

THE HOGAN LAW FIRM®

We mean businessSM

August 31, 2023

SENT VIA EMAIL: mlmiller@co.hernando.fl.us

Ms. Michelle Miller
Planning Administrator
Planning Department
Hernando County Board of County Commissioners
1653 Blaise Drive
Brooksville, Florida 34601

RE: Request for Relief is a Special Exception Use Permit for a Reasonable Accommodation for a Service-Related Disability to have a pigeon aviary in an R1C Zoning District – Supplement to Prior Application

Dear Ms. Miller:

On August 3, 2023, we submitted an application for a Special Exception Use Permit (the “Application”) along with required ancillary documentation as required by the Hernando County Board of County Commissioners (the “County”) on behalf of Alejandro Crespo (the “Applicant”) for property located at 12483 Convent Garden Road, Brooksville, FL 34613(the “Property”).

The Application was submitted in reference to Code Enforcement Case SMS Case No.: 4148727, Hernando County, Florida vs. Alejandro Crespo (the “Code Enforcement Case”). The Applicant through the Application has requested a special exception use permit to maintain a pigeon aviary within an R-1C Residential District. This letter serves as a supplemental to the Application regarding the lighting of the pigeon aviary and providing the Adjacent Property Ownership List (the “List”) as issued by the Hernando County Property Appraiser. The List is attached to this letter.

As part of resolving the compliance with the Code Enforcement Case, the Applicant originally had planned to remove the electricity from the accessory structure. Thus, in the Application’s narrative section, we originally indicated that no lightning would be used in the accessory structure. However, the County Inspector for the County confirmed that due to the building plans for the accessory structure contemplating the use of electricity, the electricity needed to be reinstalled. As such, the Applicant reinstalled the electricity in accordance with the building plans and the County’s requirements.

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp:
SE-23-08
Received
AUG 02 2023
Planning Department
Hernando County, Florida

Date: August 2, 2023

APPLICANT NAME: Alejandro Crespo

Address: 12483 Convent Garden Road
City: Brooksville State: Florida Zip: 34613
Phone: (813) 435-0320 Email: alejandrocrespo47@outlook.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Alejandro Crespo

Company Name: The Hogan Law Firm, LLC
Address: 20 S. Broad Street / PO Box 485
City: Brooksville State: Florida Zip: 34605
Phone: (352) 799-8423 Email: jrey@hoganlawfirm.com and/or iprater@hoganlawfirm.com

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

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____


PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 726888 and 726897
2. SECTION 09, TOWNSHIP 22, RANGE 18
3. Current zoning classification: R-1C Residential
4. Desired use: Use of a 372 square foot accessory building as a pigeon aviary normally allowed in A/R Districts.
5. Size of area covered by application: 40,902 Square Feet or .939 acre (Combination of two parcels)
6. Highway and street boundaries: Covent Garden Road
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 AFFIDAVIT

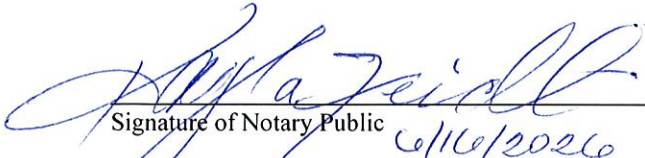
I, Alejandro Crespo, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): Jennifer C. Rey and/or Jarrod D. Prater and (representative, if applicable): The Hogan Law Firm, PLLC 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 2nd day of August, 2023, by Alejandro Crespo who is personally known to me or produced FL DL as identification.


Signature of Notary Public



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

Notary Seal/Stamp

Special Exception Use Permit Application Narrative

August 2, 2023

REQUESTED ACTION:

The applicant requests the approval of a special exception use on the subject properties zoned as R-1C residential district to allow the applicant to keep and maintain a pigeon aviary or pigeon loft on the applicant's property as emotional support animals and to participate in competitive pigeon racing. The Hernando County Land Development Code provides for pigeon aviaries within agricultural/residential districts and the request seeks an exception to allow the aviary in the currently zoned R-1C property. This is a request for a reasonable accommodation for a qualifying service-related disability pursuant to the Fair Housing Act of 1988, *42 U.S.C. §3601*, and the Florida Fair Housing Act, *Section 760.20, Florida Statutes*. While the applicant seeks a special exception use, it recognized the any approval of such use based on a reasonable accommodation would only be applicable to the property for so long as it is owned by the applicant, and would not otherwise run with the land.

OWNER/APPLICANT INFORMATION:

Property Owner(s) of Record: Alejandro Crespo
12483 Covent Garden Road
Brooksville, FL 34613

Proof of Ownership: The following deeds of record are referenced for establishing proof of ownership: Warranty Deed at OR Book 3574, Page 728, and OR Book 4135, Page 1355.

Applicant: Alejandro Crespo
12483 Covent Garden Road
Brooksville, FL 34613

SITE LOCATION:

Parcel Key No. / Parcel No.: 726888/ R01-221-17-3340-0357-0130
726897/ R01-221-17-3340-0357-0140

Property Address: 14283 Covent Garden Road and TBD Covent Garden Road, Brooksville, Hernando County, Florida 34613-3847

Legal Description: The full legal description for the parcels are as follows:

Parcel Key No./ Parcel No.: 726888/ R01-221-17-3340-0357-0130

01025784

Alejandro Crespo

Lot 13, Block 357, Royal Highlands Unit No. 5, according to the plat thereof, as recorded in Plat Book 12, Pages 45 through 59, inclusive, of the Public Records of Hernando County, Florida.

Parcel Key No./ Parcel No.: 726897/ R01-221-17-3340-0357-0140

Lot 14, Block 357, Royal Highlands, Unit No. 5, as per plat thereof recorded in Plat Book 12, Pages 45 through 59, Public Records of Hernando County, Florida.



SITE CHARACTERISTICS:

Property Size/Size of Area to Be Rezoned: .939 +/- Acres

Property Square Footage: 40,902 Square Feet +/-

Current Future Land Use Designation: Rural

Current Zoning: Residential (RIC)

Current Use: Residential/ Vacant

Surrounding Future Land Use Designation:

North	Rural
East	Rural
South	Rural
West	Rural

Surrounding Zoning:

North	Residential
East	Residential
South	Residential
West	Residential

Surrounding Uses:

North	Residential
East	Residential
South	Residential/Vacant
West	Vacant

PROJECT DESCRIPTION:

Building Description: The proposed use of the subject property includes the use of an existing accessory structure that is 372 square feet to house pigeons that compete in competitive pigeon racing. The structure is 31 feet long and 12 feet wide with a slanted roof. The roof is 13 feet high at its highest point and 9 feet high at its lowest point.

Building Setbacks: As an accessory structure to a principal residence the setbacks are 7.5 feet from the side lot line and 15 feet from the rear lot line. It should be noted that the structure is located on the West lot line adjacent to the second parcel owned by the applicant.

Landscape/Buffering: There is no landscaping or buffering around the structure.

Lighting: The accessory structure does not contain electricity, and therefore, there is no lighting.

Parking: There is no parking applicable to this use, as the use is solely for the property owner who will use the existing driveway and parking in the normal course of occupancy of his residence.

Transportation/Access: The property is accessed from a local street that connect to Sunshine Grove Road. No additional transportation impacts are anticipated for the requested use, and no specialty vehicles are planned to be used with the aviary or racing.

SPECIAL EXCPEITION USE PERMIT:

Requested Special Exception Use Permit: The applicant seeks approval to use an existing accessory structure as a pigeon aviary or pigeon loft. The current structure is 372 square feet and sits on one parcel that is 20,457 square feet. The applicant owns another lot that is next door to primary parcel which is also 20,457 square feet. Taking both parcels into account the building accessory sits on a total of 40,914 square feet owned by the applicant. A survey and building plans are attached hereto as *Exhibit A*. This use would only be used while applicant owns the subject property.

Analysis in Support of Request:

Pursuant to Objective 4.01(A) and Objective 4.01(B) of the Hernando County Comprehensive Plan (HCCP), certain special exception uses may be allowed within certain residential districts to meet the needs of the “various segments of the population.” Strategy 4.01(A)(2), of the HCCP, provides:

“Provide within the Residential Category on the Future Land Use Map, a range of densities, lot sizes, setbacks, and a variety of housing types in locations convenient to the needs of various segments of the population.” (emphasis added)

Furthermore, Strategy 4.01B(3) provides:

“Hernando County should promote suitable locations for special needs populations with respect to proximity to services and computability of land uses. Housing for special needs populations will be regulated in the land development regulations as a permitted use or special exception in a variety of zoning districts throughout the County.” (emphasis added)

This special exception use request is consistent with the County’s goals as outlined in the HCCP and is a request that must be granted as required by federal and state law as a reasonable accommodation under the Fair Housing Act of 1988, 42 U.S.C. §3601 and the Florida Fair Housing Act, Section 760.20, Florida Statutes.

Article IV Zoning District Regulations, Section 1. Establishment of Zoning Districts, A. Zoning District Designations, paragraph (3) of the Hernando County Land Development Code establishes the R-1C Residential District as follows:

"This district is designed to encourage and protect low-density, single-family development and is intended to be the district most utilized for regulating future single-family development within the county."

The R-1C zoning district is established pursuant to Article IV Zoning District Regulations, Section 2. Residential Districts, paragraph C. R-1C Residential District of the Hernando County Land Development Code. Pursuant to Article IV, Section 13. Agricultural/ Residential Districts. Paragraph A(1)(a)(vi.) states:

"Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre."

Under the Hernando County Land Development Code, Article IV, Section 13. Agricultural/ Residential Districts. Paragraph A(1)(a)(vi.), pigeon aviaries are a permitted use in all agricultural/ residential districts. The applicant is seeking to use an existing accessory structure on his property as a pigeon aviary that houses pigeons. The housing and care of pigeons serve as an "emotional support" to the applicant as part of his overall health care treatment plan for a service-related disability. Applicant has been diagnosed by a qualified health care provider with a post-traumatic stress disorder and as a result suffers from anxiety and isolation symptoms. The applicant's participation in the housing, care and racing of pigeons has mitigated various symptoms of PTSD as part of his overall treatment plan.

Reasonable Accommodation

This request for relief is not expressly provided for in the Hernando County Land Development Code. The request for relief is being sought as a reasonable accommodation for a deviation from the Hernando County Land Development Code pursuant to the Fair Housing Act of 1988, 42 U.S.C. §3601 (FHA), and the Florida Fair Housing Act, Section 760.20, Florida Statutes (FFHA). Generally, the FHA prohibits discrimination against an individual based on race, color, religion, sex, familial status, or national origin (the "Protected Groups"). Such acts of discrimination include refusing to sell or rent any dwelling, and publishing advertisements for the sale or rental of any dwelling that has a preference, limitation, or discrimination based on the Protected Groups' immutable characteristics. See generally 42 U.S.C. §3604(a)(b)(c)(d).

The FHA was amended to include in the Protected Groups individuals with a "handicap." The FHA has adopted the same definition of handicap as the Americans with Disabilities Act defining "disability." See 42 U.S.C. §3602(h) and *Bradgon v. Abbott*, 524 U.S. 624, 631 (1998). The ADA has defined "disability" as "a physical or mental impairment that substantially limits one or more major life activities of such individual; a record of such an impairment; or being regarded as an impairment. Furthermore, a person "being regarded as having such an impairment" will be regarded with a disability if the individual has been subjected to an action prohibited under the ADA because of an actual or perceived physical or mental impairment whether or not the impairment limits or is perceived to limit a major life activity." 42 U.S.C §12102.

The FHA limits the ability of local governments to impose zoning and land use restrictions against a person based on a handicap. “A refusal to make reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford a person equal opportunity to use and enjoy a dwelling” is a form of discrimination. 42 U.S.C. §3604(f)(3)(B). See also *Oconomowoc Res. Prog. v. City of Milwaukee*, 300 F. 3d 775, 782 (7th Cir. 2002). Thus, the County must grant an accommodation to an individual who makes a request for the accommodation if the County’s zoning ordinance prevents the location of an animal within a specific area and the individual needs that animal to aid with their disability.

The Department of Housing and Urban Development (HUD) has defined “assistance animal” as an animal that “works, provides assistance, or performs tasks for the benefit of a person with a disability, or that provides emotional support that alleviates one or more identified effects of a person’s disability.” See generally 24 C.F.R. § 100.204(b) and FHEO-2020-01, Issued January 28, 2020. See also https://www.hud.gov/program_offices/fair_housing_equal_opp/assistance_animals#_What_Is_a_n.

When a person meets the definition of a handicap and needs an assistance animal as part of their living arrangement under the FHA, the local government must provide a reasonable accommodation for a handicapped individual under federal law. When analyzing the accommodation, a federal court will look at three elements: necessity, equal opportunity of enjoyment, and reasonableness. As part of the requirements for a reasonable accommodation, federal courts will require that the requesting party show a necessity for the accommodation, “creating a causation inquiry that examines whether the requested accommodation would redress injuries that otherwise would prevent a disabled resident from enjoying the same property as a non-disabled person would.” *Hollis v. Chestnut Bend Homeowners Ass’n*, 760 F. 3d 531, 541 (6th Cir. 2014). Additionally, the requesting party must also show equal opportunity is achieved when the accommodation “ameliorates the effects of the disability such that the disabled individual can use and enjoy his residence the same as a non-disabled person.” *Id.* Courts have noted the second and first requirements usually go hand in hand. *Anderson v. City of Blue Ash*, 798 F. 3d 338, 362 (6th Cir. 2015). The final element to meet is reasonableness. To meet this standard federal courts will balance the burden imposed on a local government versus the benefits gained for disabled individuals. This balancing test is a “highly fact-specific inquiry.” Federal courts will consider a requested accommodation as reasonable unless it requires a “fundamental alteration in the nature of a program” or “imposes undue financial and administrative burdens.” *Southeastern Community College v. Davis*, 442 U.S. 397 (1979). See also *Shapiro v. Cadman Towers, Inc.*, 51 F. 3d 328, 334 (2d Cir. 1995). The accommodation must be granted if it imposes no fundamental alteration to a program or does not create an undue financial and administrative burden. *Anderson v. City of Blue Ash*, 798 F. 3d 338, 362 (6th Cir. 2015).

Florida law is also in lockstep with the federal law. The FFHA is designed to mirror and follow the federal FHA. Florida and federal courts have interpreted the FFHA in the same manner as the federal FHA.

“The Florida Fair Housing Act is the state counterpart to the federal Fair Housing Act. Like the federal statute, the Florida Fair Housing Act provides a private right of action for any person who claims to have been injured by a discriminatory housing practice. Furthermore, the Florida Fair Housing Act is patterned after the Fair Housing Act and courts have recognized that it is to be construed consistently with federal law. Accordingly, the Court’s discussion treats interchangeably the corresponding provisions of the federal and Florida fair housing statutes and case law interpreting the same.” *Noah v. Assor*, 379 F. Supp. 3d 1284, 1295-1296 (S.D. Fla. 2019). *See also Dornbach v. Hooley*, 854 So. 2d 211, 213 (Fla. 2d DCA 2002).

Handicap:

Under the definition of “handicap,” as defined by the FHA and FFHA, the applicant meets the definition of being service-related handicapped. Crespo has been diagnosed with a post-traumatic stress disorder (PTSD) resulting from his service in the United States military and overseas deployments. The Mayo Clinic has defined PTSD as a mental health condition that is triggered by a traumatic event resulting from directly experiencing the event or witnessing the event. Symptoms of PTSD may include flashbacks, nightmares, and severe anxiety, as well as uncontrollable thoughts about the event. This can result in difficulty in adjusting and coping for individuals with PTSD after experiencing a traumatic event. <https://www.mayoclinic.org/diseases-conditions/post-traumatic-stress-disorder/symptoms-causes/syc-20355967> . As provided in the Affidavit of Reasonable Accommodation and Letter from Dr. Cueva attached hereto as *Exhibits B and C*, Crespo’s PTSD is 70% service-related. Additionally, Crespo has other physical ailments from his military service that have rendered him 100% service-related handicapped. The symptoms of his PTSD have created a major impact on his life activities.

Emotional Support Animal:

Crespo has engaged in several treatments with the Department of Veterans Affairs (VA) for his PTSD. Dr. Cueva has indicated that the VA’s treatments have had limited success. However, to address the limitations of his treatments, Crespo has engaged in pigeon fancying or competitive pigeon racing as an additional treatment. Dr. Cueva’s letter states that the hobby is “extremely therapeutic” and “give him a purpose, serve as motivation and inspire him to interact with other people through pigeon clubs and competitive races.” Crespo’s pigeons serve as emotional support animals to alleviate his PTSD symptoms of anxiety and isolation. Prior to engaging in pigeon fancying, Crespo suffered from suicidal thoughts and alcoholic addiction. Pigeon fancying helped channel his mental health to remove his suicidal thoughts and eliminate alcohol as a coping mechanism. Crespo has indicated in his talks with Dr. Cueva that the threat of losing his pigeons has raised his anxiety and has created fear that he would return to those negative symptoms of his PTSD. Thus, the pigeons are required as an additional treatment for his PTSD and serve as emotional support animals. Dr. Cueva also confirms that the request to keep the pigeons can be treated as no different than having a dog or cat to provide comfort in their home.

Necessity:

Crespo meets the definition of “handicapped” and his pigeons meet the definition of “assistance animals.” Crespo is entitled to make a request for an accommodation from the Hernando County Land Development Code. Under the first requirement of necessity, a court will examine whether or not Crespo’s handicap is redressed by the presence of the pigeons and participating in pigeon fancying. Despite receiving the treatments from the VA, Crespo’s need for the pigeons is established by the Letter from Dr. Cueva. Dr. Cueva’s letter confirms that the treatments from the VA by themselves have had limited success. He states that “while he has engaged in treatment with the VA, he has found it very difficult to live a fulfilling life.” Pigeon fancying has helped Crespo engage in a therapeutic lifestyle that has treated his PTSD symptoms. Without the pigeons, the negative side effects of Crespo’s PTSD would rear its ugly head. As noted above, Crespo suffered from suicidal thoughts and alcoholic addiction from his PTSD. Pigeon fancying has helped alleviate the negative symptoms of his PTSD.

Equal Opportunity:

Under the second requirement of equal opportunity, Crespo would need to show that the pigeons reduce his anxiety and increase his enjoyment of the Property the same as a non-disabled person could. Dr. Cueva’s letter and affidavit support this element.

Reasonableness:

Finally, under the reasonableness standard, Crespo would have to show that the accommodation does not materially alter the zoning ordinance or impose an undue financial burden or administrative burden on the County. Under federal case law, the mere presence of an animal by itself is insufficient to show a material altering of the zoning ordinance. *See generally Anderson v. City of Blue Ash*, 798 F. 3d 338 (6th Cir. 2015). *See generally Smith & Lee Assocs. v. City of Taylor*, 102 F. 3d at 781, 796 (6th Cir. 1996). Federal courts will look at the specific facts of the situation to determine the reasonableness. In the present matter, the facts of the size and shape of the accessory building, the use of the pigeons in competitive racing, and the frequency of bird release demonstrate that it does not materially alter the zoning ordinance nor create an administrative burden on the County to enforce the zoning restrictions.

The use of an accessory building is permitted under the Hernando County Land Development Code, however, use as a pigeon aviary in R1C is not permitted. However, without the presence of the aviary, Crespo would not be able to actively participate in pigeon racing or pigeon clubs. The Hernando County Code permits a pigeon aviary in agricultural/ residential districts provided the aviary does not exceed 1,500 square feet per acre. The accessory building here is much smaller sitting at a total of 372 square feet. Furthermore, the pigeon aviary is only 31 feet long and 12 feet wide. The pigeon roof is slanted. The roof is 13 feet high at its highest point and 9 feet high at its lowest point. The current building accessory sits on a parcel that is roughly half an acre, but the applicant also owns an additional parcel adjacent to this parcel that brings the total property to just below one full acre. A typical competitive pigeon aviary has around 150 pigeons that compete in racing. Crespo’s aviary houses 127 pigeons.

Additionally, the pigeon aviary is distinguishable from a chicken coop in several ways. Competitive racing pigeons are provided a specific organic food and dietary supplement that are

designed to eliminate the spread of germs and keep the pigeons in healthy conditions. Furthermore, the aviary is cleaned daily and any feces are removed from and disposed of with solid waste collection. The feces are placed into garbage bags and then into garbage bins that are picked up on the weekly regular schedule by the applicant's garbage disposal service to be disposed on County sanctioned landfills.

Pigeon racing is also not a year-round competitive season. The racing season usually runs from July to December. During the offseason, the pigeons are kept in the pigeon loft and are not released. The type of race distance will determine the type of training the pigeons will receive during the race season. If the race is for a period of 360 miles or greater, the pigeons will fly freely around the pigeon loft for a 45-minute period and will return to the loft at the same time. If the race ranges from 100 to 120 miles, the pigeons will be taken offsite to another location 60 to 70 miles away and released. The pigeons will return to the loft at varying times throughout the day, usually returning no later than 10:00 PM. Pigeon training is a limited technique designed to limit the impact on neighboring properties. Competitive racing pigeons are specifically trained to return to the loft from which they come, and not roost or otherwise linger in the surrounding area

Finally, other nearby properties with similar zoning to the applicant have pigeon lofts located on them. Attached as *Exhibit D* is a map with yellow dots showing the location of other pigeon aviaries on properties designated as R-1C residential districts. The number of lofts within a one mile radius demonstrate that the existence of a loft at the applicant's property is reasonable and would not otherwise fundamentally change the zoning scheme in the area.

Conclusion:

The FHA and FFHA require that Hernando County grant a reasonable accommodation for Crespo's pigeons, despite the violation of the Hernando County Land Development Code. Crespo's PTSD meets the definition of "handicap," and the pigeons also meet the broad definition of an "assistance animal," as the pigeons serve as emotional support animals. Crespo can show that the accommodation is reasonable and necessary to redress his PTSD symptoms and that such an accommodation provides an equal opportunity to enjoy his Property. Finally, the accommodation would be reasonable as courts do not consider the presence of animals in a residential zone as a fundamental change from the zoning ordinance, and it would not impose an undue burden, due to the lack of complaints and the lack of enforcement by the County against other neighboring aviaries. We respectfully request that the applicants request for relief be granted.

AFFIDAVIT OF REASONABLE ACCOMMODATION

BEFORE ME, the undersigned authority, personally appeared as Dr. David E. Cueva, PsyD of the Brooksville Community Based Outpatient Clinic that provides medical services to veterans for the United States Department of Veterans Affairs (VA), who being duly sworn according to the law, deposes and says:

1. Affiant is an employee and staff psychologist with the VA at the Brooksville Community Based Outpatient Clinic in Brooksville, Florida. Affiant has a caseload covering mental health disorders including Post-Traumatic Stress Disorder, Specific Phobias, marital issues, and life stage changes. Affiant's services include psychotherapy, evidence-based treatments, and structured group psychotherapy.

2. Affiant has personal knowledge of facts contained in this Affidavit including the treatment of Alejandro Crespo's ("Mr. Crespo") difficulties with military-related Post-Traumatic Stress Disorder (PTSD).

3. Affiant has personally worked with Mr. Crespo regarding the treatment of Mr. Crespo's PTSD and has determined that the PTSD is seventy percent (70%) service-connected, along with several other physical ailments rendering Mr. Crespo one hundred percent (100%) service-connected disabled.

4. Affiant has determined that Mr. Crespo suffers from anxiety symptoms related to his PTSD for many years. Though Mr. Crespo has engaged in treatment with the VA, Mr. Crespo has found it very difficult to live a fulfilling life, despite such treatments.

5. One method Mr. Crespo has engaged in to alleviate his anxiety symptoms for his PTSD is pigeon fancying. Mr. Crespo has revealed that his hobby of pigeon fancying is extremely therapeutic for him. Pigeon fancying has given him a purpose to serve as motivation to interact with other people through pigeon clubs and pigeon competitive racing.

6. Mr. Crespo's accommodation request is a necessity as Mr. Crespo's engagement with his pigeons, helps provide further treatment to alleviate the anxiety symptoms that Mr. Crespo suffers from due to his PTSD disability that the VA would not otherwise be able to provide.

7. If Mr. Crespo's accommodation request is granted it will also permit him to enjoy his home compared to a non-disabled person, as Mr. Crespo's neighbors and other neighboring properties also engage in local pigeon fancying clubs and pigeon racing in Hernando County, Florida. Mr. Crespo's interaction with his pigeons gives him a much more meaningful and fulfilling life.

8. Mr. Crespo's accommodation request is also reasonable as it can be thought of as a request for anyone who has a dog or cat that helps them feel less distressed and thus more comfortable in their home and around other people.

FURTHER AFFIANT SAYETH NOT.

Dated: 07/24/2023

David E. Cueva PsyD
Dr. David E. Cueva, PsyD
Brooksville Community Based
Outpatient Clinic
U.S. Department of Veterans Affairs

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was sworn to and subscribed hereto before me by means of [] physical presence or [] online notarization this 24th day of July, 2023 by Dr. David E. Cueva, PsyD. He/she is [] personally known to me or has produced FL Driver's License as identification.



Kayla Feidt
Notary Public State of Florida
Print Name: Kayla Feidt
My Commission Expires 6/16/2026



Veterans Health Administration

Department of Veterans Affairs

James A. Haley Medical Center (VAMC)

Brooksville Community Based Outpatient Clinic (CBOC)

14540 Cortez Blvd, Suite 108, Brooksville, FL 34613, 352-597-8287

Department of Planning and Zoning

Code Enforcement

789 Providence Blvd, Brooksville, FL 34601

352-754-4056

April 6, 2023

To whom it may concern,

I am writing on behalf of Mr. Alejandro Crespo in support of his request for Reasonable Accommodations regarding his pigeons. I am a staff psychologist with the Department of Veterans Affairs (VA) at the Brooksville Community Based Outpatient Clinic in Florida. I have worked with Mr. Crespo related to his difficulties with military-related Post-Traumatic Stress Disorder (PTSD). In addition, Mr. Crespo is service connected for PTSD (70%) and he has a number of other physical issues totaling him 100% service connected disabled.

Mr. Crespo has suffered from anxiety related to his PTSD for many years and while he has engaged in treatment with the VA he has found it very difficult to live a fulfilling life. He has talked about the hobby of being a pigeon fancier as extremely therapeutic for him. His pigeons give him a purpose, serve as motivation and inspire him to interact with other people through pigeon clubs and competitive races. This request for Reasonable Accommodations is appropriate and can be thought of as a request for anyone who has a dog or cat that help them feel less distress and thus more comfortable in their home and around other people.

In closing, I have full confidence that Mr. Crespo will continue in his treatment. Granting his Reasonable Accommodation will only help him in his overall recovery. He lives a much more meaning and fulfilling life with the pigeons in his life. If I can be of any help, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "David E. Cueva PsyD".

David E. Cueva, PsyD

Staff Psychologist – Program Manager

James A. Haley Medical Center (VAMC)

Brooksville Community Based Outpatient Clinic (CBOC)

14540 Cortez Blvd, Suite 103

Brooksville, FL 34613

david.cueva@va.gov

352-597-8287 x4153

AS BUILT ACCESSORY
STRUCTURE FOR:
MR. ALEJANDRO CRESPO
12483 CONVENT GARDEN RD.
SPRING HILL, FL 34613

THE CONTRACT DOCUMENTS

The contract documents consist of the Owner-Contractor Agreement, these Conditions, the drawings, specifications, and all Addenda issued prior to and all Modifications issued after execution of the Contract.

CHANGE ORDERS

A Change Order is a written order to the Contractor signed by the Owner and the Architect, issued after execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Contract Time.

THE WORK

The Work comprises the completed construction required by the Contract Documents and includes all labor necessary to produce such construction, and all materials and equipment incorporated or to be incorporated in such construction.

ARCHITECT

The Architect will be the Owner's representative during construction and until final payment is due. The Architect will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Architect shall at all times have access to the Work wherever it is in preparation and progress.

The Architect will review and approve or take other appropriate action upon Contractor's submittals such as Shop Drawings, Product Data and Samples. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

Upon authorization by the Owner additional compensation, the Architect will render extensive Construction Administration as described in the AIA Standard Documents.

OWNER

The term Owner means the Owner or his authorized representative.

The Owner shall furnish of surveys describing the physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Owner shall secure and pay for necessary approvals, easements, assessments and charges required for the construction.

The Owner, upon written order, may stop the work and contract the remaining work with another entity deducting through a Change Order the cost of correcting any deficiency, including compensation for the Architect's additional services made necessary by such default, neglect or failure.

CONTRACTOR

The Contractor shall carefully study and compare the Contract Documents and shall at once report to the Architect any error, inconsistency or omission he may discover. The Contractor shall supervise and direct the Work, using his best skill and attention.

Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, constructing equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, shall secure and pay for the building permit and for all other permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the Work.

The Contractor shall maintain at the site for the Owner one record copy of all Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to record all changes made during construction, and approved Shop Drawings, Product Data and Samples. The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations.

SUBCONTRACTORS

A subcontractor is a person or entity who has a direct contract with the Contractor to perform any of the Work at the site. The Contractor shall furnish to the Owner and the Architect in writing the name of the persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each of the principal portions of the Work.

The Owner reserves the right to perform work related to the Project with his own forces, and to award separate contracts in connection with other portions of the Project.

ARBITRATION

All claims, disputes and other matters in question between the Contractor and the Owner relating to the work shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is the Date certified by the Architect when construction is sufficiently complete, so the Owner can occupy or utilize the Work.

LEGEND

- P — PROPERTY LINE
- D — DRAINAGE FLOW
- F — FENCE
- W — EXIST. C&G WELL

- (P) = PLAT
- (M) = MEASURED
- (D) = DESCRIPTION
- (C) = CALCULATED

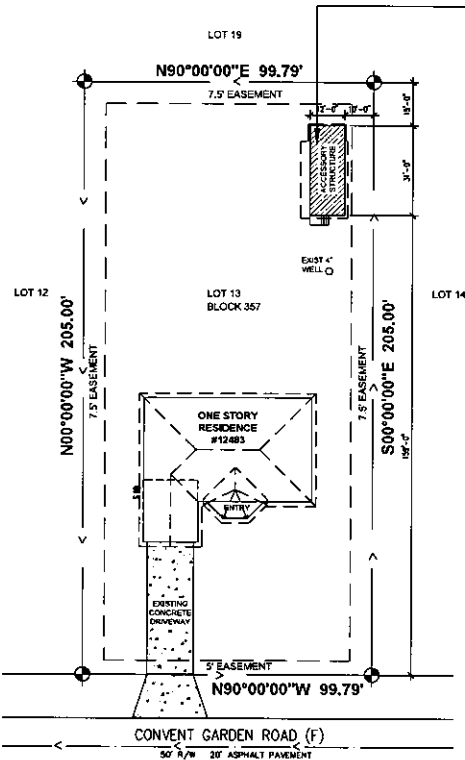
FLOOD ZONE INFORMATION*

COMMUNITY: HERNANDO COUNTY 120110
MAP/PANEL NO. 12053001500
FIRM DATE: 02/02/2012
FLOOD ZONE: X

SITE PLAN
SCALE 1"=20'-0"



PERMIT FOR
ACCESSORY STRUCTURE
372 S.F.



NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.

FLORIDA BUILDING CODE 7TH EDITION 2020

INDEX TO DRAWINGS

- A-1 Site Plan
- A-2 Floor Plan
- A-3 Elevations & Roof Plan
- E-1 Electrical Plan
- S-1 Fixtures & Foundation Plan
- S-2 Sections & Details Plan
- S-3 Notes & Details Plan
- S-4 Flashing Details Plan

ZONING LEGEND

ZONING DISTRICT	R I C	SZ BACKS	REAR YARD	REAR SIDE YARD	REAR SIDE YARD	FRONT YARD	FRONT YARD
PARCEL KEY	00728868	25'-0"	10'-0"	5'-0"	143'-0"	10'-0"	15'-0"
NET LAND AREA	20,457 SF						
LOT COVERAGE							
BUILDING COVERAGE	2,810 S.F.						
DRIVEWAY & CONCRETE	745 S.F.						
TOTAL	3,555 S.F.						
PERVIOUS AREA	16,902 S.F. (83 %)						
IMPERVIOUS AREA	3,555 S.F. (17 %)						
AREA DESIGNATIONS							
EXIST. RESIDENCE LIVING SPACE	1955 S.F.						
EXIST. RESIDENCE NO LIVING SPACE	483 S.F.						
NEW ACCESSORY STRUCTURE	372 S.F.						
TOTAL BUILDING COVERED	2,810 S.F.						

LEGAL DESCRIPTION

LOTS 17 AND 18, BLOCK G, MAP OF HILLSBORO HEIGHTS SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THIS PERMIT UNDER FBC 2020, 7th EDITION

TYPE OF CONSTRUCTION	V
OCCUPANCY CLASSIFICATION	GROUP R-3
HEIGHT OF BUILDING	13'-4"
NO. OF STORIES	ONE(1)
AREA PER FLOOR (SF)	372 S.F.



LUISA ALONSO & ASSOCIATES, LLC.

LIC. No. CGC1513685
1024 W HILLSBOROUGH AVE, TAMPA, FL 33603
Ph: (813)-735-8398
e-mail: laalassociates@yahoo.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANYONE ELSE ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



CONSULTANTS	REG. NO.	DISCIPLINE	DRAWN	NAME

MR. ALEJANDRO CRESPO
A-1
Job No. 023-003
01/27/23

THE HOGAN LAW FIRM®

We mean businessSM

August 2, 2023

Ms. Michelle Miller
Planning Administrator
Planning Department
Hernando County Board of County Commissioners
1653 Blaise Drive
Brooksville, Florida 34601

RE: Request for Relief is a Special Exception Use Permit for a Reasonable Accommodation for a Service Related Disability to have a pigeon aviary in an RIC Zoning District.

Dear Ms. Miller:

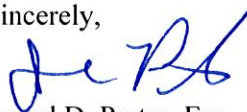
Enclosed is an application for a Special Exception Use Permit (the "Application") along with the required ancillary documentation as required by the Hernando County Board of County Commissioners (the "County") on behalf of Alejandro Crespo (the "Applicant") for property located at 12483 Covent Garden Road, Brooksville, FL 34613 (the "Property").

This Application is submitted in reference to Code Enforcement Case SMS Case No.: 418727, Hernando County, Florida vs. Alejandro Crespo (the "Code Enforcement Case"). The Code Enforcement Case is still pending and has been continued from the July 26, 2023 hearing date, while the Applicant pursues a special exception use permit to maintain a pigeon aviary within a R-1C Residential District. The Applicant keeps and maintains the pigeon aviary to house his pigeons that serve as emotional support animals to help treat his service-related handicap of Post-Traumatic Stress Disorder (PTSD).

The County's Land Development Code does not have a specific mechanism or an express written procedure to submit reasonable accommodation requests. After consulting with Kyle Benda, Assistant County Attorney, it was suggested to proceed with an Application as a Special Exception Use Permit.

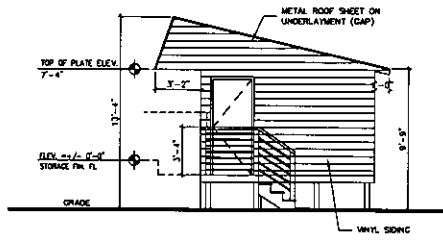
Please contact our office with any questions or comments that may be necessary to submit a complete application.

Sincerely,

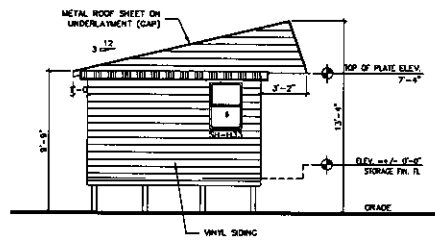


Jarrod D. Prater, Esq.
Attorney-At-Law

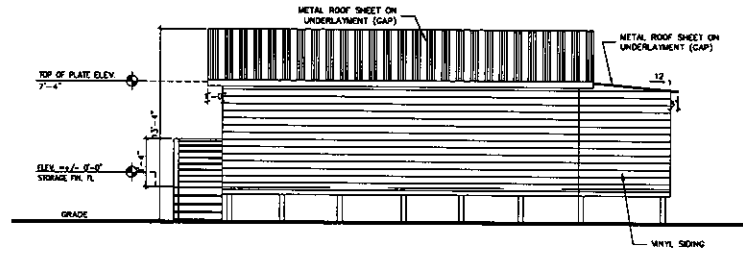
cc: Alejandro Crespo, Applicant
Kyle Benda, Assistant County Attorney
Rachel Boymer, Code Enforcement Officer



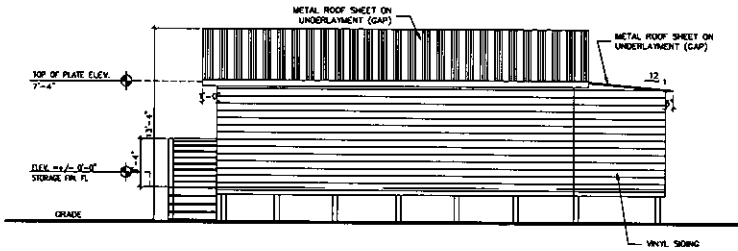
SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



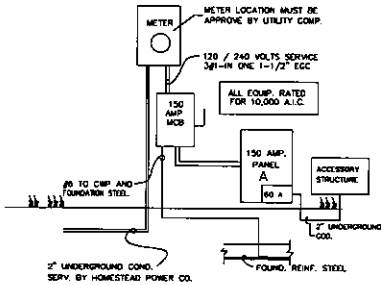
NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



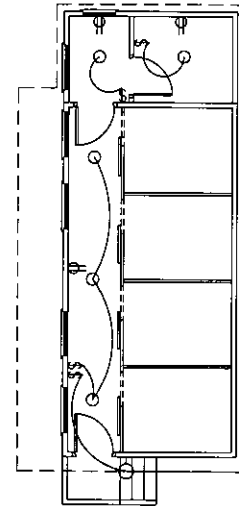
WEST ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"



EAST ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



SYMBOL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PARKING LOT LIGHT		RANGE RECEPTACLE
	SURFACE MTD FLOOD (2 BULB)		ASSIGNED RECEPTACLE
	WALL MOUNTED CEILING RECESSED		DUPLEX RECEPTACLE
	CEILING OUTLET		TRIPLEX RECEPTACLE
	FLUORESCENT LAMP		DUPLEX RECEPTACLE - 8' A.F.F.
	2 X 4 LAYIN FLUORESCENT LIGHT		SINGLE FLOOR RECEPTACLE
	1 X 4 FLUORESCENT STRIP		DUPLEX FLOOR RECEPTACLE
	CEILING FAN WITH LIGHT		DISCONNECT
	SWITCH		JUNCTION BOX
	3-WAY SWITCH		EMERGENCY LIGHT
	TELEPHONE JACK		EXIT LIGHT
	EXHAUST FAN / WALL		ALARM PANEL (BY OTHERS)
	EXHAUST FAN / CEILING		HOMERUN
	INTERCOM SPEAKER AT 60' A.F.F.		SMOKE DETECTOR
	INTERCOM BASE		CARBON MONOXIDE DETECTOR
	THERMOSTAT (VERIFY LOCATION)		PULL STATION
	TEL. ANTENNA OUTLET AT 8' A.F.F.		HORN & STROBE
			SPEAKER
			COAXIAL CABLE

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION ON THE "NATIONAL ELECTRICAL CODE" (NEC) & THE FLORIDA BUILDING CODE (FBC).
2. ALL CABLE SHALL BE COPPER UNLESS OTHERWISE NOTED AND APPROVED.
3. INDOORS CONDUIT SHALL BE EMT.
4. OUTDOOR UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS PAVED AREAS.
5. CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIP FOR A COMPLETE ELECTRICIAN IN ACCORDANCE WITH THE ELECTRICAL DRAWINGS AND APPLICABLE CODES AND REGULATIONS.
6. ELEC. CONTRACTOR TO COORDINATE ALL OUTLET LOCATIONS WITH BLDG. AND ARCH. FIXTURES.
7. ELEC. CONTRACTOR TO PROVIDE EMPTY CONDUITS AS REQD. FOR TELEPHONE LINES & T.V. ANTENNA.
8. ALL MOUNTING HARDWARE SHALL BE BY CONTRACTOR.
9. ALL LIGHT FIXTURES AND FANS TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

SMOKE DETECTORES

CONNECT SMOKE DETECTOR TO ON SWITCH LIGHT CIRCUIT OF CLOSEST BATHROOM

SMOKE DETECTOR SHALL BE INTERLOCKED WITH THE ELECTRICAL DRAWINGS AND APPLICABLE CODES AND REGULATIONS.

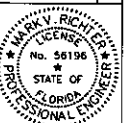
A/C DISCONNECT

CLEARANCE: 36" IN FRONT, UP TO 300.

LUISA ALONSO & ASSOCIATES, LLC.
 LIC. No. CC0151985
 1024 W HILLSBOROUGH AVE, TAMPA, FL 33603
 PH: (813) 735-8388
 e-mail: balassociates@yahoo.com

CONTRACTOR	PROFESSIONAL ENGINEER	ARCHITECT	MECHANICAL	ELECTRICAL	PLUMBING	PAINTING	LANDSCAPE	OTHER
1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"

AS BUILT ACCESSORY STRUCTURE FOR:
MR. ALEJANDRO CRESPO
 12485 CONVENT GARDEN RD.
 SPRING HILL, FL 34613
 OWNER: MR. ALEJANDRO CRESPO PHONE: (813) 333-XXXX



GENERAL:
 A. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE LATEST A.C.I. ACI, AISC, AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.
 B. CONTRACTOR SHALL FURNISH HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR ALL REQUEST MADE BY BUILDING DEPARTMENT OFFICES.

FOUNDATIONS:
 A. FOUNDATIONS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 PSF.
REINFORCED CONCRETE:
 A. ADJUSTMENTS TO BE CLEAN AND WELL GRADED, MAXIMUM SIZE 1/4" CONCRETE SLUMP: 3" TO 3 1/2" MAX. VERTICAL CONCRETE SHOULD NOT EXCEED 4' 0" PER LIFT. ALL CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH (UNLESS OTHERWISE NOTED ON PLAN):
 FOOTINGS & SLABS OF FILL ----- 2,500 PSI
 PRECAST ----- 3,000 PSI
 ALL OTHER ----- 3,000 PSI

CONCRETE SLAB ON FILL:
 ALL SUPPORTING SOIL SHALL BE COMPACTED UNDER THE 60% BARRAGE DRY DENSITY FOR ALL LAYERS. TESTS SHALL BE MADE IN ACCORDANCE WITH METHODS OF TEST FOR MOISTURE DENSITY RELATIONS OF SOILS (ASTM D 1557) MODIFIED TO USE 25 POUNDS ON THE LAYERS WITH A 10-POUND HAMMER DROPPING 18 INCHES IN HEIGHT. IN ADDITION, A MINIMUM OF ONE (1) PLACE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2000 SQ. FT. OR FRACTION THEREOF, FOR EACH LIFT OF COMPACTED SOIL, AND SUCH TESTING SHALL BE PERFORMED IN ACCORDANCE WITH EITHER ASTM D 1556 STANDARD TEST METHOD FOR DENSITY OF SOIL IN PLACE BY THE SANDWAVE, OR ASTM D 3022, STANDARD TEST METHODS FOR DENSITY OF SOIL AND SOIL AGGREGATE, IN PLACE BY NUCLEAR METHODS (SANDWAVE DEPTH), OR OTHER APPROVED METHODS.

CONCRETE COVER:

TO BE AS FOLLOWS:	BOTTOM	TOP	SIDES
FOOTINGS	3"	3"	2"
GRADE BEAMS	3"	3"	2"
WALLS	-	1.5"	1.5"
COLUMNS	-	1.5"	1.5"
DEAMS	1.5"	1.5"	1.5"
SLABS	1"	1"	1"

REINFORCING STEEL:
 REINFORCING STEEL TO BE NEW HIGH STRENGTH BILLET STEEL REBAR AS PER ASTM A-305, AND CONFORMING TO ASTM A-815, GRADE 60.
 LAP CONTIGUOUS TOP AND BOTTOM BARS 48-BAR DIAMETERS, AT MIDSPAN FOR TOP, AND AT SUPPORTS FOR BOTTOM.
 PROVIDE 1" BARS 18" x 36" FOR TOP AND BOTTOM BARS AT ALL CORNERS OF ALL THE BEAMS.
 WORK DISCONTINUOUS JOINTS OF ALL TOP BARS FOR STRUCTURAL BEAMS (WITH RE-ANCHORS) REINFORCING STEEL TO BE DETACHED AND FABRICATED IN ACCORDANCE WITH MANUFACTURER'S PRACTICE OF DETACHING REINFORCING CONCRETE STRUCTURES, AND THE AIA BUILDING CODE. THE DETACHED REINFORCING STEEL SHALL BE APPROVED, SHOWN AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, PRIOR TO FABRICATION.

FLORIDA BUILDING CODE 7TH EDITION 2020
 CHAPTER 3, SECTION R310 - PROTECTION AGAINST TERMITES
 FINAL TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE INSPECTORS INCLUDING SOIL TREATMENT, BARRIERS, BAITING SYSTEMS AND PREVENTIVE TREATMENT TO NEW CONSTRUCTION. SOIL SHALL BE TREATED WITH METAL CHEMICAL SOIL TREATMENT OR THE TREATMENT PREVENTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE REGISTERED TERMITE INSPECTOR THAT CONTAINS THE FOLLOWING INFORMATION: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FL. DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

R310.1.1 IF SOIL TREATMENT USED FOR SUBTERANEAN TERMITE PREVENTION THE METAL TREATMENT ABOVE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTING IS COMPLETE.
 R310.1.2 IF SOIL AREA TREATED AFTER METAL CHEMICAL SOIL TREATMENT SHALL GENERATE WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BORED FOR SUBMERGENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER METAL CHEMICAL SOIL TREATMENT.

R310.1.4 CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A BARRIER OR VAPOR RETARDER TO PREVENT AGAINST RAINFALL OUTDOOR, IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, PREVENTANT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID FURTHER SOIL OR EXISTING TREATED SOIL.

R310.1.5 CONCRETE OVERLAP OR WORKING REBAR/ANCHORS ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

R310.1.6 SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WHEN 1 FOOT OF THE PRIMARY STRUCTURE SECTIONS, ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL, OBTAINED AFTER THE CHEMICAL TREATMENT IS APPLIED SHALL BE PROPERLY RETAINED.

R310.1.7 CONCRETE PROTECTIVE SLICES MADE OF POLYETHYLENE OR POLYPROPYLENE CONCRETE SLAB-ON-GRADE FLOORING SHALL NOT BE OF COLLOID-CONTAINING MATERIALS AND, IF SOIL TREATMENT IS USED FOR SUBTERANEAN TERMITE PROTECTION, SHALL RECEIVE APPLICATION OF A TERMITICIDE IN APPLICABLE SPACE BETWEEN SLICE AND PIPE.

R310.1.8 CELLING AND CHIMNEYS IN MASSIVE UNITS AND JOINTS BETWEEN BRICK, STONE OR BLOCK MASONRY AND THE STRUCTURE SHALL BE CLEANED OF ALL NON-CORROSIVE TREATED OR NON-PERMANENTLY DURABLE WOOD, OR OTHER COLLOID-CONTAINING MATERIAL PRIOR TO CONCRETE PLACEMENT.

BRICK, STONE OR OTHER VENER SHALL BE SUPPORTED BY A CONCRETE BEARING LEDGE AT LEAST EQUAL TO THE TOTAL THICKNESS OF THE BRICK, STONE OR OTHER VENER WHICH IS POURED TOGETHER WITH THE CONCRETE FOUNDATION. ANY SUPPLEMENTAL CONCRETE FOUNDATION FORMS WHICH WILL CREATE A MOISTURE COLD JOINT SHALL BE USED WITHOUT SUPPLEMENTAL TREATMENT IN THE FOUNDATION UNLESS THERE IS AN IMPROVED PHYSICAL BARRIER.

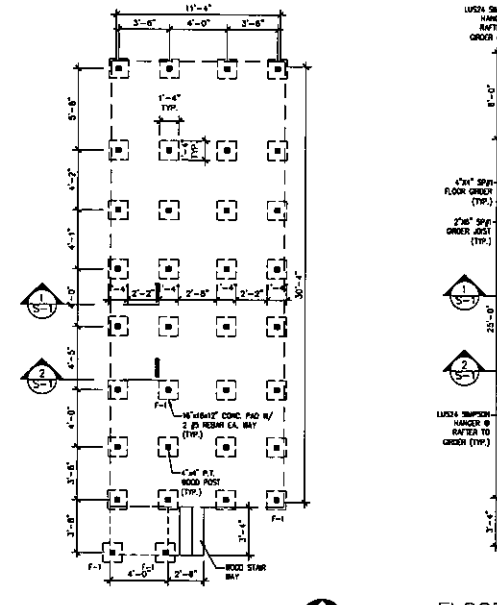
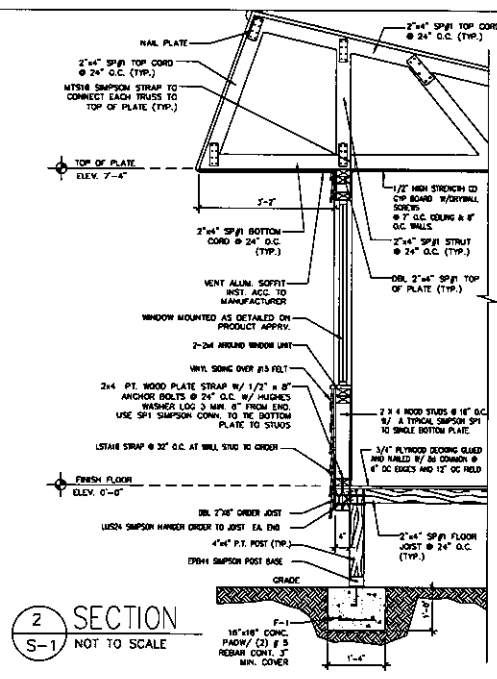
AN APPROVED PHYSICAL BARRIER SHALL ALSO BE INSTALLED BELOW THE WALL SILL PLATE OR OVER BLOCK CHIMNEY, ESPECIALLY TO BE USED IN A MORTAR JOINT, OR MASONRY VENER EXPOSED BELOW GRADE. A TERMITE PROTECTIVE TREATMENT MUST BE APPLIED TO THE CAVITY CREATED BETWEEN THE CHIMNEY AND THE FOUNDATION, USE OF A PHYSICAL BARRIER.

VENER SUPPORTED BY A STRUCTURAL MEMBER REQUIRED BY THE FOUNDATION SECTION WILL, IN ACCORDANCE WITH NO SUBPARA 5/7 THIS CODE, PROVIDED AT LEAST A 6 INCH (150 MM) CLEAR PROTECTION SPACE OF THE FOUNDATION SECTION. EXTERIOR CHIMNEYS SHALL BE COVERED BY THE TOP OF ANY SOIL, SOIL, MASON OR OTHER GEOTECHNICAL COMPONENT, SOIL, APPROX. FORTH, WALL OR ANY OTHER WORK, IMMEDIATELY ADJACENT TO OR ADJOINING THE STRUCTURE.

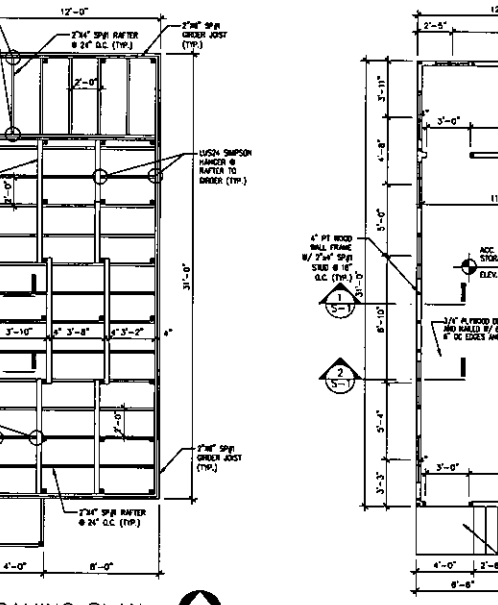
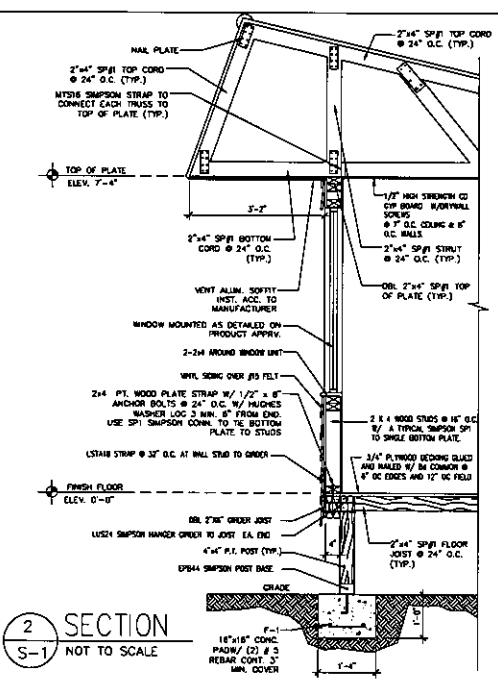
R310.1.9 FIBER PLASTIC PROTECTIVE EXTRUSION AND EXPANDED POLYSTYRENE, POLYISOCYANURATE, AND OTHER FIBER PLASTICS SHALL NOT BE INSTALLED ON THE EXTERIOR FACE OF UNITS INDOOR OR EXTERIOR FOUNDATION WALLS OR SLAB (INCLUDING LOCATED BELOW GRADE), THE CLEARANCE BETWEEN FIBER PLASTICS INSTALLED ABOVE GRADE AND EXPOSED EARTH SHALL BE AT LEAST 4 INCHES.

1. BUILDINGS UNDER THE STRUCTURAL MEMBERS OF WALLS, FLOOR, CEILING AND ROOFS ARE EXEMPT IF NON-CORROSIVE MATERIALS OR PRESSURE-PRESERVATIVE-TREATED WOOD.
 2. WHEN IN ACCORDANCE TO THE REQUIREMENTS OF SECTION R310, AN APPROVED METHOD OF PROTECTING THE FIBER PLASTIC AND STRUCTURED FROM SUBTERANEAN TERMITE DAMAGE IS USED.

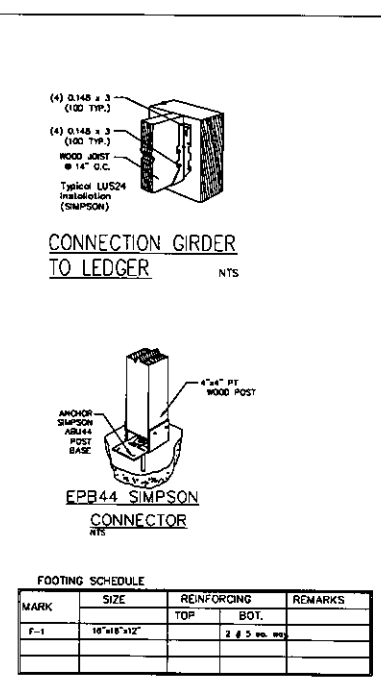
R310.1.10 PROTECTION AGAINST DECAY AND TERMITES, CONCRETE LINTLS AND ROOF HANGERS SHALL BE PROTECTED AT LEAST 1 FOOT AWAY FROM THE STRUCTURE. BARRIERS OF POLYETHYLENE FIBER, THE EXTENSION OF SLASH BLOCKS, CUTTERS WITH COMPOUNTS ARE REQUIRED ON ALL BEARING WALLS OF LESS THAN 8 INCHES HORIZONTAL PROJECTION EXCEPT FOR CHIMNEY BARS OR ON A ROOF ABOVE IMPROVED ROOF.



FOUNDATION PLAN
 SCALE 1/4"=1'-0"

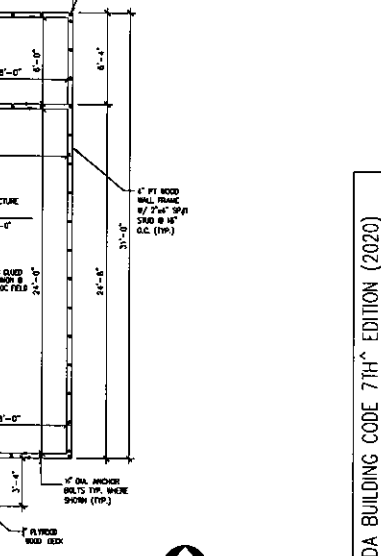


FLOOR FRAMING PLAN
 SCALE 1/4"=1'-0"



FOOTING SCHEDULE

MARK	SIZE	REINFORCING		REMARKS
		TOP	BOT.	
F-1	18" x 18" x 12"	2 # 5	2 # 5	SEE



WALL FRAMING PLAN
 SCALE 1/4"=1'-0"

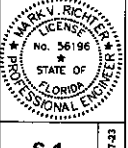


LUISA ALONSO & ASSOCIATES, LLC.
 L.L.C. NO. CC-1515065
 1024 W. HILLSBOROUGH AVE., TAMPA, FL 33603
 Ph: (813) 735-0398
 e-mail: lalonsosales@yahco.com

PROFESSION	EXPIRES	STATUS	REMARKS
REGISTERED PROFESSIONAL ENGINEER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL ARCHITECT	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL INTERIOR DESIGNER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL PLASTERER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL PAINTER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL CARPENTER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL ROOFER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL ELECTRICIAN	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL MECHANICAL	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL PLUMBER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL WELDER	12/31/2025	ACTIVE	

REGISTERED PROFESSIONAL ENGINEER
 LUISA ALONSO, P.E.
 REGISTERED PROFESSIONAL ARCHITECT
 LUISA ALONSO, AIA
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 LUISA ALONSO, AIA
 REGISTERED PROFESSIONAL INTERIOR DESIGNER
 LUISA ALONSO, CID
 REGISTERED PROFESSIONAL PLASTERER
 LUISA ALONSO, PLS
 REGISTERED PROFESSIONAL PAINTER
 LUISA ALONSO, PNT
 REGISTERED PROFESSIONAL CARPENTER
 LUISA ALONSO, CRT
 REGISTERED PROFESSIONAL ROOFER
 LUISA ALONSO, RFR
 REGISTERED PROFESSIONAL ELECTRICIAN
 LUISA ALONSO, ELC
 REGISTERED PROFESSIONAL MECHANICAL
 LUISA ALONSO, MCH
 REGISTERED PROFESSIONAL PLUMBER
 LUISA ALONSO, PLM
 REGISTERED PROFESSIONAL WELDER
 LUISA ALONSO, WLD

AS BUILT ACCESSORY STRUCTURE FOR
MR. ALEJANDRO CRESPO
 12483 CONVENT GARDEN RD.
 SPRING HILL, FL 34613
 PHONE: (813) 244-2424
 OWNER: MR. ALEJANDRO CRESPO



FLORIDA BUILDING CODE 7TH EDITION (2020)
 S-1
 023-003
 01-27-23

BRACING:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTANT BRACING OF ALL STRUCTURAL MEMBERS, WALLS AND ROOF STRUCTURAL MEMBERS DURING CONSTRUCTION.

TEMPORARY BRACING OF ALL BUILDING COMPONENTS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. DURING THE ERECTION OF ROOF TRUSSES, THE G.C. AND/OR THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL ITS COMPONENTS, WHICH SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCURATE INSTALLATION OF THE ROOF.

PERMANENT WEB LATERAL BRACING OF TRUSSES IS TO BE INSTALLED AS SHOWN ON THE ORIGINAL TRUSS DRAWING. PERMANENT WEB LATERAL BRACING IS TO BE RESTRAINED TO PREVENT LATERAL MOVEMENT OF TRUSS MEMBERS TO END WALLS OR BY PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBER AT INTERVALS NOT TO EXCEED 20 FEET ALONG CONTIGUOUS WEB BRACE. PERMANENT BRACING SPECIFICATIONS ARE THE RESPONSIBILITY OF THE TRUSS DESIGN ENGINEER.

ALL TRUSSES AND WOOD FRAMING MUST BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION. IN ACCORDANCE WITH "BRACING WOOD TRUSSES, COMMENTARY AND RECOMMENDATIONS (SMT-78)" AS PUBLISHED BY TRUSS PLATE INSTITUTE.

ERECTOR BRACING SHALL HOLD TRUSSES STRAIGHT, PLUMB AND IN A SAFE CONDITION UNTIL BRACING AND PERMANENT ROOF BRACING HAS BEEN FASTENED FORMING A STRUCTURALLY SOUND ROOF FRAMING SYSTEM. ALL ERECTOR AND PERMANENT BRACING SHALL BE INSTALLED AND ALL TRUSSES PERMANENTLY FASTENED BEFORE APPLICATION OF ANY LOADS TO THE WOOD FRAMING SYSTEM.

ALL BRACING REQUIREMENTS ALONG WITH PERMANENT STRUCTURAL CROSS BRACING TO ENSURE PROPER BEHAVIOR OF THE ROOF SYSTEM SHALL BE IN ACCORDANCE WITH THE WOOD ROOF TRUSS DESIGNERS PLAN.

SAFE ERECTION OF TRUSSES IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

LUMBER

ALL TRUSS DESIGN AND FABRICATION SHALL CONFORM WITH THE APPLICABLE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL WOOD PRODUCT ASSOCIATION AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, PUBLISHED BY THE TRUSS PLATE INSTITUTE.

SHARP CORNER DRAWINGS FOR ALL WOOD STRUCTURAL MEMBERS AND CONNECTORS TO BE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

ALL TRUSS SIZES, CONNECTORS, FRAMING PLANS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR AND DETAILED ON HIS SHOP DRAWINGS.

ALL MATERIALS AND CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.

PROVIDE HANGING ANCHOR STRAPS, AS REQUIRED BY LOCAL BUILD CODE, TO ALL MEMBERS SUBJECT TO WIND LOADS.

USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. PROVIDE THE MINIMUM PROPERTIES FOR WOOD STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LUMBER USED FOR JOISTS, RAFTERS, TRUSSES, COLUMNS, BEAMS, AND/OR OTHER STRUCTURAL MEMBERS SHALL BE OF NO LESS STRENGTH THAN THE 2 GRADE OF SOUTHERN PINE, DOUGLAS FIR-LARCH, HEM-PR OR SPICE-TANE-PR. JOISTS AND RAFTERS SHALL BE SIZED ACCORDING TO WAPA SPAN TABLES FOR JOISTS AND RAFTERS ADOPTED IN 2020.

PLYWOOD ROOF SHEATHING:

SHEATHING SHALL BE C-D EXTERIOR SHEATHING PANEL INDEX 32/74 MIN. RATED FOR EXPOSURE 1; MIN THICKNESS 1/2".

INSTALL SHEATHING CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORT.

FOR PLYWOOD SHEATHING PATTERN SEE PLYWOOD NAILING PLAN SHEET.

ANCHORING EPOXY:

FOR ANCHORING REINFORCING STEEL IN EXISTING CONCRETE USE HELIX C-100 EPOXY OR EQUAL. OTHER AVAILABLE EPOXIES ARE MADE BY ULTRABOND OR RAIL. DRILL HOLES 1/8" DEEPER THAN THE DIAMETER OF THE REINFORCING STEEL (REIN). THE DEPTH OF THE HOLES ARE TO BE A MINIMUM OF 8" UNLESS OTHERWISE NOTED IN THESE PLANS, UNLESS OTHERWISE NOTICED BY THE MANUFACTURER'S REQUIREMENTS.

EXPANSION BOLTS:

ALL EXPANSION BOLTS NOTED IN PLANS ARE TO BE HELIX TYPE EXPANSION BOLTS OR EQUAL. FOR SUBSTITUTION, SUBMIT TO ARCHITECT / ENGINEER FOR REVIEW AND HIS APPROVAL.

SIMPSON CONNECTOR TABLE					
ITEM NO.	CAT. NO.	NO. OF FASTENERS	UPLIFT LOAD	LOAD	REMARKS
1	META18	12-10# #1-1/2"	1480 #		SEE DETAIL
2	MTS18	14-10# #1-1/2" 14-10# #1-1/2"	1000	1000	SEE DETAIL
3	MTS30	10-10# #1-1/2"	995 #		
4	H10	8-8# #1-1/2"	805 #		SEE DETAIL
5	LTS18	12-10# #1-1/2"	78 # (20)		
6	LSTA30	18-10#	1235	1235	FL1909.34
7	LLS28	4-1/4" CASH	1863 # EACH		
8	BC4	3-1/4" BEAM 1/2" (1.5) EDGE	890	1000 lateral	FLX (20-180)
9	ABU44	3/8" ANCHOR 1/2" x 4 1/2" (10) (10)	2200	885 # (4)	FLX (20-180)
10	BC8	12-1/4"	1030	2000	SEE DETAIL

STRUCTURAL DESIGN CRITERIA

PER FLORIDA BUILDING CODE 7TH EDITION 2020
 DESIGN WIND VELOCITY (V ultimate) 150 MPH
 BUILDING CATEGORY II
 RISK CATEGORY II
 WIND EXPOSURE II
 STRUCTURE TYPE OPEN
 INTERNAL PRESSURE COEFFICIENT N/A
 ROOF LIVE LOAD 20 PSF
 ROOF DEAD LOAD 10 PSF
 CONCRETE (AT 28 DAYS) 3000 PSI
 REINFORCEMENT STEEL ASTM A615 GRADE 60
 MINIMUM LAP FOR No. 4 BARS=20"
 MINIMUM LAP FOR No. 3 BARS=25"
 MINIMUM LAP FOR No. 6 BARS=30"
 MINIMUM LAP FOR No. 7 BARS=30"
 STRUCTURAL STEEL ASTM A-36
 LUMBER MIN F_b 1180 PSI
 USE (MINIMUM) SOUTHERN PINE No. 2 OR DOUGLAS FIR-LARCH No. 2
 FOR ALL STRUCTURES LOAD BEARING OR EXPOSED TO WIND.

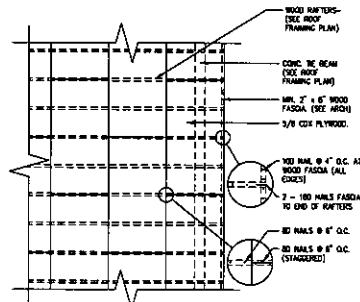
SOIL BEARING PRESSURE (ASSUMED) 2000 PSI
 TO BE FIELD VERIFIED PRIOR TO PLACING OF FOOTING REINFORCEMENT OR CONCRETE POUR; NOTIFY DESIGNER IMMEDIATELY IF SOIL FAILS TO MEET REQUIREMENTS.

STRUCTURAL DESIGN SHALL BE IN COMPLIANCE WITH CHAPTER 1609 OF FBC ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION 2020 LOCAL ORDINANCES AND REGULATIONS.
 DOOR AND WINDOW NOTE:
 IN WINDZONES EXCEEDING 138 MPH (ULTIMATE) THE DOORS AND WINDOWS SHALL BE IMPACT RESISTANT.
 PROJECTS IN 140 MPH WINDZONES AND GREATER: GLAZED OPENINGS TO HAVE PLYWOOD (SEE DETAIL ON THE SHEET 0-3) COVERING OR SHUTTERS INSTALLED FOR PROTECTION.

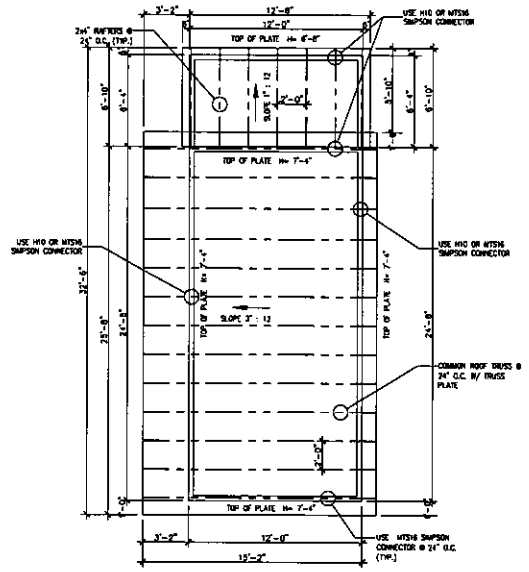
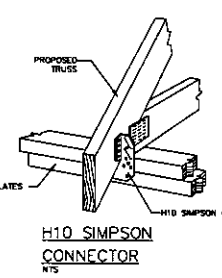
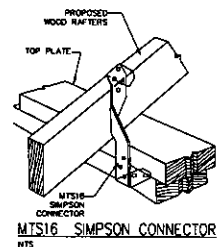
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(2) FROM TABLE R301.2(3)		
MEAN ROOF HEIGHT (SF)	EXPOSURE B	EXPOSURE C
15	1.00	1.21
20	1.00	1.29
25	1.00	1.33
30	1.00	1.40
35	1.00	1.45

COMPONENT WINDLOADING DESIGN PRESSURE (150 MPH, 3 SEC GUST, MIN 2 1/2" PITCH, EXPOSURE 0, IMPORTANCE FACTOR = 1) (PSF)		
EFFECTIVE WIND AREA (SF)	ROOF (GCF = +/- .18)	WALL (GCF = +/- .18)
10	37.0	-47.3
20	36.0	-45.3
50	34.8	-42.5
100	33.6	-40.5
500		38.2

NOTES: 1 FOR EFFECTIVE AREAS OR WIND SPEEDS BETWEEN THOSE GIVEN ABOVE, THE LOAD MAY BE INTERPOLATED. OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
 2 TABLE VALUES SHALL BE ADJUSTED FOR HEIGHT AND EXPOSURE BY MULTIPLYING BY ADJUSTMENT COEFFICIENTS IN TABLE R301.2(3) OF THE FLORIDA BUILDING CODE 7TH EDITION 2020
 3 PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.



PLYWOOD NAILING PLAN N.T.S.



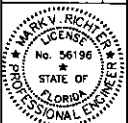
ROOF FRAMING PLAN SCALE 1/4"=1'-0"



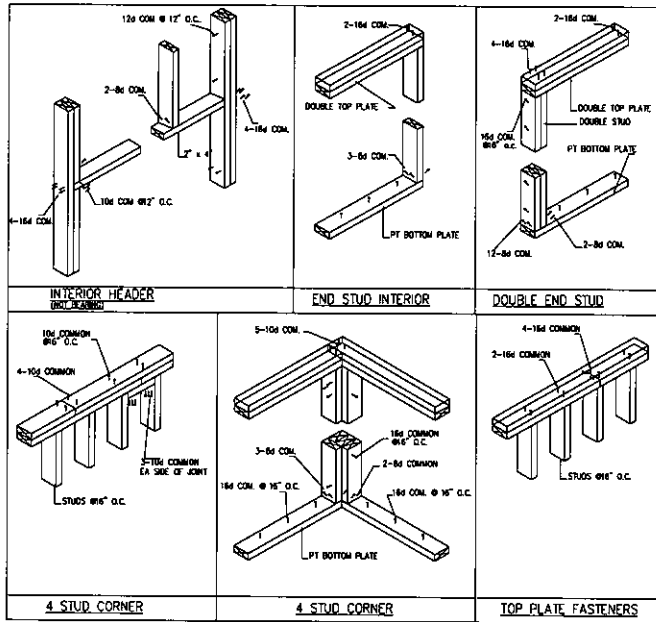
LUISA ALONSO & ASSOCIATES, LLC.
 LIC. No. CC05151865
 1024 W HILLSBOROUGH AVE. TAMPA, FL 33603
 Ph: (813) 755-1398
 e-mail: lalaso@luisaassociates.com

DISCIPLINE	TYPE	STATUS	DATE
STRUCTURAL	DESIGN	COMPLETE	01/27/23
MECHANICAL	DESIGN	PENDING	
ELECTRICAL	DESIGN	PENDING	
PLUMBING	DESIGN	PENDING	
MECHANICAL	DESIGN	PENDING	
ELECTRICAL	DESIGN	PENDING	
PLUMBING	DESIGN	PENDING	

AS BUILT ACCESSORY STRUCTURE FOR:
MR. ALEJANDRO CRESPO
 12483 CONVENT GARDEN RD.
 SPRING HILL, FL 34613
 OWNER: MR. ALEJANDRO CRESPO PHONE: (813) 326-3332



FLORIDA BUILDING CODE 7TH EDITION (2020)
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 Job No. 023-003
 Date 01-27-23



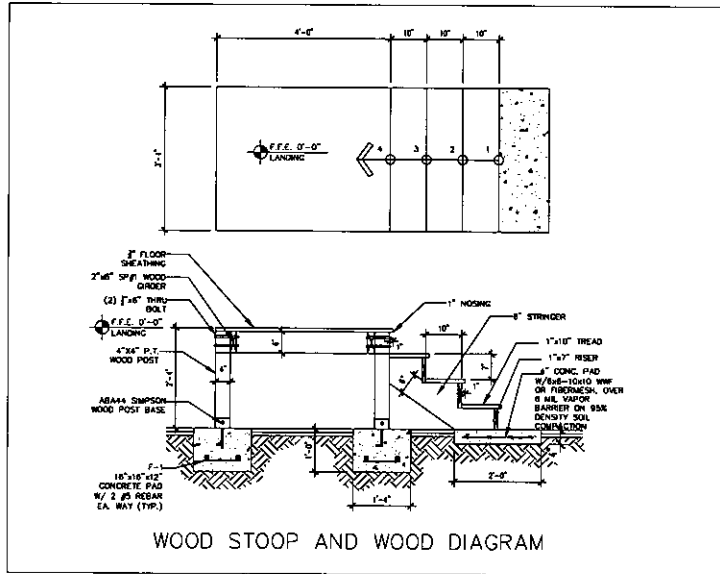
HEADER TABLE			
WINDOW/DOOR OPENING SIZE	HEADER SIZE	JACK ATTACHMENT	NUMBER OF JACKS (PER SIDE OF WALL OPENING)
UP TO 3'-0"	2-2x6	16d AT 6" O.C.	1 JACK
3'-1" TO 5'-0"	2-2x6	16d AT 6" O.C.	2 JACKS
5'-1" TO 8'-0"	2-2x10	16d AT 6" O.C.	2 JACKS
8'-1" TO 12'-0"	2-2x12	16d AT 6" O.C.	3 JACKS

FASTENERS		
CONNECTOR	DESCRIPTION	PRODUCT APPROVAL No.
SP1	6-10d COMMON NAILS TO STUD 4-10d COMMON NAILS TO PLATE	FL10456
SP2	6-10d COMMON NAILS TO STUD 6-10d COMMON NAILS TO PLATES	FL10456
H6	6-8d COMMON NAILS TO EACH MEMBER	FL10456
H2.5	5-8d COMMON NAILS TO EACH MEMBER	FL10456
SP8	6-10d 1/2 COMMON NAILS TO POST	FL10456
SP8S	12-10d 1/2 COMMON NAILS TO POST	FL10456

NOTE = SP1 AND SP2: DRIVE ONE STUD NAIL AT AN ANGLE THROUGH THE STUD INTO THE PLATE

NAILING SCHEDULE

LEADER STRIP	16 d common	3 in each plate
SOLE PLATE TO JOIST OR BLOORING, FACE NAIL	16 d common	16" OC
TOP OF SOLE PLATE TO STUD END NAILED	16 d common	2
STUD TO SOLE PLATE, TOE NAILED	3 d common	4
DOUBLE STUDS, FACE NAILED	10 d common	24" OC
DOUBLED TOP PLATE, FACE NAIL	16 d common	18" OC
CONTRUSS HEADER TO STUD, TOE NAIL	16 d common	18" OC along each edge
CONTRUSS HEADER TO STUD, TOE NAIL	8 d common	3
1 x 8 SHEATHING OR LESS TO EACH BEARING, FACE NAIL	8 d common	3
OVER 1 x 8 SHEATHING TO EACH BEARING, FACE NAIL	8 d common	3
BUILT-UP CORNER STUDS	16 d common	24" OC
BUILT-UP ENDINGS AND BEAMS UP TO THREE MEMBERS	20 d common	24" OC at top and bottom and staggered 2 ends and at each splice
1/2" GYPSUM SHEATHING	11 ga 1 1/2" galv	1" OC at edges
3/8" GYPSUM SHEATHING	7/16" head	8" OC at other bearings
GYPSUM WALLBOARD 1/2"	1 3/8" drywall nail	7" OC on ceiling
		8" OC on walls
GYPSUM WALLBOARD 3/8"	1 1/2" drywall nail	7" OC on ceiling
		8" OC on walls
WOOD STRUCTURAL PANEL AND PARTICLE BOARD ROOF	8 d Ring-Shanks	6" o.c. edges and
6" OR LESS SHEATHING 1/2" OR LESS	8 d common	8" o.c. Field
1 1/2" or greater	8 d common	6" o.c. edges and
		12" o.c. intermediate
5/16" - 1/2"	16 galvanized wire staples	4" o.c. edges and
	3/8" min. crown, length of	6" o.c. intermediate
	1" plus wood structural panel or particleboard thickness	
16/32" - 3/4"	16 galvanized wire staples	2" o.c. edges and
	3/8" min. crown, length of	3" o.c. intermediate
	1" plus wood structural panel or particleboard thickness	
Fiberglass sheathing 1 1/2"	1 1/2 galvanized roofing nail	2" o.c. at edges
2 1/2"	8d common nail	6" at other bearings
	1 3/4" galvanized roofing nail	2" o.c. at edges
	8d common nail	5" at other bearings
Gypsum Sheathing 1/2"	11 ga 1 1/2" galvanized	6" o.c. at edges
5/8"	7/16" head	8" o.c. at other bearings
	11 ga 1 3/4" galvanized	4" o.c. at edges
	7/16" head	6" o.c. at other bearings
Gypsum Wallboard	1 3/8" drywall nail	7" o.c. on ceiling
1/2"		8" o.c. on walls
5/8"	1 1/2" drywall nail	7" o.c. on ceilings
		8" o.c. on walls



WOOD STOOP AND WOOD DIAGRAM



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 e-mail: laluisa@luisaassociates.com

REGISTERED ENGINEER, P.E. - CIVIL	REGISTERED ENGINEER, P.E. - ELECTRICAL	REGISTERED ENGINEER, P.E. - MECHANICAL	REGISTERED ENGINEER, P.E. - PLUMBING	REGISTERED ENGINEER, P.E. - STRUCTURAL	REGISTERED ENGINEER, P.E. - SURVEYING
TEL. No.	N/A	N/A	N/A	N/A	N/A
DRIVING	N/A	N/A	N/A	N/A	N/A
SHIPBOARD	N/A	N/A	N/A	N/A	N/A
RECORD	N/A	N/A	N/A	N/A	N/A
CONTRACT	N/A	N/A	N/A	N/A	N/A

AS BUILT ACCESSORY STRUCTURE FOR:
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 PHONE: (813) 303-2433



FLORIDA BUILDING CODE 7TH EDITION (2020)

9-3
 Job No. 023-003
 01-27-23

THE HOGAN LAW FIRM®

We mean businessSM

August 3, 2023

Omar DePablo
Hernando Co Planning Department
6153 Blaise Dr
Brooksville, FL 34601

Re: Alejandro Crespo

Please see the enclosed check for payment of the Special Exception Use Permit.
If you have any questions, please contact the office.

Sincerely,



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