

**HERNANDO COUNTY CONDITIONAL USE PERMIT PETITION**  
**Application for Public Hearing**

Date: February 17, 2004

Print or Type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

**APPLICANT: Mr. Joseph Priola**

Mailing Address: 12569 Little Farms Drive, Spring Hill, FL 34609

Daytime Phone: (352) 346-0497

FAX No.:

**REPRESENTATIVE: same as applicant**

Mailing Address:

Daytime Phone:

FAX No.:

**PUBLIC CONTACT PERSON: same as applicant**

Daytime Phone:

FAX No.:

**CONDUCT AT PUBLIC HEARINGS:**

Will Expert Witness be utilized during the public hearings? No

Please indicate how much additional time will be required during the public hearing (see instruction sheet):

**Legal Description:** Write below the complete legal description of the property. Include Section, Township and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

Spring Hill Unit 8 BLK 467 LOT 2

SEC 25 TWP 23 (S) RANGE 17 (E)

**Size of Area Covered by Application:** 15' 4" x 9' 4" (approx 136 sq. ft. MOL)

**Highway & Street Boundaries:** Spring Hill Drive

**Current Zoning Classification:** Commercial

**Reason for Conditional Use Permit:** Retail food vending (Hot Dog Cart) business

**Length of Time Requested for Use:** Indefinite

Has a public hearing been held on this property within the past twelve months? No

**ACKNOWLEDGMENT**

This acknowledgment must be signed in the presence of a Notary Public.

I, Joseph Priola, hereby state and affirm that I have read the instructions for filing this application and that:

- I am the owner of the property covered under this application.
- I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application.

All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.

*Joseph Priola*  
Signature of Applicant or Representative

STATE OF FLORIDA \_\_\_\_\_

COUNTY OF HERNANDO \_\_\_\_\_

On this the 17th day of February, 2004, before me, the undersigned Notary Public of the State of Florida, personally appeared JOSEPH PRIOLA and whose name(s) (s) are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal.  
*Gina B. Malm*  
Notary Signature

NOTARY SEAL & COMMISSION  
EXPIRATION:



**Gina B. Malm**  
Commission #DD281646  
Expires: Feb 02, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

The individual(s) are  personally known to me or,  presented the following identification: FL. Drivers License

**Descriptive Narrative**  
**Hernando County Conditional Use Permit Application**  
*Mr. Joseph Priola, DBA J & D Hot Dogs*

To operate a small business, known as J & D Hot Dogs (DBA), within the boundaries of Hernando County at 11044 Spring Hill Drive, Spring Hill, Florida 34608. This is a retail food vending business that operates a traditional *New York Hot Dog Cart*, serving hot dogs with assorted condiments and selling assorted chips, soft drinks and bottled water.

J & D Hot Dogs is a sole proprietorship business owned and operated by Mr. Joseph Priola, a legal resident of Hernando County, with no other employees. The retail business is technically considered a self-contained mobile unit (snack wagon) and operates outside of a structure in an open air environment. J & D Hot Dogs will operate at a fixed location (address above) using the first parking space on the east side of the parking lot. This space measures 15' 4" deep and 9' 4" wide and is considered by the owner/operator to be adequate for retail sales and customer service.

J & D Hot Dogs' hours of operation will be Monday - Saturday, 10:00 am - 6:00 pm. Restroom facilities for J & D Hot Dogs are available in ALL SONs Decorating and Paint Center (see attached enclosure).

70% of the customer base is "walk up" from persons employed by neighboring businesses and 30% utilize available parking spaces. Access to the respective location is gained through "walk up" or the two lane entrance way that facilitates motor vehicle ingress and egress to the property and the parking lot. This parking lot provides 22 customer parking spaces and is intended solely for the customers of the tenant landowner's business, ALL SONs Decorating and Paint Center and J & D Hot Dogs.



**ALL SONS  
Decorating and Paint Center  
11044 Spring Hill Drive  
Spring Hill, Florida, 34608**

February 3, 2004

To Whom it May Concern;

J & D Hot Dogs has a current and valid lease with this firm to operate a hot dog cart on our commercial property located at 11044 Spring Hill Drive, Spring Hill, Florida, 34608

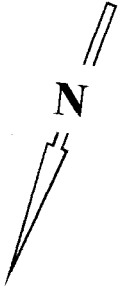
Furthermore, J & D Hot Dogs has use of our restroom facilities found in the retail sales building, located at the above mentioned address, as an integral part of said lease.



*M Hill*  
owner

ALL SONS Decorating and Paint Center

The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.



**ALLSONs Decorating  
and  
Paint Center**  
Spring Hill Unit 8 BLK 467 LOT 2  
3600 sq. ft.  
11044 Spring Hill Drive  
Spring Hill, FL 34608

Parking Space  
Parking Space  
Parking Space  
Parking Space

Parking Space  
Parking Space  
Parking Space  
Parking Space  
Parking Space  
Parking Space  
Parking Space  
Parking Space  
Ad Sign Blocked  
J & D

Parking Space  
Parking Space  
Parking Space  
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Parking Space  
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Parking Space  
Parking Space  
Parking Space  
Parking Space

**Blue Stone  
Real Estate  
Construction  
&  
Development  
Corporation**  
11036 Spring Hill Drive  
Spring Hill, FL 34608

**Century 21  
Alliance Realty Inc.**  
11046 Spring Hill Drive  
Spring Hill, FL 34608

**J & D  
Hot Dogs**  
4' x 6'  
24 sq. ft.

**Parking Spaces**  
24 total spaces,  
1 space blocked,  
1 space J & D  
22 spaces available  
Each Space Measures  
15'4" x 9'4"

Property Line Setback - 150 feet

Sidewalk

Sidewalk

**Spring Hill Drive**