

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**

File No. _____ Official Date Stamp:

SE-23-10

Received

OCT 31 2023

Planning Department
Hernando County, Florida



Application request (check one):

- Conditional Use Permit
- Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Date: 10/27/2023

APPLICANT NAME: Cornerstone Baptist Church of Hernando County Inc

Address: 13171 Tara Street

City: Spring Hill

State: FL

Zip: 34609

Phone: (352) 515-6351

Email: mporton17@gmail.com

Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: Christopher S. McNeal

Company Name: McNeal Engineering

Address: 15957 N Florida Avenue

City: Lutz

State: FL

Zip: 33549

Phone: (813) 968-1081

Email: permitting@mcnealengineering.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01287547
2. SECTION 33, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP(SF) Public Assembly
4. Desired use: PDP(SF) Public Assembly (Religious Establishment)
5. Size of area covered by application: 15.70
6. Highway and street boundaries: Located at easterly terminus Tara Street
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No *(If yes, identify on an attached list.)*
9. Will additional time be required during the public hearing(s) and how much? Yes No *(Time needed: _____)*

PROPERTY OWNER AFFIDIVAT

I, Richard Rossite, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

I am the owner of the property and am making this application **OR**

I am the owner of the property and am authorizing *(applicant)*: McNeal Engineering c/o Christopher S. McNeal

and *(representative, if applicable)*: N/A

to submit an application for the described property.

(Handwritten Signature)

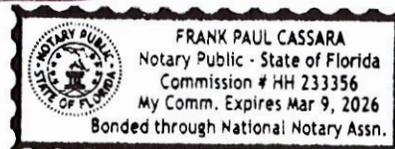
Signature of Property Owner



**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 30 day of OCT, 20 23, by Richard Rossite who is personally known to me or produced _____ as identification.

(Handwritten Signature)
Signature of Notary Public

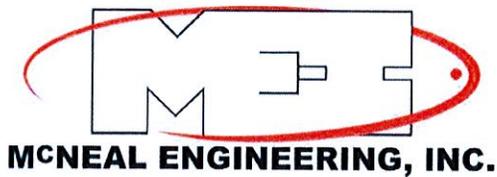


Effective Date: 11/8/16 Last Revision: 11/8/16

PRINT FORM

CLEAR FORM

Notary Seal/Stamp



Hernando County
Development Services Department
Planning & Zoning Division
1653 Blaise Drive
Brooksville, FL 34601

Re: **CORNERSTONE BAPTIST CHURCH**
13171 Tara Street, Spring Hill
Hernando County
Parcel #R33-222-18-1720-0000-0162
Parcel Key #01287547

Attn: Planning & Zoning

MEI File #22-005
October 30, 2023

PROJECT NARRATIVE

On July 9, 2012, the Planning & Zoning Commission voted 5-0 to approve the Special Exception request (SE-12-08) with conditions. One of the conditions being that all Phase II structures shall require an amendment to the Special Exception use permit.

The church is moving forward with an expansion and would like to proceed with the required Special Exception amendment at this time.

The desired expansion includes a new sanctuary building (+/- 22,000 sf, 642 seats) with classrooms, associated parking, stormwater, utility, and landscaping improvements. The existing +/-6,700 sf building will remain and will be used by the church for various activities, e.g., classes, gatherings, etc. The expansion is proposed to be mostly north of the existing building, with parking, stormwater, and septic improvements south of the existing building.

Access will remain as existing from Tara St. Discussions are in process with the property owner to the north regarding a possible access easement for a limited use access point at the northeast corner of the property. Parking will be expanded to meet the needs of the church, while meeting the code requirements.

Sincerely,

Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.