

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [x] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

File No. H-23-16 Official Date Stamp:
Received
MAR 02 2023
Planning Department
Hernando County, Florida

Date: 02/22/2023

APPLICANT NAME: Joseph Cotroneo

Address: 18061 Necklace Warbler Ave.
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-585-8752 Email: ajsirrigation@hotmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Joe

Company Name: AJ's Sprinkler & Pump Service, Inc.
Address: 15430 Cortez Blvd., Bldg. C
City: Brooksville State: FL Zip: 34613
Phone: 352-585-8752 Email: ajsirrigation@hotmail.com

HOME OWNERS ASSOCIATION: [ ] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): R01 221 17 3290 0087 0090 KEY # 00676343
2. SECTION 01, TOWNSHIP 21, RANGE 17
3. Current zoning classification: Commercial
4. Desired zoning classification: C2 PDP(HC) HIGHWAY COMMERCIAL (C4D) 3/2/22
5. Size of area covered by application: 1.54 acres
6. Highway and street boundaries: Rear: US Hwy 19 / Front: Necklace Warbler Ave
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, Joseph Cotroneo, 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

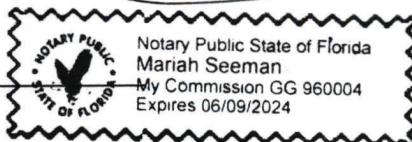
[ ] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner: Joe Cotroneo

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 22nd day of February, 2023, by Joseph Cotroneo who is personally known to me or produced as identification.

Signature of Notary Public: Mariah Seeman



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

Notary Seal/Stamp

Received

MAR 02 2023

Planning Department  
Hernando County, Florida

F – NARRATIVE DESCRIPTION

1- PROPOSAL

A – PROPOSED USE IS A SECURED RV/ BOAT AND TRAILER STORAGE FACILITY

B – NO RESIDENTIAL USE

C – PROPOSED TOTAL SQUARE FOOTAGE OF COMMERCIAL POLE BARNs FOR COVERED STORAGE IS 17664 SQ FT. THE HEIGHT OF EACH OF THE 3 STRUCTURES AT THE HIGHEST ROOF POINT WILL NOT EXCEED 20 FT (SEE ATTACHED PROPOSED SITE PLAN FOR DETAILS)

D – DEVIATIONS FROM CODE TO BE CONSIDERED ARE AS FOLLOWS.

- 1- ASKING FOR CONSIDERATIONS TO REDUCE SIDE SET BACKS TO 15 FT INSTEAD OF 20 FT
- 2- ASKING FOR CONSIDERATION THAT THE ROAD IMPROVEMENT REQUIRED BE LIMITED TO THE LENGTH OF ROAD KNOWN AS NECKLACE WARBLER THAT RUNS ADJACENT TO THE PROPERTY OF INTEREST. THAT LENGTH OF ROAD IMPROVEMENT REQUIRED WOULD THEREFORE NOT EXCEED 225 FT OF TOTAL LENGTH WHICH EQUAL TO TOTAL LENGTH OF THE PARCEL

4 -SITE PLAN DISCUSSION

A -DEVELOPMENT PLAN IS AS FOLLOWS CLEAR AND GRADE PARCEL FOR ADEQUATE DRAINAGE. FENCE ENTIRE PERIMETER OF PARCEL WITH AN ABSURSE FENCE OF NO LESS THAN 8 FT IN HEIGHT. SET BACKS ARE PER REGULATION WITH THE EXCEPTION OF THE CONSIDERATION FOR SIDE SET BACKS MENTIONED IN PROPOSAL (C). AFTER FENCING GOES IN THE FRONT AND BACK OF PARCEL WITH BE LANDSCAPED WITH SHRUBBERY AND PLANTS NATIVE TO THIS AREA. THE ENTIRE PARCEL INSIDE OF FENCED AREA WILL BE GRAVELED

WITH REGARDS TO WATER AND SEWER

THERE IS A WORKING WELL ON THE PROPERTY WHICH WILL BE THE WATER SUPPLY. THERE WILL BE NO SEWER AS FACILITY WILL NOT REQUIRE SEPTIC AT THIS TIME. WE WOULD ASK THE POWERS THAT BE TO CONSIDER AND PROPOSE A FUTURE LOCATION TO BE INDICATED ON SITE PLAN FOR POSSIBLE FUTURE SEPTIC

ANY AND ALL ADDITIONAL INFORMATION REQUEST FOR THIS APPLICATION WILL BE SUPPLIED BY OTHERS

THANK YOU FOR YOUR CONSIDERATION AND ADDRESSING THIS MATTER

MJ BUTLER ENTERPRISES INC. PH 772-888-5546

EMAIL – mjbutlerenterprises@gmail.com