

approved 2/11/71
E. S. Swann, County Eng.

LEISURE RETREATS, UNIT NO. 1

A SUBDIVISION LYING IN SECTIONS 29 & 30, TOWNSHIP 21 SOUTH, RANGE 18 EAST,
HERNANDO COUNTY, FLORIDA

Beginning at the NW Corner of Sec. 29, T15, R18E, Hernando County, Florida, go thence S89°31'36"E, along the north line of said Section 29, a distance of 5256.31' to the NE corner of said Section 29; thence S01°21'18"E, along the East line of said Section 29, a distance of 1828.40'; thence N89°39'03"W, a distance of 2623.18'; thence S01°18'58"E, a distance of 25.00'; thence N89°39'03"W, a distance of 1315.85'; thence S01°14'31"E, a distance of 1326.39'; thence N89°46'42"W, a distance of 1817.48'; thence N01°10'08"W, a distance of 1323.83'; thence S89°21'57"W, a distance of 1327.62'; thence N01°12'38"W, a distance of 1074.64'; to the south R/W line of a county Road; thence S88°47'50"W, along the said south R/W line of a county Road, a distance of 1830.17'; thence S01°18'14"E, a distance of 226.41'; thence S89°19'53"W, a distance of 132.37'; thence S01°15'18"E, a distance of 2186.98'; thence S89°24'13"W, a distance of 664.00'; thence N01°15'41"W, a distance of 2653.66' to the north line of Sec. 30, T15, R18E; thence N89°13'00"E, along the said north line of Sec. 30, a distance of 3285.67'; to the Point of Beginning.

DEDICATION

Security Properties, Inc. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY HERETOFORE DULY AUTHORIZED BY ITS BOARD OF DIRECTORS ON THIS 2nd DAY OF March 1971.

ATTEST: Nancy J. Grogan SECRETARY Alan G. Johnson PRESIDENT

COUNTY OF HERNANDO STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED Alan G. Johnson AND Nancy J. Grogan, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF Security Properties, Inc. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF March 1971.

MY COMMISSION EXPIRES June 11, 1973 Ernest M. Newman NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, NORMAN PAUL PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT, THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ON THE 17TH DAY OF OCTOBER 1968.

FOR GULF LAND SURVEYORS, INC.
Norman P. Pahl
FLORIDA REGISTERED LAND SURVEYOR NO. 1349

PREPARED BY:

GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA

DATE March 11, 1971

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT Security Properties, Inc. IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO BELINQUENT TAXES ON SUCH LANDS, AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA THIS 2nd DAY OF March 1971.

GULF COAST ABSTRACT COMPANY

BY: Col. E. J. Eppley MANAGER

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 5th DAY OF April 1971, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA.

ATTEST: Thomas Paul Hinchman CLERK

BY: Wesley R. Lumb CHAIRMAN

CLERK'S CERTIFICATE

I, NORMAN PAUL HINCHMAN, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 11th DAY OF April 1971, FILE NO. 2387 AND RECORDED IN PLAT BOOK 12, PAGES 1 Two 1 enclosure.

Thomas Paul Hinchman
CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLA

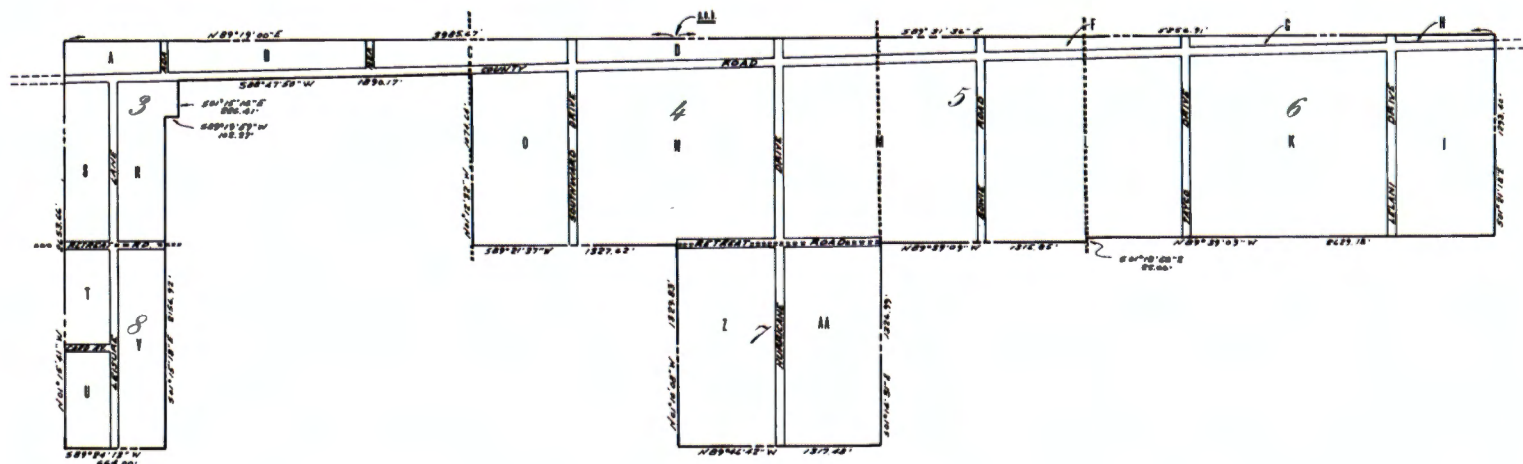
NOTE-EASEMENTS

THERE EXISTS A 5.0' EASEMENT FOR DRAINAGE AND/OR UTILITIES ALONG EACH STREET R/W LINE; A 7.5' EASEMENT ON EITHER SIDE OF EACH SIDE LOT LINE AND A 7.5' EASEMENT ON EITHER SIDE OF EACH REAR LOT LINE FOR DRAINAGE AND/OR UTILITIES.

Alford April 19, 1971
W. J. [Signature]



6 - Denotes Sheet No.
K - Denotes Block

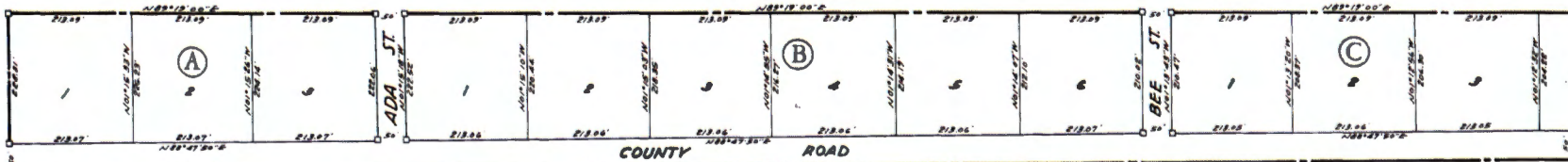


Boundary &
Sheet Index Map

HERNASCO CORPORATION

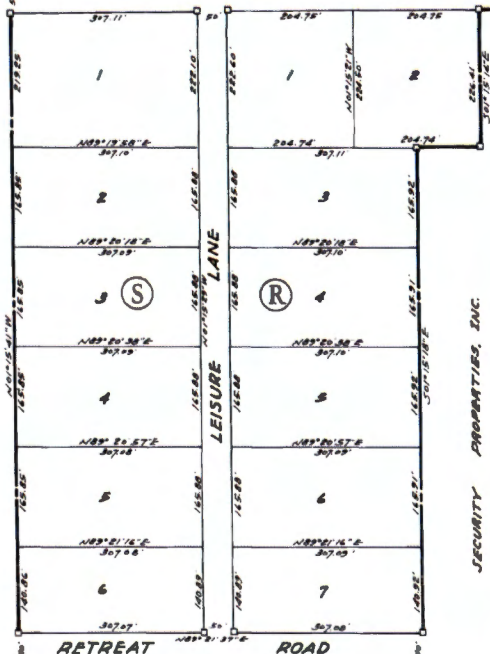


1" = 500'
SCALE: 1" = 500'



See Sheet 4 of 6 Sheets

SECURITY PROPERTIES, INC.

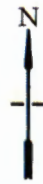


SECURITY PROPERTIES, INC.

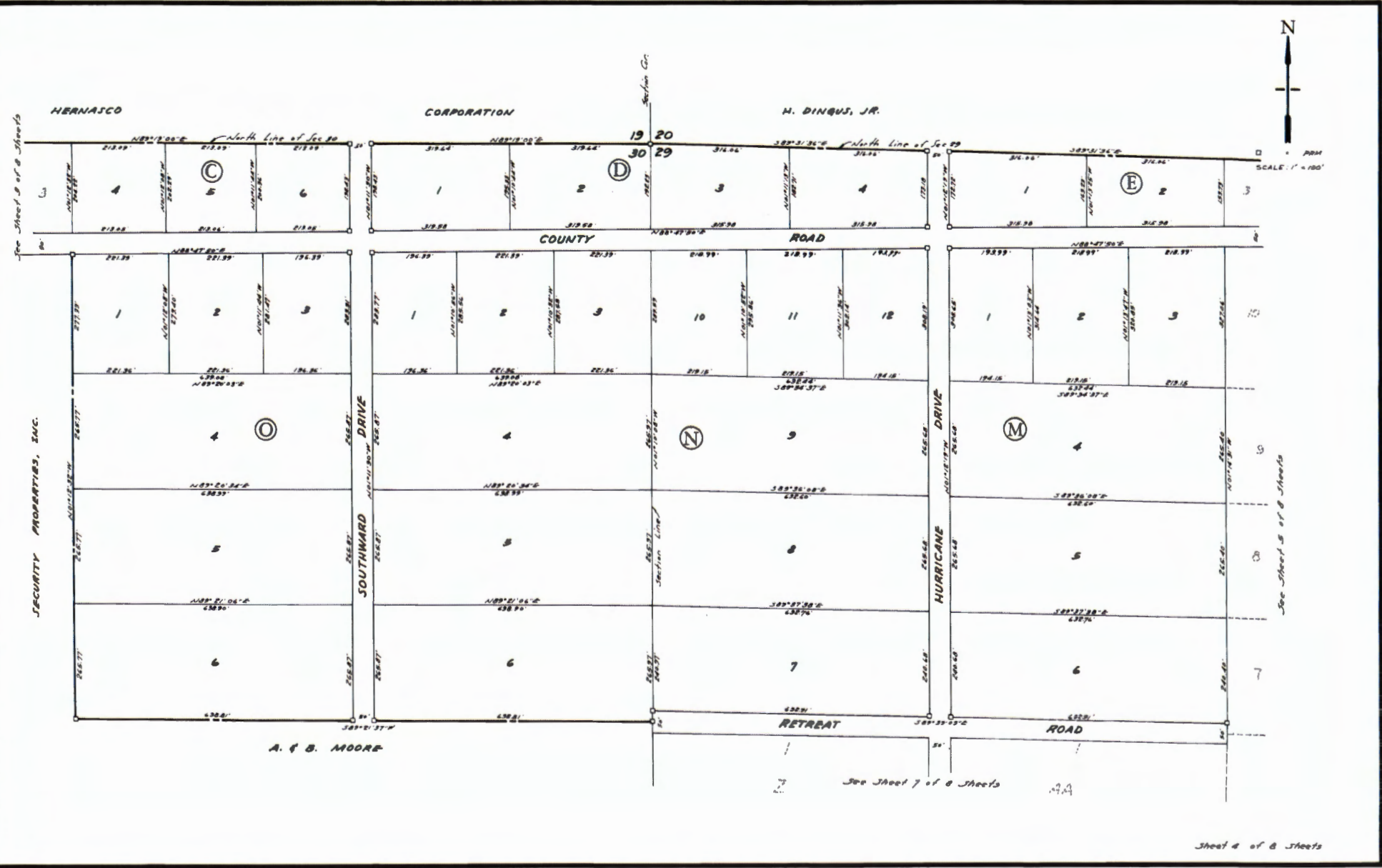
ST. PETERSBURG BANK & TRUST CO.

See Sheet 4 of 6 Sheets

Sheet 3 of 6 Sheets



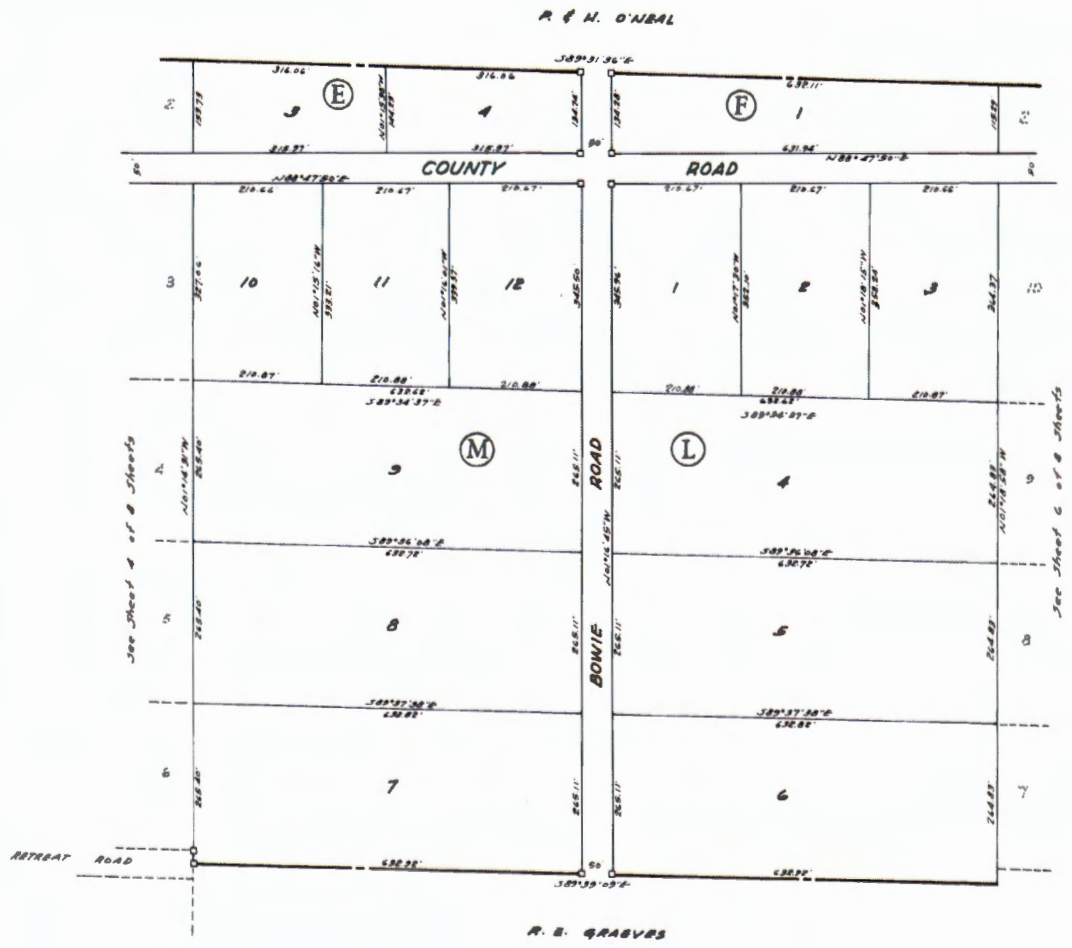
SCALE: 1" = 100'



A. & B. MOORE

See Sheet 7 of 8 Sheets

Sheet 4 of 8 Sheets



Sheet 5 of 8 Sheets

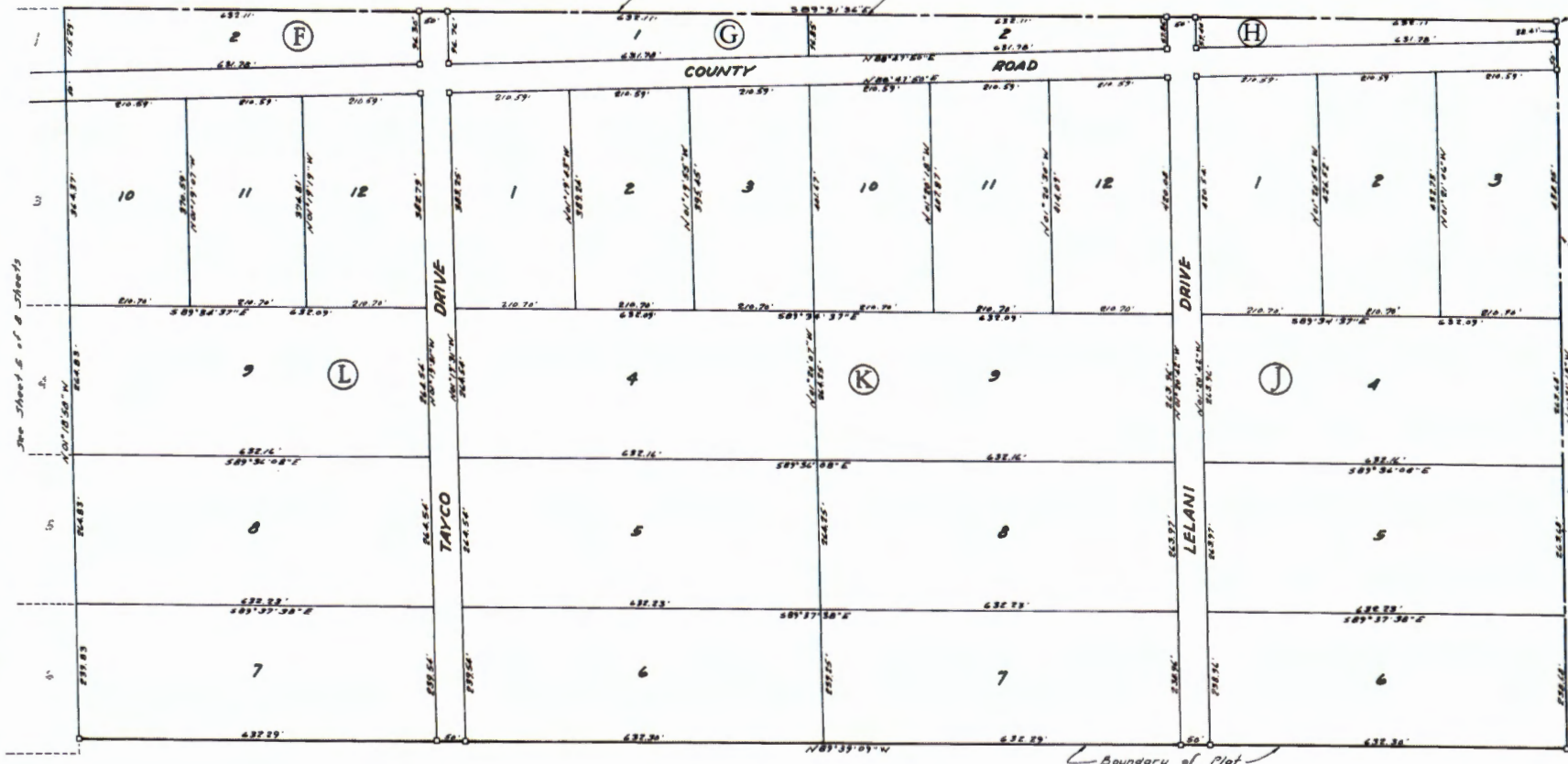
W. NIZOLEK

HERNANDEZ CORPORATION



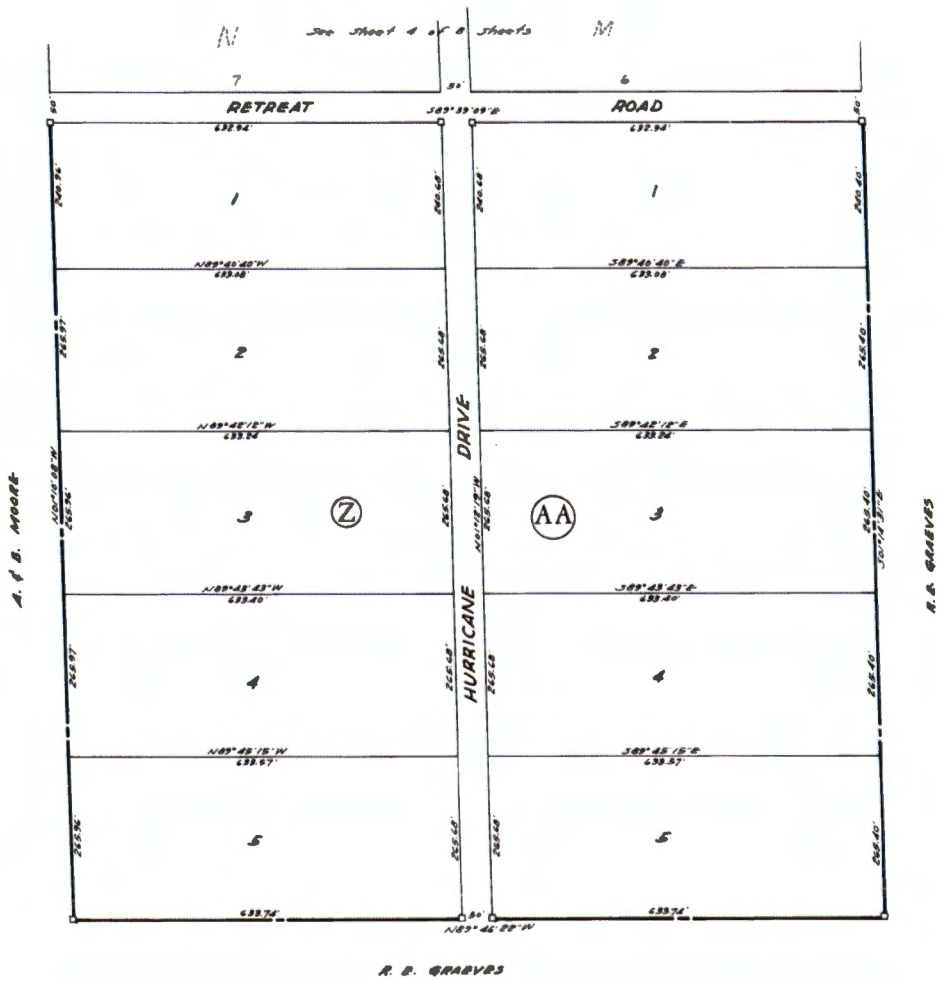
N. Boundary - Sec. 29-21-10

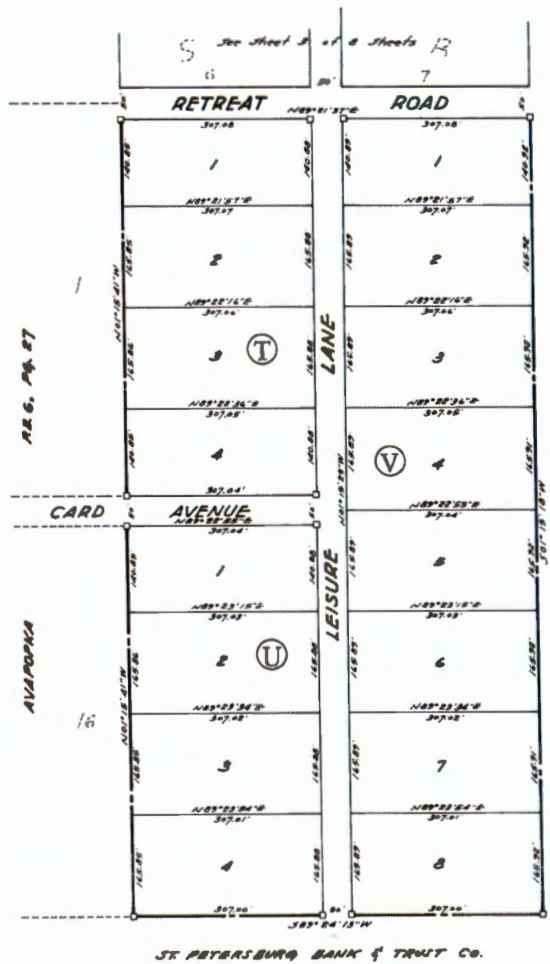
N.E. Co. of Sec. 29-21-10



SECURITY PROPERTIES, INC.

Sheet 6 of 8 Sheets







NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners will hold a Public Hearing to consider a variance request on December 3, 2024, at 9:00 a.m. in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: William Bell (Neighboring Property Owner)

- NO Address

FILE NUMBER: 1486866

PURPOSE: Appeal of an Administrative Variance for Setbacks on an AR-2 (Agricultural Residential 2) Parcel

GENERAL LOCATION: Northwest corner of Knuckey Road and Lelani Road

LEGAL: LEISURE RETREATS UNIT 1 BLK G LOT 2 LESS S 5 FT FOR RD R/W ORB 495 PG 143

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

Any person wishing to be heard on this matter may be present to speak for or against this application. If you have any questions regarding this issue, please contact the Planning Division at 754-4057.

RE: Variance Appeal - Knucky Road

From Omar DePablo <ODePablo@hernandocounty.us>

Date Mon 11/18/2024 6:58 PM

To Bill Bell <bill@lodgebox.build>

Good evening. It was staff's intent to schedule the Appeal for the Boards November 19, 2024, hearing however we were unable to meet Administrations internal deadline for advertising. For that matter it was moved to the December 3, 2024. The sign was posted early. It is typically posted 10 days prior to the hearing along with letters going out to all neighbors within 500 feet. This is the standard protocol. The agenda is not yet published and will also be posted along with staff's final findings 10 days prior. Hope this helps explain the process.



Omar DePablo

Development Services Director

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28028

Fax: (352) 754-4420

Email: odepablo@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>



Please consider the environment before printing my e-mail.

Hernando County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure. All Email communication may be subject to public disclosure. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication may be prohibited under federal law. Please reply to the sender that you have received the message in error.

From: Bill Bell <bill@lodgebox.build>

Sent: Monday, November 18, 2024 2:02 PM

To: Omar DePablo <ODePablo@hernandocounty.us>

Cc: William Bell <bill@lodgebox.build>

Subject: Re: Variance Appeal - Knucky Road

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 afternoon

I never heard from you or anyone in your office about the appeal of Variance hearing. However i did see a notice posted on the lot and read it over the weekend.



I am not sure this truly serves as a "public Notice" but that is for another discussion.

The sign states Dec. 3 is the hearing date, but no meeting is scheduled on the BOCC Calander.



Published Agenda Email Notifications
To sign up for updates when agendas are published, please enter your email address below.
*Email Address:

Meeting Name	Meeting Date	Add to Calendar	Meeting Time	Meeting Location	Meeting Details	Agenda	Accessible Agenda	Agenda Packet	Minutes
Board of County Commissioners	11/19/2024	Add to Calendar	9:00 AM	John Law Ayers Commission Chambers, Room 160 Regular Meeting	Meeting details	Agenda	Accessible Agenda	Agenda Packet	Not available
Metropolitan Planning Organization	12/5/2024	Add to Calendar	1:30 PM	Brooksville City Council Chambers Regular Meeting	Meeting details	Not available	Not available	Not available	Not available
Health & Zoning Commission	12/9/2024	Add to Calendar	9:00 AM	John Law Ayers Commission Chambers, Room 160	Meeting details	Not available	Not available	Not available	Not available
Board of County Commissioners Workshop	1/7/2025	Add to Calendar	9:00 AM	John Law Ayers Commission Chambers, Room 160 Workshop	Meeting details	Not available	Not available	Not available	Not available
Board of County Commissioners Budget Workshop	7/10/2025	Add to Calendar	9:00 AM	John Law Ayers Commission Chambers, Room 160 Budget Workshop	Meeting details	Not available	Not available	Not available	Not available
Board of County Commissioners Budget Hearing	9/9/2025	Add to Calendar	5:01 PM	John Law Ayers Commission Chambers, Room 160 Budget Hearing (First)	Meeting details	Not available	Not available	Not available	Not available

In light of this information could you clarify a few items:

- 1) Please confirm the date and time of the Variance appeal hearing.
- 2) Please forward the agenda for the meeting.
- 3) Please forward yours or your staff basis for the approval of the Variance. Last time we spoke you stated the decision was yours and that the RIC zoning was the guideline used, I believe.
- 4) Please provide any and all calculations and datum used in your decision

Thank You for your time and I am sure the promised email in relation to your notifying me about the upcoming meeting was an oversight.

I look forward to your response

William Bell
561 262 3971

From: Omar DePablo <ODePablo@hernandocounty.us>
Sent: Thursday, October 31, 2024 5:36 PM
To: Bill Bell <bill@lodgebox.build>
Subject: Re: Variance Appeal - Knucky Road

Good evening. Staff has indeed received the administrative appeal request and payment. It is staffs intent to expedite the request as soon as possible however, staff is subject to the

scheduling of BOCC meetings and their agendas. As soon as a date is secured, I will email you. Hope this helps. Have a great evening.

Omar DePablo
Development Services Director
Building Division
Hernando County
Office PH: 352-754-4057

From: Bill Bell <bill@lodgebox.build>
Sent: Thursday, October 31, 2024 2:20:03 PM
To: Omar DePablo <ODEpablo@hernandocounty.us>
Subject: Re: Variance Appeal - Knucky Road

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 afternoon
Could you confirm receipt of my variance appeal letter, the check and scheduled for next month's commission agenda.

Respectfully
William Bell
561 262 3971

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Omar DePablo <ODEpablo@hernandocounty.us>
Sent: Monday, October 28, 2024 11:02:09 AM
To: Bill Bell <bill@lodgebox.build>
Subject: Re: Variance Appeal - Knucky Road

Thank you in advance. Have a great day.

Omar DePablo
Development Services Director
Building Division
Hernando County
Office PH: 352-754-4057

From: Bill Bell <bill@lodgebox.build>
Sent: Monday, October 28, 2024 10:01:10 AM
To: Omar DePablo <ODEpablo@hernandocounty.us>
Subject: Re: Variance Appeal - Knucky Road

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

I am in receipt of your email.

I will draft the letter and have it and the \$ 500.00 check in your office tomorrow.

William Bell

561 262 3971

From: Omar DePablo <ODePablo@hernandocounty.us>

Sent: Friday, October 25, 2024 1:19 PM

To: Bill Bell <bill@lodgebox.build>

Subject: Variance Appeal - Knucky Road

Good afternoon, thank you for your patience as I awaited word from our legal department on how to proceed. The process requires a formal letter detailing concerns with the administrative officials decision, in this case the reduced setbacks and payment for the process of the Administrative Appeal. I have attached our fee schedule and highlighted the fee on page 4. As soon as I receive the items, I will process and schedule for the next available Board of County Commission meeting. Should you have any questions? Feel free to email me. Have a great weekend.

Omar DePablo
Development Services Director
Building Division
Hernando County
Office PH: 352-754-4057



RECEIVED

AUG 16 2024

Hernando County Development Services
Zoning Division

#1 SIGN HERE

Admin Variance

HERNANDO COUNTY DEPARTMENT OF
DEVELOPMENTAL SERVICES

OFFICE USE ONLY
DATE REC'D
FILE NO. 1488868

This application must be completed and returned, with all exhibits and other items listed on page 1 of the instruction sheet, to this office before consideration for the request is reviewed and a determination made. Bear in mind that the variance request must be justified and the mere filing of the application or appearance at a public hearing, if needed, does not assure approval of said application. If a public hearing is necessary, the applicant or representative is required to appear in person at the hearing.

Applicant Name: Mary Ann Sanitate Date: 6/19/2024

Mailing Address: 4659 9th Ave. S. St Peterburg, FL 33711

Phone No. 727-328-2413 Fax: _____

E-Mail: msanitate@outlook.com

Representative Name (if applicable): Richard Studley

Mailing Address: 13331 Moon Rd. Brooksville, FL 34613

Phone No. 727-809-1851 Fax: _____

E-Mail: allphasebuildingconcepts@yahoo.com

Address of Property: 12303 Knuckey Rd. Weeki Wachee, 34614

Legal Description: R29-221-18-2680-00G0-0020

LEISURE RETREATS UNIT 1 BLK G LOT 2 LESS S 5 FT FOR RD RW ORB 495 PG 143 Sec/Tnshp/Rng: 29-21-18

Key No.: 1012273 Zoning District: _____

Homeowners Association Yes _____ No If yes, name of HOA _____

Contact Name: _____

Contact Address: _____ City: _____ State _____ Zip _____

Variance being requested: Reduce Setbacks Front: From 50' to 25', Rear: From 35' to 24'
(brief description of variance, i.e. reduce setback, increase bldg. height, etc.)

Briefly state hardship justifying granting of the variance: Configuration of lot
(see hardship criteria listed on page 4. Give full explanation in written narrative, see No. 7 of instruction sheet)

X Signature of applicant or representative: [Signature]

OWNER AFFIDAVIT

1486866

I, Mary Ann Sanitate HEREBY STATE AND AFFIRM THAT:

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Mary Ann Sanitate
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20TH day of JUNE, 2024 by MARY ANN SANITATE, who is () personally known to me or who () has produced FL DL as identification.

Paul Casseyoy
Signature of Notary Public

PAUL CASSEVOY
Stamp of Notary Public



Paul Casseyoy
Notary Public
State of Florida
Comm# HH203469
Expires 11/30/2025

AGENT/REPRESENTATIVE AFFIDAVIT

I, All Phase Building Concepts, Inc. Richard Studley (President) HEREBY STATE AND AFFIRM THAT:

- I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

[Signature]
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20th day of July, 2024 by Richard Studley, who is () personally known to me or who () has produced _____ as identification.

[Signature]
Signature of Notary Public

[Stamp]
Stamp of Notary Public



VARIANCE INFORMATION

1486866

A variance is a request to deviate from the strict application of the provisions of the zoning ordinance in order to proceed with a proposed development. Upon submittal of a completed application, the administrative official shall review all variances based on the criteria listed below. **Please check the criteria that applies to your request:**

- _____ Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
- _____ The special conditions and circumstances do not result from the actions of the applicant.
- _____ The requested variance will not be detrimental to the development pattern in the neighborhood.
- _____ The requested variance will enable the petitioner to avoid building in the flood plain.
- _____ The requested variance will enable the petitioner to protect one or more specimen trees.
- _____ The requested variance is the result of a development plan proposing a more efficient and safe design through an access management plan approved by the development review committee.
- The requested variance is for a front yard corner lot and will not have any adverse impact on the established development pattern of the adjacent lots.
- _____ The requested variance is for an addition for a building with an existing portion already encroaching into the yard and will not extend past a line established by the existing encroachment running parallel to the lot line.
- _____ The requested variance will further the reconstruction, rehabilitation, or restoration of structures listed in or classified as contributing to a district listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historic Places.

The administrative official shall, following review of the request, ^{#2} issue a notice of intent, for either the approval or the denial of the variance.

- (a) If the notice of intent is to approve the variance, a mailing shall be issued to the property owners within five hundred (500) feet of the property under consideration for the variance. This notice shall indicate that it is the administrative official's intent to approve the requested variance fifteen (15) calendar days after the date of the mailing if no appeal is filed.
- (b) If no appeal is filed within fifteen (15) calendar days objecting to the administrative official's decision to approve the variance, the decision shall stand. If an appeal is filed by 4:30 pm on the fifteenth day, the administrative official shall schedule a public hearing for the governing body to hear the application for the variance.
- (c) If the administrative official's intent is to deny the requested variance, the administrative official shall send notification letters to the applicant and the property owners within five hundred (250) feet of the property under consideration for the variance, indicating the administrative official's intent to deny the variance.
- (d) If no appeal is filed within fifteen (15) calendar days objecting to the administrative official's decision to deny the variance, the decision shall stand. If an appeal is filed by 4:30 pm on the fifteenth day, the administrative official shall schedule a public hearing for the governing body (board of county commissioners) to hear the application for the variance.

If a public hearing before the Board of County Commissioners is scheduled, the Zoning Division shall, after setting a date for the Public Hearing:

- (a) Prepare the required legal notice for publication in the local newspaper.
- (b) Mail a notice of the upcoming public hearing to all owners of property within 250 feet of the boundaries of the subject property.
- (c) Petitioner or representative will pick up the required signage for posting of the subject property.
 1. The petitioner shall post the property with sign provided by the Zoning Division at least fifteen days prior to the scheduled public hearing.
 2. After posting the sign, the petitioner will sign an affidavit certifying he has met the requirements of Item 1. above.
 3. The sign posting affidavit shall be delivered to the Zoning Division at least seven days prior to the scheduled public hearing date.
 4. The sign is to remain posted on the property until after the scheduled public hearing.

The Board of County Commissioners (BCC) has final authority for granting or denying requests for variances. The BCC may specify conditions for the granting of a variance.

A dimensional variance runs with the land: A dimensional variance applies to the property for which it is granted, and not to the individual who applies for it. A dimensional variance is transferable to any future owner of the land, but it cannot be transferred by the applicant to a different site.

^{#3} A variance shall not be granted to allow a use not otherwise permitted in the zoning district.

^{#4} An aggrieved party may appeal a final administrative order of the governing body to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the governing body. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.

To whom it may concern,

RE: 12303 Knuckey Rd. Brooksville 34614. Key # 1012273

My Name is Janine Davis, I am the owner of Cobra Custom Builders. I own the property at 12260 Quigley Ave. It is right behind the property that is in question.

I am not happy with the fact there will only be 15' from my property line to where the house is going to be located and only 25' from the road on Knuckey. This property is undevelopable at this point. I feel the county should have purchased this piece of land so Knuckey can be widened down the road. Knuckey will soon be a major traveled road for a lot of homes back in this area.

It will also bring down the value of my home with a mobile home so close.

Has a permit been issued? Why was the land cleared before this issue arose. They should have turned in a site plan before clearing. They should have had the house drawn on it and showed the setbacks from the property lines and saw that they did not have the room for a house at that time with the proper setbacks that are required. Zoning should have caught this and turned down the clearing permit if they do have one.

I hope you do not give the variance for this property.

Thank you,

Janine Davis

Knuckey road hearing

From Vicki Kissinger <kissingervicki@gmail.com>

Date Mon 12/2/2024 7:58 PM

To The5bells@hotmail.com <The5bells@hotmail.com>

12222 Knuckey Rd.

To whom it is concerned:

I oppose any changes made with out my consent. I have done all that was required when I built my home, and believe it should Not be changed. The rules were made to protect everyone fairly, I want it to stay that way. Sincerely Ms. Kissinger

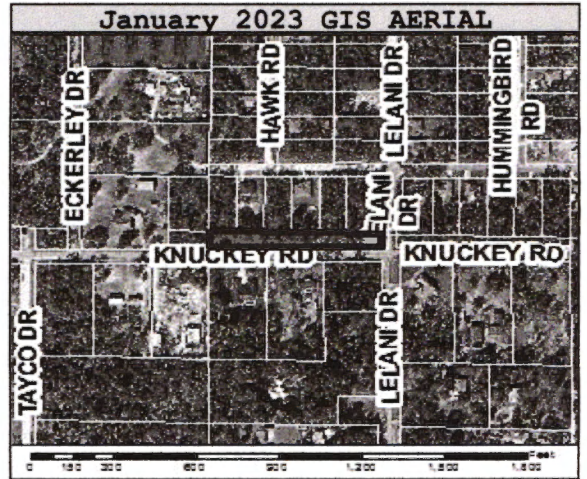


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2024 FINAL TAX ROLL

KEY # 01012273	PRINTED ON 12/02/24	PAGE 1
PARCEL # R29 221 18 2660 00G0 0020	SITUS 12303 KNUCKEY RD	
OWNER(S) SANITATE MARY ANN	PARCEL DESCRIPTION LEISURE RETREATS UNIT 1 BLK G LOT 2	
MAILING ADDRESS 4659 9TH AVE S ST PETERSBURG FL 33711-1813	UPDATED 01/01/12 LESS S 5 FT FOR RD R/W ORB 495 PG 143	
UPDATED 04/03/24		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	38,989	
ACRES	0.90	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	2652	LEISURE AC/RET - ALL
SUBDIVISION	2660	LEISURE RETREATS UNIT 1
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2024-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	11,697	11,697	11,697	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 11,697	11,697	11,697	
VALUE PRIOR TO CAP	11,697	11,697	11,697	
ASSESSED VALUE	11,697	11,697	11,697	
EXEMPT VALUE	-			
TAXABLE VALUE	= 11,697	11,697	11,697	
CLASSIFIED LAND USE VALUE				

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2018		Y				38,989.00	SQFT	.30	11,697

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
12303 KNUCKEY RD	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
04/03/24	SANITATE MARY ANN	Q	QUALIFIED	Y	WD	4409	1373		23,000
01/09/24	MARCANO MONTANEZ HIRAM	X	DISQ SALE /R	Y	FJ	4384	0902		100
08/16/23	MONTANEZ HIRAM MARCANO	D	DISQUALIFIED	Y	TD	4332	1241		6,200
01/01/80	DINGUS FRANCES	D	DISQUALIFIED	Y	WD	0411	0748		100

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
01/03/23	2023	256	21	VACANT
01/09/18	2018	236	21	VACANT
01/11/13	2013	155	21	VACANT
03/10/09	2009	170	21	VACANT
05/23/05	2005	154	21	VACANT
02/19/02	2002	170	21	VACANT

PROPERTY APPRAISER NOTES	
January 01 2010	
PARCEL MEASURES 76X685 - BECAUSE OF SETBACKS, IT HAS VERY LTD USE	