

**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. CD-25-02 Official Date Stamp:

RECEIVED

JAN 07 2025

Hernando County Development Services
Zoning Division

receipt # 34082

Date: _____

APPLICANT NAME: CHRISTOPHER ROSSEY

Address: 12500 HARRISON

City: BROOKSVILLE

State: FL

Zip: 34613

Phone: (239) 295-9622 Email: CROSSEY2009@HOTMAIL.COM

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

REPRESENTATIVE/CONTACT NAME: RON COURINGTON

Company Name: GAINEY CUSTOM HOMES

Address: 7165 SOUTH SUNCOAST BLVD

City: HOMOSASSA

State: FL

Zip: 34446

Phone: (352) 765-4805 Email: GCHPM@OUTLOOK.COM

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

Contact Name: _____

N/A

City: N/A

State: _____ Zip: N/A

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): KEY#00107869

2. SECTION _____, TOWNSHIP _____, RANGE _____

3. Current zoning classification: SINGLE FAMILY / X FLOOD ZONE

4. Desired use: special exception (ADD A SMALL MOBLE HOME)

5. Size of area covered by application: 25'x80' 2,000 sqft

6. Highway and street boundaries: HARRISON STREET

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, CHRISTOPHER ROSSEY, 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): RON COURINGTON

and (representative, if applicable): GAINEY CUSTOM HOMES

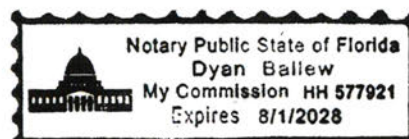
to submit an application for the described property.

Christopher Rossey
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 11 day of December, 20 24, by Christopher Rossey who is personally known to me or produced FL DL as identification.

Dyan Ballew
Signature of Notary Public



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

Notary Seal/Stamp

December 12, 2024

To Whom It May Concern,

I am requesting an additional home on our property for my wife's sake. She has dementia that is rapidly progressing. Living in the same home as my son and daughter-in-law has become extremely distressing for all of us. Her illness is causing anxiety on my son and daughter-in-law as well as confusion for my grandchildren who do not understand what is happening. I am trying to preserve as much of my wife's dignity as possible, which is not easy since I need my son's help regularly but still need privacy to be able to take care of my wife's personal needs. It would allow me to have a smaller space in which my wife can move around freely without worrying about her getting hurt or embarrassing herself and my son to be near enough to help when needed. As her illness progresses, we will be having more people come into the home with eventually Hospice and her passing. I do not want my son and grandchildren to live in the same home in which my wife passes. The emotional distress her illness is already causing is too much, let alone having to live in the house in which she dies.

Approval from you to have our own home on the property would help all of us greatly and has become a necessity for our family.

Thank you for your time and consideration in helping me preserve my wife's dignity and make her passing more comfortable.



1/12/2024

To Whom this May Concern,

RE: Renee Rossey



At this time Renee Rossey is unable to work, [REDACTED]
[REDACTED], I am her Physician, [REDACTED]
[REDACTED] agree to the above statement. Should you have any questions I can be reached at [REDACTED]
[REDACTED].

Signed

Mario Talanga D.O.



Permit Authorization

I Christopher Rossey, am the legal owner of the property described as 12500 Harrison St Brooksville FL 34613

I give full authorization to Ron Courington of Gainey Modular and Manufactured Custom Homes, LLC to act on my behalf in all aspects of an application for a building permit in Hernando County. I/We understand that Gainey Modular and Manufactured Custom Homes, LLC are not employees of any county and as such not responsible for any zoning and/or building restrictions and/or limitations.

I/We acknowledge that we are responsible for any surveys required by the county for permitting or Certificate of Occupancy.

Christopher Rossey
Homeowner Signature

7/24/2024
Date

Ron Courington
Authorized Agent Signature

07/24/2024
Date

STATE OF FLORIDA

COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 24 day of July, 2024 by Christopher Rossey and Ronal Courington, who is/are personally known to me or who has produced FL ID as identification.

Joseph Cantrill Barlow
(Notary Public Signature)

