

HERNANDO COUNTY CONDITIONAL USE PERMIT OR SPECIAL EXCEPTION USE PERMIT PETITION

File No. CO2201 Official Date Stamp:



Application request (check one):

- Conditional Use Permit (checked)
Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Received JUN 24 2022 Planning Department Hernando County, Florida

Date:

APPLICANT NAME: DONNA L. Smart
Address: 6117 NODOC ROAD
City: Spring Hill State: Florida Zip: 34609
Phone: 727-400-1169 Email:
Property owner's name: (if not the applicant) Same

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) KEY NUMBER(S): R0322318240000002011
2. SECTION 03NE TOWNSHIP 23 South RANGE 18 East
3. Current zoning classification: AR2
4. Desired use: Primary Residence
5. Size of area covered by application:
6. Highway and street boundaries: NODOC ROAD
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, DONNA Louise Smart, 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):
[X] 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): to submit an application for the described property.

Signature of Property Owner (Donna Louise Smart)

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16th day of June, 2022, by DONNA L. Smart who is personally known to me or produced Driver License as identification.

Signature of Notary Public (Cynthia D. Paonessa)



CYNTHIA D. PAONESSA Commission # HH 125045 Expires June 26, 2025 Bonded Thru Budget Notary Services

Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

Received

JUN 24 2022

Planning Department
Hernando County, Florida

Donna L. Smart
6117 NoDoc Road
Spring Hill, Florida 34609
Phone: (727) 400-1169 Cell
Work: (727) 442-2800
email: donna@defendingyounow.com
dsmart7938@gmail.com

June 21, 2022

NARRATIVE

I originally went to Plant City Housing, LLC
I was in the process of purchasing a new mobile home, a floor plan and dimensions are included.

I am requesting this special permit because last year I bought two acres in Spring Hill. I am getting ready to retire in about 5 years and my son, Mike and his wife moved back from Alaska and wanted to buy the acres with me so that as I get older and already have medical issues, he wanted to make sure we could be within close distance to help me out. The realtor told us that the rule in Hernando was 1 house per acre. I also have my older son, Ron, living with me. He is recovering from stage 4 throat cancer. He is still very weak and has other medical issues which is another reason we need family very close by.

My son and I had been looking for property for over a year when this property came up. I still owned a home in Pasco County and Mike and I agreed that he would move to the property in Hernando with the mobile home already on it and pay for half and I would sell my house in Pasco and buy a new mobile home to put on the property for Ron and I.

Sincerely,



Donna L. Smart

PAGE 1 OF 1
BOUNDARY SURVEY

LEGAL DESCRIPTION:

TRACT 201, HERNANDO HIGHLANDS UNRECORDED, BEING FURTHER DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NE CORNER OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE
 NORTH 89 DEGREES, 59 MINUTES, 56 SECONDS WEST A ONG THE NORTH LINE OF THE AFORESAID SECTION 3, A DISTANCE OF 1277.33
 FEET; THENCE SOUTH 00 DEGREES, 07 MINUTES, 09 SECONDS WEST A DISTANCE OF 1725.36 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 00 DEGREES, 07 MINUTES, 09 SECONDS WEST, A DISTANCE OF 287.56 FEET; THENCE SOUTH 89 DEGREES
 59 MINUTES, 56 SECONDS EAST, A DISTANCE OF 617.33 FEET, THENCE NORTH 00 DEGREES, 07 MINUTES, 09 SECONDS, EAST, A
 DISTANCE OF 287.56 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 56 SECONDS WEST, A DISTANCE OF 617.33 FEET TO THE POINT
 OF BEGINNING, LESS THE EASTERLY 25 FEET THEREOF FOR ROAD RIGHT OF WAY.

CERTIFIED TO:
 CARLOS LOPEZ TORRES; TROPIC TITLE
 SERVICES; LOANDEPOT.COM,
 LLC; FIRST AMERICAN TITLE
 INSURANCE COMPANY

COMMUNITY NUMBER: 120110
PANEL: 0188
SUFFIX: D
FLOOD ZONE: X
FIELD WORK: 3/23/2021

PROPERTY ADDRESS:
 6117 NODOC ROAD
 SPRING HILL, FLORIDA 34609

SURVEY NUMBER: 471263
CLIENT FILE NUMBER: 21-H-060

SYMBOL DESCRIPTIONS:

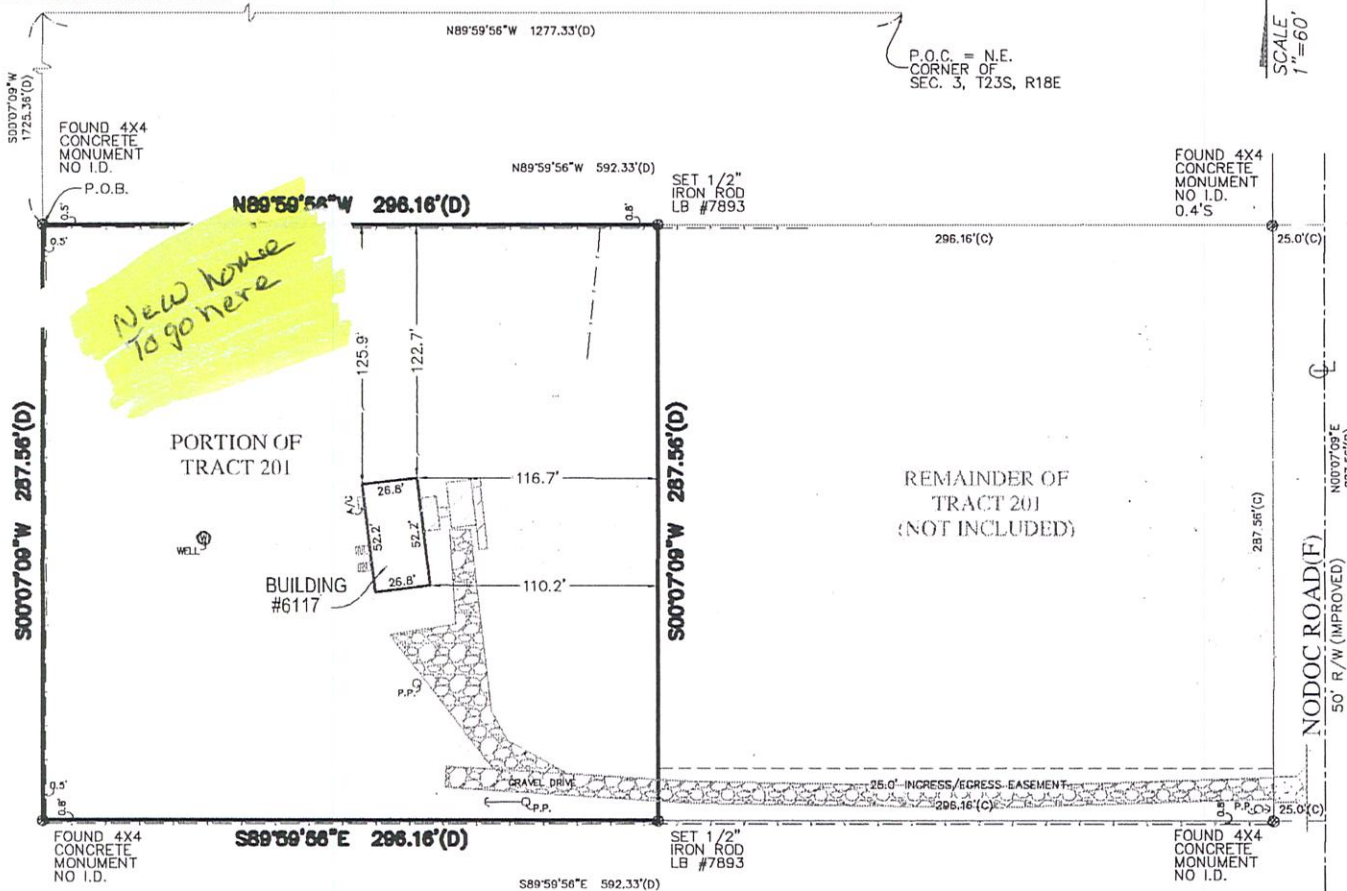
	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
CL	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.H.	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
 GRAVEL DRIVE CROSSING OVER PROPERTY
 LINE ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE NORTHERLY,
 WESTERLY AND SOUTHERLY SIDES OF THE PROPERTY.



GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCUMBRANCES ARE LOCATED.

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1829 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

SCALE
 1"=60'

LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>



SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE
 AND CORRECT REPRESENTATION OF A SURVEY PREPARED
 UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED
 EMBOSSED SEAL AND SIGNATURE.

Digitally signed by
 Kenneth Osborne
 Date: 2021.03.26 09:00
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

(SIGNED) Kenneth Osborne