

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



Application request (check one):

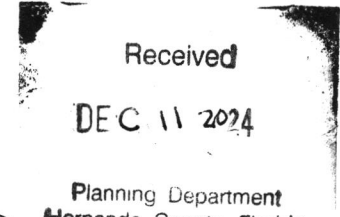
☐ Conditional Use Permit

☒ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Date: 9/9/2024

File No. 04125 Official Date Stamp:



SE-24-12

**APPLICANT NAME:** Unitarian Universalist Church in the Pines

Address: P.O. Box 1062

City: Brooksville

State: FL

Zip: 34605-1062

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

**REPRESENTATIVE/CONTACT NAME:** Unitarian Universalist Church in the Pines

Company Name: OutsideIn Architecture, LLC

Address: 1345 Virginia Lee CIR

City: Brooksville

State: FL

Zip: 34602

Phone: 813 400 2399 Email: info@oi-arch.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

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

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

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 185622

2. SECTION R16, TOWNSHIP 223, RANGE 17

3. Current zoning classification: R1A

4. Desired use: Place of Public Assembly

5. Size of area covered by application: 39,745.00 sq ft

6. Highway and street boundaries: Keye Drive

7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No

8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)

9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDIVAT**

I, Robert Keim, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☐ I am the owner of the property and am making this application **OR**

☒ I am the owner of the property and am authorizing (applicant): OutsideIn Architecture, LLC

and (representative, if applicable): Darren Azdell

to submit an application for the described property.

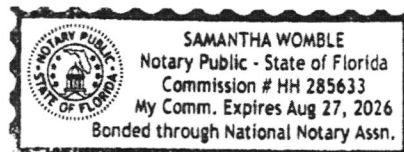
Robert B. Keim

Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18th day of September, 20 24, by Robert Keim who is personally known to me or produced FLDL as identification.

Samantha Womble  
Signature of Notary Public



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

Notary Seal Stamp

## UUCiP Neighborhood Community Center

11.18.2024

The Unitarian Universalist Church in the Pines requests approval for a Special Exception Use Permit to develop a Place of Public Assembly within the Residential Zoning District.

The site is currently vacant, and is currently being used for outdoor cook-outs. The proposed development will include constructing a 3,475 GSF one-story neighborhood community center, with the potential for a  $\pm 700$  GSF addition on the west side of the site in the future as generally depicted on the site plan.

The hours of operation are expected to be seven days a week for a small staff plus visitors. Meetings of congregational members using available parking only are expected two to three times a week including Sunday. Outdoor events such as cook-outs are possible and would be similar to what has been occurring on the undeveloped parcel over the past two years.

The parking area will be pervious, constructed of rock with a limestone base or crushed concrete with accessible parking and accessible path constructed of concrete. The proposal includes 24 parking spaces, meeting the required parking capacity for the proposed use and building size.

Signage is possible but, shall be applied for under permit. Special events or displays would follow county ordinance requirements as applicable however, no specific event has been envisioned for this property due to the size of the church, services offered and available parking area.

A refuse container location has been sited on the plan for future use if needed however, the church intends to use the smaller residential style blue roll-out containers due to the minimal refuse production expected.