

HERNANDO COUNTY CONDITIONAL USE PERMIT OR SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE-23-03 Official Date Stamp:



- Application request (check one):
[] Conditional Use Permit
[X] Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Received
MAR 28 2023
Planning Department
Hernando County, Florida

Date: March 24, 2023

APPLICANT NAME: Hugh Macfarlane

Address: 6466 Draw Lane
City: Sarasota State: Florida Zip: 34238
Phone: (813) 267-1058 Email: hcmac108@yahoo.com
Property owner's name: (if not the applicant) Brahmananda Saraswati Foundation

REPRESENTATIVE/CONTACT NAME: Hugh Macfarlane

Company Name:
Address: 6466 Draw Lane
City: Sarasota State: Florida Zip: 34238
Phone: (813) 267-1058 Email: hcmac108@yahoo.com

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 837241, 837250, 1493217
2. SECTION 18, TOWNSHIP 21, RANGE 19
3. Current zoning classification: Rural (AG)
4. Desired use: Expansion of a non-residential agricultural building to a meeting hall
5. Size of area covered by application: 16.225 acres
6. Highway and street boundaries: Citrus Way (CR 491)
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDAVIT

I, Richard Quinn, 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
[X] I am the owner of the property and am authorizing (applicant): Hugh Macfarlane and (representative, if applicable): Hugh Macfarlane to submit an application for the described property.

Signature of Property Owner

NEW YORK
STATE OF FLORIDA
COUNTY OF HERNANDO SUFFOLK

The foregoing instrument was acknowledged before me this 28th day of March, 2023, by Richard Quinn who is personally known to me or produced NYDL as identification.

Signature of Notary Public

CAMILLE ANDRESEN
Notary Public, State of New York
No. 01AN6361829
Qualified in Suffolk County
Commission Expires July 17, 2025

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

Notary Seal/Stamp

Received
MAR 28 2023
Planning Department
Hernando County, Florida

Special Exception Permit for 16317 Citrus Way in Hernando, County, Florida.
The owner of the 16 acre parcel is the Brahmananda Saraswati Foundation

Written Narrative:

The Brahmananda Saraswati Foundation is a 501 (c)(3) non-profit organization in the United States whose mission is to secure peace, affluence, and invincibility for life everywhere on earth by providing perpetual support for large groups practicing the Transcendental Meditation Programs.

The Brahmananda Saraswati Foundation is requesting a special exception permit which will allow the use at 16317 Citrus Way in Hernando County to expand an existing non residential farm building to a meeting hall which will be designed as a meeting place for practitioners of the Transcendental Meditation Programs.

In 1999, the seven acre Maharishi Vedic garden and pavilion were designed by architect Tom Weinbrenner. The pavilion was constructed by Nichols Masonry in 2000, and the Maharishi Vedic garden, using a Chakravarti design, was completed by Twin Cedars Nursery in 2003. The purpose of the facility has been to promote the practice of the Transcendental Meditation Programs. The organizers of the facility encouraged the practice of meditating in small groups in a rural, peaceful setting near the geographic center of Florida. For more than twenty years, the group whose size generally ranged from 8 to 10 met at least once a month except during the high Covid period , and a smaller group of three or four met weekly to meditate and maintain the grounds and building.

Our hardship is that our building limits the number of participants to ten or fewer, and by expanding its footprint, we can accommodate up to 30 participants. As shown in the attached plans, we are proposing to expand the existing pavilion from 495 sq. ft. to a meeting hall of approximately 2000 sq.ft. The existing pavilion will be used as a classroom, while the two new large rooms will be used for practicing transcendental meditation and its advanced programs for up to 15 in each room. We also plan to add two bathrooms, one break room, and one office. At a future time, we are also proposing to add an 800 sq.ft. caretaker cottage to accommodate those meditators who have long travel times and who wish to work on the property for several days.

We feel that the change in land use by special exception permit will promote and protect the rural nature of our neighborhood while enhancing the quality of life. Please note: Our property at 16317 Citrus Way has two existing structures. The two are a 495 sq. ft. pavilion and a 128 sq. ft. combined bathroom and storage shed. Our property has access to Citrus Way by a shared easement. As shown in the attached plans, we have designated two grass parking areas which will easily accommodate twenty vehicles along the east end of the property. Vehicles are restricted from driving in the garden.

[Handwritten signature] 3-3-23

[Handwritten signature] 3/3/2023

LISA M. GIOIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G16187694
Qualified in Suffolk County
Commission Expires 05/27/2024

Received

MAR 28 2023

Planning Department
Hernando County, Florida

OWNER AFFIDAVIT

I, Richard Quinn, HEREBY STATE AND AFFIRM THAT:

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Richard Quinn
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30th day of March, 2023 by Richard Quinn, who is () personally known to me or who () has produced my driver license as identification.

[Signature]
Signature of Notary Public

Stamp of Notary Public

LISA M. GIOIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G16187694
Qualified in Suffolk County
Commission Expires 05/27/2024

AGENT/REPRESENTATIVE AFFIDAVIT

I, Andrew Macfarlane, HEREBY STATE AND AFFIRM THAT:

- I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Andrew K Macfarlane
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20 day of March, 2023 by Andrew K. Macfarlane, who is () personally known to me or who () has produced _____ as identification.

Kathleen E Roberts
Signature of Notary Public

Stamp of Notary Public

Notary Public State of Florida
Kathleen E Roberts
My Commission GG 336434
Expires 07/31/2023