

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

RECEIVED

Application request (check one):

Rezoning ☐ Standard ☐ PDP

Master Plan ☐ New ☐ Revised

PSFOD ☐ Communication Tower ☐ Other

Hernando County Development Services
Planning Division

PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp: _____

Date: 2/17/24

APPLICANT NAME: MICHAEL OR TAMMY GALLO AIR KLMG PROPERTIES II LLC
Address: 90 18521 WAYNERD
City: ODESSA State: FL Zip: 33556
Phone: 813-926-1561 Email: TGAALLO@SPMFARM.COM
Property owner's name: (if not the applicant) KLMG PROPERTIES II LLC

REPRESENTATIVE/CONTACT NAME:
Company Name: MICHAEL OR TAMMY GALLO
Address: 18521 WAYNERD
City: ODESSA State: FL Zip: 33556
Phone: 813-926-1561 Email: TGAALLO@SPMFARM.COM

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

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): 390400
2. SECTION 17, TOWNSHIP 23 SOUTH, RANGE 20 EAST
3. Current zoning classification: AIR, AG
4. Desired zoning classification: AIR
5. Size of area covered by application: 30 ACRES MOL
6. Highway and street boundaries: NEFF LAKE 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 AFFIDIVAT

I, MICHAEL'S GALLO, TAMMY L. GALLO, 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

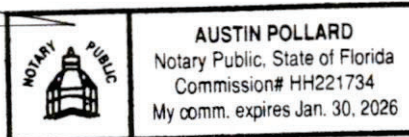
☐ I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): _____
to submit an application for the described property.

Michael S Gallo Tammy L Gallo
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 19 day of February, 2024, by Michael Gallo Tammy Gallo who is ☐ personally known to me or ☒ produced FLDL as identification.

[Signature]
Signature of Notary Public



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

Notary Seal/Stamp

Rezone Request Narrative
Re: Parcel Key #390400
Neff Lake Road, Brooksville, FL

Feb. 17, 2024

To whom it concerns,

We are requesting the rezoning of the southern portion of our 30 acre MOL parcel key #390400, from a mixed zoning of approximately 17 acres A/R and 13 acres AG, to A/R. Based on our conversations with the county planning department, we believe this request is approvable based on its compatibility with the surrounding properties, and that it will be a considerable and substantial improvement to the property's current usage and condition.

The subject property was an active "fish camp" for many years and contained 9 camping cabins plus tent and RV sites. Most recently used as a migrant worker camp and a neighborhood dump, it has been looted and abandoned for decades. We are currently in the process, at considerable personal expense, of obtaining permits and removing the 9 dilapidated housing units plus the tons and tons of household appliances and other trash that has accumulated over the years.

Although still one parcel number, the subject has been previously divided, and so it now appears on the parcel map as two parts, divided by a separately owned 2.5 acre homesite. The northernmost of the 2 parts, and a portion of the southernmost, are already zoned A/R. We are only requesting that the A/R zoning be extended to the remaining approximately 13 acres of the parcel, which would make it more comparable to the surrounding properties and allow its "best use". Our adjacent 30 acre parcel, Key #390687, which we have owned for 20 years, has entitlements for up to 7 minimum 2.5 acre homesites by virtue of its parent parcel status, per our conversations with the county. All other adjacent parcels are between 2 and 5 acres, and/or are themselves already within the AR zoning designation. Although the current zoning would allow for approximately 18 homesites (17 at 1/acre, 1 at 1/10 acres, or 15 on the northern portion, 3 on the south) our intention is to eventually apply to split the property into only 9 minimum 2.5 acre homesites. As requested, I have included a drawing of that proposed preliminary plan.

The subject property includes frontage on Neff Lake. As a lakefront property, a portion of the subject parcel includes wet and lowlands, as well as multiple drainage swales and culverts put in place by prior owners. There also currently exists within the property boundaries two easements for ingress and egress that can be utilized where needed for access. One, Lily Pad Lane, was created and purchased by us many years ago to provide us additional access to our adjacent 46 acres. Lots will be supported by well and septic, and home elevations will be in accordance with county building codes.

We hope you will approve this rezoning request for the southern portion of our parcel key #390400. We are happy to answer any questions.

Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael and Tammy Gallo". The signature is fluid and cursive, with the first names being more prominent.

Michael and Tammy Gallo