

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [X] Standard [ ] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Date: May 13, 2022

File No. H-22-43 Official Date Stamp:
Received
MAY 18 2022
Planning Department
Hernando County, Florida

APPLICANT NAME: Flammer Ford of Spring Hill, Inc.

Address: 3335 Commercial Way
City: Spring Hill State: Florida Zip: 34606-2618
Phone: (352) 796-0795 Email: joemason@mcqemasonlaw.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Joseph M. Mason, Jr., Esq.

Company Name: McGee & Mason, P.A.
Address: 101 S. Main Street
City: Brooksville State: Florida Zip: 34601-3336
Phone: (352) 796-0795 Email: joemason@mcqemasonlaw.com

HOME OWNERS ASSOCIATION: [ ] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): Lots 17, 18, & 22, Blk. 2, Weeki Wachee Acres Unit One, a part of Key No. 183571
2. SECTION 16, TOWNSHIP 23 South, RANGE 17 East
3. Current zoning classification: C-1
4. Desired zoning classification: C-2
5. Size of area covered by application: Each lot approx. 18,000 sq. ft., totaling approx. 54,000 sq. ft.
6. Highway and street boundaries: Subject Lots: Middlesex Dr. (West); Overall Parcel: US-19 (East), Middlesex Dr (West)
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed: )

PROPERTY OWNER AFFIDAVIT

I, Joseph M. Mason, Jr., Esq., 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):

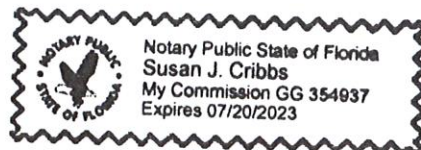
- [ ] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable): Joseph M. Mason, Jr., Esq., as Owner's Authorized Representative to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13th day of May, 2022, by Joseph M. Mason, Jr who is personally known to me or produced as identification.

Signature of Notary Public Susan J. Cribbs



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

Notary Seal/Stamp

## NARRATIVE STATEMENT

Flammer Ford of Spring Hill, Inc. (“**Flammer Ford**”), operates an automobile dealership at 3335 Commercial Way, Spring Hill, Florida 34606-2618 (the “**Dealership**”). The property is assigned Key N<sup>o</sup> 183571, and Parcel ID N<sup>o</sup> R1622317381000200031, by the Hernando County Property Appraiser, and is legally described as:

Lots 3~7 and 17~22, of Block 2, Weeki Wachee Acres Unit One, a subdivision recorded in Plat Book 6, at Page 39, of the Public Records of Hernando County, Florida (the “**Flammer Property**”).

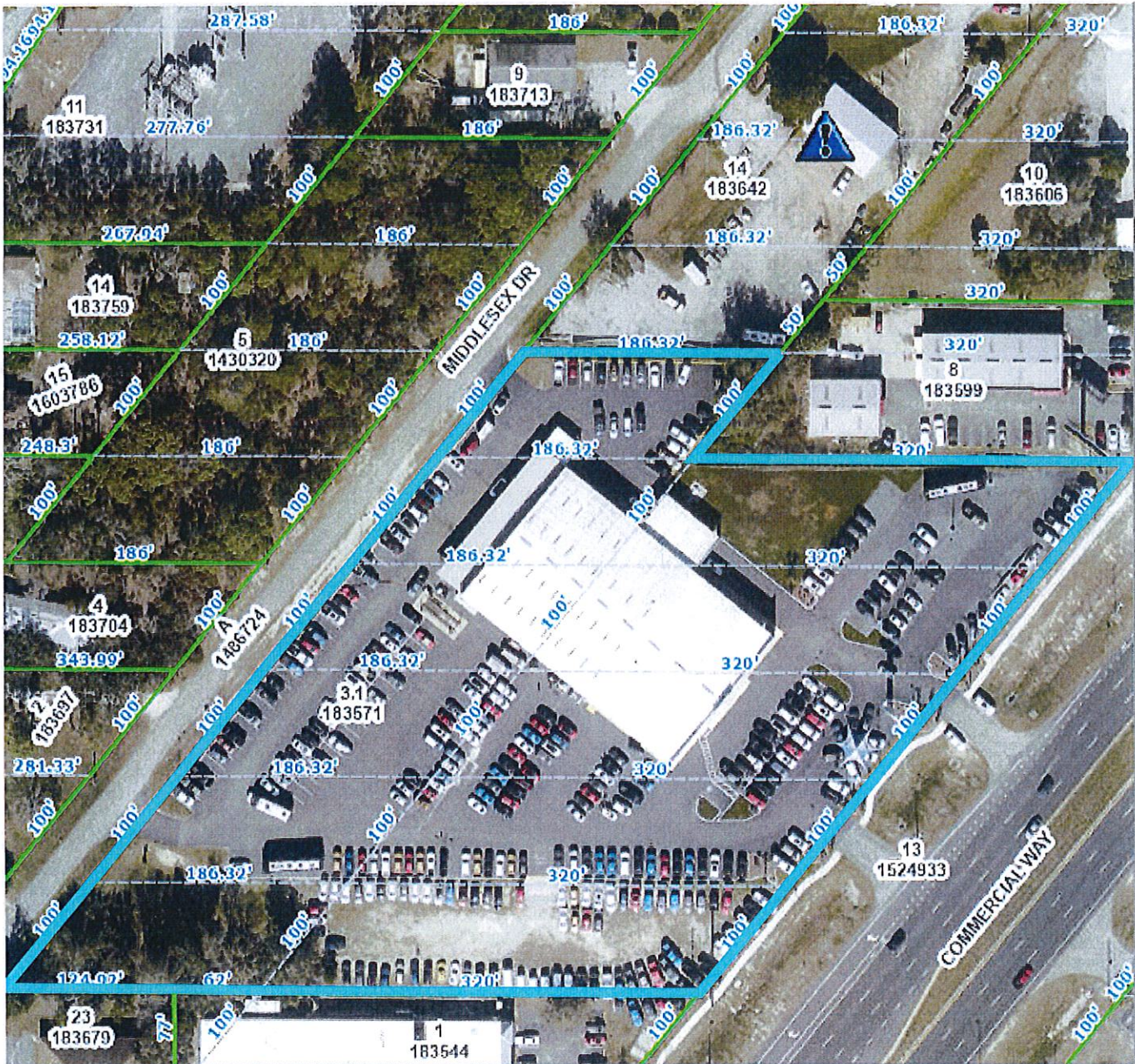
The Hernando County Code currently supports automobile dealerships in the C-2 zoning category, but not in the C-1 zoning category. Flammer Ford recently discovered that, while Lots 3~7 and 19~21, of the Flammer Property, are appropriately zoned C-2, Lots 17, 18, and 22 thereof (the “**Subject Lots**”) are in the C-1 zoning district. Historically, the Dealership has been operated on all eleven (11) lots of the Flammer Property, as an integrated whole. A significant portion of the main structure on the Flammer Property, as shown on the enclosed Site/Master Plan, is on Lot 18, one of the C-1 zoned Subject Lots.

It is unknown when, how, or why the C-1 zoned Subject Lots were so zoned. Since as recently as 1974, and perhaps through a more recent date, the Land Development Regulations (the “**LDRs**”) supported automobile dealerships in the C-1 zoning district, they may have been so zoned at such a time, and never changed.

This Zoning Amendment Application is submitted for the purpose of bringing the C-1 Subject Lots into conformance with the LDRs. There will be no change in the actual uses of those lots, as the entire Flammer Property will continue to be used, as an integrated whole, to operate the Dealership.

Included herewith is an aerial photograph from the Hernando County Property Appraiser’s GIS Mapping System, outlining the Flammer Property as a whole. Further, the same aerial photograph, with the “split zoning” layer activated, is attached. Lots 17 and 18 are the northerly two (2) lots in the westerly bank of lots, fronting on Middlesex Drive, and Lot 22 is the southern-most lot fronting on Middlesex Drive. The Dealership itself fronts, by Lots 3~7, on Commercial Way (US-19). The aerial photographs are adopted by Flammer Ford as its Site/Master Plan. Each of the aerial photographs is submitted in both 8.5" x 11" and 11" x 17" formats.

No deviations from requirements of the County’s LDRs are requested. Since no change in the use of the Subject Lots is contemplated, there are no applicable environmental considerations to be addressed. Further, since the existing long-term established uses of each of the Subject Lots will be continued unchanged, there will be no additional impact on public facilities.



## Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R16 223 17 3810 0020 0031 | KEY: 183571  
 WEEKIWACHEE ACRES UNIT 1 BLK 2 LOTS 3 THRU 7 & LOTS 17 THRU 22 ORB 323 PG 915

Name: FLAMMER FORD SPRING HILL INC  
 Site: 3335 COMMERCIAL WAY  
 Mail: 3335 COMMERCIAL WAY  
 SPRING HILL FL 34606-2618  
 Last Sale: 10/01/1988 \$62,000.00 V(Q)

Levy Code: CWES



This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.