

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

Date: 2-28-2025

File No. _____ Official Date Stamp:

RECEIVED

MAR 05 2025

Hernando County Development Services
Zoning Division

H-25-12

APPLICANT NAME: Jorge M Sabater

Address: 13379 Chambord St

City: Brooksville

State: FL

Zip: 34613

Phone: 352-777-0313 Email: jorgesabater5@yahoo.com

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

REPRESENTATIVE/CONTACT NAME: Jorge M Sabater

Company Name: Infinite Trust LLC

Address: 9088 Kindlewood Trail

City: Brooksville

State: FL

Zip: 34613

Phone: 352-777-0313 Email: jorgesabater5@yahoo.com

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

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 998870
2. SECTION 28, TOWNSHIP 22, RANGE 18
3. Current zoning classification: C4
4. Desired zoning classification: C2
5. Size of area covered by application: 27,774.00 SQUARE FEET
6. Highway and street boundaries: Cortez Blvd / Sunshine Grove Rd / Jacqueline 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, Jorge M Sabater, 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.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4 day of March, 20 25, by _____ who is personally known to me or produced _____ as identification.

Signature of Notary Public

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



Notary Seal/Stamp

Proposal for zoning amendment.

The motive behind this request is to rezone my property located at 13379 Chambord St, Brooksville Florida 34613, Parcel# 998870 Section 28 , Township 22 , Range 18 from current zoning of C4 To C2 which is what the property has been used as for the past three plus years. When I purchased the property on 5/10/2024 it was being used as a used car dealer by a company called Xquisite Motors 2 LLC , pictures are attached as proof. The main reason behind our purchase was to recreate what the existing business occupying the property was doing and hang our dealers license on the wall, to run our wholesale car dealership from the location. When we applied for approval is when we found out of that the property was needing to be transferred from C4 to C2 and that is what we are trying to accomplish with this proposal.

The property size is 27,774 square feet which is more than enough for the use we will be giving it, our goal is to park and store no more than 5-10 cars at the location. The property DOR code shows that the property allowed for auto sales, repairs and storage. We are simply requesting to be allowed to do minimal auto sales from the location as this will just be an addition to our existing business also located in Hernando County at 13334 Jacqueline Rd Brooksville Florida 34613 which is right behind this property and has the same zoning of C2 as we are requesting here.

This proposal will not only be a great benefit for my family and I but it will also be an asset to our growing community. My business offers affordable transportation for the hardworking citizens in need at wholesale price. We strive for outstanding service and compliance between our county and its people, our goal is to make the property a better place that we will not only care for but also hold for many years to come.

There will be no impact on traffic within the infrastructure of our building since all the business we will be conducting will be at all times inside the gated property. We have consulted with our local business neighbors in the property about our proposal which took them by surprise because they all believed that our building had the proper zoning as it had been used in the past for the same purposes of our request.

I believe the approval for this change will be beneficial for our outstanding county, its community and my growing family. We have attached some documents to this request along with some pictures to show proof of the previous Auto Dealer that was established in the property conducting the same business as we are formally trying to apply for , with the outmost respect for our county, community and the members behind this possible authorization I would like to express my gratitude for taking the time to review this request.

Owner; Infinite Trust LLC

Jorge M Sabater