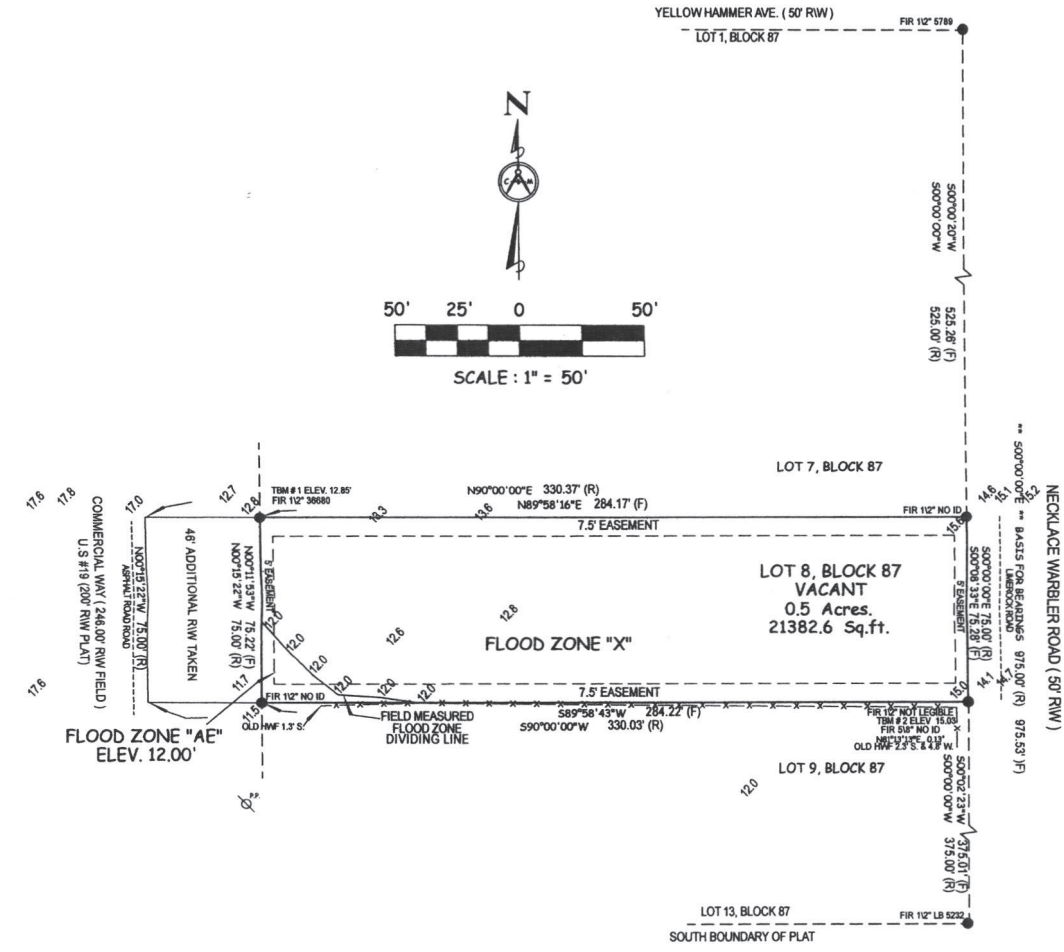
Party Chief: J. PAYNTER W.O. 23-73
Drawn By: J. COFFIN DATE: 02/07/23
Checked By: J. COFFIN F.B. 991 P.G. 05 - 06

CERTIFIED TO THE FOLLOWING ONLY:
AARON TAM

DESCRIPTION:
LOT 8, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida
Parcel ID: KEY # 554509
Physical Address: NECKLACE WARBLER ROAD
SECTION: 1 TOWNSHIP: 21 S, RANGE: 17 E

MAP OF SURVEY, BOUNDARY SURVEY

Received
FEB 27 2023
Planning Department
Hernando County, Florida



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James W. Coffin
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Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

2-16-23
DATE OF
LAST FIELD WORK

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ABBREVIATIONS LEGEND

AC Air Conditioner	FCM Found Concrete Monument	PPF Pool Pump & Filter
AGL Above Ground Level	FF Finished Floor	RMB Permanent Reference Monument
ALUM Aluminum	FIH Fire Hydrant	PT Point of Tangency
ASNS Aluminum Shed No Slab	F.I.P. Found Iron Pipe	R Raced Plat or Deed
BLDG Building	F.I.R. Found Iron Rod	RCP Reinforced Concrete Pipe
BM Benchmark	F.M.M.D. Found Man Hole & Disk	RNG Range
BWF Barbed Wire Fence	FRD. Found	RZF Radial Pressure Zone
C Calculated from Record Information	FRND Found PK Nail & Disk	R/W Right of Way
C1 Curve #1	GP Guy Pole	SEC Screened Enclosed Concrete Pipe
CAV Cable Television Box	GW Guy Wire	SES Screened Enclosed Slab
CB Catch Basin	HWF Hog Wire Fence	S.I.R. Salt Iron Rod
CBS Concrete Block Structure	IBV Irrigation Valve Box	S.I.S. Sewer in Street
CC Concrete Curb	INJ Inlet	SP Screen Patch
CE Covered Entry	L-1 Line #1	TBM Temporary Bench Mark
CLP Chain Link Fence	LB Land Surveyor's Box	TOB Top of Book
CM Concrete Monument	LP Light Pole	TOE Top of Slope
CONC Concrete	LS Land Surveyor	TRANS Transformer
CP Concrete Powerpole	MES Meter End Section	TWP Township
CH Concrete Walk	M4 Manhole	Typ Typical
D Deed	M&V Mark American Vertical Datum	UGPS Underground Power Service
DI Drop Inlet	NCF No Class Fence	WBF Wood Fence
DBA Drainage Retention Area	OC Opposed Electric Wire	WFSNS Wood Frame Shed No Slab
DROW Drainage Right-of-way	OR Official Record	WFSOS Wood Frame Shed On Slab
EA Electric Air	PC Point of Curvature	WM Water Meter
EL Elevation	PE Point of Intersection	WRF Wood Roll Fence
EQEA Edge of Limerock Road	POB Point of Beginning	WV Water Valve
EP Edge of Easement	POC Point of Commencement	Y Yard Long
F Derived from Field Measurement	PR Pier Block	
FB Field Book	POC Point of Commencement	
F.C.I.R. Found Capped Iron Pipe	PP Power Pole	
F.C.L.R. Found Capped Iron Rod		

CONTROL & CORNER LEGEND

○ Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LB# 5232
Elevations Shown Refer to: NGVD 1929 NAVD 1988 Assumed Datum.

OFFICE USE ONLY: C:\Drawing\DWG\2023\23-00\23-73.DWG LAST PLOTTED: 02/20/23

Flood Plane Certification: According to the F.I.R.M. Map, Community Panel: 12053C 0041 b Dated: 01-15-21 This property appears to be in Flood Zone "X" & "AE". Base Flood Elevation: 12.00' Datum: NAVD 1988	REVISIONS	DATE
	BOUNDARY SURVEY	02/16/23

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 2/1/23

File No. 42212 Official Date Stamp:

Received FEB 27 2023 Planning Department Hernando County, Florida

APPLICANT NAME: Aaron Tam

Address: 30082 Merilee Place

City: Wesley Chapel

Phone: 727-365-7827

Email: fantalandcorp@gmail.com

State: FL

Zip: 33545

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Fanta Land Corp

Address: 30082 Merilee Place

City: Wesley Chapel

Phone: 727-365-7827

Email: fantalandcorp@gmail.com

State: FL

Zip: 33545

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 676272, 676325, 554509
2. SECTION 01, TOWNSHIP 21, RANGE 17
3. Current zoning classification: R-1C
4. Desired zoning classification: C-1
5. Size of area covered by application: 1.5 Acres
6. Highway and street boundaries: Commercial Way, Necklace Warbler Ave
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Aaron Tam, 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):

[X] 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.

Handwritten signature of Aaron Tam

Signature of Property Owner

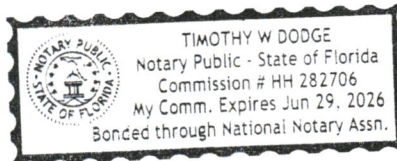
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20th day of February, 2023, by Aaron Tam who is personally known to me or produced FDL as identification.

Physically present.

Handwritten signature of Notary Public

Signature of Notary Public



Notary Seal/Stamp

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

REZONING AND PUBLIC SERVICE FACILITY REVIEWS:

ATTENTION: ACREAGE AND/OR FEE SHALL NOT BE ROUNDED OFF.

PLEASE PROVIDE EXACT CALCULATIONS

Rezoning

- A. Planning Base Fee
- B. Number of Acres .57 X \$10 =
- C. Public Notification Fee (See Rates Below)
for Applications < 10 acres = \$120
for Applications 10 - 100 acres = \$250
for Applications > 100 acres = \$350

A.	\$500.00
B.	\$5.70
C.	\$120.00
D. Subtotal	\$625.70

- E. Engineering Base Fee
- F. Number of Acres .57 X \$2 =

E.	\$250.00
F.	\$1.14
G. Subtotal	\$251.14
Total Fee (D + G)	\$876.84

Rezoning to Planned Development Project (PDP)

- A. Planning Base Fee
- B. Number of Acres _____ X \$10 =
- C. Public Notification Fee (See Rates Below)
for Applications < 10 acres = \$120
for Applications 10 - 100 acres = \$250
for Applications > 100 acres = \$350

A.	\$1,000.00
B.	
C.	
D. Subtotal	

- E. Engineering Base Fee
- F. Number of Acres _____ X \$2 =

E.	\$250.00
F.	
G. Subtotal	
Total Fee (D + G)	

Rezoning to Master Plan Revision - Major

- A. Planning Base Fee
- B. Number of Acres _____ X \$5 =
- C. Public Notification Fee (See Rates Below)
for Applications < 10 acres = \$120
for Applications 10 - 100 acres = \$250
for Applications > 100 acres = \$350

A.	\$500.00
B.	
C.	
D. Subtotal	

- E. Engineering Base Fee
- F. Number of Acres _____ X \$2 =

E.	\$250.00
F.	
G. Subtotal	
Total Fee (D + G)	

Master Plan Revision - Minor

\$200.00

Administrative Review of ACTIVE Master Plan Only - contact Planning Department for verification)

Public Service Facility Overlay District (Except Communication Towers)

- A. Planning Base Fee
- B. Number of Acres _____ X \$10 =
- C. Public Notification Fee (See Rates Below)
for Applications < 10 acres = \$120
for Applications 10 - 100 acres = \$250
for Applications > 100 acres = \$350

A.	\$500.00
B.	
C.	
Total Fee (A+B+C)	

Public Service Facility Overlay District for Communication Towers

- A. Planning Base Fee
- B. Number of Acres _____ X \$2 =
- C. Public Notification Fee (See Rates Below)
for Applications < 10 acres = \$120
for Applications 10 - 100 acres = \$250
for Applications > 100 acres = \$350

A.	\$2,750.00
B.	
C.	
Total Fee (A+B+C)	

- D. Professional Fee for RF Consultant (to be calculated during process)

Outstanding Fee:

SEE PAGE TWO FOR ADDITIONAL INFORMATION

Narrative Description of the Request/Project

Key #: 676272, 676325, 554509

I am wanting to rezone my properties from R1C to C1. I am planning on building a 5,000-7,000 sqft commercial building in the future. My plan is to have small businesses come in and lease the space out to start/relocate their business. Businesses like "mom and pop" stores, office space, personal services, etc. I feel like it is a great opportunity for people to have their dreams of starting a business come to reality.

X Aaron Tam
Date: 02/20/23

Received

FEB 27 2023

Planning Department
Hernando County, Florida

COFFIN & McLEAN ASSOC., INC.

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3701 Commercial Way
P.O. Box 5145
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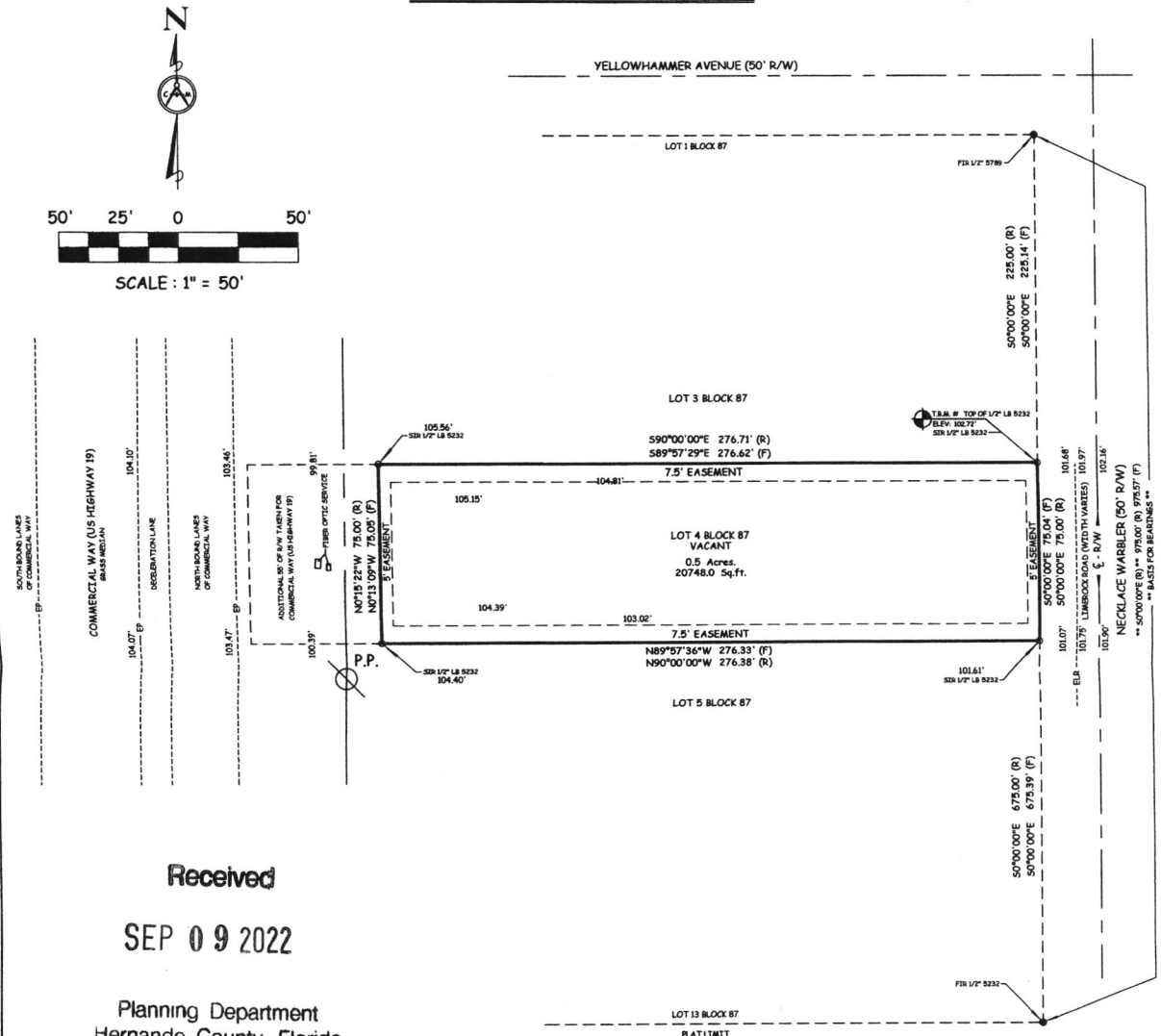
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AARON TAM

DESCRIPTION: LOT 4, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.

Party Chief: J. PAYNTER
W.O. 22-387
Drawn By: D. WILLIAMS
DATE: 8/16/2022
Checked By: J. COFFIN
F.B. 983 Pg. 58 - 59

Physical Address: NECKLACE WARBLER AVENUE
SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E. Parcel KEY#: 676272

MAP OF SURVEY, BOUNDARY SURVEY



Received

SEP 09 2022

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Hernando County, Florida

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JAMES W. COFFIN,
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Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

8-30-22
DATE OF
LAST FIELD WORK

CONTROL & CORNER LEGEND

○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882 △ Set Map Nail & Disk PLS# 3882
● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ⊗ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner	D.S. Drop Inlet	FW Fence	R/C Reinforced Concrete Pipe
AG Above Ground Pool	D.S.A. Drainage Restriction Area	GW Gray Wire	R/W Right of Way
ASNS Aluminum Sided No Slab	D.O.W. Drainage Right-of-way	HWF High Wire Fence	SEC Section
BWP Barbed Wire Fence	ES Elevation	ISB 2x4x8 In Ground Nitrogen	SEP Screened Enclosed Concrete Pool
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CM Concrete	FR Found Iron Rod	OC Official Record	WV Water Meter
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Elevations Shown Refer to: NVD 1929 NAVD 1988 Assumed Datum.

OFFICE USE ONLY: C:\DRAWING\DWG\2022\22-300\22-387.DWG LAST PLOTTED: 9/2/2022

Flood Plain Certification:	REVISIONS	DATE
According to the F.I.R.M. Map, Community Panel: 12033C.0041E Dated: 1/15/2021 This property appears to be in Flood Zone: "X" - Base Flood Elevation: N/A Datum: NAVD 1988	BOUNDARY SURVEY AND PLAT WITH ELEVATIONS	8/30/2022
FILE 22-387 CR5		

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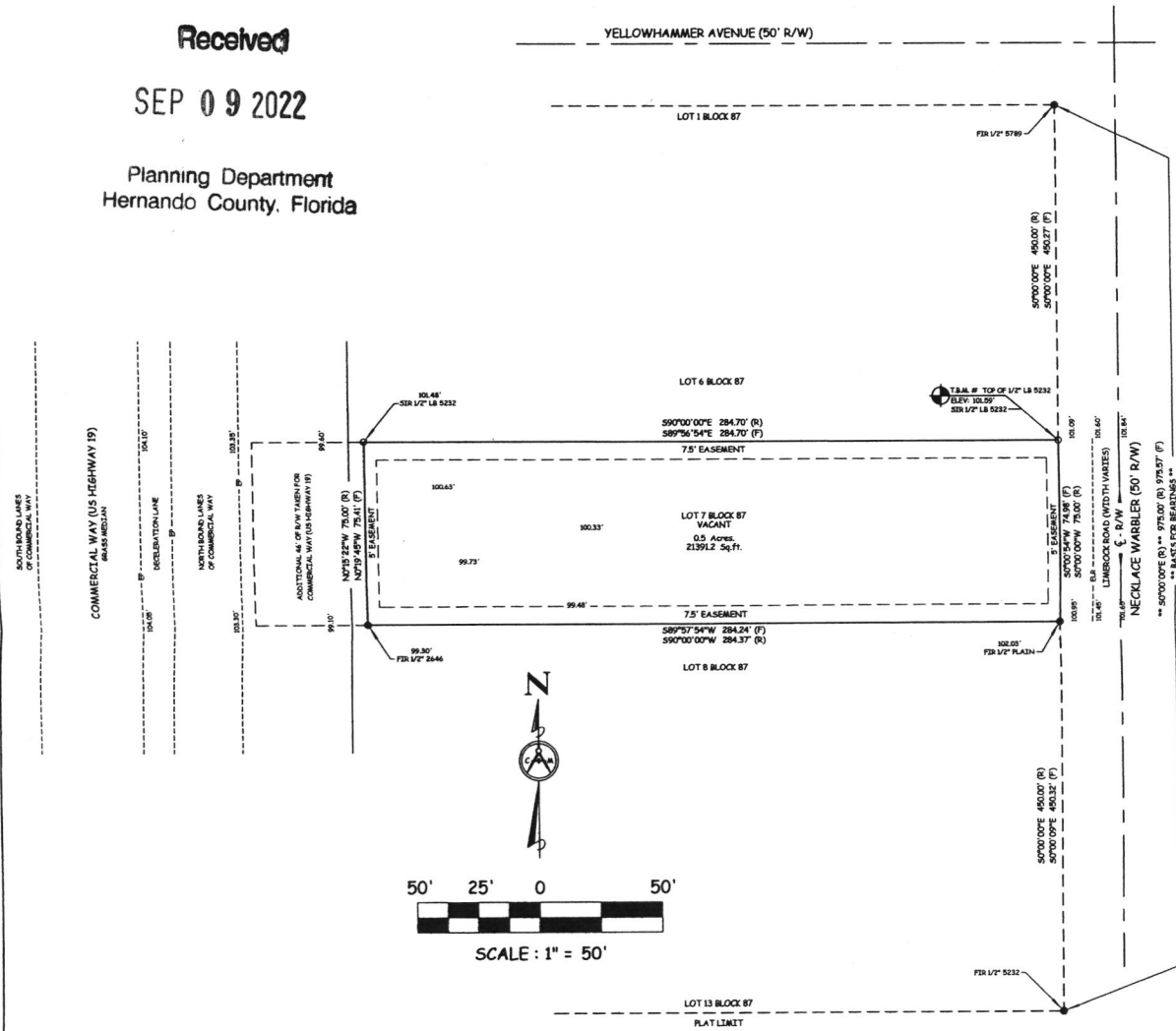
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ABBREVIATIONS LEGEND

AC: Air Condition	DI: Drop Inlet	Fin: Fences	ROP: Reinforced Concrete Pipe
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ASB: Asbestos Shed No. Slab	D.R.O.W.: Drainage Right-of-way	HW: High Wire Fence	SEC: Section
BLDG: Building	EL: Elevation	I-N-B: In Ground Nitrogen	SEP: Screened Enclosed Concrete Pool
BVF: Buried View Fence	EP: Edge of Pavement	IR: In Ground Iron Rod	SIR: Set Iron Rod
C: Calculated from Record Information	FB: Field Book	IP: In Ground Iron Pipe	SP: Screen Fence
C: Catch Basin	F.C.P.: Found Capped Iron Pipe	LP: Light Pole	T&M: Temporary Bench Mark
CB: Concrete Block Structure	FCM: Found Concrete Monument	MES: Meter End Section	WFS: Wood Frame Shed No. Slab
CE: Covered Entry	FF: Finished Floor	NAVO: North American Vertical Datum	WFS25: Wood Frame Shed On Slab
CL: Chain Link Fence	FI: Fire Hydrant	NS: No Chain Fence	W: Work order
CM: Corrugated Metal Pipe	FIP: Found Iron Pipe	OR: Official Record	WO: Work order
CNC: Concrete	FR: Found Iron Rod	PF: Power Pole	WRF: Wood Rail Fence
CP: Concrete Powerpole	FMND: Found Mag Nail & Disk	R: Record in Plat or Deed	WV: Water Valve

Elevations Shown Refer to: NGVD 1929 NAVD 1988 Assumed Datum.

OFFICE USE ONLY: C:\DRAWING\DWG\2022\22-300\22-386.DWG LAST PLOTTED: 9/2/2022

Flood Plain Certification:	REVISIONS	DATE
According to the F.I.R.M. Map, Community Panel: 12093C-0041 E Dated: 1/15/2021 This property appears to be in Flood Zone "X". Base Flood Elevation: N/A Datum: NAVD 1988	BOUNDARY SURVEY AND PLAT WITH ELEVATIONS	8/30/2022
FILE: 22-386.CRS		

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
OFFICE (352) 683-5993, FAX (352) 683-9156

CERTIFIED TO THE FOLLOWING ONLY:

AARON TAM

DESCRIPTION:

LOT 8, BLOCK 87, UNIT 1-8, ROYAL HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida

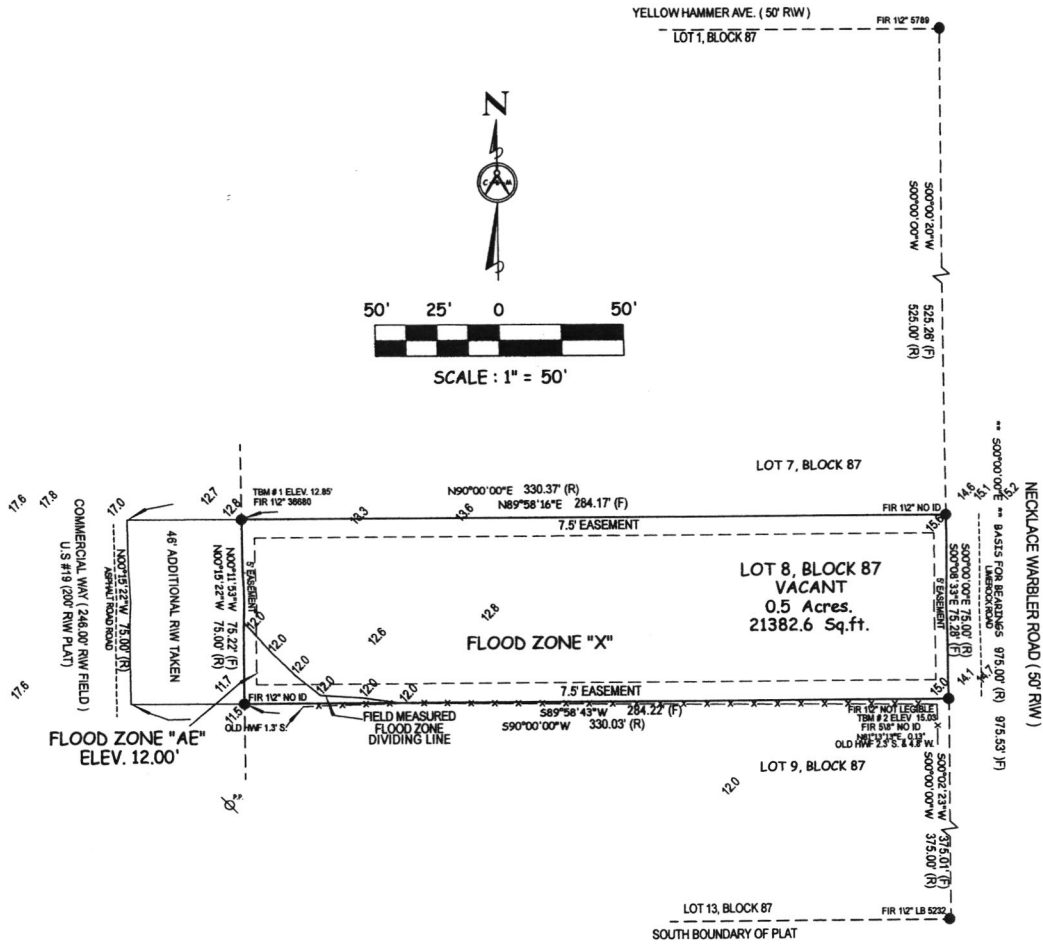
Parcel ID: KEY # 554509

Physical Address: NECKLACE WARBLER ROAD

SECTION: 1 TOWNSHIP: 21 S, RANGE: 17 E

Party Chief: J. PAYNTER W.O. 23-73
Drawn By: J. COFFIN DATE: 02/07/23
Checked By: J. COFFIN F.B. 991 P.G. 05-06

MAP OF SURVEY, BOUNDARY SURVEY



Received

FEB 27 2023

Planning Department
Hernando County, Florida

SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the "BASIS FOR BEARINGS" is depicted by ** next to the bearing.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown hereon.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property lines are not to scale. The distances shown as ties to said fences are correct.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Butters, overhangs, underground foundations and irrigation systems are not located unless 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.
- All easements shown hereon are for drainage and/or utilities unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- The Ties to Property Lines are calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (formerly 61617-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

James W. Coffin
JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

2-16-23
DATE OF
LAST FIELD WORK

ABBREVIATIONS LEGEND

AC Air Conditioner	FCM Found Concrete Monument	PFK Pool Pump & Filter
ADS Advanced Drainage System	FF Finished Floor	PRM Permanent Reference Monument
AGL Above Ground Level	PH Fire Hydrant	PT Point of Tangency
ALUM Aluminum	FIP Found Iron Pipe	PNT Possession
ASNS Aluminum Shed No Slab	FIR Found Iron Rod	R Racer's Flat or Dead
BLDG Building	FND Found	RCP Reinforced Concrete Pipe
BM Benchmark	FND Found	RNG Range
BWF Barbed Wire Fence	FRMND Found Peg Nail & Disk	RPR Reduced Pressure Zone
C Calculated from Record Information	FW Found	R/W Right of Way
C1 Curve #1	FWND Found Pit Nail & Disk	SCE Screened Covered Entry
CB Catch Basin	GW Guy Wire	SEC Screened Enclosed Concrete Pool
CBS Concrete Block Structure	HWF Hog Wire Fence	SES Screened Enclosed Slab
CC Concrete Curb	IGV Irrigation Valve box	SIA Set Iron Rod
CE Covered Entry	INV Invert	S.T.S. Sewer in Street
CLF Chain Link Fence	LB Land Surveyor Business	SP Screen Fence
CM Concrete	LP Light Pole	TBM Temporary Bench Mark
CONC Concrete	LS Land Surveyor	TOB Top of Bank
CP Concrete Powerpole	MS Altered End Section	TOE Top of Slope
CM Concrete Walk	MH Manhole	TRANS Transformer
D Dead	NAVD North American Vertical Datum	TWP Township
DT Drainage Detention Area	NCF No Climb Fence	TYP Typical
DR/DW Drainage Right-of-way	NHD North American Horizontal Datum	UGP Underground Power Service
EB Electric Box	OE Overhead Electric Wire	WDF Wood Fence
EL Elevation	OS Official Record	WFSNS Wood Frame Shed No Slab
EDGE Edge of Liaserack Road	PS Plat Book	WFSWS Wood Frame Shed On Slab
EP Edge of pavement	PC Point of Curvature	WM Water Meter
F Derived from Field Measurement	PI Point of Intersection	WO Work order
FB Field Book	POB Point of Beginning	WWF Wood Wall Fence
F.C.F.P. Found Capped Iron Pipe	POC Point of Commencement	WV Water Valve
F.C.P. Found Capped Iron Pipe	PP Power Pole	YL Yard Lamp

CONTROL & CORNER LEGEND

<input type="checkbox"/> Set 1/2" Iron Rod LB# 5232	<input type="checkbox"/> Set 4" x 4" C.M. LB# 5232
Elevations Shown Refer to: <input type="checkbox"/> NAVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Assumed Datum.	
OFFICE USE ONLY: C:\Drawing\DWG\2023\23-00\23-73.DWG	LAST PLOTTED: 02/20/23
Flood Plans Certification: According to the F.I.R.M. Map, Community Panel: 12053C 0041 D	REVISIONS
Dated: 01-15-21	BOUNDARY SURVEY
This property appears to be in Flood Zone "X & AE"	DATE
Base Flood Elevation: 12.00'	02/16/23
Datum: NAVD 1988	DISK: 23-73_CR5
	PAGE 1 OF 1

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR THE NATIONAL PURPOSES ONLY AND NOT VALID.



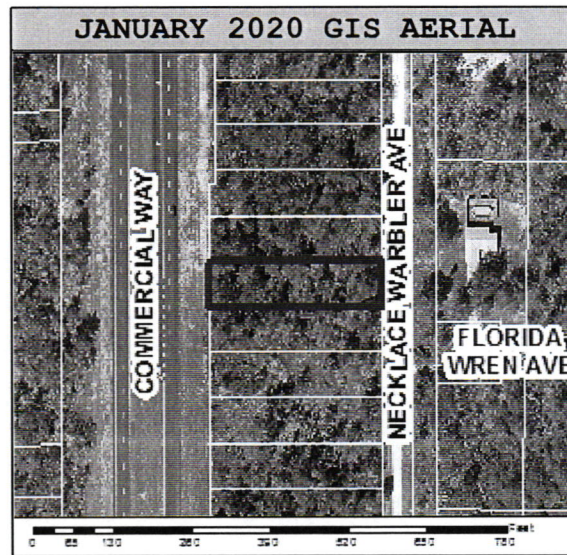
HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2022 FINAL TAX ROLL

KEY #	00676325	PRINTED	03/14/23	PAGE	1
PARCEL #	R01 221 17 3290 0087 0070	SITUS	NECKLACE WARBLER AVE		
OWNER(S)	FANTA LAND CORP	PARCEL DESCRIPTION	ROYAL HIGHLANDS UNIT 1-B BLK 87 LOT 7		
MAILING ADDRESS UPDATED 07/22/22	30082 MERILEE PL WESLEY CHAPEL FL 33545-4471	UPDATED	01/01/80		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	24,790	
ACRES	0.60	
AERIAL MAP	28A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C19N	COMM WAY, N OF CORTEZ BLVD
SUBDIVISION	3290	ROYAL HIGHLANDS UNIT 1B
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2022-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	12,891	12,891	12,891	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	12,891	12,891	
VALUE PRIOR TO CAP		12,891	12,891	
ASSESSED VALUE		12,891	12,891	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	12,891	12,891	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	202.19	NON-AD VALOREM TAXES 103.29

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2021		Y				24,790.00	SQFT		0.52	12,891

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
NECKLACE WARBLER AVE

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/22/22	FANTA LAND CORP	D	DISQUALIFIED	Y	WD	4200	0450	0	100
02/25/21	RUSH 4 GOLD INVESTMENTS LLC	M	MULTIPLE PARC	Y	WD	3968	1984	0	25,000
09/27/19	SAFFELL JAMES T P A	Q	QUALIFIED	Y	WD	3757	1950	0	5,900
12/27/06	PATLAK HELENA M TTEE	D	DISQUALIFIED	Y	SW	2383	1936	0	100
01/01/80	PATLAK ERWIN M MD & HELENA	Q	QUALIFIED	Y	WD	0433	1123	0	6,500
01/01/80	ROYAL PALM BCH COLONY INC		INVALID CODE	N		0000	0000	0	0



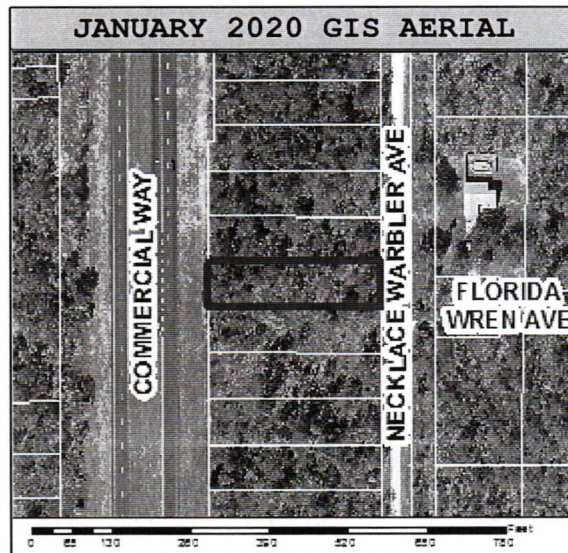
HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2022 FINAL TAX ROLL

KEY #	00554509	PRINTED	03/14/23	PAGE	1
PARCEL #	R01 221 17 3290 0087 0080	SITUS	NECKLACE WARBLER AVE		
OWNER(S)	FANTA LAND CORP	PARCEL DESCRIPTION	ROYAL HIGHLANDS UNIT 1-B BLK 87 LOT 8		
MAILING ADDRESS UPDATED 01/10/23	30082 MERILEE PL WESLEY CHAPEL FL 33545-4471	UPDATED	01/01/80		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	24,765	
ACRES	0.60	
AERIAL MAP	28A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C19N	COMM WAY, N OF CORTEZ BLVD
SUBDIVISION	3290	ROYAL HIGHLANDS UNIT 1B
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2022-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	12,878	12,878	12,878	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	12,878	12,878	
VALUE PRIOR TO CAP		12,878	12,878	
ASSESSED VALUE		8,718	8,718	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	8,718	8,718	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	163.88	NON-AD VALOREM TAXES 103.29

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2021		Y				24,765.00	SQFT	0.52	12,878

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
NECKLACE WARBLER AVE

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
01/10/23	FANTA LAND CORP	D	DISQUALIFIED	Y	QC	4262	0017	0	100	
12/21/18	AMANDO HOLDINGS INC	D	DISQUALIFIED	Y	QC	3654	1392	0	100	
03/28/16	KANOR INVESTMENTS INC	U	UNQUALIFIED M	Y	WD	3346	1849	0	16,500	
12/09/97	SODERBERG MILDRED L TR ESTATE	D	DISQUALIFIED	Y	WD	1169	1047	0	100	
05/01/87	SODERBERG MILDRED	Q	QUALIFIED	Y	WD	0651	1923	0	16,000	
01/01/80	SUKOFF RICHARD H	Q	QUALIFIED	Y	WD	0000	0692	0	6,500	

REZONING AND PUBLIC SERVICE FACILITY REVIEWS:

ATTENTION: ACREAGE AND/OR FEE SHALL NOT BE ROUNDED OFF.

PLEASE PROVIDE EXACT CALCULATIONS

Rezoning

- A. Planning Base Fee
- B. Number of Acres .57 X \$10 =
- C. Public Notification Fee (See Rates Below)
 - for Applications < 10 acres = \$120
 - for Applications 10 - 100 acres = \$250
 - for Applications > 100 acres = \$350

- A. \$500.00
- B. \$5.70
- C. \$120.00
- D. Subtotal \$625.70

- E. Engineering Base Fee
- F. Number of Acres .57 X \$2 =

- E. \$250.00
- F. \$1.14
- G. Subtotal \$251.14
- Total Fee (D + G) \$876.84

Rezoning to Planned Development Project (PDP)

- A. Planning Base Fee
- B. Number of Acres _____ X \$10 =
- C. Public Notification Fee (See Rates Below)
 - for Applications < 10 acres = \$120
 - for Applications 10 - 100 acres = \$250
 - for Applications > 100 acres = \$350

- A. \$1,000.00
- B. _____
- C. _____
- D. Subtotal _____

- E. Engineering Base Fee
- F. Number of Acres _____ X \$2 =

- E. \$250.00
- F. _____
- G. Subtotal _____
- Total Fee (D + G) _____

Rezoning to Master Plan Revision - Major

- A. Planning Base Fee
- B. Number of Acres _____ X \$5 =
- C. Public Notification Fee (See Rates Below)
 - for Applications < 10 acres = \$120
 - for Applications 10 - 100 acres = \$250
 - for Applications > 100 acres = \$350

- A. \$500.00
- B. _____
- C. _____
- D. Subtotal _____

- E. Engineering Base Fee
- F. Number of Acres _____ X \$2 =

- E. \$250.00
- F. _____
- G. Subtotal _____
- Total Fee (D + G) _____

Master Plan Revision - Minor

\$200.00

Administrative Review of ACTIVE Master Plan Only - contact Planning Department for verification)

Public Service Facility Overlay District (Except Communication Towers)

- A. Planning Base Fee
- B. Number of Acres _____ X \$10 =
- C. Public Notification Fee (See Rates Below)
 - for Applications < 10 acres = \$120
 - for Applications 10 - 100 acres = \$250
 - for Applications > 100 acres = \$350

- A. \$500.00
- B. _____
- C. _____
- Total Fee (A+B+C) _____

Public Service Facility Overlay District for Communication Towers

- A. Planning Base Fee
- B. Number of Acres _____ X \$2 =
- C. Public Notification Fee (See Rates Below)
 - for Applications < 10 acres = \$120
 - for Applications 10 - 100 acres = \$250
 - for Applications > 100 acres = \$350

- A. \$2,750.00
- B. _____
- C. _____
- Total Fee (A+B+C) _____

D. Professional Fee for RF Consultant (to be calculated during process) **Outstanding Fee:** _____

SEE PAGE TWO FOR ADDITIONAL INFORMATION



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00676272	PRINTED	03/22/23	PAGE	1
PARCEL #	R01 221 17 3290 0087 0040	SITUS	NECKLACE WARBLER AVE		
OWNER(S)	FANTA LAND CORP	PARCEL DESCRIPTION	ROYAL HIGHLANDS UNIT 1-B		
MAILING ADDRESS UPDATED	30082 MERILEE PL WESLEY CHAPEL FL 33545-4471	UPDATED	01/01/80		
07/22/22			BLK 87 LOT 4		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	24,866	
ACRES	0.60	
AERIAL MAP	28A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C19N	COMM WAY, N OF CORTEZ BLVD
SUBDIVISION	3290	ROYAL HIGHLANDS UNIT 1B
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2022-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	12,930	12,930	12,930	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	12,930	12,930	
VALUE PRIOR TO CAP		12,930	12,930	
ASSESSED VALUE		12,930	12,930	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	12,930	12,930	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	202.81	NON-AD VALOREM TAXES 103.29

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2021		Y				24,866.00	SQFT	0.52	12,930

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
NECKLACE WARBLER AVE	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/22/22	FANTA LAND CORP	D	DISQUALIFIED	Y	WD	4200	0452	0	100
02/25/21	RUSH 4 GOLD INVESTMENTS LLC	M	MULTIPLE PARC	Y	WD	3968	1984	0	25,000
07/12/19	SAFFELL JAMES T	Q	QUALIFIED	Y	WD	3730	0657	0	6,500
01/01/80	MASON DONALD P	Q	QUALIFIED	Y	WD	0447	0614	0	6,500
01/01/80	ROYAL PALM BCH COLONY INC		INVALID CODE	N		0000	0000	0	0



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00676272	PRINTED	03/22/23	PAGE	2
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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
04/15/20	2020	248	021	VACANT
12/17/15	2016	248	021	VACANT
09/05/11	2011	195	021	VACANT
01/15/02	2002	154	021	VACANT

PROPERTY APPRAISER NOTES
JANUARY 01 1990
COND DUE TO COMP PLAN
RESTRICTIONS



AGENDA ITEM

TITLE

H-22-86 - Barbara Van Winkle, TTEE:
Rezoning from AG(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; East of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations

General Location:

East of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request for rezoning from AG(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations subject to performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	03/22/2023	4:11 PM
Michelle Miller	Approved	03/24/2023	8:58 AM
Aaron Pool	Approved	03/24/2023	10:58 AM
Kyle Benda	Approved	03/24/2023	1:55 PM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 10, 2023
Board of County Commissioners: May 9, 2023

APPLICANT: Barbara Van Winkle, TTEE

FILE NUMBER: H-22-86

REQUEST: Rezoning from AG(Agricultural) to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: East of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street

PARCEL KEY NUMBERS: 346227, 346165

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from AG/(Agricultural) to PDP(SF)/ Planned Development Project (Single Family) to develop a single-family subdivision with 39 units on the subject parcels. The development density will be approximately 1.36 dwelling units/acre. The petitioner is proposing typical lot sizes of 17,475 square feet (116.5'x150.0').

If the master plan is approved, the petitioner shall be required to submit a right-of-way vacation application for the County-owned Potterfield Garden Acre right of way (Key 1639490) prior to submission of the conditional plat application.

No deviations are being requested as part of the subject application.

SITE CHARACTERISTICS

Site Size: 28.6 acres total

Surrounding Zoning & Land Uses: North: AR; Undeveloped, Oakwood Acres
South: PDP(SF); Deerfield Estates
East: Chocachatti Elementary and Nature Coast
West: PDP(SF); Deerfield Estates

Current Zoning: AG (Agricultural)

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW

- Soil Type:** Candler Fine Sand
- Habitat:** The habitat on the subject parcels is Sandhill identified as urban open forested according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).
- Comments:** Candler Fine Sand provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive floral (vegetation) and faunal (wildlife) survey shall be prepared by a qualified professional and submitted during the construction plans stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.
- Protection Features:** There are no Wellhead Protection Areas (WPA) according to County data. (WHPA)
- Hydrologic Features:** There are no Special Protection Areas (SPA) or wetlands according to County data.
- Water Quality:** The proposed development is within the Weeki Wachee River Basin Management Action Plan (BMAP), the Weeki Wachee Primary Focus Area (PFA), and the and Weeki Wachee Outstanding Florida Springs (OFS) Group.
- Comments:** The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.
- The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
- Flood Zone:** X

SCHOOL DISTRICT REVIEW

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding

proportionate share mitigation agreement between the applicant, the School District, and the County.

HEALTH DEPARTMENT REVIEW:

According to the Department of Health in Hernando County, Chapter 381.0065(4)(b), Florida Statutes allows development of lots using a public water system to use septic tank systems for sewage disposal provided there are no more than 4 lots per acre. The subject property is located within PFA of Springs Protection and would be subject to nitrogen reducing systems if any individual lot is less than 43,560 square feet.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. Sewer service is not available to this parcel. There is an existing 8-inch water main that stubs out at the west end of Jernigan Street. HCUD has no objection to the request subject to a capacity analysis, connection to the central water system at time of vertical construction and Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems.

In planned development projects on a central water supply, the minimum lot size requirements per individual sewage disposal may be modified provided the overall density of the project does not exceed one (1) septic tank per twenty-one thousand five hundred (21,500) square feet and is subject to approval by the county planning and zoning commission.

Comments: The petitioner is requesting 39 units on 28.6 acres. The gross acreage calculation (31,994 sq. ft.) for individual sewage disposal exceeds the minimum 21,500 square foot lot requirement.

ENGINEERING REVIEW

The subject site is located east of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street. The petitioner has proposed a single entrance to Jernigan Street with a future stub-out to the north.

The County Engineer has reviewed the petitioner's request and has the following comments:

- These properties are located outside the 1% annual chance floodplain.
- It is recommended that the vacation of right-of-way between the parcels be completed prior to master plan approval.

LAND USE REVIEW

Building Setbacks

Proposed Building Setbacks:

- Front: 25'
- Rear: 20'
- Side: 10'

Buffers

The petitioner has indicated a five foot vegetative buffer is proposed on both the north and south and a twenty foot buffer is proposed along the Suncoast Parkway.

The Suncoast Parkway is considered a scenic highway. As part of any new subdivision or commercial development along a designated scenic highway, a 20' landscape buffer shall be required. The purpose of this buffer is to shield the traveling public from signage, development and walls/fences and provide views of open space and natural areas on designated scenic highways. Furthermore, the buffer shall be planted in accordance with the requirements of the Community Appearance Ordinance for scenic highways.

Comments: The petitioner is proposing a drainage retention area along 75% of the western boundary, against the Suncoast Parkway, along with a 20' buffer. If approved, the petitioner must provide a minimum 20' landscape buffer along the eastern boundary against the Suncoast Parkway. The existing trees shall remain within the buffer area supplemented with plantings to provide a minimum 80% opacity. The remainder of the project shall meet the minimum buffer requirements.

Natural Vegetation

Projects greater than twenty (20) acres shall designate an area of at least seven (7) percent of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet.

Comments: If approved, the petitioner must provide a minimum of seven (7) percent natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential land use classification on the adopted Future Land Use Map.

Future Land Use Map

Residential Category

- Strategy 1.04A(3): The **Residential Category** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.
- Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.
- Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.
- Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.
- Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

FINDINGS OF FACT

The request for rezoning from AG/Agricultural) to PDP(SF)/Planned Development Project (Single Family) is appropriate based on the following conclusions:

The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for rezoning from AG(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with the following performance conditions:

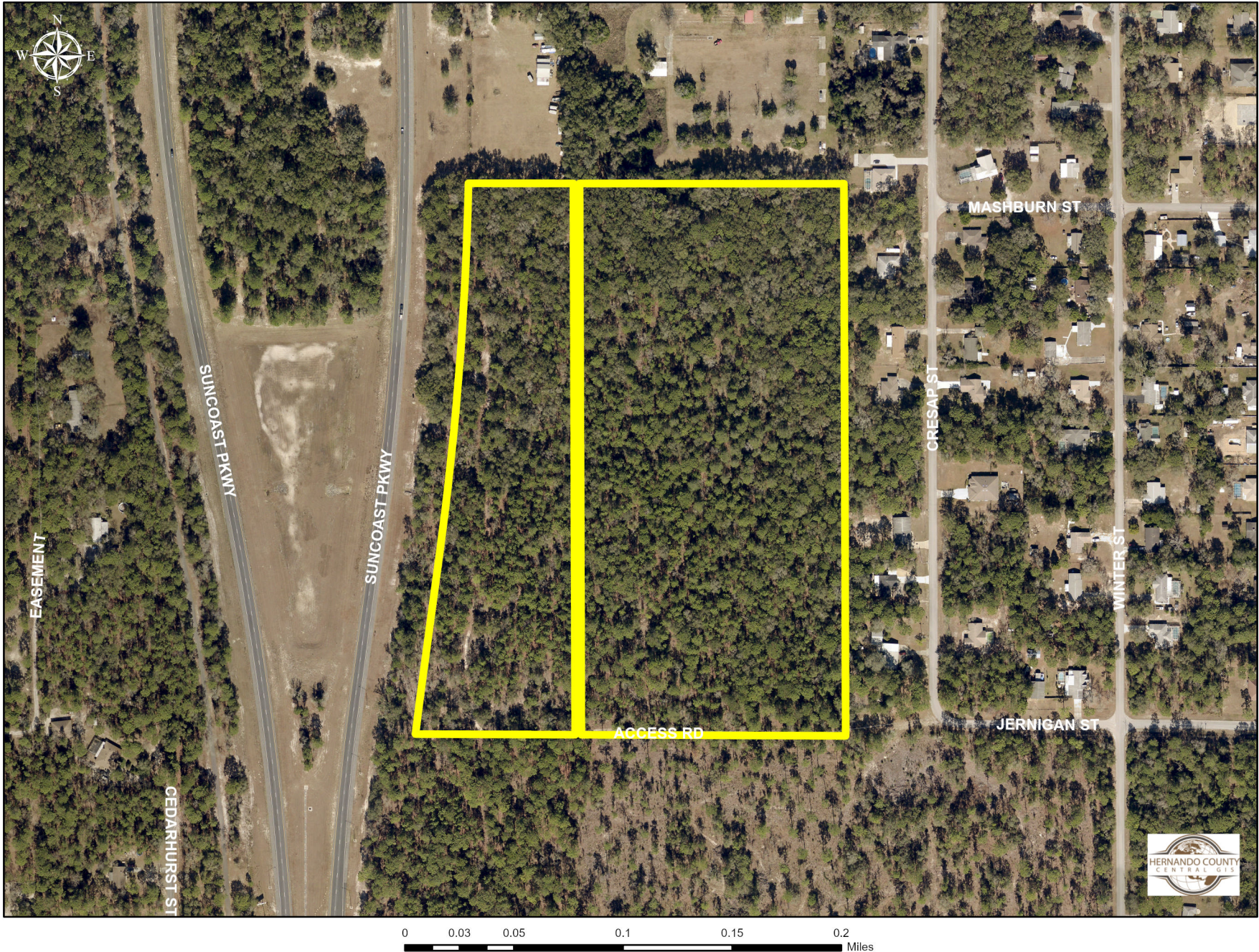
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

6. Minimum Building Setbacks:
 - Front: 25'
 - Rear: 20'
 - Side: 10'
7. The petitioner shall provide a minimum 20' landscape buffer along the eastern boundary against the Suncoast Parkway. The existing trees shall remain within the buffer area and supplemented as needed to achieve a minimum 80% opacity within three years of planting.
8. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.
9. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction and Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems.
10. The petitioner shall coordinate with the County to vacate the portion of the right-of-way that bisects the proposed development.
11. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

H-22-86

Photo date: 2020

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.



H-22-86

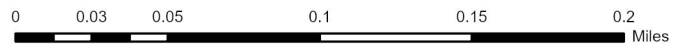
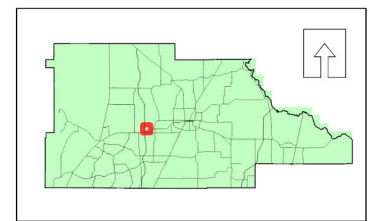
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

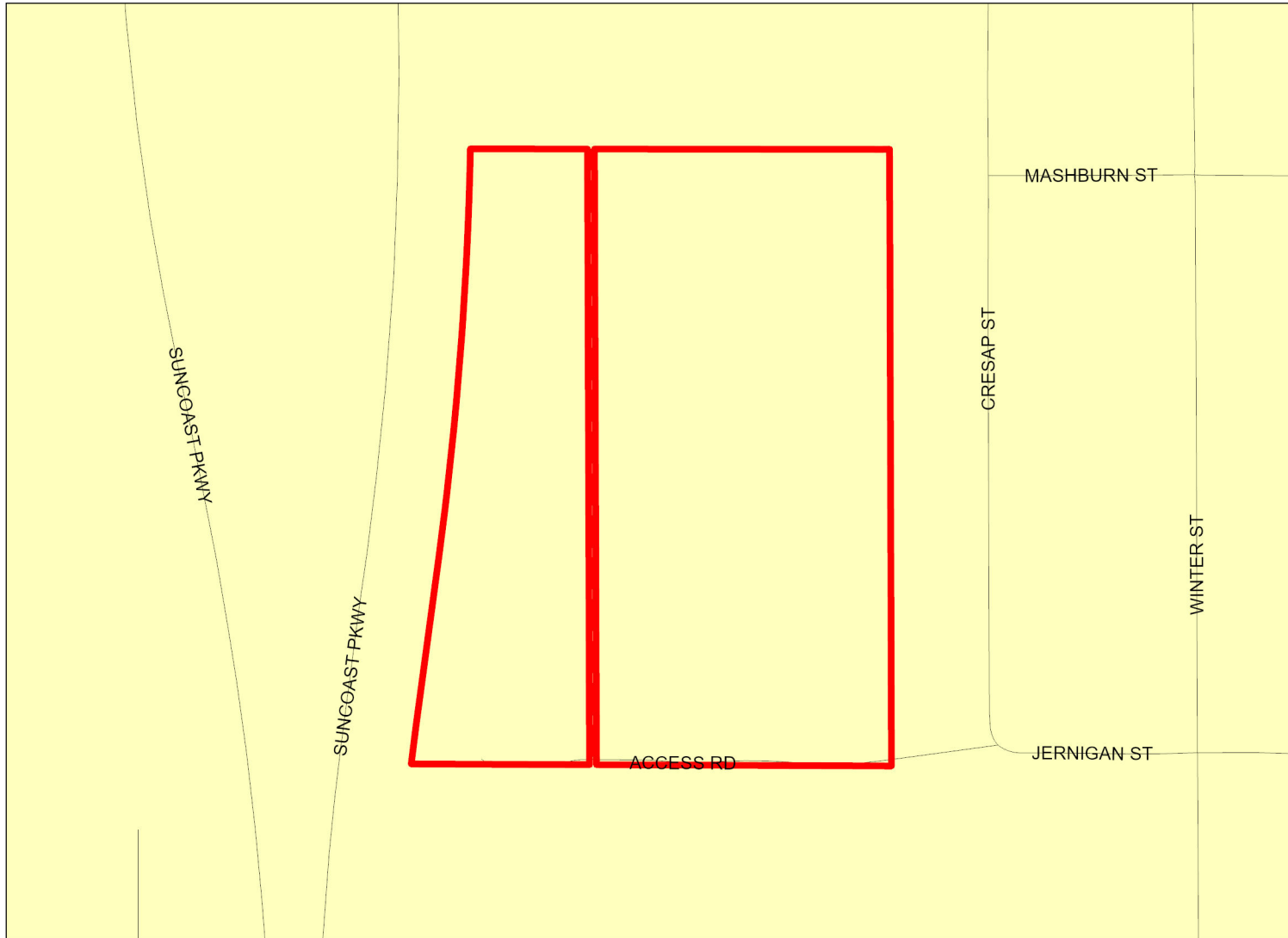
AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-22-86
Version Date: 07/14/2022

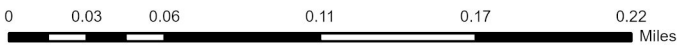


	H-22-86
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 02/14/2023



H-22-86

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.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(MH)
C4	PDP(MH)
CITY	PDP(MH)
CM1	PDP(MH)
CM2	PDP(MH)
CPDP	PDP(MH)
CV	PDP(MH)
I1	PDP(MH)
I2	PDP(MH)
M	PDP(MH)
OP	PDP(MH)
PDP(AF)	PDP(MH)
PDP(CM)	PDP(MH)
PDP(CP)	PDP(MH)
PDP(GC)	PDP(MH)
PDP(GHC)	PDP(MH)
	PDP(ND)
	PDP(OP)
	PDP(PSF)
	PDP(REC)
	PDP(RR)
	PDP(RUR)
	PDP(SF)
	PDP(SU)
	R1A
	R1B
	R1C
	R1MH
	R2
	R2.5
	R3
	RC
	RM

City Zoning Pending





Received

DEC 07 2022

Planning Department
Hernando County, Florida

1	PMODRAN BY	SCALE	DATE
2	SCALE	1/8" = 1'	10/23
3	DATE	10/23	
4	SCALE	1/8" = 1'	
5	DATE	10/23	
6	SCALE	1/8" = 1'	
7	DATE	10/23	
8	SCALE	1/8" = 1'	
9	DATE	10/23	
10	SCALE	1/8" = 1'	
11	DATE	10/23	

PROCIVIL 360
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DIAMOND ESTATES
DIAMOND DEVELOPMENT

MASTER PLAN

DESCRIPTION	REV. BY	DATE

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-22-86 Official Date Stamp: Received DEC 07 2022 Planning Department Hernando County, Florida



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: 12/7/2022

APPLICANT NAME: Barbara Van Winkle TTEE

Address: 18077 Benes Roush Road City: Masaryktown State: FL Zip: 34604 Phone: 352-279-7050 Email: diamonddevelopment@gmail.com Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Alan K. Garman

Company Name: ProCivil360, LLC Address: 12 S. Main Street City: Brooksville State: FL Zip: 34601 Phone: 352-593-4255 Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name: Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 346227 and 346165
2. SECTION 26, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG
4. Desired zoning classification: PDP-Res
5. Size of area covered by application: 28.9 acres
6. Highway and street boundaries: Langworthy Drive and Jernigan Street
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Barbara Van Winkle for Sunflower Real Estate, 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):

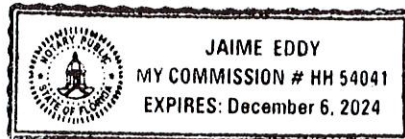
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): ProCivil360, LLC and (representative, if applicable): ProCivil360, LLC to submit an application for the described property.

Signature of Property Owner: [Handwritten Signature]

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 6 day of December, 2022, by Barbara Van Winkle who is personally known to me or produced FL DL as identification.

Signature of Notary Public: Jaime Eddy



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

Notary Seal/Stamp

NARRATIVE
FOR
Diamond Estates
Rezoning / Master Plan
December 2022

Received

DEC 07 2022

Planning Department

Project Location: The property in question is 28.6 acres. It is located east of the Suncoast Parkway, west of Winter Street, and north of SR 50 (Cortez). It is in Section 26, Township 22 South, Range 18 East Hernando County. It is known as Key numbers 346165 and 346227.

Present Zoning: The land is presently zoned AG.

Present Land use: The land is currently designated as Residential.

Desired Zoning: The applicant is desirous to rezone the property to PDP(SF) with the submitted master plan

Summary of Request: The applicant is desirous to rezone the property to PDP(SF) to develop thirty nine (39) lots for single family homes. The typical lot size is 0.4 acres. (116.50' x 150.00')

Internal Setbacks:

Front:	25'
Sides:	10'
Rear:	20'

No deviations in setbacks are being requested.

Buffers: The proposed use will abut AG land to the south and north. A five foot existing vegetative buffer is proposed on both the north and south. For the residential lots protection, a twenty foot buffer is proposed along the Suncoast Parkway. The proposed lots to the east are separated from the existing residential lots adjacent and fronting on Crespa St., by an existing 15' RW apparently owned by Hernando County. These rights-of-way are random throughout the Potterfield Garden Acre subdivisions. This right-of-way may be vacated in the future, but is much too small to be utilized in present day situations. If approved, the Developer will attempt to vacate this r/w by contacting the aforementioned adjacent lots to the east. It can only be vacated through their cooperation.

Access: The site is accessed from Jernigan Street, a county-owned right-of-way. As previously talked about in the buffers, an existing county-owned r/w extends from Jernigan to the west. The proposed design utilizes this r/w and provides additional land to create a 60' r/w into the project. That portion of the r/w will be improved with the development to continue Jernigan St. into the development.

Other Rights-of-Way (r/w): An additional r/w only 15' in width exists north to south across proposed lots 14-23. The intent is to vacate this entire r/w prior to platting. If approved, this Developer will own both sides of this r/w and can complete the application process without reliance from the neighbors.

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.

Streets: Jernigan Street is an existing county r/w, but unimproved to the west of its terminus at this project's east boundary. All proposed streets will meet the County's Facilities Design Guidelines without any deviations. The streets and storm sewer system will be dedicated to Hernando County upon recording of the record plat.

NARRATIVE
FOR
Diamond Estates
Rezoning / Master Plan
December 2022

Received
DEC 07 2022

Planning Department
Hernando County, Florida

Sanitary Sewer: The project will be served by septic tanks. The calculations indicate approximately 57 septic systems could be installed on this property with extension of the County's water system. We are only proposing 39.

Potable Water: If approved, the Developer will extend the County-owned water system into this project. We have received location maps from HCUD which show the closest lines to be an 8" on Jernigan at the intersection of Crespa. All costs of such expansion would be borne by the Developer. At time of record plat, these improvements would be dedicated to HCUD.

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment.

Floodplain: The project is located within the Wiscon Basin. The FEMA map indicates the entire project is located in Zone X. There are no flood plain nodes from the Wiscon study located within the Project boundary.

Drainage: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

- Water quality capture and treatment
- 25 Year peak rates of flow attenuation
- 100 Year detention of runoff volume.

One large retention area is proposed against the Suncoast Parkway at the existing low areas. This area will be improved to the design calculation specifications. The system will recover through percolation of the existing soils.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 39 Peak Hour PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required.

Planning Department
Hernando County, Florida

DEC 07 2022

Received

