

Exhibit A

From: **Jennifer Soch** <JSoch@co.hernando.fl.us>

Date: Fri, Oct 22, 2021 at 7:33 AM

Subject: RE: 5025 Emerson Road, Brooksville, FL 34601

To: Anthony Kanaris <anthony@akanarisrealtor.com>, Julian Exclusa
<jexclusa@icloud.com>, kimberly.homeland@gmail.com
<kimberly.homeland@gmail.com>

Cc: Ronald Pianta <RPianta@hernandocounty.us>, Tobey Phillips
<tphillips@co.hernando.fl.us>, Jim Friedrichs <JFriedrichs@co.hernando.fl.us>, John
Allocco <JAllocco@co.hernando.fl.us>, Aaron Pool <APool@co.hernando.fl.us>

Good morning,

Please accept my apologies for the late response. Based on the additional research I did, the previous information I provided is correct. There may have been additional addresses at one point and there may have been more than the allowed mobile homes on the property as well; however, that does not alter the fact that the allowable number of homes on the property is 8 mobile homes and 1 owner mobile home. There are two impact fee credits only. It may be that the previous homes on the property were unpermitted, therefore, would not have paid the impact fees and would not be eligible for a credit. Of course, if the owner of the property can provide documented proof that impact fees have been paid, we will be more than happy to review it and apply any credits at that time.

Should you have any further questions, please do not hesitate to contact our office.

Jen Soch

Zoning Tech

789 Providence Blvd.

Brooksville, FL 34601

Ph: 352-754-4048 ext. 29114

****ATTENTION: Beginning January 19, 2021 our new hours of operation are Monday-Friday, 7:30am-2:00pm until further notice****

Board of County Commissioners

Hernando County

Development Department

MAILING ADDRESS:

**789 Providence Boulevard
Brooksville, FL 34601-2807**

(352)754-4050

Fax: (352)754-4416



Exhibit B

Visit Us on the Internet: www.co.hernando.fl.us

November 25, 2008

Louise Kersten-Vance
5025 Emerson Road
Brooksville, FL 34601-5768

Re: N1/2 of N1/2 of SE 1/4 of NE1/4 located in Section 11, Township 23, South Range 19, East,
Less right-of-way for State Road 581. A.K.A. R11-423-19-0000-0050-0000, Key Number
00381722.

Dear Louise,

The above described parcel is currently zoned Agricultural (AG). The Easterly three (3) acres are currently being used as a mobile home park known as Skyline Trailer Court. The mobile home park on the 3 acres is considered legally nonconforming and cannot be expanded or changed without the approval of the Planning and Zoning Commission. Also, whenever a nonconforming use has been discontinued for a period of one year, no nonconforming use may be reestablished on the premises.

According to our records, the park consist of eight (8) independent mobile home lots and one lot for the owner of the park. In order to remain in compliance, a maximum of eight (8) mobile homes plus one (1) for the owner is allowed on the parcel all other mobile homes must be removed.

After thoroughly reviewing all information available, it has been determined that only two impact fee exemptions may be applied to the parcel of land. All mobile homes to be replaced must obtain permits prior to the home being placed on the lot. The new mobile homes must meet the current minimum size requirement per the ordinance along with all other applicable regulations. At the time of permitting an impact fee will be assessed to any mobile home not receiving the two available exemptions.

This letter does not exclude the need for approval from any other agency.

If you have any questions do not hesitate to contact our office at 352-754-4050.

Sincerely,

Rebecca Garrett
Hernando County Zoning Technician II

Jason Morphet

From: Jane A Brown <JABrown@co.hernando.fl.us>
Sent: Wednesday, March 15, 2023 1:19 PM
To: Jason Morphet
Subject: FW: parcel 00381722 - 5025 Emerson
Attachments: Emerson Mobile Home Park.pdf



Jane Brown | Building Investigator
Building Division | Contractor Licensing Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4050 ext. 29027
Email: jabrown@hernandocounty.us
Website: Home Page (hernandobuildingdivision.com)
**Please note: Real time permit status is available by clicking the link above and entering your application number in the search bar
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM
Lobby Closes at 3:30 PM daily

From: Jennifer Soch <JSoch@co.hernando.fl.us>
Sent: Tuesday, March 14, 2023 10:13 AM
To: Jane A Brown <JABrown@co.hernando.fl.us>; Aaron Pool <APool@co.hernando.fl.us>; Frank McCabe <frankcm@co.hernando.fl.us>
Cc: Dan Street <DStreet@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

Good morning,

Just wanted you to be aware of the legal non-conforming layout for this 'Skyline Mobile Home Park'. There are only 8 lots for mobile homes and 1 allowed for the owner.

Thank you,



Jennifer Soch, CFM | Zoning Manager
Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 229126
Email: jsoch@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Jane A Brown <JABrown@co.hernando.fl.us>
Sent: Tuesday, March 14, 2023 9:56 AM
To: Aaron Pool <APool@co.hernando.fl.us>; Frank McCabe <frankcm@co.hernando.fl.us>; Jennifer Soch

From: "Kristie Eager" <kristie@nationsrcm.com>
To: "walter@sowalegal.com" <walter@sowalegal.com>
Cc: "Jason Morphet" <jason@nationsrcm.com>
Subject: FW: parcel 00381722 - 5025 Emerson
Date: Tue, 29 Apr 2025 08:36:10 -0400

Exhibit D

From: Jennifer S. Lombardi <JSLombardi@co.hernando.fl.us>
Sent: Friday, August 4, 2023 8:44 AM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

Good morning,

I don't see anything on the survey that will indicate any issues with continuing this process.

Thank you,



Jennifer S. Lombardi, CFM | Zoning Manager
Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29126
Email: jslombardi@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Thursday, August 3, 2023 3:01 PM
To: Jennifer S. Lombardi <JSLombardi@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

We have the updated survey which delineates the 3 acres for the mobile home park. Please let us know if there are any issues as we'd like to prepare the preliminary layout for the 8 + 1 for planning and zoning approval in order to move forward and begin the park upgrade and installation process.

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: Jennifer Soch <JSoch@co.hernando.fl.us>
Sent: Tuesday, June 20, 2023 1:37 PM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

The surveyor could just delineate the 3-acre line with a hashed line or something similar. I would just include the divider line. No need for setbacks.

Thank you,



Jennifer Soch, CFM | Zoning Manager
Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29126
Email: jsoch@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Tuesday, June 20, 2023 9:23 AM
To: Jennifer Soch <JSoch@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

We are in the process of getting the survey updated for 5025 Emerson to show the 3 acre mobile home park. The surveyor is asking what verbiage he should use when putting the lines on the survey to show the front 3 acre mobile home park an the back 6.9 acre ag use land. Should he also include the setbacks or just the divider lines? I did leave you a voicemail this morning as well. Thanks in advance for your help.

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: Kristie Eager
Sent: Monday, April 17, 2023 12:48 PM
To: 'Jennifer Soch' <JSoch@co.hernando.fl.us>
Cc: Jason Morphet <jason@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

Hi Jennifer,

Thanks for the quick response. Does 10:00 a.m. on 4/25 work OK for you?

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: Jennifer Soch <JSoch@co.hernando.fl.us>
Sent: Monday, April 17, 2023 11:01 AM
To: Kristie Eager <kristie@nationsrcm.com>
Cc: Jason Morphet <jason@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

I am available Tuesday, April 25, 2023. Pick a time, I will make myself available. 7:30-3:00

Thank you,



Jennifer Soch, CFM | Zoning Manager
Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29126
Email: jsoch@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Monday, April 17, 2023 10:57 AM
To: Jennifer Soch <jsoch@co.hernando.fl.us>
Cc: Jason Morphet <jason@nationsrcm.com>
Subject: FW: parcel 00381722 - 5025 Emerson

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jen,

I received your contact information from Kay Griffith who has been most helpful with providing information for the parcel listed above. The owner of the property, Jason Morphet (in copy), would like to set up a meeting to discuss the property and go over several questions we have regarding the non-conforming layout and placement of the mobile homes on the land. We are preparing 3 permits for submission and before we move forward, we'd like to set up a meeting with zoning to discuss. Could you please provide a good day and time? Typically, Mondays and Tuesday work best.

Thanks in advance and we look forward to hearing from you.

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: KayMarie Griffith <KGriffith@co.hernando.fl.us>
Sent: Thursday, April 13, 2023 1:02 PM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

Hi Kristie,

To meet with a permit tech, no appointment is required as it's first come, first served basis. I will say the hours between 11 am – 1 pm are the busiest for Zoning.

If you are looking to speak to the zoning manager specifically, I recommend an email to Jen to set up an appointment with her. Her email address is jsoch@co.hernando.fl.us.

Have a great day!



Kay Griffith
Planning/Zoning Tech | Planning Division
Hernando County Planning Division
1653 Blaise Dr, Brooksville, FL 34601
Phone: (352) 754-4057
Email: kgriffith@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/planning>

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Thursday, April 13, 2023 11:21 AM
To: KayMarie Griffith <KGriffith@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi KayMarie,

Thanks for getting back to us so quickly. How do we go about setting up a time to meet with someone in Zoning to discuss the property? The owner has several questions and it might be best to be able to come in and meet with someone in person.

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: KayMarie Griffith <KGriffith@co.hernando.fl.us>
Sent: Thursday, April 6, 2023 3:06 PM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

Hi Kristie,

The attachment labeled Emerson Mobile Home Park is the correct layout. Each permit submittal would have to have an individual site plan/drawing of the individual lot to receive the home with complete lot dimensions, structure dimensions and setbacks to the front, sides and rear of the property. If the street is named, the street name would also need to be included or at least an indication of the front end of the property.

Regarding the office trailer, you have one of three options. There can be an office trailer, or there can be a owner house trailer, or there can be an office/house trailer combo, but per zoning manager Jen Soch (JSoch@hernandocounty.us), any of the three options would need to be placed on the owner lot. Unfortunately there is not an option to have a small office trailer separate from the dwelling on the same lot.

Please reach out if you have further questions regarding the zoning requirements.

Have a great day!



Kay Griffith
Planning/Zoning Tech | Planning Division
Hernando County Planning Division
1653 Blaise Dr, Brooksville, FL 34601
Phone: (352) 754-4057
Email: kgriffith@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/planning>

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Thursday, April 6, 2023 9:44 AM
To: KayMarie Griffith <KGriffith@co.hernando.fl.us>
Subject: FW: parcel 00381722 - 5025 Emerson

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender

Good morning,

Thanks for speaking with me earlier this morning regarding Key #00381722. We have 2 different maps which show layouts for the property Mr. Morphet in October, 2022. The mobile home park is only allowed to have 8 lots for mobile homes and 1 lot for the owner, so we think the attachment labeled "Emerson Mobile Home Park" is the correct legal non-conforming layout. We are getting ready to submit permits to place 3 mobile homes on the property and want to ensure we have the official approved layout so that we can order the new survey for the property and the lots needed for the permit applications.

Finally, what would be required to add a small office trailer at the corner of the property where the storage unit currently stands?

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: Jason Morphet <jason@nationsrcm.com>
Sent: Thursday, April 6, 2023 9:24 AM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: Fwd: parcel 00381722 - 5025 Emerson

Jason Morphet
Nations Roofing & Construction
Roofing # CCC1332995
Contractor # CRC1330325
P: (813) 485-4440
M: (813) 701-6122
Jason@NationsRCM.com

"Successful Projects Don't Just Happen, They are Managed."

Sent from my iPhone, please excuse typos

Begin forwarded message:

From: Jane A Brown <JABrown@co.hernando.fl.us>
Date: March 15, 2023 at 1:19:38 PM EDT
To: Jason Morphet <jason@nationsrcm.com>
Subject: FW: parcel 00381722 - 5025 Emerson

Jane Brown | Building Investigator
Building Division | Contractor Licensing Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4050 ext. 29027
Email: jabrown@hernandocounty.us
Website: Home Page (hernandobuildingdivision.com)
**Please note: Real time permit status is available by clicking the link above and entering your application number in the search bar
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

Lobby Closes at 3:30 PM daily

From: Jennifer Soch <JSoch@co.hernando.fl.us>
Sent: Tuesday, March 14, 2023 10:13 AM
To: Jane A Brown <JABrown@co.hernando.fl.us>; Aaron Pool <APool@co.hernando.fl.us>; Frank McCabe <frankcm@co.hernando.fl.us>
Cc: Dan Street <DStreet@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

Good morning,

Just wanted you to be aware of the legal non-conforming layout for this 'Skyline Mobile Home Park'. There are only 8 lots for mobile homes and 1 allowed for the owner.

Thank you,



Jennifer Soch, CFM | Zoning Manager
Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 229126
Email: jsoch@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Jane A Brown <JABrown@co.hernando.fl.us>
Sent: Tuesday, March 14, 2023 9:56 AM
To: Aaron Pool <APool@co.hernando.fl.us>; Frank McCabe <frankcm@co.hernando.fl.us>; Jennifer Soch <JSoch@co.hernando.fl.us>
Cc: Dan Street <DStreet@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

Property owner Jason called this morning. His intent is to keep the property as a trailer park and intends on replacing mobile homes on lots 7,8,10 and eventually replace lot 9. He will keep the property clean and he does get burn permits when necessary.

<image001.jpg>

Jane Brown | Building Investigator
Building Division | Contractor Licensing Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4050 ext. 29027
Email: jabrown@hernandocounty.us
Website: Home Page (hernanodobuildingdivision.com)
**Please note: Real time permit status is available by clicking the link above and entering your application number in the search bar
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM
Lobby Closes at 3:30 PM daily