

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

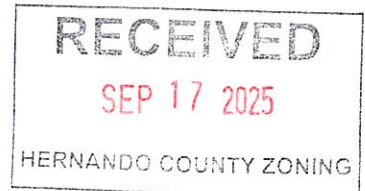


Application request (check one):

- ☒ Conditional Use Permit
☐ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. CU-25-11 Official Date Stamp:



Date: September 16, 2025

APPLICANT NAME: Bryan A. & Nancy L. Pell

Address: 6471 Barclay Ave.

City: Spring Hill

State: FL

Zip: 34609

Phone: 304-545-1914 Email: bryanpell3@yahoo.com

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

REPRESENTATIVE/CONTACT NAME: Bryan A. & Nancy L. Pell

Company Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____ Email: _____

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00130799
2. SECTION 30, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AR2
4. Desired use: Add an additional 1264 sq. ft. double wide mobile home
5. Size of area covered by application: 4 1/2 acre parcel
6. Highway and street boundaries: 6486 Smithfield Ave. Spring Hill FL 34609
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, Bryan A. Pell, 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): _____

to submit an application for the described property.

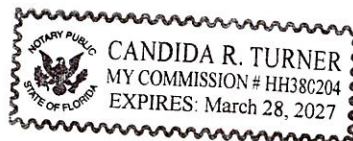
Nancy L. Pell
Bryan A. Pell
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 17th day of Sept., 2025, by Bryan A. Pell who is personally known to me or produced FL DL as identification.

Candida R. Turner
Signature of Notary Public

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



Notary Seal/Stamp

Hernando County Planning and Zoning

September 15, 2025

This is a brief history of the property known as 6471 Barclay Avenue. My Father and Mother (Harlan & Margaret Pell) purchased the property September 1966. At that time it had just been divided into twelve 4 ½ acre parcels. Howard Barclay was instrumental in my parents buying the property and he purchased two parcels to the south. The access road leading off Florida Route 50 was sand at the time with no utilities. A water well was drilled on the property and WREC extended electricity to the property from Florida Rout 50.

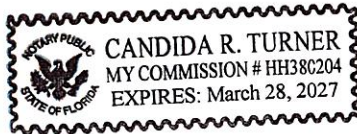
In February 1967 my father with a helper built a 12 ft. by 28 ft. building with T111 siding and rolled roofing. My wife and my first trip to Hernando County was in June 1967. I helped in the electric wiring and water plumbing. Needless to say this was a rural area at the time. My father went on to add an additional 12 ft. by 16 ft. addition in 1971. My father was planning for retirement in 1973 and was looking forward to spending winters in the warmer climate. Unfortunately he died in September 1972.

The property was deed to my brother Shirley Edward Pell and me by our Mother in the late 1970s. This has always been a vacation destination for me, my wife and two children along with our nine grandchildren and two great grand-daughters. In 2016 we bought my brothers interest out and later deeded the property to our children Melinda Boggess and Rodney Pell. Nancy and I have a life estate in the property.

Nancy and I became Florida residents in November 2021 and I retired and we moved from West Virginia to make Florida our home. With recent medical issues, Nancy's heart attack and stents along with a Implanted Cardiovascular Defibrillator and Pace Maker, she also is a Diabetic and has sever Arthritis. I had total left knee replacement last year and needed to have the other replaced in the near future. Our son Rodney has been gracious in moving from West Virginia to Florida to assist us. We would like to install a double wide mobile on the back or the property for his residence.

We have not done anything to our 528 square foot home do to the uncertainty of the Barclay Avenue widening project. This has been going on for over 20 years and may be completed by 2030. At one time early in the proposed project I had plans that would take 70 feet back of the front of the property. I understand that new plans are currently being revised.

With the current uncertainty of the road project along with the recent purchase of the 4 ½ acre to the North by Withlacoochee River Electric and there plans we are asking for a Conditional Use Permit. This will give our son his home and allow us to determine the appropriate steps to take by either dividing the property or removing the existing home and moving in with him.



X Brynn A. Pell Nancy L. Pell

State of Florida

County of Hernando

The foregoing instrument was acknowledged
before me 17th day of Sept.

Candida R. Turner
Your Name Here, Notary Public

My Commission Expires 3/28/27