

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: JANUARY 15, 2024

File No. _____ Official Date Stamp:

H-24-68

Received

SEP 14 2024

14

Planning Department
Hernando County, Florida

APPLICANT NAME: MOHAMED ABUHAMRA

Address: 13743 LINDEN DR

City: SPRING HILL

State: FLORIDA

Zip: 34609

Phone: 615-720-6480

Email: SAEEDMUAD99@GMAIL.COM

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

REPRESENTATIVE/CONTACT NAME: MUAD SAEED

Company Name: BAYSIDE AUTOWORKS

Address: 13743 Linden Dr, Spring Hill, FL 34609

City: SPRING HILL

State: FL

Zip: 34609

Phone: 615-720-6480

Email: SAEEDMUAD99@GMAIL.COM

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

Contact Name: _____

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 461360
2. SECTION SECTION 21 TOWNSHIP 23 SOUTH, RANGE 18 EAST TALLAHASSEE PRINCIPAL MERIDIAN
3. Current zoning classification: POP GNC
4. Desired zoning classification: PDP GNC with Specific CZ of Auto Dealership
5. Size of area covered by application: 20,000 SQFT
6. Highway and street boundaries: LINDEN
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: none)

PROPERTY OWNER AFFIDIVAT

I, MOHAMED ABUHAMRA, 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.

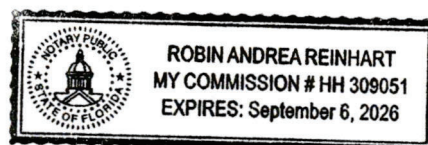
Muad Saeed

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 September, 2024, by Muad Alex Muthana Saeed who is ☐ personally known to me or ☒ produced FL as identification.

Robin Reinhardt
Signature of Notary Public



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

Notary Seal/Stamp

Robin Reinhart

From: muad saeed <saeedmuad99@gmail.com>
Sent: Thursday, September 12, 2024 2:41 PM
To: Robin Reinhart
Subject: Re: HERNANDO COUNTY COMMERCIAL ZONING

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Robin,
If you could please give me a call at your earliest convenience. I'm really interested in continuing the application to reserve the property at
13733 Linden Dr.

Muad Saeed
615-720-6480

On Wed, Aug 7, 2024 at 22:31 muad saeed <saeedmuad99@gmail.com> wrote:

Hey Robin,
Can we proceed with the rezoning process?

1. Proposal
 - a. Extension of the mechanic shop next door (owner owns both lots) to become a used car dealership) the acreage of land needed for rezoning is 1/2 acres
 - b. Use of the property will be exclusively for business no residential use.
 - c. Development will consist of an offsite construction office space for used car dealership.

Please provide a list of any proposed deviations to the Land Development Regulations (LDRs). Cite specific code requirements and clarify the justification.

2. Site Characteristics
 - a. Site size (acres) 1/2 acre lot
 - b. Land is currently used to store excess vehicles from shop next door 1/2 acres.
 - c. Site has no activity at the moment. Serves no function other than storage.
3. Environmental Considerations- no to consider
 - a. Flood Zone- N/A
 - b. Drainage Features- N/A
 - c. Water Features- N/A
 - d. Habitats- N/A
 - e. Conditions and Impacts on Natural Features- N/A