

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. 42272 Official Date Stamp:

Received FEB 27 2023 Planning Department Hernando County, Florida

APPLICANT NAME: Aaron Tam

Address: 30082 Merilee Place
City: Wesley Chapel State: FL Zip: 33545
Phone: 727-365-7827 Email: fantalandcorp@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Fanta Land Corp
Address: 30082 Merilee Place
City: Wesley Chapel State: FL Zip: 33545
Phone: 727-365-7827 Email: fantalandcorp@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): 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

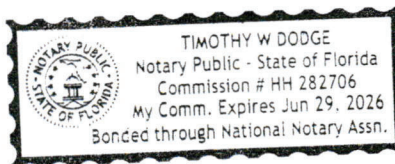
Signature of Property Owner

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 FLDL 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.**

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

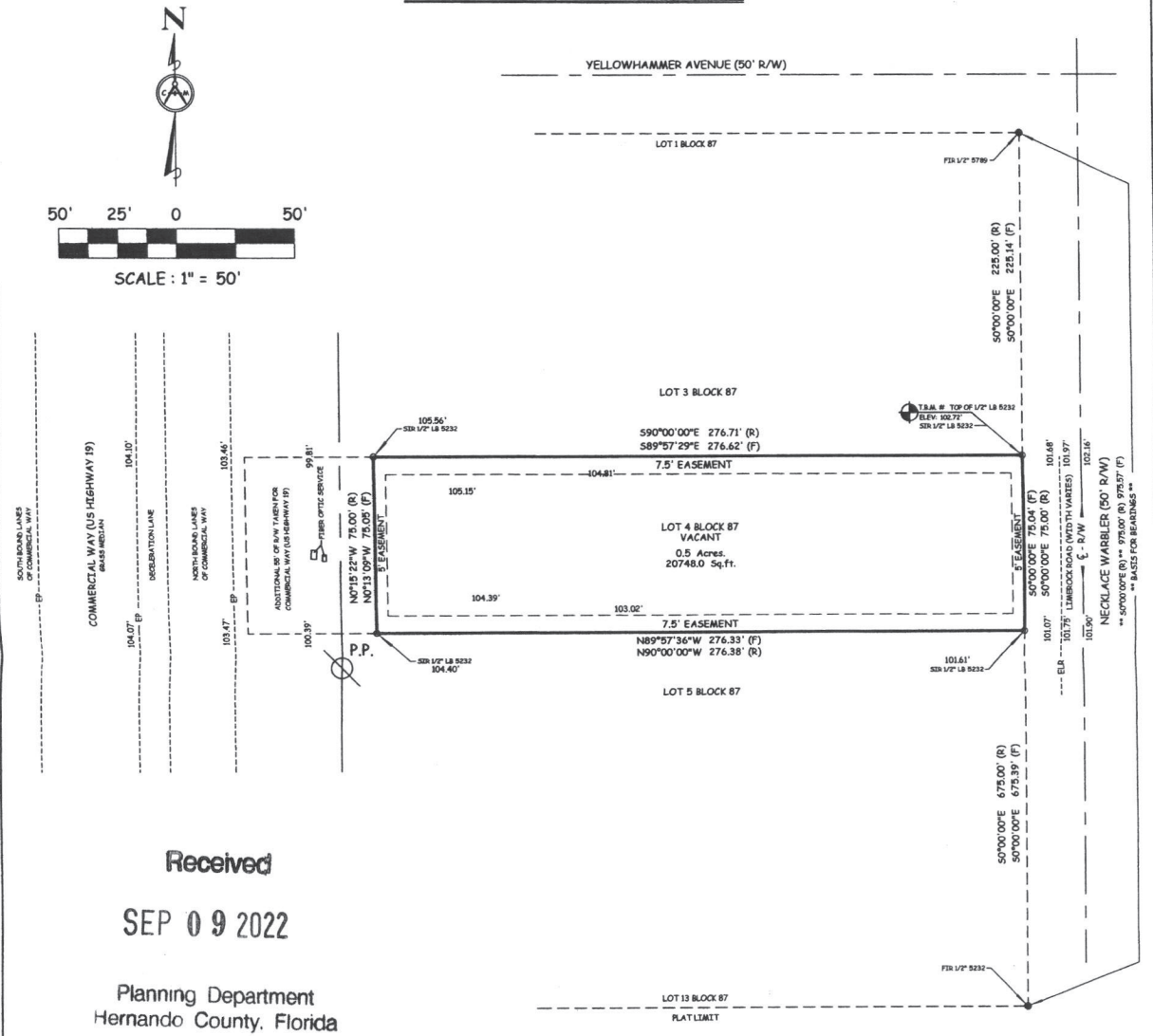
CERTIFIED TO THE FOLLOWING ONLY:  
 AARON TAM

DESCRIPTION: LOT 4, BLOCK 87, UNIT I-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.

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  
 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 "x" 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 assessments 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.

**CONTROL & CORNER LEGEND**

○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. L# 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	DL: Drop Inlet	FW: Fence	R/C: Reinforced Concrete Pipe
AGP: Above Ground Pool	D.R.A.: Drainage Retention Area	GW: Guy Wire	R/W: Right of Way
ASNS: Aluminum Shed No Slab	D.R.O.W.: Drainage Right-of-way	HW: "Big Wire" Fence	SEC: Section
BLDF: Building	ES: Easement	INB: In-Situ Nitrogen	SEP: Screened Enclosed Concrete Pool
BNF: Berthing	F: Derived from Record Information	IR: Set Iron Rod	SIR: Set Iron Rod
C: Calculated from Record Information	F: Field Note	INW: Invert	SP: Screen Porch
CL: Curve 91	F.C.I.P.: Found Capped Iron Pipe	LP: Light Pole	T&M: Temporary Bench Mark
C: Catch Basin	FCM: Found Concrete Monument	MES: Mitered End Section	TWP: Township
CS: Concrete Block Structure	FF: Finished Floor	NAVO: North American Vertical Datum	WFSNS: Wood Frame Shed No Slab
CW: Concrete Wall	FCM: Found Concrete Monument	NF: No Ditch Fence	WFSOS: Wood Frame Shed On Slab
CL: Chain Link Fence	FF: Fire Hydrant	OP: Official Record	WO: Work order
CR: Concrete Retention Wall	FF: Found Iron Pipe	PF: Power Pole	WRF: Wood Rail Fence
CRK: Concrete	FR: Found Iron Rod	R: Record in Plat or Deed	WV: Water Valve
CP: Concrete Pumphouse	FM&D: Found Map Nail & Disk		

*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

Elevations Shown Refer to: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Assumed Datum.
OFFICE USE ONLY: C:\DRAWING\DWG\2022\22-300\22-387.DWG   LAST PLOTTED: 9/2/2022
Flood Plans Certification: According to the F.I.R.M. Map, Community Panel: 12093C-0041E Dated: 1/15/2021
This property appears to be in Flood Zone "X" Base Flood Elevation: N/A
Datum: NAVD 1988
FILE: 22-387.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.

**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

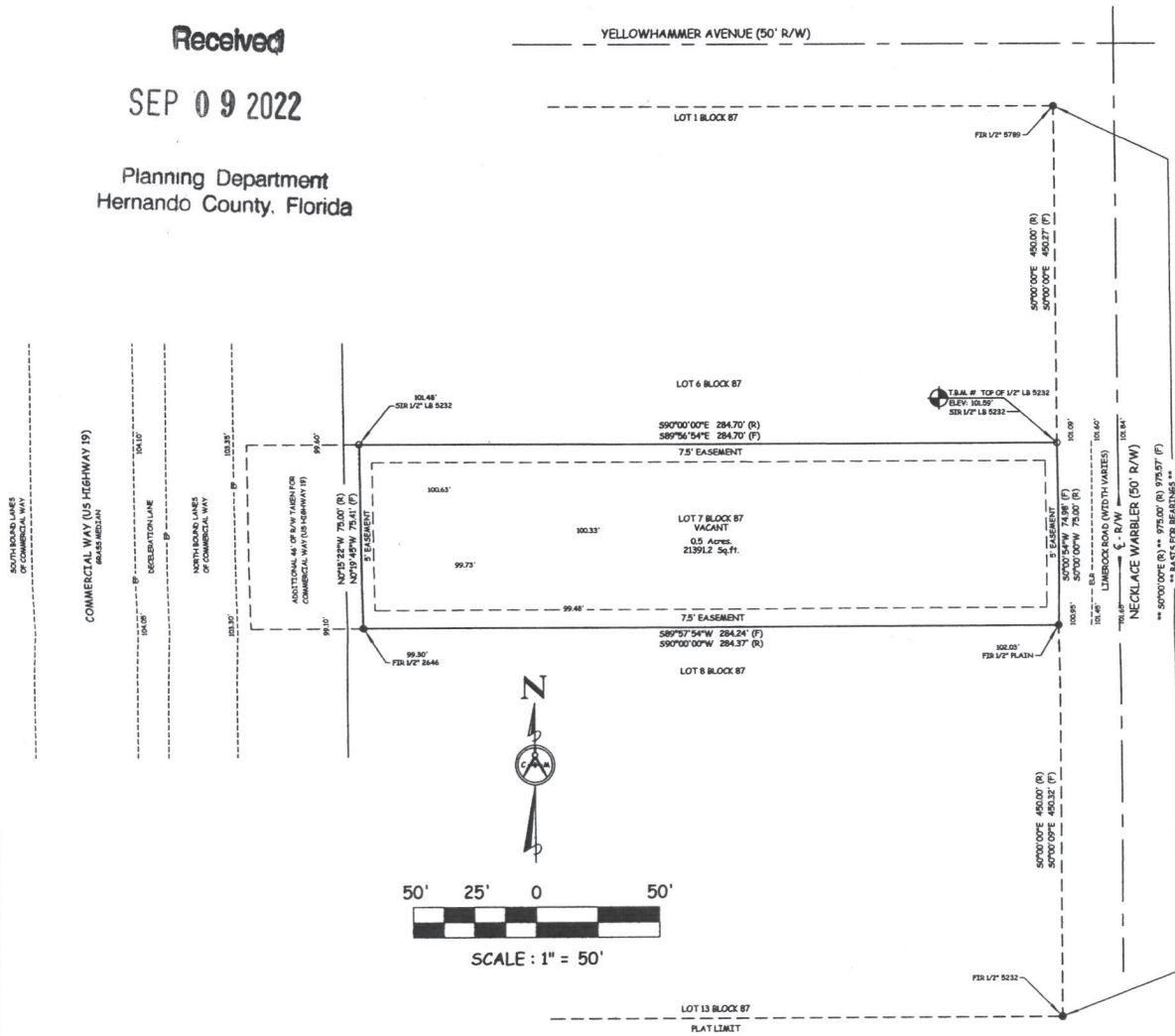
Physical Address: NECKLACE WARBLER AVENUE  
 SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E. Parcel KEY#: 676325

**MAP OF SURVEY, BOUNDARY SURVEY**

Received

SEP 09 2022

Planning Department  
 Hernando County, Florida



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*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 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	DI: Drop Inlet	Fic: Fence	RCP: Reinforced Concrete Pipe
AGP: Above Ground Pool	D.S.A.: Drainage Retention Area	GW: Guy Wire	R/W: Right of Way
ASIS: As Is	D.S.W.: Driveway Right-of-way	IMR: Iron Wire Fence	SEC: Section
BLD: Building	EL: Elevation	INB: In Ground Nitrogen	SEP: Screened Enclosed Concrete Pool
BWP: Barbed Wire Fence	EP: Edge of pavement	RES: Resilient Buffer	SIR: Set Iron Rod
C: Calculated from Record Information	F: Derived from Field Measurement	SP: Screen Panel	SP: Screen Panel
CI: Catch Basin	FB: Field Book	TW: Temporary Bench Mark	TR: Township
CS: Concrete Block Structure	F.C.P.: Found Capped Iron Pipe	WES: Wrought End Section	WF: Wood Frame Shed No Slab
CE: Covered Entry	FCM: Found Concrete Monument	NAVD: North American Vertical Datum	WF: Wood Frame Shed On Slab
CL: Chain Link Fence	FF: Finished Floor	NCF: No Chain Fence	WV: Water Meter
CM: Corrugated Metal Pipe	FI: Fire Hydrant	OR: Official Record	WD: Work order
CONC: Concrete	FIP: Found Iron Pipe	PF: Power Pole	WR: Wood Rail Fence
CP: Concrete Powerpole	FR: Found Iron Rod	R: Record in Plat or Deed	WV: Water Valve
	FAN&D: Found Map Nail & Disk		

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

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

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

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 P.O. Box 5145  
 Spring Hill, FL 34611-5145  
 OFFICE (352) 683-5993, FAX (352) 683-9156

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

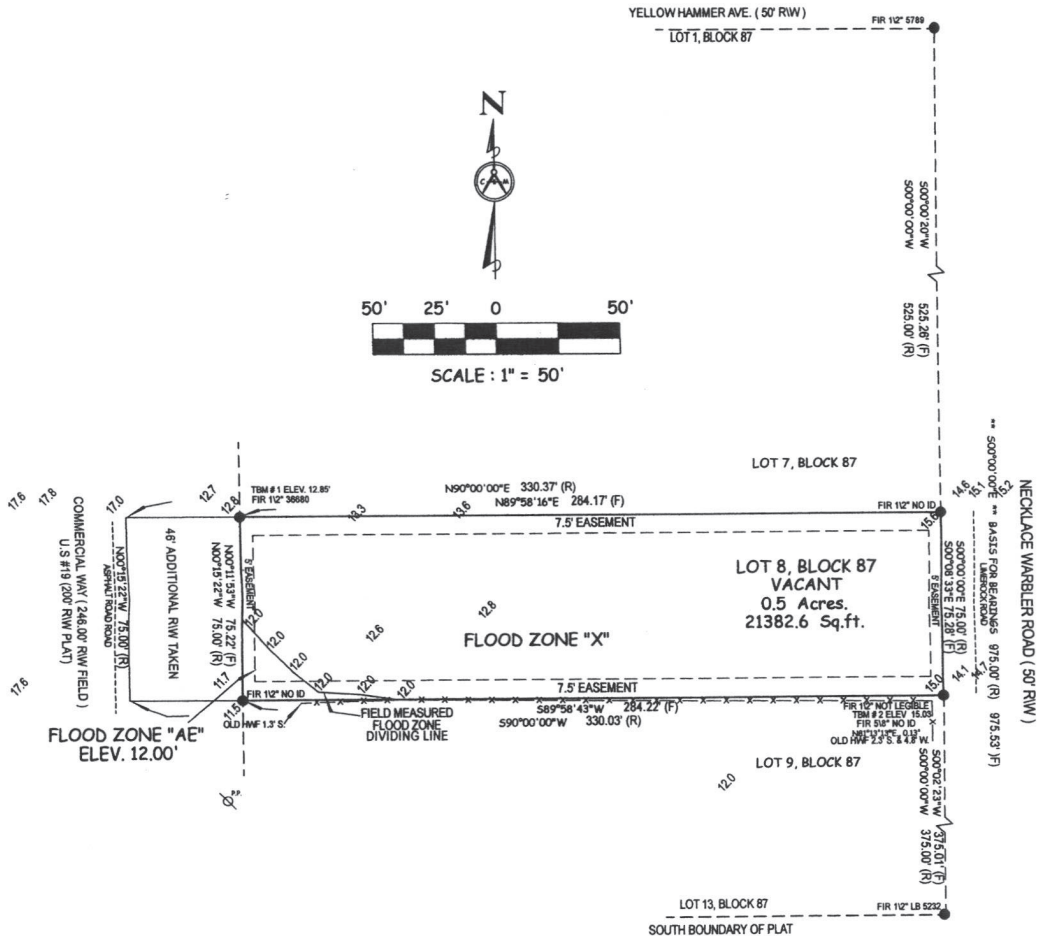
CERTIFIED TO THE FOLLOWING ONLY:  
 AARON TAM

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

- SURVEYOR NOTES**
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*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

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**ABBREVIATIONS LEGEND**

AC Air Conditioner	FCM Found Concrete Monument	PPF Pool Pump & Filter
ADS Advanced Drainage System	FF Finished Floor	PRM Permanent Reference Monument
AKL Above Ground Level	PH Fine Hydrant	PT Point of Tangency
ALUM Aluminum	PI Found Iron Pipe	PMT Postment
ASNS Aluminum Shed No Slab	FIR Found Iron Rod	R Record Plat or Deed
BLDG Building	FBM Found Map Nail & Disk	R2 Reinforced Concrete Pipe
BM Benchmark	FND Found	RNG Range
BWF Barbed Wire Fence	FPND Found Post Nail & Disk	RPE Resilient Pressure Zone
C Calculated from Record Information	GP Guy Pole	R/W Right of Way
C1 Curve #1	GW Guy Wire	SC Screened Covered Entry
CATV Cable Television Box	HWF Hog Wire Fence	SEC Section
CB Catch Basin	IS Irrigation Valve box	SEP Screened Enclosed Concrete Pool
CBS Concrete Block Structure	INW Invert	SES Screened Enclosed Slab
CC Concrete Curb	L1 Line #1	SIR Set Iron Rod
CE Covered Entry	LB Land Surveyor Business	SLS Same as Street
CLF Chain Link Fence	LP Light Pole	SP Screen Porch
CM Concrete Monument	LS Land Surveyor	TBM Temporary Bench Mark
CONC Concrete	MES Altered End Section	TOB Top of Book
CON Concrete Walk	M1 Manhole	TOE Top of Slope
D Dead	NAVD North American Vertical Datum	TRANS Transformer
DI Drain Inlet	NCF No Clim Fence	TWP Township
DRA Drainage Retention Area	NEVD National Geodetic Vertical Datum	TYP Typical
DSOW Drainage Right-of-way	OE Overhead Electric Wire	UGPS Underground Power Service
EB Electric Box	OS Official Record	WDF Wood Fence
EL Elevation	PE Post	WFS Wood Frame Shed No Slab
EQU Edge of Limerock Road	PC Point of Curvature	WFS Wood Frame Shed On Slab
EP Edge of pavement	PI Point of Intersection	WO Work order
F Derived from Field Measurement	POB Point of Beginning	WWF Wood Well Fence
FB Field Book	POC Point of Commencement	WV Water Valve
F.C.P. Found Capped Iron Pipe	PP Power Pole	Y Yard Lamp
F.C.I.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\23-00123-73.DWG      LAST PLOTTED: 02/20/23

Flood Plans Certification: According to the F.I.R.M. Map, Community Panel: 12053C 0041 D Dated: 01-15-23 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

DISK : 23-73.CR5      PAGE 1 OF 1



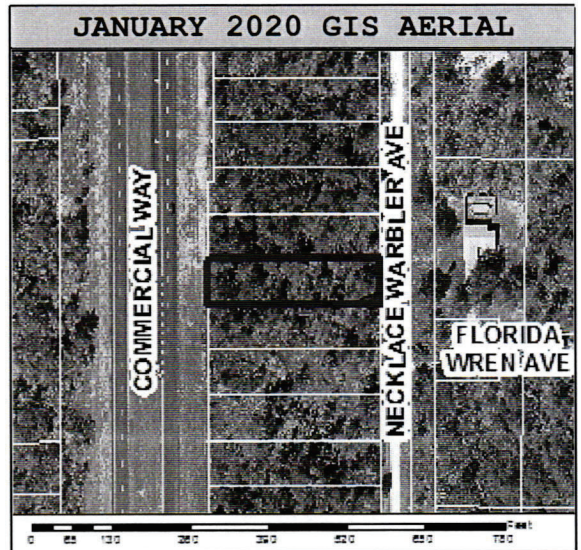
# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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	12,891	
ASSESSED VALUE	12,891	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

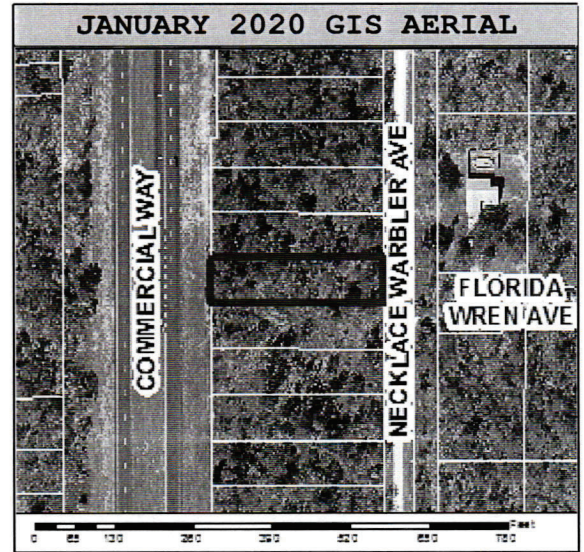
PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/22/22	FANTA LAND CORP	D	DISQUALIFIED	Y	WD	4200	0450	0	100
02/25/21	RUSH 4 GOLD INVESTMENTS LLC	M	MULTIPLE PARC	Y	WD	3968	1984	0	25,000
09/27/19	SAFFELL JAMES T P A	Q	QUALIFIED	Y	WD	3757	1950	0	5,900
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 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



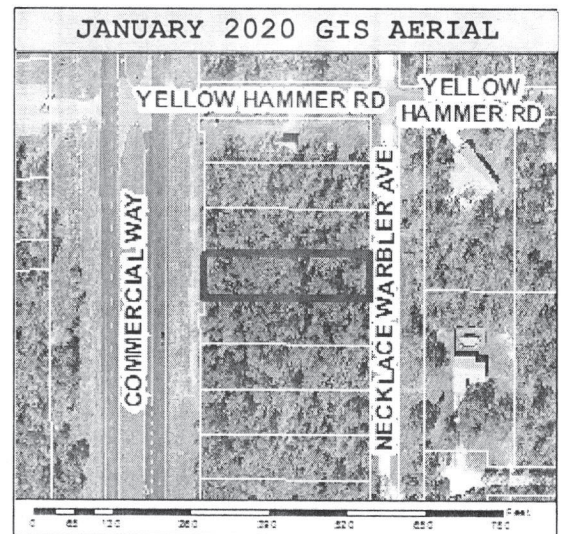
# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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 BLK 87 LOT 4		
MAILING ADDRESS UPDATED	30082 MERILEE PL WESLEY CHAPEL FL 33545-4471	UPDATED	01/01/80		

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	SWFWMMD	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 R	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