



DEPARTMENT OF PLANNING AND ZONING  
ZONING DIVISION

789 PROVIDENCE BOULEVARD • BROOKSVILLE, FLORIDA 34601  
P 352.754.4048 • W [www.HernandoCounty.us](http://www.HernandoCounty.us)

**\*\*\*You are receiving this notice because you own property located within  
500 feet of property owned by the below-named applicant.\*\*\***

March 14, 2022

"REVISED LOCATION OF PROPERTY"

**NOTICE OF INTENT  
APPROVAL OF REQUEST FOR ZONING VARIANCE  
FILE NO. 1428919**

This is to inform you that the Zoning Division has received a petition from:

**Name: Todd Mooney**

**Location of Property: 4380 Paradise Circle, Hernando Beach, FL**

**The petitioner is requesting to increase height restriction in the clear site triangle from 2' to 8' to accommodate a gate with an automatic opener.**

It is the intent of the Administrative Official to approve the requested variance fifteen (15) days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response **must** be received in writing by this department no later than fifteen (15) days from the date of this letter. Please fill in the form (see reverse side) and return to our office along with any additional data supporting your objection to this petition.

**If no request for review is filed within fifteen (15) days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 5 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.**

Should a hearing be necessary, a notice will be mailed at least ten (10) days before the hearing to all property owners within 500 feet in any direction from the property lines of the land in question and shall be published in a newspaper of general circulation within the County no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the Board of County Commissioners. The Board will approve or deny the request for the petition.

If you have any questions regarding this matter, please feel free to contact the **Zoning Division at (352) 754-4048, ext. 29105.**

Aaron M. Pool  
Zoning and Code Enforcement Administrator

**\*\*See reverse side for optional Public Hearing Form\*\***





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**REQUEST FOR REVIEW OF VARIANCE DECISION**

**APPLICATION FOR PUBLIC HEARING  
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

**THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON  
AT THE PUBLIC HEARING.**

Date: 3/23/22

Variance File No.: 1428919

Petitioner Name: Todd Mooney

1. Your name (please print) Jim and Lisa Healey

Mailing Address 3 Greenbriar Drive Unit #203

City North Reading State MA Zip 01864 Phone# (617) 701-4035

2. State your reasons for requesting a review of the variance decision:

We own the property adjacent to  
4380 Paradise Circle. The property  
has already been built up higher  
than ours. We are requesting  
clarification on the base elevation of this request.

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. **YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.**

SIGNATURE: James Healey Lisa Healey