

From: [Lashaundra Ellison](#)
To: [Michelle Miller](#)
Subject: RE: Funpark What do you think about this layout
Date: Wednesday, August 13, 2025 1:14:00 PM
Attachments: [image001.jpg](#)

Got it!

Thanks



Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: LEllison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

****Please Note:** For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Wednesday, August 13, 2025 1:14 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: RE: Funpark What do you think about this layout

Respond back to him that the site plan is deficient, and reference the following minimum requirements:

Site Plan or Drawing(s) Minimum Requirements

1 copy of Site Plan – must be 8.5 x 11 in size. Must include the following:

1. Location and acreage of all uses;
2. External access roads and access points;
3. Parcel dimensions;
4. Drainage retention areas;
5. Building size(s) and location(s);
6. Setbacks of all existing/proposed structures from the property line;

7. Parking area - layout, location, size and number of spaces;
8. If applicable, existing/proposed buffers and open space.



Michelle L. Miller, M.S. | Senior Planner
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Cell: 352-442-7448
Email: mlmiller@hernandocounty.us
Website: <http://www.hernandocounty.us>
Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

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From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Tuesday, August 12, 2025 3:40 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: FW: Funpark What do you think about this layout



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Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
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From: TJ LOMBARDO <lombardoflooring@yahoo.com>
Sent: Tuesday, August 12, 2025 3:33 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: Funpark What do you think about this layout

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TJ Lombardo
President
Lombardo Flooring Inc.
727-418-1711
lombardoflooring@yahoo.com
SAY NO TO RUGS

On Tuesday, August 12, 2025 at 02:52:24 PM EDT, Lashaundra Ellison <lellison@hernandocounty.us> wrote:

<https://hernandocountypa-florida.us/>



Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: lellison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Tuesday, August 12, 2025 2:40 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: Funpark What do you think about this layout

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Please call me

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 11, 2025, at 4:03 PM, Lashaundra Ellison <LEllison@hernandocounty.us> wrote:

Good afternoon Tj,

Yes, I received the picture. I will follow up with you tomorrow.

Thanks,

|

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services
Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: LEllison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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SubdivisionIntake@hernandocounty.us email address. For resubmittals, please
reference the permit number and subdivision name in the subject line. **

From: TJ LOMBARDO <lombardoflooring@yahoo.com>
Sent: Monday, August 11, 2025 2:56 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Fw: Funpark What do you think about this layout

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content is safe.

TJ Lombardo
President
Lombardo Flooring Inc.
727-418-1711
lombardoflooring@yahoo.com
SAY NO TO RUGS

----- Forwarded Message -----

From: Lashaundra Ellison <lellison@hernandocounty.us>

To: TJ Lombardo <lombardoflooring@yahoo.com>

Sent: Monday, August 11, 2025 at 02:50:20 PM EDT

Subject: RE: Funpark What do you think about this layout

Good afternoon,

I did not receive an attachment.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services
Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: lellison@hernandocounty.us

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Monday, August 11, 2025 2:49 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>

Subject: Re: Funpark What do you think about this layout

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So basically, all the vendors would be scattered inside the Funpark, which leaves us all the parking for visitors

Please call me

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 11, 2025, at 12:08 PM, TJ Lombardo <lombardoflooring@yahoo.com> wrote:

OK, we just got out of the meeting and they said they don't have the information I sent you on the new site plan. So now they want to push it till September 8 and I let them know I sent in the new site plan. That's how it got approved to have the meeting.

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 11, 2025, at 11:13 AM, Lashaundra Ellison
<LEllison@hernandocounty.us> wrote:

Good Morning,

Please disregard the invoice, as it is not a legitimate invoice from Hernando County Planning and Zoning.

Scammers are attempting to collect funds from rezoning applicants, likely obtaining the information from the public agenda that is posted prior to the meeting.

Should you have any questions please feel free to reach out at any time.

Thanks for sharing,

<image001.jpg>

**Lashaundra Ellison | Concurrency
Planner II**

Planning and Zoning Division |
Development Services Department

1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

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Website:
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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Monday, August 11, 2025 11:07 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Funpark What is this about?

NEW LAYOUT

TJ Lombardo
lombardoflooring@yahoo.com
727-418-1711
Say No To Rugs

<Screenshot 2025-08-11 143428.png>

From: [Lashaundra Ellison](#)
To: [TJ Lombardo](#)
Subject: RE: SE-25-02 Robert Grange Parcel Key 01150765
Date: Wednesday, August 27, 2025 2:31:00 PM
Attachments: [image001.jpg](#)

Hi TJ,

The parcel designated for parking is 1.68 acres. This acreage must be added to the total acreage reflected on the application. Currently, the application reflects 5.6 acres for your parcel alone. With the addition of the 1.7 acres (Parcel Key 173792), the total acreage will need to be updated accordingly.

Please note, an additional fee of \$17.00 (1.7 acres × \$10.00) will be required for including Parcel Key 173792 in the application.

Let me know if this clarification helps.

Thank you,



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Website: <http://www.hernandocounty.us/plan>

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 27, 2025 1:40 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: SE-25-02 Robert Grange Parcel Key 01150765

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I was told if we would use the grass you would just have to sign a letter stating we're allowed to use her property not have to pay another \$400

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 27, 2025, at 1:24 PM, Lashaundra Ellison <LEllison@hernandocounty.us> wrote:

Good afternoon,

Yes, the email with details regarding the site plan requirements with the information about setbacks etc.

See the link below and scroll down to Special Exception. The application, instructions and fee sheet can be obtained.

<https://www.hernandocounty.us/departments/departments-n-z/planning/applications-and-fees>

Thank you,

<image001.jpg>

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Email: LEllison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 27, 2025 1:19 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: SE-25-02 Robert Grange Parcel Key 01150765

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Can you send me that application? And do you mean the email that talked all about setbacks etc. etc.

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 27, 2025, at 10:45 AM, Lashaundra Ellison <LEllison@hernandocounty.us> wrote:

Hi Tj,

I just called and left you a message.

I have consulted with the Senior Planner and was advised that if you intend to use the parcel south of your parcel for parking, the owner will be required to complete an application with the lot specific information to be added to your current file. The owner would complete the application, while adding you as the representative or contact on the Special Exception application.

Also please note, the side plan would require all the previously mentioned component in the below email.

Should you have any questions, please feel free to reach out.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: L Ellison@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit
number and subdivision name in the subject line. **

From: TJ Lombardo <lombardoflooring@yahoo.com>

Sent: Monday, August 25, 2025 12:37 PM

To: Lashaundra Ellison <L Ellison@hernandocounty.us>

Subject: Re: SE-25-02 Robert Grange Parcel Key 01150765

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attachments unless you recognize the sender and know the content is safe.

I want to talk to you because if we go back to the original plan, then all we have to do is get the
owner of the grass to sign a letter stating we can use her property. Also, is that correct?

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 25, 2025, at 12:35 PM, TJ Lombardo <lombardoflooring@yahoo.com> wrote:

Can you please call me?

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 21, 2025, at 3:42 PM, Lashaundra Ellison
<LEllison@hernandocounty.us> wrote:

Good afternoon TJ,

I wanted to follow up with some important information. At the last meeting, it was mentioned that your postponement date would be set for September 8th. Please note that you will still need to attend the September 8th meeting to formally request a postponement to a date uncertain. Once your revised documents are submitted and reviewed by all necessary departments, you will be scheduled for the next available meeting.

In the meantime, it may be helpful to indicate at the September meeting that you're still working through logistical details such as parking, etc which is why you will need the postponement.

Please see the response below addressing the required information:

1. **Location and acreage of all uses** – The parcel's acreage is listed on the Property Appraiser's Website:
<https://propsearch.hernandopa-fl.us/>
2. **External access roads and access points** – Please identify the proposed access points. These can be sketched directly on your site plan.
3. **Parcel dimensions** – Parcel dimensions are available through the Property Appraiser's GIS site:
[Hernando GIS Map](#)
4. **Drainage retention areas (DRA)** – Since no structures are proposed with the rezoning, the DRA can be omitted from your site plan.
5. **Building size(s) and location(s)** – This information can be found on the property card via the Property Appraiser's site:
[Property Card PDF](#)
6. **Setbacks of existing/proposed structures** – A survey will provide this information. I've attached a document that may help you obtain the needed details.
7. **Parking area layout** – Please identify the layout, location, size, and number of parking spaces on your site plan.
8. **Buffers and open space** – Please indicate any existing or proposed buffers and open space, if applicable.

Let me know if this helps or if you need any additional clarification.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development
Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: L Ellison@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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please reference the permit number and subdivision name in the subject line.

From: TJ LOMBARDO <lombardoflooring@yahoo.com>
Sent: Wednesday, August 20, 2025 6:27 PM
To: Lashaundra Ellison <L Ellison@hernandocounty.us>
Subject: Re: SE-25-02 Robert Grange Parcel Key 01150765

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sender and know the content is safe.

OK where do i find all the answers to your questions
All that gives me is a map
where do i get the answers

TJ Lombardo
President
Lombardo Flooring Inc.
727-418-1711
lombardoflooring@yahoo.com
SAY NO TO RUGS

On Wednesday, August 20, 2025 at 02:04:03 PM EDT, TJ Lombardo
<lombardoflooring@yahoo.com> wrote:

OK and what is that date?
I will go to those web links and continue to ask questions if I need them to get all
the right answers.
So you're saying I don't need the drainage info and why is that so I have an
answer if they ask me at the meeting
TJ Lombardo
lombardoflooring@yahoo.com
727-418-1711
Say No To Rugs

On Aug 20, 2025, at 1:13 PM, Lashaundra Ellison

<[LEllison@hernandocounty.us](mailto:L Ellison@hernandocounty.us)> wrote:

Good Morning TJ,

Here are the relevant links for your reference:

Hernando County Property Appraiser's Website:

<https://propsearch.hernandocountypa-florida.us/Default.aspx>

GIS Map:

<https://experience.arcgis.com/experience/af5eddfc298e4b2799a6c79b659e9de9/page/Page>

Please note that the drainage retention area can be excluded from the site plan.

At this point, we are aiming for the October meeting, as the deadline for submitting documents for the September Planning and Zoning has passed. The sooner the documents are received the faster they can be routed through the appropriate channels.

Let me know if this helps.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division |
Development Services Department

1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

Email: L Ellison@hernandocounty.us

Website:

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**

From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 20, 2025 9:14 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Fwd: SE-25-02 Robert Grange Parcel Key 01150765

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Can you give me website info to get all needed.

I need your help to get all this information ready. I wanna go over one more time where to find out how to find everything that's needed. Is there a way that you can email me a scope for each individual question you asked.

Where can I find the answer to each Number.

I wanna have this finished by this weekend so I can have it to you by Monday

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on the site
plan.

Please
don't
hesitate to
reach out
if you have
any
questions
or need
further
clarificatio
n.

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 14, 2025, at
10:11 AM, TJ Lombardo
<lombardoflooring@yahoo.com> wrote:

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

Begin forwarded
message:

From:
Lashaundr
a Ellison
<LEllison@hernandocounty.us>

Date:
August 13,
2025 at
1:37:41 P

M EDT
To: TJ
Lombardo
<[lombardo
flooring@y
ahoo.com](mailto:lombardo flooring@yahoo.com)
>

Subject:
RE: SE-
25-02
Robert
Grange
Parcel
Key
01150765

Good
afternoon
TJ,

Planning
staff has
reviewed
the
submitted
site plan
and found
it to be
deficient.
To move
forward,
please
revise and
resubmit
the site
plan to
include all
required
elements
outlined
below.

Site
Plan or
Drawin
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Please
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the site
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and then
write in the
setbacks,
dimension
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other
applicable
informatio
n directly
on the site
plan.

Please
don't
hesitate to
reach out
if you have
any
questions
or need
further
clarificatio
n.

Thank
you,

<image001.jpg>

**Lashaundra Ellison |
Concurrency Planner II**

Planning and Zoning Division |
Development Services Department

1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

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assisting customers during normal
business hours.*

****Please**

Note:

For
Subdivisi
on Intake
Submittal
s, please
use the
new
[Subdivisi
onIntake
@hernan
docounty
.us](mailto:SubdivisonIntake@hernandocounty.us) email
address.
For
resubmitt
als,
please
reference
the
permit
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To: TJ

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@yahoo.
com](mailto:lombardofflooring@yahoo.com)>

Subject:

RE: SE-
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Thank
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**Lashaundra Ellison |
Concurrency Planner II**

Planning and Zoning Division |
Development Services Department

1653 Blaise Drive, Brooksville,
FL 34601

Phone: (352) 754-4057 x 28019

Email:
Lellison@hernandocounty.us

Website:
<http://www.hernandocounty.us/plan>

*Hernando County Development
Services Department business
hours are **Monday – Friday
7:30am - 4:00pm**. The lobby
closes at **3:30pm** to walk-in
customers. The call center and all
Development Services Division
Employees' will be open and
assisting customers during normal
business hours.*

****Please
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From: TJ
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@yahoo.
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Subject:
Re: SE-
25-02
Robert
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CAUTION:
This email
originated
from outside
the
organization.

Do not click
links or open
attachments
unless you
recognize
the sender
and know
the content
is safe.

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TJ
Lombardo

[lombardofl
oring@ya
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727-418-
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Say No To
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Lashaundra Ellison |
Concurrency Planner II

Planning and Zoning Division |
Development Services Department

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From: [Kandi McCorkel](#)
To: [Lashaundra Ellison](#)
Cc: [Michelle Miller](#); [KayMarie Griffith](#)
Subject: RE: Site Plan - Robert Grange SE-25-02
Date: Tuesday, August 12, 2025 2:48:49 PM
Attachments: [RE SE-25-02.msg](#)
[image001.jpg](#)

Good afternoon Lashaundra,

Please see the attached correspondence with Mr. Lombardo that has site plan attached.

Thank you.

Kandi McCorkel
Engineering Development Coordinator
Hernando County Department of Public Works
1525 East Jefferson St. Brooksville, FL 34601
Office: 352-754-4062 ext 17030
Direct: 352-754-4826
Email: KMccorkel@co.hernando.fl.us
Website: [Public Works | Hernando County, FL](#)



Hernando County Facility Design Guidelines can be found online at:
<http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines>

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Tuesday, August 12, 2025 2:41 PM
To: Kandi McCorkel <KMccorkel@co.hernando.fl.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>; KayMarie Griffith <KGriffith@co.hernando.fl.us>
Subject: Site Plan - Robert Grange SE-25-02

Good afternoon Kandi,

Would you be so kind as to provide me with the site plan that Mr. Lombardo submitted for his parking traffic flow approval with DPW?

Thank you so much



Lashaundra Ellison | Concurrency Planner II

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hours.*

****Please Note:** For Subdivision Intake Submittals, please use the new
SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit
number and subdivision name in the subject line. ******

From: [Lashaundra Ellison](#)
To: [TJ Lombardo](#)
Subject: RE: Special Exception 25-02-Grange REQUIRED SIGN PICK UP
Date: Wednesday, August 27, 2025 2:49:00 PM
Attachments: [FW SE-25-02 Sign Pick Up.msg](#)
[image001.jpg](#)
[FW SE-25-02 Sign Pick Up.pdf](#)

TJ,

See the attached email. The Agenda Coordinator emailed the initial notification on 08/25/2025.

Please confirm if you are receiving the emails from Victoria.

Thank you,



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From: Lashaundra Ellison
Sent: Wednesday, August 27, 2025 2:45 PM
To: TJ Lombardo <lombardoflooring@yahoo.com>
Subject: RE: Special Exception 25-02-Grange REQUIRED SIGN PICK UP

Hi TJ,

My apologies for not making this clear earlier.

Although there is not sufficient time for staff to draft a report, your case was previously postponed at the last board meeting to a **date certain**, the September 8th meeting. At the September meeting, my recommendation will be to request a postponement to a **date uncertain**.

Once all required documents are submitted, we can then place your case back on the schedule for the next available meeting.

Thank you,



Lashaundra Ellison | Concurrency Planner II

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From: TJ Lombardo <lombardoflooring@yahoo.com>

Sent: Wednesday, August 27, 2025 2:26 PM

To: Lashaundra Ellison <Lellison@hernandocounty.us>

Subject: Re: Special Exception 25-02-Grange REQUIRED SIGN PICK UP

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The last we spoke, you said I didn't make September deadline so it will be in October

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 27, 2025, at 2:25 PM, TJ Lombardo <lombardoflooring@yahoo.com> wrote:

OK

Why do they only give us two days notice to pick up signs? We all have day jobs.

TJ Lombardo

lombardoflooring@yahoo.com

727-418-1711

Say No To Rugs

On Aug 27, 2025, at 2:13 PM, Lashaundra Ellison

<LEllison@hernandocounty.us> wrote:

Yes, the signs must be posted by Friday August 29th, 2025.

The meeting date is September 8, 2025. Your attendance is required at the September meeting to request an extension.

The October meeting date is October 13th.

Let me know if that helps.

Thank you,

<image001.jpg>

Lashaundra Ellison | Concurrency Planner II
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please reference the permit number and subdivision name in the subject line. **

From: TJ Lombardo <lombardoflooring@yahoo.com>
Sent: Wednesday, August 27, 2025 1:38 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: Special Exception 25-02-Grange REQUIRED SIGN PICK UP

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This Friday???

What is the October date for meeting.

TJ Lombardo
lombardoflooring@yahoo.com
727-418-1711
Say No To Rugs

On Aug 27, 2025, at 1:31 PM, Lashaundra Ellison
<LEllison@hernandocounty.us> wrote:

Good afternoon,

Please be advised that signs for the above reference Special Exception application are required to be picked up posted with the affidavit and pictures returned by the end of day Friday.

Also please keep in mind that your attendance is required at the meeting to request an extension until all details of the case are finalized. The lobby hours are 7:30 am -3:30 pm.

Thank you,

| **Lashaundra Ellison | Concurrency**

<image001.jpg>

Planner II

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