

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



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp:
SE-24-03
Received
FEB 7 2024
Planning Department
Hernando County, Florida

Date: 02-07-2024

APPLICANT NAME: Brooksville Behavioral Health Services

Address: 6100 Tower Circle, Ste 1000

City: Franklin State: TN Zip: 37067

Phone: 615-861-6000 Email: _____

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

REPRESENTATIVE/CONTACT NAME: Alan K. Garman

Company Name: ProCivil 360

Address: 12 S. Main Street

City: Brooksville State: FL Zip: 34601

Phone: 352-593-4255 Email: permitting@procivil360.com

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

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 346343

2. SECTION 26, TOWNSHIP 22, RANGE 18

3. Current zoning classification: PDP (MF) and PDP (GHC)

4. Desired use: Congregate Care Home and Facilities (Substance Abuse)

5. Size of area covered by application: 10.40

6. Highway and street boundaries: Grove Road and Oakado 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 AFFIDAVIT

I, BROOKSVILLE BEHAVIORAL HEALTH SERV., 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

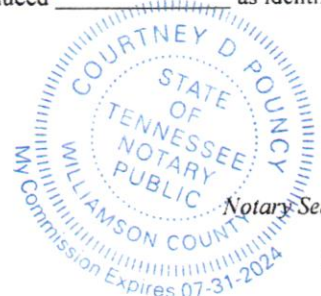
I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): PRO CIVIL 360, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF ~~HERNANDO~~ Williamson

The foregoing instrument was acknowledged before me this 5 day of February, 2024, by Brian Farley who is personally known to me or produced _____ as identification.

Signature of Notary Public



Notary Seal/Stamp

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

SPECIAL EXCEPTION NARRATIVE

FOR

ACADIA HEALTH CARE

SPECIAL EXCEPTION MODIFICATION

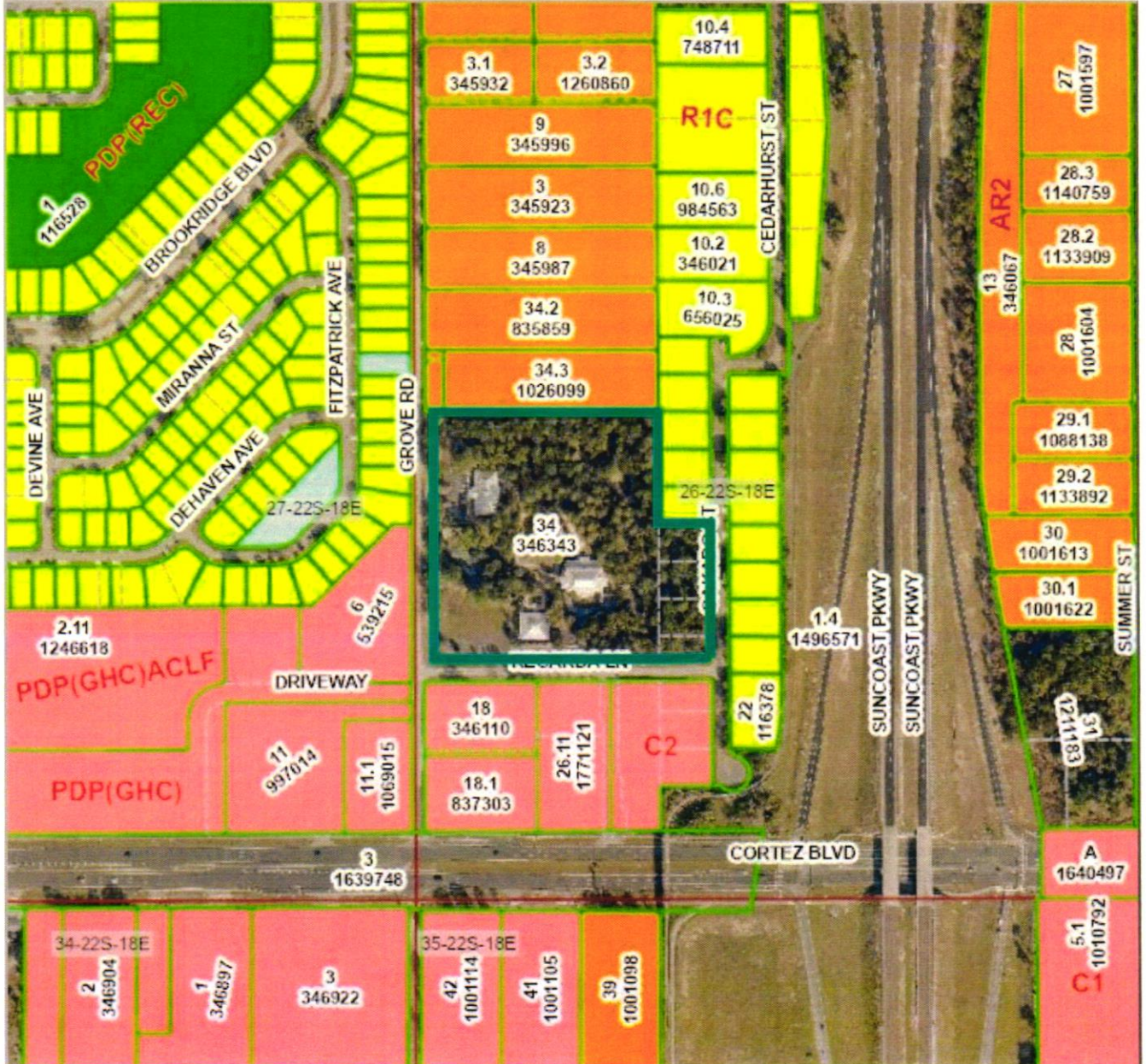
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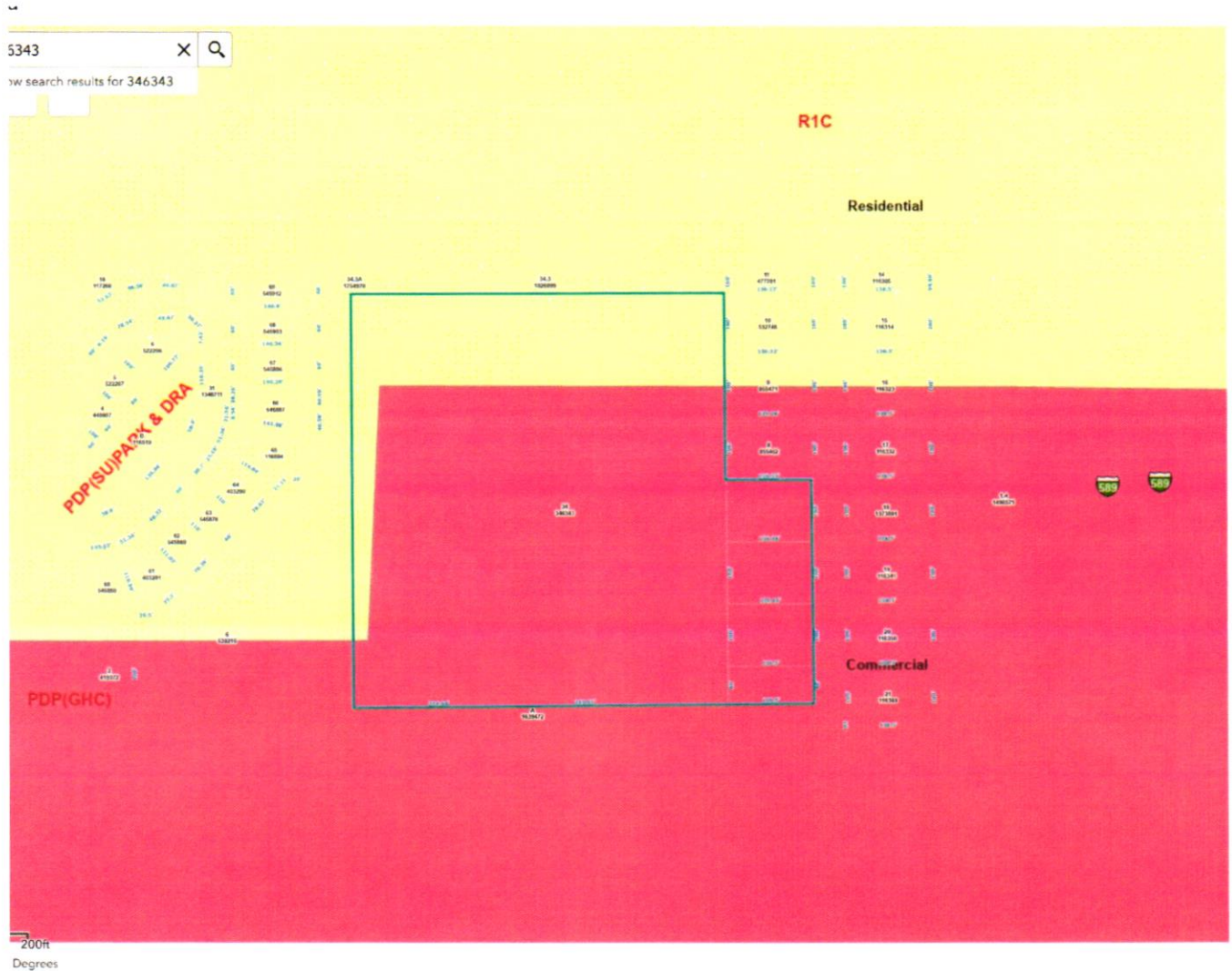
Present Zoning: The land is presently zoned PDP (GHC) and MF. In 2008, a "Special Exception Use" was granted on this property for West Bridge. To the north is land zoned AR2 and to the East is land zoned R1C. South across Recarda Lane is C2 with the land being occupied by a multi-story storage facility and other businesses. West is PDP (GHC) with multiple on-going businesses.



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Present Land use: The current Future Land Use Map (FLUM), indicates the majority of this project is designated as Commercial, with a small portion of the north boundary being Residential



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Desired Zoning: West Bridge has sold the facility. There are currently two buildings on this site. The building to the north and closer to Grove Road is for administrative functions. West Bridge was approved for twenty (20) beds, all in the other building in the SE quadrant. The new owners desire to re-model the existing Building located in the SE quadrant. If this **special exception** is approved, the re-modeled building would house 32 beds in that building. A similar building is proposed even further into the SE corner which is being designed to host another 32 beds for a total of 64 beds at this facility. Both buildings are two-story.

Proposed Buffers: Buffers and fencing were installed at the time of the construction of West Bridge. The north and east property lines are fifty (50) feet buffers, with a six foot, black vinyl-coated chain link fence on the project side of the buffer. We are not proposing any new buffers. The existing buffers are shown on the site plan.

Setbacks: The proposed setbacks remain as they were approved for the original Special Exception with one change requested.

Previously Approved Setbacks are:

Grove Road :	25' from new r/w. <i>Approval was dependent on a 20' dedication of additional r/w along Grove Road.</i>
Recarda Lane	50'
North boundary	75'
East boundary	75' - <i>We are asking to change this setback to 55', 50 feet of which is the buffer. In order to provide additional parking and a similar building, the proposed building gets closer than the previously approved 75' setback.</i>

Access: The project has 2 existing access points from Grove Road, and Recarda Lane. Both are existing drives. The entry on Grove Road provides access to the Administrative Building. The entry on Recarda Lane provides access to patient housing. It is this area, that we are seeking to modify by adding the additional building and accompanying parking.

Sanitary Sewer: Sewer service is currently provided by a connection to HCUD. If approved, the on-site lift station may have to be modified.

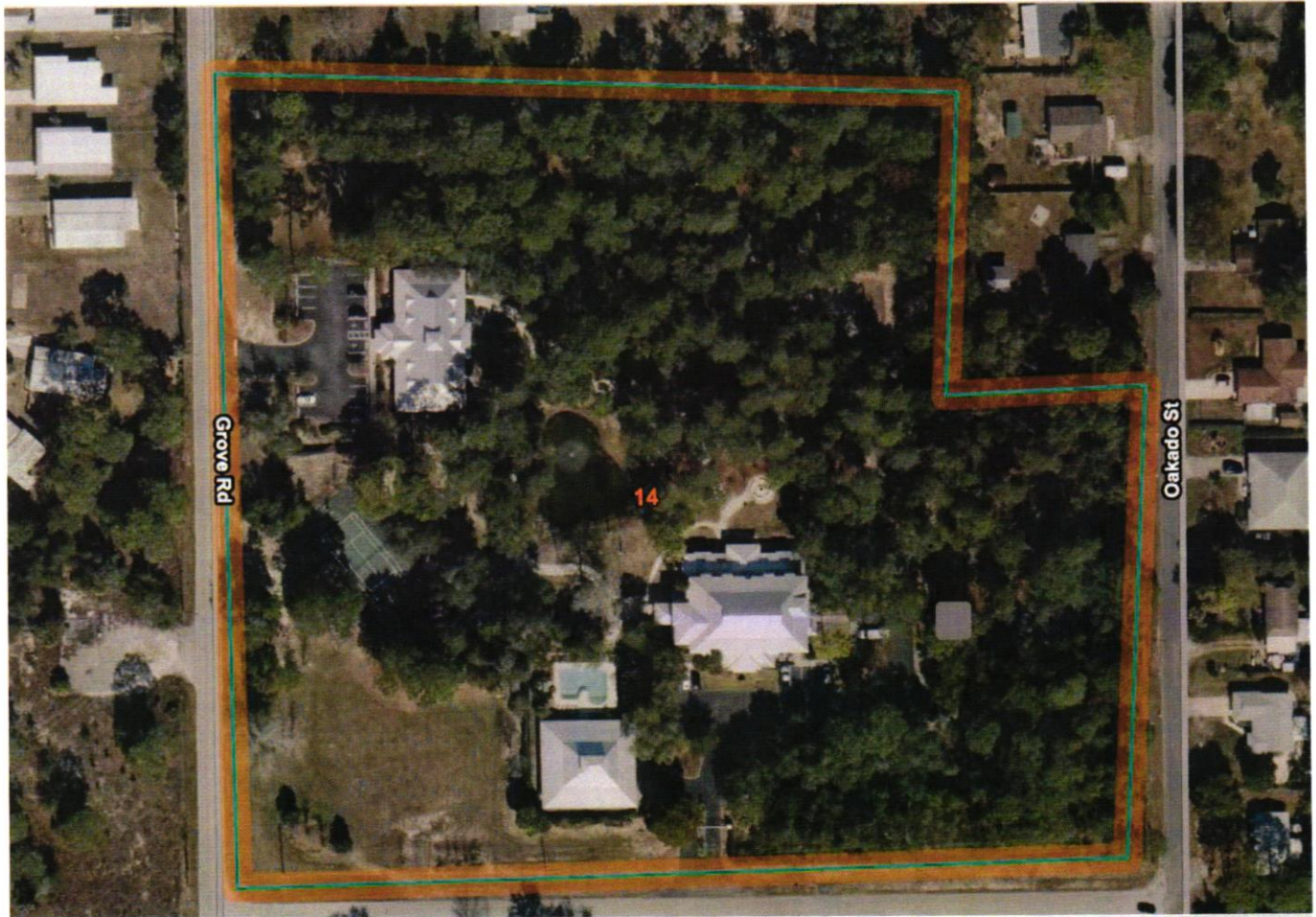
Potable Water: Water service is currently provided by HCUD. Two potable water meters are installed. One to serve each building. In addition, the northern building has an irrigation meter as well. If approved, the new building will make a connection to the on-site existing lines, if hydraulically feasible. The meter size may have to be increased due to the increased flows.

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Soils: The existing soils are predominantly Candler fine sand. Candler is a Group "A" soil which indicates no wetlands, and rapid percolation. Ground water is typically six feet below the surface. The depth to any restrictive feature such as clay, or rock is typically greater than 80 inches below the surface. The previous site work included borings in the retention areas to determine site specific results.

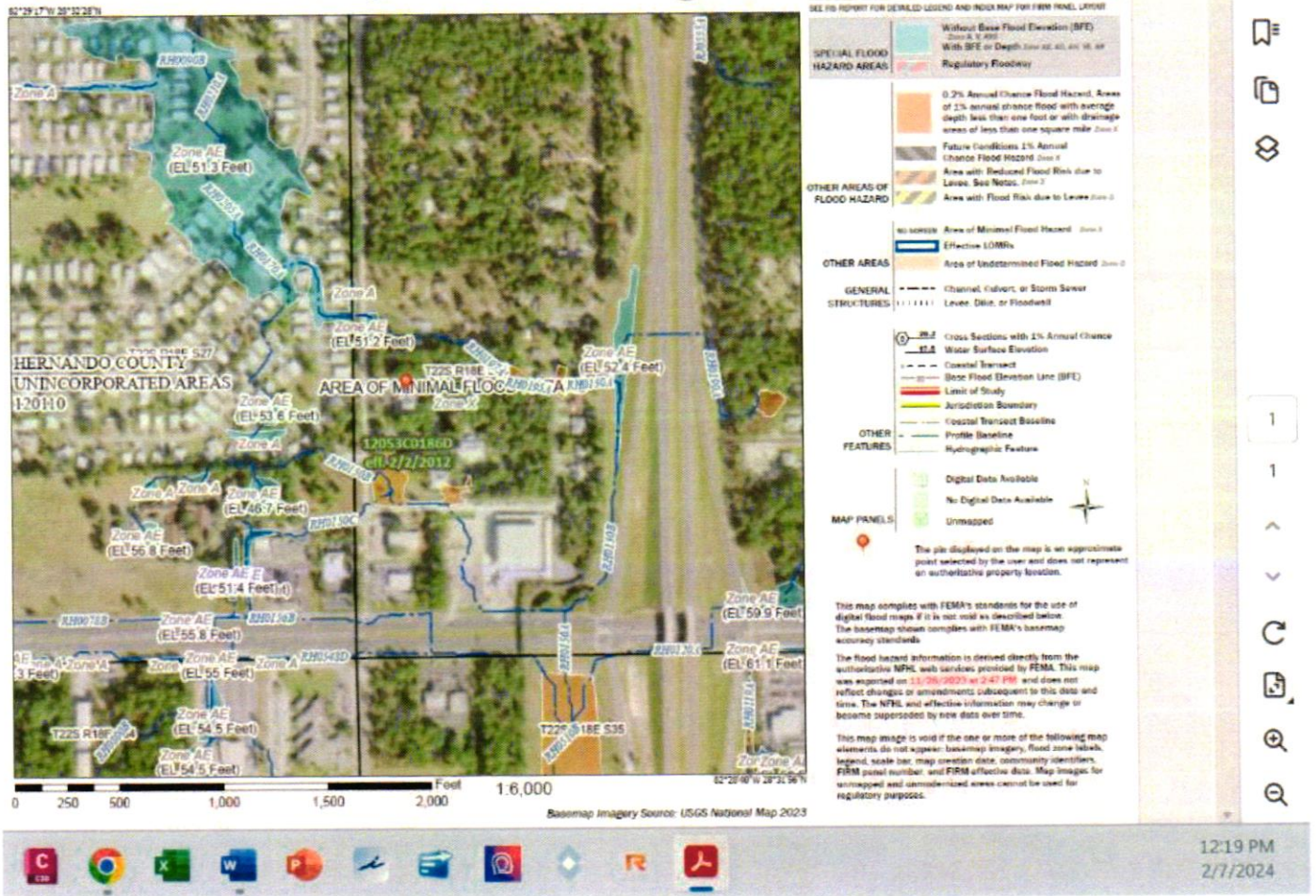


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Floodplain: The site is within an area of Flood Plain "X"; an area of minimal flooding

National Flood Hazard Layer FIRMette



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Environmental: The applicant is agreeable to conduct a wildlife assessment at the proper time, during re-development of this site. Environmental concerns were addressed with the original project, but there is potential that some affected species may have re-migrated to the project.

Drainage: The site is in the operation and maintenance phase with SWFWMD. The existing improvements were permitted through the District and Hernando County. With the addition of impervious areas, the drainage plan will need to be modified. The applicant shall file a modification permit through SWFWMD.

Traffic: The existing facility contained 20 beds. Based on ITE calculations, those **20** beds generate four (**4**) peak hour trips. The administrative building (4,128 sf office), is generating **5** peak hour trips. The requested use will generate the following peak hour trips:

The **64** beds will generate twelve (**12**) peak hour trips

The administrative building is un-changed so it remains at **5** peak hour trips.

The **total peak hour trips** if this project is approved will be **17**.

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Project Location: The property, 10.5 AC, (7300 Grove Road, Brooksville, Florida 34613) is located on the east side of Grove Road, north of the intersection with Recarda Lane. It lies north of SR 50 approximately 460 feet. This project was formerly known as West Bridge.

