

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

File No. SE-22-14 Official Date Stamp:



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

**PRINT OR TYPE ALL INFORMATION**

Date: 9-6-22

**APPLICANT NAME:** Elevated Youth Services, Inc.

Address: 495 Lincoln Ave  
 City: Brooksville State: FL Zip: 34604  
 Phone: 385-352-5657 Email: john@elevatedyouthservices.com / nicole.gladding@elevatedyouthservices.co  
**Property owner's name:** (if not the applicant) Jason A. Palmer

**REPRESENTATIVE/CONTACT NAME:** Elevated Youth Services, Inc.

Company Name: Elevated Youth Services  
 Address: 495 Lincoln Ave  
 City: Brooksville State: FL Zip: 34604  
 Phone: 385-352-5657 Email: john@elevatedyouthservices.com / nicole.gladding@elevatedyouthservices.co

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

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

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 818994
2. SECTION 36, TOWNSHIP 223, RANGE 18
3. Current zoning classification: R1B
4. Desired use: R1B (with Special Exception for capacity of 12 residents)
5. Size of area covered by application: 0.58
6. Highway and street boundaries: SWC of Lincoln and Hodza St.
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, Jason Palmer, 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): Nicole Gladding + John Linton and (representative, if applicable): \_\_\_\_\_ to submit an application for the described property.

Jason Palmer  
 Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 7 day of September, 20 22, by Jason Palmer who is personally known to me or produced \_\_\_\_\_ as identification.

Danielle N Mills  
 Signature of Notary Public



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

Notary Seal/Stamp

## NARRATIVE DESCRIPTION

### 495 LINCOLN AVENE BROOKSVILLE, FL 34604

Elevated Youth Services (EYS) owns and operates a Community Residential Home, as defined in 419.001 Fla. Stat. (2022), located at 495 Lincoln Avenue in Brooksville. EYS provides services that assist young people in grappling with various forms of trauma. In conjunction with the Department of Children and Family Services (DCFS), EYS is a premier provider in the region providing this vital service. The goal of EYS is to assist the DCFS in the crucial mission of helping young people and their families grow and thrive in the community.

This application seeks a Special Exception to increase the capacity of the Community Residential Home at 495 Lincoln Avenue in Brooksville from six to twelve residents. This Special Exception does not change the vested use of the property. This Special Exception does not request any change to the existing structure of the building. Moreover, the existing access and parking accommodates twelve residents and will not need to be altered in order to meet a capacity of 12.

As demonstrated in **Exhibit A**, on March 1, 2022, the Department of Health inspected the existing structure for onsite sewage and disposal and permitted it for a capacity of 8. **Exhibit B** also demonstrates that on March 22, 2022, the County Health Department reinspected the building for a wide variety of factors related to the proper care for a Community Residential Home and approved the capacity for 8. This Special Exception simply requests that the County approve a capacity of 12 based on the condition that the Department of Health inspects and approves the property for a capacity of 12.

Florida statute allows for a capacity of a Community Residential Home that exceeds a capacity of 12:

*“Community residential home” means a dwelling unit licensed to serve residents who are clients of...the Department of Juvenile Justice, or the Department of Children and Families licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.”* 419.001(1)(a) FL. Stat. (2022) available online at: [http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0400-0499/0419/Sections/0419.001.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0400-0499/0419/Sections/0419.001.html).

Even though Florida law allows for a capacity of up to 14 people, as stated above, this current Special Exception only requests a capacity of 12 because Elevated Youth Services wants to match the capacity that the Health Department approves. We want to strictly adhere to the requirements of the Department of Health and other Florida Agencies that EYS serves. Given the existing use of the structure, the approvals already received, the improvements that will be installed, the condition that the Department of Health approves a capacity of 12, and the statutory basis under Florida law, we ask that this Special Exception be granted.