

**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. _____ Official Date Stamp:
SE-23-04
Received
JUN 06 2023
Planning Department
Hernando County, Florida

Date: _____

APPLICANT NAME: Mother Mary Theresa, Sisters of St. Thomas Aquinas - Mark Sullivan, Agent

Address: 26331 Rosecrans Street
City: Brooksville State: FL Zip: 34602
Phone: 352-428-4847 Email: Administration@qasonline.org
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Mother Mary Theresa, Sisters of St. Thomas Aquinas - Mark Sullivan, Agent

Company Name: Florida Engineering and Enviromental Services, Inc.
Address: 4519 George Road, Suite 130
City: Tampa State: FL Zip: 33634
Phone: 813-267-5649 Email: msullivan@flaengineering.com

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

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

- PARCEL(S) **KEY** NUMBER(S): 00393265
- SECTION 34, TOWNSHIP 23 S, RANGE 20E
- Current zoning classification: AG
- Desired use: Expansion of Convent, plus Bishop's Cottage and Cart Barn for previously approved SEU parcel.
- Size of area covered by application: 16.99 Acres
- Highway and street boundaries: Spring Lake Highway (west) and Rosecrans Street (south)
- Has a public hearing been held on this property within the past twelve months? Yes No
- Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
- Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Mark Sullivan, 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):

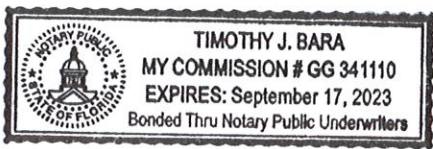
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): Mark Sullivan, Agent (see attached Agent of Record document)
to submit an application for the described property.

[Handwritten Signature]
Signature of Property Owner / Agent

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10th day of MAY, 2023, by MARK SULLIVAN who is personally known to me or produced _____ as identification.

[Handwritten Signature]
Signature of Notary Public



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

Notary Seal/Stamp



Received

JUL 06 2023

Planning Department
Hernando County, Florida

Project Narrative

Sisters of St. Thomas Aquinas - Convent Expansion 26331 Rosecrans Street Special Exception Use Permit Application

The subject project involves the expansion of the facilities at the subject site, which was previously approved by Hernando County for a Special Exception Use Permit under SE-15-19. The purpose of the originally approved application was for a ***Place of Public Assembly, for a Religious Establishment for a Convent and Chapel***. This project was constructed, and those facilities are currently in use.

The current proposal is for an expansion to this site, with the project to include an expansion to the Convent, plus a separate Bishop's Cottage and a Cart Barn. Please see the attached Site Plan along with a second sheet which details the uses and sizes of the existing and proposed facilities.

As can be seen on the Site Plan, the Convent Expansion connects to the existing Building and extends to the east, while the Cart Barn and the Bishop's Cottage are located on the north side of the original construction area.

With regard to traffic and parking needs, we have previously submitted to the County for consideration of the expanded use of the property and its unique characteristics as to its very limited parking and traffic generation needs. Upon consideration of this submittal, Kandi McCorkel of Public Works notified us that based on their review, a traffic study is not required related to the proposed expansion project. As such, no expansion to the site's existing parking area is proposed, and the current site driveway onto Rosecrans Street will remain with no need for modification.

Other site civil engineering considerations include an expansion and relocation of water and sanitary sewer facilities, which are accommodated by on-site well and septic systems. Further, with regard to the increased impervious area associated with this project, an expansion and relocation of stormwater ponds is proposed as part of the design.