

HERNANDO COUNTY ZONING AMENDMENT PETITION



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: 02/02/2026

File No. H-26-16 Official Date Stamp:



APPLICANT NAME: Hernando Investments Inc.

Address: 20 S BROAD ST

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: ford@coastal-engineering.com

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

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY NUMBER(S):** 1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635172, 1635163, 1635154, 1538063
2. SECTION 6, TOWNSHIP 23, RANGE 21
3. Current zoning classification: PDP(GC) with C4 Use & PDP (GC) (see attached narrative for additional information)
4. Desired zoning classification: PDP(HHC) (see attached narrative for all proposed uses)
5. Size of area covered by application: 12.53 acres
6. Highway and street boundaries: Nature Coast Boulevard
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (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: _____)

PROPERTY OWNER AFFIDAVIT

I, Clifford E. Manuel, Jr, President of Hernando Investments, Inc., 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.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of February, 20 26, by Clifford E. Manuel, Jr. who is personally known to me or produced N/A as identification.

Signature of Notary Public



LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

Notary Seal/Stamp

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

Rezoning and Master Plan

Narrative

Cortez Crossing

Lots 1-8 and Lots 25-27

Parcel Keys:

1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635172, 1635163, 1635154, 1538063

Applicant:

Hernando Investments Inc.

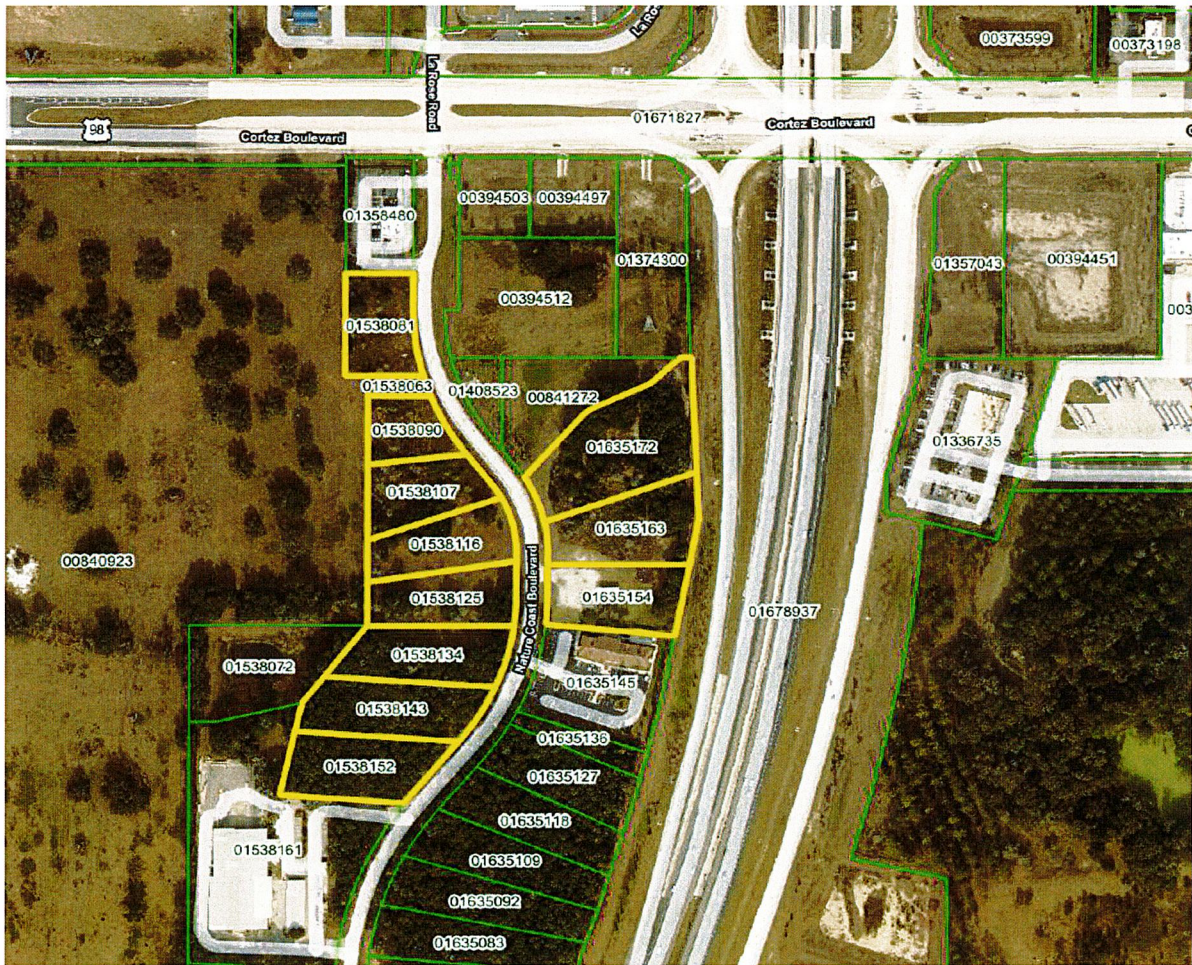


Figure 1. Hernando Investments LLC- Aerial and Location Map

General Description:

The site consists of eleven (11) lots within Nature Coast Crossing Subdivision Phases 1 and 2, is located along either side of Nature Coast Boulevard, and consists of a total of 12.53 acres (see Appendix for Plat information). Please refer to Figure 1 for the site location.

Site Zoning and Land Use:

The Site is currently zoned PDP/GC (Planned Development Project/General Commercial) and PDP/GC with a C-4 Use. Please refer to Figure 2 for the site zoning.

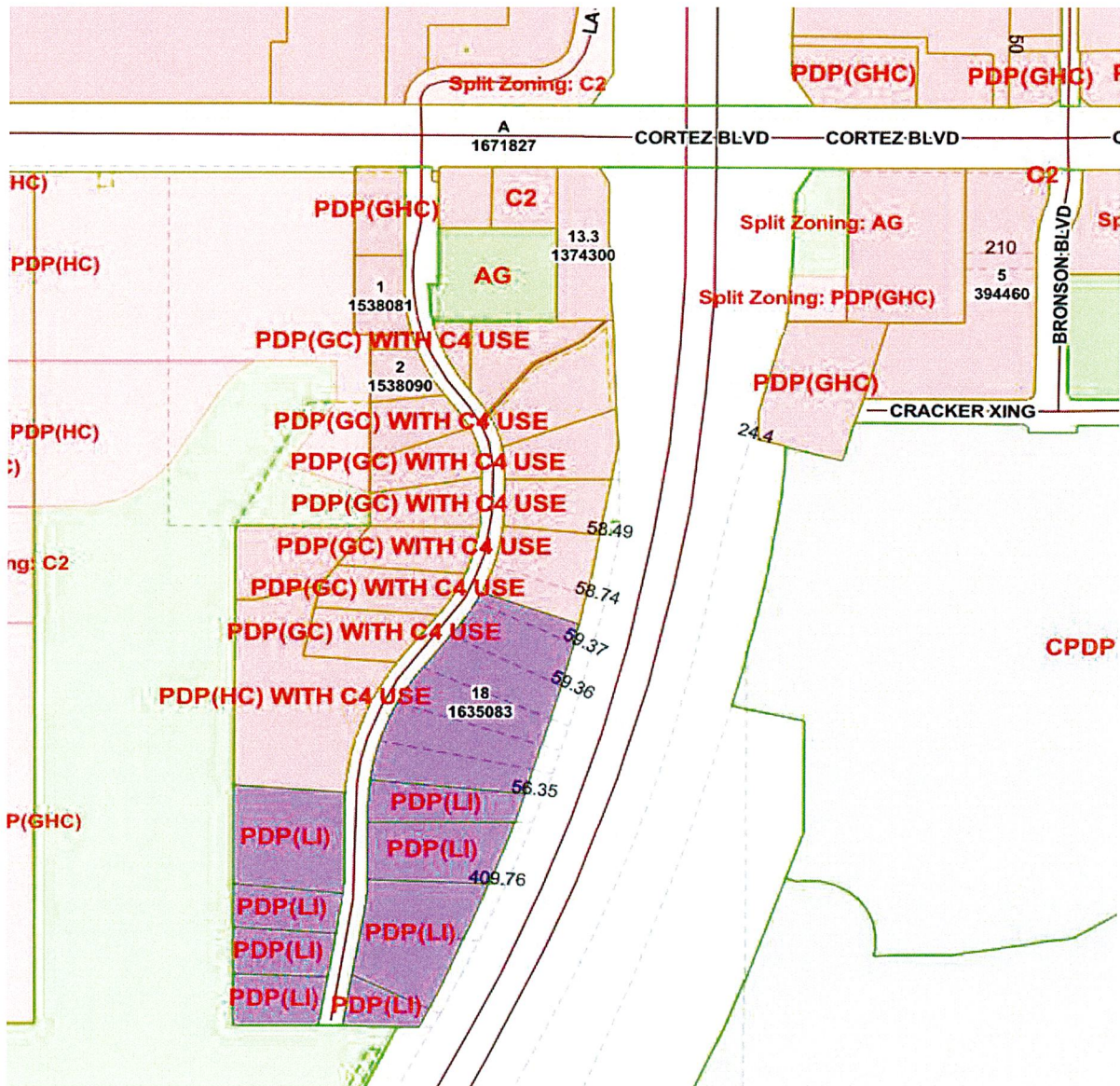
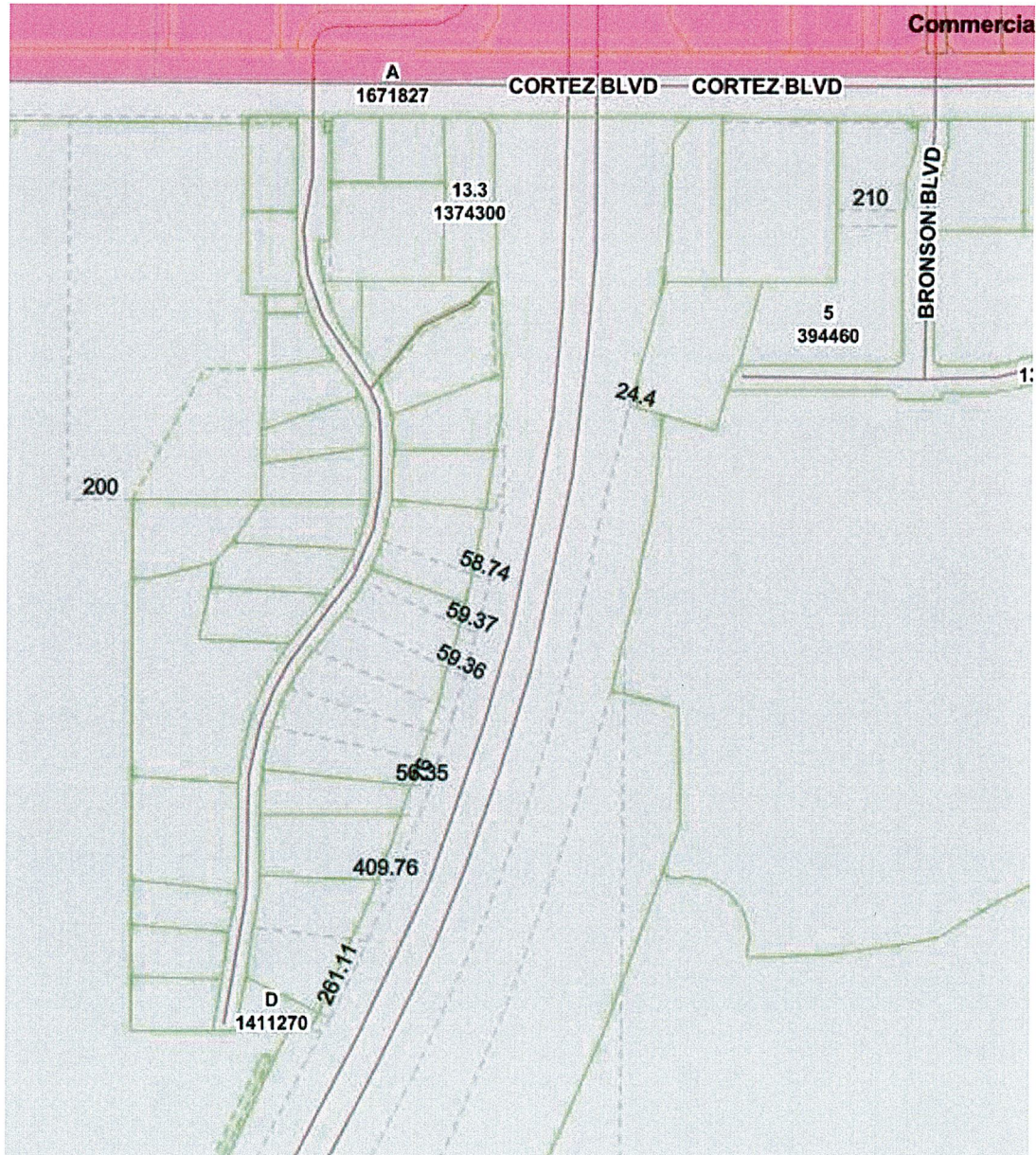


Figure 2. Hernando Investments LLC- Site Zoning Map

The site is currently designated as part of the I75/SR 50 Planned Development District.
Please refer to Figure 3 for the Future Land Use.



PLANNED DEVELOPMENT

COMMERCIAL

Figure 3. Hernando Investments LLC- Site Existing Land Use Map

The following table identifies adjacent zoning and the Comprehensive Plan's future land use map designations.

	Zoning	FLU	Property Use
North	C-2; PDP/GHC; PDP/HHC; AG	Commercial	Vacant, hotel, convenience store with gas pumps
South	PDP/LI	I75/SR 50 PDD	Hotel; Truss Plant, vacant industrial lots
East	NA	I75/SR 50 PDD	I-75
West	PDP/HC; AG	I75/SR 50 PDD	Vacant

Request:

The applicant is requesting to change the zoning from PDP/GC and PDP/GC with a C-4 Use to PDP/HHC with additional specified uses as outlined in this narrative.

Project Description:

In order to accommodate present market interest in the northernmost parcels in the Nature Coast Crossing commercial and industrial subdivision, it has become evident that more flexibility is required than available in the existing PDP/GC zoning designation. The requested PDP (Heavy Highway Commercial) district allows all permitted uses in the C-4 zoning district. Any special exception uses allowed in the C-4 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-2, O/P, I-1 and I-2 zoning districts designated in the narrative or on the master plan.

The applicant is requesting all permitted uses allowed in the C-4 District and the following additional specified uses:

The following requested uses from the C-1 District:

- Business, professional and nonprofit offices
- Restaurants with or without alcohol dispensation
- Hotels and Motels
- Light Building Material Establishment

The following requested uses from the C-2 District:

- Drive-in restaurants

- Tire and Automotive accessory establishments
- Automotive Specialty Establishments
- Automotive and Truck Rental Establishments
- Veterinarian and Animal Clinics or Hospital Establishments
- Domestic Rental Establishments
- Light Construction Service Establishments
- Automobile Service Establishments

The following permitted uses in the I-1 Light Industrial District

- Light Wholesale and Storage Establishments
- Light Outdoor Advertising Service Establishments
- Light Research, Development and Testing Laboratories
- Light Motor Freight Transportation Establishments

The following permitted uses in the i-2 Heavy Industrial District

- Heavy Research, Development and Testing Laboratories.
- Heavy Building Material Establishments.
- Heavy Construction Service Establishments

Special Exception uses requested

Commercial

- Heavy Motor Freight Transportation Establishments.

Industrial

- Heavy Manufacturing
- Heavy Wholesale and Storage Establishments

It is anticipated that the Cortez Crossing Subdivision will develop with a mix of commercial and industrial uses, and the PDP/HHC designation provides the flexibility to develop with associated light commercial, heavy commercial and industrial uses with or without outdoor storage. Commercial uses would be located closer to SR 50 and the use mix would transition in intensity to the south consistent with currently developed lots in the subdivision.

Comprehensive Plan:

The subject property is consistent with the following Goals, Objectives and Strategies of the Comprehensive Plan.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Analysis: The site is ideally suited to the Planned Development District given the fact that the area is currently platted and developed with a mix of commercial and industrial uses. The proposed PDP/HHC district provides the flexibility to develop a mix of uses in accordance with the platted lot layouts consistent with location and adjoining uses as the project builds out. The intensity and design of the project will in accordance with the standards in the approved master plan and narrative.

I-75/SR-50 PLANNED DEVELOPMENT DISTRICT

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Analysis: The I 75/SR 50 Planned Development District is intended to develop with a mix of integrated uses. The site and existing subdivided lots are ideally suited for uses that are intended to provide employment based opportunities and convenience based services.

Proposed Dimensional Standards:

Minimum Setbacks

Front-35 feet

Sides-10 feet (previously approved deviation from 20 feet)

Rear-35 feet

Perimeter Buffers

East (I-75) and West (rear)-20 feet consisting of preserved native vegetation enhanced as necessary to achieve a consistent vegetative screen of 50% opacity after 12 months.

Maximum Height-60 feet

Outdoor Storage-Outdoor storage will be located behind the building and screened by an opaque fence of between 5 and 8 feet in height. Screening shall maintain a 100% opacity standard.

All lot landscaping shall meet the Community Appearance Ordinance.

Site Conditions

Topography

The site ranges in elevation from 60 to 90 feet. Please refer to Figure 4 for the topographic information.



Figure 4. Hernando Investments LLC- Topographic Map

Floodplain

There is a small depression on the site between lots 24 and 25. Otherwise, the site is not located in a flood zone. Please refer to Figure 5 for the flood map.

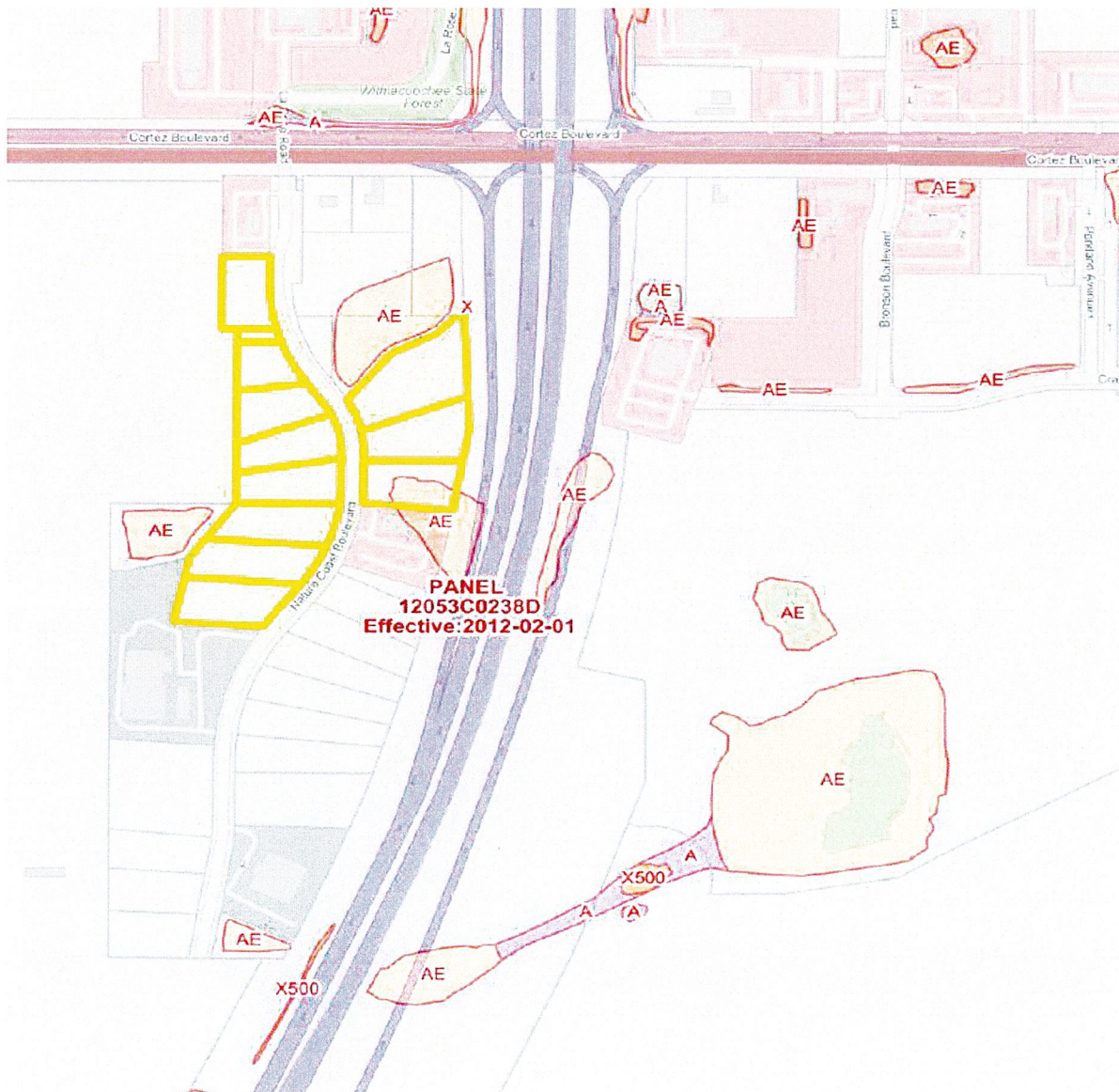


Figure 5. Hernando Investments LLC- Flood Map

Soils

The site consists of entirely Candler Fine Sand soils. Please refer to Figure 6 for the soil types.

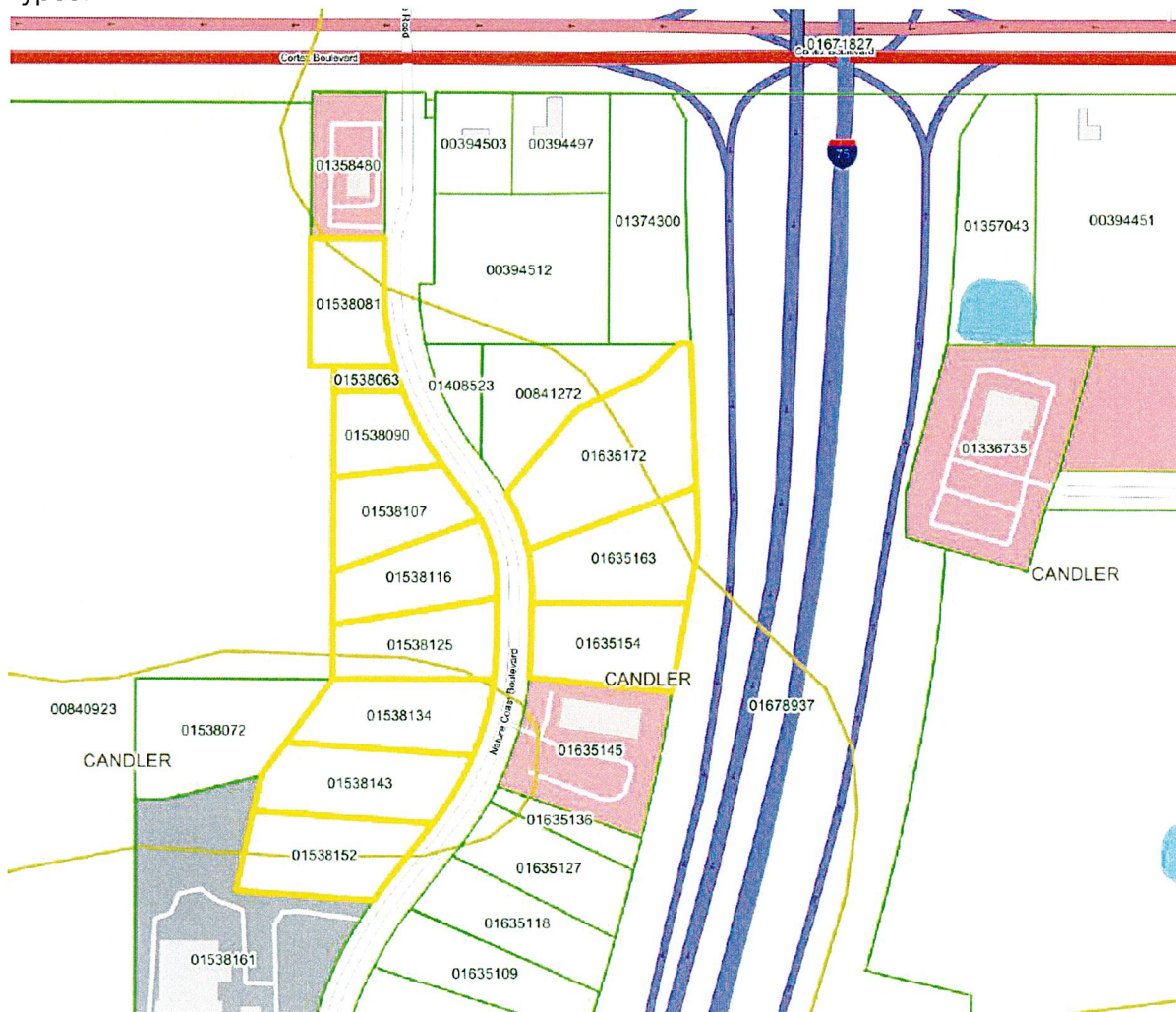


Figure 6. Hernando Investments LLC-Soils Map

Site Environmental

The site is currently platted and any required additional permitting will be obtained at the time of development.

Infrastructure

Adequate Access/Transportation

All parcels in Nature Coast Crossing have direct access to Nature Coast Boulevard, a two lane local roadway developed specifically to serve this subdivision. Nature Coast Boulevard has direct access to SR 50, a six lane arterial roadway with a full median cut. Both roadways have an excellent level of service. The site also has immediate access to I-75, making the location ideal for employment and industrial related uses.

Utilities

The site is served by central water and sewer, provided by Hernando County. The Hernando County Utilities Department has significant sewer and potable water infrastructure within the Nature Coast Crossing subdivision, including a 12 inch water main, an 8 inch sewer gravity line and a major HCUD sewer pump station.

Drainage

The stormwater management system has been constructed for the subdivision as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

. The side yard deviation was previously approved; no additional deviations are proposed.

APPENDIX

PLAT BOOK 34
PAGE 40

COUNTY OF HERNANDO

DEDICATION

ASSISTANT AND QUALIFIED TO INCREASE OF
NON-DRIVERS FROM THE GROUP

5

Abstract

STATE OF FLORIDA
COUNTY OF HERNANDO

MY COMMISSION EXPIRES.

JOSEPH AND CONNIE TO DOMINION

Sharon b Meyer

ADDRESS ONLY

MY COMPARISON EXPERTS

PREPARED BY:
W. D. GREENE LAND SURVEYING, INC

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HENRIKSEN COUNTY,
MINNESOTA, FOR CONSIDERATION AND ACTION.

第1次

[illegible]

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THOMAS S. HOUGH, JR.

CONFIDENTIAL OR PROPRIETARY
BY COUNTY ATTORNEY:

ADDER'S EXERCISES

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FILED TO PRESENT CLAIM
MIAMI COUNTY, FLORIDA

Superficial Components

U

PROCESSES

CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER

FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE ABOVE-NAMED LOCAL GOVERNMENT BODY AND

•

PROFESSOR
IN CHEMISTRY

Page 12 of 15

PLAT BOOK 34
PAGE 41

PAGE 91



CORTEZ CROSSING
PHASE ONE
SHEET 2 OF 2

PLAT BOOK 37
PAGE 54

COUNTY OF HENRICO:

DECLARATION

A

WITNESSES were called in

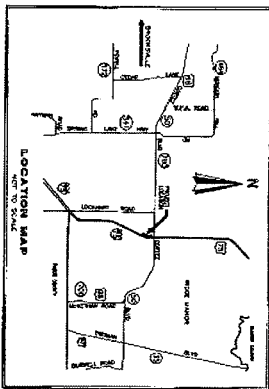
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ACQUAINTANCE

NOTES ON CONTRIBUTORS

THE UNIVERSITY OF CHICAGO
 5408 S. UNIVERSITY AVE. CHICAGO, IL 60637
 TEL: 773/936-5000 FAX: 773/936-5001
 WWW.CHICAGO.EDU

W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKSWALK, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 27094



NOTICE

THIS PART, AS RECORDED IN THE CHARGE, FILED, IS THE OFFICIAL
 VERSION OF THE SUBMISSION UNDER DISCUSSION AND WILL
 BE THE ONLY VERSION TO BE CONSIDERED IN ANY COURT
 OR AGENCY. CAUTION: THIS IS THE PART. THERE MAY BE ADDITIONAL
 ATTACHMENTS THAT ARE NOT RECORDED ON THIS PART THAT MAY BE
 FILED IN THE PUBLIC RECORDS OR ARCHIVED EVIDENCE.

ARRIVED TO THE HOUSE OF COMMONS EARLY IN THE MORNING OF 11/10/64, FROM ARRIVING FOR DEBATES AND HAD BEEN ABSENT AT 11/10/64.

"

[illegible]

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FLORIDA JUDICIAL CEMETERY THAT THE P.A. WAS PAID FROM RECORD ON (MAYEN HOSPITAL, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY.

John L. Hubbard, Aust. Mus.

1. WILLIAM O. BRIDGEMAN, AFFIDAVIT (SERIAL 795) : EMPLOYED THIS FACT AND THAT IT IS A CORRECT REPRESENTATION OF THE FACTS THAT

21

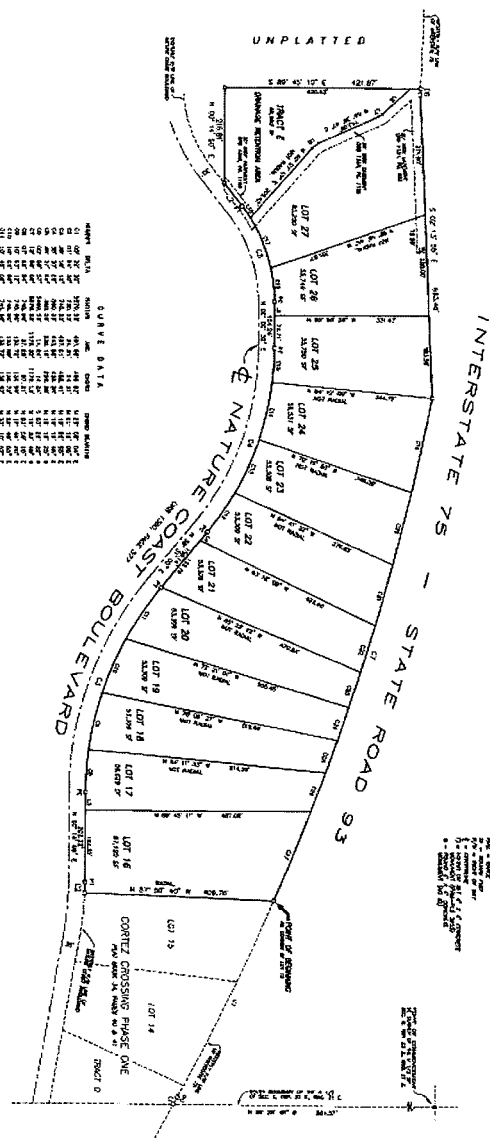
FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT, AS DIRECTED BY THE BOARD OF DIRECTORS TO THE APPROPRIATE LOCAL GOV. BODY AND AS

11

COATED CROSSING
PHASE TWO
SHEET 1 OF 2

PLAT BOOK 37
PAGE 57

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 31 EAST, HERNANDO COUNTY, FLORIDA



N O T E S

RE READING SHOW AND HAD ON THE 10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1

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96	96	01/10/00
97	97	01/10/00
98	98	01/10/00
99	99	01/10/00
100	100	01/10/00

But that, as mentioned in its opening paragraph, is the criterion whereby the interested lands described herein and any other lands in the jurisdiction of the Government of the United States are to be determined. The fact that the lands are not described in the list of lands owned by the United States is not a bar to their being so determined. The fact that the lands are not described in the list of lands owned by the United States is not a bar to their being so determined. The fact that the lands are not described in the list of lands owned by the United States is not a bar to their being so determined.

PREPARED BY:
W. D. GREENE LAND SURVEYING, INC.
800 WEST JEFFERSON STREET
BRONXVILLE, FLORIDA 34801
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

CORTEZ CROSSING
PHASE TWO
SHEET 2 OF 2