

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

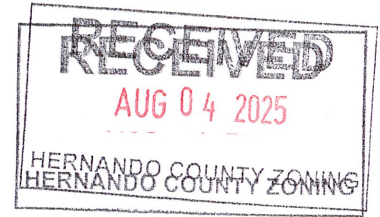


Application request (check one):

- ☒ **Conditional Use Permit**
☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

File No. CU-2508 Official Date Stamp:



Date: 7/18/25

APPLICANT NAME:

Frances McLaughlin

Address: 15478 Bailey Hill Road

City: Brooksville

State: FL

Zip: 34614

Phone: 407-908-8292 Email: mike@oakhammockhomes.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Oak Hammock Custom Homes

Address: 14454 Copeland Way

City: Brooksville

State: FL

Zip: 34604

Phone: 352-232-6877 Email: mike@oakhammockhomes.com

HOME OWNERS ASSOCIATION:

☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 01090312 R02 422 18 0000 0020 0320
2. SECTION 02, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG
4. Desired use: Having 2 dwellings on one property
5. Size of area covered by application: 2.5 acres
6. Highway and street boundaries: North side of Bailey Hill Road
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, FRANCES McLAUGHLIN, 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): Michael Cullum

and (representative, if applicable): Oak Hammock Custom Homes

to submit an application for the described property.

Frances McLaughlin
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2025, by Frances McLaughlin who is FLOR as identification. m393195480000

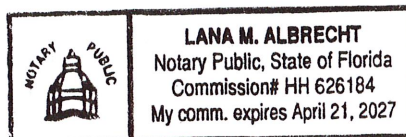
☐ personally known to me or ☒ produced _____

Lana Albrecht
Signature of Notary Public

6/6/46
6/6/26

Effective Date: 05/15/20 Last Revision: 05/15/20

Cup - Spex Application Form_05.15.20



Notary Seal/Stamp

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Dear Hernando County Zoning Division,

We are respectfully requesting permission to retain an existing mobile home on our property at 15478 Bailey Hill Road in Brooksville while a new permanent residence is being constructed. The existing mobile home is currently safe, functional, and well-maintained. Our intent is to use the mobile home as a long-term residence for our adult son, Ricky, who has a disability and requires a stable and familiar living environment.

Our son has unique medical and personal care needs that are best supported by living close to family. Keeping the mobile home on the property would allow him to maintain his independence while still being within close proximity to us for daily assistance and support. The arrangement would also allow for a greater quality of life and reduce the emotional and logistical challenges that could arise from relocating him elsewhere.

The new home under construction is intended to be our primary residence. We are not seeking to rent out the mobile home or use it for any commercial purposes. We fully understand the importance of adhering to zoning and land use regulations and are committed to ensuring that the presence of the mobile home does not negatively impact the surrounding community.

In light of the circumstances and the essential care our son requires, we ask for a reasonable accommodation to keep the mobile home in place as a second dwelling unit for a family member with a disability. We are more than willing to comply with any conditions or limitations the board may require to maintain compliance with local ordinances.

Thank you for your consideration of our request. We hope the board will view this as a compassionate and necessary exception that supports the health and well-being of our family.

Respectfully,
Frances McLaughlin
15478 Bailey Hill Road
407-908-8292