

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. \_\_\_\_\_ Official Date Stamp:



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: April 8, 2026

APPLICANT NAME: APC Towers IV, LLC c/o Mattaniah S. Jahn, P.A.

Address: 935 Main Street, Suite C4
City: Safety Harbor State: FL Zip: 34695
Phone: 727-773-2221 Email: mjahn@thelawmpowered.com; vclark@thelawmpowered.com
Property owner's name: (if not the applicant) Grace Brethren Church of Brooksville, Florida, Inc.

REPRESENTATIVE/CONTACT NAME:

Company Name: Mattaniah S. Jahn, P.A.
Address: 935 Main Street, Suite C4
City: Safety Harbor State: FL Zip: 34695
Phone: 727-773-2221 Email: mjahn@thelawmpowered.com; vclark@thelawmpowered.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): 00656953
2. SECTION 03, TOWNSHIP 23J, RANGE 20E
3. Current zoning classification: AG
4. Desired zoning classification: AG - PSFOD
5. Size of area covered by application: 2500 sq ft
6. Highway and street boundaries: Cortez and Faber Road
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: 20 minutes)

PROPERTY OWNER AFFIDIVAT

I, John Vandiver, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): APC Towers IV, LLC
and (representative, if applicable): Mattaniah S. Jahn, P.A.
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 by means of [x] physical presence or [ ] online notarization, this 15th day of April, 2026, by John Vandiver who is [x] personally known to me or [ ] produced as identification.

Signature of Notary Public



CARLA GAIL DONATO
Commission # HH 735627
Expires December 15, 2029

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20