

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: January 22, 2024

File No. _____ Official Date Stamp:
H-24-060
Received
JAN 26 2024
 Planning Department
 Hernando County, Florida

APPLICANT NAME: KLMG Properties II LLC

Address: 18521 Wayne Road
 City: Odessa State: FL Zip: 33556
 Phone: _____ Email: tgallo@spmfarm.com
 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: dwi@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): 369648 and 1113173
2. SECTION 32, TOWNSHIP 22 South, RANGE 20 East
3. Current zoning classification: AG and C2
4. Desired zoning classification: C2
5. Size of area covered by application: 2.2 and 1.6 +/-
6. Highway and street boundaries: Cortez Boulevard and Clayton Road
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, Tammy Gallo, 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) _____ and (representative, if applicable) _____ to submit an application for the described property.

Tammy Gallo
 Signature of Property Owner

STATE OF ~~FLORIDA~~ Virginia
 COUNTY OF ~~HERNANDO~~ Albemarle

The foregoing instrument was acknowledged before me this 24 day of January, 20 24, by Tammy L. Gallo who is personally known to me or produced FL DRIVER LICENSE as identification.

REDACTED

Jennifer Leigh Morris
 Signature of Notary Public

JENNIFER LEIGH MORRIS
 NOTARY PUBLIC
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES AUG. 31, 2027
 COMMISSION #7551971

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

NARRATIVE – KLMG Properties II LLC

Proposal

This application is to rezone two adjacent parcels on north side of State Road 50 east of Brooksville. One is a 2.2 acre parcel, and the other is a 1.6 acre parcel. Both are split zoned C-2 and AG. Petitioner is the owner of the property and desires to rezone the commercial portion of the property so the commercial zoning is aligned with the angle of the rear boundary line. The commercial is currently aligned with the highway.

Both properties are vacant. Access is from Cortez Blvd. (S.R. 50). Zoning to the north is AG and contains small lots for residential use. Zoning to the west and east is Commercial and Agricultural. Zoning to the south, across S.R. 50, is AG.

The Petitioner desires to align the commercial zoning to the rear boundary line. A copy of the survey/site plan is attached as Exhibit A.

Petitioner requests rezoning of a portion of its properties for the purpose stated above.

Site and Environmental Characteristics

The entire site is unimproved.

There are no known endangered or protected species on site.

Site Plan

There is no specific use contemplated. The existing roadway network is capable of accommodating this request, and there will not be upgrades to any signals or roadway network due to this request.

Water and sewer for this site is not available from a public provider.

Conclusion

This proposal will be consistent with existing zoning for the property, and this application is simply requesting a realignment. The properties on S.R. 50 are zoned commercial. The proposed use will not be adverse to the public. We request approval of this rezoning petition.