#### HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: Application to Change a Zoning Classification RECEIVED Application request (check one): NOV 17 2023 Rezoning Standard PDP Master Plan □ New □ Revised HERNANDO COUNTY ZONING PSFOD □ Communication Tower □ Other ORIO PRINT OR TYPE ALL INFORMATION hearse APPLICANT NAME: Address: 16064 Marrolia State: \(\frac{1}{4}\) Phone: 352-398-7749 Email: (-eorseast 19@ notmail Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: Company Name: \_\_\_\_\_ Address: \_ Zip: State: City: \_ Email: Phone: HOME OWNERS ASSOCIATION: Yes MY No (if applicable provide name) Contact Name: \_\_\_ City:\_ Address: PROPERTY INFORMATION: PARCEL(S) KEY NUMBER(S): Leu 1201 22117 , TOWNSHIP \_ 2\ SECTION \\ 2. Current zoning classification: Residential 3. Desired zoning classification: 4. Size of area covered by application: 5. Highway and street boundaries: Masholia Warbles to WEST / Stilt to South 6. Has a public hearing been held on this property within the past twelve months? \square Yes \square No 7. ☐ Yes No (If yes, identify on an attached list.) Will expert witness(es) be utilized during the public hearings? 8 ☐ Yes ▶No (Time needed: \_\_\_\_\_ Will additional time be required during the public hearing(s) and how much? 9. PROPERTY OWNER AFFIDIVAT 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 who is personally known to me or produced \_

Signature of Notary Public

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

JESSICA ZIMMERMAN
Notary Public - State of Florida
Commission # HH 068194
My Comm. Expires Jan 10, 2025
Bonded through National Notary Assn.

Notary Seal/Stamp

### 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

File No.	Official Date Stamp:

## RECEIVED

NOV 17 2023

HERNANDO COUNTY ZONING

Date:		
APPLICANT NAME: GARY B. Attinson, SANDER Attins	on Lut	6
Address: 15410 magnolia warbler Ra		Taken
Address: 15410 Magnolia Warbler Rd City: Waski Washee, Fl Phone: 352-2936878 Email: 468(2311@6/MAIL)	State: 7/	Zip: 34614
Phone: 352-2936878 Email: 46812311@ 6/MAIL.	Fou	,
Property owner's name: (if not the applicant)		www.maranananananananananananananananananana
REPRESENTATIVE/CONTACT NAME:		
Company Name: ERONGE KOWKOS		
Address 1/260 Machalic Washles	40	
City: Week'e Wachee Phone: 352-398-7749 Email:	State:	Zip: 34 614
Phone: 352-398-7799 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 - Ro1 2	21 17 3360 01	6250060
1. PARCEL(S) KEY NUMBER(S): 00791325 - RO12 2. SECTION ROYAL HIGHLANDS, TOWNSHIP	RANGE RL	12625 1176
3. Current zoning classification: RESIDENTAC	, Refrod	
4. Desired zoning classification:  AGRICOLTORE		
5 Size of area covered by application: / Arc		
6. Highway and street boundaries: MAGPOLIA WARBLER TO	WEST STILT TO	SOUTH WEST SANDPIPE
7. Has a public hearing been held on this property within the past twelve month		TO NOR
8 Will expert witness(es) be utilized during the public hearings?		dentify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much	: Lies El No (Time in	
PROPERTY OWNER AFFIDIVAT		
C - ANT 10 A DIV		
I, Corry B. Alberse DANGA HTT Machave	thoroughly examined the in	nstructions for filing this
application and state and affirm that all information submitted within this petition a	are true and correct to the b	est 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 <b>OR</b>	10 000	
I am the owner of the property and am authorizing (applicant):  Repr	e nounes	
and (representative, if applicable):	esentive	
to submit an application for the described property.		
	0 1 1	19110
( alex	B Alexan /VE	The Mel Prise
	Signature of Property Owner	
STATE OF FLORIDA		
COUNTY OF HERNANDO		2 7
The foregoing instrument was acknowledged before me this day of		, 20, by
CAMER B. ATKINSON AND SAMORA ATKINGO, who is personally known to	me or produced/A	as identification.
PHYSICALLY APPEARED AND IS PERSONALLY KNOWN.		
	ROBERT GULICK	
16het [ has	NOTARY PUBLIC . STATE OF FLO	RIDA
Simple of Notice Public	COMMISSION #HH210562	2
Signature of Notary Public	My Commission Expires 12/21/2	2025

Notary Seal/Stamp

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

#### HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one): Rezoning A Standard D PDP

Master Plan □ New □ Revised

PSFOD □ Communication Tower □ Other

PRINT OR TYPE ALL INFORMATION

File No. Official Date Stamp: RECEIVED NOV 17 2023 HERNANDO COUNTY ZONING

Date: $\sqrt{0.7.23}$	1
APPLICANT NAME: Douglas & Maria Szymans	Ki
Address: 16079 Magnolia Warbler Rd.	
City: Weeks Wachke Si	tate: Zip:346/4
	all, com
Property owner's name: (if not the applicant)	1918K'
REPRESENTATIVE/CONTACT NAME:	
Company Name: George Koukos	
Address: Magnolizherber 121	F. 7: 01: 11
City: Weste Weene Strongers 19 @ hotmail com	tate: IL Zip: 34614
HOME OWNERS ASSOCIATION: Yes You (if applicable provide name)	
Contact Name:	
Address: City:	State: Zip:
PROPERTY INFORMATION:	
1. PARCEL(S) <u>KEY</u> NUMBER(S): 0049/3-90	
2. SECTION TOWNSHIP	, RANGE/&
3. Current zoning classification: 4. Desired zoning classification:  April Culture   Resident	entici
<ul> <li>4. Desired zoning classification: AGNICUITURG   RESIDE</li> <li>5. Size of area covered by application: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \</li></ul>	eviji i i
6. Highway and street boundaries: 19 + Thrasher	
	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	
0 / 01 5	
	nly examined the instructions for filing this
application and state and affirm that all information submitted within this petition are true a	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 <b>OR</b>	e Koukos
	ENOUNUS
and (representative, if applicable): to submit an application for the described property.	
to submit an application for the described property.	
John Lander	At him auch
Signature	of Property Owner
STATE OF FLORIDA	n mansh
The foregoing instrument was acknowledged before me this day of	2013 by
^^-	roduced as identification.
1	VEZYROPOULOS
	Public, State of Florida ission# GG 921204
	1. expires Nov. 22, 2023
the proportion	CONTINUE AL CONTINUE A PARTICULAR AND CONTINUE AND CONTIN
Signature of Notary Public	
Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR	FORM Notary Seal/Stamp

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

Notary Seal/Stamp

#### Application to Change a Zoning Classification RECEIVED Application request (check one): Rezoning Standard PDP NOV 17 2023 Master Plan □ New □ Revised HERNANDO COUNTY ZONING PSFOD □ Communication Tower □ Other PRINT OR TYPE ALL INFORMATION 2023 behold APPLICANT NAME: Address: 100 State: F1 City: 57 00 5 11 | Email: NMO(+1) Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: Company Name: George Address: 160004 Magnolia Was ober Ro City: Weeki wacher State: |= L Phone: 352-398-7749 Email: Georges A 190 HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) Contact Name: City: Address: State: PROPERTY INFORMATION: PARCEL(S) **KEY** NUMBER(S): **TOWNSHIP RANGE** SECTION Current zoning classification: 3. ARAGIRICULTURAL Desired zoning classification: 4. Size of area covered by application: <u>A acree</u> Highway and street boundaries: Magnotia Dayblex Has a public hearing been held on this property within the past twelve months? ☐ Yes ☐ No 7. ☐ Yes ☐ No (If yes, identify on an attached list.) Will expert witness(es) be utilized during the public hearings? 8 ☐ Yes ☐ No (Time needed: Will additional time be required during the public hearing(s) and how much? 9. PROPERTY OWNER AFFIDIVAT 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** 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 day of who is personally known to me or produced JESSICA ZIMMERMAN Notary Public - State of Florida

File No.

Official Date Stamp:

HERNANDO COUNTY ZONING AMENDMENT PETITION

Rezoning Application Form 11-08-16.Docx

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

Signature of Notary Public

Notary Seal/Stamp

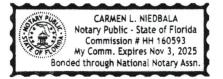
Commission # HH 068194

My Comm. Expires Jan 10, 2025 Bonded through National Notary Assn.

#### HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: Application to Change a Zoning Classification RECEIVED Application request (check one): Rezoning Standard | PDP NOV 17 2023 Master Plan □ New □ Revised PSFOD □ Communication Tower □ Other ORIO HERNANDO COUNTY ZONING PRINT OR TYPE ALL INFORMATION APPLICANT NAME: HOWAND State: Phone: 201-233 05/2 Email: 64 Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: ( TEXT) Company Name: Address: 16064 MAGNOLIA State: 1 City: NEEKI WACHEE Phone: 352-398-7749 Email: HOME OWNERS ASSOCIATION: Yes To No (if applicable provide name) Contact Name: City: Address: PROPERTY INFORMATION: PARCEL(S) KEY NUMBER(S): 00791281 TOWNSHIP 2. SECTION Current zoning classification: 3. Desired zoning classification: Size of area covered by application: \ \ acre Highway and street boundaries: Masolia Warble to West / Stilt to South Sindfile to North Has a public hearing been held on this property within the past twelve months? Yes PNo 7. ☐ Yes ⚠ No (If yes, identify on an attached list.) Will expert witness(es) be utilized during the public hearings? Will additional time be required during the public hearing(s) and how much? ☐ Yes 🏖 No (Time needed: PROPERTY OWNER AFFIDIVAT 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. STATE OF FLORIDA **COUNTY OF HERNANDO** The foregoing instrument was acknowledged before me this \_ Steven Cohen who is personally known to me or produced

Signature of Notary Public

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



Notary Seal/Stamp

#### HERNANDO COUNTY ZONING AMENDMENT PETITION File No. Official Date Stamp: Application to Change a Zoning Classification RECEIVED Application request (check one): Rezoning Standard PDP NOV 17 2023 Master Plan □ New □ Revised HERNANDO COUNTY ZONING PSFOD □ Communication Tower □ Other ORID PRINT OR TYPE ALL INFORMATION APPLICANT NAME: State: 2 Email: Phone: 201-232 Property owner's name: (if not the applicant) REPRESENTATIVE/CONTACT NAME: 1780267 Company Name: Address: 16004 State: FL City: WEEKT VACHEL Phone: HOME OWNERS ASSOCIATION: ☐ Yes TNo (if applicable provide name) Contact Name: State: City: Address: PROPERTY INFORMATION: PARCEL(S) KEY NUMBER(S): 5079 1049 TOWNSHIP 21 SECTION 2. Pesidential Current zoning classification: 3. Desired zoning classification: 4. 1 acre Size of area covered by application: 5. Sanapiper fre & Magnolia Worbler Rd Highway and street boundaries: Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No 7. ☐ Yes No (If yes, identify on an attached list.) Will expert witness(es) be utilized during the public hearings? 8 ☐ Yes No (Time needed: \_\_\_\_ Will additional time be required during the public hearing(s) and how much? 9. PROPERTY OWNER AFFIDIVAT , 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. STATE OF FLORIDA COUNTY OF HERNANDO The foregoing instrument was acknowledged before me this 34th day of as identification. Steven Cohen who is personally known to me or produced CARMEN L. NIEDBALA Notary Public - State of Florida Commission # HH 160593 My Comm. Expires Nov 3, 2025

Signature of Notary Public

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

Bonded through National Notary Assn.

Notary Seal/Stamp

# Magnolia Warbler Road

Narrative Letter

RECEIVED NOV 17 2023 HERNANDO COUNTY ZONING

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 R1C to AR1 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

Kev# 791290 R0122117336006240190

Howard Steven Cohen- 16063 Magnolia Warbler Rd

Key#<del>791049</del>R0122117336006240180 79128

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.