

**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: April 1, 2025

File No. SE-25-09 Official Date Stamp:

RECEIVED

MAY 07 2025

HERNANDO COUNTY ZONING

APPLICANT NAME: Chinwendu Calis Nnagbo

Address: 7364 Lagoon Rd
City: Spring Hill State: Florida Zip: 34606
Phone: 954-610-3732 Email: dgi@deveauxgroup.com
Property owner's name: (if not the applicant) Janet D. Williams

REPRESENTATIVE/CONTACT NAME:

Company Name: SAFE HARBOR AMORE LLC
Address: 7364 Lagoon Rd
City: Spring Hill State: Florida Zip: 34606
Phone: 954-610-3732 Email: dgi@deveauxgroup.com

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00233553 Sec/Tnshp/Rng: 27-23-17
2. SECTION 27 TOWNSHIP 23 RANGE 17
3. Current zoning classification: PDP(SF)
4. Desired use: Assisted Living Facility
5. Size of area covered by application:
6. Highway and street boundaries:
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 AFFIDAVIT

I, Janet D. Williams, 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): Chinwendu Calis Nnagbo
and (representative, if applicable) Corlette Deveaux
to submit an application for the described property.

Janet Williams
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 26 day of April, 2025, by Janet Williams who is ☒ personally known to me or ☐ produced as identification.

Charmaine Forrester
Signature of Notary Public

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

Cap - Spex Application Form_05.15.20

CHARMAINE FORRESTER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-F06151492
Qualified in Queens County
My Commission Expires August 21, 2026

Narrative in Support of Special Exemption Request to Expand Assisted Living Facility Capacity to 14 Beds

To Whom It May Concern:

We respectfully submit this narrative in support of a special exemption request to expand the property located at 7364 Lagoon Rd to accommodate a total of fourteen(14) residents at our current

location in Hernando County. This request aligns with our mission to provide a safe, compassionate, and supportive environment for seniors who need assistance with daily living while maintaining a homelike setting that promotes dignity and independence.

Facility Overview:

Our Assisted Living Facility will be a state-licensed Assisted Living Facility providing essential services to seniors who may require help with activities of daily living such as bathing, dressing, medication management, and meal preparation. Our team is committed to upholding the highest standards of care, safety, and resident satisfaction. With a strong focus on quality of life, we strive to create a personalized experience that meets each resident's unique physical, emotional, and social needs.

Request for Expansion:

We are requesting a special exemption to increase the number of allowable residents from the current (6) capacity to a total of 14 residents. This modest expansion will enable us to serve more local seniors in need of assisted living services while still maintaining the personal, intimate, and residential character of our facility.

Staffing:

To ensure quality care and safety, we will have two (2) qualified employees per shift (24 hours a day) including both day and evening shifts. Staff members are trained in elderly care, medication assistance, emergency procedures, and have completed all background checks as required by state regulations. Overnight care is also provided in the facility, ensuring 24/7 coverage.

Visiting Hours:

Our proposed visiting hours are from 9:00 AM to 9:00 PM, allowing family and loved ones ample

time to visit while also preserving quiet hours for residents. These hours are consistent with best

practices in the industry and help foster strong community and family connections.

Parking and Traffic:

There is parking in the facility's private driveway, accommodating up to six (6) vehicles.

Additionally, there is ample street parking available that complies with county regulations. The

expansion to 14 residents will not generate significant traffic, as most residents do not drive, and

staff turnover is minimal. Family visits are staggered and infrequent enough to avoid congestion or disruption to the neighborhood.

Neighborhood Compatibility:

We are dedicated to being a good neighbor and maintaining the peaceful residential character of the surrounding community. Our ALF is discreetly operated, well-maintained, and blends

seamlessly into the neighborhood. The home will continue to operate quietly and respectfully, as it has in the past even with the change in number of residents served.

We are fully committed to operating within all applicable local and state regulations and continuing to provide the highest level of care to our residents. We respectfully request the city's consideration and approval of this special exemption to support our efforts in serving the aging population of Hernando County.

Please let us know if you need additional information.