

**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:**

1. PARCEL(S) **KEY** NUMBER(S): 00342793
2. SECTION 3, TOWNSHIP 22 S, RANGE 18 E
3. Current zoning classification: AG With Special Exception
4. Desired use: Amendment to an existing approved SE
5. Size of area covered by application: 21.8 acres
6. Highway and street boundaries: Olympic Village Lane and Sunshine Grove 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, 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):

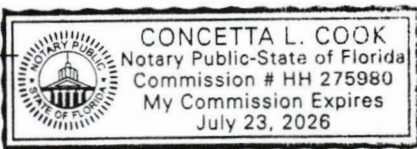
- I am the owner of the property and am making this application OR  
 I am the owner of the property and am authorizing (applicant): Richard Rossiter  
 and (representative, if applicable): Coastal Engineering  
 to submit an application for the described property.

[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



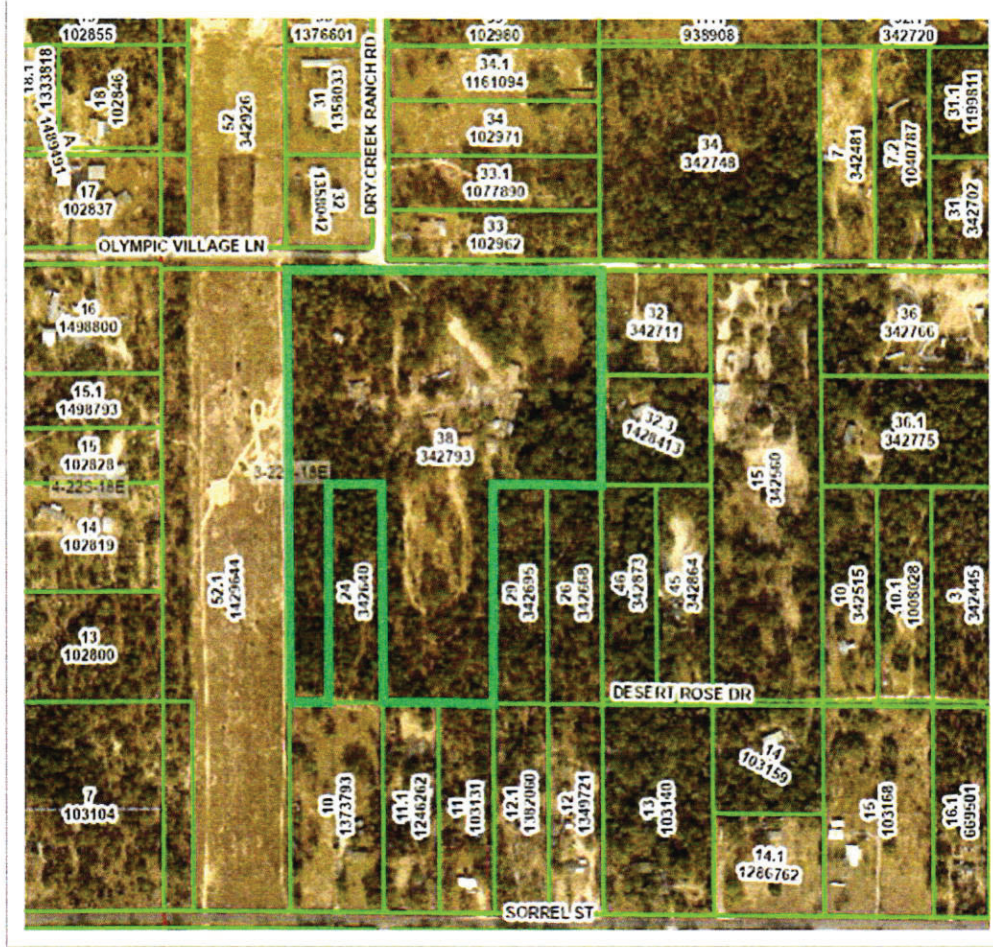
Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

Special Exception Use Permit Application Narrative

The Restoration Center of Florida

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Hernando County, Florida



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.

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**SITE DATA**

Owner/ Applicant: The Restoration of Florida Center, Inc./ Richard Rossiter  
 Parcel Key No.: 342793  
 Section/Township/Range: 3/23S/18E  
 Acres: 20.80 Acres  
 Current Zoning: AG (Agricultural)  
 Request: Amendment to the existing approved Special Exception, (Removal of Condition No. 7)  
 The current request is to eliminate the requirement for an 8' security fence along the perimeter of the property (except for the southern edge) with a single opening at the driveway entrance.  
 Existing Zoning Conditions with requested elimination of No. 7

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations of applicable land-use code or rules on use of the property, and complete all applicable other construction or other requirements.
2. All new development shall require a utility survey, prepared by a licensed professional, prior to any development 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'.
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. A 25' native vegetation buffer shall be provided along the perimeter of the property with the exception of the non-serviced building setbacks. 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.

**Building Setbacks:**  
 Front: 75'  
 Side: 35'  
 Rear: 50'  
**Buffers:**  
 A minimum 25' native vegetation buffer will be maintained along the perimeter of the property.

| DATE | REV. BY | REV. NO. | REVISION |
|------|---------|----------|----------|
|      |         |          |          |
|      |         |          |          |

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

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 Surveying  
 Environmental  
 Transportation  
 Construction Management  
 engineering associates, inc.  
 866 Canalwood Boulevard - Brooksville - Florida 34601  
 (352) 796-6622 - Fax (352) 796-8999  
 EB-0001142



Special Exception  
 The Restoration Center

I am a neighbor of The Restoration Center. I do not want to look at a eight foot fence across the street from me.it would look like a compound, rather than fit into our neighborhood. I would like to see them put up a fence that would compliment our neighborhood instead.

Jim Bailey

Mary Bailey

13393 Olympic Village Ln

I live next to the restoration center and have wood between us, so a cattle fence is good enough for us. We understand that the women there will be out already and see no reason to jail them in.

*Prof. Bossard*  
14060 Olympic Village  
Brookville, FL 34614

I live behind The restoration center and wanted a fence but agree that a eight foot fence is too much and would agree that a fence us just a dividing line for all to stay on our side of each property.

Tammy Heaton  
14093 Desert Rose DR.  
Brooksville, FL 34614

I live down the street from the Restoration Center and feel very comfortable with no fence. I understand that the women coming have served their time and are free to come and go. If they need to put up a fence then it should be like all the other neighbors and be a horse fence not one that look like a jail.

Shirley A Brown  
13375 Olympic Village Ln.  
Brownsville TX  
34614



I live across the street from The Restoration Center and would like them to put a fence that would better suited for our neighborhood. Eight foot is too much to see. They have a peaceful looking property and this just take away from what we have to look at.



DOYLE

12100 DOY CREEK RANCH RD  
BROOKSVILLE FL. 34614