

Amended

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: May 8, 2025

File No. _____ Official Date Stamp: _____

APPLICANT NAME: MT Driftwood LLC

Address: 4707 Ohio Avenue

City: Tampa

State: FL

Zip: 33616

Phone: _____ Email: _____

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Darryl W. Johnston, Esq.

Company Name: Johnston Law Group, PA

Address: 29 S. Brooksville Avenue

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-5124

Email: dwj@djohnstonlaw.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1425354

2. SECTION 30, TOWNSHIP 22 South, RANGE 17 East

3. Current zoning classification: R1B/AG

4. Desired zoning classification: PDP Rural w/ AR and AG uses

5. Size of area covered by application: 10.79 acres

6. Highway and street boundaries: Driftwood Drive

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 AFFIDAVIT

I, Milo Talokonnikoff, as Manager, 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): Milo Talokonnikoff

and (representative, if applicable): Darryl W. Johnston, Esq.

to submit an application for the described property.

X

Signature of Property Owner

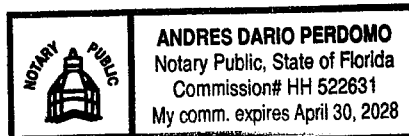
STATE OF FLORIDA

COUNTY OF HERNANDO Hillsborough

The foregoing instrument was acknowledged before me this 3 day of August, 20 26, by Milo Talokonnikoff who is personally known to me or produced FL DL as identification.

Signature of Notary Public

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



Notary Seal/Stamp

LETTER OF AUTHORIZATION

Hernando County
Zoning Department
789 Providence Blvd
Brooksville, Fl. 34601

RE: Rezoning Application - Key No. 1425354
MT Driftwood LLC, Owner

To Whom it May Concern:

Please allow this to serve as a Letter of Authorization for Darryl W. Johnston, Esq., of Johnston Law Group, P.A., to represent me in the Application for to rezone the property on Driftwood Drive with key number 1425354.

MT Driftwood LLC

By: 
Milo S. Talokonnikoff, as manager of
MT Investment Group, LLC, its manager

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument of sworn to and subscribed before me this 12 day
May 2025, by means of ☒ physical presence or ___ online notarization by Milo S.
Talokonnikoff, who is personally known to me or who has produced _____ as
identification.


NOTARY PUBLIC



NARRATIVE – MT DRIFTWOOD LLC

PARCEL NO.: R30 422 17 0000 0030 0013

This is a request to rezone the parcel identified above from R1B/AG zoning to PDP Rural with AR and AG uses as discussed below:

- Retain the following AG uses: farming, fisheries, horticultural specialty farms, hunting, wildlife management activities, resource-oriented recreational activities, and aquaculture.
- Construct the following buildings/structures: one boat dock one deck, one enclosed barn, one pole barn, one house, one accessory dwelling unit, one swimming pool, one RV pad (parking only), one gazebo, one boathouse, one irrigation well, a driveway and a perimeter fence.
- Drill an irrigation well for crops.

AG Uses: This parcel is currently used for beekeeping/honey production and for resource-oriented recreational activities (fishing, camping and duck hunting). These activities would continue. It is possible that some aquaculture/fisheries activities may be conducted at the edge of the marsh if a sovereign submerged land lease can be obtained from the State of Florida. The viability of small-scale farming of a high-value crop is being investigated. The property has been classified as agricultural by the Hernando County Property Appraiser. For these reasons, we propose to retain various AG uses.

Buildings/Structures: An RV pad is requested for parking only (no hook up to electric or water or septic). A dock with a boat lift connected to a deck is requested. Permits from FDEP for the construction of a dock and lift would be required and possibly the Corp of Engineers. A variance may also be request from the County. We desire an enclosed barn and a pole barn for storing farm and other equipment. The enclosed barn is needed for those items that would otherwise be damaged by salt spray. The pole barn is needed for storage of less sensitive items. A gazebo is requested near the dock. We request a boathouse near the dock in which fishing and boating equipment would be stored, fish would be cleaned, and which would include a shower and a toilet. The boathouse plumbing would be connected to the onsite septic system planned for the house. We plan to install a six (6) foot high fence along the north property line that fronts Driftwood in order to prevent unauthorized entry to the AG operations. At some point, we plan to build a small single-family home; for this, we request a minimum size of 600 square feet and a maximum height of 45 feet, which would be consistent with AG zoning. We request an accessory dwelling unit (mother in law suite) that would be used for non-paying guests. The property is in the V-zone and we acknowledge that structures must be elevated or designed with break-away walls (including the enclosed barn and boat house).

The pole barn and enclosed barn would be in the front yard between the house and the street. This is allowed in AG zoning.

Utilities: There is County water adjacent to the property; however, there is no sewer service in the area. We would be required to install a septic system.

We respectfully request approval of this application.