

Board of County Commissioners

Exhibit 1

Hernando County

Development Department

MAILING ADDRESS:

**789 Providence Boulevard
Brooksville, FL 34601-2807**
(352)754-4050 Fax: (352)754-4416



Visit Us on the Internet: www.co.hernando.fl.us

November 25, 2008

Louise Kersten-Vance
5025 Emerson Road
Brooksville, FL 34601-5768

Re: N1/2 of N1/2 of SE 1/4 of NE1/4 located in Section 11, Township 23, South Range 19, East, Less right-of-way for State Road 581. A.K.A. R11-423-19-0000-0050-0000, Key Number 00381722.

Dear Louise,

The above described parcel is currently zoned Agricultural (AG). The Easterly three (3) acres are currently being used as a mobile home park known as Skyline Trailer Court. The mobile home park on the 3 acres is considered legally nonconforming and cannot be expanded or changed without the approval of the Planning and Zoning Commission. Also, whenever a nonconforming use has been discontinued for a period of one year, no nonconforming use may be reestablished on the premises.

According to our records, the park consist of eight (8) independent mobile home lots and one lot for the owner of the park. In order to remain in compliance, a maximum of eight (8) mobile homes plus one (1) for the owner is allowed on the parcel all other mobile homes must be removed.

After thoroughly reviewing all information available, it has been determined that only two impact fee exemptions may be applied to the parcel of land. All mobile homes to be replaced must obtain permits prior to the home being placed on the lot. The new mobile homes must meet the current minimum size requirement per the ordinance along with all other applicable regulations. At the time of permitting an impact fee will be assessed to any mobile home not receiving the two available exemptions.

This letter does not exclude the need for approval from any other agency.

If you have any questions do not hesitate to contact our office at 352-754-4050.

Sincerely,

Rebecca Garrett
Hernando County Zoning Technician II

While researching Skyline Mobile Home Park, the following was used for information:

*Property Appraiser's office could only provide one home on a replacement letter during '86-'87. Any others that may have been on the property were considered "Tangible" and were not on the records. Louise from PA spoke to the Tangibles director and they had no record of Skyline at all. The bulk of the homes were picked up on the 1991 tax roll.

*Health Department has no records on the park prior to 1991.

*We reviewed all aerials available to establish time line of placement of homes. 1982 and 1984 aerials appeared to have only two homes visible. The 1988 aerial showed several more. (according to building dept records these were not permitted.

*Two building permits for mobile homes were found 1977 and 1988.

*Owner provided electric company statements and other documents that were reviewed as well.

OWNERS

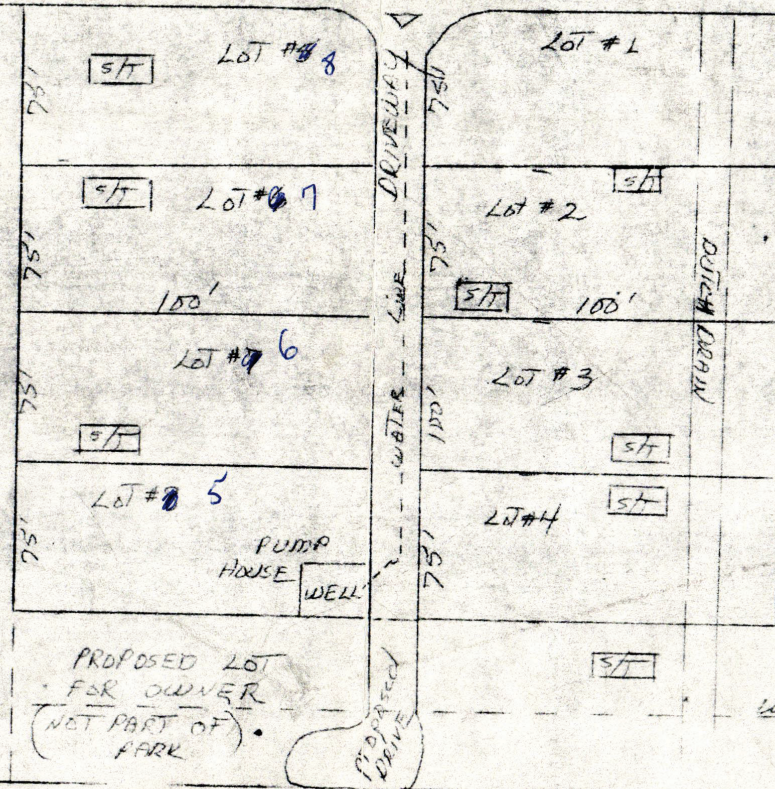
CLINTON VANCE
LOUISE KERSTEN
RT 8 Box 1529
BROOKSVILLE, FLORIDA

SKY LINE TRAILER COURT

8 INDEPENDENT MOBILE HOME SPACES

- 900/255 septic system
- WATER samples satisfactory

TRAILER PARK
ON FRONT 3 ACRES
OF 10 ACRES



SEVEN (7) ACRES IN REAR

Received
from Health
Dept
NOT SCALED
MSR 6/1/75

Exhibit 2

SKY VIEW TRAILER PARK
5025 EMERSON RD
BROOKSVILLE FL

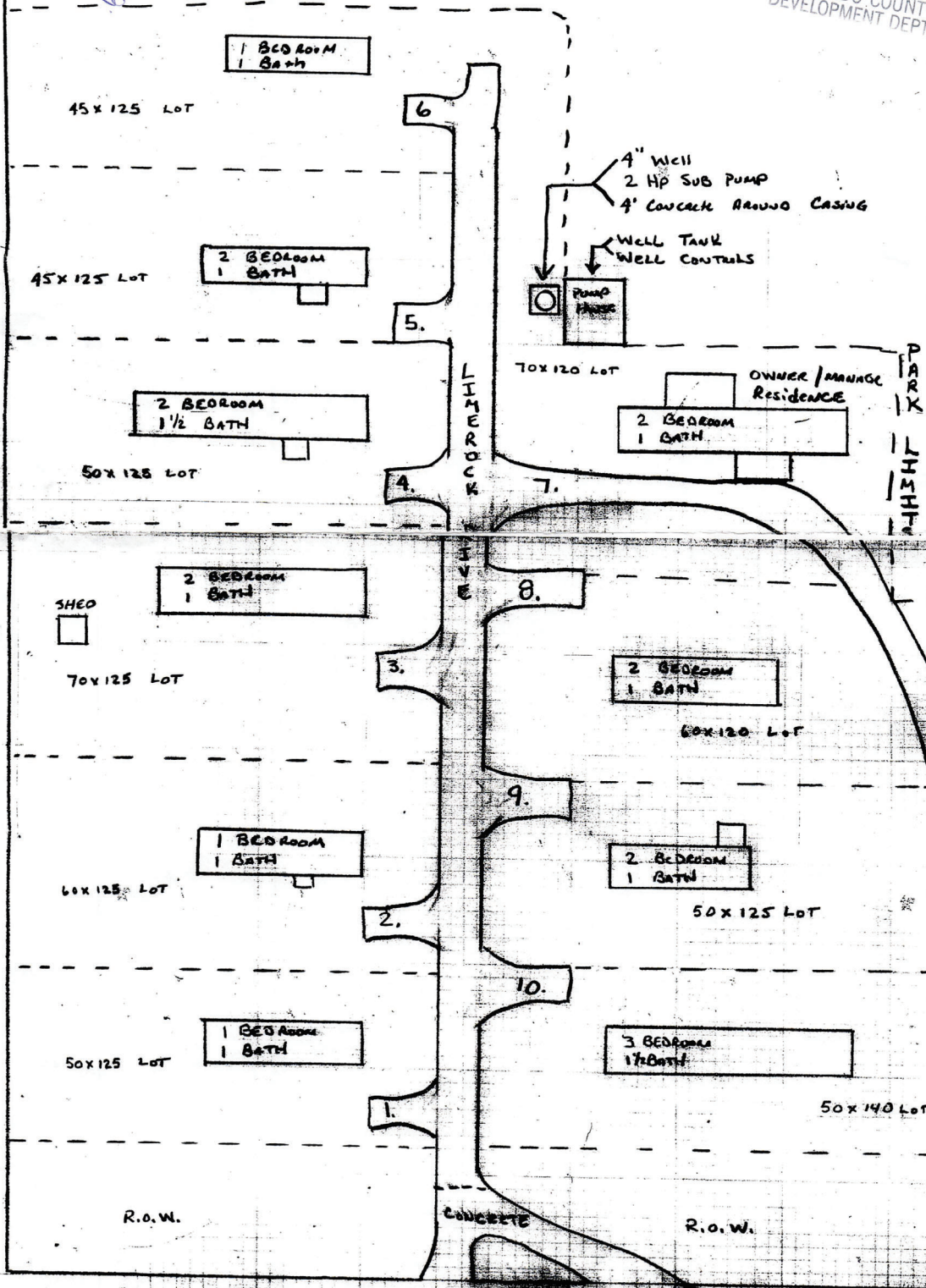
1" = 30' (M.O.L.)

RECEIVED
JUN 16 2010
HERNANDO COUNTY
DEVELOPMENT DEPT.

* Only home lots and one lot for owner is confirmed legally non permit

PARK LIMITS

102' 1" 05W



EMERSON RD

