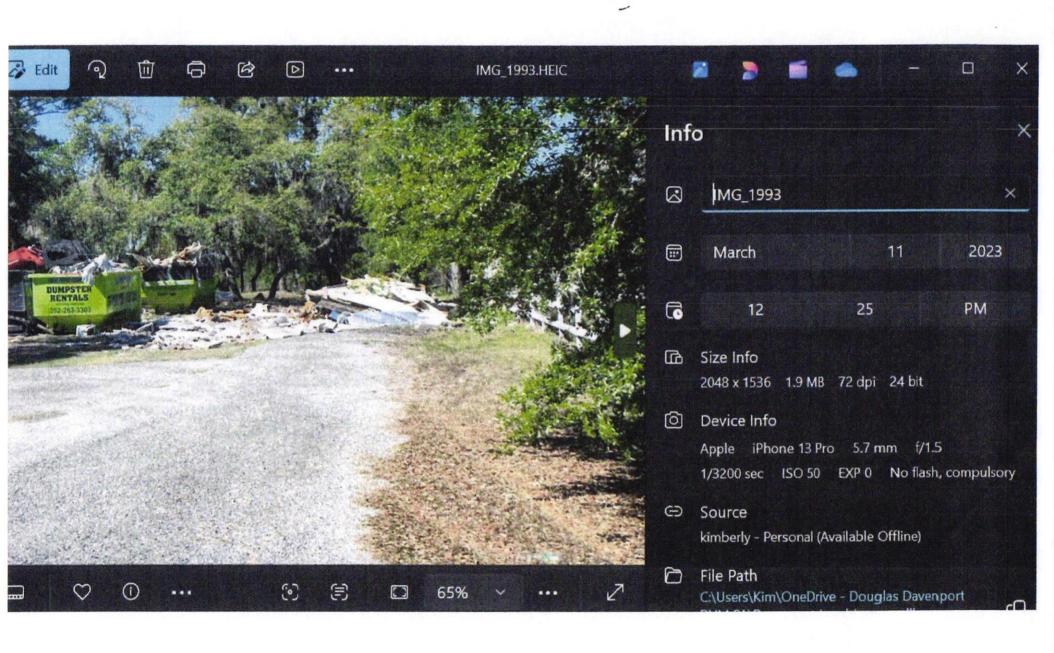
7

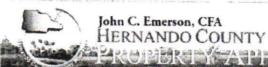
Unit :6 march 11, 2023

(0) IMG\_1991.HEIC Info IMG\_1991 8 11 2023 March 6 12 25 PM 面 Size Info 2048 x 1536 2 MB 72 dpi 24 bit Device Info Apple iPhone 13 Pro 5.7 mm f/1.5 1/3200 sec ISO 50 EXP 0 No flash, compulsory 0 Source kimberly - Personal (Available Offline) 0 File Path (%) 108% C:\Users\Kim\OneDrive - Douglas Davenport DVM PA\Documents\ondrive vowellk

1

unit 6 march 11,2003







\* "Multiple Addresses Exist

Farcel Key: 00381722 Parcel # R11 421 19 0000 0050 0000

#### Owner Information

#### Property & Assessment Values

		AT AMERICA
43 47	- 144 1	T. Jacks Schulen
orderes.	11011	Falls man 1984

Burneg	WEST !	Assustant	57 le 2004
feware.		Exempt	1
Land	5757-000	5,025,02	320000
461300	6.	Fatitan	41





#### Certified Tax Information

See Access, no. 1000s	(a) (3) T	Anvironme-	54,07,010
beargoon of these	THE STATE WAS PURCE.	NONAdValorets	5-11-17
DON Code 1121 Patrick Cess Code (Cod) Superinger	SOUTH COMM AND CORRAT SOUTH Shortley (1)	For at For 1923 for at For 2012	
eighbrothnoc Bio170,51 ti	THE CONTRACTOR NAME AND ADDRESS OF THE PERSON OF THE PERSO	Total For 2029. Total For 2020	

## Land Breakdown

6.07	U UH	40	
		- 10	

11/8/12		Value
	AR OW ACRES	

250,000

Sales	Br	ea	k	d	0	W	î	1

Sale Date	Book/Page	Oced Type	Vacant/ Improved	Qualification	Sale Price	Grantive
10.75.2022	423411145	1023	1	D	\$375,000	MOTERIET JASON C
11:05:2021	4085, 945	46(2)	1	12	5325,6897	INCLUSA MEIAN
11/10/2016	34187474	QC	t	O.	\$100	LENCHGEN LY DY PROPERTIES LLC
11-17-2011	2862 (1640	WD	3	Q	5100,000	MACIFO LIRGA PROPERTIES PARTNERSHIP LLC
D6 1812089	2662+894	426	1	x	5160	MERSTER LUBBSE RILFE ESTATE
12:29-7804	1951/535	QC.	3	×	5100	VANLE CENTON M
56.05.2063	1676 655	QC		7	\$100	KERSTEN LOUISE
D6 -02 - 200 h	1575-1493	QC	1	×	533,000	VANCE CLINTON and
6470171480	390/62	CD	1	Q	533,000	VANCE CLINTON and
31 (1:1980	189	WD	ŧ	Q	530,0X	MADDUK FARMS EORF
21 01 1980					50	MADDUX DONALD FIET UX

#### **Building Characteristics**

Bidg #	Desc	3023	O.

6	MANUFACTURED HOMES DZ	
7	MANUEACTURED HOMESIGHT	
11	MANAGEMENT HOMES (4)	
	NOTE: All S.F. Calculation is are based on	truiting dimension

Year Butit	Area (Base/Aux)	Bed-Bath	Value
1960	44070	121	\$15,463
1990	816/6	5.2	534,912
1965	382780	501	914,633

#### Extra Features

21.00 23 48	Carried Ca			
Blogs	Description	Action: Year	Demensions	Current Value
	HT CHY, BETALISHED, WOOD FRAME (BTW)	1998	24)	5691
3	OPEN SHED, NO WALLS OR CONCRETE: 0521	20,00	180	5194
â	OPEN SHED, NO WALLS OR CONCRETE(052)	2000	183	\$194
	OPEN SHED NO. WALCH ON CONTRECT (COST)	700L	144	5158
3	UTILITY, DETALOED, CONCRETE BLYOUTC;	1 %z, 8:	236	51,011

Addresses

https://propsearch.hernandopa-fl.us

1/2

# Blow up of 2024 Startes

# uilding Characteristics

dg #	Description			Year Built	Area (Base/Aux)	Bed/Bath	Value
6	MANUFACTURED HOMES/02)			1960	440/0	1/1	515,463
7	MANUFACTURED HOMES(02)			1990	81670	3/2	534,912
5.1	MANUFACTURED HOMES/021		Ž.	1965	380 80	1/1	514,638
	NICKE - KILE E CALAMARIAN AND AND ADDRESS	and the state of t					

2021 listing

Mobile Home Park for Sale - owner financing available with 50% down. Zoned for 10 units. 10 acres on beautiful Emerson Road!! Currently has 4 units on it. All 4 units are leased. Annual net income on just the 4 units is \$21,200. A tremendous amount of potential if you if you add the additional 6 units for additional monthly income... unit sites are ready to go with water, septic, power. There were 10 mobiles on the property when she bought it; she had 6 pulled off because of their age/condition. Have some used mobile homes brought on site or add new ones. They must be single-wide mobile homes. If you want to do double-wides, it would require a zoning change. This is not zoned to be a nightly rental RV park; this is a mobile home park. You can apply for rezoning, but not guaranteed - county commissioners have ultimate vote. Our area is in great need of rentals right now - demand is very high. The well services the water to all units and wash/laundry area. Multiple septic tanks on site. GREAT INCOME-PRODUCING OPPORTUNITY for any savvy business person!! Or build your dream home on top of the hill by Emerson on the 10 acres and rent some units to pay your bills and make a living never leaving your property! Zoned AG-Trailer Park. Call today to set up a showing and to get all the details on the income-producing property.

# Full Property Details for 5025 Emerson Rd

### General

Taxes: \$5,259 (2020) Status: Closed Type: Multi-Family MLS ID: W7838075 Added: 349 day(s) ago

#### Interior

Interior Features: Other

#### Exterior

**Exterior Features:** Other

### Location

Area: 34601 - Brooksville County: Hernando Township: 235

Subdivision: AG TRAILER PARK - NO SUBDIVISION

**Driving Directions:** From Brooksville at US 41, go east on the truck route, right on Emerson at the light, so almost to the end of Emerson, top of the Hill before Powell Road. Skyview Acres is on your right.

# **Heating & Cooling**

Cooling Type: Wall/Window Unit(s)
Heating Type: Wall Units / Window Unit

# **Additional Structures**

Other Structures: Shed(s)

#### Lot Features

Property View: Trees/Woods Lot Size (Acres): 10 Lot Size (Sq. Ft.): 435,600

Street/Road Desc.: Asphalt, Gravel

Lot Features: Street Paved; 10 to less than 20

Zoning: AGTRAILRPK

# Financial Considerations

Tax Amount: \$5,259.28

Tax Year: 2020

Terms: Cash, Conventional, Private Financing Available

# **Disclosures and Reports**

Special Conditions: None

Legal Description: N1/2 OF N1/2 OF SE1/4 OF NE1/4 ORB



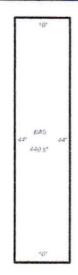
2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

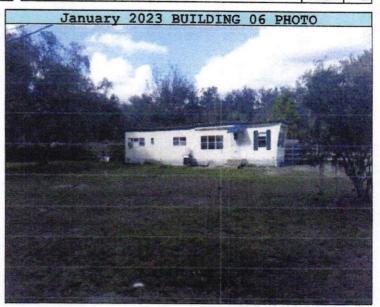
KEY # 00381722

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PAGE

May 2017 BUILDING 06 DRAWING





NUMBER	7	
CODE	02	
DESC	MANUFACTURED	HOMES
I. HPDT	2022	

BUILDING 07	INF
YEAR BUILT	1990
DEPRECIATION %	60%
ADD'1 DEPREC.	0%
OVERRIDE RATE	

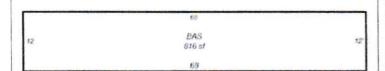
CAP YEAR	
EXCL.FROM CAP?	Y

STORIES	1.0
ROOMS	3
BEDROOMS	3
BATHROOMS	2

BUILDIN	G 07	CONSTRUCTI	ON
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		PIERS	
EXTERIOR WAL		PREFIN ALUM	
FRAME		2X4 WOOD FRM	
FLOOR SYSTEM		WOOD	
FLOOR COVER		CARPET-COMBO	
ROOF STRUCTR		LOW/MIN HANG	
ROOF COVER		METAL CORR	
INTERIOR		PNL AVERG	
HTG & AC		PKG HEAT/AIR	

-						NG 07 ARE		
	THE STREET	CAP YEAR	Control of the last	RATE	PERI METER	SQFT SIZE	REPLACEMENT	DEPRECIATED VALUE
BAS	В		Y		160.00	816.00	80,882	32,353
TOTAL					TOTAL	816.00	80,882	32,353
				7	DJUSTED	816.00		
					BASE	816.00		
				JA	XILIARY	0.00		

## May 2017 BUILDING 07 DRAWING







2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY # 00381722

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PAGE 3

NUMBER	10		
CODE	02		
DESC	MANUFACTURED	HOMES	
L.UPDT	2022		11

BUILDING 1	INFO
YEAR BUILT	1965
DEPRECIATION %	60%
ADD'1 DEPREC.	0%
OVERRIDE RATE	

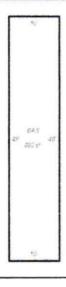
CAP	YEAR	
EXC:	L.FROM CAP?	Y

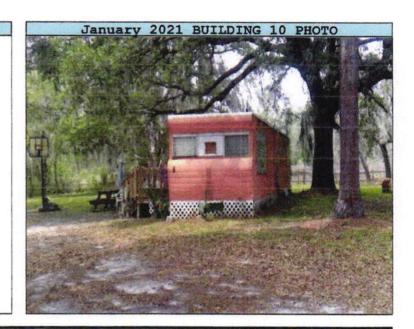
STORIES	1.0
ROOMS	3
BEDROOMS	1
BATHROOMS	1

BUILDIN	G 10	CONSTRUCTI	ON
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		PIERS	
EXTERIOR WAL		PREFIN ALUM	
FRAME		2X4 WOOD FRM	
FLOOR SYSTEM		WOOD	
FLOOR COVER		CARPET-COMBO	
ROOF STRUCTR		FLAT/NO OVER	
ROOF COVER		METAL CORR	
INTERIOR		PNL AVERG	
HTG & AC		UNIT HEAT	

BUILDING 10 AREAS									
		CAP YEAR	AND DESCRIPTION OF	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
BAS	В		Y		116.00	480.00	38,659	15,464	
TOTAL					TOTAL	480.00	38,659	15,464	
ADJUSTED					ADJUSTED	480.00			
					BASE	480.00			
				A	JXILIARY	0.00			

# May 2017 BUILDING 10 DRAWING





NUMBER	11	
CODE	02	
DESC	MANUFACTURED HOMES	
L.UPDT	2022	_

BUILDING 11	INF
YEAR BUILT	1965
DEPRECIATION %	60%
ADD'1 DEPREC.	0%
OVERRIDE RATE	

	CAP YEAR		T.
]	EXCL.FROM CAP?	Y	
1			
7			ı

STORIES	1.0
ROOMS	5
BEDROOMS	1
BATHROOMS	1

BUILDING 11 CONSTRUCTION					
ELEMENT	CODE	DESCRIPTION	POINTS		
FOUNDATION		PIERS			
EXTERIOR WAL		PREFIN ALUM			
FRAME		2X4 WOOD FRM			
FLOOR SYSTEM		WOOD			
FLOOR COVER		CARPET-COMBO			
ROOF STRUCTR		FLAT/NO OVER			
ROOF COVER		ROLLED ROOF			
INTERIOR		PNL AVERG			
HTG & AC		UNIT HEAT			

	BASE CAP			BUILDIN		REPLACEMENT	DEPRECIATED	
CODE	/AUX	YEAR	CAP	RATE	METER	SQFT SIZE	COST	VALUE
BAS	В		Y		96.00	380.00	31,274	12,510
UTU	A		Y		36.00	80.00	2,634	1,054
TOTAL					TOTAL	460.00	33,908	13,564
				I	ADJUSTED	412.00		
					BASE	380.00		
				AU	JXILIARY	80.00		

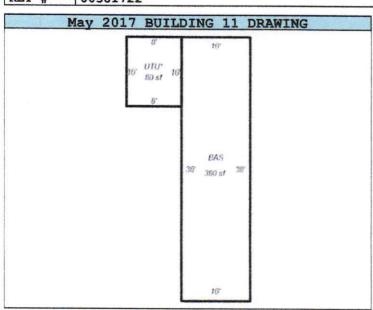


2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY # 00381722

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NUMBER	12	
CODE	02	
DESC	MANUFACTURED HOMES	
L.UPDT	2022	

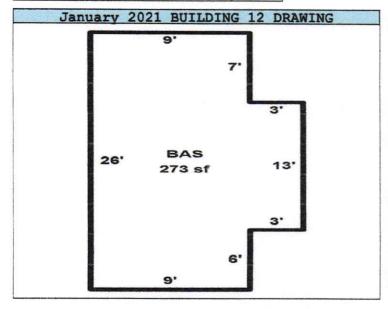
BUILDING 12	2 INFO
YEAR BUILT	1970
DEPRECIATION %	60%
ADD'1 DEPREC.	0%
OVERRIDE RATE	

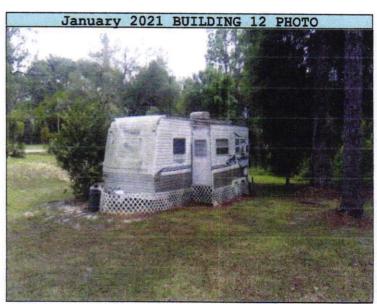
MATION		
CAP YEAR		STORIE
EXCL.FROM CAP?	Y	ROOMS
		BEDRO
		BATHRO

STORIES	1.0
ROOMS	2
BEDROOMS	1
BATHROOMS	1

BUILDING 12 CONSTRUCTION						
ELEMENT	CODE	DESCRIPTION	POINTS			
FOUNDATION		PIERS				
EXTERIOR WAL		PREFIN ALUM				
FRAME		2X4 WOOD FRM				
FLOOR SYSTEM		WOOD				
FLOOR COVER		CARPET-COMBO				
ROOF STRUCTR		LOW/MIN HANG				
ROOF COVER		ROLLED ROOF				
INTERIOR		PNL AVERG				
HTG & AC		FLR/CEIL HT				

CODE	BASE /AUX	REPORT OF THE PERSON	THE PROPERTY AND ADDRESS.	RATE	PERI METER	SQFT SIZE	REPLACEMENT	DEPRECIATED VALUE
BAS	В		Y		76.00	273.00	20,535	8,214
TOTAL					TOTAL	273.00	20,535	8,214
				P	DJUSTED	273.00		
			CONTRACTOR		BASE	273.00		
				AU	XILIARY	0.00		







2023 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

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		1040608			05/27/98	FINALED	06/01/98	400
1035526	01/13/98	1035526	EL	ELECTRIC	01/13/98	FINALED	01/14/98	200

		PI	ROPERTY SAL	ES			The Later of the L				
SALE DATE NEW OWNER CODE DESCRIPTION VAC? INST OR BOOK OR PAGE SALEGRP											
10/25/22	MORPHET JASON E	D	DISQUALIFIED		WD	4234	1145	40	325,000		
11/05/21	EXCLUSA JULIAN	Q	QUALIFIED	N	WD	4085	0945	40	325,000		
11/10/16	LONGHORN LADY PROPERTIES LLC	D	DISQUALIFIED	N	QC	3418	0424		100		
11/17/11	MACDILL RSA PROPERTIES PARTNERS	Q	QUALIFIED	N	WD	2862	1640		100,000		
06/18/09	KERSTEN LOUISE R LIFE ESTATE	X	DISQ SALE /R	N	QC	2662	0894		100		
12/29/04	VANCE CLINTON M	X	DISQ SALE /R	N	QC	1951	0535		100		
06/05/03	KERSTEN LOUISE	X	DISQ SALE /R	N	QC	1676	0655		100		
06/02/03	VANCE CLINTON &	X	DISQ SALE /R	N	QC	1675	1453		33,000		
01/01/80	VANCE CLINTON &	Q	QUALIFIED	N	CD	0390	0062		33,000		
01/01/80	MADDUX FARMS CORP	Q	QUALIFIED	N	WD	0389			30,000		
01/01/80	MADDUX DONALD F ET UX		INVALID CODE	N					30,000		

PROF	ERTY	APP	RAIS	ER INSPECTIONS
INSP.DATE				
02/01/23	2023	299	13	SALES REVIEW
01/20/22	2022	256	13	SALES REVIEW
04/16/21	2021	256	1	BUILDING PERMIT
05/09/17	2017	196	17	5 YEAR REVIEW
03/15/12	2012	197	1	BUILDING PERMIT
01/17/12	2012	197	13	SALES REVIEW
06/08/07	2007	184	18	OFFICE DISCOVERY
01/11/05	2005	197	12	EXEMPTION REVIEW
05/22/03	2003	197	17	5 YEAR REVIEW
07/22/97	1997	170	12	EXEMPTION REVIEW
06/23/95	1995	180	12	EXEMPTION REVIEW
07/01/94	1994	170	4	AREA REAPPRAISAL

PROPERTY APPRAISER NOTES								
January 01 2023								
MOBILE HOME PARK								
LOT 10 - VACANT								
LOT 4 - VACANT								
LOT 7 - VACANT								
LOT 5 - VACANT								
LOT 2 - STR 6								
LOT 3 - STR 7								
LOT 1 - VACANT								
LOT 6 - VACANT								
LOT 9 - STR 11								
LOT 8 - VACANT								
LOT12 - VACANT								
UTW-01 USED FOR STORING EQUIP								
USED FOR MAINT.								



2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

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PAGE

BUSINESSES ON PROPERTY BUSINESS NAME KEY # NAICS BUSINESS TYPE

DRESSE	S	ON	PROPERTY							
SITUS										
EMERSON	RD	LOT	1							
EMERSON	RD	LOT	2							
EMERSON	RD	LOT	3							
EMERSON	RD	LOT	4							
EMERSON	RD	LOT	5							
EMERSON	RD	LOT	6							
EMERSON	RD	LOT	7							
EMERSON	RD	LOT	8							
EMERSON	RD	LOT	9							
EMERSON	RD	LOT	10							
	EMERSON EMERSON EMERSON EMERSON EMERSON EMERSON EMERSON EMERSON EMERSON	EMERSON RD	DRESSES							

	BUILDING PERMITS										
APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE			
1407647	12/31/20	1407647	DM	DEMOLITION M H	12/31/20	FINALED	01/15/21	2,200			
1407645	12/31/20	1407645	DM	DEMOLITION M H	12/31/20	FINALED	01/15/21	1,800			
1402556	09/24/20	1402556	DM	DEMOLITION M H	09/24/20	FINALED	10/19/20	2,000			
1402555	09/24/20	1402555	DM	DEMOLITION M H	09/24/20	FINALED	10/19/20	1,900			
1400680	08/21/20	1400680	DM	DEMOLITION M H	08/24/20	FINALED	09/02/20	1,800			
1357369	05/08/18	1357369	DM	DEMOLITION M H	05/08/18	VOID		1,500			
1246540	06/15/10	1246540	RH	REPLACEMENT MOBILE HOME	04/21/11	FINALED	10/26/11	11,000			
1040608	05/27/98	1040608	EL	ELECTRIC	05/27/98	FINALED	06/01/98	400			
1035526	01/13/98	1035526	EL	ELECTRIC	01/13/98	FINALED	01/14/98	200			

	PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE		
10/25/22	MORPHET JASON E	D	DISQUALIFIED	N	WD	4234	1145	40	325,000		
11/05/21	EXCLUSA JULIAN	Q	QUALIFIED	N	WD	4085	0945	40	325,000		
11/10/16	LONGHORN LADY PROPERTIES LLC	D	DISQUALIFIED	N	QC	3418	0424		100		
11/17/11	MACDILL RSA PROPERTIES PARTNERS	Q	QUALIFIED	N	WD	2862	1640		100,000		
06/18/09	KERSTEN LOUISE R LIFE ESTATE	Х	DISQ SALE /R	N	QC	2662	0894		100		
12/29/04	VANCE CLINTON M	Х	DISQ SALE /R	N	QC	1951	0535		100		
06/05/03	KERSTEN LOUISE	X	DISQ SALE /R	N	QC	1676	0655		100		
06/02/03	VANCE CLINTON &	X	DISQ SALE /R	N	QC	1675	1453		33,000		
01/01/80	VANCE CLINTON &	Q	QUALIFIED	N	CD	0390	0062		33,000		
01/01/80	MADDUX FARMS CORP	Q	QUALIFIED	N	WD	0389			30,000		
01/01/80	MADDUX DONALD F ET UX		INVALID CODE	N							

PROF	ERTY	APP	RAIS	ER INSPECTIONS
INSP.DATE	ROLL	EMPL	CODE	REASON
02/01/23	2023	299	13	SALES REVIEW
01/20/22	2022	256	13	SALES REVIEW
04/16/21	2021	256	1	BUILDING PERMIT
05/09/17	2017	196	17	5 YEAR REVIEW
03/15/12	2012	197	1	BUILDING PERMIT
01/17/12	2012	197	13	SALES REVIEW
06/08/07	2007	184	18	OFFICE DISCOVERY
01/11/05	2005	197	12	EXEMPTION REVIEW
05/22/03	2003	197	17	5 YEAR REVIEW
07/22/97	1997	170	12	EXEMPTION REVIEW
06/23/95	1995	180	12	EXEMPTION REVIEW
07/01/94	1994	170	4	AREA REAPPRAISAL

April 16 2021	
MOBILE HOME PARK	
LOT 10 VACANT	
LOT 4 VACANT	
LOT 7 VACANT	
LOT 5 VACANT	
STR 6 - LOT 2	
STR 7 - LOT 3	
LOT 1 VACANT	
LOT 6 VACANT	
STR 10 - LOT 8	
STR 11 - LOT 9	
STR 12 - LOT 12	
LOT 8 VACANT	
UTW-01 USED FOR STORING EQUIP	
USED FOR MAINT.	

PROPERTY APPRAISER NOTES

# - Search by Name parcel hey parcel 113

Iridge



Home

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				AND THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	CONTRACTOR OF THE PARTY OF THE	The state of the s	WINDS TO STATE OF THE PARTY OF	DOMESTIC STATES	
etriev	e Support							HERNANDODO	H
sarch	Merge Zip	PDF Edit Er	nait						
100202000		Permit or PLINED #	Name (FAC Limit FACA)					DATE	
AMMEDI TO	Limited Use Water	27-57-00141	Skyview Acres	5025 Emerson Road	Brooksville	lab results		4/10/2024 2:38:09 PM EST	1
	Limited Use Water	27-57-00141	Skyview Acres	5025 Emerson Road	Brooksville	lab results		1/8/2024 2:23:47 PM EST	I
(5)	Limited Use Water	27-57-00141	Skyview Acres	5025 Emerson Rd	Brooksville	lab results		10/12/2023 8:07:47 AM EST	1
(3)	Limited Use Water	27-57-00141	Skyview Acres	5025 Emerson Rd	Brooksville	lab results		7/13/2023 11:43:30 AM EST	1
190	OSTDS - Construction	27-SB-1307267	Skyview Park	5025 Emerson Road	Brooksville		R11 423 19 0000 0050 0000	11/29/2021 3.02.33 PM EST	1
Little Control	OSTDS - Construction	27-SB-1307267	Skyview Park	5025 Emerson Road	Brooksville		R11 423 19 0000 0050 0000	11/29/2021 3:02:17 PM EST	1
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Road	Brooksville	Lab Results	05/06/2021 AA	5/28/2021 10 38 11 AM EST	1
15/2	Limited Use Water	27-57-00141	Skyview Acres	5025 Emerson Rd	Brooksville	Lab Results	3/30/21 AA	4/8/2021 11:15:40 AM EST	1
153	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Rd	Brooksville	Lab Results	10/5/20 AA	11/6/2020 9 18 05 AM EST	1
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Road	Brooksville	Lab Results	7/15/20 AA	7/23/2020 11:59:01 AM EST	1
600	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Rd	Brooksville	Lab Results	4/27/20 A 1/6/20 A	6/17/2020 1:50 28 PM EST	1
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Road	Brooksville	Lab Results	4/27/2020	5/29/2020 3:01 01 PM EST	1
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Rd	Brooksville	Correspondence - reminder	2nd qtr	5/19/2020 7:44:47 AM EST	
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Road	Brooksville	Permit documentation pre 2015		2/18/2020 3:07:17 PM EST	
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Road	Brooksville	Lab Results	1/6/2020 AA	2/3/2020 3 23 48 PM EST	
to taken	Limited Use Water	27-57-00141	Skyview Acres M H.P	5025 Emerson Road	Brooksville	Lab Results	10/9/2019	11/7/2019 10:02:27 AM EST	
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Road	Brooksville	Lab Results	10/24/19	10/25/2019 3:51:09 PM EST	
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Ernerson Road	Brooksville	CHD Lab Sample	9/11/2019	9/25/2019 3 04:47 PM EST	
	Limited Use Water	27-57-00141	SKYVIEW ACRES MHP	5025 EMERSON RD	Brooksville	Permit and back-up documentation		9/9/2019 4:07 48 PM EST	
	MHP & RV Park	27-54-00033	SKYVIEW ACRES MHP	5025 EMERSON RD	Brooksville	Permit and back-up documentation		8/29/2019 3:37:25 PM EST	
	Limited Use Water	27-57-00141	Skyview Acres MHP	5025 Emerson Road	Brooksville	Lab Results	7/10/19	8/7/2019 9 08 19 AM EST	

last permit fulled a lalia expired 9/30/20

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Home Log out

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	MHP & RV Park	27-54-00033	SKYVIEW ACRES MHP	5025 EMERSON RD	Brooksville	Permit and back-up documentation		8/29/2019 3:37:25 PM EST	pdf	3	)	C
	MHP & RV Park	27-54-00033	SKYVIEW ACRES MHP	5025 EMERSON RD	Brooksville	Permit and back-up documentation		9/5/2018 11:22:40 AM EST	pdf	2		C
	MHP & RV Park	27-54-00033	SKYVIEW ACRES MHP	5025 EMERSON RD	Brooksville	Billing		9/5/2018 11:11:37 AM EST	pdf	1	3	C
	MHP & RV Park	27-54-00033	Skyview Mobile Home Park	5025 Emerson Road	Brooksville	Permit documentation pre 2015		2/22/2018 8:33:52 AM EST	pdf	94		<
	MHP & RV Park	27-54-00033	Skyview Acres Mobile Home Park	5025 Emerson Road	Brooksville	Permit and back-up documentation	Public	9/22/2017 10:11:24 AM EST	pdf	4	1	(
LS.	MHP & RV Park	27-54-00033	Skyview Acres	5025 Emerson Road	Brooksville	Billing	Public	8/17/2017 10:27:16 AM EST	pdf	1		(
	MHP & RV Park	27-54-00033	Skyview Acres	5025 Emerson Road	Brooksville	Permit	Public	9/12/2016 3:39:09 PM EST	pdf	2		(
	MHP & RV Park	27-54-00033	Skyview Acres	5025 Emerson Road	Brooksville	Billing	Public	8/24/2016 3:01:26 PM EST	pdf	1	1	(
10	MHP & RV Park	27-54-00033	Skyview Acres	5025 Emerson Road	Brooksville	Permit	Public	9/21/2015 2:49:31 PM EST	pdf	2		<



# STATE OF FLORIDA DEPARTMENT OF HEALTH **Operating Permit**

27-54-00033

Mobile Home Parks - Mobile Home Park

27-BID-4240918

Issued To:

Skyview Acres Mobile Home Park

5025 Emerson Road Brooksville, FL 34601

County: Hernando Amount Paid: \$100.00 Date Paid: 08/29/2019 Issued Date: 10/01/2019

Expires On: 09/30/2020

Mail To:

Elizabeth Hisey

P O Box 10605

Brooksville, FL 34603

Issued By:

Department of Health in Hernando County

7551 Forest Oaks Boulevard Spring Hill, FL 34606

(352) 540-6800 ext. 82112

Owner: Hisey, Elizabeth

Mobile Home Spaces:

10

Recreational Vehicle Spaces:

0

Migrant Spaces:

Tent Spaces:

Total Beds:

0

Total Spaces for Billing:

10

Original Customer: Skyview Acres Mobile Home Park (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



# STATE OF FLORIDA DEPARTMENT OF HEALTH **Operating Permit**

Mobile Home Parks - Mobile Home Park

27-BID-4240918

Issued To:

Skyview Acres Mobile Home Park

5025 Emerson Road Brooksville, FL 34601

County: Hernando Amount Paid: \$100.00 Date Paid: 08/29/2019 Issued Date: 10/01/2019

Expires On: 09/30/2020

Mail To:

Elizabeth Hisey

P O Box 10605

Brooksville, FL 34603

Issued By:

Department of Health in Hernando County

7551 Forest Oaks Boulevard Spring Hill, FL 34606

Owner: Hisey, Elizabeth

(352) 540-6800 ext. 82112

	26-54-1730465	Hendry	Oak Grove Resort MHP1151-	May 2025 500 S Main Street	pg59-ddownert
	26-54-1795129	Hendry	Okeechobee Landings RV Resort	420 Holiday Boulevard	Clewiston
	26-54-1829011	Hendry	Moss Landing	900 Aqua Isles Boulevard	Labelle
	26-54-1979580	Hendry	County Line MHP	1475 N Bridge Street	La Belle
	26-54-2036896	Hendry	Nalls Court MHC, LLC	1002/1009 Nalls Court	Clewiston
	26-54-2267419	Hendry	Royal Palm Trailer Park	700 E Ventura Avenue	Clewiston
	26-54-2267441	Hendry	Everglades MHP LLC	500 S Francisco Street	Clewiston
	26-54-2316002	Hendry	RiverLandings Motorcoach Resort	5942 W HWY 80	Labelle
	26-54-2763829	Hendry	Palm & Pines	16225 S State Road 29	Felda
	26-54-3083859	Hendry	Olde Florida Motorcoach Resort	7511 State Road 80	La Belle
	27-54-00002	Hernando	Oak Manor Mobile Ranch	33194 Maumee Track	Dade City
	27-54-00003	Hernando	Countryside Estates	7001 Tall Oaks Lane	Brooksville
	27-54-00004	Hernando	Forest Glenn Co-Op, Inc.	1431 Friar Tuck Lane	Spring Hill
	27-54-00006	Hernando	Lakeside Mobile Manor, LLP	1020 Lakeside Drive	Brooksville
	27-54-00009	Hernando	Campers Holiday Assoc., Inc.	2092 Culbreath Road	Brooksville
	27-54-00011	Hernando	Ridge Manor Campground & MHP	33456 Cortez Boulevard	Dade City
	27-54-00012	Hernando	Frontier Campground & Mobile Home Park	15549 Cortez Boulevard	Brooksville
	27-54-00014	Hernando	Holiday Springs Mobile Home Park	138 Travel Park Drive	Spring Hill
	27-54-00015	Hernando	Wesleyan Bible Conference Association	8225 Wesley Drive	Brooksville
	27-54-00017	Hernando	Imperial Estates Mobile Home Park	4182 Angelica Avenue	Brooksville
	27-54-00018	Hernando	Clover Leaf Farms	900 N Broad Street	Brooksville
\	27-54-00019	Hernando	3 Seasons MHP, LLC	21253 Yontz Road, Lot 2	Brooksville
7	27-54-00020	Hernando	Weeki Wachee North MHP	10401 Amity Avenue	Brooksville

07.54.0000			WHALLIBUIRION TO -	18 00 clacamen
27-54-00023	Hernando	Hickory Grove Mobile Home Park	1305 Howell Avenue	Brooksville
27-54-00024	Hernando	Chief Aripeka Travel Park	1582 Osowaw Boulevard	Spring Hill
27-54-00030	Hernando	Pleasant Acres	20245 Ganz Drive	Brooksville
27-54-00031	Hernando	Topic's RV Community	13063 County Line Road	Spring Hill
27-54-00035	Hernando	HHRJML LLC	6819 Hope Hill Road	Brooksville
27-54-00036	Hernando	Sand Gardens LLC	16486 Pointview Road	Brooksville
27-54-00037	Hernando	Sand Hill Scout Camp	11210 Cortez Boulevard	Brooksville
27-54-00038	Hernando	Lakewood Retreat	25458 Dan Brown Hill Road	Brooksville
27-54-00039	Hernando	Weeki Wachee Christian Camp	7360 Erin Road	Spring Hill
27-54-00040	Hernando	Silver Lake Campground	31475 Silver Lake Road	Brooksville
27-54-00041	Hernando	Cypress Glen Campground	31475 Silver Lake Road	Brooksville
27-54-00042	Hernando	Crooked River Campground	31475 Silver Lake Road	Brooksville
27-54-00043	Hernando	Buttgenbach Campground	6420 LaRose Road	Brooksville
27-54-00045	Hernando	Church of God of Prophecy	24165 Dan Brown Hill Road	Brooksville
27-54-00046	Hernando	Cody's Catfish Pond & RV Park	8588 Ostrom Way	Weeki Wachee
27-54-1404089	Hernando	Mary's Fish Camp	8092 Mary's Fish Camp Road	Weeki Wachee
27-54-1515171	Hernando	Camp-A-Wyle Condo Association	9206 Grizzly Bear Lane	Weeki Wachee
27-54-1793968	Hernando	Istachatta Mobile Home Park	28065 Freewalt Street	Brooksville
27-54-1831244	Hernando	Belle Parc RV Resort	11050 Elliots Way	Brooksville
27-54-2137140	Hernando	The Grove MHP	626 S Broad Street	Brooksville
27-54-2217410	Hernando	River Oaks	22329 Cortez Boulevard	Brooksville
27-54-2255552	Hernando	Breezy Oaks	712 W Jefferson Street	Brooksville
27-54-2277751	Hernando	Windward Village	6291 Windward Boulevard	Spring Hill

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. Good morning Jennifer, Thank you very much for your detailed response. Per the Seller and the MLS listing there were a total of 10 units including the owner / park manager's unit. I understand that the parcel is eligible for two (2) impact fee credits based on the date of the previous demolition permits on file from 12/31/2020. I was of the understanding that once impact fees were paid, they were paid and would not be assessed again. Has there been a change in this policy? Is this a result of the legal non-conforming status? As you suggested we will follow up with the Health Department in regard to the size of the allowable structure in relation to the size of the septic tank. Could you suggest a point of contact within the Health Department and the Southwest Florida Water Management District? Thank you in advance for your assistance in this matter. Best regards, **Anthony Kanaris** On Mon, Oct 11, 2021 at 5:58 AM Jennifer Soch <a href="mailto:Soch@co.hernando.fl.us">Soch@co.hernando.fl.us</a> wrote: Good morning,

This parcel is eligible for two (2) impact fee credits. Once those credits are used, any replacement homes placed after that will be subject to the current impact fees for that time. The original plan for this park states it may have 8 mobile

I will be more than happy to assist you in answering your questions. Thank you for your patience as the necessary

research was done on this parcel to provide you with the most accurate information available.

omes plus the mobile home for the owner/park manager for a total of 9 mobile homes. The mobile homes are only permitted on the easterly 3 acres of the parcel per the same original plan. The remainder of the parcel is zoned AGagricultural.

The legal non-conforming use would be valid for the replacement of 2 mobile homes but is only valid for one year from the removal of the previous mobile homes. Based on the previous demolition permits on file from 12/31/2020, the new landowner would have until 12/31/2021 to submit a full permit application for those 2 replacement mobile homes to maintain the legal non-conforming status. The size of the mobile homes is not a factor for the zoning dept., in relation to the non-conforming status, but it may be a factor for the Health Dept. We would suggest following up with the Health Dept. as the size of the allowable structure may be restricted due to the size of the septic tank.

Any questions specific to septic tanks, aside from what was mentioned above, should be directed to the Health Department Environmental Services Division as the Zoning Dept. does not regulate their requirements. Any questions specific to wells would need to be directed to the Southwest Florida Water Management District (SWFMD, pronounced swiftmud) as they have their own permit process and requirements for wells that Zoning does not regulate.

Should you have any further questions, please do not hesitate to contact our office.

# Ten Soch

Zoning Tech

789 Providence Blvd.

Brooksville, FL 34601

Ph: 352-754-4048 ext. 29114

\*\*ATTENTION: Beginning January 19, 2021 our new hours of operation are Monday-Friday, 7:30am-2:00pm until further notice\*\*

From: John Allocco < JAllocco@co.hernando.fl.us>

Sent: Thursday, October 7, 2021 12:40 PM

To: Zoning\_Department < zoningdepartment@hernandocounty.us >

Cc: Aaron Pool < APool@co.hernando.fl.us >; Ronald Pianta < RPianta@hernandocounty.us >; Tobey Phillips

# hillips@co.hernando.fl.us>; Jim Friedrichs < JFriedrichs@co.hernando.fl.us> ubject: Re: 5025 Emerson Road, Brooksville, FL 34601 I have copied all to make sure the email didn't get buried in the generic email. Please copy me on responses to the realtor. Respectfully, John Allocco Chairman **Hernando County Board of Commissioners** From: Anthony Kanaris <anthony@akanarisrealtor.com> Sent: Thursday, October 7, 2021 12:34:01 PM To: Zoning\_Department < <a href="mailto:zoningdepartment@hernandocounty.us">zoning\_Department < <a href="mailto:zoningdepartment@hernandocounty.us">zoning\_Department < <a href="mailto:zoningdepartment@hernandocounty.us">zoningdepartment@hernandocounty.us</a>; John Allocco < <a href="mailto:JAllocco@co.hernando.fl.us">JAllocco@co.hernando.fl.us</a> Cc: kimberly.homeland@gmail.com <kimberly.homeland@gmail.com>; Julian Exclusa <jexclusa@icloud.com> Subject: 5025 Emerson Road, Brooksville, FL 34601 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. Good afternoon,

My name is Anthony Kanaris. I am a Broker Associate and a State Certified Residential Real Estate Appraiser. I am with Berkshire Hathaway HomeServices | Florida Properties Group. My client Julian Exclusa is in contract to purchase the above referenced property.

5025 Emerson Road is a 10 unit mobile home park on 10 acres. 6 of the mobile homes had reached the end of their economic life and have been removed from the site. There are 4 remaining tenants.

# **Board of County Commissioners**

# 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 throughly 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

# harthome1@gmail.com

From:

Robin Reinhart < RReinhart@co.hernando.fl.us>

Sent:

Wednesday, November 27, 2024 2:40 PM

To:

Kim Davenport

Subject:

RE: Key 381722

Flag Status:

Flagged

#### Hello

Yes, 3 replacement mobile home permits have been submitted. Looking at the permits, they have currently been marked deficient. Even though this parcel is legally non-conforming, The Legally non-conforming status only stays if the Mobiles are replaced with a mobile of same size, footprint, and in the same location. Also they will not be able to put any new mobile homes (other than the amount that were there) on the parcel with out doing a rezoning. At this time no rezoning has been submitted to the Planning Department.



# Robin Reinhart | Commercial Planner I

Planning and Zoning Division | Development Services Department

1653 Blaise Dr., Brooksville, FL 34601 Phone: (352) 754-4057 ext. 28011

Fax: (352)754-4420

Email: rreinhart@hernandocounty.us

Website: https://www.hernandocounty.us/zoning

Office Hours: Monday-Friday, 7:30 AM – 3:30 PM

From: Kim Davenport <a href="mailto:kim-leg-mail.com">harthome1@gmail.com</a> Sent: Tuesday, November 26, 2024 7:28 AM

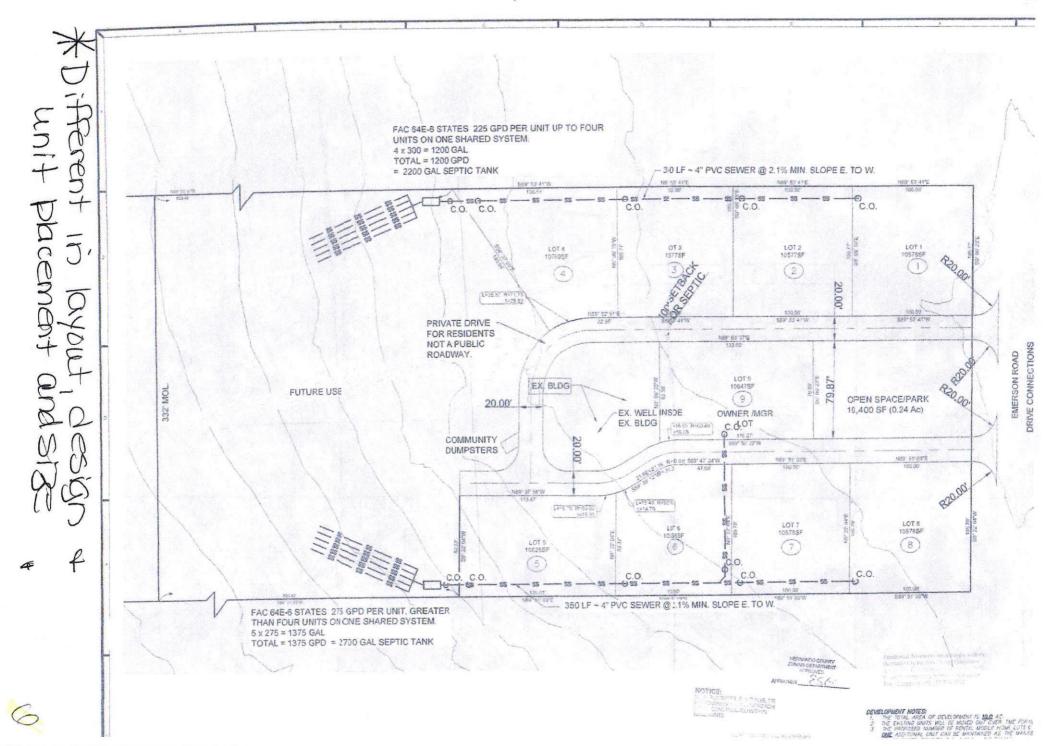
To: Robin Reinhart <RReinhart@co.hernando.fl.us>

Subject: Re: Key 381722

**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.

Here is a screenshot of the pending permit applications off the internet. Please ask Omar what he was going to send me.

# SSOS tengraM mospl yd battindell





# HERNANDO COUNTY DEVELOPMENT SERVICES ZONING EARLY SITE CLEAR PERMIT APPLICATION 1653 Blaise Drive, BROOKSVILLE, FL 34601 Phone (352) 754-4048 zoning@hernandocounty.us

1505101	11,0106
Permit Application No. 1505181	Date: 6 13/25
Property Zoning A C1 (office use only)	Key#_00381722
Site Address 5005 Emerson Rd. Bio	CEipHernando County, Florida
- lucin maralat	
Mailing Address: 15421 Bellamy Brother Dado Crty, Fl 33623  Specify by checking one of the boxes below of which perm	15 Phone 8 13-701-6122
Specify by checking one of the boxes below of which perm Cost of clearing 15,000,000	nit being applied for:
	nit – License No
Contractor/Owner Email Jason anations	srcm.com
APPLICANT'S AFFIDAVIT: I certify that all the forego- will comply with the applicable laws regulating construction	on and zoning. land dearing of
Owners/Contractor Signature County of H	5 mall trees, underbrush, 45 crape surface were for pasture
State of Florida County of H	MITOLOGO 25
Sworn to and subscribed before me this	day of June, 2000,
by Jasan morphet, who is ( b) pers	sonally known to me, or () who
produced	as identification.  Nicole Young  Comm.:HH 224200
< /	Expires: Feb. 3, 2026 Notary Public - State of Florida
hear of	-wiltin.
Signature of Notary	Type, Print, or Stamp Name of Notary

Application No. 150516				
Application No.: 150.518	Approved per County Landscape Ordinance (Department use only)			
Lot/Block/Unit/Subdivision: MA	Date: 6/16/25			
1	Name: SROD			
Owners Name: Jason morphet	Name: STOOD			
Address 5205 Emerson Rd.				
Brooksville, Fl.	Trees Required: 15			
LANDSCAPING				
CLEARING PLAN				
APPLICATION				
10	A			
Square footage of property (must match property appraisers	Acres sf			
Percentage of natural vegetation preserved	_%			
Number of existing Specimen or Majestic trees	6-10			
Number of Specimen or Majestic trees proposed for removal	Ψ			
NOTE: ANY SPECIMEN OR MAJESTIC TREE MUST BE GI	RANTED A PROTECTED TREE REMOVAL			
PERMIT PRIOR TO THE REMOVAL.	land clearing of sme			
<b>有实实实实实实实实实实实实实实实实实实实实实实实实实实实实实实实实实实实实</b>	trees, underbrush, +			
Please acknowledge by ** <u>initial</u> spaces below.	ing ** in 5 crape surface weld			
No more than 50% percent of the landscaped areas can be irri				
SPECIMEN TREE- A tree with a DBH of eighteen (18) inches or greater	but less than thirty-six (36) inches.			
MAJESTIC TREE- A tree with a DBH of thirty-six (36) inches or greater.	Palm trees shall be excluded.			
Trees to be planted must be a minimum size of two (2) inches in caliper and half must be shade trees.				
I, understand that this is a synopsis of Ordinance 2008-02, which was adopted by the Board of County				
Commissioners and is not inclusive of all landscape requirements and restrictions contained in the Ordinance.  These requirements are subject to amendment by the BCC. I, also understand it is the applicant's responsibility to				
ensure that all sections of Ordinance 2008-02 are complied with.				
Signature of Owner Contrac	to a			
Signature of Owner Contrac	tor			
State of the County of the County of	-			
The foregoing instrument was acknowledged before me this	yorline, 2025.			
By as morphet, who is ( ) personally	known to me or who () has produced			
as identification.	Nicole Young Comm.:HH 224200			
meals of	Expires: Feb. 3, 2026 Notary Public - State of Florida			

Instr #2025041903 BK: 4573 PG: 1344, Filed & Recorded: 6/13/2025 3:11 PM KAR Deputy Clk, #Pgs:1 Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL Rec Fees: \$10.00

Permit Number Pe		CLERK OF COURTS STATES
NO TICE OF GOM MEN CEMENT  State of Florida County of Hamando THE WINDERSIONED heaby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.  1. Description of property (figed description): R114.29 stop osciologo occur, will or his NOTICE OF COMMENCEMENT.  2. Cleanard description of Improvements: there us must break underteauth, and sorape authors weeks.  2. Cleanard description of Improvements: there us must break underteauth, and sorape authors weeks.  3. Owner Information or Lesses Information if the Lesses contracted for the Improvement:  a) Name and address: the state of Florida designation of the Improvement:  b) Name and address: the state of Florida designated by Comer Lesses of the state of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7. Florida Statutes:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) In addition to himself or herself, Owner designates  c) Telephone No:  c) Park No: (optional)  d) No:  c) Park No:  c) Pa		the lufter said
NO TICE OF GOM MEN CEMENT  State of Florida County of Hamando THE WINDERSIONED heaby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.  1. Description of property (figed description): R114.29 stop osciologo occur, will or his NOTICE OF COMMENCEMENT.  2. Cleanard description of Improvements: there us must break underteauth, and sorape authors weeks.  2. Cleanard description of Improvements: there us must break underteauth, and sorape authors weeks.  3. Owner Information or Lesses Information if the Lesses contracted for the Improvement:  a) Name and address: the state of Florida designation of the Improvement:  b) Name and address: the state of Florida designated by Comer Lesses of the state of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7. Florida Statutes:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) Name and address:  b) Telephone No:  c) Amount of Bond: \$  a) In addition to himself or herself, Owner designates  c) Telephone No:  c) Park No: (optional)  d) No:  c) Park No:  c) Pa		so timely the Do.
NOTICE OF COMMENCE EIMENT State of Florida County of Hamando THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Finds States, the following information is provided in this NOTICE OF COMMENCEMENT.  1. Description of property (legal description): R11 423 19 0000 0000 0000, MIX OF	Permit Number	12/2 / 1/1/2 25
State of Florida  Provides Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.  Provides Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.  Provides Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.  Description of property (legal description): R11 423 19 0000 0000 0000, NIZ OF NIZ OF SELIA OF NEUR ORB 300 PG 92  a) Street (Job) Address: 2025 Emerson Ris. Browswiths. PL.  Zoeneral description of improvements: deen up small trees, undertrush, and corage nurfness weeks  Zoeneral information or Lessee Information if the Lessee contracted for the Improvement:  a) Name and address: Jean Memphat 1541 Statemy Stothars Stot. Desic City, R.  b) Name and address: Jean Memphat 1541 Statemy Stothars Stot.  Contractor Information  a) Name and address: Jean Memphat 1541 Statemy Stothars Stot.  Status (if applicable), a copy of the payment bond is attached)  a) Name and address:  b) Telephone No:  c) Amount of Bond; §  a) In addition address:  b) Telephone No:  c) Amount of Bond; §  a) In addition to himself or herself, Owner designates  b) Telephone No:  7. Parsons within the Status of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes.  b) Telephone No:  p) Telepho	Parcel ID Number R11 423 19 0000 0050 0000,	THIS I DAY OF MAL 20 20
Country of Hemando THE UNDERSIGNED hareby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.  1. Description of property (legal description): R12 at 1900 0000 0000, NIZ OF NIZ OF SELM OF NEW ORD 380 PG 82  3. Sheet (job) Address: 5005 temacen Not Breatwish, PL  2. General description of Improvements: deen up small trees, understout, and scrape surface weeds  3. Owner Information or Lessee Information If the Lessee contracted for the Improvement:  a) Name and address: 3000 Norther 15411 selseny Brothers that, Dake Cty, PL  b) Name and address of fee simple Utileholder (if different than Owner Islaed above)  c) Interest in property: """  c) Name and address: 3000 Norther 15411 selseny Brothers that, Dake Cty, PL  Survey (if applicable, a copy of the payment bond is attached)  a) Name and address:  b) Telephone No:  c) Amount of Bond; \$  6. Lender  a) Name and address:  b) Telephone No:  c) Amount of Bond; \$  6. Lender  a) Name and address:  b) Telephone No:  c) Interest in property: ""  c) Amount of Bond; \$  6. Lender  a) Name and address:  b) Telephone No:  c) Amount of Bond; \$  6. Lender  a) Name and address:  b) Telephone No:  c) Provided the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:  b) Telephone No:  c) Provided the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:  b) Phone Number of Person or ently designated by Owner:  9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is appelling.  contractor, but will be 1 year from the date of recording unless a different date is appelling.  CO WINDERS ANY PAYMENTS IMADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE AREA (TOWNER ANY PAYMENTS IMADE BY THE OWNER AFTER THE EXPIRA	NOTICE OF COMMENCEMENT	
THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713,13 of the Findriad Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.  Description of property (legal description): R11 423 10 000 0000 0000, M12 OF M12 OF SE144 OF MENA ORD 380 PG 62  a) Street (job) Address: 3005 Emersion N.E. Broadwalls, Pt.  2. Cemeral description of Improvements: clean up small trees, undertreat, and scrape surface weeks  3. Owner Information or Lessee Information if the Lessee contracted for the Improvement:  a) Name and address: Jean Membras 1541 selsing Similars isol. Desc Copy, Pt.  b) Name and address: Jean Membras 1541 selsing Similars isol. Desc Copy, Pt.  c) Interest in property: """  4. Contractor Information  a) Name and address: Jean Company Similars isol. Desc Copy, Pt.  b) Telephone No:	State of Florida	
Bosertption of property (legal description): R112 at 19 000 0050 000, MIZ OF MIZ OF SELVA OF NETA ORD 300 PG 82   a) Sheet (lob) Address: 5005 Emeson Rs. throlavoline, Ft.   2.General description of Improvements: clean up small trues, undertruan, and scrape surface weeds   3. Owner Information or Lessee Information If the Lessee contracted for the Improvement:   a) Name and address of fee simple Utilisholder (if different than Owner listed above)   c) Interest in property:	County of Hemando	N. O. C. 742 42 of the
Description of property (legal description): R11 423 10000 00000 0000, M12 OF N12 OF SEL4 OF NEIA ORB 300 PG 82   a) Street (job) Address: 2005 Emerance No. Brookewille, F.   Cameral description of Improvements: clean us small beau, undertonal, and surspectuation when the clean is small beau, undertonal, and surspectuation and discretion of Improvements:   a) Name and address: 2005   March 121 Selatemy Brothers Blok. Date City, R.   b) Name and address: 2005   March 121 Selatemy Brothers Blok. Date City, R.   b) Name and address: 2005   March 121 Selatemy Brothers Blok. Date City, R.   c) Interest in property: ***   Contractor Information   Name and address: 2005   March 121 Selatemy Brothers Blok. Date City, R.   c) Interest in formation   Name and address: 2005   March 121 Selatemy Brothers Blok. Date City, R.   c) Telephone No:	THE UNDERSIGNED hereby gives notice that improvement	Its will be made to certain real property, and in accordance with Section 713.13 of the
a) Street (Job) Address: State Emerane Nat. Brookstrike, FL 2.General description of Improvements: dean up small trees, underbruah, and screpe surface weeds  3. Owner Information or Lessee Information if the Lessee contracted for the Improvement:  a) Name and address: Jamon Morpher 15431 Belatary Brobars BMJ, Date City, FL b) Name and address: of fee simple titleholder (if different than Owner listed above) c) Interest in property: womer  4. Contractor Information a) Name and address: b) Telephone No: 5. Survey (if applicable, a copy of the payment bond is attached) a) Name and address: b) Telephone No: c) Amount of Bond: \$ 6. Lender a) Name and address: b) Telephone No: c) Amount of Bond: \$ 6. Lender a) Name and address: b) Telephone No: 7.7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: b) Telephone No: 8. a) In addition to himself or herself, Owner designates c) Telephone No: 8. a) In addition to himself or herself, Owner designates b) Phone Number of Person or entity designated by Owner: b) Phone Number of Person or entity designated by Owner: c) Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified: CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT TO YOUR PROPERTY.	Florida Statutes, the following information is provided in this	100 0050 0000, N1/2 OF N1/2 OF SE1/4 OF NE1/4 ORB 390 PG 62
2.General description of Improvements: clean up anal trees, undertruan, and ecraps surface weeds 3. Owner Information or Lasses Information if the Lesses contracted for the Improvement:  a) Name and address: dason Morphat 15421 feature proteons BM. Deals City, FI.  b) Name and address: description (information as a property cover.  c) Interest in property: cover.  4. Contractor Information  a) Name and address: description (information as a copy of the payment bond is attached)  b) Telephone No: Fax No: (optional)  b) Telephone No: C.  c) Amount of Bond: \$  6. Lender  a) Name and address:  b) Telephone No: Fax No: (optional)  7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (2), 7. Florida Statutes:  a) Name and address:  b) Telephone No: Fax No: (optional)  c) Telephone No: Fax No: (optional)  b) Telephone No: Fax No: (optional)  c) Telephone No: Fax No: (optional)  c) Telephone No: Fax No: (optional)  c) Telephone No: Fax No: (optional)  d) Telephone No: Fax No: (optional)  c) Telephone No: Fax No: (optional)  d) Telephone No: Fax No: (optional)	. Description of property (regal description):	
3. Owner Information or Lassee Information if the Lessee contracted for the Improvement:  a) Name and address: Jason Morphic 10421 Betany Brothows Blvd. Dede Chy, Fi. b) Name and address of fee simple titleholder (if different than Owner listed above)  c) Interest in property: "**owner**  4. Contractor Information  a) Name and address: Josephone No.:  5. Surety (if applicable, a copy of the payment bond is attached)  a) Name and address:  b) Telephone No.:  c) Amount of Bond: \$  6. Lender  a) Name and address:  b) Telephone No.:  7. Persons within the Status of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (2) 7. Florida Statuses:  a) Name and address:  b) Telephone No.:  7. Persons within the Status of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (2) 7. Florida Statuses:  a) Name and address:  b) Telephone No.:  7. Persons within the Status of Florida designated by Owner:  9. Exploration date of present, Owner designates  b receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.  b) Phone Number of Person or entity designated by Owner:  9. Exploration date of notice of commencement (the explication date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified):  WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS to Your Reporterly. A NOTICE OF COMMENCEMENT TARE NOTICE OF COMMENCEMENT TARE NOTICE OF COMMENCEMENT TARE NOTICE OF COMMENCEMENT.  HE JOB SITE BEFORE THE PREST INSPECTION. If YOU INTEND TO OBTAIN FINALCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT.  Final Name and Provide Signatory's TRIBOTHOR Officer Owner of Provided By Designation of The Notice of Commencement and that the fac	a) Street (Job) Address:	underbrush, and scrape surface weeds
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b) Name and address of fee simple titleholder (if different than Owner listed above) c) Interest in property: **owner** A. Contractor Information a) Name and address: **Josephone No.: **Exurely (if applicable), a copy of the payment bond is attached) b) Telephone No.: **Collegicable, a copy of the payment bond is attached) a) Name and address: b) Telephone No.: **Collegicable, a copy of the payment bond is attached) a) Name and address: b) Telephone No.: **Collegicable, a copy of the Linear's Notice asignated by Owner upon whom notices or other documents may be served as provided by Section 713.13, (1) (a) 7. Florida Statutes: a) Name and address: b) Telephone No.: **Fax No.: (optional) c) Telephone No.: **Fax No.: (	a) Name and address: Jason Morphet 15421 Bellemy Brothers I	Blwd, Dede City, FL
c) Interest in property: **emer** 4. Contractor Information a) Name and address: b) Telephone No.: c) Amount of Bond: \$ 5. Surety (if applicable, a copy of the payment bond is attached) a) Name and address: b) Telephone No.: c) Amount of Bond: \$ 6. Lender a) Name and address: b) Telephone No.: c) Amount of Bond: \$ 6. Lender a) Name and address: b) Telephone No.: 7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (2) 7. Florida Statutes: a) Name and address: b) Telephone No.: 7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (2) 7. Florida Statutes: a) Name and address: b) Telephone No.: c) Amount of Bond: \$ 6. Lender a) Name and address: b) Telephone No.: c) Amount of Bond: \$ 6. Lender a) Name and address: b) Telephone No.: c) Amount of Bond: \$ 6. Lender a) Name and address: b) Telephone No.: c) Amount of Bond: \$ 6. Lender c) Name and address: c) Telephone No.: c) Amount of Bond: \$ 6. Lender c) Name and address: c) Telephone No.: c) Amount of Bond: \$ 6. Lender c) Name and address: c) Telephone No.: c) Amount of Bond: \$ 6. Lender c) Name and address: c) Telephone No.: c) Amount of Bond: \$ 6. Lender c) Name and address: c) Telephone No.: c) Amount of Bond: \$ 6. Lender c) Name and address: c) Telephone No.: c) Amount of Bond: \$ 6. Lender c) No.: c) Amount of Bond: \$ 6. Lender c) No.: c) Amount of Bond: \$ 6. Lender c) No.: c) Amount of Bond: \$ 6. Lender c) Amount of Bond: \$ 6	b) Name and address of fee simple titleholder (if different	than Owner listed above)
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b) Telephone No.: c) Amount of Bond: \$ 6. Lender a) Name and address: b) Telephone No.: 7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: a) Name and address: b) Telephone No.: Fax No.: (optional) of to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes. b) Phone Number of Person or entity designated by Owner: 9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of neording unless a different date is specified): 20. WARRING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYMENT WILL THE JOB SITE BEFORE THE FIRST INSPECTION, If YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and beight.  (Signature of Divinar or Lessey, or Owner's or Lessey's Authorized Officer/Director/Parter/Maringer) (Signature of Divinar or Lessey, or Owner's or Lessey's Authorized Officer/Director/Parter/Maringer)  (Signature of Divinar or Lessey, or Owner's or Lessey's Authorized Officer/Director/Parter/Maringer)  (Rene of Person)  (Notary Signature  Victor of authority, e.g. officer, trustee, attorney in fact)  (The Comment of Expense)  (The Comment		
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8) Name and address: b) Telephone No 7) Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: a) Name and address: b) Telephone No 5 a) In addition to himself or herself, Owner designates of to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes. b) Phone Number of Person or entity designated by Owner: 9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): CONSIDERED IMPROPER PAYMENTS IMADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.  Under penalty of perityn, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and befills.  (Signature of Person) (Name of Person) (Name of Person) (Name of Party on behalf of whom instrument was extensive in fact)  (Name of Party on behalf of whom instrument was extensive).  Personally Known Produced ID  Notary Signature Print name  Notary Signature Print name  Notary Signature Print name  Notary Signature Print name	b) Telephone No.:	
a) Name and address: b) Telephone No.: 7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: a) Name and address: b) Telephone No.: 5. a) In addition to himself or herself, Owner designates to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes. b) Phone Number of Person or entity designated by Owner: 9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.  Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.  (Signature of Øwner or Lesses, or Owner's or Lesses's (Authorized Officer/Directon/Partner/Manager)  (Rame of Person)  (Rame of Person)  (Rame of Person)  (Rame of Person)  (Notary Signature  Print name  Notary Signature	c) Amount of Bond: \$	
b) Telephone No.:  7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:  a) Name and address:  b) Telephone No.:  5. a) In addition to himself or herself, Owner designates  to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.  b) Phone Number of Person or entity designated by Owner:  9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified):  CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT Financial Training Consult WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT was acknowledged before me by means of physical presence or online notarization, this is a consult of the provide Signatory's Tablo/Mice) of Divisical Provide Signatory's Tablo/Mice)  (Signature of Division of Produced ID Notary Signature Print name Provide Signature, in fact)  (In the provide Signature of Person)  (In the of Person)  (In the provide Signature of Person of		
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CERTIFIED TO BE A TRUE COPY DOUG CHORVAT, JP.



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Notary Stamp

REV 07/25/24

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# HERNANDO COUNTY PERMIT

TO SCHEDULE INSPECTIONS: http://CIWEB.hernandopa-fl.us/ or (352)754-4050 SITE CLEARING

LICE. COLD TYPE.

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06-16-2025	PERMIT	NO:	1505181		KEY NO:	381722	
DESCRIPTION: N1/2 OF SE1/4 OF	NE1/4 ORB 3	90 PG 62	**SITE CL	EAR**			NOC: N
ON ADDRESS:	5025 E	MERSON	RD				
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CONTRACTO	)R				DESCRIP	TION	
				CWNER			
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#### INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal

ASBESTOS NOTIFICATION STATEMENT

PURSUANT TO 5.553.79, FLORIDA STATUTES, YOU ARE HEREBY NOTIFIED OF YOUR POTENTIAL RESPONSIBILITY TO COMPLY WITH 5.469,003, FLORIDA STATUTES, PROVIDING CERTAIN REQUIREMENTS RELATING TO ASBESTOS SURVEY AND ABATEMENT AND LICENSURE THEREFOR, INCLUDING BUT NOT LIMITED TO, NOTICE OF INTENT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, TO REMOVE ASSESTOS UNDER APPLICABLE STATE AND FEDERAL LAW.

#### NOTICE TO APPLICANT

THE GRANTING OF THIS PERMIT DOES NOT PROTECT THE OWNER FROM CIVIL LIABILITY FOR RECORDED DEED RESTRICTIONS WHICH MAY EXCEED ANY COUNTY LAND USE ORDINANCES. HOMEOWNERS ASSOCIATIONS OR ARCHITECTURAL REVIEW COMMITTEES REQUIRE SUBMISSION OF PLANS FOR REVIEW AND APPROVAL. THE APPLICANT FOR THIS PERMIT SHOULD CONTACT THE LOCAL ASSOCIATION FOR ALL RESTRICTIONS.

This permit shall be kept on the job site until all Final Inspections are completed and shall be readily accessible to the inspector. Failure to keep permit on site until finaled, may result in fines and/or delay of inspection. It is the responsibility of the contractor to call for all required inspections. This list is for reference only.

Revised: 09/2024

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

# Hernando County Zoning Division

789 Providence Boulevard Brooksville, FL 34601 352-754-4048

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

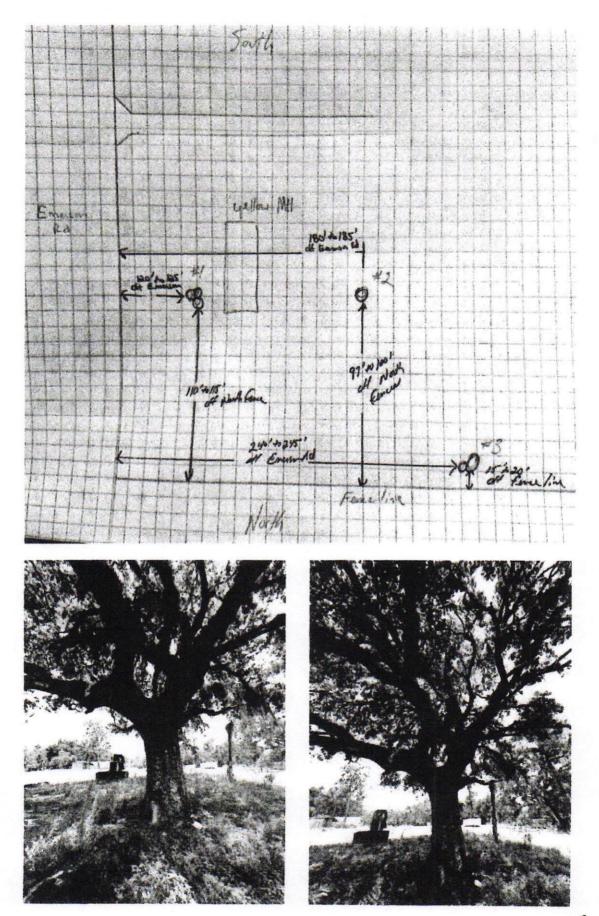


PERMIT NO. 1506569

# TREE INSPECTION/PERMIT APPLICATION

COMPLETED APPLICATION MAY BE SUBMITTED IN PERSON, BY MAIL, OR E-MAILED TO ZoningDepartment@hernandocounty.us

DATE: EMAIL ADDRESS: jason@nationsrcm.com
TREE CONTRACTOR (or owner): Jason Morphet
CONTRACTOR PHONE: 813-701-6122 CONTRACTOR LICENSE NO.
PROPERTY OWNER NAME Jason Morphet PHONE: 813-701-6122
ADDRESS OF PROPERTY: 5205 Emerson Rd. Brooksville
TYPE OF TREE: live oals Quercus Virgin BBH: 5 - 2010 Location of tree(s): (Please mark or tag tree
Front Yard Dack Yard Left Side Right Side
TYPE OF TREE: live oals Querous Virginarie DBH: 4 24 M  Front Yard X Back Yard Left Side Right Side
TYPE OF TREE: hucocky Querous Virginian DBH: 5-3019 Front Yard X Back Yard Left Side Right Side
NUMBER OF NON-PROTECTED TREES BEING REMOVED 0
Tree is: (check all that apply)  Safety hazard Insect Infestation or Disease  Current or potential hazard to property Weakened by age, storm, fire or other injury posing danger to persons, property, site improvements or other trees
Additional comments regarding tree and/or instructions regarding access to property (i.e. guard dog, locked gate
etc): clean up small trees, underbrush, and scrape surface weeds
SIGNATURE OF TREE CONTRACTOR (or owner)
Square footage of property: 135600 Number of trees required 15
INSPECTION RESULTS: Comments:
INSPECTION DATE: INSPECTOR: INSPECTOR:



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\* follows Move Correct Emerson Rd

# 5025 Emerson Rd Brooksville, FL 34601

Sold Closed Multi-Family 10 Acres

1 Photo

T Street View



EMEISON 159.



flooding to adjacent property owner



# Flooding to adjacent property owner.







# 5025 Emerson Road Colista: Brooksville, FL 34601 11 Sted

\$980,000

Beds: 0 Baths:

Sq. Feet: 3648

MLS ID: W7874732

FOR SALE

Investment Opportunity: Skyview Acres AG Mobile Home ParkAddress: 5025 Emerson Road, Brooksville, FL 34601Discover Skyview Acres, a promising AG mobile home park located on a spacious 10-acre parcel. This unique opportunity features a master site plan that was previously approved for 9 units. Currently, planning and zoning has approved the installation of 3 of the 9 units (Lots 2, 3, and 4), and the property owner is actively working to have the remaining 6 units reauthorized for use. The park owner has already secured three quality mobile homes for the site:1998 Fleetwood (16 x 76): 3 bedrooms, 2 bathrooms1999 Fleetwood (16 x 76): 3 bedrooms, 2 bathrooms2018 Live Oak (16 x 76): 3 bedrooms, 2 bathroomsThese units are in the process of being moved and installed, with the owner actively seeking tenants. Market research indicates a rental rate of at least \$1,600 per month or \$57,600 annually based on a 12 month lease. Development Potential: Skyview Acres spans approximately 10 acres, with the mobile home park occupying 3 acres on the eastern side. The remaining 7.0 acres, zoned agriculture, are situated on the western side and offer significant potential for future development. Supporting Documents: A comprehensive master site plan prepared by ProCivil360 Engineering and a survey by Coffin & McLean Associates are available upon request. Don't miss out on this excellent investment with both immediate rental income and long-term development prospects.

View this listing at: http://www.thurmondrealtyllc.com/lid=177403032

#### PROPERTY FEATURES

Taxes: \$5,748
Cooling: Central Air

Property Sub-Type: Mixed Use

Other Structures: Outbuilding

Lot Size: 10.00 Acres

Year Built: 2018

Foundation: Pillar/Post/Pier

Special Sale Provisions: None

Lot Dimensions: 10

Stories: 1.0

Flood Zone Code: X

Water Access Y/N: No



#### SHOWN BY

Agency Name: Thurmond Realty LLC Agency Phone: 352-213-2413

LISTED BY

BRIDGE POINT BUSINESS REAL EST

Agency Phone: 352-515-0226



#### Printed June 15, 2025

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# **Board of County Commissioners**

Hernando County, Florida Visit Us on the Internet: www.co.hernando.fl.us

 Development Services
 352-754-4050
 Health Departmen
 352-540-6800

 Engineering
 352-754-4062
 H. C. Utilities
 352-754-4757

 Hernando Co. Fire:
 352-540-6405
 Planning
 352-754-4057

City of Brooksville Utiliti 352-540-3810

Date: 10-14-2024

Application: 1487658 MORPHET JASON E

Department: ZONING DEPT

#### APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: BUILDING DEPARTMENT, ZOWING DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:

- (1) A written response letter addressing each comment
- (2) Revised plans addressing any necessary changes.
- (3) Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: BROOKSVILLE ZONING

Reviewed By: BROOKSVILLE ZONING

Phone #: (000) 000-0000 Fax #: (000) 000-0000

Comments:

Reported on: 10-14-2024

ZONING CANNOT APPROVE AT THIS TIME THIS PARCEL IS LEGALLY NON-CONFORMING IF THE MOBILE HOMES THAT ARE CURRENTLY ON THE PARCEL ARE BEING REPLACED WITH THE SAME SIZE MOBILE HOME YOU WILL NEED TO APPLY FOR EACH MOBILE HOME SEPERATELY WITH A SEPERATE SITE PLANS. IF YOU ARE CHOSING TO REPLACE THE MOBILE HOMES AND THEY ARE NOT THE SAME SIZE OR YOU ARE LOOKING TO PUT NEW MOBILE HOMES ON THE LOTS BEING SHOW THAT DO NOT HAVE MOBILE HOMES THAN A REZONING PROCESS WILL NEED TO BE COMPLETED.

# ALVIN R. MAZOUREK, CFA

HERNANDO COUNTY PROPERTY APPRAISER

PHONE: (352) 754-4190

♦ BROOKSVILLE OFFICE ♦ 201 Howell Avenue, Suite 300 Brooksville, FL 34601-2041

Fax: (352) 754-4198 Homestcad Fax: (352) 754-4194

"Save \$\$ Hundreds \$\$ -Apply by March 1" Don't be the Exception ~ File for Your Homestead Exemption!"

5025 EMERSON RD



Website: www.hernandocounty.us/pa

♦ WESTSIDE OFFICE ♦ 7525 Forest Oaks Boulevard Pax: (352) 688-5088 Addressing Fax: (352) 688-5060 Tangible Properties 7509 Forest Oaks Boulevard Spring Hill, FL 34606-2400 Tangible Fax: (352) 688-5087

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F A I R N E S S

OCTOBER 30, 2008

LISTED BELOW ARE STRUCTURES THAT WERE FIRST ASSESSED ON THE 1994 TAX ROLL

DEAR PROPERTY OWNER:

KERSTEN-VANCE LOUISE R

BROOKSVILLE FL 34601-5768

RE: KEY: 381722

PAR: R11 423 19 0000 0050 0000

ORB: 1951 PAGE: 0535

RII 423 19 0000 0520 0000 (on 1994 Roll)

Please be advised that the above referenced parcel was improved for the last tax roll. The improvements that were on the property are listed in the upper right portion of this letter.

If you need any additional information, please contact the Property Appraiser's office at (352) 754-4190.

Sincerely,

olmer Louise Holmes Public Services Specialist

1975	12 x 65	Mobilehome
0501	12×56	
1960	10×47	· • •
950	10 x 32	N
1960	10×44	
1965	12 ×H4	W
1960	10 × 42	u
1965	85 x 01	* **
1965	10 x 48	• •

MOV 34 HELD 业6 SEPTIC #5 R-22-9730-3 un't 10 #1 410 Living Aron Lot 9 Single Wa Proposed Nobile Horn 12 x 30 Metal Shed Storage Building 1076,4 Sq ft 359,4 Sq ft 649,04 Sq ft ed Mobile Home ng Single Wide Mobile I Masonary Pump House Proposed Mobile Home Total Living Area (Ro layart with Septra 5 septras lunit 7,12,10,11, Lo in position

when Exclusa purchased 1/5/21
Saptic Serving back units a structures

7

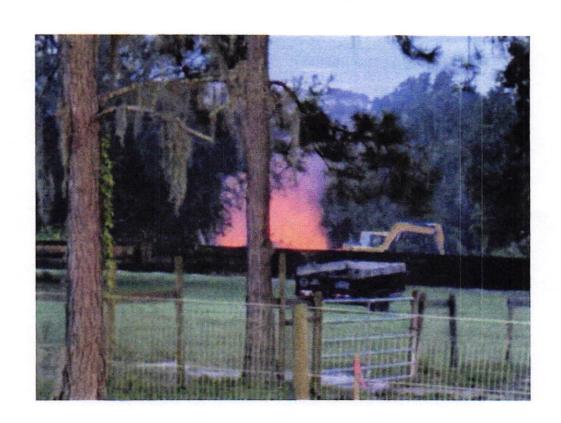
# Habitual offender:

- \*Code enforcement complaint with one "stop work permit" issued 428879 6/11/25
- \*placing mobile home without permit 421791
- \*Moving mobile homes without permit 4187656
- \*Clearing without a permit multiple
- \*Burning without a permit sited and fined once. multiple
- \*Burning outside hours multiple
- \*Uncontained burn outside hours with no one present. 7/22/25. Forrestry didn't arrive until around 8:45 people were present, and fire was contained. Cited for burning outside burning hours.

8:39

**Today** 6:17 AM

















## DEPARTMENT OF PLANNING AND ZONING



20 NORTH MAIN STREET • ROOM 262 • BROOKSVILLE, FLORIDA 34601 P 352.754.4057 • F 352.754.4420 • W www.Hernando.County.us

March 10, 2025

Jason Morphet Nations Roofing & Construction 15421 Bellamy Brothers Blvd Dade City, FL 33523

RE: 1487658 Emerson Road - Nonconforming Use Determination

Dear Applicant and/or Representative:

This letter is in response to a request for a determination of use on parcel (key #381722) located on Emerson Road, Hernando County. Thank you for your patience as staff reviewed the request. It is the understanding of staff that the subject site existed as a nonconforming seven (7) unit mobile home park for several decades and only recently (last 2 to 3 years) has sought to upgrade the mobile homes that were considered inhabitable and/or required replacement. As you are aware, the property is zoned Agricultural, which under current rules would only permit one (1) dwelling unit. A recent request by your team was made to reinstate or replace the units that have been demolished over the last several years, however, the release of the permits for those replacement units is pending due to final determination of the nonconforming status and the legality of the mobile home park as a whole. Based on the history of the parcel, permit records and recent activities, it has been determined that the parcel has forgone its nonconforming status. This determination is based on both the fact that the mobile homes that were removed failed to be replaced within the year of their demolition permits and the plans to expand the use beyond its original status (see code references below).

Additionally, it was indicated that an email from Jennifer Soch, a previous employee, granted the rights to replace the mobile homes regardless of the time that lapsed between the demolition of the mobile homes and the attempt to replace the units. In an effort to assist in reviewing and possibly granting Ms. Soch's decision, staff requested the email be provided; however, to date, no email has been provided, despite a "Public Records Request". Furthermore, it is the determination of the Administrative Official, that Ms. Soch's assessment of the use was incorrect. A nonconforming use cannot be extended beyond the Code of Ordinance timeframes/limits and regulations (see code reference below). Unfortunately, at this time, your project is considered nonconforming and would be required to meet the minimum and current requirements of the County Code of Ordinance.

It is suggested that a rezoning to AR-2 (Agricultural Residential 2) be requested in order to bring the subject site into zoning conformance. The AR-2 (Agricultural Residential 2) zoning district allows parcels as small as one (1) acre and would allow for the parcel to be split into a maximum of ten (10) legal parcels or lot size configuration within those perimeters.

If the zoning is approved, then a Class C subdivision would be required. Class C and Class B subdivisions splits are considered rural subdivisions with a minimum size of 2.5 acres; therefore, you would need to appeal this request to formally create a subdivision with 1.0 acre lots. The appeal is a formality and would be determined by the Board of County Commissioners, at which time the justification could be made that the parcel has had higher densities in the past and the current request is intended to bring the parcel into conformance. Please be advised that additional requirements from other departments may be necessary during the development process. Our staff would be more than happy to assist you.

### **Hernando County Code of Ordinance**

Appendix A - Zoning

Article II General Regulations, Section 2. - General Regulations for Structures And Uses.

- (2) Any use which is lawfully existing on the effective date of this ordinance, or any amendment thereto, and which does not conform with all the provisions of this ordinance may be continued subject to the following regulations:
  - (a) The use shall not be expanded without the approval of the Planning and Zoning Commission. Approval to expand or to extend a use shall not be granted if such expansion or extension will be detrimental to the overall character or appearance of the general area. Expanded uses shall be confined within the boundaries of that parcel of land upon which the use occupied on the date the use became nonconforming. The determination by the Planning and Zoning Commission of whether the expansion of a nonconforming use is detrimental to the overall character or appearance of the general area includes, but is not limited to, the following factors:
    - Whether the expansion of the nonconforming use is incompatible with the surrounding land uses.
    - (ii) Whether the expansion of the nonconforming use changes the scope, volume, intensity, or extends the useful life of the nonconforming use.
    - (iii) Whether the expansion of the nonconforming use requires a significant investment in additional infrastructure to allow the use to continue.
    - (iv) Whether the expansion of the nonconforming use constitutes a change of use, including the requirement of additional types of use permits that are necessary to accommodate the proposed expansion.
    - (v) Whether the expansion increases residential density.
    - (vi) Whether the expansion is contrary to the public interest.
  - (b) Shall not be changed to or expanded to include another nonconforming use.
  - (c) May be changed to a conforming use.
  - (d) Whenever a nonconforming use has been discontinued for a period of one year, no nonconforming use may be reestablished on those premises.
    - A use shall be considered discontinued once the activities and commerce, essential
      to the continuation of the use, have ceased.
    - (2) Proof of the discontinuation of a nonconforming use for the required time period creates a rebuttable presumption of intent to discontinue. The presumption does not apply when a nonconforming use is discontinued involuntarily by compulsion of government action.
    - (3) Where a nonconforming use has been deemed or presumed to have been discontinued under the provisions of this Section, the owner of the property or operator of the use may rebut the presumption of discontinuance by establishing, by clear and convincing objective evidence, that the use has continued or existed beyond the date of presumed discontinuance. In all cases, the party attempting to rebut the presumption of discontinuance shall have the burden of establishing the continuation or existence of the use beyond that date of presumed discontinuance, as well as the burden of establishing the existence or continued operation of the use at any particular time.

- (e) Shall be discontinued ten (10) years after reasonable notice from the Administrative Official to the owner of the parcel upon which the use exists that the use is nonconforming. The Governing Body may, upon application by the owner of the parcel upon which the nonconforming use exists and after a quasi-judicial hearing, modify the time for the amortization of the nonconforming use to allow the owner of the parcel upon which the nonconforming use exists to realize a return on his or her investment.
- (f) Shall be discontinued where the factual circumstances relating to the use of the premises shows an intentional and voluntary act to discontinue the nonconforming use on the premises.
- (g) Notwithstanding the foregoing, the termination of a nonconforming use does not require a decision by the property owner to discontinue the use. A nonconforming use may be lost through negligence or inadvertence. A use may also be lost if a person engages in civil or criminal misconduct that the property owner knows or should know could lead to involuntary closure and indeed does lead to closure.
- (h) Changes in ownership, tenancy, or management of a nonconforming use, building, or structure are permitted.

This letter summarizes the applicable regulations, laws, and provisions in effect at this time, and should not be construed to grant any rights inconsistent with any regulations in effect at this time and does not purport to state what regulations may be in effect at some future date. If we can be of any further assistance, please let us know.

Sincerely,

Omar DePablo

Planning and Zoning Administrator

Administrative Official

Planning and Zoning Division

**Development Services Department**