

# 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. H2225 Official Date Stamp:  
**Received**  
**MAR 24 2022**  
 Planning Department  
 Hernando County, Florida

Date: \_\_\_\_\_

**APPLICANT NAME:** RICHARD DOSKOEZ / BRUCE WILT

Address: 17116 OLD AYERS RD.

City: MASARYKTOWN State: FL Zip: 34604

Phone: (727) 237-8365 Email: Kipperroad@YAHOO.COM

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

**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): R30 223 19 1795 0000 00A4/01088637

2. SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_, RANGE \_\_\_\_\_

3. Current zoning classification: AG

4. Desired zoning classification: C-2

5. Size of area covered by application: 2.75 ACRES

6. Highway and street boundaries: AYERS RD., BROAD ST, OLD AYERS RD.

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, RICHARD DOSKOEZ / BRUCE WILT, 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.

Richard Doskoz / Bruce A. Wilt  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 24th day of March, 2022, by Richard Doskoz and Bruce Wilt who is personally known to me or produced FL drivers licenses as identification.

Laura Beltrami  
Signature of Notary Public



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

Notary Seal/Stamp

**H2225 - Doskoez / Wilt**

**Narrative Description for Re-Zoning PDP with Deviations**

**At 17116 Old Ayers Rd.**

Proposing to build a 40ft. wide by 160ft. long, by 16ft. +/- high, Metal Structure for Commercial Purposes. Building will include 4 Garage Doors, (2 on each side), and also have proper Electric, Water, and Bathrooms installed, along with AC Units. There will be 2 individual Garage Bays. Thereby, providing employment, and positive growth in our Community.

We would like to Rezone for PDP status to allow for future “Rental Space” within the above mentioned Metal Structure. This may include Automotive/Auto body repair given we are already located close to a Transmission/Torque Converter Rebuilding Facility, Automotive Fluid Supplier, and all Events geared towards Automotive Enthusiasts.

Included on this 2.75 Acre parcel is an already Existing Residence (Owner Occupied), Detached Small Office Building, Storage Building, and Pole Barn.

Property is currently zoned “Agricultural/Residential”. We operate a small farm in the “Garden Groves Farms” Subdivision. We do occasionally sell Plants, Produce, and Eggs.

**Deviations:**

\* No breezeway requirements from Residential Structure to Commercial Structure.

\* Frontage Setback : Reduced to 35ft.

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JUL 26 2022

Planning Department  
Hernando County, Florida

**PROPOSED METAL BUILDING**  
**40' WIDE, 160' LONG, 16' HIGH**

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**EXISTING  
POLE BARN**

**EXISTING SHED**

**ONE STORY  
BUILDING**

**ONE STORY  
RESIDENCE**

