

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp: _____



Date: 7/14/2023

APPLICANT NAME: George Koukas 1 of 3
Address: 16064 Magnolia Warbler Rd
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-398-7749 Email: Georgegsr19@hotmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): Key # 704811 201 22117 3360 0625 0030
2. SECTION 18, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: R21
5. Size of area covered by application: @ 1.98 acres
6. Highway and street boundaries: Magnolia Warbler to WEST / Shift to SOUTH / Sandpaper to NORTH
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

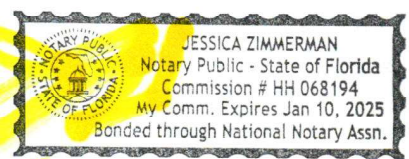
I, George Koukas / Danielle Koukas have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

[X] 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.

George Koukas Danielle Koukas
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 14 day of July, 2023, by George Koukas who is personally known to me or produced FL DL as identification.

Jessica Zimmerman
Signature of Notary Public
Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:



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: _____

APPLICANT NAME: Gary B. Atkinson, Sandra Atkinson lot 6

Address: 15410 Magnolia Warbler Rd
 City: West Weekie, FL State: FL Zip: 34614
 Phone: 352-2936878 Email: AGB12311@GMAIL.COM
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: George Koukos
 Address: 16064 Magnolia Warbler
 City: Weekie Weekie State: FL Zip: 34614
 Phone: 352-398-7749 Email: _____

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

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00791325 - R01 221 17 3360 0625 0060
2. SECTION ROYAL HIGHLANDS, TOWNSHIP _____, RANGE BLK 625 LOT 6
3. Current zoning classification: RESIDENTIAL
4. Desired zoning classification: AGRICULTURE
5. Size of area covered by application: 1 AC
6. Highway and street boundaries: MAGNOLIA WARBLE TO WEST SPILT TO SOUTH WEST SAND PEE TO NORTH
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, Gary B. Atkinson / Sandra Atkinson, 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):

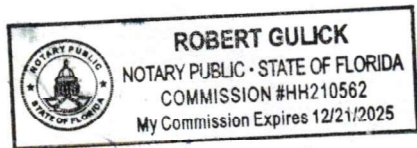
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): George Koukos
 and (representative, if applicable): Representative
 to submit an application for the described property.

Gary B. Atkinson / Sandra Atkinson
 Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16th day of JULY, 2023, by GARY B. ATKINSON AND SANDRA ATKINSON who is personally known to me or produced N/A as identification. PHYSICALLY APPEARED AND IS PERSONALLY KNOWN.

Robert Gulick
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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File No. _____ Official Date Stamp:

RECEIVED
 NOV 17 2023
 HERNANDO COUNTY ZONING

Date: 10.1.23

APPLICANT NAME: Douglas & Maria Szymanski
 Address: 16079 Magnolia Warbler Rd.
 City: Weeki Wachee State: FL Zip: 34614
 Phone: 352-678-8160 Email: Masdms2020@gmail.com
 Property owner's name: (if not the applicant) Douglas M Szymanski

REPRESENTATIVE/CONTACT NAME:
 Company Name: George Koukos
 Address: 16079 Magnolia Warbler Rd
 City: Weeki Wachee State: FL Zip: 34614
 Phone: 352-398-7749 Email: Georgegsr19@hotmail.com

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

PROPERTY INFORMATION:
 1. PARCEL(S) **KEY** NUMBER(S): 00791290
 2. SECTION 18 TOWNSHIP 21 RANGE 18
 3. Current zoning classification: Residential
 4. Desired zoning classification: Agricultural / Residential
 5. Size of area covered by application: 1 acre
 6. Highway and street boundaries: 19 + Thrasher
 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, Douglas M. Szymanski, 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): George Koukos
 and (representative, if applicable): _____
 to submit an application for the described property.

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30th day of October, 2023, by Maria Szymanski who is personally known to me or produced FL DL as identification.

Eirini Vezyroopoulos
 Signature of Notary Public

Douglas M Szymanski
Maria Szymanski
 Signature of Property Owner

EIRINI VEZYROPOULOS
 Notary Public, State of Florida
 Commission# GG 921204
 My comm. expires Nov. 22, 2023

Effective Date: 11/8/16 Last Revision: 11/8/16 **PRINT FORM** **CLEAR FORM** Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION

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Application to Change a Zoning Classification

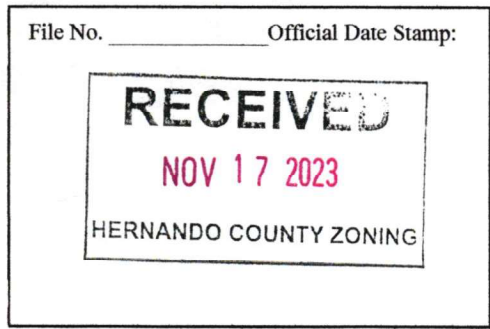


Application request (check one):

- Rezoning Standard PDP
- Master Plan New Revised
- PSFOD Communication Tower Other

PRINT OR TYPE ALL INFORMATION

Date: 7/10/2023



BLK 624 Lot 20

APPLICANT NAME:

Nicholas Martin

Address: 16093 Magnolia Warbler Rd
 City: Brooksville State: FL Zip: 34614
 Phone: 727-99-7547 Email: NMartin33@outlook.com
 Property owner's name: (if not the applicant) Nicholas Martin

REPRESENTATIVE/CONTACT NAME:

Company Name: George Koukos
 Address: 16064 Magnolia Warbler Rd
 City: Weeki Wachee State: FL Zip: 34614
 Phone: 352-398-7749 Email: GeorgeK19@hotmail.com

HOME OWNERS ASSOCIATION:

Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00624284
2. SECTION 18, TOWNSHIP 21, RANGE 18
3. Current zoning classification: RIC RESIDENTIAL
4. Desired zoning classification: A/RAGRICULTURAL RESIDENTIAL DIST
5. Size of area covered by application: 1 acre
6. Highway and street boundaries: Magnolia Warbler Rd and Sandpiper Ave
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, Nicholas Martin, 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):

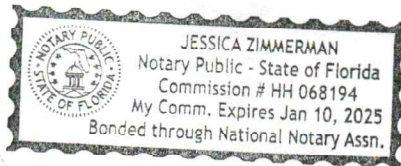
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): George Koukos
 and (representative, if applicable): _____
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10 day of July, 2023, by Nicholas Martin who is personally known to me or produced FLDL as identification.

Jessica Zimmerman
 Signature of Notary Public



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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION



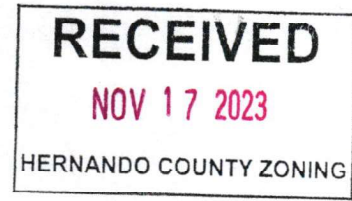
Application to Change a Zoning Classification

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Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other

PRINT OR TYPE ALL INFORMATION

File No. Official Date Stamp:



Date: 7/23/2023

APPLICANT NAME: HOWARD STEVEN COHEN Lot 18
Address: 16063 MAGNOLIA WARBLER RD
City: WEEKIE WACHEE State: FL Zip: 34614
Phone: 201-233-0512 Email: GWR5454@Yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: GEORGE KOUKOS
Company Name:
Address: 16064 MAGNOLIA WARBLER RD
City: WEEKIE WACHEE State: FL Zip: 34614
Phone: 352-998-7749 Email:

Fill out

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 00791281 201 22 17 3360 0624 0180
2. SECTION 18 TOWNSHIP 21 RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: ARI
5. Size of area covered by application: 1 acre
6. Highway and street boundaries: Magnolia Warbler to West / Shift to South / Sandpiper to North
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

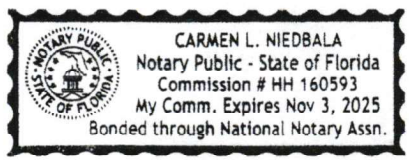
I, HOWARD STEVEN COHEN Thoa Kim Dang, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):
[X] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): George Koukos and (representative, if applicable): to submit an application for the described property.

Handwritten signatures: Howard Steven Cohen, Thoa Kim Dang

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 24th day of July, 2023, by Howard Steven Cohen who is personally known to me or produced as identification.

Signature of Notary Public



Notary Seal/Stamp

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

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp: _____



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- Application request (check one):
Rezoning [X] Standard [] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION



Date: 7/23/2023

APPLICANT NAME: HOWARD STEVEN COHEN
Address: 16063 MAGNOLIA WARBIE RD
City: WEEKI WACHEE State: FL Zip: 34614
Phone: 201-233-0512 Email: GWB5454@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: GEORGE KOVKOS
Company Name:
Address: 16064 MAGNOLIA WARBIE RD
City: WEEKI WACHEE State: FL Zip: 34614
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 00791049 201221173360 0623 0080
2. SECTION 18, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: ARI
5. Size of area covered by application: 1 acre
6. Highway and street boundaries: Sandpiper Ave + Magnolia Warbler Rd
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

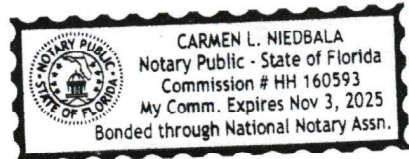
I, HOWARD STEVEN COHEN, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):
[X] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): GEORGE KOVKOS and (representative, if applicable): to submit an application for the described property.

Signature of Howard Steven Cohen
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 24th day of July, 2023, by Howard Steven Cohen who is personally known to me or produced NY DL as identification.

Signature of Notary Public



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

Notary Seal/Stamp

Magnolia Warbler Road

Narrative Letter



George Koukos- Representative
16064 Magnolia Warbler Rd
Weeki Wachee FL, 34614
352-398-7749
Georgegsr19@hotmail.com

November 16, 2023

ZONING REQUEST STATEMENT

The intent of this rezoning application is to go from **RIC** to **ARI** for 5 property owners who live on Magnolia Warbler Rd & Sandpiper Ave, just south of Thrasher Ave. Among the following parcels listed below, the land totals 6.98 acres.

George Koukos- 16064 Magnolia Warbler Rd

- Key# 704811 R0122117336006250030

Douglas & Maria Szymanski- 16079 Magnolia Warbler Rd

- Key# 791290 R0122117336006240190

Howard Steven Cohen- 16063 Magnolia Warbler Rd

- Key# ~~791049~~ R0122117336006240180

791281

Howard Steven Cohen- Sandpiper Ave

- Key# 791049 R0122117336006230080

Nicholas Martin- 16093 Magnolia Warbler Rd

- Key# 624284 R0122117336006240200

Gary & Sandra Atkinson- 15410 Magnolia Warbler Rd

- Key# 791325 R0122117336006250060

The reasons behind the proposed changes are as follows but not limited to:

- Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.

Thank you for your consideration of this matter.
