

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

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



Date: 7/14/2023

APPLICANT NAME: George Koukas 1 of 3

Address: 16064 Magnolia Warbler Rd
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-398-7749 Email: Georgegsr19@hotmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [ ] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): Key # 704811 201 22117 3360 0625 0030
2. SECTION 18, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: AR1
5. Size of area covered by application: 1.98 acres
6. Highway and street boundaries: Magnolia Warbler to WEST / Shift to SOUTH / Sandpaper to NORTH
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, George Koukas / Danielle Koukas, 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):

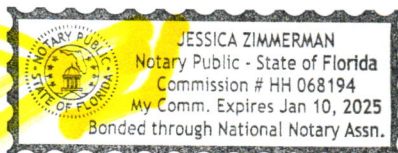
- [X] I am the owner of the property and am making this application OR
[ ] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

George Koukas Danielle Koukas
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 14 day of July, 2023, by George Koukas who is personally known to me or produced FLDC as identification.

Jessica Zimmerman
Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION

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- PRINT OR TYPE ALL INFORMATION**

**RECEIVED**  
 NOV 17 2023  
 HERNANDO COUNTY ZONING

Date: \_\_\_\_\_

**APPLICANT NAME:** Gary B. Atkinson, Sandra Atkinson lot 6

Address: 15410 Magnolia Warbler Rd  
 City: Weeki Wachee, FL State: FL Zip: 34614  
 Phone: 352-2936678 Email: AGB2311@GMAIL.COM  
**Property owner's name:** (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: George Koukos  
 Address: 16064 Magnolia Warbler  
 City: Weeki Wachee State: FL Zip: 34614  
 Phone: 352-398-7749 Email: \_\_\_\_\_

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) KEY NUMBER(S): 00791325 - R01 221 17 3360 0625 0060
2. SECTION ROYAL HIGHLANDS, TOWNSHIP \_\_\_\_\_, RANGE BLK 625 LOT 6
3. Current zoning classification: RESIDENTIAL
4. Desired zoning classification: AGRICULTURE
5. Size of area covered by application: 1 AC
6. Highway and street boundaries: MAGNOLIA WARBLES TO WEST SPILT TO SOUTH WEST SANDPIPER TO NORTH
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 AFFIDIVAT**

I, Gary B. Atkinson / Sandra Atkinson, 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):

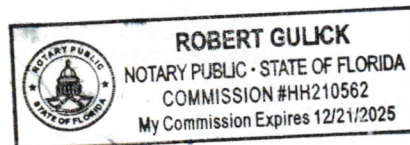
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): George Koukos  
 and (representative, if applicable): Representative  
 to submit an application for the described property.

Gary B. Atkinson / Sandra Atkinson  
 Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of JULY, 2023, by GARY B. ATKINSON AND SANDRA ATKINSON who is personally known to me or produced N/A as identification.  
PHYSICALLY APPEARED AND IS PERSONALLY KNOWN.

Robert Gulick  
 Signature of Notary Public



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

Notary Seal/Stamp

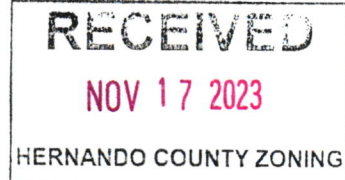
HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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Rezoning [X] Standard [ ] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

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



Date: 10.1.23

APPLICANT NAME: Douglas & Maria Szymanski
Address: 16079 Magnolia Warbler Rd.
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-678-8160 Email: Masdms2020@gmail.com
Property owner's name: Douglas M Szymanski

REPRESENTATIVE/CONTACT NAME:
Company Name: George Koukos
Address: 16079 Magnolia Warbler Rd
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-398-7749 Email: Georgegsr19@hotmail.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): 00791290
2. SECTION 18 TOWNSHIP 21 RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agricultural / Residential
5. Size of area covered by application: 1 acre
6. Highway and street boundaries: 19 + Thrasher
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, Douglas M. Szymanski, 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
[X] I am the owner of the property and am authorizing (applicant): George Koukos
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 30th day of October, 2023, by Maria Szymanski who is personally known to me or produced FL DL as identification.

Signature of Notary Public: Eirini Vezyropoulos



Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION

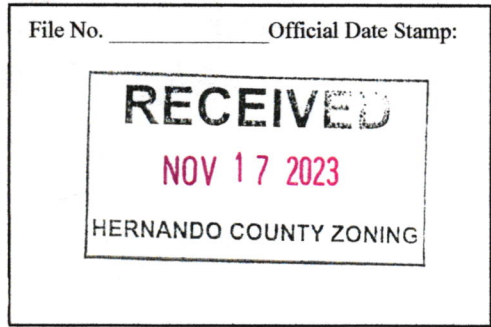
File No. \_\_\_\_\_ Official Date Stamp:

Application to Change a Zoning Classification



Application request (check one):

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  - Master Plan  New  Revised
  - PSFOD  Communication Tower  Other
- PRINT OR TYPE ALL INFORMATION



Date: 7/10/2023

APPLICANT NAME:

Nicholas Martin

BLK 624 Lot 20

Address: 16093 Magnolia Warbler Rd  
 City: Brooksville State: FL Zip: 34614  
 Phone: 727-99-7547 Email: NMartin33@OUTLOOK.COM  
 Property owner's name: (if not the applicant) Nicholas Martin

REPRESENTATIVE/CONTACT NAME:

Company Name: George Koukos  
 Address: 16064 Magnolia Warbler Rd  
 City: Weeki Wachee State: FL Zip: 34614  
 Phone: 352-398-7749 Email: GeorgesR19@hotmail.com

HOME OWNERS ASSOCIATION:

Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00624284
2. SECTION 18, TOWNSHIP 21, RANGE 18
3. Current zoning classification: RIC RESIDENTIAL
4. Desired zoning classification: AGRICULTURAL RESIDENTIAL DIST
5. Size of area covered by application: 1 acre
6. Highway and street boundaries: Magnolia Warbler Rd and Sandpiper Ave
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 AFFIDIVAT

I, Nicholas Martin, 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):

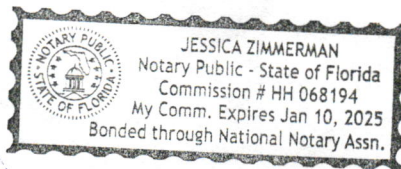
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): George Koukos and (representative, if applicable): \_\_\_\_\_ to submit an application for the described property.

*[Signature]*  
 Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10 day of July, 2023, by Nicholas Martin who is personally known to me or produced FLDL as identification.

*[Signature]*  
 Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION



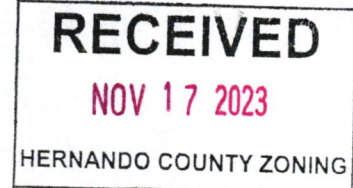
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Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other

PRINT OR TYPE ALL INFORMATION

File No. Official Date Stamp:



Date: 7/23/2023

APPLICANT NAME: HOWARD STEVEN COHEN Lot 18

Address: 16063 MAGNOLIA WARBLER RD
City: WEEKE WACHEE State: FL Zip: 34614
Phone: 201-233-0512 Email: GWR5454@Yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: GEORGE KOUKOS

Company Name:
Address: 16064 MAGNOLIA WARBLER RD
City: WEEKE WACHEE State: FL Zip: 34614
Phone: 352-998-7749 Email:

File out

HOME OWNERS ASSOCIATION: [ ] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00791281 201 22 17 3360 0624 0180
2. SECTION 18, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: ARI
5. Size of area covered by application: 1 acre
6. Highway and street boundaries: Magnolia Warbler to West / Shift to South / Sandpaper to North
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, HOWARD STEVEN COHEN Thoa Kim Dang, 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

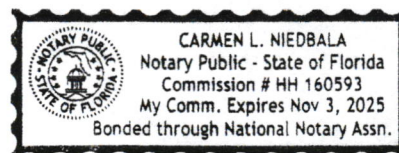
[X] I am the owner of the property and am authorizing (applicant): George Koukos and (representative, if applicable): to submit an application for the described property.

Handwritten signatures: Howard Steven Cohen, Thoa Kim Dang
Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 24th day of July, 2023, by Howard Steven Cohen who is personally known to me or produced as identification.

Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION

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Application request (check one):

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  - Master Plan  New  Revised
  - PSFOD  Communication Tower  Other
- PRINT OR TYPE ALL INFORMATION**

**RECEIVED**  
 NOV 17 2023  
 HERNANDO COUNTY ZONING

Date: 7/23/2023

**APPLICANT NAME:** HOWARD STEVEN COHEN BLK 623 lot 8  
 Address: 16063 MAGNOLIA WARBIER RD  
 City: WEEKI WACHEE State: FL Zip: 34614  
 Phone: 201-233-0512 Email: GWB5454@yahoo.com  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** GEORGE KOVKOS  
 Company Name: \_\_\_\_\_  
 Address: 16064 MAGNOLIA WARBIER RD  
 City: WEEKI WACHEE State: FL Zip: 34614  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 00791049 201221173360 0623 0080
2. SECTION 18, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: ARI
5. Size of area covered by application: 1 acre
6. Highway and street boundaries: Sandpiper Ave + Magnolia Warbler Rd
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 AFFIDIVAT**

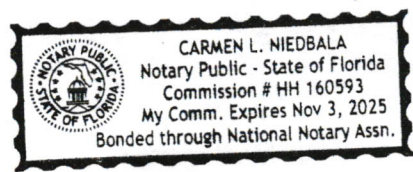
I, HOWARD STEVEN COHEN, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): GEORGE KOVKOS  
 and (representative, if applicable): \_\_\_\_\_  
 to submit an application for the described property.

Howard Steven Cohen  
 Signature of Property Owner

**STATE OF FLORIDA**  
**COUNTY OF HERNANDO**  
 The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of July, 2023, by Howard Steven Cohen who is personally known to me or produced NY DL as identification.

[Signature]  
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

# Magnolia Warbler Road

## Narrative Letter



**George Koukos- Representative**  
**16064 Magnolia Warbler Rd**  
**Weeki Wachee FL, 34614**  
**352-398-7749**  
**Georgegsr19@hotmail.com**

November 16, 2023

### ZONING REQUEST STATEMENT

The intent of this rezoning application is to go from **RIC** to **ARI** for 5 property owners who live on Magnolia Warbler Rd & Sandpiper Ave, just south of Thrasher Ave. Among the following parcels listed below, the land totals 6.98 acres.

George Koukos- 16064 Magnolia Warbler Rd

- Key# 704811 R0122117336006250030

Douglas & Maria Szymanski- 16079 Magnolia Warbler Rd

- Key# 791290 R0122117336006240190

Howard Steven Cohen- 16063 Magnolia Warbler Rd

- Key# ~~791049~~ R0122117336006240180

791281

Howard Steven Cohen- Sandpiper Ave

- Key# 791049 R0122117336006230080

Nicholas Martin- 16093 Magnolia Warbler Rd

- Key# 624284 R0122117336006240200

Gary & Sandra Atkinson- 15410 Magnolia Warbler Rd

- Key# 791325 R0122117336006250060

The reasons behind the proposed changes are as follows but not limited to:

- Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.

Thank you for your consideration of this matter.

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