



DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ■ BROOKSVILLE, FLORIDA 34601

P 352.754.4047 www.HernandoCounty.us

December 3, 2024

AFTER RECORDING RETURN TO:

Coastal Design Consultants, Inc.
Gregory B. Wegener, P.E.
7026 Little Road
New Port Richey, FL 34654

RE: Key # 373205 / Parcel # R32 422 21 0000 0060 0000
Section 32, Township 22 South, Range 21 East
File No: 1493218

Mr. Wegener,

This letter is the formal notice of County approval to reconfigure your parcels. The reconfiguration is approved for the two parcels as shown and described on the attached Exhibit "A" survey dated November 22, 2024. This change is at the request of the parcel owner.

The subject parcels are Zoned C2 and appears to be located in Flood Zone X.

Please note that it is the Applicant's responsibility to record this letter and survey in the Public Records of Hernando County.

You may now transfer your property as indicated on the attached drawing provided and subject to:

1. The Department of Public Works has approved the revised access locations as indicated. At such time a driveway installation or Right of Way improvement is proposed, a Right of Way permit or Building Department driveway permit will be required prior to construction and must meet Hernando County Facility Design Guidelines IV-26 and alignment approved.
2. Please note that approval from other local, state, and federal agencies may be required before building permits may be issued.
3. Construction or improvement on any newly created parcels may require permits from the Southwest Florida Water Management District prior to building. Contact the Southwest Florida Water Management District for additional information.
4. Any existing and proposed structures must meet the setback requirements for the Zoning district from the newly created property lines.
5. **The Property Appraiser's office will create separate parcels with individual parcel numbers, assessments, and tax bills upon receipt of the recorded copy of Zoning Department's approval letter and survey.**
6. **Each parcel created will receive individual fire assessment.**
7. You need to contact the Hernando County Property Appraiser's Addressing Department for assignment of addresses.

This letter and survey as well as any warranty deeds prepared for the newly created parcels, must be recorded in the public records of Hernando County. Thereafter, a recorded copy of this letter can be used as proof of the County's approval of your property split.

Before any building permit will be issued on the newly created parcels, the deeds for the new parcels must be recorded in public records.

If I may be of further assistance in this matter, please contact me.

Sincerely,



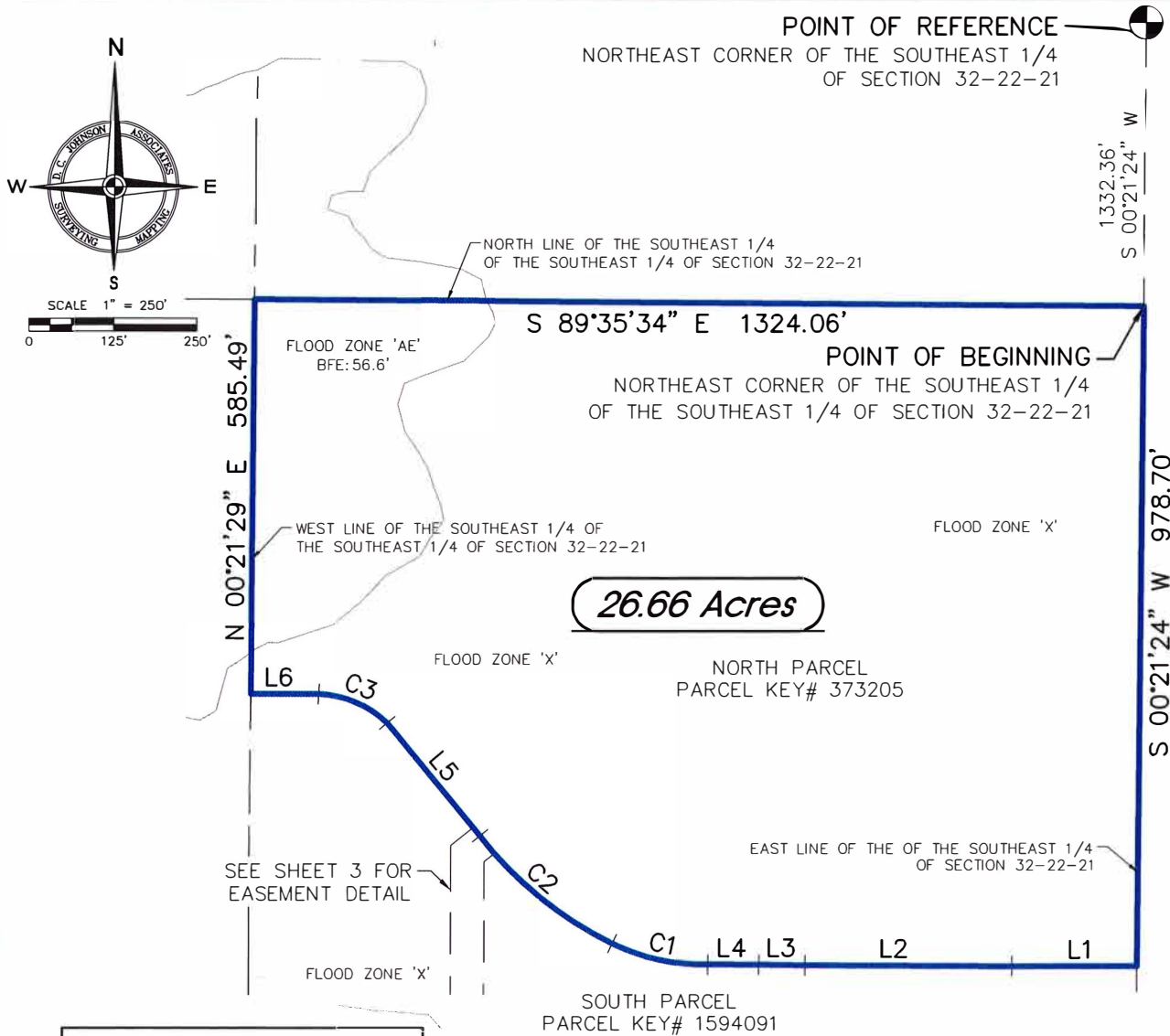
Carrie L. Cline
Planner 1

cc (w/attachments):

Zachary Hennessy, Property Appraiser
Cassandra Allain, Property Appraiser Addressing



EXHIBIT "A"



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°57'22" W	186.41'
L2	N 89°45'05" W	309.90'
L3	N 89°24'48" W	68.62'
L4	N 89°37'15" W	75.86'
L5	N 39°48'27" W	217.24'
L6	N 89°49'35" W	100.44'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	147.12'	317.07'	26°35'09"	N 77°38'43" W	145.81'
C2	255.50'	565.78'	25°52'29"	N 51°11'50" W	253.34'
C3	112.40'	159.63'	40°20'32"	N 67°07'39" W	110.09'

DESCRIPTION AND SKETCH
NOT A BOUNDARY SURVEY

Subject Property appears to lie in Flood Zone "X"
& "AE" according to FEMA Flood Insurance Rate
Map Panel No. 12053C02380, dated 2/2/2012.

Corner Monuments were not set in conjunction with the
preparation of this sketch.
Improvements, if any, have not been located in conjunction with
the preparation of this sketch.
This sketch is for graphic illustration only, and does not
represent a field survey.
Descriptions created per this sketch.

SRC Cortez Kettering
(North Parcel)

PREPARED FOR

SRC Development, Inc.

JOB NO: 2024-178A02.BG00001 | DRAWN BY: LCB

SKETCH ONLY
NOT A BOUNDARY SURVEY

SHEET 2 OF 3

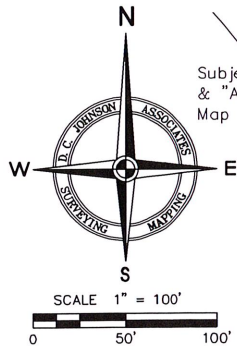
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR EASEMENT DETAIL



SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.djohnson.com

EASEMENT DETAIL



Subject Property appears to lie in Flood Zone "X" & "AE" according to FEMA Flood Insurance Rate Map Panel No. 12053C0238D, dated 2/2/2012.

POINT OF REFERENCE

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 32-22-21

NORTH PARCEL
PARCEL KEY# 373205

SOUTH PARCEL
PARCEL KEY# 1594091

SOUTH PARCEL
PARCEL KEY# 1594091

0.54 Acres

SOUTH 449.66'
NORTH 425.72'

FLOOD ZONE 'AE'
BFE: 71.1'

POINT OF BEGINNING

N 89°39'10" W
155.56'

STATE ROAD NO. 50
(CORTEZ BOULEVARD)

(PER FED. PROJ. 3001 032 p SECTION 08070-XXXX)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°46'08" W	102.00'
L2	N 51°44'25" E	19.21'
L3	N 39°48'27" W	15.98'
L4	S 51°44'25" W	42.00'
L5	S 89°39'10" E	50.00'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	45.32'	5899.58'	0°26'25"	N 79°05'17" W	45.32'
C2	760.96'	5797.58'	7°31'13"	N 85°59'28" W	760.41'
C3	34.04'	565.78'	3°26'51"	N 39°59'01" W	34.04'

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Descriptions created per this sketch.

**SRC Cortez Kettering
(North Parcel)**

PREPARED FOR

SRC Development, Inc.

JOB NO: 2024-178A02.BG00001

DRAWN BY: LCB

**SKETCH ONLY
NOT A BOUNDARY SURVEY**

SHEET 3 OF 3

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH



SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 78246
(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com

DESCRIPTION:

A parcel of land lying within Section 32, Township 22 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Northeast corner of the Southeast 1/4 of said Section 32; thence S.00°21'24"W., along the East line of said Southeast 1/4, a distance of 1,332.36 feet to the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 32 for a POINT OF BEGINNING; thence continue S.00°21'24"W., along said East line of the Southeast 1/4, a distance of 978.70 feet; thence N.89°57'22"W., a distance of 186.41 feet; thence N.89°45'05"W., a distance of 309.90 feet; thence N.89°24'48"W., a distance of 68.62 feet; thence N.89°37'15"W., a distance of 75.86 feet to a non-tangent point of curvature; thence Westerly 147.12 feet along the arc of a curve to the right, said curve having a radius of 317.07 feet, a central angle of 26°35'09", and a chord bearing and distance of N.77°38'43"W., 145.81 feet to a non-tangent point of curvature; thence Northwesterly 255.50 feet along the arc of a curve to the right, said curve having a radius of 565.78 feet, a central angle of 25°52'29", and a chord bearing and distance of N.51°11'50"W., 253.34 feet; thence along a line non-tangent to said curve, N.39°48'27"W., a distance of 217.24 feet to a non-tangent point of curvature; thence Northwesterly 112.40 feet along the arc of a curve to the left, said curve having a radius of 159.63 feet, a central angle of 40°20'32", and a chord bearing and distance of N.67°07'39"W., 110.09 feet; thence along a line non-tangent to said curve, N.89°49'35"W., a distance of 100.44 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 32; thence N.00°21'29"E., along said West line, a distance of 585.49 feet to the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 32; thence S.89°35'34"E., along said North line, a distance of 1,324.06 feet to the POINT OF BEGINNING.
Containing 26.66 acres, more or less.

TOGETHER WITH an easement for ingress/egress and utilities being further described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of the Southeast 1/4 of said Section 32; thence S.00°21'24"W., along the East line of said Southeast 1/4, a distance of 2,543.73 feet to a non-tangent point of curvature also being the North right-of-way line of State Road 50 (Cortez Boulevard) per the right-of-way map Federal Project 3001 032 p, Section 08070-XXXX; thence along said North right-of-way line, the following four (4) courses: (1) Westerly 45.32 feet along the arc of a curve to the left, said curve having a radius of 5,899.58 feet, a central angle of 00°26'25", and a chord bearing and distance of N.79°05'17"W., 45.32 feet; (2) along a line non-tangent to said curve, S.07°46'08"W., a distance of 102.00 feet to a non-tangent point of curvature; (3) Westerly 760.96 feet along the arc of a curve to the left, said curve having a radius of 5,797.58 feet, a central angle of 07°31'13", and a chord bearing and distance of N.85°59'28"W., 760.41 feet; (4) along a line non-tangent to said curve, N.89°39'10"W., a distance of 155.56 feet for a POINT OF BEGINNING; thence North, a distance of 425.72 feet; thence N.51°44'25"E., a distance of 19.21 feet to a non-tangent point of curvature; thence Northwesterly 34.04 feet along the arc of a curve to the right, said curve having a radius of 565.78 feet, a central angle of 03°26'51", and a chord bearing and distance of N.39°59'01"W., 34.04 feet; thence along a line non-tangent to said curve, N.39°48'27"W., a distance of 15.98 feet; thence S.51°44'25"W., a distance of 42.00 feet; thence South, a distance of 449.66 feet to the aforementioned North right-of-way line of State Road 50 (Cortez Boulevard); thence S.89°39'10"E., along said North right-of-way line, a distance of 50.00 feet to the POINT OF BEGINNING.
Containing 0.54 acres, more or less.

DESCRIPTION AND SKETCH
NOT A BOUNDARY SURVEY

DATE	REVISION	BY
10/23/24	Added Flood Zone Line	LCB
11/18/24	Add Easement per County	LCB

SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR EASEMENT

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

SRC Cortez Kettering
(North Parcel)
PREPARED FOR
SRC Development, Inc.

JOB NO: 2024-178A02.BG00001 | DRAWN BY: LCB

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statute.

Daniel Johnson
Digitally signed by Daniel Johnson
Date: 2024.11.02 16:25:47 -0500
11/02/24 16:25:47 -0500

Daniel C. Johnson
For D.C. Johnson & Associates, Inc.
PKS/PSM License Number 6653
Not valid without the signature and raised seal of a Florida Licensed Surveyor

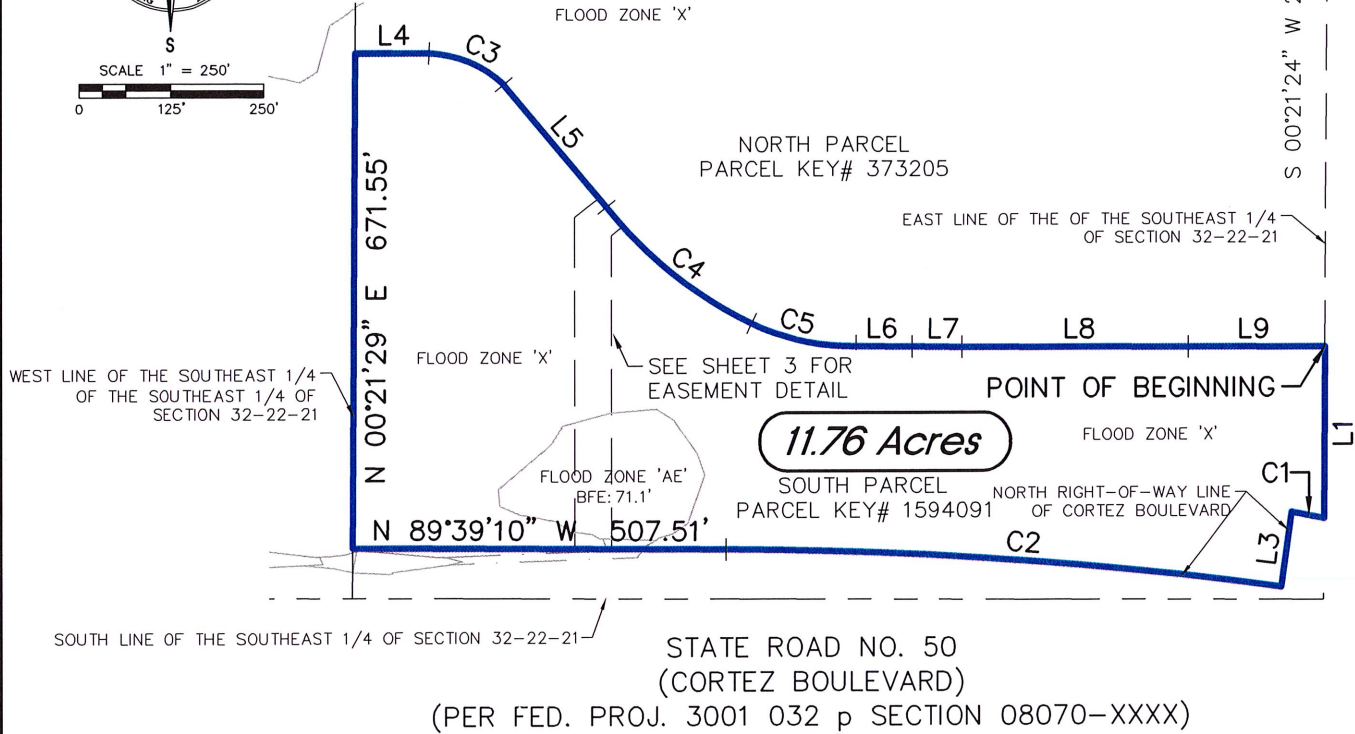
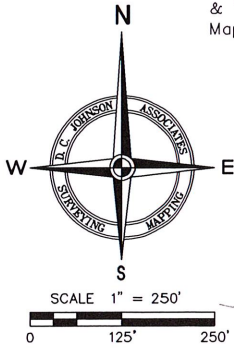
**JOHNSON**
ASSOCIATES
SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dcjohnson.com

Subject Property appears to lie in Flood Zone "X"
& "AE" according to FEMA Flood Insurance Rate
Map Panel No. 12053C0238D, dated 2/2/2012.

POINT OF REFERENCE

NORTHEAST CORNER OF THE SOUTHEAST 1/4
OF SECTION 32-22-21



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	45.32'	5899.58'	0°26'25"	N 79°05'17" W	45.32'
C2	760.96'	5797.58'	7°31'13"	N 85°59'28" W	760.41'
C3	112.40'	159.63'	40°20'32"	S 67°07'39" E	110.09'
C4	255.50'	565.78'	25°52'29"	S 51°11'50" E	253.34'
C5	147.12'	317.07'	26°35'09"	S 77°38'43" E	145.81'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°21'24" W	232.67'
L3	S 07°46'08" W	102.00'
L4	S 89°49'35" E	100.44'
L5	S 39°48'27" E	217.24'
L6	S 89°37'15" E	75.86'
L7	S 89°24'48" E	68.62'
L8	S 89°45'05" E	309.90'
L9	S 89°57'22" E	186.41'

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(South Parcel)

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SHEET 2 OF 3

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR EASEMENT DETAIL



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OF SECTION 32-22-21

SOUTH PARCEL
PARCEL KEY# 1594091

SOUTH PARCEL
PARCEL KEY# 1594091

SOUTH 449.66'

NORTH 425.72'

0.54 Acres

FLOOD ZONE 'X'

FLOOD ZONE 'X'

EAST LINE OF THE SOUTHEAST 1/4
OF SECTION 32-22-21

50.00'
← INGRESS/EGRESS
& UTILITY EASEMENT

FLOOD ZONE 'AE'
BFE: 71.1'

NORTH RIGHT-OF-WAY LINE
OF CORTEZ BOULEVARD

- POINT OF BEGINNING

N $89^{\circ}39'10''$ W
155.56'

STATE ROAD NO. 50
(CORTEZ BOULEVARD)

(PER FED. PROJ. 3001 032 p SECCIÓN 08070-XXXX)

LINE TABLE		
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SHEET 3 OF 3
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH



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Containing 0.54 acres, more or less.

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SRC Development, Inc.

JOB NO: 2024-178A02.BG00001	DRAWN BY: LCB
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We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Land Surveyors, Chapter 59-77, Florida Administrative Code, pursuant to Section 172.027, Florida Statutes.

3653
 Digitally signed by Daniel C. Johnson
 Date: 2024.11.22 16:56:05 -0500
 STATE OF
 Date: 9/18/2024
 PLS/PSM License (Expires 9/30/25)
 Daniel C. Johnson
 For D.C. Johnson & Associates, Inc.
 Not valid without the signature and raised seal of a Florida Licensed Surveyor



SURVEYING AND MAPPING

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