

Subject: RE: 5025 Emerson Rd, Brooksville, FL 34601, USA
From: Terri Stokes <TStokes@co.hernando.fl.us>
Date: 2/24/2021, 10:57 AM
To: Michelle Miller <MLMiller@co.hernando.fl.us>, Joshua Kitlas
<josh@mobilehomecommunitybuyers.com>



Hello Michelle & Josh,

The subject property would lose the non-conforming status if the use was discontinued for a period of 1 year or longer. The Building Dept. records show (5) mobile home demolition permits issued & finalized in 2020. If there are no remaining mobile homes on site presently occupied, we would say that the non-conforming use could not be reestablished on the property. Rezoning approval would be required.

Thanks,

Terri

From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Wednesday, February 24, 2021 9:13 AM
To: Joshua Kitlas <josh@mobilehomecommunitybuyers.com>
Cc: Terri Stokes <TStokes@co.hernando.fl.us>
Subject: RE: 5025 Emerson Rd, Brooksville, FL 34601, USA

Hi Josh,

The property is zoned AG with a legal nonconforming use on the west side for the mobile home park. Based on my review of the aerial, it looks like the mobile homes are still on the site; therefore, it would appear that the use is still in existence and no land use changes are required. However, if you do decide to move forward and acquire the property, I would reach out to Terri Stokes (copied on this email) for verification that the use is still a legal nonconforming use.

Thanks,

Michelle



Michelle L. Miller | Senior Planner
Hernando County Planning Department
20 North Main Street, Room 262
Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28027
Fax: (352) 754-4420
Email: mlmiller@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Joshua Kitlas <josh@mobilehomecommunitybuyers.com>

Item E1- Submitted @ Dec 8/5

the health department to inspect it for livability? – **Not sure how to answer this. Outside of the scope of Zoning.**

3. There was a letter dated November 25, 2008 from Rebeca Garrett regarding the nonconforming use. This letter is a bit confusing. Since the last permits to demolish 2, two, homes were 12/2020, and no units have replaced them, has this property fallen out of nonconforming use? There was some discussion of how long the owner had to replace the units. Ms. Soch states on 10/11/21 email that “the non-conforming use would be valid for the replacement of 2 mobile homes but is only valid for one year....the new landowner would have until 12/31/21 to submit a full permit application for those 2 replacement mobile homes to maintain the legal non-conforming use.” In reading this it appears that this property should have lost its non-conforming use status on 12/31/2021 since those units have not been replaced. Is this correct. If so, is there a way to inform the new owner, and myself, as to what is allowed and not allowed based on the loss of non-conforming use. – **I have attached the letter from Rebecca Garrett for reference. My understanding of this is that as long as there are still mobile homes on the property that are being lived in as a mobile home park, it still maintains it's non-conforming use as a mobile home park. Once all the mobile homes are removed and not replaced within the year timeframe, then this park will lose its non-conforming status. This may require legal interpretation or interpretation of the Director to clarify.**
4. There has been recent activity, over the weekend, in which burning was done. I know this is not your department and I will be calling the fire extension to make sure a permit was obtained. – **Outside Zoning scope.**

Thank you,



Jennifer Soch, CFM | Zoning Manager

Planning and Zoning Division | Development Services Department

789 Providence Blvd., Brooksville, FL 34601

Phone: (352) 754-4048 ext. 229126

Email: jsoch@hernandocounty.us

Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>

Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Michelle Miller <MLMiller@co.hernando.fl.us>

Sent: Monday, February 27, 2023 10:39 AM

To: Aaron Pool <APool@co.hernando.fl.us>; Jennifer Soch <JSoch@co.hernando.fl.us>

Subject: RE: parcel 00381722 - 5025 Emerson

We will take care of it this afternoon. Thanks Aaron.



Michelle L. Miller, M.S. | Planning Administrator

Planning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28027

Fax: (352) 754-4420

Email: mlmiller@hernandocounty.us

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

From: Aaron Pool <APool@co.hernando.fl.us>

Sent: Monday, February 27, 2023 9:24 AM

To: Michelle Miller <MLMiller@co.hernando.fl.us>; Jennifer Soch <JSoch@co.hernando.fl.us>

Subject: Fwd: parcel 00381722 - 5025 Emerson

Item 11- Submitted @ BCC 8/5

Jason Morphet

From: Jane A Brown <JABrown@co.hernando.fl.us>
Sent: Wednesday, March 15, 2023 1:19 PM
To: Jason Morphet
Subject: FW: parcel 00381722 - 5025 Emerson
Attachments: Emerson Mobile Home Park.pdf



Jane Brown | Building Investigator
 Building Division | Contractor Licensing Department
 789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4050 ext. 29027
Email: jabrown@hernandocounty.us
Website: Home Page (hernandobuildingdivision.com)
 **Please note: Real time permit status is available by clicking the link
 above and entering your application number in the search bar
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM
 Lobby Closes at 3:30 PM daily

From: Jennifer Soch <JSoch@co.hernando.fl.us>
Sent: Tuesday, March 14, 2023 10:13 AM
To: Jane A Brown <JABrown@co.hernando.fl.us>; Aaron Pool <APool@co.hernando.fl.us>; Frank McCabe
 <frankcm@co.hernando.fl.us>
Cc: Dan Street <DStreet@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

Good morning,

Just wanted you to be aware of the legal non-conforming layout for this 'Skyline Mobile Home Park'. There are only 8
 lots for mobile homes and 1 allowed for the owner.

Thank you,



Jennifer Soch, CFM | Zoning Manager
 Planning and Zoning Division | Development Services Department
 789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 229126
Email: jsoch@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Jane A Brown <JABrown@co.hernando.fl.us>
Sent: Tuesday, March 14, 2023 9:56 AM
To: Aaron Pool <APool@co.hernando.fl.us>; Frank McCabe <frankcm@co.hernando.fl.us>; Jennifer Soch

Item E1 - Submitted @Bec 8/6

From: "Kristie Eager" <kristie@nationsrcm.com>
To: "walter@sowalegal.com" <walter@sowalegal.com>
Cc: "Jason Morphet" <jason@nationsrcm.com>
Subject: FW: parcel 00381722 - 5025 Emerson
Date: Tue, 29 Apr 2025 08:36:10 -0400

Exhibit D



From: Jennifer S. Lombardi <JSLombardi@co.hernando.fl.us>
Sent: Friday, August 4, 2023 8:44 AM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

Good morning,

I don't see anything on the survey that will indicate any issues with continuing this process.

Thank you,



Jennifer S. Lombardi, CFM | Zoning Manager
Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29126
Email: jslombardi@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Thursday, August 3, 2023 3:01 PM
To: Jennifer S. Lombardi <JSLombardi@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

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Hi Jennifer,

We have the updated survey which delineates the 3 acres for the mobile home park. Please let us know if there are any issues as we'd like to prepare the preliminary layout for the 8 + 1 for planning and zoning approval in order to move forward and begin the park upgrade and installation process.

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: Jennifer Soch <JSoch@co.hernando.fl.us>
Sent: Tuesday, June 20, 2023 1:37 PM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

The surveyor could just delineate the 3-acre line with a hashed line or something similar. I would just include the divider line. No need for setbacks.

Thank you,

Item E1 - Submitted @BOC 8/6



Jennifer Soch, CFM | Zoning Manager
Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29126
Email: jsoch@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Tuesday, June 20, 2023 9:23 AM
To: Jennifer Soch <JSoch@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

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Hi Jennifer,

We are in the process of getting the survey updated for 5025 Emerson to show the 3 acre mobile home park. The surveyor is asking what verbiage he should use when putting the lines on the survey to show the front 3 acre mobile home park on the back 6.9 acre ag use land. Should he also include the setbacks or just the divider lines? I did leave you a voicemail this morning as well. Thanks in advance for your help.

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: Kristie Eager
Sent: Monday, April 17, 2023 12:48 PM
To: 'Jennifer Soch' <JSoch@co.hernando.fl.us>
Cc: Jason Morphet <jason@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

Hi Jennifer,

Thanks for the quick response. Does 10:00 a.m. on 4/25 work OK for you?

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: Jennifer Soch <JSoch@co.hernando.fl.us>
Sent: Monday, April 17, 2023 11:01 AM
To: Kristie Eager <kristie@nationsrcm.com>
Cc: Jason Morphet <jason@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

I am available Tuesday, April 25, 2023. Pick a time, I will make myself available. 7:30-3:00

Thank you,



Jennifer Soch, CFM | Zoning Manager
Planning and Zoning Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29126
Email: jsoch@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Monday, April 17, 2023 10:57 AM
To: Jennifer Soch <jsoch@co.hernando.fl.us>
Cc: Jason Morphet <jason@nationsrcm.com>
Subject: FW: parcel 00381722 - 5025 Emerson

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Good morning Jen,

I received your contact information from Kay Griffith who has been most helpful with providing information for the parcel listed above. The owner of the property, Jason Morphet (in copy), would like to set up a meeting to discuss the property and go over several questions we have regarding the non-conforming layout and placement of the mobile homes on the land. We are preparing 3 permits for submission and before we move forward, we'd like to set up a meeting with zoning to discuss. Could you please provide a good day and time? Typically, Mondays and Tuesday work best.

Thanks in advance and we look forward to hearing from you.

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: KayMarie Griffith <KGriffith@co.hernando.fl.us>
Sent: Thursday, April 13, 2023 1:02 PM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

Hi Kristie,

To meet with a permit tech, no appointment is required as it's first come, first served basis. I will say the hours between 11 am – 1 pm are the busiest for Zoning.

If you are looking to speak to the zoning manager specifically, I recommend an email to Jen to set up an appointment with her. Her email address is jsoch@co.hernando.fl.us.

Have a great day!



Kay Griffith
Planning/Zoning Tech | Planning Division
Hernando County Planning Division
1653 Blaise Dr, Brooksville, FL 34601
Phone: (352) 754-4057
Email: kgriffith@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/planning>

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Thursday, April 13, 2023 11:21 AM
To: KayMarie Griffith <KGriffith@co.hernando.fl.us>
Subject: RE: parcel 00381722 - 5025 Emerson

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Hi KayMarie,

Thanks for getting back to us so quickly. How do we go about setting up a time to meet with someone in Zoning to discuss the property? The owner has several questions and it might be best to be able to come in and meet with someone in person.

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: KayMarie Griffith <KGriffith@co.hernando.fl.us>
Sent: Thursday, April 6, 2023 3:06 PM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: RE: parcel 00381722 - 5025 Emerson

Hi Kristie,

The attachment labeled Emerson Mobile Home Park is the correct layout. Each permit submittal would have to have an individual site plan/drawing of the individual lot to receive the home with complete lot dimensions, structure dimensions and setbacks to the front, sides and rear of the property. If the street is named, the street name would also need to be included or at least an indication of the front end of the property.

Regarding the office trailer, you have one of three options. There can be an office trailer, or there can be a owner house trailer, or there can be an office/house trailer combo, but per zoning manager Jen Soch (JSoch@hernandocounty.us), any of the three options would need to be placed on the owner lot. Unfortunately there is not an option to have a small office trailer separate from the dwelling on the same lot.

Please reach out if you have further questions regarding the zoning requirements.

Have a great day!



Kay Griffith
Planning/Zoning Tech | Planning Division
Hernando County Planning Division
1653 Blaise Dr, Brooksville, FL 34601
Phone: (352) 754-4057
Email: kgriffith@hernandocounty.us
Website: <https://www.hernandocounty.us/departments/departments-n-z/planning>

From: Kristie Eager <kristie@nationsrcm.com>
Sent: Thursday, April 6, 2023 9:44 AM
To: KayMarie Griffith <KGriffith@co.hernando.fl.us>
Subject: FW: parcel 00381722 - 5025 Emerson

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Good morning,

Thanks for speaking with me earlier this morning regarding Key #00381722. We have 2 different maps which show layouts for the property Mr. Morphet in October, 2022. The mobile home park is only allowed to have 8 lots for mobile homes and 1 lot for the owner, so we think the attachment labeled "Emerson Mobile Home Park" is the correct legal non-conforming layout. We are getting ready to submit permits to place 3 mobile homes on the property and want to ensure we have the official approved layout so that we can order the new survey for the property and the lots needed for the permit applications.

Finally, what would be required to add a small office trailer at the corner of the property where the storage unit currently stands?

Thank you,

Kristie Eager
Nations Roofing & Construction
Roofing # CCC 1332995
Contractor # CRC1330325
P: (813)485-4440
M: (361)229-5568
kristie@nationsrcm.com

From: Jason Morphet <jason@nationsrcm.com>
Sent: Thursday, April 6, 2023 9:24 AM
To: Kristie Eager <kristie@nationsrcm.com>
Subject: Fwd: parcel 00381722 - 5025 Emerson

Jason Morphet
Nations Roofing & Construction
Roofing # CCC1332995
Contractor # CRC1330325
P: (813) 485-4440
M: (813) 701-6122
Jason@NationsRCM.com

"Successful Projects Don't Just Happen, They are Managed."

Sent from my iPhone, please excuse typos

Begin forwarded message:

From: Jane A Brown <JABrown@co.hernando.fl.us>
Date: March 15, 2023 at 1:19:38 PM EDT
To: Jason Morphet <jason@nationsrcm.com>
Subject: FW: parcel 00381722 - 5025 Emerson

Jane Brown | Building Investigator
Building Division | Contractor Licensing Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4050 ext. 29027
Email: jabrown@hernandocounty.us
Website: Home Page (hernandobuildingdivision.com)
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Lobby Closes at 3:30 PM daily

From: Jennifer Soch <JSoch@co.hernando.fl.us>

Sent: Tuesday, March 14, 2023 10:13 AM

To: Jane A Brown <JABrown@co.hernando.fl.us>; Aaron Pool <APool@co.hernando.fl.us>; Frank McCabe <frankcm@co.hernando.fl.us>

Cc: Dan Street <DStreet@co.hernando.fl.us>

Subject: RE: parcel 00381722 - 5025 Emerson

Good morning,

Just wanted you to be aware of the legal non-conforming layout for this 'Skyline Mobile Home Park'. There are only 8 lots for mobile homes and 1 allowed for the owner.

Thank you,



Jennifer Soch, CFM | Zoning Manager

Planning and Zoning Division | Development Services Department

789 Providence Blvd., Brooksville, FL 34601

Phone: (352) 754-4048 ext. 229126

Email: jsoch@hernandocounty.us

Website: <https://www.hernandocounty.us/departments/departments-n-z/zoning>

Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

From: Jane A Brown <JABrown@co.hernando.fl.us>

Sent: Tuesday, March 14, 2023 9:56 AM

To: Aaron Pool <APool@co.hernando.fl.us>; Frank McCabe <frankcm@co.hernando.fl.us>; Jennifer Soch <JSoch@co.hernando.fl.us>

Cc: Dan Street <DStreet@co.hernando.fl.us>

Subject: RE: parcel 00381722 - 5025 Emerson

Property owner Jason called this morning. His intent is to keep the property as a trailer park and intends on replacing mobile homes on lots 7,8,10 and eventually replace lot 9. He will keep the property clean and he does get burn permits when necessary.

<image001.jpg>

Jane Brown | Building Investigator

Building Division | Contractor Licensing Department

789 Providence Blvd., Brooksville, FL 34601

Phone: (352) 754-4050 ext. 29027

Email: jabrown@hernandocounty.us

Website: Home Page (hernandobuildingdivision.com)

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