

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: 3/2/2022



APPLICANT NAME: Joseph W. Klukowski

Address: 24447 Kivi Lane

City: Brooksville State: FL Zip: 34601

Phone: Email:

Property owner's name: (if not the applicant) Pallace of Hernando County, Inc.

REPRESENTATIVE/CONTACT NAME:

Company Name: David C. Sasser, P.A.

Address: 161 E. Jefferson Street

City: Brooksville State: FL Zip: 34601

Phone: 352-345-4003 Email: dcs@dauidsasserpa.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): 115636 & 115627
2. SECTION, TOWNSHIP, RANGE
3. Current zoning classification: R1A
4. Desired zoning classification: C-1 or C-2
5. Size of area covered by application: 6/10 of an acre
6. Highway and street boundaries: Dent Street to the East
7. Has a public hearing been held... [] Yes [x] No
8. Will expert witness(es) be utilized... [] Yes [x] No
9. Will additional time be required... [] Yes [x] No

PROPERTY OWNER AFFIDIVAT

I, Pallace of Hernando County, 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
[x] I am the owner of the property and am authorizing (applicant): Joseph W. Klukowski
and (representative, if applicable): David C. Sasser, P.A.
to submit an application for the described property.

Signature of Property Owner: Gregory L. Gruner, President

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27th day of SEPTEMBER, 2021, by Gregory L. Gruner who is personally known to me or produced F. Dukes as identification.

Signature of Notary Public: Tina M. Hutchinson-Mathias



TINA M HUTCHINSON-MATHIAS Commission # HH 005938 Expires June 24, 2024 Bonded Thru Budget Notary Services

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

REVISED NARRATIVE DESCRIPTION

April 22, 2022

1. Proposed Land Use: commercial, including one storage facility approximately 20' x 30' and a rental building for businesses related to motor vehicle services approximately 40' x 90'. The land area is the East one-half of Lots 35, 36 and 37. The dimensions are 163' x 258' which equals 0.965 acres. The applicant intends to construct two buildings on the property, with each building to be used for automotive service businesses including automotive repairs and body shop. The applicant may own and operate such businesses or he may lease one or both buildings to others.

The proposed square footage is one 20' x 30' storage building and one 40' x 90' rental building for a total building area of 4,200 square feet. Which building will be one story in height.
2. Site Characteristics: the site size is 0.965 acres, the property is currently unimproved and is not in use other than as the rear portion of residential properties of two residential properties which front on Nunn Boulevard. The West one-half of Lots 35, 36 and 37 will not be affected by a rezoning of the East one-half and will remain as residential use.
3. Environmental Considerations: the property is not in a flood zone. There are no known drainage features, water features or habitats.
4. Site Plan: the plan is to construct two buildings, one is a storage building of approximately 20' x 30' to be used for storage for Complete Automotive Repair which is located adjacent to the East one-half of Lot 35. The second building to be constructed, approximately 40' x 90', would be constructed on the East half of Lots 36 and 37. For the East half of Lot 35 the side setbacks would be 33 feet, the front setback would be 66.5 feet. For the East half of Lots 36 and 37 the side setbacks would be 41 feet, the front setback would be 53 feet and the rear setback would be 70 feet. The applicant will erect the 6 feet high vinyl or comparable fence around the perimeter of the property as required.
5. Impacts to Public Facilities: Lots 35, 36 and 37 are served by septic tanks and by private wells. The commercial property adjacent to the subject property is served by county water. The applicant plans to connect to the county water service along Cortez Boulevard and install a septic tank. Access is via Dent Street to Cortez Boulevard.

Received

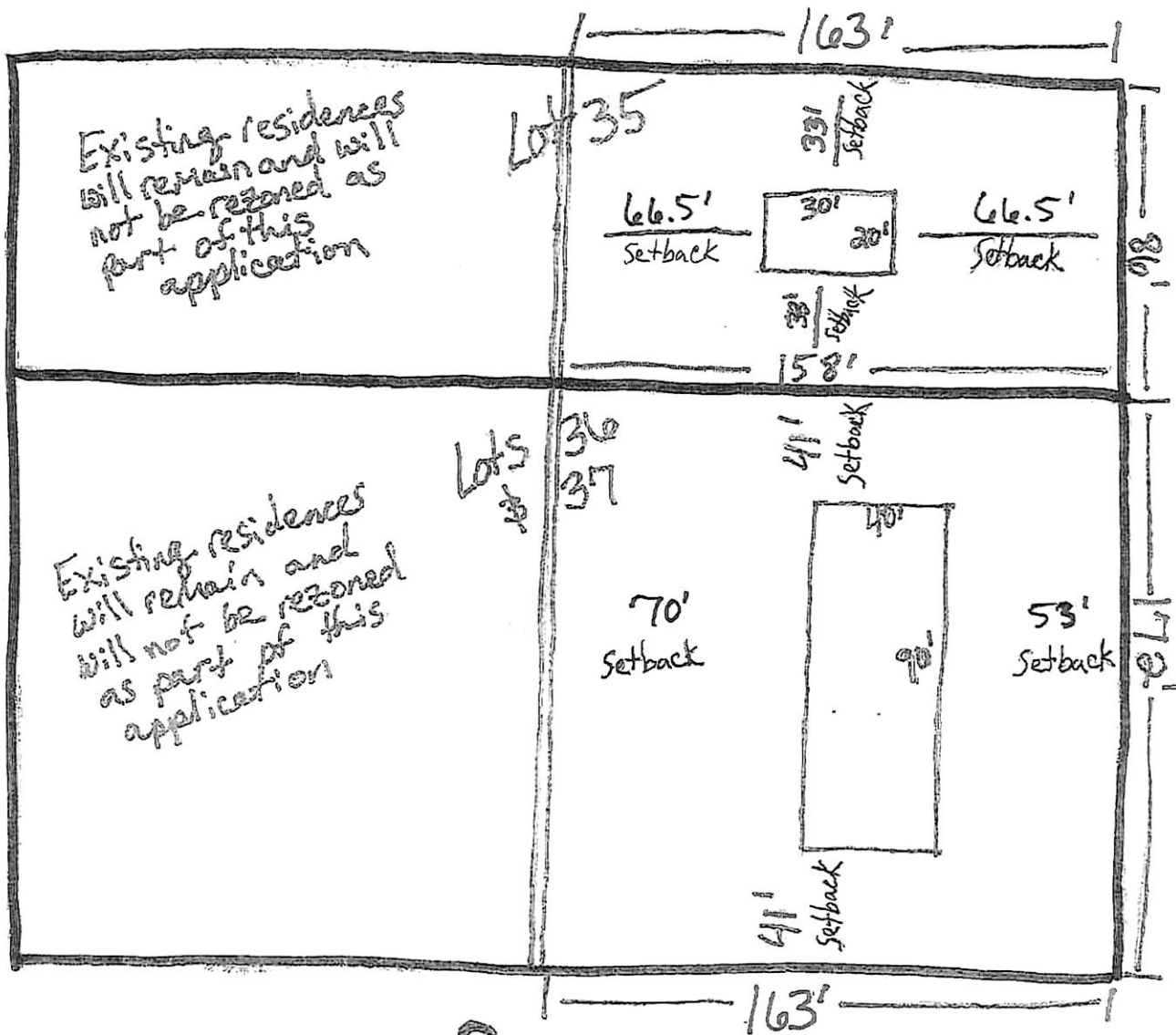
APR 22 2022

Planning Department
Hernando County, Florida

Nunn Blvd.

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Denton Street

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