

**HERNANDO COUNTY CONDITIONAL USE PERMIT  
OR SPECIAL EXCEPTION USE PERMIT PETITION**



**Application request (check one):**  
 Conditional Use Permit  
 Special Exception Use Permit

**PRINT OR TYPE ALL INFORMATION**

File No. \_\_\_\_\_ Official Date Stamp:  
**SE-24-13**  
Received  
**NOV 20 2024**

Planning Department  
Hernando County, Florida

Date: 11/4/2024

**APPLICANT NAME:** TRANSATLANTIC PROPERTIES INC.  
Address: 13359 CHAMBORD ST  
City: BROOKSVILLE State: FLORIDA Zip: 34613  
Phone: 352-596-4555 Email: tyler@euroshine.com  
Property owner's name: (if not the applicant) INGO VAN STYN

**REPRESENTATIVE/CONTACT NAME:** TYLER WOODWARD  
Company Name: EUROSHINE  
Address: 13359 CHAMBORD ST.  
City: BROOKSVILLE State: FLORIDA Zip: 34613  
Phone: 352-596-4555 Email: TYLER@EUROSHINE.COM

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**  
1. PARCEL(S) **KEY** NUMBER(S): 01028701  
2. SECTION \_\_\_\_\_, TOWNSHIP \_\_\_\_\_, RANGE \_\_\_\_\_  
3. Current zoning classification: COMMERCIAL  
4. Desired use: OUTDOOR STORAGE LOT NAMELY FOR RV'S, BOATS, AND OTHER VEHICLES  
5. Size of area covered by application: 1.3 ACRES  
6. Highway and street boundaries: JACQUELINE 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 AFFIDAVIT**

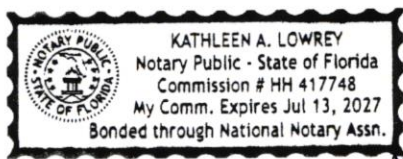
I, INGO VAN STYN, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):  
 I am the owner of the property and am making this application OR  
 I am the owner of the property and am authorizing (applicant): TRANSATLANTIC PROPERTIES  
and (representative, if applicable): TYLER WOODWARD  
to submit an application for the described property.

[Signature]  
Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 19th day of November, 2024, by Ingo van Styn who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public



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

Notary Seal/Stamp



13359 Chambord Street  
Brooksville, FL 34613

7<sup>th</sup> November, 2024

Transatlantic Properties/Euroshine

To whom it may concern:

RE: Special Exemption Use Application

We are reapplying for the Special Exemption Use permit that we were previously approved for. Due to the lingering effects of Covid at the initial start of the project, we were delayed in developing and obtaining building permits for the past several years. We are still seeking the Special Exemption Use Permit for developing our empty lot into an Outdoor Storage lot, namely for the storage of vehicles, boats, and recreational vehicles. We are proposing a variation of appropriately sized spaces for the associated storage use. Examples of these can be found in the suite plan attached to the application. We are not proposing any buildings for the site at this time. We are proposing a 30 ft setback from Jaqueline rd, as well as a fence that meets counties standards for screening, and solar powered motion sensor lights.

Ingo van Styn (owner)

Tyler Woodward (representative)