

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 Mayer Date: 9/27/23
 Mailing Address: 5048 Culbreath Rd Brooksville, 34601
 Phone 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 0011

5048 Culbreath Road

Key No.: 1486305 Zoning District: AG

Homeowners 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 ~~10~~ to ³⁵ 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:

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.

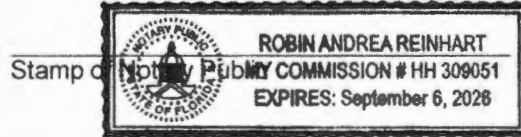
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Drew Mayer
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27 day of September 2023 by Drew Mayer, who is () personally known to me or who () has produced 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 _____, 20____ 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 deposes 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

Drew Mayer
(Signature)

State of Florida On this the 27 day of September, 2023 before me,
 County of Hernando the undersigned Notary Public of the State of Florida, personally appeared
 NOTARY PUBLIC Drew Mayer
 SEAL OF OFFICE: (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.

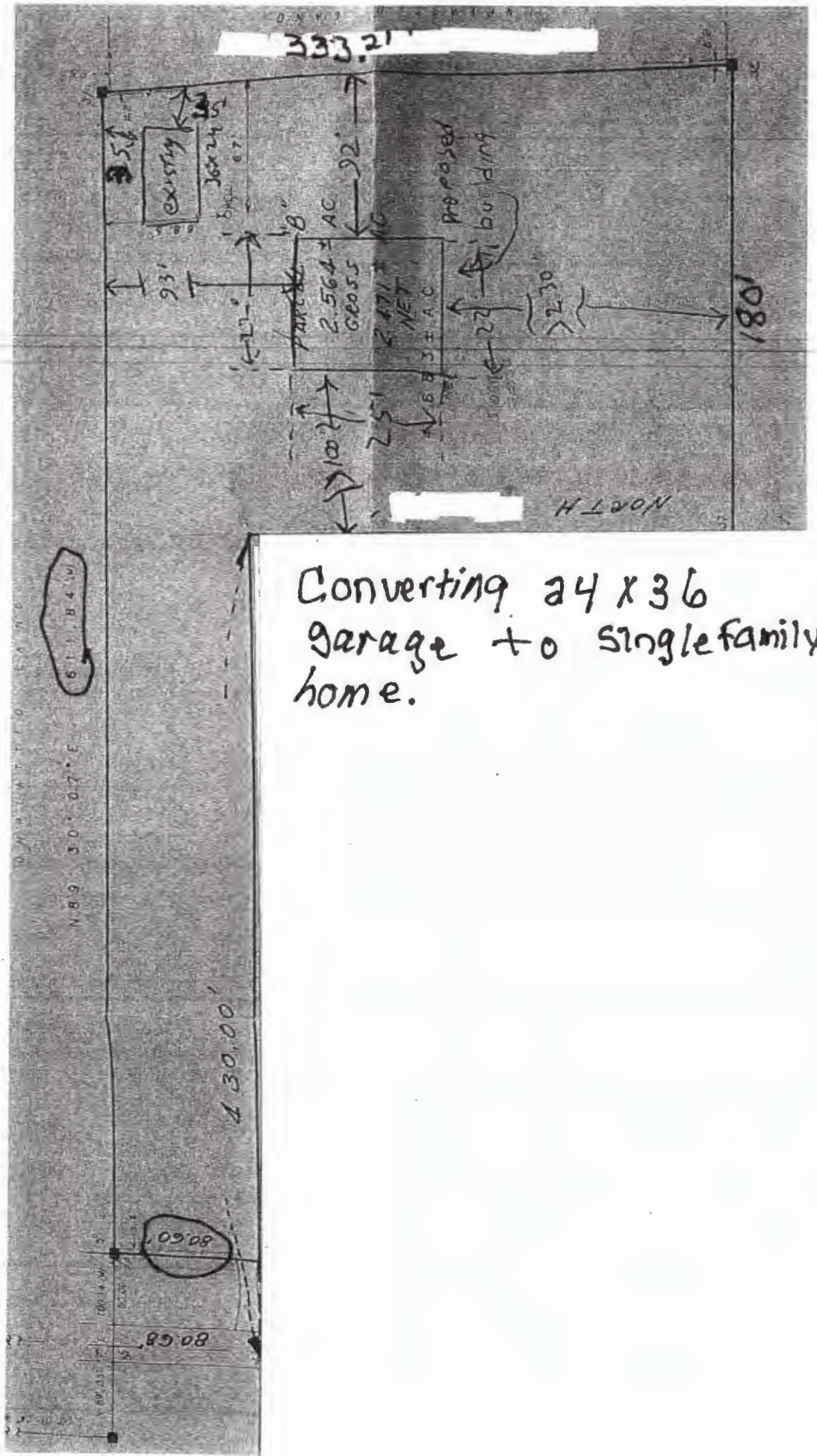
WITNESS my hand and official seal.

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.

7



Converting 24 x 36
garage to single family
home.

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 + subdivision

Key No.: 14810305 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.

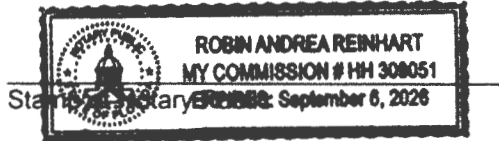
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

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 _____, 20____ by _____ who is () personally known to me or who () has produced _____ as identification.

Signature of Notary Public

Stamp of Notary Public



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

FILE COPY

HERNANDO COUNTY BUILDING DIVISION
AFFIDAVIT
BUILDING PERMIT EXEMPTION
NONRESIDENTIAL FARM BUILDINGS

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. 19.11(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 FL3460 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 NE1/4 OF SW1/4 OF NE1/4 LESS W 430 FT OF S253 FT
THEREOF LESS W50 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: _____

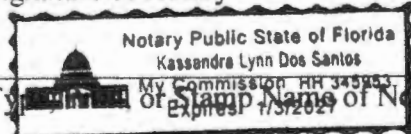
Unauthorized use of this structure/improvement would be a violation of the Hernando
County Code of Ordinances and may subject the owner to civil penalty and/or demolition
of the structure or unauthorized improvements as well as the disconnecting of electrical
service.

Drew Moyer
Signature of Property Owner

3/14/2023
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.

[Signature]
Signature of Notary



Type _____ of Stamp Name of Notary

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.

TRUE COPY

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.

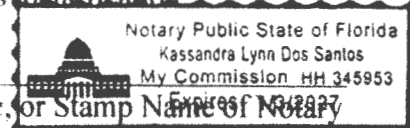
F.S. 92.525 – Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

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.

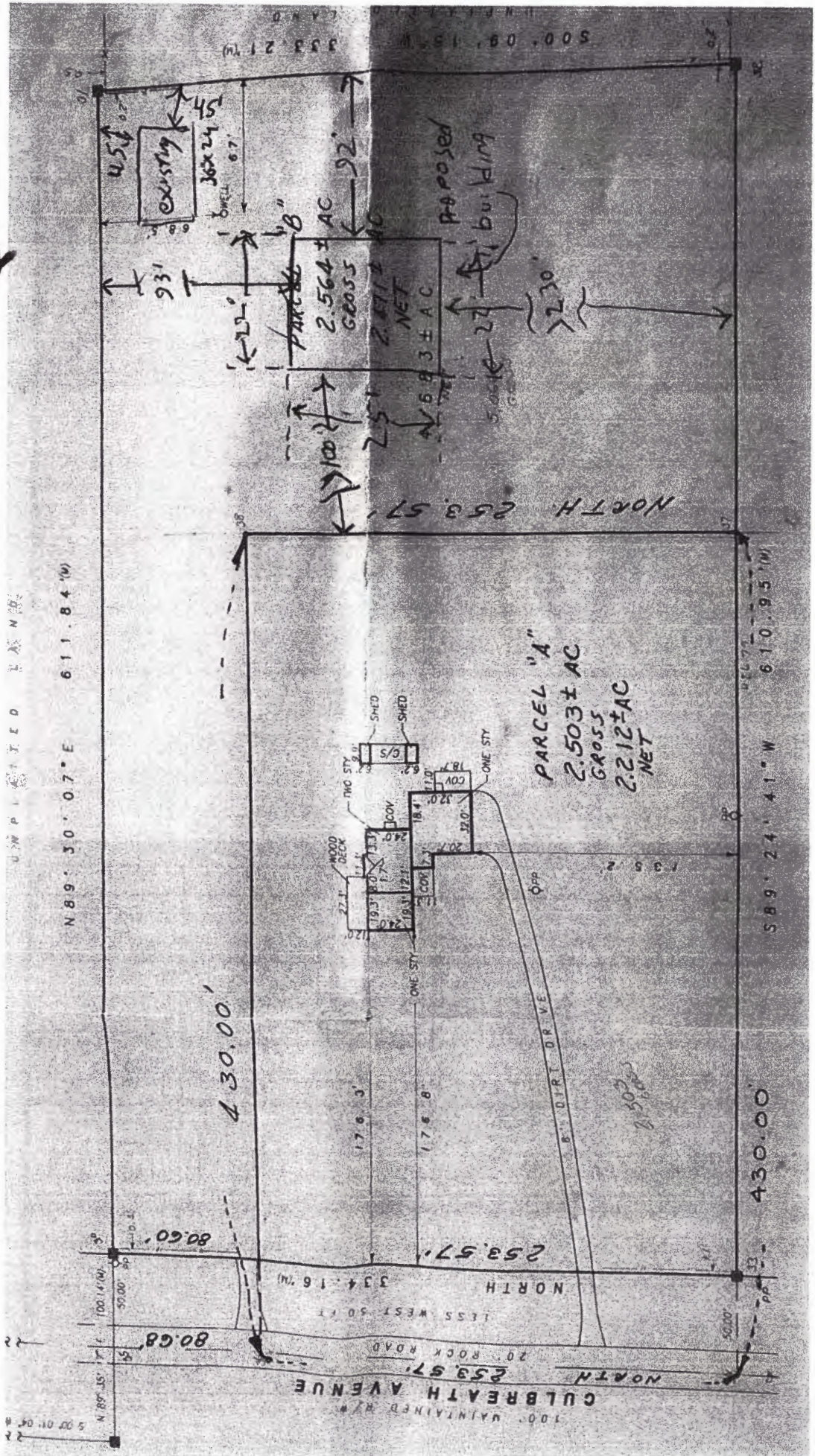
BUILDING OFFICIAL REVIEW: APPROVED DENIED
COMMENTS:

[Signature]
Hernando County Building Official

March 29, 2023
Date

1457993

FILE COPY



UNPLATTED PLAN
N 89° 30' 07" E 611.84' (M)

NORTH 253.57'

PARCEL "A"
2.503± AC
GROSS
2.212± AC
NET

CULBREATH AVENUE
NORTH 253.57'

430.00'

S 89° 24' 41" W 610.95' (M)

RY SURVEY

CULBREATH ROAD
ASPHALT PAVEMENT

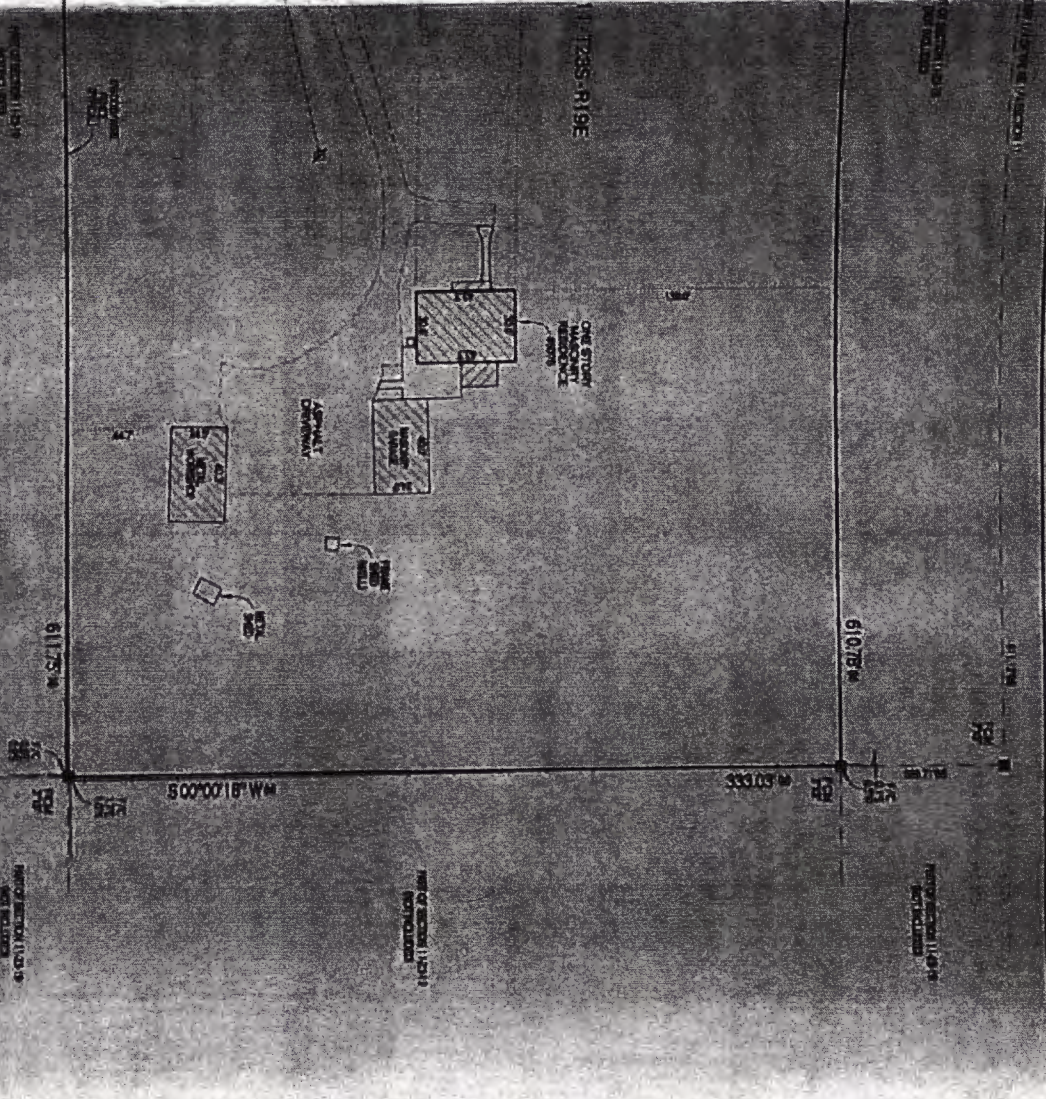
N 00°10'20" E 333.90'

N 89°44'54" E 610.78'

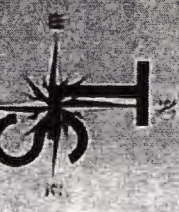
S 88°40'04" W 611.75'

S 00°00'00" W 600.00'±

PART OF SECTION 14-12355-R19E



PREPARED FOR AND CERTIFIED TO:
 JAMES R. JONES JR., JOHANNESBURG, NORTH CAROLINA
 JAMES R. JONES JR. & COMPANY, INC.
 10101 STATE STREET, SUITE 100
 JOHANNESBURG, NORTH CAROLINA 27033



TITLE SURVEYOR'S AND MAPPER'S INC.
 11800 S. W. 11TH AVE.
 MIAMI, FLORIDA 33156
 PHONE: (305) 551-1180
 FAX: (305) 551-1181
 WWW: TITLESURVEYORS.COM

DATE OF SURVEY	DATE OF MAP	DATE OF SALE
04/23/13	04/23/13	04/23/13
BY	BY	BY
JAMES R. JONES JR.	JAMES R. JONES JR.	JAMES R. JONES JR.
REGISTERED PROFESSIONAL SURVEYOR	REGISTERED PROFESSIONAL SURVEYOR	REGISTERED PROFESSIONAL SURVEYOR
NO. 11800	NO. 11800	NO. 11800
STATE OF FLORIDA	STATE OF FLORIDA	STATE OF FLORIDA

APPLICANT FLOOD HAZARD ZONE... COMMUNITY PANEL NO. 1205300194D EFFECTIVE DATE: 02/02/2012

THIS SURVEYOR'S AND MAPPER'S INC. HAS BEEN LICENSED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS OF THE STATE OF FLORIDA. THIS SURVEYOR'S AND MAPPER'S INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE FLOOD HAZARD ZONE INFORMATION PROVIDED BY THE APPLICANT OR THE FLOOD HAZARD ZONE INFORMATION PROVIDED BY THE FLOOD HAZARD ZONE INFORMATION PROVIDER. THE SURVEYOR'S AND MAPPER'S INC. HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOOD HAZARD ZONE INFORMATION THAT IS INCONSISTENT WITH THE FLOOD HAZARD ZONE INFORMATION PROVIDED BY THE APPLICANT OR THE FLOOD HAZARD ZONE INFORMATION PROVIDER. THE SURVEYOR'S AND MAPPER'S INC. HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOOD HAZARD ZONE INFORMATION THAT IS INCONSISTENT WITH THE FLOOD HAZARD ZONE INFORMATION PROVIDED BY THE APPLICANT OR THE FLOOD HAZARD ZONE INFORMATION PROVIDER.

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:

- o **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)*
- o **Surrounding Zoning & Land Uses:**
 - North: AG / Single Family
 - South: AG/ Single Family
 - East: AG/ Vacant - *Mobile Home Park Sylvan Acres*
 - West: AG / Single Family
- o **Current Zoning:** AG
- o **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. Lottman, M.D.
State Surgeon General

March 29, 2023

Drew Moyer Plumbing
5048 Calbreath 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 Calbreath 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 361.0101, Florida Statutes.

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

Sincerely,

1.75 ACRE
CONSERVATION

136

(M)

137

138

139

140

141

142

143

144

(A)

(H)

(b)

140

145



136

135

140









RECTORIA VEGAL
CLOSURA AL TRÁFICO
HASTA EL 20/05/2024









 **BOSCH**

14.500 ft

~~13.195 ft~~

25.870 ft

BLAZE



