

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

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

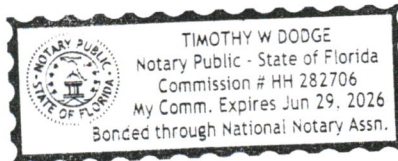
Signature of Property Owner

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 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.

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

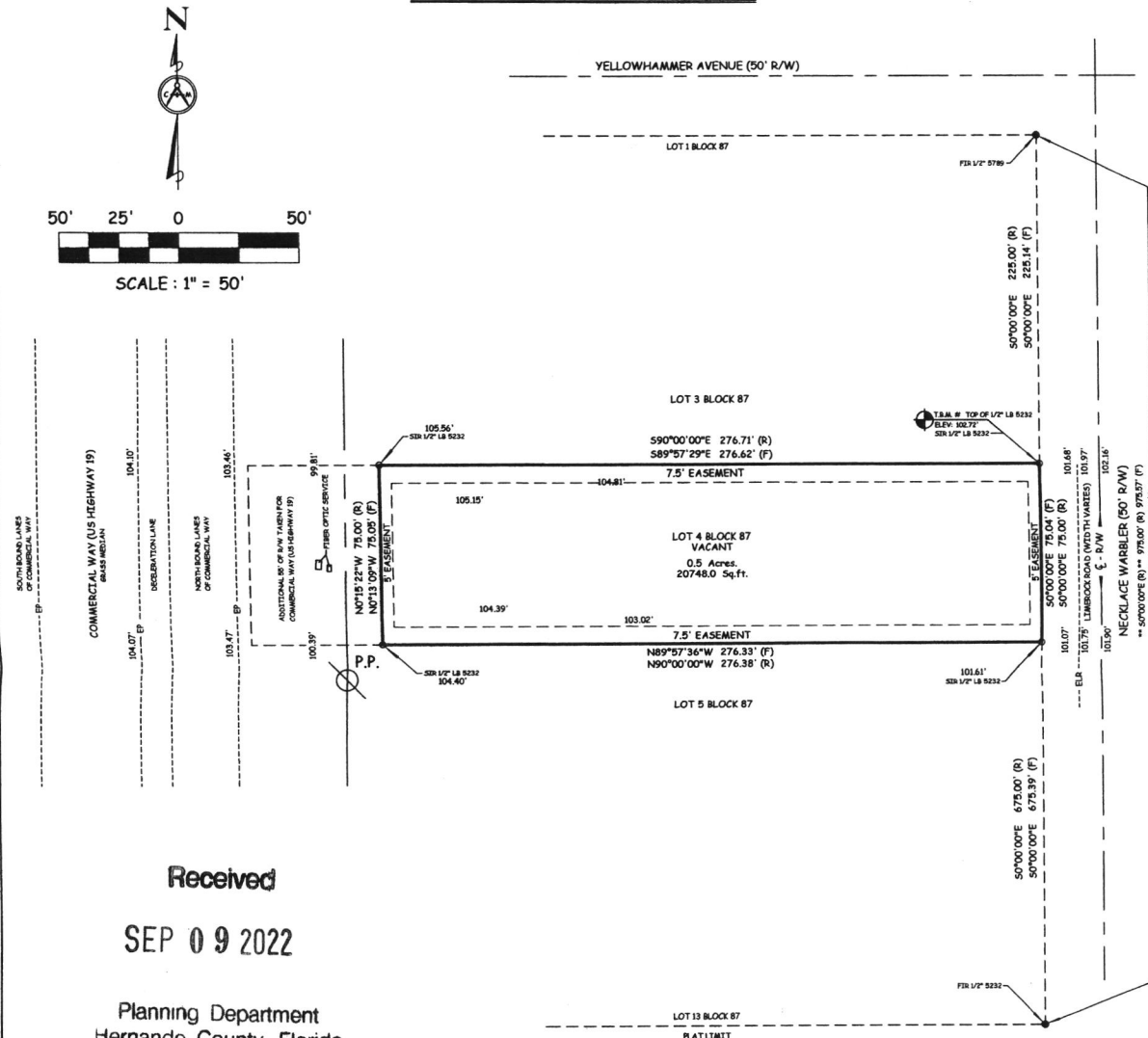
CERTIFIED TO THE FOLLOWING ONLY:
AARON TAM

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
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 ** 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.

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	D.S. Drainage Restriction Area	FW Fence	R/C Reinforced Concrete Pipe
AG Above Ground Pool	D.O.W. Drains Right-of-way	GW Gray Wire	R/W Right of Way
ASNS Aluminum Shed No Slab	ES Elevation	HWF High Wire Fence	SEC Section
BWF Barbed Wire Fence	E Edge of pavement	ISB In Ground Nitrogen	SEP Screened Enclosed Concrete Pool
C Calculated from Record Information	F Field Book	IP Iron Pipe	SIR Set Iron Rod
CS Concrete Block Structure	F.C.P. Found Capped Iron Pipe	LP Light Pole	SP Screen Fence
C Concrete Block Structure	FCM Found Concrete Monument	MES Meter End Section	TM Temporary Bench Mark
C Concrete Block Structure	F Found Fence	MWD North American Vertical Datum	TWP Temporary
C Concrete Block Structure	F Found Fence	N2 No Chain Fence	WFS Wood Frame Shed No Slab
C Concrete Block Structure	F Found Fence	OC Official Record	WFS Wood Frame Shed On Slab
C Concrete Block Structure	F Found Fence	PF Power Pole	WM Water Meter
C Concrete Block Structure	F Found Fence	R Record in Plat or Deed	WO Work order
C Concrete Block Structure	F Found Fence	WV Wood Wall Fence	WV Wood Wall Fence
C Concrete Block Structure	F Found Fence	WV Water Valve	WV Water Valve

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		

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

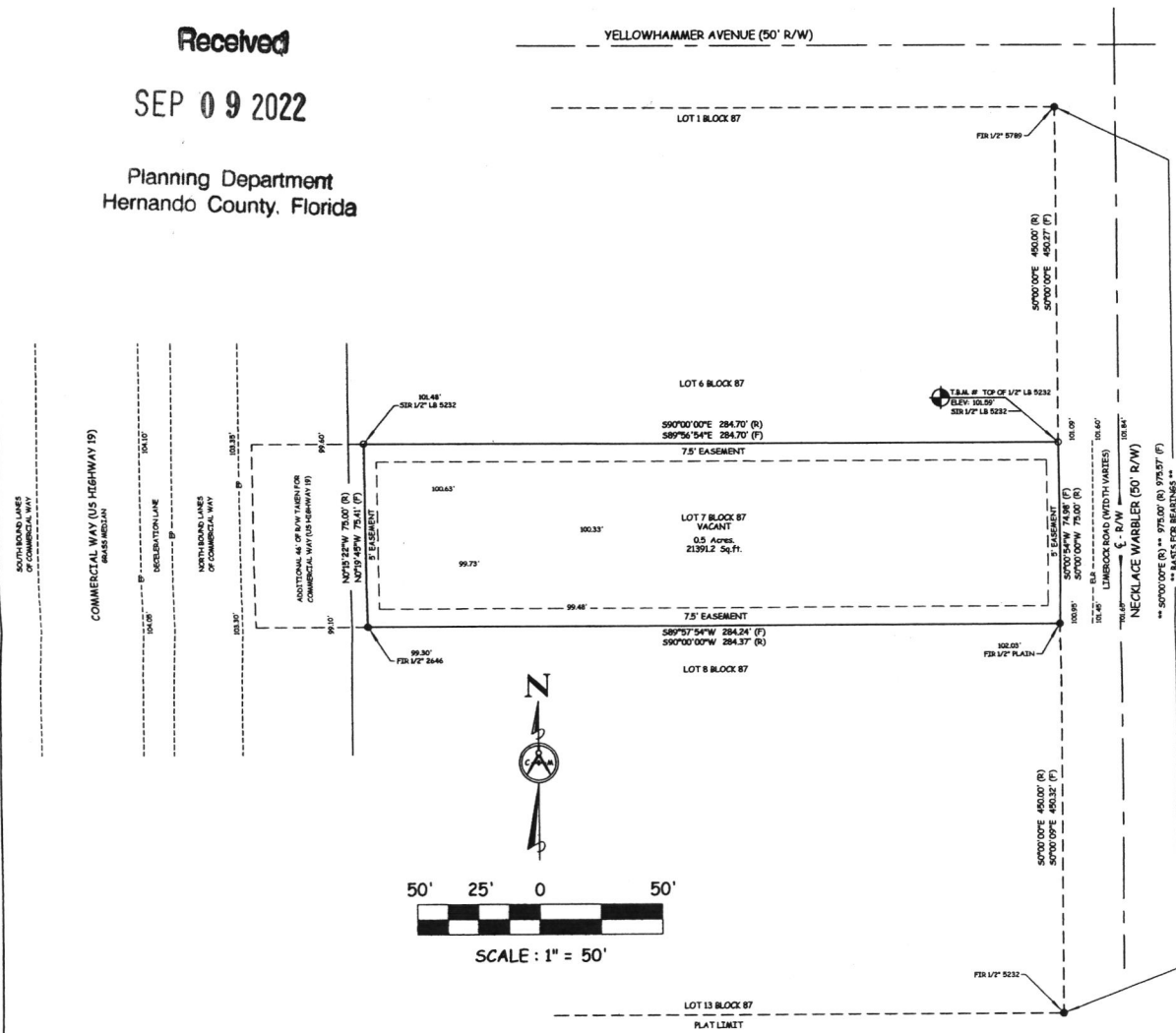
Physical Address: NECKLACE WARBLER AVENUE
SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E. Parcel KEY#: 676325

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.
- 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.
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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 Mag Nail & Disk PLS# 3882
● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ⊗ Found X Cut

ABBREVIATIONS LEGEND

AC: Air Condition	DI: Drop Inlet	Fin: Fences	ROP: Reinforced Concrete Pipe
AGP: Above Ground Pool	D.R.A.: Drainage Retention Area	GW: Guy Wire	R/W: Right of Way
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	F: Field of View	IR: Iron Rod	SIR: Set Iron Rod
C: Calculated from Record Information	F: Field Book	IP: Inverted Iron Pipe	SP: Screen Fence
C: Catch Basin	F.C.P.: Found Capped Iron Pipe	LP: Light Pole	TBM: 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	WFS2: 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	FIR: Found Iron Rod	PF: Power Pole	WPF: 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 Plans Certification:

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
FILE: 22-386.CRS

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

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3701 Commercial Way
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Spring Hill, FL 34611-5145
OFFICE (352) 683-5993, FAX (352) 683-9156

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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

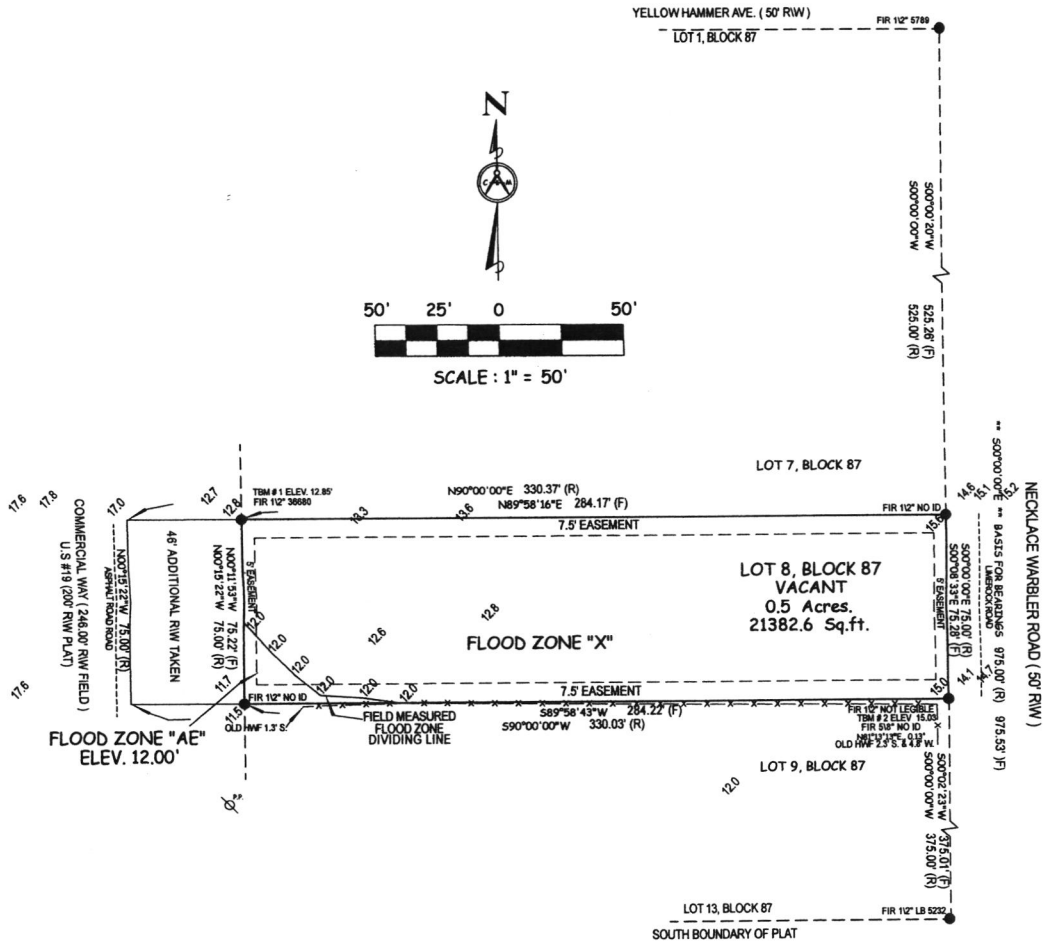
Parcel ID: KEY # 554509

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

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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

ABBREVIATIONS LEGEND

AC Air Conditioner	FCM Found Concrete Monument	PPF 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	FRND Found Pit Nail & Disk	RNG Range
BWF Barbed Wire Fence	FRND Found Pit Nail & Disk	RPR Reduced Pressure Zone
C Calculated from Record Information	FW Found	R/W Right of Way
CI Curve #1	GW Guy Wire	SCE Screened Covered Entry
CTV Cable Television Box	HWF Hog Wire Fence	SEC Screened Enclosed Concrete Pool
CBS Concrete Block Structure	IGV Irrigation Valve Box	SES Screened Enclosed Slab
CE Concrete Curb	INV Invert	SIA Set Iron Rod
CE Covered Entry	LB Land Surveyor Business	S.T.S. Sewer in Street
CLF Chain Link Fence	L-1 Line #1	SP Screen Fence
CONC 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
DI Drop Inlet	NCF No Climf Fence	TYP Typical
DRA Drainage Retention Area	NAVD North American Vertical Datum	UGP Underground Power Service
DROW Drainage Right-of-way	OE Overhead Electric Wire	WDF Wood Fence
EB Electric Box	OC Official Record	WFSNS Wood Frame Shed No Slab
EL Elevation	OS Official Record	WFSOS Wood Frame Shed On Slab
ELC Edge of Laneside Road	PC Point of Curvature	WM Water Meter
EP Edge of pavement	PI Point of Intersection	WO Work order
F Derived from Field Measurement	POB Point of Beginning	WVF Wood Vail Fence
FB Field Book	POC Point of Commencement	WV Water Valve
F.C.F.P. Found Capped Iron Pipe	PP Power Pole	YL Yard Lamp
F.C.I.R. Found Capped Iron Rod		

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"/> NGVD 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

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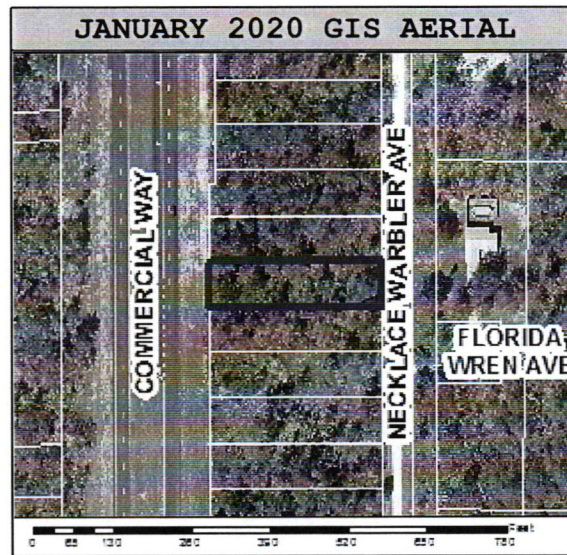
HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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



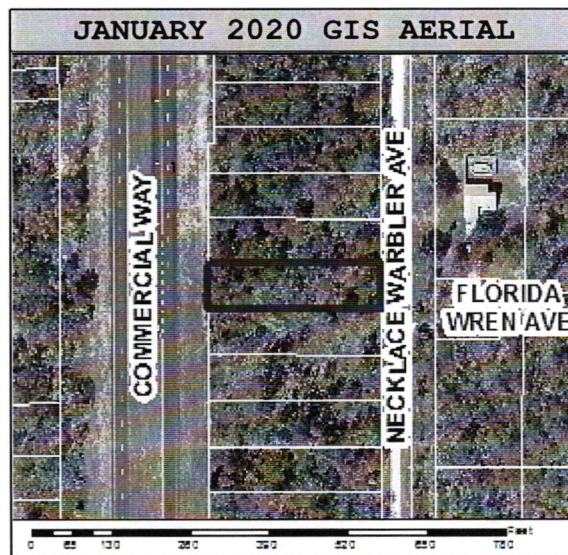
HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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	12,930	
ASSESSED VALUE	12,930	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.

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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