

# STAFF REPORT



**Hearings:** Planning & Zoning Commission:  
**Applicant:** Drew Moyer  
**File Number:** V-23-45 / 1470247  
**Request:** REDUCTION ON SIDE SETBACKS FROM 35' TO 15' AND REAR SETBACKS FROM 50' AND 35'  
**General Location:** 5060 CULBREATH ROAD BROOKSVILLE, FL 34601  
**Parcel Key:** 1486305

---

**Applicant's Request:** REDUCTION ON SIDE SETBACKS FROM 35' TO 15' AND REAR SETBACKS FROM 50' AND 35'

## Site Characteristics:

- **Site Size:** 611.84 \* 333.24
- **Surrounding Zoning & Land Uses:**
  - North: AG / Single Family
  - South: AG/ Single Family
  - East: AG/ Vacant
  - West: AG / Single Family
- **Current Zoning:** AG
- **Future Land Use Map Designation:** RUAR

## Land Use Analysis:

### Applicable Code(s):

APPENDIX A – ZONING, ARTICLE IV. - ZONING DISTRICT REGULATIONS, Section 6 - Rural districts. (7) Dimension and area regulations, (b)Single-family dwelling not accessory to the principal agricultural use of the premises, iv. Side yard: The minimum side yard requirement shall be thirty-five (35) feet. v .Rear yard: The minimum rear yard requirement shall be fifty (50) feet.

**Administrative Review:**

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

**Staff Analysis:** NA

2. That the special conditions and circumstances do not result from the actions of the applicant;

**Staff Analysis:** NA

3. The requested variance will not be detrimental to the development pattern in the neighborhood;

**Staff Analysis:** The applicant has requested a variance reduction on side setbacks from 35' to 15' and rear setbacks from 50' and 35' the main dwelling. It will remain within the property lines;

4. The requested variance will enable the petitioner to avoid building in the flood plain;

**Staff Analysis:** NA

5. The requested variance will enable the petitioner to protect one or more specimen trees;

**Staff Analysis:** NA

6. The requested variance is the result of a development plan proposing a more efficient and safe design through an access management plan approved by the development review committee.

**Staff Analysis:** NA

7. The requested variance is for a front yard corner lot and will not have any adverse impact on the established development pattern of the adjacent lots.

**Staff Analysis:** NA

8. The requested variance is for an addition for a building with an existing portion already encroaching into the yard and will not extend past a line established by the existing encroachment running parallel to the lot line.

**Staff Analysis: NA**

9. The requested variance will further the reconstruction, rehabilitation, or restoration of structures listed in or classified as contributing to a district listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historic Places.

**Staff Analysis: NA**

**Staff Recommendation:**

Staff recommendation is to intend to approve/deny.

1470247 V-234E

OFFICE USE ONLY  
DATE REC'D

FILE NO. \_\_\_\_\_

HERNANDO COUNTY DEPARTMENT OF  
DEVELOPMENTAL SERVICES  
VARIANCE APPLICATION

This application must be completed and returned, with all exhibits and other items listed on page 1 of the instruction sheet, to this office before consideration for the request is reviewed and a determination made. Bear in mind that the variance request must be justified and the mere filing of the application or appearance at a public hearing, if needed, does not assure approval of said application. If a public hearing is necessary, the applicant or representative is required to appear in person at the hearing.

Applicant Name: Drew MayerDate: 9/27/23Mailing Address: 5048 Culbreath Rd Brooksville, 34601Phone No. 352-410-9032 Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Representative Name (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Legal Description: R11 42319 0000 0050 00115048 Culbreath RoadKey No.: 1486305 Zoning District: AGHomeowners Association Yes \_\_\_\_\_ No ☒ If yes, name of HOA N/A

Contact Name: \_\_\_\_\_

Contact Address: \_\_\_\_\_ City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Variance being requested: Reduction in Side Setback from 50' to 35'  
(brief description of variance, i.e. reduce setback, increase bldg. height, etc.)Briefly state hardship justifying granting of the variance: Rear Setback from 50' to 35'  
(see hardship criteria listed on page 4. Give full explanation in written narrative, see No. 7 of instruction sheet)Pre existing Building  
Converting to garage to Home.

Signature of applicant or representative: \_\_\_\_\_

OWNER AFFIDAVIT

I, Drew Mayer, HEREBY STATE AND AFFIRM THAT:

P

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.

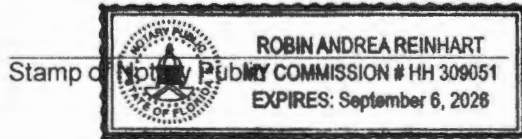
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Drew Mayer  
Signature of property owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27 day of September, 223  
by Drew Mayer, who is ( ) personally known to me or who ( P ) has produced  
DEL as identification.

Robin Reinhart  
Signature of Notary Public



\*\*\*\*\*

AGENT/REPRESENTATIVE AFFIDAVIT

I, \_\_\_\_\_, 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.

\_\_\_\_\_  
Signature of representative

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_  
by \_\_\_\_\_, who is ( ) personally known to me or who ( ) has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Stamp of Notary Public

## VARIANCE INFORMATION

A variance is a request to deviate from the strict application of the provisions of the zoning ordinance in order to proceed with a proposed development. Upon submittal of a completed application, the administrative official shall review all variances based on the criteria listed below. **Please check the criteria that applies to your request:**

- ☐ Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
- ☐ The special conditions and circumstances do not result from the actions of the applicant.
- ☒ The requested variance will not be detrimental to the development pattern in the neighborhood.
- ☐ The requested variance will enable the petitioner to avoid building in the flood plain.
- ☐ The requested variance will enable the petitioner to protect one or more specimen trees.
- ☐ The requested variance is the result of a development plan proposing a more efficient and safe design through an access management plan approved by the development review committee.
- ☐ The requested variance is for a front yard corner lot and will not have any adverse impact on the established development pattern of the adjacent lots.
- ☐ The requested variance is for an addition for a building with an existing portion already encroaching into the yard and will not extend past a line established by the existing encroachment running parallel to the lot line.
- ☐ The requested variance will further the reconstruction, rehabilitation, or restoration of structures listed in or classified as contributing to a district listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historic Places.

The administrative official shall, following review of the request, issue a notice of intent, for either the approval or the denial of the variance.

(a) If the notice of intent is to approve the variance, a mailing shall be issued to the property owners within five hundred (500) feet of the property under consideration for the variance. This notice shall indicate that it is the administrative official's intent to approve the requested variance fifteen (15) calendar days after the date of the mailing if no appeal is filed.

(b) If no appeal is filed within fifteen (15) calendar days objecting to the administrative official's decision to approve the variance, the decision shall stand. If an appeal is filed by 4:30 pm on the fifteenth day, the administrative official shall schedule a public hearing for the governing body to hear the application for the variance.

(c) If the administrative official's intent is to deny the requested variance, the administrative official shall send notification letters to the applicant and the property owners within five hundred (250) feet of the property under consideration for the variance, indicating the administrative official's intent to deny the variance.

(d) If no appeal is filed within fifteen (15) calendar days objecting to the administrative official's decision to deny the variance, the decision shall stand. If an appeal is filed by 4:30 pm on the fifteenth day, the administrative official shall schedule a public hearing for the governing body (board of county commissioners) to hear the application for the variance.

If a public hearing before the Board of County Commissioners is scheduled, the Zoning Division shall, after setting a date for the Public Hearing:

- (a) Prepare the required legal notice for publication in the local newspaper.
- (b) Mail a notice of the upcoming public hearing to all owners of property within 250 feet of the boundaries of the subject property.
- (c) Petitioner or representative will pick up the required signage for posting of the subject property.
  1. The petitioner shall post the property with sign provided by the Zoning Division at least fifteen days prior to the scheduled public hearing.
  2. After posting the sign, the petitioner will sign an affidavit certifying he has met the requirements of Item 1. above
  3. The sign posting affidavit shall be delivered to the Zoning Division at least seven days prior to the scheduled public hearing date.
  4. The sign is to remain posted on the property until after the scheduled public hearing.

The Board of County Commissioners (BCC) has final authority for granting or denying requests for variances. The BCC may specify conditions for the granting of a variance.

A dimensional variance runs with the land: A dimensional variance applies to the property for which it is granted, and not to the individual who applies for it. A dimensional variance is transferable to any future owner of the land, but it cannot be transferred by the applicant to a different site.

A variance shall not be granted to allow a use not otherwise permitted in the zoning district.

An aggrieved party may appeal a final administrative order of the governing body to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the governing body. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.

Variance request for Drew Moyer

October 13, 2023

Hernando County Planning and Zoning Department  
1653 Blaise Dr  
Brooksville, FL 34601

Regarding: Drew Moyer  
Key Number: 1486305

*Property owner respectfully request a variance to Hernando County Code of Ordinances, Appendix A- Zoning ARTICLE IV. - ZONING DISTRICT REGULATIONS, Section 6. - Rural districts. (7)Dimension and area regulations, iv. Side yard: The minimum side yard requirement shall be thirty-five (35) feet. v. Rear yard: The minimum rear yard requirement shall be fifty (50) feet.*

Current Detached Garage was placed on the premises 2007 without a permit. Home owner is wishing to turn the detached garage in to a Primary Residence. The homeowner is wished for a reduction in setbacks on the side setback from 35' to 15' and the rear setback from 50' to 35'.

AFFECTED HOMEOWNERS ASSOCIATION (HOA) CONTACT AFFIDAVIT

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. This affidavit must be returned to the Hernando County Planning Department in order to deem the application complete. No hearing shall be scheduled until such time the affidavit has been returned.

Application Name: Drew Mayer

File Number: \_\_\_\_\_

☐ I met with the affected HOA on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Before me, the undersigned authority, personally appeared \_\_\_\_\_

(Print or Type Name)

who, being duly sworn deposeth and says that the affected HOA named below has been contacted pursuant to Board of County Commissioner's Policy No. 37-01

HOA Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

(Signature)

☒ There is no HOA to be contacted, pursuant to the Board of County Commissioner's Policy No. 37-01

(Signature)

State of Florida

County of Hernando

NOTARY PUBLIC

SEAL OF OFFICE:

On this the 27 day of September, 20 23 before me,  
the undersigned Notary Public of the State of Florida, personally appeared

Drew Mayer  
(Name(s) of the Individual(s) who appeared before notary)

and whose name(s) is/are subscribed to the within instrument, and he/she/they  
acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

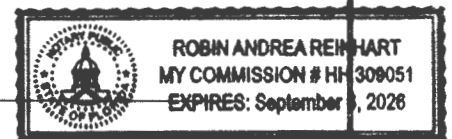
Robin Reinhart  
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public Print, Stamp or Type as Commissioned)

~ Personally known to me, or

~ Produced Identification: FL DL  
(Type of Identification Produced)

~ DID take an oath, or ~ DID NOT take an oath.







Received

OCT 13 2023

HERNANDO COUNTY ZONING DIVISION  
ZONING APPEAL APPLICATION

OFFICE USE ONLY  
DATE REC'D

FILE NO.

Planning Department  
Hernando County, Florida

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: Drew Mayer Date: Oct 13, 2023

Mailing Address: 5048 Culbreath Rd Brooksville

Phone No. 352-410-9032 Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Representative Name (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Address of Property: 5040 Culbreath Rd Brooksville

Legal Description: N 1/2 of NE 1/4 of SW 1/4 of NE 1/4 less w  
430 Ft of S253 Ft thereof less W50FT. AKA Par  
In class 4 subdivision

Key No.: 1481305 Zoning District: Ag

Homeowners Association Yes \_\_\_\_\_ No X If yes, name of HOA \_\_\_\_\_

Contact Name: \_\_\_\_\_

Contact Address: \_\_\_\_\_ City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Signature of applicant or representative: Drew Mayer

OWNER AFFIDAVIT

I, Drew Mayer, 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.

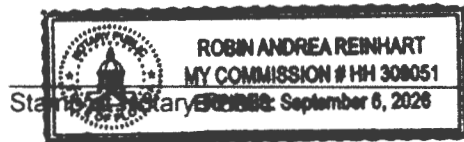
Drew Mayer

Signature of property owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13 day of October, 2023  
by Drew Mayer, who is ( ) personally known to me or who ( / ) has produced  
FL DL as identification.

Robin Reinhart  
Signature of Notary Public



AGENT/REPRESENTATIVE AFFIDAVIT

I, \_\_\_\_\_, 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.

\_\_\_\_\_  
Signature of representative

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_  
by \_\_\_\_\_, who is ( ) personally known to me or who ( ) has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Stamp of Notary Public





DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

1653 BLAISE DRIVE • BROOKSVILLE, FLORIDA 34601  
P 352.754.4057 • F 352.754.4420 • W www.HernandoCounty.us

REQUEST FOR REVIEW OF VARIANCE DECISION

APPLICATION FOR PUBLIC HEARING  
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON  
AT THE PUBLIC HEARING.

Date: 10/11/2023

Variance File No.: ?

Petitioner Name: Drew Moyer

1. Your name (please print) Cheryl Johnson

Mailing Address 5075 Calbreath Rd

City Brooksville State FL Zip 34601 Phone (352) 232-0239

2. State your reasons for requesting a review of the variance decision:

I am very concerned about what effect this will have  
on our property values. We all enjoy our privacy and  
quiet in this neighborhood. I believe this is too close  
and I would not want this beside me or behind me.

That guy has been harassing his neighbor and it wouldn't  
be good for them to be that close.

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.

SIGNATURE: Cheryl Johnson

1457993

**HERNANDO COUNTY BUILDING DIVISION**  
**AFFIDAVIT**  
**BUILDING PERMIT EXEMPTION**  
**NONRESIDENTIAL FARM BUILDINGS**

FILE COPY

You have applied for exemption from the Florida Building Code in accordance with the following sections of Florida Statute:

**F.S. 553.73 (10)(c) - Florida Building Code - Enforcement**

(10) The following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

(c) Nonresidential farm buildings on farms.

**F.S. 604.50 Nonresidential farm buildings; farm fences; farm signs.—**

(1) Notwithstanding any provision of law to the contrary, any nonresidential farm building, farm fence, or farm sign that is located on lands used for bona fide agricultural purposes is exempt from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations. A farm sign located on a public road may not be erected, used, operated, or maintained in a manner that violates any of the standards provided in s. 479.11(4), (5)(a), and (6)-(8).

(2) As used in this section, the term:

(a) "Bona fide agricultural purposes" has the same meaning as provided in s. 193.461(3)(b).

(b) "Farm" has the same meaning as provided in s. 626.14.

(c) "Farm sign" means a sign erected, used, or maintained on a farm by the owner or lessee of the farm which relates solely to farm produce, merchandise, or services sold, produced, manufactured, or furnished on the farm.

(d) "Nonresidential farm building" means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under s. 553.73(10)(c) or that is used primarily for agricultural purposes, is located on land that is an integral part of a farm operation or is classified as agricultural land under s. 193.461, and is not intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building, or poultry house.

By signing this affidavit, as the owner of the property and/or the farm operation, you certify that the information provided is true and correct, and the use of the structure complies with the Florida Statutes governing the exemption for nonresidential farm buildings.

Key No. 01486305 Date 03/10/2023

Address of Site: No. n/a Street Culbreath Rd.

City Brooksville Zip 34601 Hernando County, Florida

Owner: Drew Moyer Phone: 352-410-9032

Address 5048 Culbreath Rd. City Brooksville State FL 3460 Zip 34601

Email address DrewMoyerPlumbingService@gmail.com

Please describe the structure:  
22'x25'x9' metal garage building



1457993

# FILE COPY

## HERNANDO COUNTY ZONING DIVISION AFFIDAVIT

Permit # 1457993

Legal Description/Address N1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 LESS W 430 FT OF S 253 FT  
THEREOF LESS W 50 FT AKA PAR IN CLASS I SUB AS

I, MOYER, DREW, hereby acknowledge that the above permit is for a  
\_\_\_\_\_ used for my own personal use. I also understand that the improvement  
cannot be used or converted for manufacturing, non-permitted commercial use or  
dwelling purposes.

The proposed building/improvement will be used (check any use that applies):

\_\_\_\_\_ for an agricultural permitted use as defined in the Appendix "A," Article IV,  
Section 6A(1). Agricultural activity on the property is: \_\_\_\_\_

Plant Nursery

\_\_\_\_\_ for an accessory structure incidental to a permitted residential use on the  
property.

The proposed use of the \_\_\_\_\_ WILL BE USED FOR: \_\_\_\_\_

Unauthorized use of this structure/improvement would be a violation of the Hernando  
County Code of Ordinances and may subject the owner to civil penalty and/or demolition  
of the structure or unauthorized improvements as well as the disconnecting of electrical  
service.

Drew Moyer  
Signature of Property Owner

3/4/2023  
Date

State of Florida County of Hernando  
Sworn to and subscribed before me this 14 day of March, 2023,  
by Drew Moyer, who is ( ) personally known to me, or ( ✓ ) who  
produced FL DL as identification.

Kassandra Lynn Dos Santos  
Signature of Notary

Notary Public State of Florida  
Kassandra Lynn Dos Santos  
My Commission HH 345953  
Expires 7/3/2027  
Type or Stamp Name of Notary

RMM 8/18/06revised

1457993

Please submit two (2) copies of a current site plan showing location, dimensions, and distances (setbacks) of each structure on the property. Indicate existing and proposed structures.

**OWNER'S AFFIDAVIT:**

I hereby certify that the information provided in this application is true and correct and complies with the following statutes:

**"F.S. 604.50 Nonresidential farm buildings; farm fences; farm signs."**

(1) Notwithstanding any provision of law to the contrary, any nonresidential farm building, farm fence, or farm sign that is located on lands used for bona fide agricultural purposes is exempt from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations. A farm sign located on a public road may not be erected, used, operated, or maintained in a manner that violates any of the standards provided in s. (4), (5)(a), and (6)-(8).

(2) As used in this section, the term:

(a) "Bona fide agricultural purposes" has the same meaning as provided in s. 193.40(3)(b).

(b) "Farm" has the same meaning as provided in s. 823.14.

(c) "Farm sign" means a sign erected, used, or maintained on a farm by the owner or lessee of the farm which relates solely to farm produce, merchandise, or services sold, produced, manufactured, or furnished on the farm.

(d) "Nonresidential farm building" means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under s. 553.73(10)(c) or that is used primarily for agricultural purposes, is located on land that is an integral part of a farm operation or is classified as agricultural land under s. 193.401, and is not intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building, or poultry house.

**F.S. 823.14 Florida Right to Farm Act**

(3) DEFINITIONS.—As used in this section:

(a) "Farm" means the land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

(b) "Farm operation" means all conditions or activities by the owner, lessee, agent, independent contractor, and supplier which occur on a farm in connection with the production of farm products and includes, but is not limited to, the marketing of produce at roadside stands or farm markets; the operation of machinery and irrigation pumps; the generation of noise, odors, dust, and fumes; ground or aerial seeding and spraying; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor.

**I understand that the exemption is for this structure only, and any change in the use of the structure could change the exempt status. Each non-residential farm building is subject to review for agricultural exemption.**

**F.S. 837.06 – FALSE OFFICIAL STATEMENTS.** Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849  
850  
851  
852  
853  
854  
855  
856  
857  
858  
859  
860  
861  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871  
872  
873  
874  
875  
876  
877  
878  
879  
880  
881  
882  
883  
884  
885  
886  
887  
888  
889  
890  
891  
892  
893  
894  
895  
896  
897  
898  
899  
900  
901  
902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000

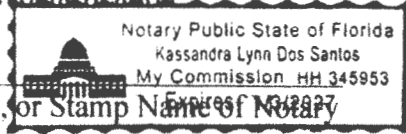
F.S. 92.525 – Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Drew Moyer  
Signature of Owner

Drew Moyer  
Print Name of Person Signing

State of Florida County of Hernando  
The foregoing instrument sworn to or affirmed before me this 14 day of  
march, 2023 by Drew Moyer, who is ( )  
personally known to me or who ( ✓ ) has produced

FL DL  
[Signature]  
Signature of Notary Public

as identification  
Print, Type, or Stamp Name of Notary  


(Seal)

Your application for exemption will be reviewed by the Building Official for approval or denial. If the application is denied, you may appeal the Building Official's decision to the Board of Construction Regulation within thirty (30) days after issuance of a denial. Additional information on the appeal process is available from the Building Division.

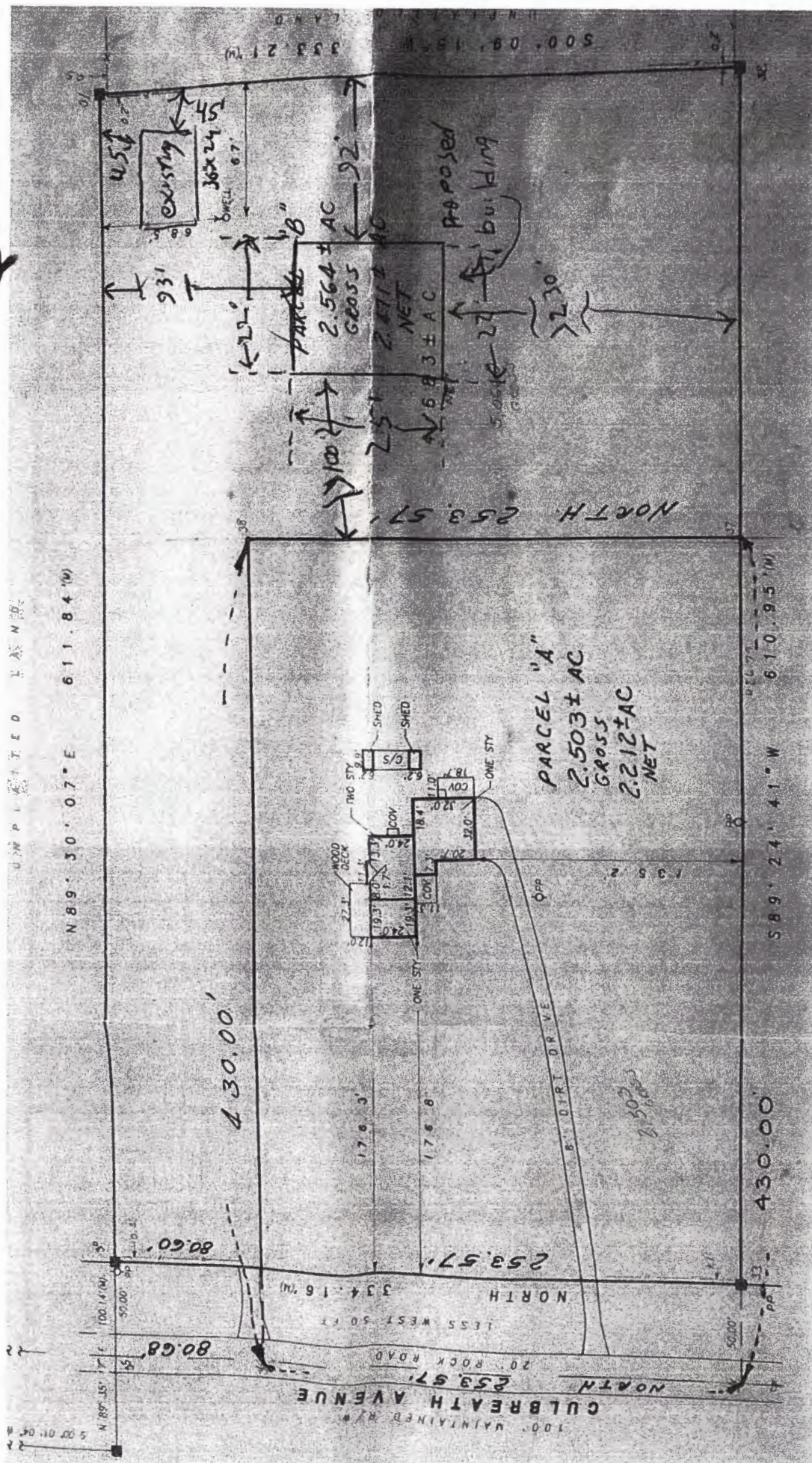
BUILDING OFFICIAL REVIEW: ✓ APPROVED        DENIED  
COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Hernando County Building Official

March 29, 2023  
Date



**FILE COPY**





## ASPHALT PAVEMENT

N 00°10'20"E=

333.98

N 89° 41.54' E 100'

SA 1007.695

PART OF SECTION 11-1235-R19E

APPARENT FLOOD HAZARD ZONE: X COMMUNITY PANEL NO. 12053C0194D EFFECTIVE DATE: 02/02/2012

ITS SURVEYORS AND MAPPERS, INC.

EMAIL: [info@92930mail.com](mailto:info@92930mail.com)  
1460 ALABAMA RD.  
HICKORYVILLE, FL 34409 (929) 277-4350

**THE**

472 G. 23-0000-1 (11/11/11)  
DATE 25/11/11

8125  
8126  
8127  
8128  
8129  
8130  
8131  
8132  
8133  
8134  
8135  
8136  
8137  
8138  
8139  
8140  
8141  
8142  
8143  
8144  
8145  
8146  
8147  
8148  
8149  
8150  
8151  
8152  
8153  
8154  
8155  
8156  
8157  
8158  
8159  
8160  
8161  
8162  
8163  
8164  
8165  
8166  
8167  
8168  
8169  
8170  
8171  
8172  
8173  
8174  
8175  
8176  
8177  
8178  
8179  
8180  
8181  
8182  
8183  
8184  
8185  
8186  
8187  
8188  
8189  
8190  
8191  
8192  
8193  
8194  
8195  
8196  
8197  
8198  
8199  
8200  
8201  
8202  
8203  
8204  
8205  
8206  
8207  
8208  
8209  
8210  
8211  
8212  
8213  
8214  
8215  
8216  
8217  
8218  
8219  
8220  
8221  
8222  
8223  
8224  
8225  
8226  
8227  
8228  
8229  
8230  
8231  
8232  
8233  
8234  
8235  
8236  
8237  
8238  
8239  
8240  
8241  
8242  
8243  
8244  
8245  
8246  
8247  
8248  
8249  
8250  
8251  
8252  
8253  
8254  
8255  
8256  
8257  
8258  
8259  
8260  
8261  
8262  
8263  
8264  
8265  
8266  
8267  
8268  
8269  
8270  
8271  
8272  
8273  
8274  
8275  
8276  
8277  
8278  
8279  
8280  
8281  
8282  
8283  
8284  
8285  
8286  
8287  
8288  
8289  
8290  
8291  
8292  
8293  
8294  
8295  
8296  
8297  
8298  
8299  
8300  
8301  
8302  
8303  
8304  
8305  
8306  
8307  
8308  
8309  
8310  
8311  
8312  
8313  
8314  
8315  
8316  
8317  
8318  
8319  
8320  
8321  
8322  
8323  
8324  
8325  
8326  
8327  
8328  
8329  
8330  
8331  
8332  
8333  
8334  
8335  
8336  
8337  
8338  
8339  
8340  
8341  
8342  
8343  
8344  
8345  
8346  
8347  
8348  
8349  
8350  
8351  
8352  
8353  
8354  
8355  
8356  
8357  
8358  
8359  
8360  
8361  
8362  
8363  
8364  
8365  
8366  
8367  
8368  
8369  
8370  
8371  
8372  
8373  
8374  
8375  
8376  
8377  
8378  
8379  
8380  
8381  
8382  
8383  
8384  
8385  
8386  
8387  
8388  
8389  
8390  
8391  
8392  
8393  
8394  
8395  
8396  
8397  
8398  
8399  
8400  
8401  
8402  
8403  
8404  
8405  
8406  
8407  
8408  
8409  
8410  
8411  
8412  
8413  
8414  
8415  
8416  
8417  
8418  
8419  
8420  
8421  
8422  
8423  
8424  
8425  
8426  
8427  
8428  
8429  
8430  
8431  
8432  
8433  
8434  
8435  
8436  
8437  
8438  
8439  
8440  
8441  
8442  
8443  
8444  
8445  
8446  
8447  
8448  
8449  
8450  
8451  
8452  
8453  
8454  
8455  
8456  
8457  
8458  
8459  
8460  
8461  
8462  
8463  
8464  
8465  
8466  
8467  
8468  
8469  
8470  
8471  
8472  
8473  
8474  
8475  
8476  
8477  
8478  
8479  
8480  
8481  
8482  
8483  
8484  
8485  
8486  
8487  
8488  
8489  
8490  
8491  
8492  
8493  
8494  
8495  
8496  
8497  
8498  
8499  
8500  
8501  
8502  
8503  
8504  
8505  
8506  
8507  
8508  
8509  
8510  
8511  
8512  
8513  
8514  
8515  
8516  
8517  
8518  
8519  
8520  
8521  
8522  
8523  
8524  
8525  
8526  
8527  
8528  
8529  
8530  
8531  
8532  
8533  
8534  
8535  
8536  
8537  
8538  
8539  
8540  
8541  
8542  
8543  
8544  
8545  
8546  
8547  
8548  
8549  
8550  
8551  
8552  
8553  
8554  
8555  
8556  
8557  
8558  
8559  
8560  
8561  
8562  
8563  
8564  
8565  
8566  
8567  
8568  
8569  
8570  
8571  
8572  
8573  
8574  
8575  
8576  
8577  
8578  
8579  
8580  
8581  
8582  
8583  
8584  
8585  
8586  
8587  
8588  
8589  
8590  
8591  
8592  
8593  
8594  
8595  
8596  
8597  
8598  
8599  
8600  
8601  
8602  
8603  
8604  
8605  
8606  
8607  
8608  
8609  
8610  
8611  
8612  
8613  
8614  
8615  
8616  
8617  
8618  
8619  
8620  
8621  
8622  
8623  
8624  
8625  
8626  
8627  
8628  
8629  
8630  
8631  
8632  
8633  
8634  
8635  
8636  
8637  
8638  
8639  
8640  
8641  
8642  
8643  
8644  
8645  
8646  
8647  
8648  
8649  
8650  
8651  
8652  
8653  
8654  
8655  
8656  
8657  
8658  
8659  
8660  
8661  
8662  
8663  
8664  
8665  
8666  
8667  
8668  
8669  
8670  
8671  
8672  
8673  
8674  
8675  
8676  
8677  
8678  
8679  
8680  
8681  
8682  
8683  
8684  
8685  
8686  
8687  
8688  
8689  
8690  
8691  
8692  
8693  
8694  
8695  
8696  
8697  
8698  
8699  
8700  
8701  
8702  
8703  
8704  
8705  
8706  
8707  
8708  
8709  
8710  
8711  
8712  
8713  
8714  
8715  
8716  
8717  
8718  
8719  
8720  
8721  
8722  
8723  
8724  
8725  
8726  
8727  
8728  
8729  
8730  
8731  
8732  
8733  
8734  
8735  
8736  
8737  
8738  
8739  
8740  
8741  
8742  
8743  
8744  
8745  
8746  
8747  
8748  
8749  
8750  
8751  
8752  
8753  
8754  
8755  
8756  
8757  
8758  
8759  
8760  
8761  
8762  
8763  
8764  
8765  
8766  
8767  
8768  
8769  
8770  
8771  
8772  
8773  
8774  
8775  
8776  
8777  
8778  
8779  
8780  
8781  
8782  
8783  
8784  
8785  
8786  
8787  
8788  
8789  
8790  
8791  
8792  
8793  
8794  
8795  
8796  
8797  
8798  
8799  
8800  
8801  
8802  
8803  
8804  
8805  
8806  
88

野矢

此乃一書之序也

NOV 1962

1

© 1997 American Psychological Association

3000-ALUMINUM, THE BONDING, THE PROTECTIVE COATINGS, COATED PLASTICS, EQUIPMENT, ETC.

85-2554

卷之五

THESE FINDINGS WERE CONFIRMED BY AN INDEPENDENT RESEARCHER, DR. J. H. HARRIS, JR., OF THE UNIVERSITY OF CALIFORNIA, BERKELEY, CALIF.

EXHIBIT 5.8 (continued)

● 2004年10月1日起，凡在境内销售货物或提供应税劳务、应税服务的企业，其增值税的征收率一律调整为17%。

10

100

1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.



1





# STAFF REPORT



**Hearings:** Planning & Zoning Commission:  
**Applicant:** Drew Moyer  
**File Number:** V-23-45 / 1470247  
**Request:** REDUCTION ON SIDE SETBACKS FROM 35' TO 15' AND REAR SETBACKS FROM 50' AND 35'  
**General Location:** 5060 CULBREATH ROAD BROOKSVILLE, FL 34601  
**Parcel Key:** 1486305

**Applicant's Request:** REDUCTION ON SIDE SETBACKS FROM 35' TO 15' AND REAR SETBACKS FROM 50' AND 35'

## Site Characteristics:

- Site Size: 611.84 \* 333.24 - *Incorrect - it is 333' wide by 180' ft deep, w/ alley leading to property w alley 80' wide and 430 ft deep (long)*
- Surrounding Zoning & Land Uses:

North: AG / Single Family

South: AG/ Single Family

East: AG/ Vacant - *Mobile Home Park Sylvan Acres*

West: AG / Single Family

- Current Zoning: AG
- Future Land Use Map Designation: RUAR

## Land Use Analysis:

### Applicable Code(s):

APPENDIX A - ZONING, ARTICLE IV. - ZONING DISTRICT REGULATIONS, Section 6 - Rural districts. (7) Dimension and area regulations, (b) Single-family dwelling not accessory to the principal agricultural use of the premises, iv. Side yard: The minimum side yard requirement shall be thirty-five (35) feet. v. Rear yard: The minimum rear yard requirement shall be fifty (50) feet.

Greg,

Thank You for email.

I understand your concerns and the setback issues detailed in your email are under the remit of the Zoning/Building Dept who will enforce compliance to their respective laws.

The Health Department does not delay our approval or permitting process to wait for Action by other Agencies with the exception the Department of Environmental Protection's Coastal Construction Line Permit.

The septic system in this case is existing and is not being repaired. The proposed building must be 5' from any part of the septic system.

Any structure with plumbing fixtures on septic generating commercial or domestic sewage waste can apply to DOH to connect to an existing system regardless if it is a shed, garage, barn etc. These structures do not need to be homes as often applicants will install bathrooms in garages or other non-residential buildings. Upon review of these applications, either the system would need to be upgraded or a no bedroom addition letter would be issued.

The applicant has applied for an existing system verification and we will ensure he is not in violation of any septic law prior to issuing approval to connect the building to the septic system.

Thank You

**Andrea Wilcock**  
Environmental Health Supervisor I  
Florida Department of Health in  
Hernando County  
Environmental Health  
7551 Forest Oaks Boulevard  
Spring Hill, Florida 34606



**Mission:**

To protect, promote & improve the health  
of all people in Florida through regulated  
state, county & community efforts.



**Vision:** To be the Healthiest State in the Nation

Joseph A. Lamm, MD  
State Surgeon General

March 29, 2023

Drew Moyer Plumbing  
5048 Culbreath Road  
Brooksville, FL 34601

**RE: Modification to a Single Family Residence - No Bedroom Addition**  
Application Document Number: AP1953165  
Centrax Permit Number: 27-SB-2668945  
5048 Culbreath Road  
Brooksville, FL 34601  
Lot: 10 Block: 0850 Subdivision: Garrison Acres

Dear Applicant,

This will acknowledge receipt of a floor plan and site plan on 03/15/2023 for the use of the existing onsite sewage treatment and disposal system located on the above referenced property. Recommend creating a utility easement recorded on the property deed for maintenance and access as the utility building is on the neighboring lot. When a repair is necessary a construction permit will not be issued unless the utility easement has been created. Approved for connection of the Utility building 24' x 36' containing a bathroom to the existing septic for the 2 bedroom plus office SFR, 2460sqft.

This office has reviewed and verified the floor plan and site plan you submitted, for the proposed remodeling addition or modification to your single family home. Based on the information you provided the Health Department concludes that the proposed remodeling addition or modification is not adding a bedroom and that it does not appear to cover any part of the existing system or encroach on the required setback or unobstructed area. No existing system inspection or evaluation and assessment, or modification, replacement, or upgrade authorization is required.

Because an inspection or evaluation of the existing septic system was not conducted, the Department cannot attest to the existing system's current condition, size, or adequacy to serve the proposed use. You may request a voluntary inspection and assessment of your system from a licensed septic tank contractor or plumber, or a person certified under section 361.0105, Florida Statutes.

If you have any questions, please call our office at (352) 540-6600.

Sincerely,











































