

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

File No. CU-23-02 Official Date Stamp:  
  
**Received**  
  
**FEB 22 2023**  
  
Planning Department  
Hernando County, Florida



**Application request (check one):**  
 **Conditional Use Permit**  
 **Special Exception Use Permit**

**PRINT OR TYPE ALL INFORMATION**

Date: February 17, 2023

**APPLICANT NAME:** Penny J Johnson

Address: 1645 Sun City Plaza, unit 5771 ,  
 City: Sun City Center State: Florida Zip: 33571  
 Phone: 239-872-4749 Email: penny.clsr@yahoo.com  
**Property owner's name: (if not the applicant)** Commercial Leasing & Sales Representatives, LLC

**REPRESENTATIVE/CONTACT NAME:** Penny J Johnson

Company Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 00163780
2. SECTION 12, TOWNSHIP 23, RANGE 16
3. Current zoning classification: R1 B
4. Desired use: Temporary structure for living quarters (RV) and construction storage (shed)
5. Size of area covered by application: 278 sf (RV) & 160 sf (shed)
6. Highway and street boundaries: 8th Isle Drive / Gulf Coast Drive
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, Penny J Johnson, 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): \_\_\_\_\_  
 and (representative, if applicable): \_\_\_\_\_  
 to submit an application for the described property.

*[Handwritten Signature of Penny J Johnson]*  
 Signature of Property Owner  
*[Handwritten Signature of Commercial Leasing & Sales Representatives, LLC]*

STATE OF FLORIDA  
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 22 day of February, 2023, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

*[Handwritten Signature of Kim R. Heath]*  
 Signature of Notary Public

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

KIM R. HEATH  
 NOTARY PUBLIC, STATE OF FLORIDA  
 COMMISSION NO. HH 135957  
 MY COMM. EXPIRES MAY 31, 2025  

 Notary Seal/Stamp

**CONDITIONAL USE PERMIT APPLICATION FOR TEMPORARY STRUCTURE(S) & TEMPORARY USE**

February 17, 2023

**Narrative Description of Request** ..... **PROPOSAL**

**Property relating to this request:** *Vacant/ Unimproved Residential Land (R-1B Residential District)*

**Street Address:** *8<sup>th</sup> Isle Drive, Hernando Beach, Florida 34607*

**Temporary Address:** *Provided by Property Appraiser/ Addressing Office: 4388 8<sup>th</sup> Isle Drive ;*

**Key #:** *163780*

**Parcel Number:** *R12-233-16-2310-0910-0020*

**Tax Parcel Info:** *Hernando Beach Unit 7 Blk 91 Lot 2 Orb 366 Pg 45*

*Sec: 12 Township: 23 Rng: 16*

*Subdivision: Hernando Beach Unit 7 (2310)*

*Neighborhood: Gulf Front Zone 2 (GF02)*

**Property Owner:** *Commercial Sales and Leasing, LLC, Penny J Johnson, Owner/ President*

**Contact Information:** *Cellular Phone: 239-872-4749 Email: penny.clsr@yahoo.com*

The Proposed use(s) are for and relate to the above Residential Property and the upcoming construction of a single family residence (**Future Structure**).

The requested structure(s) and use(s) are *temporary living quarters (recreational vehicle)* and *temporary storage (shed)* with *construction materials* and *temporary living items*.

Applicant/ Property Owner is in preconstruction, awaiting final draft of building plans for submission to structural engineer. Building permit application for new construction of primary residence on this site, are expected to be submitted to Hernando County Building/ Zoning Department, *within 90 days of approval of Conditional Use Permit*. Completion of construction/ CO is expected within nine (9) months of approval of Residential Building Permit.

Applicant formerly resided in Fort Myers, Lee County, Florida and has paid several thousand dollars to move temporary structures from Fort Myers to above referenced Hernando Beach Property.

Applicant timeline has been delayed due to several adverse conditions, including the destruction caused by hurricane Ian to Fort Myers, the recent rapid increase of both interest rates and construction costs as well as other personal challenges.

I respectfully request approval of a Conditional Use Permit for these temporary structures on said property. I appreciate your time and consideration.

*Penny Johnson*  
*Commercial Leasing & Sales Representative, LLC*



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
COMMERCIAL LEASING AND SALES REPRESENTATIVES, LLC

### Filing Information

<b>Document Number</b>	L19000280272
<b>FEI/EIN Number</b>	84-3877392
<b>Date Filed</b>	11/12/2019
<b>Effective Date</b>	01/01/2020
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1645 SUN CITY CENTER PLAZA  
5771  
SUN CITY CENTER, FL 33571

Changed: 03/23/2022

**Mailing Address**

1645 SUN CITY CENTER PLAZA  
5771  
SUN CITY CENTER, FL 33571

Changed: 03/23/2022

**Registered Agent Name & Address**

JOHNSON, PENNY J  
1645 SUN CITY CENTER PLAZA  
5771  
SUN CITY CENTER, FL 33571

Address Changed: 03/23/2022

**Authorized Person(s) Detail**

**Name & Address**

Title PRES

JOHNSON, PENNY J  
1645 SUN CITY CENTER PLAZA  
5771  
SUN CITY CENTER, FL 33571

Title VP

Johnson, Jacob Samuel  
1645 SUN CITY CENTER PLAZA  
5771

## SUN CITY CENTER, FL 33571

### Annual Reports

Report Year	Filed Date
2021	02/05/2021
2021	06/30/2021
2022	03/23/2022

### Document Images

<a href="#">03/23/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/30/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/12/2019 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

## 2022 FINAL TAX ROLL

KEY #	00163780	PRINTED	02/22/23	PAGE	1
PARCEL #	R12 223 16 2310 0910 0020	SITUS	8TH ISLE DR		
OWNER(S)	COMMERCIAL LEASING AND SALES REPRESENTATIVES LLC	PARCEL DESCRIPTION	HERNANDO BEACH UNIT 7 BLK 91 LOT 2		
MAILING ADDRESS UPDATED 03/08/22	1645 SUN CITY CENTER PLZ UNIT 5771 SUN CITY CENTER FL 33571-8032	UPDATED	01/01/80		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	8,000	
ACRES	0.20	
AERIAL MAP	7D	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	GF02	GULF FRONT ZONE 2
SUBDIVISION	2310	HERNANDO BEACH UNIT 7
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT
NON-AD VALOREM DIST2	65	HERNANDO BEACH - SHOAL LINE BLVD LIGH



2022-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	156,880	156,880	156,880	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	156,880	156,880	
VALUE PRIOR TO CAP	156,880	156,880	156,880	
ASSESSED VALUE	156,880	156,880	156,880	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	156,880	156,880	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	2,460.73	NON-AD VALOREM TAXES
				105.29

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
02	RESIDENTIAL	N	2022		Y				8,000.00	SQFT		19.61	156,880

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
8TH ISLE DR	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
06/30/21	COMMERCIAL LEASING AND SALES	D	DISQUALIFIED	Y	QC	4021	0242	0	100
04/14/21	JOHNSON PENNY J	Q	QUALIFIED	Y	WD	3985	1147	0	155,000
04/01/20	EVANS JOSEPH E TTEE	X	DISQ SALE /RE	Y	CW	3826	0158	0	100
04/07/11	EVANS DOROTHY L TTEE LIFE ESTA	D	DISQUALIFIED	Y	QC	2815	0433	0	100
07/21/92	SNAVE INC	D	DISQUALIFIED	Y	QC	0874	0240	0	100
05/01/83	CAVANAUGH M TRUSTEE	D	DISQUALIFIED	Y	WD	0523	0902	0	100
01/01/80	HERNANDO BEACH INC		INVALID CODE	N		0000	0000	0	0



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1.12

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### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/80	SNAVE INC		INVALID CODE	N		0000	0000	0	0

### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/03/23	2023	170	021	VACANT
01/04/18	2018	170	021	VACANT
01/08/13	2013	170	021	VACANT
02/05/09	2009	155	021	VACANT

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