

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. _____ Official Date Stamp: _____

Date: 05/06/2026

APPLICANT NAME: RYAN MCCLUBE AND JOSEPH MCCLUBE

Address: 16472 CORTEZ BLVD

City: BROOKSVILLE

State: FL

Zip: 34601

Phone: 352 428 5585 Email: ryanbradley@k.w.com

Property owner's name: (if not the applicant) RYAN MCCLUBE AND JOSEPH MCCLUBE

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): 01006609

2. SECTION 25, TOWNSHIP 22, RANGE 18

3. Current zoning classification: R1A

4. Desired zoning classification: PDP(HC) WITH OUTDOOR STORAGE

5. Size of area covered by application: 0.50 ACRES

6. Highway and street boundaries: CORTEZ BLVD

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, RYAN MCCLUBE AND JOSEPH MCCLUBE, 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.

Ryan McClube Joseph A McClube
Signature of Property Owner

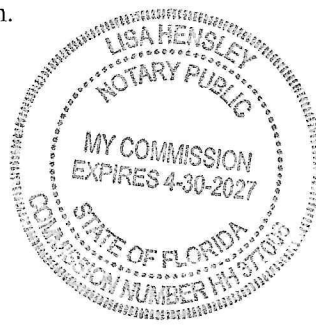
STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 20 26, by _____ who is

☐ personally known to me or ☐ produced _____ as identification.

Signature of Notary Public

Effective Date: 05/15/20 Last Revision: 05/15/20



Notary Seal/Stamp

Narrative Description For 16472 Cortez Blvd, Brooksville, FL 34601

This application is a request to rezone Parcel Key #01006609 to PDP(HC) with Outdoor Storage to allow for commercial use of the subject property located along Cortez Boulevard (SR 50). The proposal includes the adaptive reuse of the existing 1,357 square-foot structure together with the addition of a proposed 1,920 square-foot accessory storage structure located toward the rear of the property. The property is situated within an established commercial corridor and is consistent with the surrounding pattern of highway commercial, office, automotive, service, and mixed commercial land uses along SR 50.

Due to the existing placement of the structure on the property, minor setback deviations are being requested to accommodate the continued utilization and adaptive reuse of the existing building without requiring demolition or substantial alteration to the existing site layout. The request is intended to allow reasonable redevelopment of the property while maintaining functional access, parking, circulation, and overall site usability within the constraints of the existing development footprint. Specifically, we are requesting:

- **A reduction of the front setback from 125 feet to 45 feet.**
- **A reduction of the side setbacks from 20 feet to 10 feet.**
- **A reduction of the required front and rear buffers from 20 feet to 10 feet.**
- **A reduction of the required side buffers from 20 feet to 5 feet.**

The immediate intended use of the property is for a low-intensity used automobile sales operation utilizing the existing structure for office and customer service functions together with accessory storage associated with the business. The property is also being positioned as a long-term commercial investment intended to support future professional office, service-based commercial, and other compatible low-intensity highway commercial uses permitted within the requested PDP(HC) zoning classification. The requested zoning will allow the property to adapt over time to future commercial opportunities along the corridor without requiring rezoning of the site.

The proposed accessory storage structure (**40'x 48' x 20'**) has been intentionally located toward the rear of the property to minimize visibility from Cortez Boulevard and maintain compatibility with surrounding development patterns. The proposed use is anticipated to have minimal impact on surrounding properties, public facilities, and infrastructure. The property will continue to utilize existing ingress and egress access from Cortez Boulevard, and any future site improvements will comply with applicable Hernando County Land Development Regulations and permitting requirements during final site planning and development review.