

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. CU2509 Official Date Stamp:

Received

AUG 11 2025

Planning Department
Hernando County, Florida

Date: 7-31-25

APPLICANT NAME: BWR FL, LLC

Address: 1039 Sumner Dr

City: Fort Myers

State: Florida

Zip: 33919

Phone: 239-672-0071

Email: brandon@anessieblockfl.com

Property owner's name: (if not the applicant) West Florida Aggregates

REPRESENTATIVE/CONTACT NAME: Dave Jones

Company Name: West Florida Aggregates

Address: 35553 Cortez Blvd

City: Webster

State: FL

Zip: 33597

Phone: 205-470-4262

Email: dkj@wuminvest.com

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

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 394086

2. SECTION 1 TOWNSHIP 23 RANGE 21

3. Current zoning classification: AG + M

4. Desired use: Limestone Block

5. Size of area covered by application: 5 Acres

6. Highway and street boundaries: hwy 301 and hwy 50

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, William W. McDonald Jr, 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): BWR FL, LLC

and (representative, if applicable): _____

to submit an application for the described property.

William W. McDonald Jr
Signature of Property Owner

STATE OF ~~FLORIDA~~ Alabama

COUNTY OF ~~HERNANDO~~ Jefferson

The foregoing instrument was acknowledged before me this 7th day of August, 2025, by William W. McDonald Jr who is personally known to me or produced _____ as identification.

Theresa S. McNabb

Signature of Notary Public

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

CUP - SPEX Application Form_11-08-16.Docx



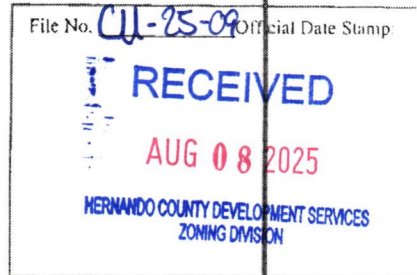
Notary Seal/Stamp

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Conditional use permit narrative:

We will be producing Reconstituted Limestone.

Reconstituted Limestone is a product utilizing crushed limestone fines, Cement, Water and Compaction.

Environmental Benefits:

Locally quarried, reduce transportation emissions.

Thermal efficiency, improves energy savings in buildings, Reduced urban heat island effect, High Solar Reflective Index.

Long lifespan, which reduces material waste and replacement costs, Think of the Great Pyramids.

Less Cement than regular CMU Block and a low water content.

The products produced will be for residential pavements, Building Materials, and Landscaping Materials.

Equipment:

2020 Blend a240 TRE with twinshaft mixer 4cyl diesel Caterpillar c4.4

2016 Caterpillar forklift 50n 4cyl Mitsubishi diesel

2025 Coote Finlay f44 4cyl caterpillar diesel

Wheel loader Caterpillar 938 G

1 or 2 40' Containers.

Attached are some photos/drawings for the proposed area on the mine. Overall it is not that grand of a project as we only need a 10000 sq ft pad of concrete.

Yellow area is the available boundaries to be leased.

Blue highlighted area is where the loading/unloading/product storage

Grey area 60'x200' Concrete Slab is the Production area

Brandon Reisma

239-672-0071

Aussie Block Florida