# 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**

File No. H-23-59 Official Date Stamp: Received AUG 04 2023 Planning Department Hernando County, Florida

Date: 8/2/23

**APPLICANT NAME:** Silverstone Investment Properties, LLC
Address: 6024 Cortez Blvd
City: Weeki Wachee State: FL Zip: 34607
Phone: (402)212-5126 Email: tpk1963@hotmail.com
**Property owner's name:** *(if not the applicant)* Thomas Kellner

**REPRESENTATIVE/CONTACT NAME:** N/A
Company Name:
Address:
City: State: Zip:
Phone: Email:

**HOME OWNERS ASSOCIATION:** ☐ Yes ☑ No *(if applicable provide name)*
Contact Name: N/A
Address: City: State: Zip:

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): ① Lot 7 Key#: 89727 ② Lot 8 (8,9,10 merged) Key#: 89736
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: ① Lot 7: C3 ② Lot 8 (8,9,10 merged): C3
4. Desired zoning classification: ↳ CM1 ↳ Expansion of permitted uses
5. Size of area covered by application: ① 6,997 ft² ② 20,991 ft². ①+② total: 0.64 s
6. Highway and street boundaries: adjacent to Cortez Blvd
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, Thomas Kellner, 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.

Thomas Kellner
*Signature of Property Owner*

***STATE OF FLORIDA***
***COUNTY OF HERNANDO***

The foregoing instrument was acknowledged before me this 2nd day of August, 2023, by Thomas Kellner who is personally known to me or produced FL DL as identification.

Eirini Vezyropoulos
Signature of Notary Public

NOTARY PUBLIC
EIRINI VEZYROPOULOS
Notary Public, State of Florida
Commission# GG 921204
My comm. expires Nov. 22, 2023

*Notary Seal/Stamp*

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

Received

AUG 0 4 2023

Planning Department
Hernando County, Florida

August 3rd, 2023

From:
Thomas P. Kellner
Silverstone Investment Properties, LLC
6024 Cortez Blvd
Weeki Wachee, FL 34607

To:
Hernando County Planning Department
20 North Main Street
Room 262
Brooksville, FL 34601

Regarding:

1. Rezoning of Lot 7 (key# 89727) from current zoning C3 to CM1
2. Expansion of permitted uses for Lot 8 (lots 8,9 and 10 merged; key# 89736) currently zoned C3

Narrative Description of the Request/Project:

I am the owner of the following properties:

- Lot 7 (key# 89727)
- Lot 8 (lots 8,9 and 10 merged; key# 89736)

Lot 7 (key#89727) is currently zoned C3. I am leasing this property to a tenant who would like to operate his boat rental business at this site. I have been informed that a zoning of CM1 would be required to allow for this type of business to operate. Next to this property are several properties (lot 5: key 1804685, lot 4:key 1804676, lot 2: key 89709) that are all zoned CM1 and allow for a boat rental business to be present. I would like to have the same zoning and opportunity to utilize as my neighbor has. In other words: I would like to change the zoning from C3 to CM1. There are no changes being made to this lot (building, land development etc).

Lot 8 is the site where a restaurant/lounge building has been located since 1960. Throughout the years many restaurant businesses operated from this location (Pecks Old Seafood House, Lacys, The Green Door, Backwaters, Cross Eyed Grouper, Waters Edge) as businesses changed ownership. I have owned this building and property since 2013 and it has been my goal to bring back a restaurant business for the surrounding community. Currently the zoning is C3 which limits permitted uses for a restaurant to: "Delicatessens and restaurants with a forty (40) or less seating capacity".

I would like for the restaurant at this location to offer a larger permitted seating capacity, preferably a one hundred and twenty (120) or less seating capacity (for indoor and outdoor seating) with 50 parking spots available. The restaurant will be a family restaurant and will follow noise ordinances according to

the laws of Hernando county. No changes (building, land development etc..) to the building are planned at this point in time. The focus will be on repair and restoration to make it suitable for its intended use.

Sincerely,

Thomas P. Kellner
Silverstone Investment Properties, Inc.
6024 Cortez Blvd
Weeki Wachee, FL 34607

Tel: (402) 212-5126