

From: [jdbabione](#)
To: [Michelle Miller](#); [Omar DePablo](#)
Subject: KENNETH AND JOAN HAHN APPLICATION FOR 2ND RESIDENCE FILE NUMBER CU2208
Date: Thursday, August 4, 2022 11:41:52 AM
Attachments: [Letter to Planning 20220804.docx](#)

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Michelle Miller and Omar DePablo,

Please find below and attached my comments on CU2208.

Please call me at 813 310-4954. I would like to know that my comments were received in good order and have a few questions.

***** start of comments *****

Daniel Babione

2273 Valley Ridge Lane

Brooksville, FL 34602

813 310-4954

August 4, 2022

Subject: Conditional Use Permit (File Number CU2208, Applicant Kenneth and Joan Hahn) for a second residence

Planning and Zoning Commission members,

I am one of two neighbors bordering the property requesting the second residence renewal.

I request that the renewal not be granted.

The mobile home that is being used as a second residence is in violation of our subdivision's covenants (O.R. Book 925, Page 226 – 237, public records of Hernando County) and the property owner's deed notes the property is subject to these restrictions (OR 934, Page 127).

CONVENANT RESTRICTIONS (O.R. Book 925, Page 226 – 237)

Article III, Section 3.02 of the deed restrictions provides: "No lot within the above-described Land shall be used for more than one (1) permanent single family residential dwelling and appurtenant structures thereto (Pages 227 – 228).

Section 3.04(1) prohibits single wide or double wide mobile homes, or any other type of mobile home.

Section 3.04(b) requires structures on the property to be constructed of new frame or concrete block construction with the exception of a manufactured greenhouse (Page 228).

HAHN'S DEED (OR 934, Page 127)

Subject to easements and restrictions of record....

The mobile home was to be a temporary solution, but has now been in use for more than 6 years.

I purchased this property at a premium because of the covenants' protection against the use of mobile homes. These covenants protect all subdivision property owners' property values.

Since the Hahn's moved their mobile home into the subdivision, another mobile home has been set in the subdivision, further eroding subdivision property values.

Please deny this renewal request.

Sincerely,

Daniel Babione

***** end of comments *****

From: [Jennifer Stepanek JLS Investment Realty](#)
To: [jdbabione](#); [Michelle Miller](#); [Omar DePablo](#)
Subject: Hernando County Application # CU2208
Date: Thursday, August 4, 2022 2:54:26 PM

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.

RE: Conditional Use Permit - File Number CU2208: Applicant Kenneth and Joan Hahn

Hernando County Commissioners,

I am the immediate neighbor to the Hahn residence on Valley Ridge Lane. This was supposed to be a temporary mobile home to help Billy learn to live on his own. He now has his own car that he drives alone, & has had 5 or 6 years to practice living on his own. This has been ample time to determine if he is capable of living on his own. What is the maximum timeline for Hernando County's temporary permits?

The Hahn's have said in the past that they purchased the 10 acres across the street to move the mobile home to. It sold last year, for roughly \$100,000 over what they paid for it, allowing ample profit to help offset costs of moving. Also, now showing no intentions of this being a temporary residence.

A second residence & a mobile home is in violation of our subdivision's recorded covenants (O.R. Book 925, Page 226 – 237) and the applicant's deed is subject to these restrictions (OR 934, Page 127). Please refer to the covenant restrictions recorded by Hernando County on O.R. Book 925, Page 226 – 237 for the below reference:

Article III, Section 3.02 of the deed restrictions provides: "No lot within the above-described Land shall be used for more than one (1) permanent single family residential dwelling and appurtenant structures thereto.

Section 3.04(1) prohibits single wide or double wide mobile homes, or any other type of mobile home.

Section 3.04(b) requires structures on the property to be constructed of new frame or concrete block construction with the exception of a manufactured greenhouse.

I am a Florida Real Estate Broker & mobile homes do devalue a subdivision. Since the Hahn's have added a mobile home, another property owner in our subdivision has also installed a mobile. Why is Hernando County allowing mobile homes against recorded deed restrictions? Hernando County has stated in the past that it is not their responsibility to enforce deed restrictions. Why have them recorded with the County, if they are just to be ignored?

Every time this application comes up for renewal, we are given one, maybe two, weeks notice. I thought the yellow sign & notifications have to go out 30 days prior to the meeting?

Please see attached picture, taken from my back patio, of my constant view of the mobile home that has now acquired 2 sheds & weeds almost as tall as the mobile home. In the second picture, you can see they have 2 large buildings of roughly 2,000 SF each that could accommodate whatever is in the 2 sheds.

Let me know if you have any questions. Thank you for your time & consideration.

Jennifer Stepanek
2145 Valley Ridge Lane, Brooksville, FL