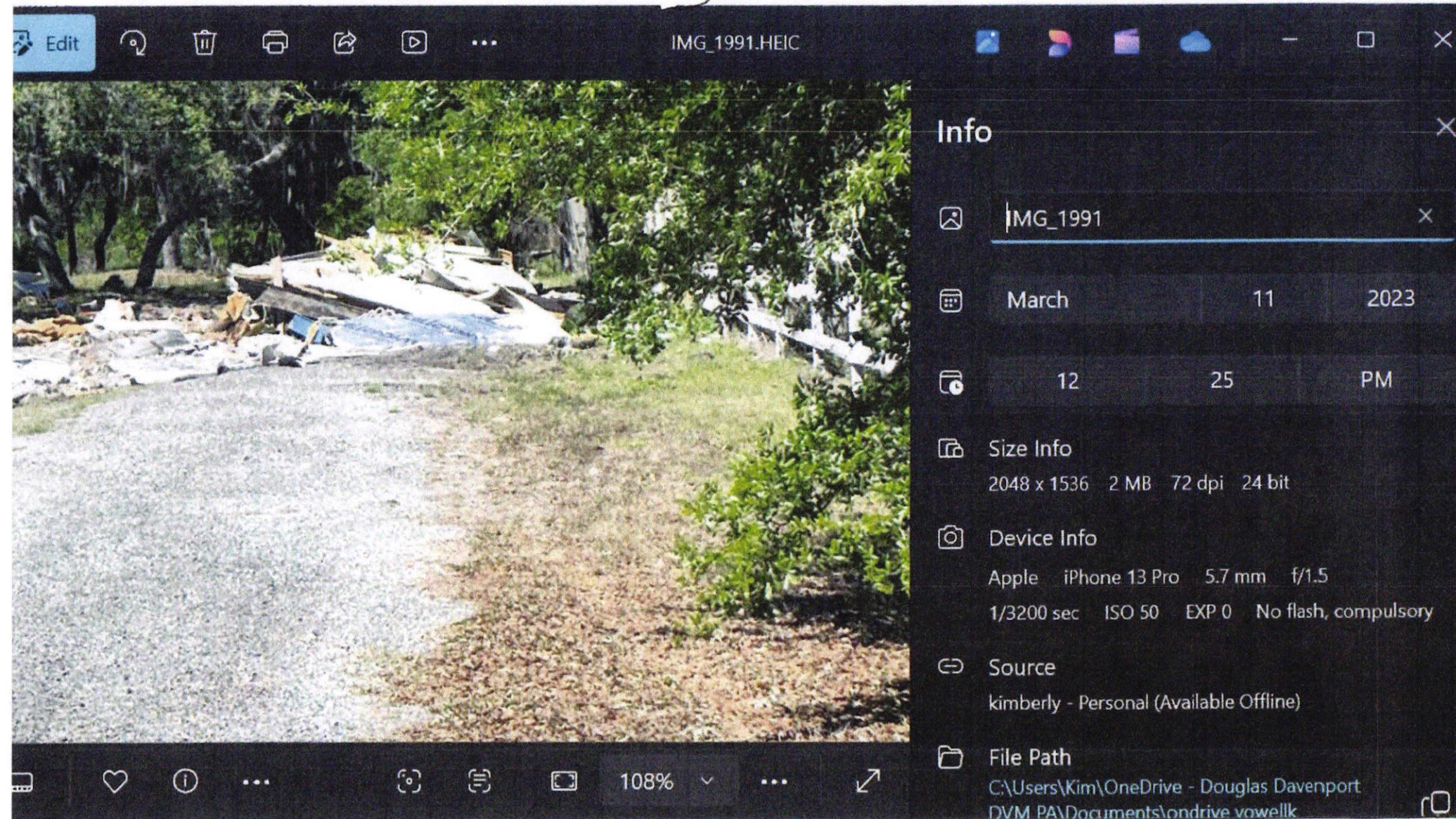


unit 16

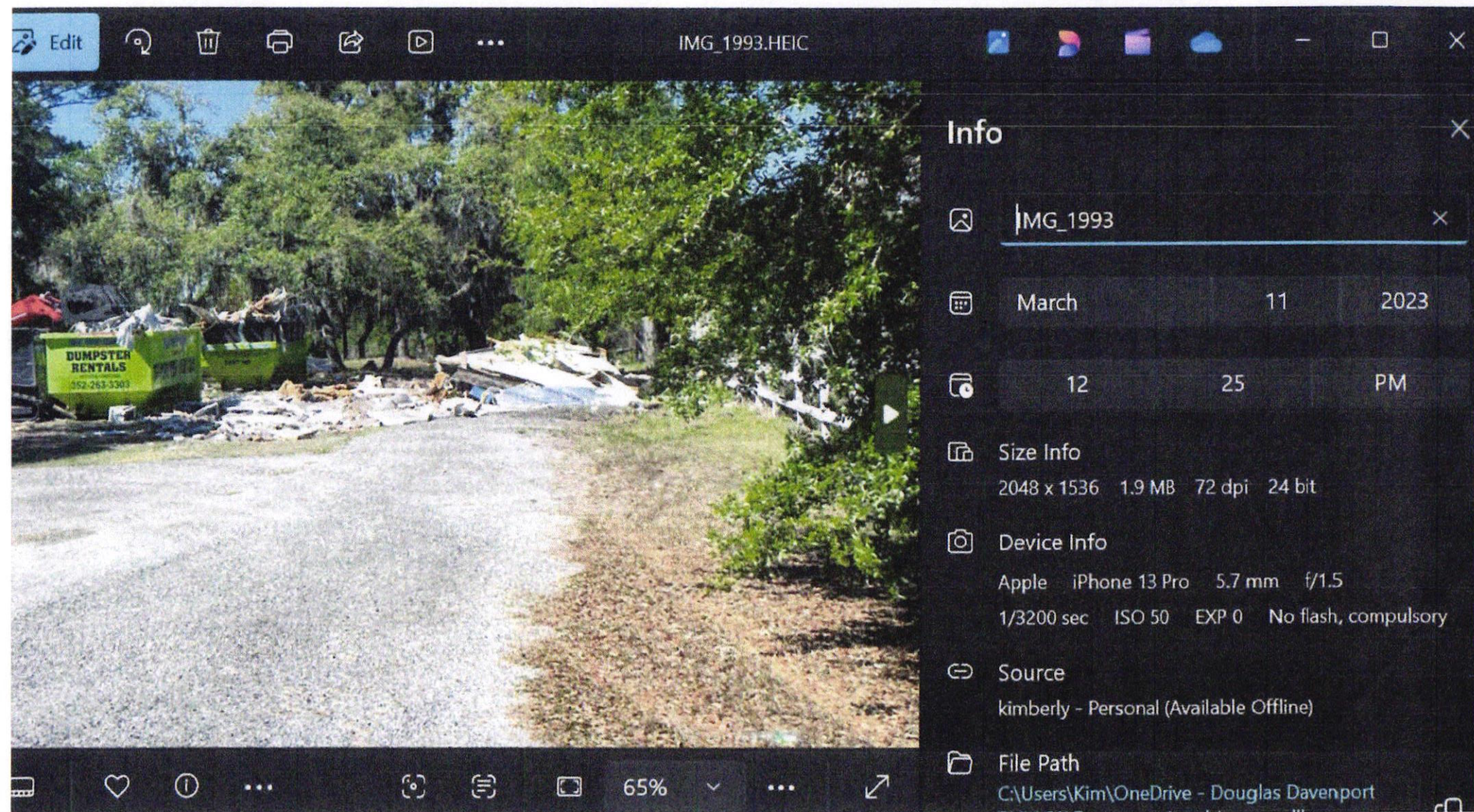
March 11, 2023

2



12

unit 6 march 11, 2023



Blow up of
2024 Septic
application

Building Characteristics

Idg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
6	MANUFACTURED HOMES(02)	1960	440/0	1/1	\$15,463
7	MANUFACTURED HOMES(02)	1990	816/0	3/2	\$34,912
11	MANUFACTURED HOMES(02)	1965	380/80	1/1	\$14,638

NOTE: All S.F. Calculations are based on building dimensions.

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

Additional Structures

Other Structures: Shed(s)

Exterior

Exterior Features: Other

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

Location

Area: 34601 - Brooksville

County: Hernando

Township: 23S

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.

Financial Considerations

Tax Amount: \$5,259.28

Tax Year: 2020

Terms: Cash, Conventional, Private Financing Available

Heating & Cooling

Cooling Type: Wall/Window Unit(s)

Heating Type: Wall Units / Window Unit

Disclosures and Reports

Special Conditions: None

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



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

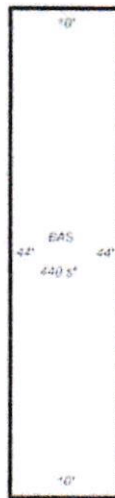
2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY # 00381722

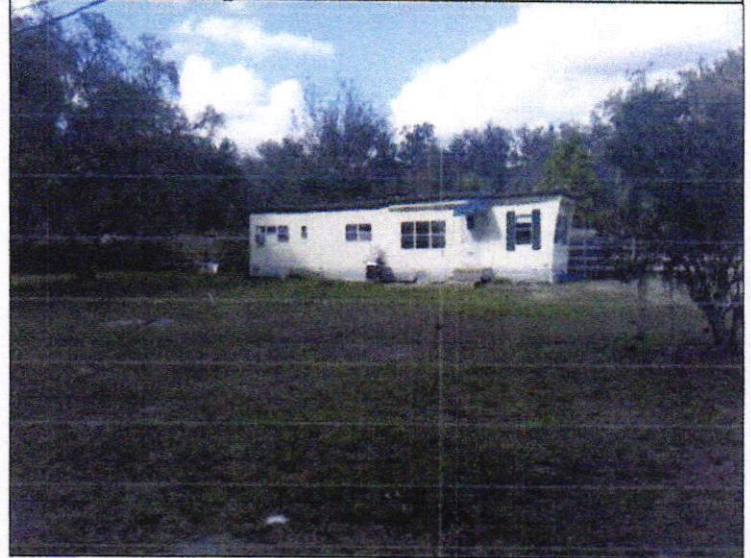
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PAGE 2

May 2017 BUILDING 06 DRAWING



January 2023 BUILDING 06 PHOTO



BUILDING 07 INFORMATION

NUMBER	7	YEAR BUILT	1990	CAP YEAR		STORIES	1.0
CODE	02	DEPRECIATION %	60%	EXCL.FROM CAP?	Y	ROOMS	3
DESC	MANUFACTURED HOMES	ADD'1 DEPREC.	0%			BEDROOMS	3
L.UPDT	2022	OVERRIDE RATE				BATHROOMS	2

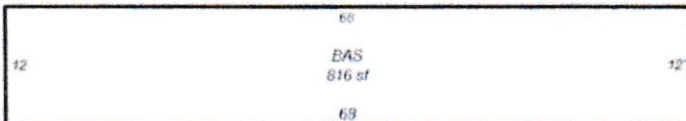
BUILDING 07 CONSTRUCTION

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		METAL CORR	
INTERIOR		PNL AVERG	
HTG & AC		PKG HEAT/AIR	

BUILDING 07 AREAS

CODE	BASE /AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BAS	B		Y		160.00	816.00	80,882	32,353
TOTAL						816.00	80,882	32,353
ADJUSTED						816.00		
BASE						816.00		
AUXILIARY						0.00		

May 2017 BUILDING 07 DRAWING



January 2023 BUILDING 07 PHOTO





HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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

KEY # 00381722 PRINTED ON 07/31/25 PAGE 3

BUILDING 10 INFORMATION

NUMBER	10	YEAR BUILT	1965	CAP YEAR		STORIES	1.0
CODE	02	DEPRECIATION %	60%	EXCL.FROM CAP?	Y	ROOMS	3
DESC	MANUFACTURED HOMES	ADD'1 DEPREC.	0%			BEDROOMS	1
L.UPDT	2022	OVERRIDE RATE				BATHROOMS	1

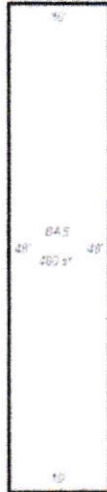
BUILDING 10 CONSTRUCTION

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		METAL CORR	
INTERIOR		PNL AVERG	
HTG & AC		UNIT HEAT	

BUILDING 10 AREAS

CODE	BASE	CAP	EXC	PERI	SQFT SIZE	REPLACEMENT	DEPRECIATED
CODE/AUX	YEAR	CAP	RATE	METER		COST	VALUE
BAS	B		Y	116.00	480.00	38,659	15,464
TOTAL					480.00	38,659	15,464
ADJUSTED					480.00		
BASE					480.00		
AUXILIARY					0.00		

May 2017 BUILDING 10 DRAWING



January 2021 BUILDING 10 PHOTO



BUILDING 11 INFORMATION

NUMBER	11	YEAR BUILT	1965	CAP YEAR		STORIES	1.0
CODE	02	DEPRECIATION %	60%	EXCL.FROM CAP?	Y	ROOMS	5
DESC	MANUFACTURED HOMES	ADD'1 DEPREC.	0%			BEDROOMS	1
L.UPDT	2022	OVERRIDE RATE				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	

BUILDING 11 AREAS

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



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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

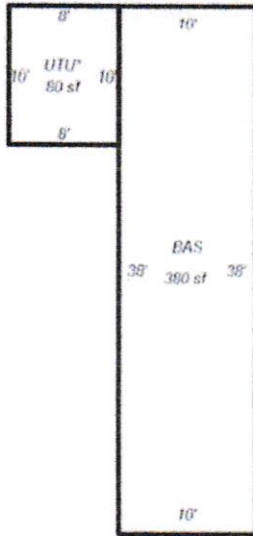
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PAGE 4

May 2017 BUILDING 11 DRAWING



January 2023 BUILDING 11 PHOTO



BUILDING 12 INFORMATION

NUMBER	12	YEAR BUILT	1970	CAP YEAR		STORIES	1.0
CODE	02	DEPRECIATION %	60%	EXCL. FROM CAP?	Y	ROOMS	2
DESC	MANUFACTURED HOMES	ADD'L DEPREC.	0%			BEDROOMS	1
L. UPDT	2022	OVERRIDE RATE				BATHROOMS	1

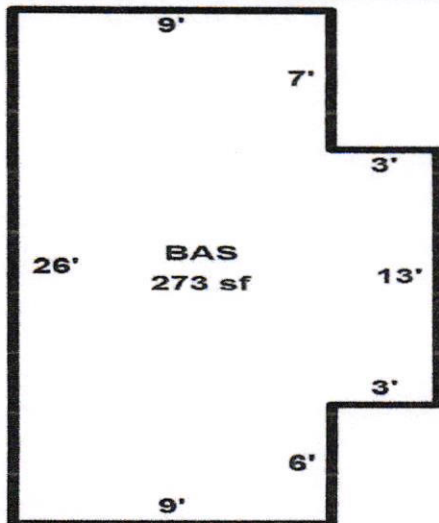
BUILDING 12 CONSTRUCTION

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	

BUILDING 12 AREAS

CODE	BASE	CAP	EXC	PERI	SOFT	REPLACEMENT	DEPRECIATED
CODE/AUX	YEAR	CAP	RATE	METER	SIZE	COST	VALUE
BAS	B		Y	76.00	273.00	20,535	8,214
TOTAL					273.00	20,535	8,214
ADJUSTED					273.00		
BASE					273.00		
AUXILIARY					0.00		

January 2021 BUILDING 12 DRAWING



January 2021 BUILDING 12 PHOTO





HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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

KEY # 00381722 PRINTED ON 07/31/25 PAGE 4

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	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		----	----		

PROPERTY APPRAISER 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

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.



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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

KEY # 00381722 PRINTED ON 07/31/25 PAGE 5

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
-------	---------------	-------	---------------

ADDRESSES ON PROPERTY

SITUS

5025 EMERSON RD LOT 1
5025 EMERSON RD LOT 2
5025 EMERSON RD LOT 3
5025 EMERSON RD LOT 4
5025 EMERSON RD LOT 5
5025 EMERSON RD LOT 6
5025 EMERSON RD LOT 7
5025 EMERSON RD LOT 8
5025 EMERSON RD LOT 9
5025 EMERSON RD LOT 10

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	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		----	----		

PROPERTY APPRAISER 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

PROPERTY APPRAISER NOTES

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.

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expired 9/30/20

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


Home Log out

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Support

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EW	Program	Permit or FLUID #	Name (FAC, Last, First)	Location Address	City	Comments/Notes	Property ID	DATE	TYPE	PAGES	NOTE	AL
	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		
	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		
	MHP & RV Park	27-54-00033	SKYVIEW ACRES MHP	5025 EMERSON RD	Brooksville	Billing		9/5/2018 11:11:37 AM EST	pdf	1		
	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		
	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		
	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

27-BID-4240918

Mobile Home Parks - Mobile Home Park

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: 0
Tent Spaces: 0
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

27-54-00033

27-BID-4240918

Mobile Home Parks - Mobile Home Park

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

MHP 1st May 2025

pg 59 - of document

26-54-1730465	Hendry	Oak Grove Resort	500 S Main Street	Labelle
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
27-54-00020	Hernando	Weeki Wachee North MHP	10401 Amity Avenue	Brooksville

5

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 <JSoch@co.hernando.fl.us> wrote:

Good morning,

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.

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

homes 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 AG-agricultural.

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.

Jen 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

jphillips@co.hernando.fl.us; Jim Friedrichs <JFriedrichs@co.hernando.fl.us>
Subject: 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 <zoningdepartment@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>

Cc: kimberly.homeland@gmail.com <kimberly.homeland@gmail.com>; Julian Exclusa <jexclusa@icloud.com>

Subject: 5025 Emerson Road, Brooksville, FL 34601

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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: reinhardt@hernandocounty.us

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

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

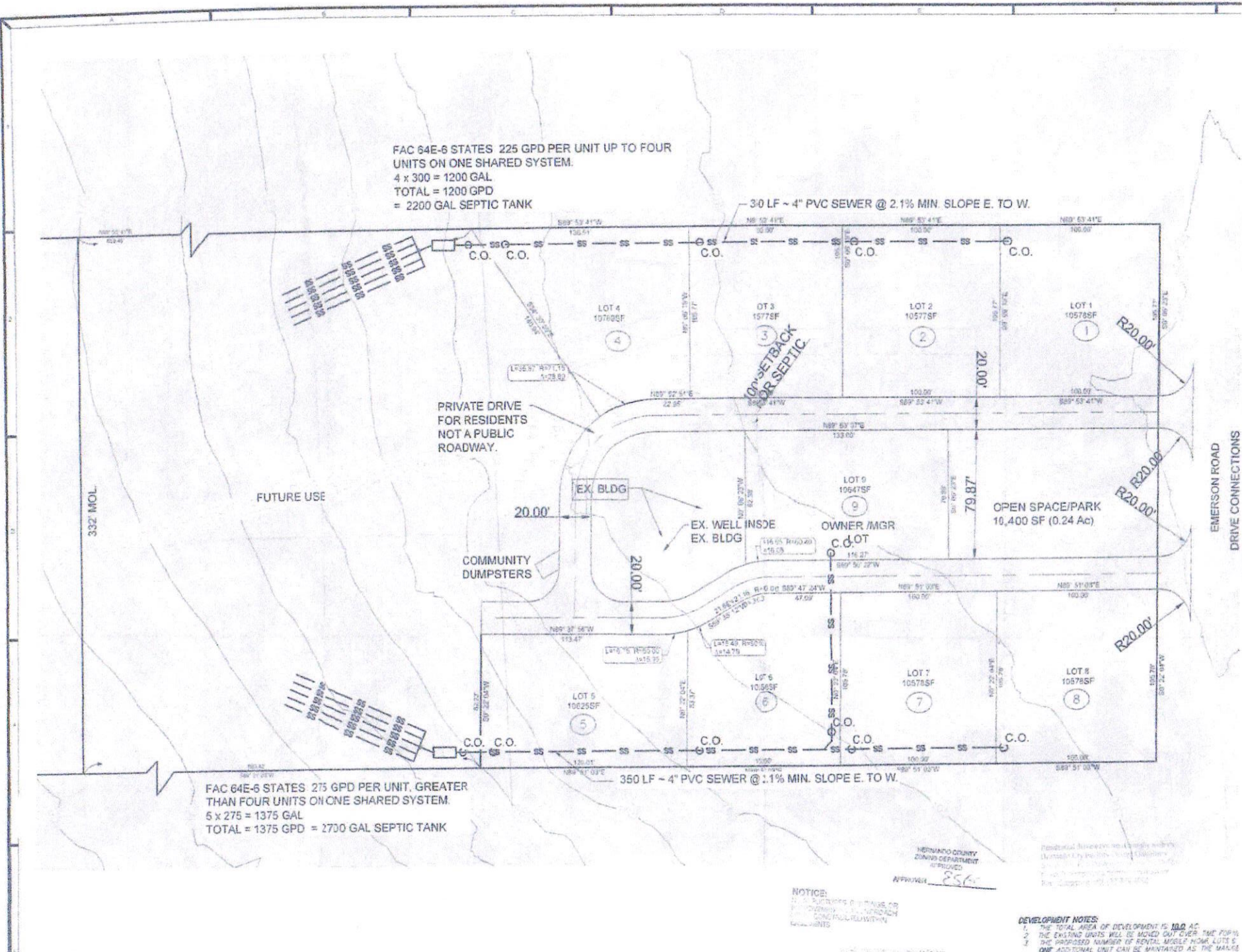
From: Kim Davenport <harthome1@gmail.com>
Sent: Tuesday, November 26, 2024 7:28 AM
To: Robin Reinhart <RReinhart@co.hernando.fl.us>
Subject: Re: Key 381722

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

Submitted by Jason Morphet 2025

*Different in layout, design & unit placement and size





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

Permit Application No. 1505181

Date: 6/13/25

Property Zoning AG (office use only)

Key# 00381722

Site Address 5025 Emerson Rd Brooksville Zip 34601 Hernando County, Florida

Owner's Name Jason Morphet

Mailing Address: 15421 Bellamy Brothers Blvd Phone 813-701-6122
Dade City, FL 33523

Specify by checking one of the boxes below of which permit being applied for:

Cost of clearing 15,000.00

☒ Owner permit ☐ Contractor permit - License No. _____

Contractor/Owner Email jason@nationsrcm.com

APPLICANT'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will comply with the applicable laws regulating construction and zoning.

*land clearing of
small trees, underbrush,
& scrape surface weeds
for pasture*

Owners/Contractor Signature [Signature]

State of Florida County of Hernando

Sworn to and subscribed before me this 11 day of June, 2025,

by Jason Morphet, who is (☒) personally known to me, or (☐) who

produced _____ as identification.

[Signature]
Signature of Notary



Nicole Young
Comm.: HH 224200
Expires: Feb. 3, 2026
Notary Public - State of Florida

Type, Print, or Stamp Name of Notary

Application No.: 1505181

Lot/Block/Unit/Subdivision: MA

Owners Name: Jason morphet

Address: 5205 Emerson Rd.
Brooksville, Fl.

Approved per County Landscape Ordinance (Department use only)

Date: 6/16/25

Name: SR00

Trees Required: 15

LANDSCAPING
CLEARING PLAN
APPLICATION

Square footage of property (must match property appraisers 10 Acres SF

Percentage of natural vegetation preserved 15 %

Number of existing Specimen or Majestic trees approx 6-10

Number of Specimen or Majestic trees proposed for removal 0

NOTE: ANY SPECIMEN OR MAJESTIC TREE MUST BE GRANTED A PROTECTED TREE REMOVAL PERMIT PRIOR TO THE REMOVAL.

Please acknowledge by ****initialing**** in spaces below.

land clearing of small trees, underbrush, & scrape surface weeds for pasture

No more than 50% percent of the landscaped areas can be irrigated turf grass. X

SPECIMEN TREE- A tree with a DBH of eighteen (18) inches or greater but less than thirty-six (36) inches. X

MAJESTIC TREE- A tree with a DBH of thirty-six (36) inches or greater. Palm trees shall be excluded. X

Trees to be planted must be a minimum size of two (2) inches in caliper and half must be shade trees. X

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. X

[Signature]
Signature of Owner

OR

Contractor

State of Florida County of Hernando

The foregoing instrument was acknowledged before me this 11 day of June, 2025.

By Jason morphet, who is () personally known to me or who () has produced as identification.

[Signature]



Nicole Young
Comm.: HH 224200
Expires: Feb. 3, 2026
Notary Public - State of Florida

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS



BY: Timberlynn D.C.
THIS 13th DAY OF June 2025

Permit Number _____
Parcel ID Number R11 423 19 0000 0050 0000

NOTICE OF COMMENCEMENT

State of Florida

County of Hernando

THE UNDERSIGNED hereby 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): R11 423 19 0000 0050 0000, N1/2 OF N1/2 OF SE1/4 OF NE1/4 ORB 390 PG 62

a) Street (job) Address: 5025 Emerson Rd. Brooksville, FL

2. General description of improvements: clean up small trees, underbrush, and scrape surface weeds

3. Owner Information or Lessee Information if the Lessee contracted for the improvement:

a) Name and address: Jason Morphet 15421 Bellamy Brothers Blvd. Dade City, FL

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: Jason Morphet 15421 Bellamy Brothers Blvd. Dade City

b) Telephone No.: _____ Fax No.: (optional) _____

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 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) _____

8. 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): 20

WARNING 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 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 Owner or Lessee, or Owner's or Lessee's (Authorized Officer/Director/Partner/Manager))

Jason E. Morphet

(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 11 day of June 2025 by Jason Morphet as owner (type of authority, e.g. officer, trustee, attorney in fact)

for Jason Morphet (Name of Person)

for _____ (name of party on behalf of whom instrument was executed).

Personally Known ☒

Produced ID ☐

Type of ID

Notary Signature

Print name Nicole Young



Nicole Young
Comm.: HH 224200
Expires: Feb. 3, 2026
Notary Public - State of Florida



Nicole Young
Comm.: HH 224200
Expires: Feb. 3, 2026
Notary Public - State of Florida

Nicole Young

Notary Stamp

REV 07/25/24

HERNANDO COUNTY PERMIT

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

SITE CLEARING

USE: SCLR TYPE:

DATE: 06-16-2025	PERMIT NO: 1505181	KEY NO: 381722
PARCEL DESCRIPTION: N1/2 OF N1/2 OF SE1/4 OF NE1/4 ORB 390 PG 62 **SITE CLEAR**		NOC: <input checked="" type="checkbox"/> N
LOCATION ADDRESS: 5025 EMERSON RD		
OWNER: MORPHET JASON E		
CONTRACTOR	DESCRIPTION	

OWNER

OWNER

APPROVED BY: _____

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 agencies.

ASBESTOS NOTIFICATION STATEMENT

PURSUANT TO s.553.79, FLORIDA STATUTES, YOU ARE HEREBY NOTIFIED OF YOUR POTENTIAL RESPONSIBILITY TO COMPLY WITH s.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 ASBESTOS 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 finalized, 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.

PRINT

CLEAR FORM

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 : 7/1/25 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 oaks / Quercus Virginiana DBH: 5 1/2 - 30 in Location of tree(s): (Please mark or tag tree)

Front Yard X Back Yard _____ Left Side _____ Right Side _____

TYPE OF TREE: live oaks / Quercus Virginiana DBH: 4 - 24 in

Front Yard X Back Yard _____ Left Side _____ Right Side _____

TYPE OF TREE: live oaks / Quercus Virginiana DBH: 5 - 30 in

Front Yard X Back Yard _____ Left Side _____ Right Side _____



NUMBER OF NON-PROTECTED TREES BEING REMOVED 0

Tree is: (check all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Safety hazard | <input type="checkbox"/> Prevents direct access to property |
| <input type="checkbox"/> Insect Infestation or Disease | <input type="checkbox"/> Prevents proposed reasonable use of site |
| <input checked="" type="checkbox"/> Current or potential hazard to property | <input type="checkbox"/> Tree located too close to home |
| <input checked="" type="checkbox"/> 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) [Signature]

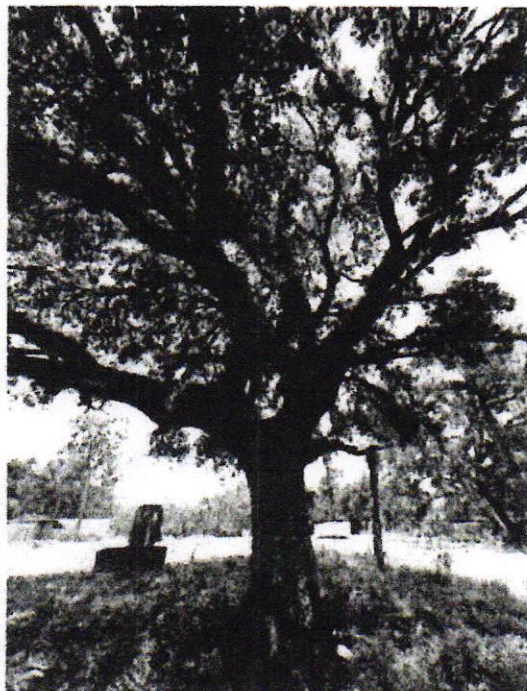
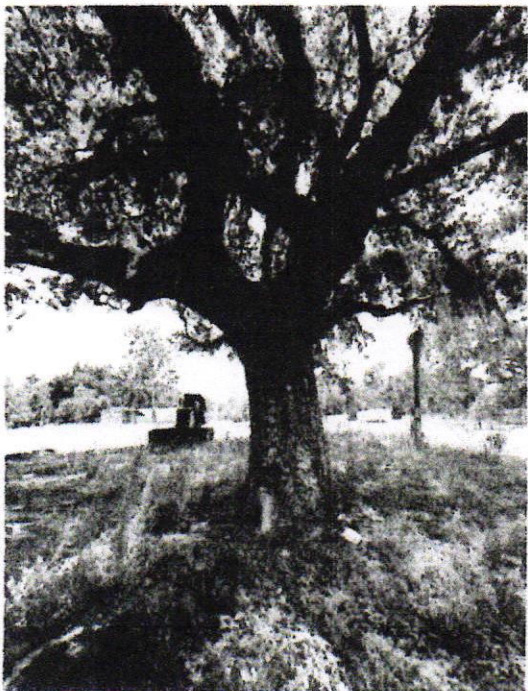
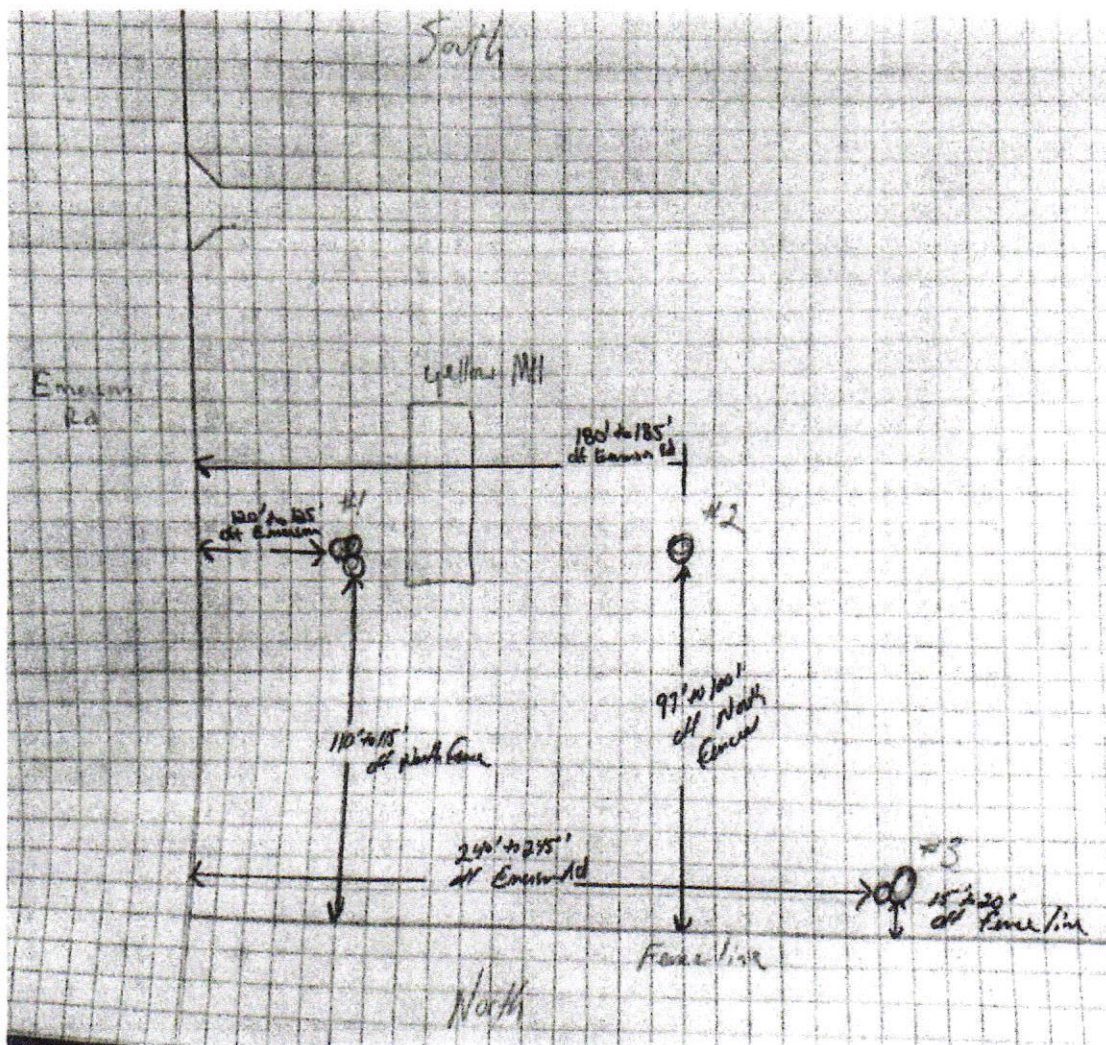
OFFICE USE ONLY

Square footage of property: 4135600 Number of trees required 15

INSPECTION RESULTS:

Comments: _____

INSPECTION DATE: _____ INSPECTOR: _____



* foliage

Mcve Corvett



Emerson Rd

11.1

5025 Emerson Rd Brooksville, FL 34601

Sold Closed Multi-Family 10 Acres

 1 Photo

 Map & Location

 Street View



5025 Emerson
"Historic"
Cathwell Banker
11-9-21

Not correct



flooding to
adjacent
property owner



Flooding to adjacent
property owner . .







5025 Emerson Road
Brooksville, FL 34601

PRIME
6115123
listed
04/23/25

\$980,000

Beds: 0

Baths:

Sq. Feet: 3648

MLS ID: W7874732

FOR SALE
Listing

Investment Opportunity: Skyview Acres AG Mobile Home Park **Address:** 5025 Emerson Road, Brooksville, FL 34601 **Discover 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 bathrooms 1999 Fleetwood (16 x 76): 3 bedrooms, 2 bathrooms 2018 Live Oak (16 x 76): 3 bedrooms, 2 bathrooms These 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

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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, ZONING 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
 Homestead Fax: (352) 754-4194



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

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

Website: www.hernandocounty.us/pa

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OCTOBER 30, 2008

KERSTEN-VANCE LOUISE R
 5025 EMERSON RD
 BROOKSVILLE FL 34601-5768

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

DEAR PROPERTY OWNER:

RE: KEY: 381722
 PAR: R11 423 19 0000 0050-0000

ORB: 1951 PAGE: 0535

R11 423 19 0000 0520 0000 (on 1994 Roll)

Please be advised that the above referenced parcel was improved for the ~~1995~~ 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,

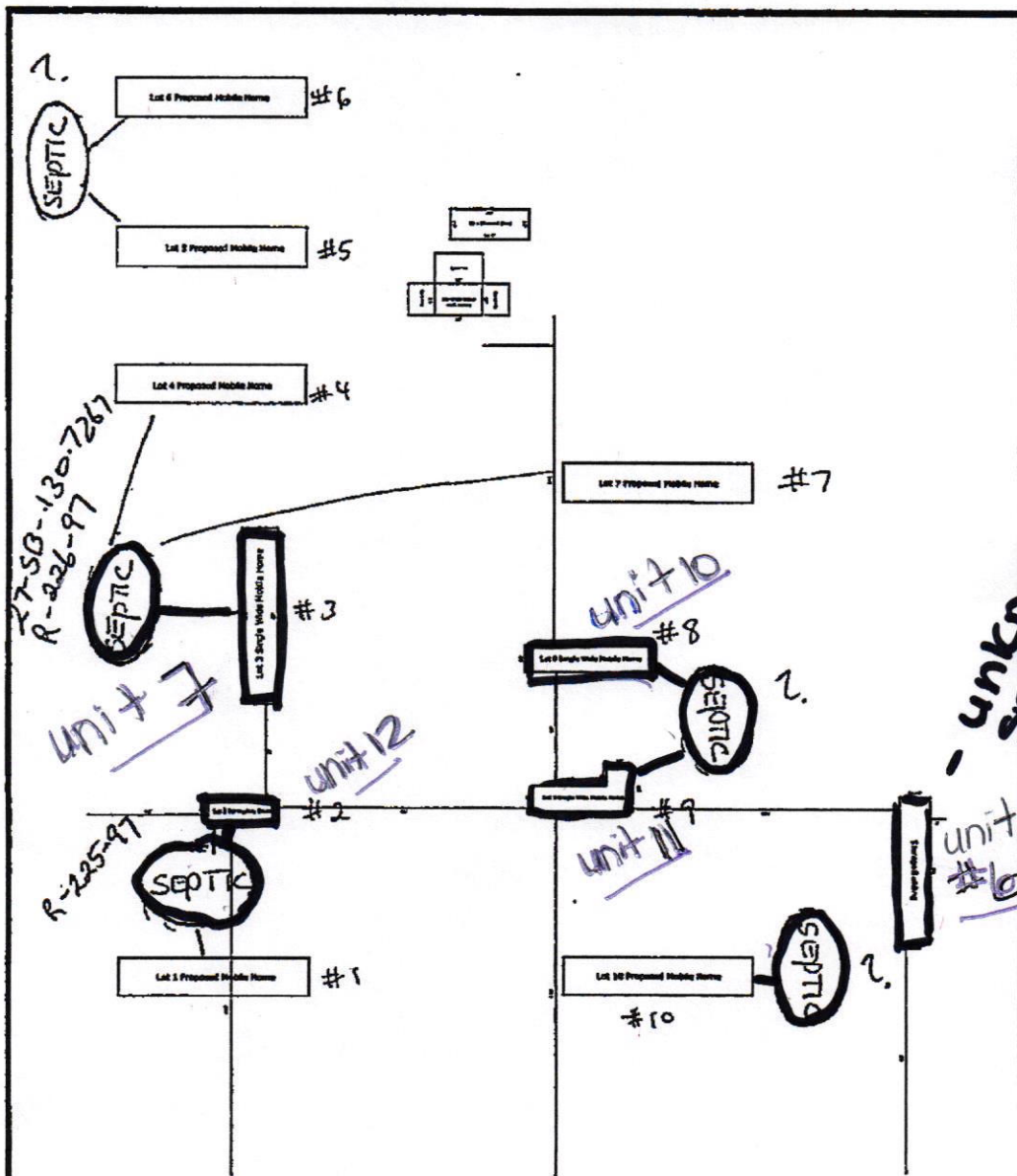
L Holmes

Louise Holmes
 Public Services Specialist

1975	12x65	Mobilehome
1970	12x56	"
1960	10x47	"
1950	10x32	"
1960	10x44	"
1965	12x44	"
1960	10x42	"
1965	10x38	"
1965	10x48	"

2008-10-30

NOV 24 REC'D



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area	
Lot 9 Single Wide Mobile Home	460 Sq ft
Proposed Mobile Home	1076.4 Sq ft
12 x 30 Metal Shed	359.4 Sq ft
Storage Building	649.04 Sq ft
First Floor	480.03 Sq ft
Proposed Mobile Home	1076.4 Sq ft
Proposed Mobile Home	1076.4 Sq ft
Proposed Mobile Home	1076.4 Sq ft
Existing Single Wide Mobile Home	921.25 Sq ft
Springdale Trailer	216 Sq ft
Proposed Mobile Home	1076.4 Sq ft
Masonry Pump House	216 Sq ft
Proposed Mobile Home	1076.4 Sq ft
Total Living Area (Rounded):	9760 Sq ft

layout with septic 5 septic's
unit 7, 12, 10, 11, 6 in position
when Exclusa purchased 11/5/21

Septic serving back units & structures
abandoned

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

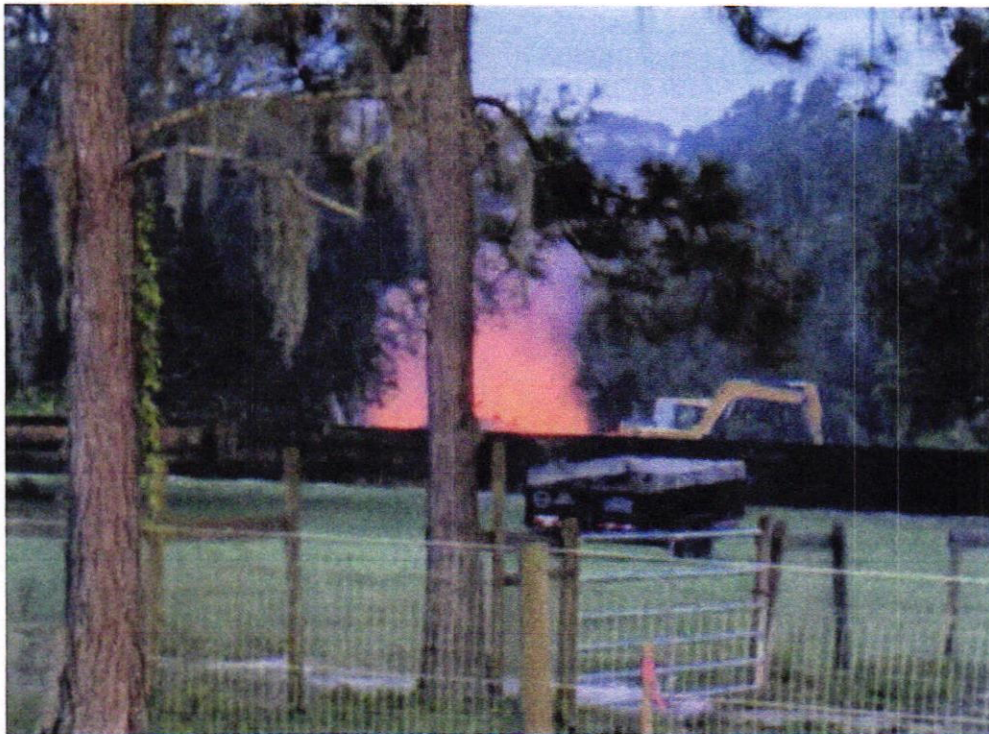
*Uncontained burn outside hours with no one present. 7/22/25. Forrestry didn't arrive until around 8:45 people were present, and fire was contained. Cited for burning outside burning hours.

8:39



Today
6:17 AM

7/23/25
...





DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

20 NORTH MAIN STREET • ROOM 262 • BROOKSVILLE, FLORIDA 34601
P 352.754.4057 • F 352.754.4420 • W www.HernandoCounty.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:
 - (i) 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.
 - (1) 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