

**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. _____ Official Date Stamp:
SE-23-13
 Planning Department
 Hernando County, Florida
 DEC 6 2023
 Received

Date: 10/31/2023

APPLICANT NAME: ~~Don Lacey~~ RICHARD ROSSITER
 Address: PO Box 15513 (mailing) 13460 Olympic Village Lane (site)
 City: Brooksville State: FL Zip: 34604-0119
 Phone: 813-713-0842 Email: _____
Property owner's name: (if not the applicant) The Restoration Center of Florida, Inc.

REPRESENTATIVE/CONTACT NAME: Don Lacey
 Company Name: Coastal Engineering Associates, Inc.
 Address: 966 Candlelight Blvd.
 City: Brooksville State: FL Zip: 346014
 Phone: 352-848-3661 Email: dlacey@coastal-engineering.com

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

PROPERTY INFORMATION:

- PARCEL(S) KEY NUMBER(S): 00342793
- SECTION 3, TOWNSHIP 22 S, RANGE 18 E
- Current zoning classification: AG With Special Exception
- Desired use: Amendment to an existing approved SE
- Size of area covered by application: 21.8 acres
- Highway and street boundaries: Olympic Village Lane and Sunshine Grove Road
- Has a public hearing been held on this property within the past twelve months? Yes No
- Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
- Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Richard Rossiter, Vice President, 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):

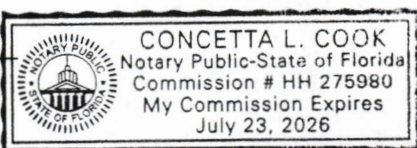
I am the owner of the property and am making this application OR

I am the owner of the property and am authorizing (applicant): Richard Rossiter
 and (representative, if applicable): Coastal Engineering
 to submit an application for the described property.

[Signature]
 Signature of Property Owner

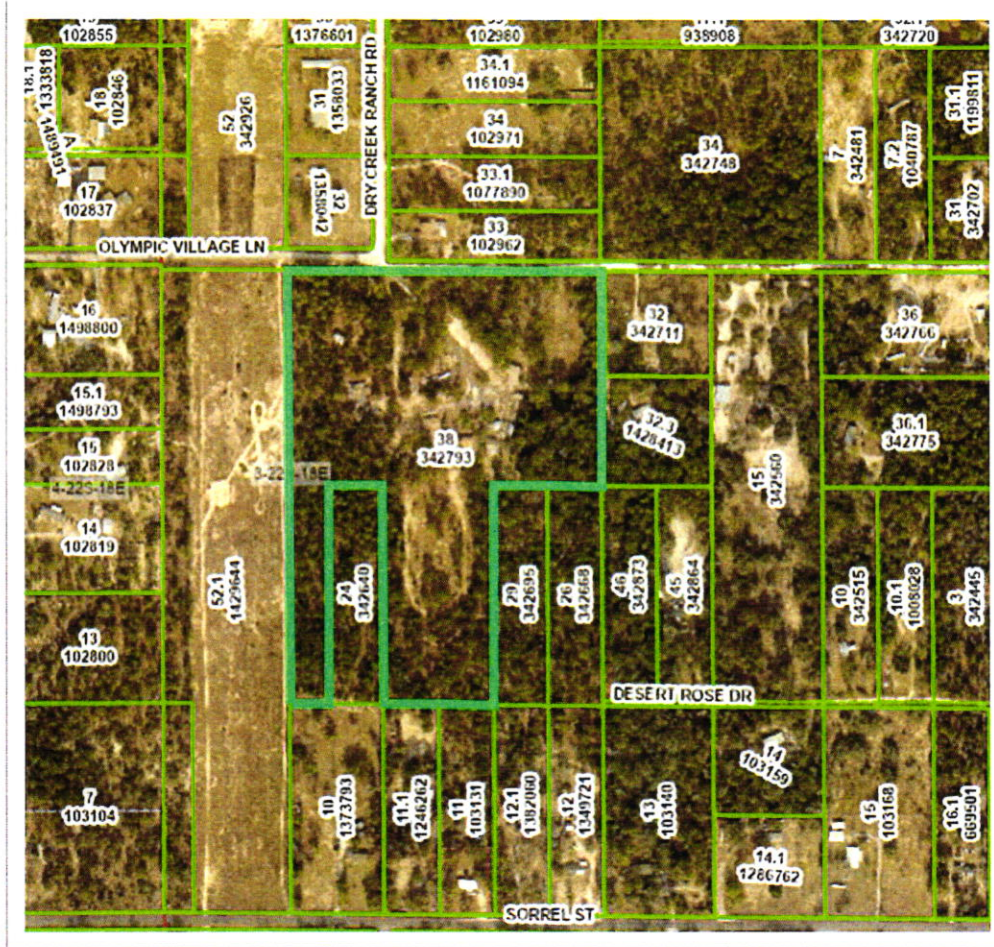
STATE OF FLORIDA
 COUNTY OF HERNANDO
 The foregoing instrument was acknowledged before me this 1st day of November, 2023, by Richard Rossiter who is personally known to me or produced _____ as identification.

[Signature]
 Signature of Notary Public



Special Exception Use Permit Application Narrative
The Restoration Center of Florida

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The site was approved as a Special Exception for a Congregate Care Facility, namely a Transitional Living Facility for up to 30 residents on July 13, 2015 (SE1512) subject to 8 performance conditions as follows:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Any new development shall require a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. Any expansion of the use will require an amendment to the special exception use permit.
4. Minimum setbacks are approved as follows: Front: 75'; Side: 35'; Rear: 50'.

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5. The maximum number of residents shall be 30 residents.
6. The petitioner shall construct a commercial driveway and be required to submit commercial construction plans for review/approval.
7. An 8' security fence shall be provided along the perimeter of the parcel with the exception of the two parcel legs heading south. A single opening shall be permitted at the driveway.
8. Services shall only be provided to program residents. No services for non-residents shall be permitted.

The use was not established within the time frames prescribed by The Hernando County Code, and the site was subsequently re-approved as a Special Exception for a Congregate Care Facility, namely a Transitional Living Facility for up to 30 residents on August 8, 2022 (SE 2209) subject all the original performance conditions and plus an additional performance condition as follows:

"A minimum 25' native vegetative buffer shall be maintained along the perimeter of the property."

The current request is to eliminate the requirement for an "8' security fence along the perimeter of the property (except for the southern legs) with a single opening at the driveway entrance." All other performance conditions would remain in effect. The justification for requesting the elimination of the condition to fence the property are as follows:

- The program is structured in such a way that the participants are required to go through a rigorous application and interview process to ensure that the individuals are committed to the program and do not present a security risk. The interviews are conducted by a 3-member selection committee and include a review of the applicant's background. Thus, the program is selective in terms of accepting potential qualified residents into the program.
- The program is centered around the instruction of essential skills to succeed in life and integrate positively into society, including life skills, job placement training, GED and College classes, vocational skills, counseling, and parenting skills. The program is strictly voluntary, individuals are not mandated to enter the program by any outside agency, enter of their own free will, and are fully committed to the program. Therefore, the facility is **not** merely a halfway house providing transitional living **without requirements for** guidance, eligibility, program commitment and rehabilitation.
- Program services are provided to applicants that have been approved and reside on the property. Services are **not** provided to nonresidents or "drop offs." Outside visitors are only permitted if approved in writing and ahead of time by the program director. This requirement is also included as a performance condition that will remain in effect.
- The site is slightly greater than 20 acres in size which provides for adequate separation from, buffering of, and compatibility with surrounding properties.
- An additional performance condition that was required under SE 2209 included a minimum native vegetative buffer of 25 feet. The property includes existing natural vegetation that provides for a visual screen that negates the need for a fence.
- These representations become part of the official application record and are tied to the land use approval process. In essence, noncompliance voids the Special Exception approval.

In addition, the applicant has received letters and signatures of no objection from the surrounding neighbors. This information is being submitted as part of the application package and record.