

## PETITIONER'S SPECIAL EXCEPTION NARRATIVE

Petitioners, David L. Merritt and Lynette M. Merritt, as Trustees of the Merritt Family Trust Agreement u/t/d August 29, 2007, request a special exception for a limited at-home business for two parcels located on Weatherly Road in Brooksville. The purpose of the special exception request is to permit use of the property as a monuments business. Petitioners are owners of the two subject properties which are adjacent to each other.

The special exception application property consists of two (2) parcels totaling approximately 8.3 acres. The key numbers for the properties are: 366035 and 366197. A map/site plan showing the parcels is attached as Exhibit A.

The property has two (2) buildings. On Key No. 366035, there is a single-family home of approximately 1,330 square feet and pole barns behind the home. This is the back parcel and where the sandblasting to inscribe monuments occurs. On Key No. 366197, there is a stand-alone garage of approximately 2400 square feet. The garage will be used for inside storage of monuments, if necessary. Materials are currently stored in the back on key no. 366035.

It is the intent of Petitioners to use the property to conduct the monument business that has operated at the property under Merritt Monuments, Inc. (owned by Petitioner) for several years. Everything will be shielded from view and conducted inside. There are no customers visiting the premises. The business consists of storage of materials and sand blasting to inscribe the monuments. The sand blasting is performed in a booth for that purpose. A photo is attached as Exhibit B.

It is anticipated there will be no more than one employee on site.

The property lends itself to the business to be conducted, and it has operated without complaint for several years. A site plan showing the location of the sand blasting booth is attached to this narrative as Exhibit A and is incorporated by reference into the application.

While most of the uses anticipated for the property are permitted under the existing vacant residential zoning, the business requires a limited at-home business special exception. There is adequate natural buffering on the property which will not be disturbed. All existing trees on the property will be maintained.

Setbacks of existing buildings meet or exceed the Hernando County code requirements.

The requested special exception will not cause a nuisance in the neighborhood or prejudice anyone.

We respectfully request approval of this special exception request.

# GIS Map

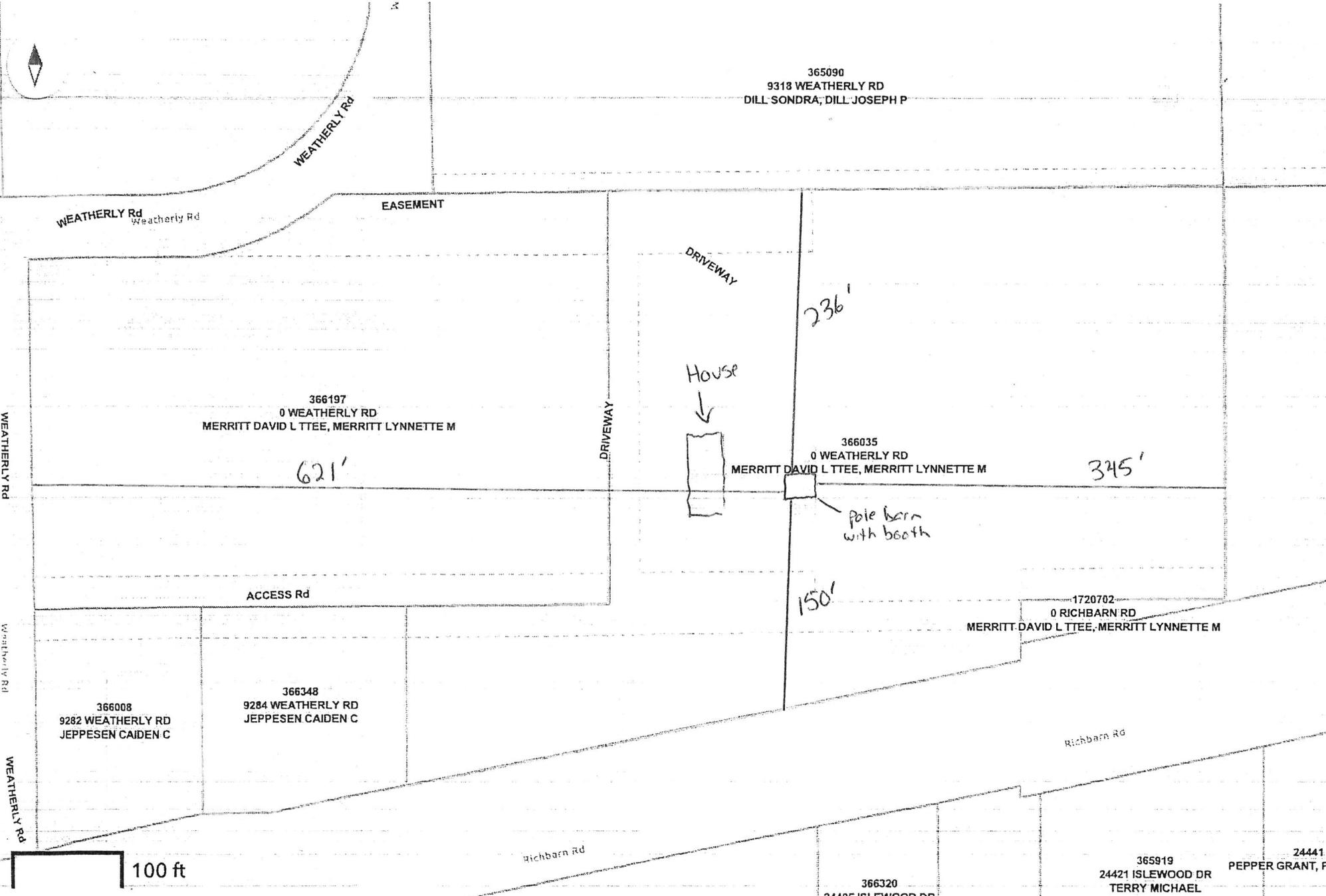


Exhibit B



Instrument Prepared By (and return to)  
Darryl W. Johnston, Esq./bln  
Johnston and Sasser, P.A.  
P.O. Box 997  
Brooksville, FL 34605-0997

R

Parcel ID Number:

21/5

### Quitclaim Deed

This Quitclaim Deed, Made this 21 day of November, 2018, Between **Louis F. Mlecka and Phyllis A. Mlecka, Husband and Wife**, whose address is: 604 W. Dr. Martin Luther King Blvd., Brooksville, FL 34601 of the County of **Hernando**, State of **Florida**, Grantors, and **David L. Merritt and Lynnette M. Merritt, as Trustees of the Merrit Family Trust Agreement U/T/D August 29, 2007** whose address is: 2 South Lemon Avenue, Brooksville, FL 34601 of the County of **Hernando**, State of **Florida**, Grantees.

**Witnesseth** that the GRANTORS, for and in consideration of the sum of -----**TEN DOLLARS (\$10)**----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Hernando** State of **Florida** to wit:

**\*\*Legal Description fully described in Exhibit "A" attached hereto and incorporated therein.**

**The purpose of the deed is for Grantors to relinquish all interest in any retained property adjacent to Grantees' property in Section 20, Township 22 South, Range 20 East, Hernando County, Florida.**

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantees forever.

**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

**Signed, sealed and delivered in our presence:**

[Signature]  
Witness Signature  
[Printed Name]  
Witness Printed Name  
[Signature]  
Witness Signature  
Darryl W. Johnston  
Witness Printed Name

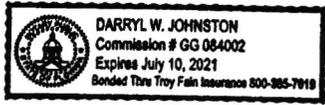
Louis F. Mlecka (Seal)  
Louis F. Mlecka  
604 W Martin Luther King, Jr. Blvd., Brooksville, FL 34601

Phyllis A. Mlecka (Seal)  
Phyllis A. Mlecka  
604 W Martin Luther King, Jr. Blvd., Brooksville, FL 34601

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 21 day of November, 2018 by **Louis F. Mlecka and Phyllis A. Mlecka**, who are personally known to me or who have produced their as identification.

[Signature]  
Printed Name:  
Notary Public  
My Commission Expires: / /



**Exhibit "A"**

The South 25 feet of:

Parcel #1: The West ½ of the Northwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The South 25 feet of:

Parcel #2: The East ½ of the Northwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The East 25 feet of:

Parcel #3: The West ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The West 25 feet of:

Parcel #A: The East ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The West 25 feet of:

Parcel #B: The South 181 feet of the East ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The West 25 feet of:

Parcel #C: The North 27 feet of the South 148 feet of the East ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The North 25 feet of:

Parcel #E: The East ½ of the Southeast ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida. .

The North 25 feet of:

Parcel #F: The West ½ of the Southeast ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The North 25 feet of:

a. The West ½ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

AND

b. The North ½ of the East ½ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.