

# 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: 5/23/23

File No. H-23-30 Official Date Stamp:

**Received**

**AUG 21 2023**

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Justin E Boone and Alexandria Elise Boone

Address: 7117 Norway St  
 City: Webster State: FL Zip: 33597  
 Phone: (813)428-3005 Email: booneinstallations@gmail.com  
**Property owner's name:** (if not the applicant) Alexandria Boone

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

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

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) none

Contact Name: none  
 Address: none City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 898880
2. SECTION \_\_\_\_\_, TOWNSHIP 20, RANGE 21
3. Current zoning classification: R1C
4. Desired zoning classification: AR
5. Size of area covered by application: 5 acres
6. Highway and street boundaries: Norway st and Berry Hill Dr
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: none)

### PROPERTY OWNER AFFIDIVAT

I, Justin E Boone and Alexandria Elise Boone, 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):

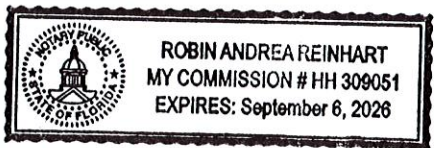
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): \_\_\_\_\_  
 and (representative, if applicable): \_\_\_\_\_  
 to submit an application for the described property.

Alex Boone Justin Boone  
 Signature of Property Owner

### STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of August, 20 23, by Alexandria Boone and Justin Boone who is  personally known to me or  produced FL-DL as identification.

Robin Reinhart  
 Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

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Master Plan  New  Revised  
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Date: 5/23/2023

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**Received**  
**MAY 26 2023**  
  
Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Alexandria Elise Boone

Address: 7117 Norway St.  
City: Webster State: FL Zip: 33597  
Phone: (813)428-3005 Email: Booneinstallations@gmail.com  
Property owner's name: (if not the applicant) Alexandria Boone

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

Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
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): 898880
2. SECTION \_\_\_\_\_, TOWNSHIP \_\_\_\_\_, RANGE \_\_\_\_\_
3. Current zoning classification: R1C
4. Desired zoning classification: AR1
5. Size of area covered by application: 5 acres
6. Highway and street boundaries: \_\_\_\_\_
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, Alexandria Elise Boone, 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.

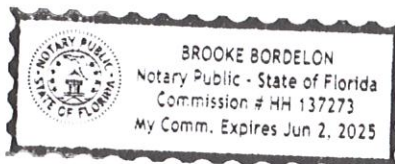
Alex Boone  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of May, 2023, by Alexandria Boone who is personally known to me or produced Driver license as identification.

Brooke Bordelon  
Signature of Notary Public

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



Notary Seal/Stamp

## **Narrative Description of Request**

### **Proposal**

The only use of the land would be for poultry production for our own residential purposes. Our current coop is 15W X 20L X 15H and is located south east on the property. It currently houses 6 chickens. For chicken processing, we would need to keep a steady supply of chickens to the property, so (1) and only one rooster would be necessary. We will build a 10W X 20L X 10H second coop at the Northwest end of the property away from surrounding neighbors for chicken reproduction, the current coop would be for egg production purposes since it is backed up to an adjacent neighbor, and is a more quiet operation.

Fencing: We would like to install 7 ft wood panel privacy fencing around the entire property as well. Not for agricultural reasons, but for privacy from incoming neighbors. This cost was anticipated around \$14,000. This project is anticipated to be completed within the next year and a half.

The amount of chickens we anticipate having consistently on hand is about 30, Processing 2 chickens a week for meat.

No Deviations from Land Development Regulations.

Environmental considerations: no flood zone, no water features, will not be free range chickens but will exist in their coops, no impact on natural features.

No Impacts to Public facilities.

Water and Sewage services: We are on a well and inground septic. No water or sewage services needed.

No senior age restricted or affordable housing