HERNANDO COUNTY ZONING AMENDMENT PETITION



Date: 03/15/2022

Application to Change a Zoning Classification

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

File No.	H2233	Official Date Stamp:

Received

MAY 0 5 2022

Planning Department Hernando County, Florida

APPLICANT NAME: Gregory Thomas Arflack ? Address: 13303 Seneca Ro City: Weeki Wachee Phone: 727.214.8636 Email: GTA610 Cgmail Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: Same as about	ANDREA LYNN A	RFLACK
Address: 13303 Seneca Rd		
City: Weeki Wachee	State: FLORIDA	Zip: 34614
Phone: 727.214.8636 Email: GIAGIO Egmail	· com	
Property owner's name: (if not the applicant)		
REPRESENTATIVE/CONTACT NAME: Same as abo	Ne.	
Company Name:		
Address:	Ctata	7in:
City:Email:Email:	State.	Zip
HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide name	:)	
Contact Name: City	r. State:	7in:
	State	Zip
PROPERTY INFORMATION:		
1. PARCEL(S) KEY NUMBER(S): 015 38955 2. SECTION, TOWNSHIP, 3. Current zoning classification:	DANCE 16)
2. SECTION ZI, TÓWNSHIP ZI	, RANGE [)
3. Current zoning classification: 4. Desired zoning classification:		
 4. Desired zoning classification: 5. Size of area covered by application: 2.3 AC 	3	
6. Highway and street boundaries:		
7. Has a public hearing been held on this property within the past twelve	months? Yes No	
		entify on an attached list.
9. Will additional time be required during the public hearing(s) and how		
PROPERTY OWNER AFFIDIVAT		
THOTERIA O WILLIAM TIDI VIX		
I, GREGORY & ANDREA ARFLACK	have thoroughly examined the ins	tructions for filing this
application and state and affirm that all information submitted within this per	tition are true and correct to the bes	t of my knowledge and
belief and are a matter of public record, and that (check one):		
I am the owner of the property and am making this application OR		
☐ I am the owner of the property and am authorizing (applicant):		
and (representative, if applicable):		
to submit an application for the described property.		\wedge
	That I am I	1
Jugy de	Com Mill	Whih
	Signature of Property Owner	, ,
STATE OF FLORIDA		
COUNTY OF HERNANDO	S Manal	20 7.7 hu
The foregoing instrument was acknowledged before me this _/day of the foregoing instrument was acknowledged before me this _/day of the foregoing instrument was acknowledged before me this _/day of the foregoing instrument was acknowledged before me this _/day of the foregoing instrument was acknowledged before me this	of March wn to me or produced FLOLIC 6	////22as identification
	wir to the or produced Figure 6	///zaas identification.
Andrea HAFLACK	F-LDLIC 8	1/25/2025
am J. agr		TŘ
Signature of Notary Public	ALAN J. CONGDON	II.

Notary Seal/Stamp

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

HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: Application to Change a Zoning Classification NDO Received Application request (check one): Rezoning Standard PDP MAY 0 5 2022 Master Plan □ New □ Revised PSFOD □ Communication Tower □ Other PRINT OR TYPE ALL INFORMATION Planning Department Hernando County. Florida Date: APPLICANT NAME: Phone: 352-232-2711 Email: TJDAMP @ YAHOO. COM Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: Company Name: 6REGORY Address: 13303 Seneca State: FLOPIDH Zip: 34619 City: Weeki Wachee amail. com Phone: 727-214 -8636 Email: HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) Contact Name: City: State: Address: PROPERTY INFORMATION: 00073592 1. PARCEL(S) KEY NUMBER(S): **TOWNSHIP RANGE** SECTION SIDENT Current zoning classification: AGRICUL 4. Desired zoning classification: 773 SQUARE FEET ACRES Size of area covered by application: CELESTE AVENUE 6. Highway and street boundaries: SENECA ROAD Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No 7. ☐ Yes No (If yes, identify on an attached list.) Will expert witness(es) be utilized during the public hearings? 8 ☐ Yes ♠ No (Time needed: Will additional time be required during the public hearing(s) and how much? PROPERTY OWNER AFFIDIVAT IMP MAN , have thoroughly examined the instructions for filing this I, 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 If am the owner of the property and am authorizing (applicant): 6REGORY and (representative, if applicable): to submit an application for the described property. STATE OF FLORIDA COUNTY OF HERNANDO The foregoing instrument was acknowledged before me this who is personally known to me or produced smas () (mo ma CHRISTINA SCHNORRENBERG Notary Public - State of Florida Commission # GG 197402 Signature of Notary Public My Comm. Expires May 14, 2022 Bonded through National Notary Assn Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: Application to Change a Zoning Classification Received Application request (check one): Rezoning Standard DPDP MAY 0 5 2022 Master Plan □ New □ Revised PSFOD □ Communication Tower □ Other Planning Department PRINT OR TYPE ALL INFORMATION Hernando County, Florida Date: 2/13/22 DONAID E WAGNER APPLICANT NAME: Address: 13286 State: ___ City: Wacher FI Phone: 352-942-3117 Email: DOVNIE WAGNEROTILO GMAIL COM Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: Company Name: GREGORY Arflack Address: 13303 Seneca Rd. State: FLORIDA City: Weeki Wachee City: Weeki Waches State: Flo. Phone: 727-214-8636 Email: 9+a 610 C gmail. com HOME OWNERS ASSOCIATION: A Yes To (if applicable provide name) Contact Name: City: Address: PROPERTY INFORMATION: 1. PARCEL(S) KEY NUMBER(S): [22 | 22 | 18 1590 0000 0000 TOWNSHIP 21 , RANGE SECTION 21 Current zoning classification: ARDDI 4. Desired zoning classification: Size of area covered by application: Z.3 ACELS Highway and street boundaries: ACBANY DD & Celeste AVE Has a public hearing been held on this property within the past twelve months? \(\sim\) Yes \(\sim\) No 7. ☐ Yes No (If yes, identify on an attached list.) Will expert witness(es) be utilized during the public hearings? 8 Will additional time be required during the public hearing(s) and how much? ☐ Yes ☐ No (Time needed: ______ PROPERTY OWNER AFFIDIVAT DOVAID & WAGNEL have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one): I am the owner of the property and am making this application OR I am the owner of the property and am authorizing (applicant): and (representative, if applicable): to submit an application for the described property. vature of Property Owner STATE OF FLORIDA COUNTY OF HERNANDO foregoing instrument was acknowledged before me this 310 day of \\\(\f\ who is personally known to me or produced Notary Public State of Florida

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

Notary Public State of Florida Andrea L Johnson My Commission GG 298102 Expires 02/04/2023

HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: Application to Change a Zoning Classification Received Application request (check one): Rezoning Standard DPDP Master Plan □ New □ Revised PSFOD □ Communication Tower □ Other Planning Department PRINT OR TYPE ALL INFORMATION Hernando County, Florida APPLICANT NAME: Address: 13324 A/bany Rd. City: Brooksville Phone: 352 667 8081 Email: Vavis 4157 @ Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: Company Name: CORECORY Address: 13303 Seneca City: Weeki Wacher State: FL Email: qtablocgmail.com Phone: 727-214-8636 HOME OWNERS ASSOCIATION: Yes INO (if applicable provide name) Contact Name: Address: PROPERTY INFORMATION: 1. PARCEL(S) <u>KEY</u> NUMBER(S): <u>00073468</u>, 2. SECTION 21 3. Current zoning classification: 4. Desired zoning classification: Size of area covered by application: 4.63 AC Highway and street boundaries: ALBANY Rd Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No ☐ Yes ☑ No (If yes, identify on an attached list.) 8 Will expert witness(es) be utilized during the public hearings? ☐ Yes ☐ No (Time needed: Will additional time be required during the public hearing(s) and how much? PROPERTY OWNER AFFIDIVAT , have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one): I am the owner of the property and am making this application OR I am the owner of the property and am authorizing (applicant): [GREGORY] and (representative, if applicable): to submit an application for the described property. STATE OF FLORIDA COUNTY OF HERNANDO The foregoing instrument was acknowledged before me this who is personally known to me or produced Notary Public State of Florida Donald J. Nunes Signature of Notary Public My Commission HH 151456

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

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

Rezoning Standard DPDP Master Plan □ New □ Revised

PSFOD □ Communication Tower □ Other

PRINT OR TYPE ALL INFORMATION

Date: 3-2-2022

File No. Official Date Stamp:

Received

MAY 0 5 2022

Planning Department Hernando County. Florida

Date. O A TO A A		
APPLICANT NAME: Randy Bland	υ	
Address: 13339 Seneca RD		
City WARK! LINCLER	State: FL	Zip: 346/4
Phone: 357-217-4387 Email: FishBland 7 (a) 9	mail . Cam	
Property owner's name: (if not the applicant)	7/10/1/ - COVIE	
REPRESENTATIVE/CONTACT NAME:		
2 1 4 0: 1/		
City 1120 Ali 1120 ARP	State: FloriDa	7in: 34414
Phone: 1727-214-8/3/2 Email: Q+0/0/0 @ QMQ	1. Com	
Address: 13303 Seneca Rd. City: Weeki Wachee Phone: 1727-214-8636 Email: 9+060 Gginci HOME OWNERS ASSOCIATION: 1 Yes No (if applicable provide name)		
Contact Name:		
Address: City:	State:	Zip:
PROPERTY INFORMATION:	-801 / 0000	110
1. PARCEL(S) <u>KEY</u> NUMBER(S): <u>R2/22/18/590000</u> 2. SECTION <u>2/</u> , TOWNSHIP <u>2/</u>	0291 / 016211	18
2. SECTION 2 , TOWNSHIP 2	,'RANGE/\$	•
3. Current zoning classification:		
4. Desired zoning classification: AR		
5. Size of area covered by application: ///e AC Jenles	RI	
6. Highway and street boundaries: Sene ca Road		
7. Has a public hearing been held on this property within the past twelve m	onths? ☐ Yes ☒ No	
8 Will expert witness(es) be utilized during the public hearings?		ntify on an attached list.)
		V-2
9. Will additional time be required during the public hearing(s) and how mu	uch? — Hes M No (Time need	ied)
PROPERTY OWNER AFFIDIVAT		
RIBI		
I, I landy I land, he	ave thoroughly examined the inst	ructions for filing this
application and state and affirm that all information submitted within this petition	on are true and correct to the best	of my knowledge and
belief and are a matter of public record, and that (check one):		Δ
☐ I am the owner of the property and am making this application OR ○	<u>~ 1</u>	010 10
I am the owner of the property and am authorizing (applicant):	gry Ihoma	3 (on lenk
and (representative, if applicable):	0 0	\cup
to submit an application for the described property.		
to submit an approacion for the described property.	N 1	
Kun 1	13/11	
- AMAG	Signature of Property Owner	
STATE OF FLORIDA		
COUNTY OF HERNANDO	100	
The foregoing instrument was acknowledged before me this 200 day of	March	, $20 \ge 2$, by
Randy Bland who is personally known	to me or produced Driver Lies	as identification.
	•	
n n sa 1		
	To the shade Code and the Code	will have the
(host and on 11)	CHRISTOPHER SIFF Notary Public - State of Flor	rida K
Circolar Children Dublic	Commission # GG 949167	
Signature of Notary Public	My Comm. Expires Jan 20, 2	N.
Effective Date: 11/8/16 Last Revision: 11/8/16	Bonded through National Notary A	Notary Seal/Stamp
Effective Date, 11/0/10 Last Kevision, 11/0/10		Tionary Dear During

HERNANDO COUNTY ZONING AMENDMENT PETITION File No. ____ Official Date Stamp: Application to Change a Zoning Classification Received Application request (check one): Rezoning Standard PDP MAY 0 5 2022 Master Plan □ New □ Revised PSFOD Communication Tower Other Planning Department PRINT OR TYPE ALL INFORMATION Hernando County. Florida Date: 3-9-22 APPLICANT NAME: City: WEEK; WACHEE Zip: 34614 Phone (856) 264 -0137 Email: golmatte gus: 1. Com Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: Company Name: GREGORY Arflack Address: 13303 Seneca Pd. City: Weeki Wacher State: FLORIDA Zip: 34614 Phone: 727-214-8636 Email: 9ta 6100 gmail Com HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) Contact Name: Address: PROPERTY INFORMATION: PARCEL(S) KEY NUMBER(S): R21 221 18 1590 0000 0360 / 000 73681 Current zoning classification: 4. Desired zoning classification: Size of area covered by application: ___ 6. Highway and street boundaries: Seveca Has a public hearing been held on this property within the past twelve months? Yes No Will expert witness(es) be utilized during the public hearings? ☐ Yes Mo (If yes, identify on an attached list.) 9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____) ROPERTY OWNER AFFIDIVAT , have thoroughly examined the instructions for filing this plication and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and lief and are a matter of public record, and that (check one): i am the owner of the property and am making this application OR I am the owner of the property and am authorizing (applicant): ____ and (representative, if applicable): to submit an application for the described property. ATE OF FLORIDA UNTY OF HERNANDO foregoing instrument was acknowledged before me this day of MARC GABRICL A. OLMO who is personally known to me or produced_

Notary Public State of Florida
Annette M Bonetti
My Commission GG 232955
Expires 07/14/2022

HERNANDO COUNTY ZONING AMENDMENT PETITION



Date: <u>1-14-202</u>

Application to Change a Zoning Classification

Application request (check one): Rezoning Standard PDP Master Plan □ New □ Revised PSFOD □ Communication Tower □ Other

PRINT OR TYPE ALL INFORMATION

File No.	 Official	Date	Stamp:

Received

MAY 0 5 2022

Planning Department Hernando County, Florida

APPLICANT NAME: PAULINE M BARTO	
12000 6100000000000000000000000000000000	
City: Weeki Wachee Phone: 352-584-8419 Email: Spankyharley (&	State: FL Zip: 34614
Phone: 352-584-8419 Email: spankyharley (a	2 yahoo. com
Property owner's name: (if not the applicant)	
REPRESENTATIVE/CONTACT NAME:	
Company Name: <u>GREGORY</u> ARFLACK Address: 13303 Sepeca Ro	
Address: 13303 Seneca Ro	
City: Week; Wachee	State: FLORIDA Zip: 34614
City: Week; Wachee Phone: 127-214-8636 Email: 9+a610egm	al. Com
HOME OWNERS ASSOCIATION: Yes No (if applicable provide name)	
Contact Name:	
Address: City:	State: Zip:
PROPERTY INFORMATION:	
1. PARCEL(S) KEY NUMBER(S): 00073878 2. SECTION 21 ,TOWNSHIP 21 3. Current zoning classification: AG 4. Desired zoning classification:	
2. SECTION 21 , TOWNSHIP 21	, RANGE
3. Current zoning classification: Risidenime	
4. Desired zoning classification: 146	
5. Size of area covered by application: 2.34 ACRES	A-110-2 P
6. Highway and street boundaries: BALIVEVEL DE RO	
7. Has a public hearing been held on this property within the past twelve i	
	☐ Yes ☐ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how r	nuch?
PROPERTY OWNER AFFIDIVAT	
12 11 21	
	have thoroughly examined the instructions for filing this
application and state and affirm that all information submitted within this petit	tion are true and correct to the best of my knowledge and
belief and are a matter of public record, and that (check one):	
\Box I am the owner of the property and am making this application OR	CAL MARIANTE
I am the owner of the property and am authorizing (applicant):	BORY & HARRIA HEFLACK
and (representative, if applicable):) (
to submit an application for the described property.	
1 A	1 Jan
Mu	Life Mix yarro
	Signature of Property Owner
STATE OF FLORIDA	
COUNTY OF HERNANDO	February, 20 ZZ, by
The foregoing instrument was acknowledged before me this day of who is personally know	n to me or produced as identification.
who is personally know	it to the of produced as identification.
£	National Dubblic State of Electrica
Charles & Marie &	lotary Public State of Florida
Signature of Notary Public	rin C Daly by Commission GG 926268

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

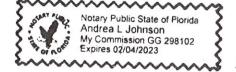
HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: Application to Change a Zoning Classification Received Application request (check one): MAY 0 5 2022 Rezoning △ Standard □ PDP Master Plan □ New □ Revised Planning Department PSFOD □ Communication Tower □ Other ORIO Hernando County, Florida PRINT OR TYPE ALL INFORMATION APPLICANT NAME: State: 50 Email: Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: Company Name: GREGORY Address: 13303 Seneca State: FLORIDA Zip: 34614 City: Weeki Wachee Phone: 727-214-8636 Email: 9+2610 **HOME OWNERS ASSOCIATION:** ☐ Yes ☑ No (if applicable provide name) Contact Name: Address: City: State: Zip: PROPERTY INFORMATION: PARCEL(S) KEY NUMBER(S): 2. SECTION Current zoning classification: 3. 4. Desired zoning classification: Size of area covered by application: Highway and street boundaries: Hlbany Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No Will expert witness(es) be utilized during the public hearings? ☐ Yes ☐ No (If yes, identify on an attached list.) Will additional time be required during the public hearing(s) and how much? ☐ Yes ☐ No (Time needed: PROPERTY OWNER AFFIDIVAT _, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one): I am the owner of the property and am making this application **OR** I am the owner of the property and am authorizing (applicant): and (representative, if applicable):_ to submit an application for the described property. STATE OF FLORIDA **COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this

who is personally known to me or produced

as identification.

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



Received

Hernando Planning & Zoning Department 1653 Blaise Drive Brooksville, FL 34601 MAY 0 5 2022

Planning Department Hernando County, Florida

RE: Request to Rezone Sec/Tnshp/Rng: 21-21-18

To whom it may concern:

We hereby request your consideration for re-zoning of land for the purpose of preserving the rural and agricultural base of the community. Country Estates is made up mostly of lots greater in size than 2 acres. The surrounding areas include the power lines to the east, and half acre residential lots on the surrounding south, west and north sides. The original zoning of Country Estates was agricultural. It is unknown how or when the zoning was changed. If rezoned, the neighborhood landscape or unique character, but will however have the opportunity to raise livestock as per AR guidelines. Please find attached applications as a collective effort from several residents of the Country Estates Unit 1 neighborhood (1590) to consider a request to modify land use from Residential (R1C) to Agricultural (AR). Please note, no formal Homeowner's Association exists. We have met no opposing feedback from neighbors in our community.

Subject properties to be taken into consideration with proof of ownership attached:

- Key # 01538955 Lot 26 Owners: Gregory and Andrea Arflack (Representative)
- Key # 00073592 Lot 25 Owners: Thomas and Patricia Dampman
- Key # 00073477 Lot 7 Owners: Mauricio and Darci Lopez
- Key # 0073486 Lot 8 Owner: Donald Wagner
- Key # 01627118 Lot 29 Owners: Randy and Lisa Bland
- Key # 00073681 Lots 36 and 37 Owners: Gabriel and Johanny Olmo
- Key # 00073878 Lot 57 Owners: Pauline and Dale Barto.
- Key # 00073459 Lot 4 Owners: Kenneth and Barbara Davis
- Key # 00073468 Lot 5 Owners: Kenneth and Barbara Davis

1) Proposal

- a) Proposed land uses and their specific acreage: Agriculture/ Residential 17.56 acres
- b) Proposed density level of residential uses: no change
- c) Proposed square footage of development and building height(s) of commercial uses: no change
- d) Proposed deviations from code: no deviations

2) Site Characteristics

- a) Site size 21.97 total acres
- b) Existing land use and specific acreage
 - i) Key # 01538955; 2.31 acres; residential
 - ii) Key # 00073592; 2.31 acres; residential

- iii) Key # 00073477; 2.31 acres; residential
- iv) Key # 0073486; 2.31 acres; residential
- v) Key # 01627118; 1.16 acres; residential
- vi) Key # 00073681; 4.63 acres; residential
- vii) Key # 00073878; 2.32 acres residential
- viii) Key # 00073459; 2.31 acres residential
- ix) Key # 00073468; 2.31 acres residential
- c) Known activities or uses on-site: currently single family residential
- 3) Environmental Considerations
 - a) Flood Zone: X
 - b) Drainage Features: None
 - c) Water Features: None
 - d) Habitats: Forest
 - e) Conditions and Impacts on Natural Features: N/A

We sincerely appreciate your consideration in this matter. If you have any questions or require additional information, please feel free to contact the undersigned at (727) 214.8636.

Sincerely.

Gregory and Andrea Arflack

Gregory Thomas Arflack

Andrea Lynn Arflack

REZONING FROM R-1C/(RESIDENTIAL) TO AR/(AGRICULTURAL RESIDENTIAL)





Received

MAY 0 5 2022

Planning Department Hernando County, Florida