

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

File No. SE 23-090 Official Date _____
Received
 SEP 6 2023
 Planning Department
 Hernando County, Florida

Date: 05/20/2023

APPLICANT NAME: Jonadab Uzoho
 Address: 12336 Southbridge terrace
 City: Hudson State: FL Zip: 34669
 Phone: 908-230-5458 Email: Aba77usa@gmail.com
 Property owner's name: (if not the applicant) N/A

REPRESENTATIVE/CONTACT NAME: N/A
 Company Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
 Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00130735
2. SECTION 34, TOWNSHIP 22, RANGE 18
3. Current zoning classification: Agriculture Residential
4. Desired use: Assisted Living Facility
5. Size of area covered by application: 4.5 Acre
6. Highway and street boundaries: Barclay Ave & Lucky Lane
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, Jonadab Uzoho, 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): _____ and (representative, if applicable): _____ to submit an application for the described property.

Signature of Property Owner

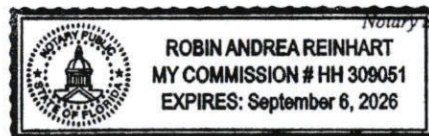
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 6 day of September, 2023, by Jonadab Uzoho who is personally known to me or produced FL/DL as identification.

Robin Reinhart
Signature of Notary Public

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

CUP - SPEX Application Form_11-08-16.Docx



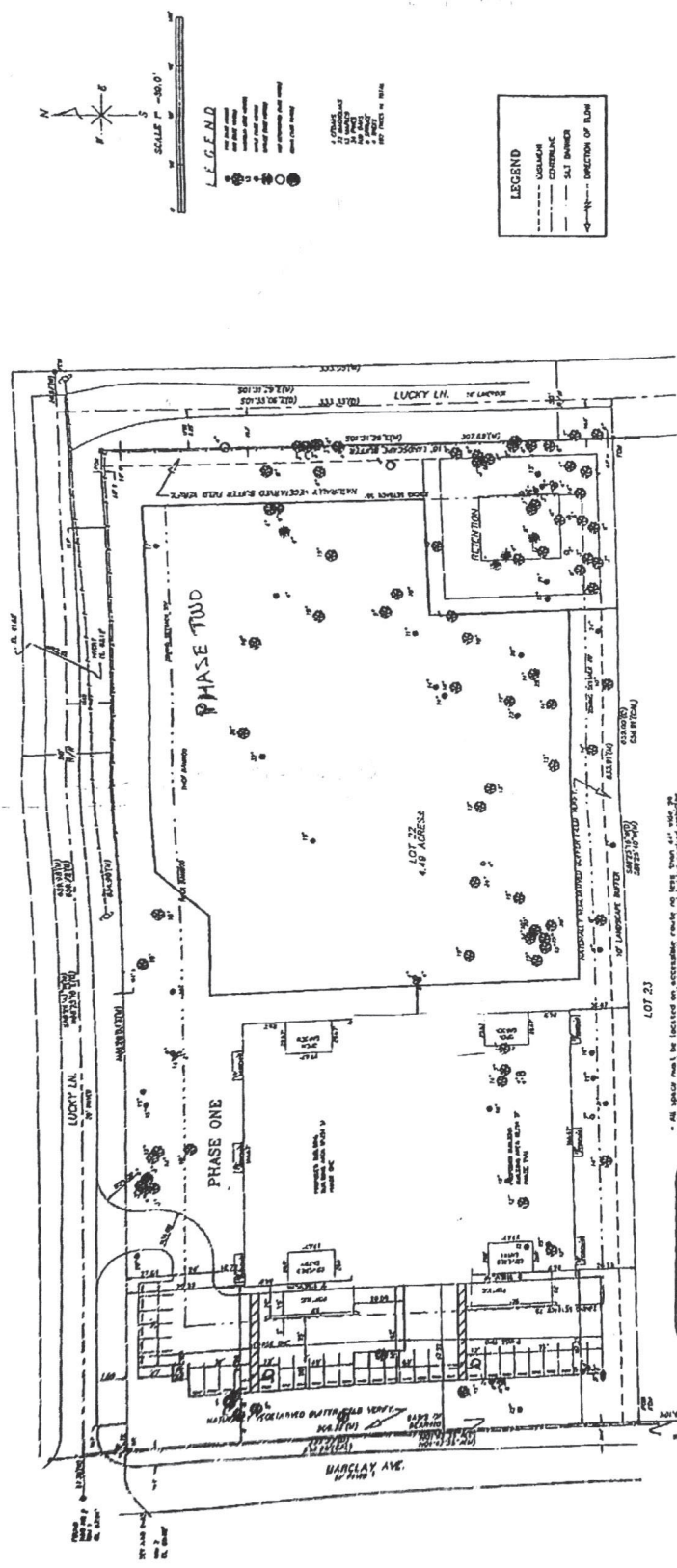
Notary Seal/Stamp

Page 1 of 1

Narrative Description of Request for
7040 Barclay Ave Springhill FL 34609

- A. Proposed use (A special exception use in existing zoning), for ALF homes and Independent Living Facilities.
- B. Remove existing mobile home and garage.
Improvements to property including new A.L.F homes and Independent Living Facilities.
Phase one (Build one 100 beds ALF home or facility)
Phase two (Build Independent Living Facilities or congregate care homes or facilities)
- C. Access to homes or facilities will enter or exit on Lucky Ln, as per site plan to be approved by Hernando County Building Department.
Parking as per requirements of use, 0.3 per bed.
- D. ALF and Homes are permanent residence for usually senior citizens who need assistance with at least one of the activities of daily living and would be cared for 24 hours a day.
The number of employees would be based on regulations or requirements for each home or facility based according to number of residents.
- E. Proposed Phase one - 1 ALF, air-conditioned area approx 18,000 sf. Total area under roof including portico approx 20,000 sf.
Proposed Phase two - Independent Living Facilities or congregate care buildings (up to 4 buildings) approx 44,000 - 60,000 sf (depending on parking needed)
- F. Front set back from property line to portico 75.86 ft. - 97.86 ft. to main building. Side set back from Lucky Ln. 45 ft, and right set back 36.59 ft.

SEC. 34, TWP.: 22 S., RNG.: 18 E.

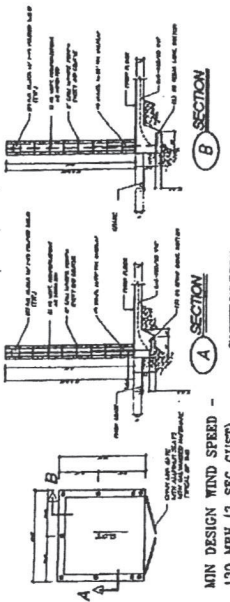
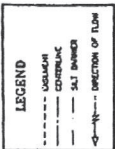


OWNER/DEVELOPER
 JONAS UDISO
 11000 W. 11th St., Suite 100
 Overland Park, MO 66204

ASSISTED LIVING FACILITY
 BARCLAY
 11000 W. 11th St., Suite 100
 Overland Park, MO 66204

ARCHITECT
 GERALD P. G. GULSH
 P. E. # 21340
 1775 De Soto Ave., Suite 200
 Overland Park, MO 66204

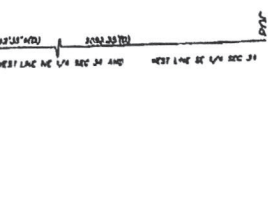
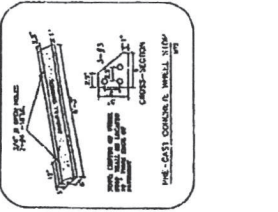
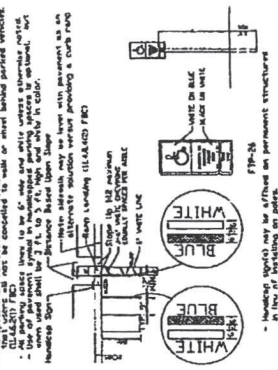
SITE PLAN
 SHEET 11-3 OF 4



MIN DESIGN WIND SPEED - 130 MPH (3 SEC GUST)

NOTE TO CONTRACTOR:

- 1) ALL FOUNDATION WALLS SHALL BE CONCRETE WITH REINFORCING BARS.
- 2) ALL FOUNDATION WALLS SHALL BE CONCRETE WITH REINFORCING BARS.
- 3) ALL FOUNDATION WALLS SHALL BE CONCRETE WITH REINFORCING BARS.
- 4) ALL FOUNDATION WALLS SHALL BE CONCRETE WITH REINFORCING BARS.



NOTES:

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- 4) ALL FOUNDATION WALLS SHALL BE CONCRETE WITH REINFORCING BARS.

2.

R After Recording Return To
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main St
Brooksville, FL 34601

This Instrument Prepared by
David Eppley
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s)
R34 222 18 3625 0000 0220
File No.: 15063225

WARRANTY DEED

This Warranty Deed, made the 2nd day of November, 2015, by **James R. McLamb**, hereinafter called the grantor, whose post office address is: 7220 Ft. Dade, Brooksville, FL 34601, to **My Visiting Doctors Inc., a Florida Corporation**, whose post office address is: 12336 South Bridge Terrace, Hudson, FL 34669, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$225,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

Lot 22, of an unrecorded subdivision in Section 34, Township 22 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

Commencing at the SW corner of the SE ¼ of Section 34, township 22 South, Range 18 East, Hernando County, Florida, go thence North 01° 42' 35" West, along the West line of the Said SE ¼, and along the West line of the NE ¼ of said Section 34, a distance of 2082.35 feet to the POINT OF BEGINNING; continue thence North 01° 42' 35" West, along the West line of the NE ¼ of said Section 34, a distance of 333.33 feet; thence North 88° 25' 16" East, a distance of 659.72 feet; thence South 01° 35' 06" East a distance of 333.33 feet; thence South 88° 25' 16" West, a distance of 659.00 feet to the POINT OF BEGINNING; EXCEPTING therefrom the Easterly 25.00 feet thereof to be used for road right-of-way, TOGETHER WITH that certain 1973 BAYWO Manufactured Home with ID#'s BF31236X and U, Title # 5744544, Title # 5744545 located on said premises and retired by Mobile Home Retirement Affidavit as recorded in OR Book 3143, page 298, public records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Walter E. Selph James R. McLamb
Printed Name: WALTER E. SELPH James R. McLamb

Witness Signature: David Eppley
Printed Name: DAVID EPPLEY

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 2nd day of November, 2015 by James R. McLamb who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: 1/9/2018
David Eppley
Notary Public Signature
Printed Name: David Eppley
Serial Number



Narrative Description of Request for
7040 Barclay Ave Springhill FL 34609

- A. Proposed use (Rezoning to Planned Development Project "PDP"), for ALF homes and Independent Living Facilities.
- B. Remove existing mobile home and garage.
Improvements to property Including new A.L.F homes and Independent Living Facilities.
Phase one (Build up to one 130 beds ALF home or facility)
Phase two (Build Independent Living Facilities or congregate care homes or facilities).
Up to 90 units
- C. There will be two Access roads to homes or facilities via Lucky Ln and Barclay Ave, pending site plan approval by Hernando County Building Department.
Parking as per requirements of use, 0.3 per bed.
- D. ALF is a permanent residence for usually senior citizens who need assistance with at least one of the activities of daily living and would be cared for 24 hours a day.
The number of employees would be based on regulations or requirements for each home or facility based according to number of residents.
- E. Proposed Phase one - 1 ALF, air-conditioned area approx 18,000 sf. Total area under roof including portico approx 20,000 sf. Up to 130 beds
Proposed Phase two - Independent Living Facilities or congregate care buildings, 2-3 stories of approx 44,000 - 60,000 sf (depending on parking needed). Up to 90 units
- F. Front set back from property line to portico 75.86 ft. - 97.86 ft. to main building. Side set back from Lucky Ln. 45 ft, and right set back 36.59 ft.
Set back from south 20 feet.
5-10 feet buffers around the four perimeters.

Environment:

- G.
- H. Water and Sewer Services:
Parcel already has water and sewer .
Capacity analysis to be done at building stage.

List and Map of Adjacent Property Owners: Please see list attached

Master Plan or Site Plan:
Please see attached

Environmental Considerations:

No Drainage/Water features impacting the proposed site.

There is no impact on Habitats/Natural features.

Site Plan Discussion:

Please see Master plan for details

Impact to Public Facilities:

There are adequate public facilities available at the proposed site and these public facilities will not be overwhelmed.

Deviation:

This will be a deviation from the comprehensive plan to allow a density greater than 22 dwelling units/acres.

Development Schedule:

A full development schedule is still to be determined.

Phase one may began in a year or two.

Soils:

The soil types located on the subject property are Basinger and Candler fine sand. The soils are well drained.

Environmental:

The property's groundcover is comprised of an assemblage of saw palmetto, cordgrass and pine straw.

Tree species include tiwn oak, longleaf pine, cherry Laurel and magnolia.

Floodplain:

None of the surrounding lots including the proposed site is in flood zone.

FEMA DFIRM special Floor Hazard Area X -Shad