



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

May 8, 2023

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

Invocation

MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, May 8, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the agenda packet was available on-line at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
Kathryn Birren	Regular Member
Donald Whiting	Regular Member
Nicholas Holmes	Regular Member
Michelle Miller	Planning Administrator

Kyle Benda	Assistant County Attorney
Robin Reinhart	Agenda Coordinator

Pledge of Allegiance

Poll Commission for Ex Parte Communications

The Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Kyle Benda provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Mrs. Miller advised Mr. Lipsey is not present as none of the items on the agenda need School Board assistance.

APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

A motion was made to approve the agenda as written. The motion carried 5-0.

Motion

C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Donald Whiting
AYES:	McDonald, Birren, Holmes and Whiting

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

The agenda packet that was submitted to the P&Z included written information regarding all cases to be considered which needed to be accepted into evidence for the hearing.

The staff recommended the P&Z accept the agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Holmes and Whiting

PUBLIC HEARINGS

UNIFIED AGENDA

A motion was made to Approve the Unified Agenda with staff recommendations .

Approval of Minutes for the Planning and Zoning Commission Meeting of January 09, 2023.

Approval of Minutes for the Planning and Zoning Commission Meeting of February 13, 2023.

CU-22-13 - Gilles Pierce: Conditional Use Permit for a Temporary Security Residence

CU-23-02 - Penny J Johnson: Conditional Use Permit for Temporary Security Residence and a Temporary Storage Shed

CU-23-03 - Robert V Perry: Conditional Use Permit for Second Residence

Public Comment:

CU-23-04 - Jason Tippin: Renewal of a Conditional Use Permit for a Second Residence

Megan Sanborn, under oath, spoke against the Petition for a second residence .

Detective Jason Tippin, under oath, spoke in response to public comment .

Assistant County Attorney Kyle Benda spoke on behalf of the law with Unified Agendas .

SE-23-01 - Timothy Mullins and Debra Mullins: Revision to a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility

LEGISLATIVE AGENDA

STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

H-23-07 - A. Ventimiglia, Angelo Scarfo: Rezoning from R-1B (Residential) to R-1A (Residential)

Mrs. Miller introduced the petition, and ran the overhead projector to show location of the subject parcel .

Angelo Cravotta, representing the petitioner, under oath, on behalf of the petitioner .

No Public comment.

Commissioners had no questions for the petitioner.

Motion

A motion was made to recommend the Board of County Commissioners adopt the resolution approving the petitioner's request.

COMMISSIONERS AND STAFF ISSUES

ADJOURNMENT

The meeting was adjourned at 10:55 P.M.

Motion

Motion to adjourn 10:00

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, June 12, 2023, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 05/08/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12173
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for the Planning and Zoning Commission Meeting of January 09, 2023.

BRIEF OVERVIEW

The attached minutes for the Planning and Zoning Commission Meeting of January 09, 2023, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the Minutes of the Meeting of January 09, 2023, and consider them for approval.

REVIEW PROCESS

Michelle Miller Approved 04/28/2023 9:15 AM



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

January 9, 2023

MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, January, 9, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the agenda packet was available on-line at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
W. Steve Hickey	Vice Chairman
Kathryn Birren	Regular Member
Michael Kierzynski	Regular Member
Nicholas Holmes	Regular Member
Gregory Arflack	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Aaron Pool	Development Services Director
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Scott Herring	Public Works Director/County Engineer
Alan Congdon	Administrative Assistant III
Robin Reinhart	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Comm. Kierzynski daughter across street Lives accross from one of the Developments but hasn't himself had ex parte communications.

The other Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Kyle Benda provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Staff announced Jim Lipsey Ex Officio Non-voting Member (School Board Rep.) will be late.

ANNUAL ELECTION OF OFFICERS

Election of Planning and Zoning Commission Chairman for 2023

Motion

A motion was made by Comm. Mike Kierzynski to elect Comm. Jonathan McDonald as Planning and Zoning Commission Chairman. The motion was seconded by Comm. Birren and carried 5-0.

RESULT:	ADOPTED
MOVER:	Michael Kierzynski
SECONDER:	Kathryn Birren
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

Election of Planning and Zoning Commission Vice Chairman for 2023

Motion

A motion was made by Comm. Kierzynski to elect Comm. Hickey as Planning and Zoning Commission Vice Chairman. The motion was seconded by Comm. Birren and carried 5-0.

RESULT:	ADOPTED
MOVER:	Michael Kierzynski
SECONDER:	Kathryn Birren
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission)

A motion was made to approve the agenda as written. The motion carried 5-0.

Motion

D. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission)

RESULT: ADOPTED
MOVER: Michael Kierzynski
SECONDER: Nicholas Holmes
AYES: Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED: Fulford

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

The agenda packet that was submitted to the P&Z included written information regarding all cases to be considered, Which is needed to be accepted into evidence for the hearing.

The staff recommended the P&Z accept the agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion

E. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

RESULT: ADOPTED
MOVER: W. Steven Hickey
SECONDER: Michael Kierzynski
AYES: Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED: Fulford

PUBLIC HEARINGS

UNIFIED AGENDA

Mrs. Miller introduced the unified agenda.

Motion

A Motion was made to adopt the Unified Agenda as submitted.

RESULT: ADOPTED
MOVER: W. Steven Hickey
SECONDER: Michael Kierzynski
AYES: Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED: Fulford

CU-22-11 - Jeff Powell:

Conditional Use Permit for a Temporary Security Residence; Southeast side of Broad Street, approximately 155' north of its intersection with Kollar Street

CU-22-12 - Lowonder Jernigan:

Conditional Use Permit for a Second Residence; South side of Snow Hill Road, approximately 1,986' west of Brice Drive

STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

H-22-71 - Sobel Fund VII, LLC:

Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, Office Professional, and Multifamily uses to add Specific C-2 Uses and Deviations; Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

Darryl Johnston Esq., representing the petitioner, under oath, discussed the request with the Planning and Zoning Commission.

Mrs. Miller advised the Planning and Zoning Commission that the watering of the transplanted trees by the Lake in the Woods HOA was not enforceable.

The following people spoke under oath against the petition: Paul McQuarrie, Dr. Lauren Vidia, Consuela Lauer, Evon Caskey, Wayne Burscino, Susan Giordano, Tom St. Claire, Goddfrey Eason, Cathy Groom, Andrew Schwartz, Paula Morton, James Haas, Richard Clayton, Molly Jamison, Catherine Ihsz-Jentschs, George Drumm, Constance Croak, Garry Petti, J.B. Bowles, and Eva Stout.

Bob Schneider, spoke under oath, in favor of the petition.

Assistant County Attorney Kyle Benda, addressed concerns raised during the public comment portion of the hearing.

Comm. Holmes asked staff about the prior vested approvals.

Darryl Johnston, addressed the concerns raised during the public comments portion of the hearing.

Discussion ensued about the future location of the proposed 500 unit multifamily apartment complex and 150 room Hotel.

School Board representative, James Lipsey, advised the Planning and Zoning Commission that the apartments would only generate approximately 94 students and in November there was adequate occupancy.

Mrs. Miller clarified that there are no mobile homes requested for this application. She also discussed the performance condition related to the concerns raised during Public Comment.

County Engineer, Scott Herring, under oath, addressed questions about obtaining an administrative design variance.

Mrs. Miller went over the modifications to the performance conditions with the Planning and Zoning Commission.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioners request with modified performance conditions.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-75 - Jesus Espinal:

Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); West side of Shasta Street approximately 355' north of its intersection with Square Stone Street

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

Jesus Espinal, the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

No public comment was offered by the audience.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-76 - Oak Development Group, LLC:

Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations; Eastern terminus of Godwit Avenue and Gyrafalcon Avenue and south of Seely Lane

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

Jessica Icerman, representing the petitioner, under oath, discussed the request with the Planning and Zoning Commission.

Cynthia Spidell, representing the petitioner, under oath, discussed the request with the Planning and Zoning Commission.

The following people spoke under oath against the petition: Bruce Abrahamson, Randy MCElroy, Cedric Bedford, Joseph Purta, Jennifer Berkel, Terrie Dyer, John Larry, Joanna Larry, James Robison, Noreen Phillips.

Gary Schraut, representing the property owner, under oath, spoke on behalf of the petitioner.

Jessica Icerman, addressed the concerns expressed during the public comment period.

County Engineer, Scott Herring, under oath, addressed concerns raised about the roads in the area of the proposed development.

Comm. Birren expressed concerns regarding the roads, and construction access in to the project.

Scott Herring also advised that he wanted the developer to provide construction accesses plan provided to county engineers office.

Comm. Hickey requested construction access be added to the conditions of approval. Mrs. Miller advised that staff will add a performance condition that states that "The developer will need to provide a construction accesses plan to be submitted and approved by the county engineers office."

Comm. McDonald expressed concern about the traffic on Madrid Avenue.

Michael Razor, transportation consultant for the petitioner, under oath, advised that they are in the process of working on a traffic study with the county.

Discussion ensued.

Andrew Eiland, engineer for the petitioner, under oath, addressed concerns about the property's previous use as a shooting range.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request with modified performance conditions.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Kathryn Birren
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-78 - Elizabeth A Richards:

Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); South side of Solway Drive at its intersection with Octavia Way.

Mrs. Miller advised they are requesting postponement due in adequate public notice.

Motion

A motion was made to request for a postponement due to advertising, the petitioner incurring all re-advertising costs.

H-22-80 - Sueann Gouin:

Rezoning from AR-2 (Agricultural/Residential-2) to AG (Agricultural); North side of Sun Road at its western terminus

Mrs. Miller introduced the application. Mr. DePablo is utilized the overhead projector to show the location of the subject parcel.

Sueann Gouin, the petitioner, under oath discussed the petition with the Planning and Zoning Petition.

No public comment was offered by the audience.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Michael Kierzynski
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-82 - David Kerns:

Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); West side of the Southern Terminus of Slingshot Drive

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

Caroline Justice, representing the petitioner, under oath, discussed the request with the Planning and Zoning Commission.

No public comment was offered by the audience.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-79 - Luis Puerto and Brenda Puerto:

Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial); North side of County Line Road, approximately 670' east of Cobblestone Drive

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

The petitioner was not present. Staff is seeking postponement, with the petitioner incurring all re-advertising cost.

Motion

A motion was made to postpone the petition to a future hearing with the petitioner incurring all re-advertising costs.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-65 - Tri County Development Inc.:

Rezoning the from PDP(SU)/Planned Development Project (Special Use) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; Northeast corner of Henderson Street and Mariner Boulevard

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

Don Lacey AICP, representing the petitioner, under oath, discussed the request with the Planning and Zoning Commission.

Alex Deeb, the petitioner, under oath, discussed the project with the Planning and Zoning Commission.

No public comment was offered by the audience.

James Lipsey, representing the School Board, asked staff about a formal covenant regarding age restriction. Discussion ensued.

Cliff Manual P.E., representing the applicant, under oath, addressed concerns about the requested deviation from set-backs.

Discussion ensued about YMCA membership and the proposed development.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request with modified performance conditions.

RESULT:	ADOPTED
MOVER:	Michael Kierzynski
SECONDER:	Nicholas Holmes
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-68 - HDA Architects, Inc.:

Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(GC)/Planned Development Project (General Commercial).; East Side of Anderson Snow Road, approximately 365' north of its intersection with Corporate Boulevard

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

Mike Noyes, the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

No public comment was offered by the audience.

Comm. Berrin inquired about sound proofing for the kennel area.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request with unmodified performance conditions.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Michael Kierzynski
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-69 - 235 Cobblestone Drive, LLC:

Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1 uses and Deviations; Northwest corner of County Line Road and Cobblestone Drive

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the subject location.

Don Lacey AICP, representing the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

Mathew Rollins, under oath, spoke against the petition.

Don Lacey AICP, addressed the concerns raised by Mr. Rollins. In response to Comm. Hickey, Mr. Lacey indicated the applicant would be ok with increasing the western buffer to 20 feet.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request, with modified performance conditions.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-74 - Tim Oldemoppen:

Rezoning from AG (Agriculture), C-2 (Highway Commercial) and R-1B (Residential) to PDP(MH)/Planned Development Project (Mobile Home); West side of Commercial Way (US HWY 19) between its intersection with Lake In The Woods Drive and Brandy Drive

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the subject location.

Christopher Hartman, representing the petitioner, under oath, requested a postponement.

Motion

A motion was made to postpone the petition to a future hearing date, with the applicant incurring all re-advertising fees.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-81 - Proud Pelican Construction, Inc.:

Revision of Master Plan on a Property Zoned PDP(GHC)/ Planned Development Project (General Highway Commercial); Northwest corner of the intersection of Cortez Blvd (SR 50), Barclay Avenue and Brookridge Central Boulevard

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

Don Lacey AICP, representing the applicant, under oath, discussed the request with the Planning and Zoning Commission.

No public comment was offered by the audience.

Comm. Holmes inquired about a fence along the bay door along the reverse frontage road.

Don Lacey AICP, addressed Comm.Holmes concerns.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution to approve the petitioner's request with unmodified performance conditions.

RESULT:	ADOPTED
MOVER:	Michael Kierzynski
SECONDER:	W. Steven Hickey
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

H-22-83 - Maya Motels, Inc.:

Rezoning from C-1 (General Commercial) and C-2 (Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; North side of Cortez Boulevard (SR 50), approximately 300' west of Deltona Boulevard

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel.

Wayne Walker, representing the petitioner, under oath, discussed the request with the Planning and Zoning Commission.

Eugene Gavin, under oath, spoke against the petition.

Wayne Walker addressed the concerns raised by Mr. Gavin.

Discussion ensued about affordable housing.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request with performance conditions.

RESULT:	ADOPTED
MOVER:	Michael Kierzynski
SECONDER:	Kathryn Birren
AYES:	Hickey, Kierzynski, McDonald, Birren and Holmes
EXCUSED:	Fulford

COMMISSIONERS AND STAFF ISSUES

Discussion ensued about the presentation of materials.

Discussion of the unified agenda

ADJOURNMENT

The meeting was adjourned at 2:00 P.M.



Planning & Zoning Commission

AGENDA ITEM

Meeting: 05/08/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12174
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for the Planning and Zoning Commission Meeting of February 13, 2023.

BRIEF OVERVIEW

The attached minutes for the Planning and Zoning Commission Meeting of February 13, 2023, are submitted for review and approval.

FINANCIAL IMPACT

N/A

LEGAL NOTE

N/A

RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the Minutes of the Meeting of February 13, 2023 and consider them for approval.

REVIEW PROCESS

Michelle Miller Approved 04/28/2023 9:15 AM



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

February 13, 2023

MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, February 13, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the agenda packet was available on-line at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Gregory Arflack	Alternate Member
Mike Fulford	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Scott Herring	Public Works Director/County Engineer
Alan Congdon	Zoning Inspector
Robin Reinhart	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

The Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Kyle Benda provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Mrs. Miler advised the Board of Comm. M. Kierzynski resignation.

APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

A motion was made to approve the agenda as written. The motion carried 5-0.

Motion

C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Arflack

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

The agenda packet that was submitted to the P&Z included written information regarding all cases to be considered which needed to be accepted into evidence for the hearing.

The staff recommended the P&Z accept the agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Fulford, Holmes and Arflack

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1445637 Olancha Subdivision Conditional Plat

CP1422384 Oak Hill Villas Conditional Plat

Com. Holmes wanted to discuss the number of Villas listed on the Agenda.

Alan Garman, representing the petitioner, under oath, discussed the Conditional Plat.

Mrs Miller advised the that the P&Z advised the conditional plat process.

Motion

To approve the Unified Agenda

RESULT:	ADOPTED THE CONSENT AGENDA
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Arflack
ABSENT:	Hickey and Kierzynski

STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

H-22-79 - Luis Puerto and Brenda Puerto:

Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial); North side of County Line Road, approximately 670' east of Cobblestone Drive

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show the location of the subject parcel.

Willie Twiggs, representing the petitioner, under oath discussed the petition.

No public comment.

Discussion ensued about the pervious development restrictions on the property.

Motion

A motion was made to recommend the Board of County Commissioners adopt the resolution approving the petitioner's request.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Gregory Arflack
AYES:	McDonald, Birren, Fulford, Holmes and Arflack

H-22-78 - Elizabeth A Richards:

Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); South side of Solway Drive at its intersection with Octavia Way.

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Mrs. Richards, the petitioner, under oath discussed the petition.

No public comment was made.

Board discussion ensued.

Motion

A motion was made to recommend the Board of County Commissioners adopt the resolution approving the petitioner's request.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Gregory Arflack
AYES:	McDonald, Birren, Fulford, Holmes and Arflack

H-22-42 - Josh Hofstede:

Rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes with Deviations; East side of Mitchell Road, approximately 300' north of Edwards Avenue

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Mr. Hofstede, the petitioner, under oath, discussed the petition with the board .

Discussion ensued between the board, the petitioner, and staff.

John Lipsey, School Board representative, asked for information with regards to who maybe living in the development.

Edith Pitman, under oath, spoke against the petition.

Predam Moghaddan, and Justin Noe, under oath, spoke in favor of the petition ..

Assistant County Attorney Mr. Benda, spoke in reference to setting possible future precedence coming in the future.

Mr. Hofstede responded to public comment.

Mrs. Miller proposed the addition of 2 additional performance conditions, in regards to address school board concerns, and the operational needs of the communities .

Discussion ensued with Board members and Mrs Miller.

Staff recommended postponement until after the BOCC had taken formal action tiny home recommendations and community guidelines.

Motion

A motion was made to postpone the application to a future hearing date pending the direction from the Board of County Commissioners on tiny homes, with the applicant incurring all re-advertising expenses.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Arflack

RECESS

A brief recess occurred from 10:42 AM until 10:47AM.

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

Discussion of Governmental of Sunshine Law and Quasi-Judicial Procedures.

Assistant County Attorney Kyle Benda presented the annual information on Florida's Sunshine Law and Quasi-Judicial Procedures to the board.

ADJOURNMENT

The meeting was adjourned at 12:05 P.M.



Planning & Zoning Commission

Meeting: 05/08/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12139
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CU-22-13 - Gilles Pierce: Conditional Use Permit for a Temporary Security Residence

BRIEF OVERVIEW

Request:

Conditional Use Permit for a Temporary Security Residence

General Location:

North side of Grindstone Drive, approximately 115' from its intersection with Table Rock Drive

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Temporary Security Residence for a period of up to one (1) year with performance conditions.

REVIEW PROCESS

Cayce Dagenhart	Approved	04/17/2023	7:50 AM
Omar DePablo	Approved	04/17/2023	7:55 AM
Michelle Miller	Approved	04/17/2023	2:38 PM
Aaron Pool	Approved	04/18/2023	8:12 AM
Kyle Benda	Approved	04/18/2023	8:57 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 8, 2023

APPLICANT: Gilles Pierce

FILE NUMBER: CU-22-13

REQUEST: Conditional Use Permit for a Temporary Security Residence

GENERAL LOCATION: North side of Grindstone Drive, approximately 115' from its intersection with Table Rock Drive

PARCEL KEY NUMBER: 833726

APPLICANT'S REQUEST

The petitioner has submitted a request for a conditional use permit for a temporary security residence on a 0.5-acre parcel for the construction of a homestead. The proposed security residence is 8' x 30'. The RV will continue to provide security for the site and allow the petitioner to be near the home during its completion over the next year.

SITE CHARACTERISTICS

Site Size: 0.5 acres

Surrounding Zoning & Land Uses:
North: R-1C (Residential)
South: R-1C (Residential)
East: R-1C (Residential)
West: R-1C (Residential)

Current Zoning: R-1C (Residential)

Future Land Use Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested Conditional Use to allow occupancy of a temporary RV dwelling on site during final months of construction of the permanent residence being built.

ENGINEERING REVIEW

The site is located on the north side of Grindstone Drive, approximately 115' from its intersection with Table Rock Drive. The Engineering Department has reviewed the request

and indicated the following: This site is entirely within Flood Zone “AE, (El. 65.0)”, Access is limited by flooding.

LAND USE REVIEW

Minimum Building Setbacks Required in the R-1C (Residential) District:

- Front: 25'
- Side: 7'
- Rear: 20'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission has the ability to grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Temporary Security Residence for a period of up to one (1) year with the following performance conditions:

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. The petitioner shall remove the security residence upon termination of the permit, or when the hardship no longer exists.
3. The petitioner must receive Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System. This approval shall be provided to the zoning department as a part of the conditional use permit.
4. The conditional use shall expire on May 8, 2024. At this time the applicant may apply for a renewal for an additional two years.

CU-22-13

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

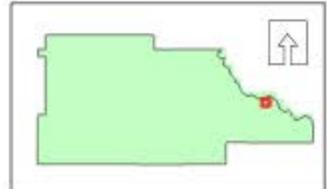


Subject Parcel

Zoning:

AC	PDP(HC)
AG	PDP(HMC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(L)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PBF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-22-13
Version Date: 07/14/2022



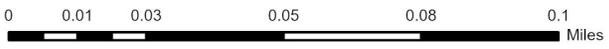
Legend

-  CU-22-13
-  FLU Riverine District
-  Regional Commercial
- FLU**
-  CITY
-  COMMERCIAL
-  CONSERVATION
-  EDUCATION
-  INDUSTRIAL
-  MINING
-  PLANNED DEVELOPMENT
-  PUBLIC FACILITIES
-  RECREATION
-  RESIDENTIAL
-  RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 03/06/2023

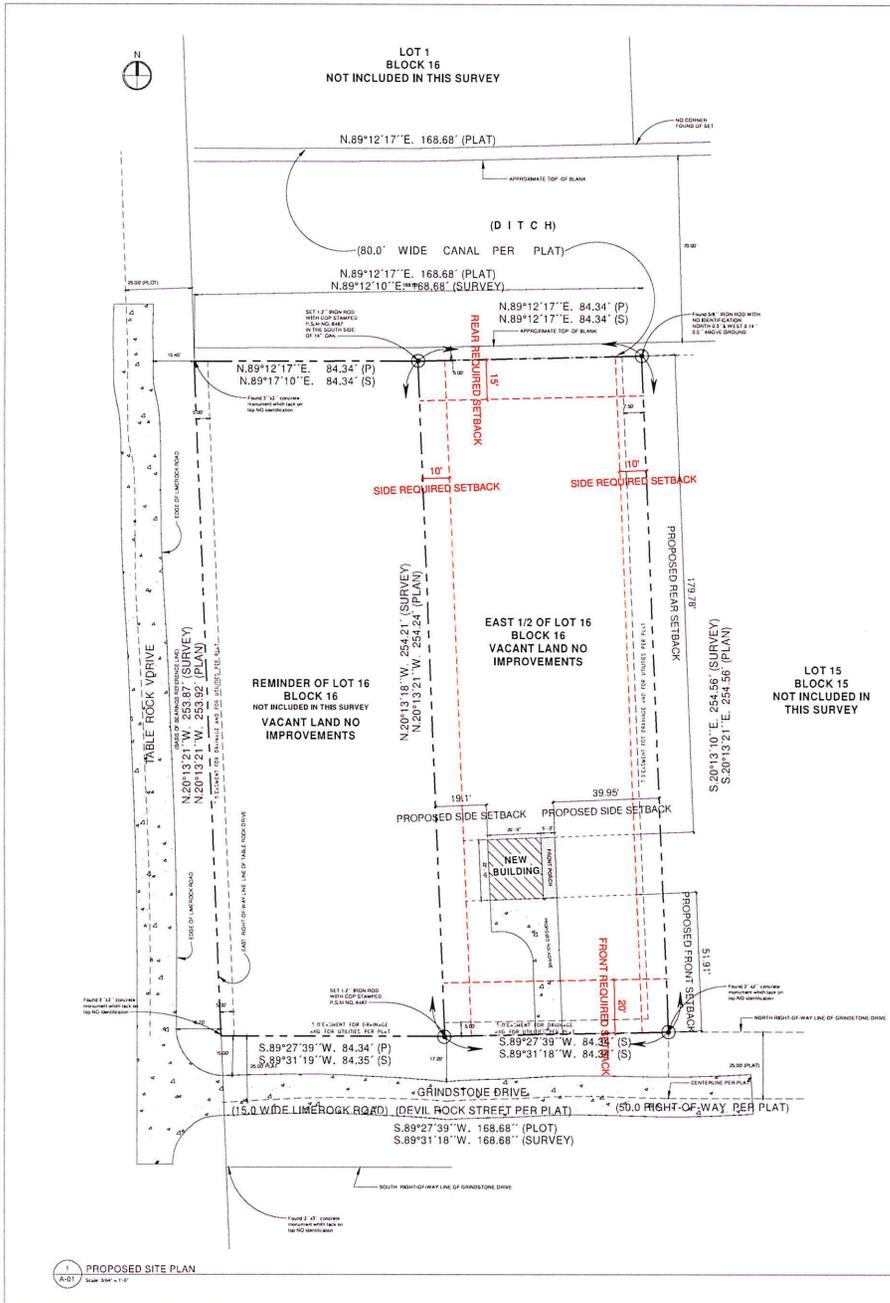


CU-22-13

Photo date: 2020

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





PROPOSED SITE PLAN
Scale 3/8" = 1'-0"

LEGEND AND ABBREVIATIONS:

- WM WATER METER
 - CLEA CLEAOUT
 - FENCE
 - OH OVERHANG
 - OH-OH-OH SURVEY POINT
 - L.P. LIGHT POLE - WOOD
 - U.P. UTILITY POLE
 - SW SEWER MANHOLE
 - ST STORM SEWER MANHOLE
 - C.B. CATCH BASIN
 - BUILD TO LINE BUILD TO LINE
 - CENTERLINE
 - ELECTRICAL TRANSFORMER
- W.M. = WATER METER
 L.P. = LIGHT POLE
 F.H. = FIRE HYDRANT
 M.S. = SANITARY MANHOLE
 C.B. = CATCH BASIN
 C.L. = CENTERLINE
 W.V. = WATER VALVE
 U.P. = UTILITY POLE
 P.P. = POWER POLE
 U.E. = UTILITY EASEMENT
 T.E.L. = TELECOMMUNICATION
 S.W. = SEWER
 S.T. = STORM SEWER

Received
 DEC 09 2022
 Planning Department
 Hernando County, Florida

SCOPE OF WORK

NEW CONTAINER
 SFR

CLASSIFICATION OF WORK

CLASS. OF WORK: (S) - FBCE 2017 - not apply

NEW BUILDING STRUCTURE

OCCUPANCY LOAD	
SECTION 1004	Occupancy Load
1 - NONE	0.00 SF PERSON
2 - NONE	0.00 SF PERSON
3 - NONE	0.00 SF PERSON
4 - NONE	0.00 SF PERSON
5 - NONE	0.00 SF PERSON
TOTAL =	

APPLICABLE CODES

Applicable Codes include, but are not limited to:
 BUILDING CODE: FBC 2020
 ACCESSIBILITY CODE: FAC 2020
 ELECTRICAL CODE: NEC 2017
 EXISTING CODE: FEC 2020
 FIRE CODE: FPC 2020
 MECHANICAL CODE: FMC 2020
 PLUMBING CODE: FPC 2020
 RESIDENTIAL CODE: FRC 2020

FLOOD MAP

FLOOD MAP	FEMA	PROPOSED/EXISTING
FLOOD ELEVATION (IF APPLICABLE)	10.00	10.00
FLOOD ELEVATION	10.00	10.00
GROUND SURFACE ELEVATION	10.00	10.00
FINISH FLOOR ELEVATION	10.00	10.00
FINISH GRADE ELEVATION	10.00	10.00



ZONING CODE:

County	Hernando County
City	City of Wildomar
Zoning District	R-1C Residential District
LOT COVERAGE	
Max. Lot Coverage	35.0% Max.
Lot Area	21,647.24 sq. ft.
Building Area	7,506.53 sq. ft.
BUILDING HEIGHT	
Building Height / Stories	35.00 ft. / 2 Stories
SETBACK REQUIREMENTS	
Front	10.00 ft.
Rear	15.00 ft.
Side	10.00 ft.

UNDER SEPARATED PERMIT:

- DRIVEWAY
- DOORS
- HOODING
- POOL/POOL DECK
- FENCE
- SHUTTERS/SHANNINGS
- WINDOWS
- WATERHOODING

LANDSCAPING REQUIREMENTS

REQUIREMENTS	REQUIRED	PROVIDED
LANDSCAPING	4882.77 sq. ft.	457.60 sq. ft.

No.	Description	Date

IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ENGINEER OR THE ENGINEER'S PROFESSIONAL SEAL, THE REPRODUCER SHALL BE RESPONSIBLE TO THE EXTENT OF THE REPRODUCTION. ALL REVISIONS AND CHANGES SHALL BE MADE AND PRINTED BY THE ENGINEER OR THE ENGINEER'S PROFESSIONAL SEAL. THESE DRAWINGS AND ANY PART THEREOF SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR THE ENGINEER'S PROFESSIONAL SEAL.

THE DESIGNER AND ALL DRAWINGS ARE COPYRIGHTED ONLINE BUILDING PLANS LLC UNLESS OTHERWISE INDICATED.

IBC 107.2.1. Scope of Work -

Digitally signed by Victor R Vega
 Sanabria
 DN: c=US, o=VRVS-ARQ-FL, dnQualifier=A01410D000001793, cn=Victor R Vega Sanabria
 Date: 2022.08.15.14:13:20 -0400

FLORIDA BUILDING PLANS
 345 W 75th PL, HIALEAH, FL 33014
 (305)899-5093 E.

Matthew Pierce
 P22-0009 Matthew Pierce
 35155 Grindstone Drive, Webster FL, 33597
 Site plan & Zoning info.

All APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED BY THE APPLICABLE ENTITIES.

Project Number	Project Name	DRWG.
P22-0009	Matthew Pierce	A-01
Drawn By	Author	
Checked By	Checker	
Scale	As Indicated	

Permit

SURVEYOR'S NOTES:

- 1.) This Survey has been prepared without the benefit of an Abstract of Title or Title Commitment and is subject to any Dedications, Limitations, Restrictions, Reservations, and Easements of Record. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished this survey except as shown.
- 2.) There may be additional Easements, Restrictions and/or Reservations affecting this property that may or may not be found in the public records of this county.
- 3.) No information on adjoining property owners or adjoining property recording information was provided to this surveyor.
- 4.) The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5.) This Survey does not reflect or determine ownership lines, lines affected by adverse use, lines of conflicting/overlapping deeds, or other lines that may otherwise be determined by a court of law.
- 6.) This Survey is of visible above ground features only. No underground foundations, structures, installations or improvements have been located unless otherwise shown hereon.
- 7.) Underground utility locations and identifications shown hereon are between the utilities visible above ground appearances and do not necessarily show all utility locations.
- 8.) This Survey has been prepared expressly for the named entities and is not transferable. No other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of W. KEMP MORRIS JR. and the certifying Professional Surveyor and Mapper.
- 9.) Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to on this survey.
- 10.) Flood Zone and/or Flood Zone Lines if shown are approximate and are based upon scaled interpretation from the Flood Insurance Rate Map as published by the Federal Emergency Management Agency.
- 11.) Flood Zone determination is based on the Flood Insurance Rate Map as published by the Federal Emergency Management Agency and does not imply that the property will or will not be free from flooding and damage. Larger Floods than that predicated on said Map can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. The Flood Insurance Rate Map states in the Notes to user that "This Map is for insurance purposes only and any damages that result from reliance on this section shall not create liability on the part of W. KEMP MORRIS JR. or the signing Professional Surveyor."
- 12.) Fences shown along the boundaries of this survey are approximate and are not shown to indicate ownership not determined. The fence ties at property corners or at specifically designated points are based upon field location. Fence lines along other property boundaries meander and are approximate. Prior to the reconstruction of any fences it would be prudent to have the boundary line staked.
- 13.) Printed dimensions shown on the Map of Survey supersede scaled dimensions. There may be items drawn out of scale to graphically show their location.
- 14.) Reproduction of this survey is expressly forbidden.
- 15.) Survey only valid for 90 days from last date of Field Survey.
- 16.) The words "Certified To", as shown and used hereon, means an expression of the Professional Surveyor's opinion regarding the facts of the survey based on his best knowledge, information and belief, and that it thus constitutes neither a guarantee nor a warranty, either expressed or implied.
- 17.) Acceptance of this survey, plot or use of the corner Monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, or omissions to an amount not to exceed the fees charged.
- 18.) This survey is a representation of existing field conditions at the time of the field survey and is based on found existing monumentation in the field.
- 19.) Accuracy: the expected use of surveyed lands, as classified in the Minimum Technical Standards (5-1-17, Florida Administrative Code), is "Rural". The minimum relative distance accuracy for this type of boundary is one foot in five thousand feet. The accuracy obtained by field-measured control measurements and calculations was found to exceed this requirement.
- 20.) "—" Denotes distance not supported by Field Measurement.
- 21.) The purpose of the Survey is to obtain a Boundary Survey.
- 22.) Map of Survey is being certified according to the Last date of Field Survey and not the Signature date.
- 23.) This Survey shall not be filed for public records without the Surveyor's knowledge and consent.
- 24.) Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 25.) This property was Surveyed based on the Land Description as shown hereon which was provided by the client.

Copyright 2020 - W. KEMP MORRIS JR.
Professional Surveyor & Mapper

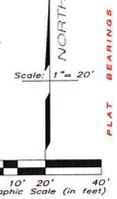
SURVEY OF: (DESCRIPTION AS FURNISHED)

The East 1/2 of Lot 16, Block 16, RIDGE MANOR ESTATES UNIT No. 4, according to the plat thereof recorded in Plat Book 11, Page(s) 1-22, inclusive, of the Public Records of Hernando County, Florida.

SURVEYOR'S LEGEND

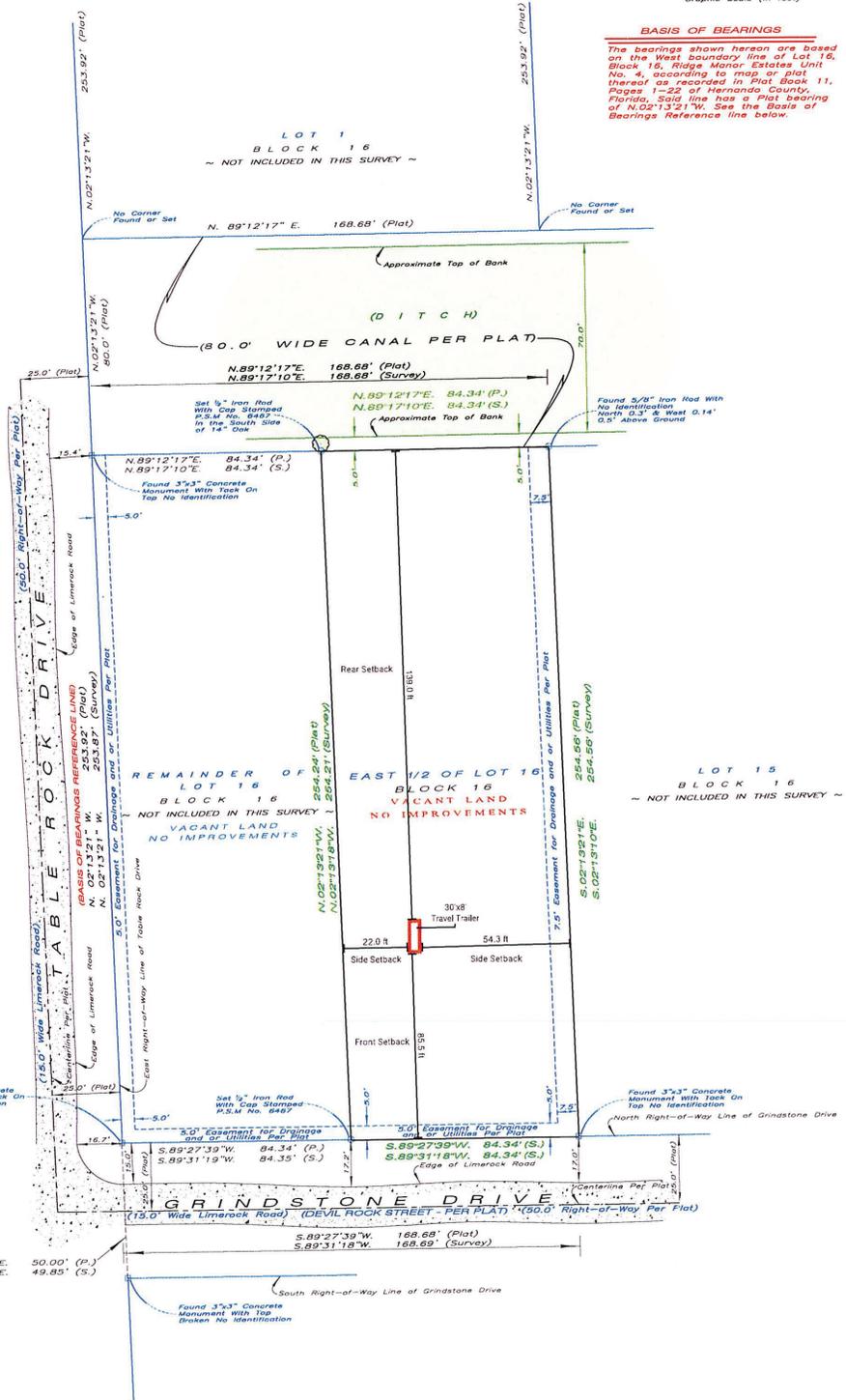
- (P) ----- Plot Dimension
- (S) ----- Survey Dimension
- P.S.M ----- Professional Surveyor & Mapper

Job Number: 0420-005



BASIS OF BEARINGS

The bearings shown hereon are based on the West boundary line of Lot 16, Block 16, Ridge Manor Estates Unit No. 4, according to map or plat thereof as recorded in Plat Book 11, Pages 1-22 of Hernando County, Florida. Said line has a Plot bearing of N.02°13'21"W. See the Basis of Bearings Reference line below.



The survey depicted here is not covered by professional liability insurance.

CERTIFIED TO: Matthew Pierce

Subdivision: RIDGE MANOR ESTATES UNIT No. 4	Section: 23	Township: 22	Range: 21	Plat Book: 11	Page: 1-2
Last Date of Field Survey: April 30, 2020	Field Book: 30	Pages: 81-82	Party Chief: K. Morris Jr. Drawn By: K. Morris Jr. Checked By: K. Morris Jr.		
Revisions					
Description	Job No.	Date	Drawn	Checked	P.C.



MAP OF BOUNDARY SURVEY

Date of Signature

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor & Mapper

W. KEMP MORRIS JR.
Professional Surveyor & Mapper
Florida Registration Number 6487

27172 Ernest Lee Road
Brooksville, Florida 34602
Phone No. (813) 949-3636

Morris.Surveying@gmail.com

**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

Date: 12/8/2022

File No. C2213 Official Date Stamp:
Received
DEC 09 2022
 Planning Department
 Hernando County, Florida
PAID 1-20-23

APPLICANT NAME: Gilles Pierce
 Address: 35155 Grindstone Drive
 City: _____ State: FL Zip: 33597
 Phone: 352-770-9825 Email: Gillespierce@yahoo.com
Property owner's name: (if not the applicant) Matthew Pierce

REPRESENTATIVE/CONTACT NAME: Gilles Pierce
 Company Name: N/A
 Address: 35155 Grindstone Drive
 City: Webster State: FL Zip: 33597
 Phone: 352-770-9825 Email: Gillespierce@yahoo.com

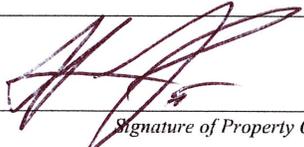
HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
 Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
 1. PARCEL(S) **KEY** NUMBER(S): R123-122-21-0890-0160-0160/Key#833726
 2. SECTION 23, TOWNSHIP 22, RANGE 21
 3. Current zoning classification: R1C
 4. Desired use: Single Family Residential Dwelling
 5. Size of area covered by application: .49 acres
 6. Highway and street boundaries: Grindstone Drive and Tablerock 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, Matthew Pierce, 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):

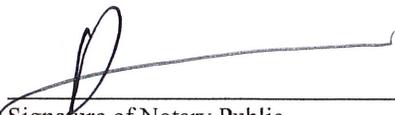
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Gilles Pierce and (representative, if applicable): _____ to submit an application for the described property.



 Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 8 day of December, 20 22, by Matthew Pierce who is personally known to me or produced FLDL as identification.



 Signature of Notary Public


 David Flores Vicente
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG337570
 Expires 5/22/2023

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

PRINT FORM **CLEAR FORM**

Notary Seal/Stamp

Matthew Pierce

Gilles Pierce

Hernando County Conditional Use Permit Application

12/8/2022

Narrative Description: Request/Project

The owners of 35155 Grindstone Drive, Parcel Number R123-122-21-0890-0160-0160, Key Number 833726, Section 23, Township 22, Range 21, would like to occupy a Travel Trailer temporarily during the months necessary to complete construction of a Single Family Dwelling, as per Hernando County Zoning's Code of Ordinances R-1C Residential District permitted uses, subcategory C, article (1)(a), and according to Hernando County Zoning Division's Travel Trailer Ordinance. Which is available to many owners and residents throughout Hernando County. R-1C is not a Zoning District which allows for the use of Mobile Homes/Travel Trailers, although the owners are applying for Conditional Use of the property which would allow for temporary use of a Travel Trailer under the above mentioned Hernando County Zoning Ordinances once approved.

Thank You,

Sincerely, Matthew and Gilles Pierce

Received

DEC 09 2022

Planning Department
Hernando County, Florida



Planning & Zoning Commission

Meeting: 05/08/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12140
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CU-23-02 - Penny J Johnson: Conditional Use Permit for Temporary Security Residence and a Temporary Storage Shed

BRIEF OVERVIEW

Request:

Conditional Use Permit for Temporary Security Residence and a Temporary Storage Shed

General Location:

East side of 8th Isle Dr., approximately 111' from its intersection with Gulf Coast Drive.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Temporary Security Residence and a Temporary Storage Shed for a period of up to one (1) year with performance conditions.

REVIEW PROCESS

Cayce Dagenhart	Approved	04/17/2023	7:52 AM
Omar DePablo	Approved	04/17/2023	7:55 AM
Michelle Miller	Approved	04/17/2023	2:39 PM
Aaron Pool	Approved	04/18/2023	8:12 AM
Kyle Benda	Approved	04/18/2023	9:08 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 8, 2023

APPLICANT: Penny Johnson

FILE NUMBER: CU-23-02

REQUEST: Conditional Use Permit for Temporary Security Residence and a Temporary Storage Shed

GENERAL LOCATION: East side of 8th Isle Dr., approximately 111' from its intersection with Gulf Coast Dr.

PARCEL KEY NUMBER: 163780

APPLICANT'S REQUEST

The petitioner has submitted a request for a conditional use permit for a temporary security residence on a 0.2 acre parcel for the construction of their home, and a temporary storage shed for safe storage of building materials.

SITE CHARACTERISTICS

Site Size: 2.4 acres

Surrounding Zoning & Land Uses:
North: R-1B (Residential)
South: R-1B (Residential)
East: Water, R-1B (Residential)
West: R-1B (Residential)

Current Zoning: R-1B (Residential)

Future Land Use Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. There is an existing 2-inch water main on the west side of 8th Isle Drive. There is an existing 8-inch sewer gravity main in 8th Isle Drive. HCUD has no objection to the request subject to connection to the central water and sewer systems at time of vertical construction of the permanent residence.

NOTE: If sewer service is desired while RV is on site, please contact HCUD Sewer Operations for details.

ENGINEERING REVIEW

The site is located on the East side of 8th Isle Dr., approximately 111' from its intersection with Gulf Coast Dr. The Engineering Department has reviewed the request and indicated the following: This property is located in Coastal Zone "AE, (EI.13)", on the coastal side of the Limit of Moderate Wave Action Line (LiMWA).

LAND USE REVIEW

Minimum Building Setbacks Required in the R-1B (Residential) District where parcels were created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear:

- Front: 20'
- Side: 10'
- Rear: 15'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Temporary Security Residence and a Temporary Storage Shed for a period of up to one (1) year with the following performance conditions:

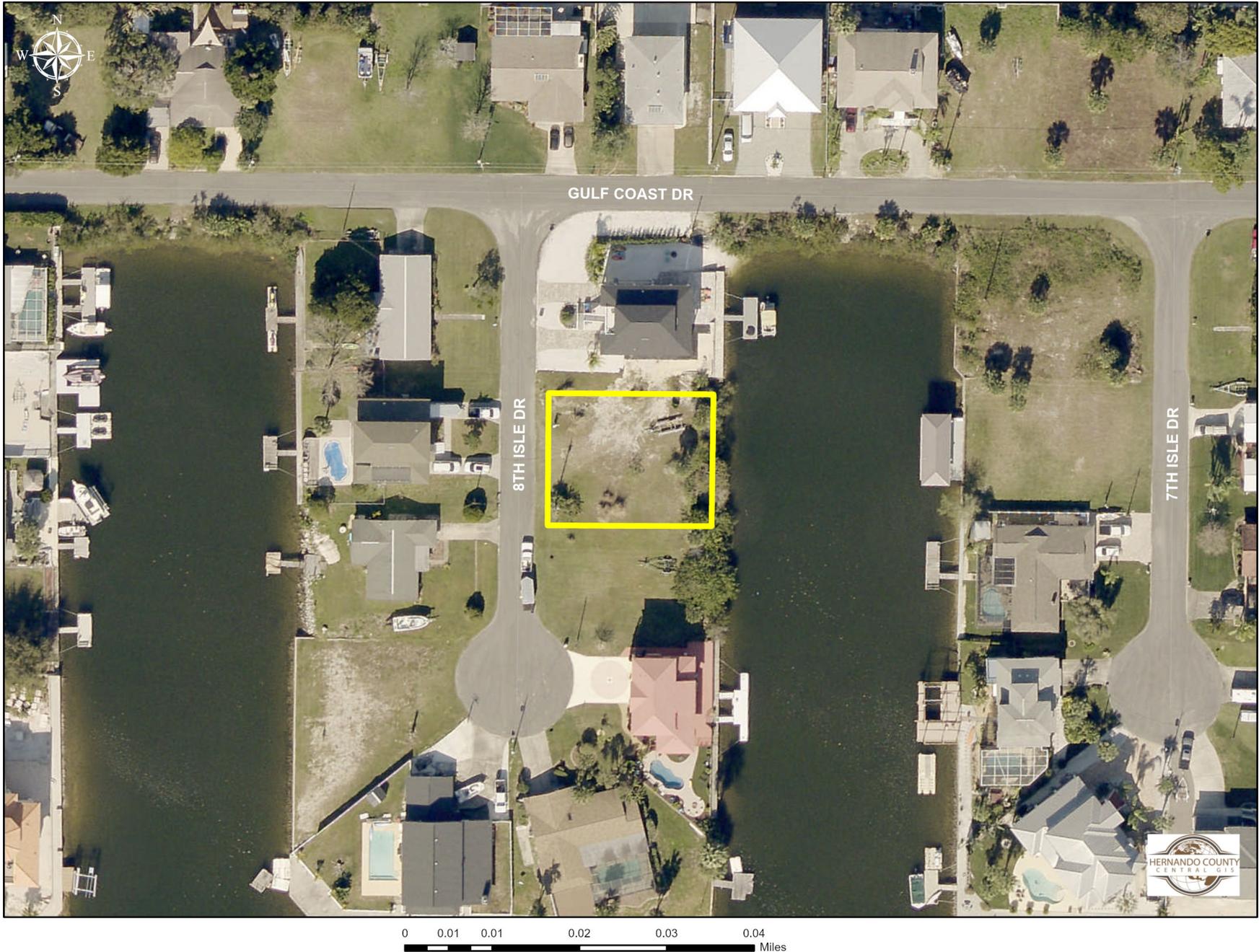
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The proposed RV shall meet the setbacks of the R-1B (Residential) zoning district.
 - Front: 20'
 - Side: 10'
 - Rear: 15'
3. The Conditional Use Permit shall expire on May 8, 2024.

4. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction of the permanent residence. If sewer service is desired while RV is on site, the petitioner shall coordinate with HCUD Sewer Operations for details.

CU-23-02

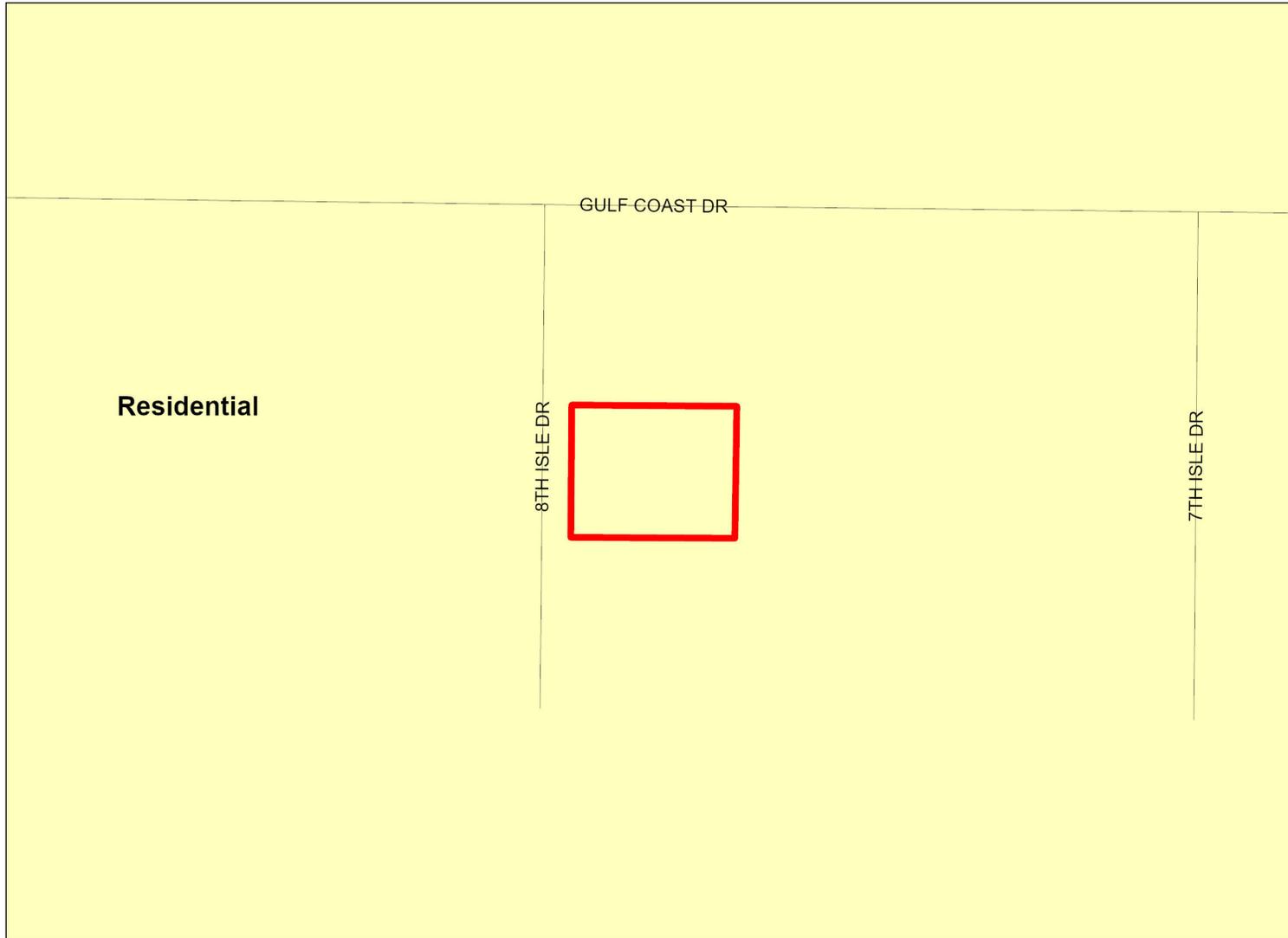
Photo date: 2020

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-23-02
Version Date: 07/14/2022

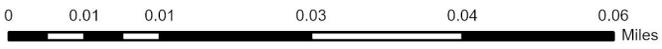


	CU-23-02
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

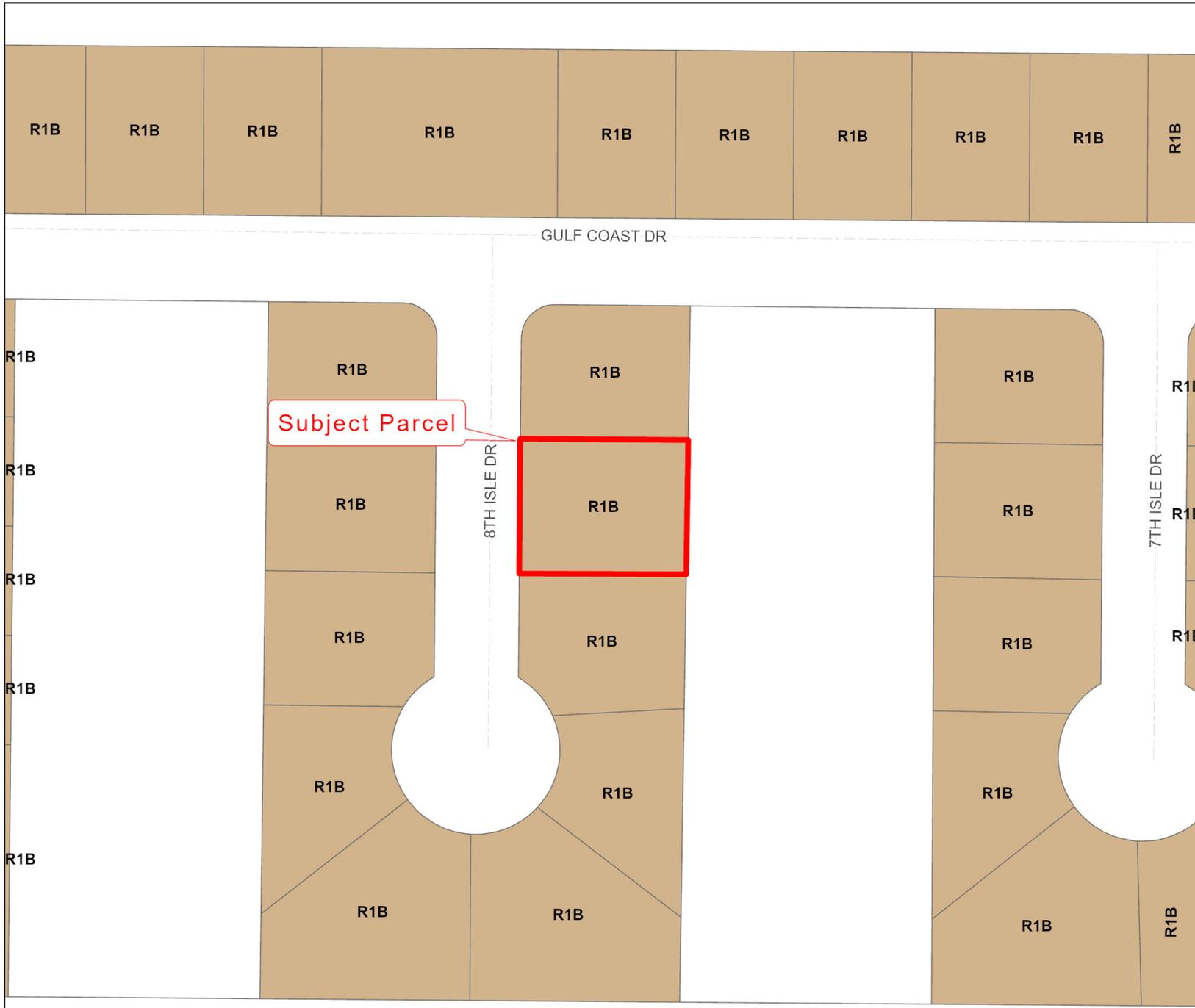


Date of mapping: 03/06/2023



CU-23-02

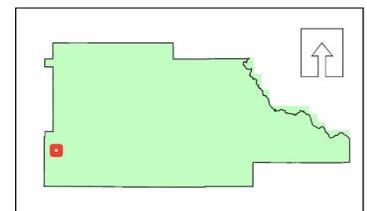
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Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



CANAL / REAR / EAST

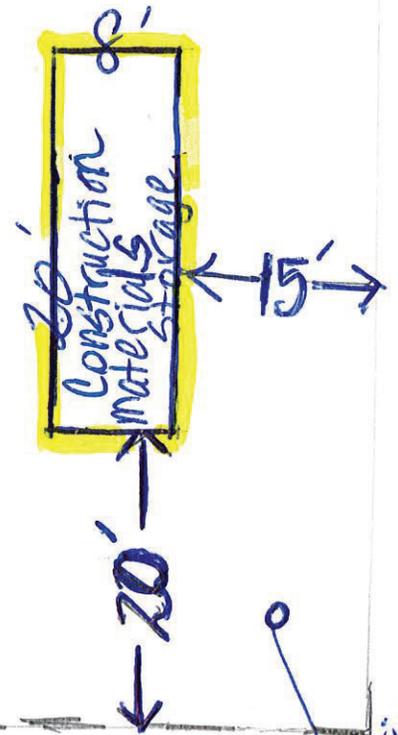
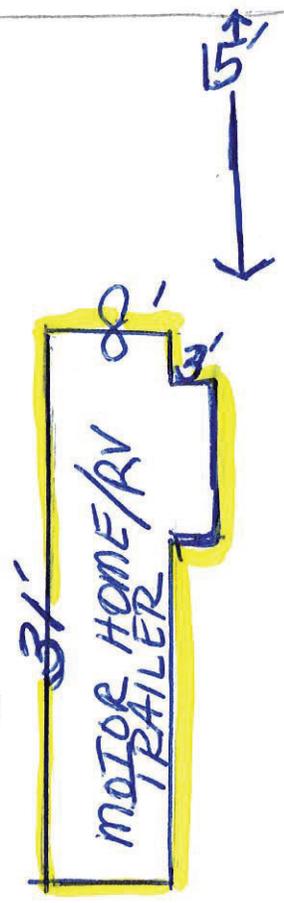
80'

100' NORTH SIDE

SOUTH SIDE

Site Plan:

Hernando Beach
 Unit 7 BIK 91 LOT 2
 ORB 366 PG 45
 Parcel # R12 223 16 2310 0910 0020
 Sec 12
 Township 23
 Rng 16
 KEY # 00163780
 Owner: Commercial Leasing & Sales, LLC
 Pres. Penny Johnson



FRONT ROADWAY → 8th Isle Drive

electric P.U.T
 41

HERNANDO COUNTY CONDITIONAL USE PERMIT OR SPECIAL EXCEPTION USE PERMIT PETITION

File No. CU-23-02 Official Date Stamp:



Application request (check one):

- Conditional Use Permit (checked)
Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Received FEB 22 2023 Planning Department Hernando County, Florida

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: Commercial Leasing & Sales Representatives, LLC

REPRESENTATIVE/CONTACT NAME: Penny J Johnson

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

HOME OWNERS ASSOCIATION: No (checked) (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? No (checked)
8. Will expert witness(es) be utilized during the public hearings? No (checked)
9. Will additional time be required during the public hearing(s) and how much? No (checked)

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.

Signature of Property Owner Penny J Johnson 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.

Signature of Notary Public Kim R Heath

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: *8th Isle Drive, Hernando Beach, Florida 34607*

Temporary Address: *Provided by Property Appraiser/ Addressing Office: 4388 8th 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

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

03/23/2022 -- ANNUAL REPORT	View image in PDF format
06/30/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
11/12/2019 -- Florida Limited Liability	View image in PDF format



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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



HERNANDO COUNTY, FLORIDA

PROPERTY RECORD CARD

2022 FINAL TAX ROLL

1.12

KEY #	00163780	PRINTED	02/22/23	PAGE	2
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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

--



Planning & Zoning Commission

Meeting: 05/08/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aarol Pool
DOC ID: 12141
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CU-23-03 - Robert V Perry: Conditional Use Permit for Second Residence

BRIEF OVERVIEW

Request:

Conditional Use Permit for Second Residence

General Location:

South side of Hiawatha Boulevard, across from its intersection with Oakview Drive.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Second Residence for a period of up to two (2) year with performance conditions.

REVIEW PROCESS

Cayce Dagenhart	Approved	04/17/2023	7:53 AM
Omar DePablo	Approved	04/17/2023	7:56 AM
Michelle Miller	Approved	04/17/2023	2:40 PM
Aaron Pool	Approved	04/18/2023	8:12 AM
Kyle Benda	Approved	04/18/2023	9:06 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 8, 2023

APPLICANT: Robert Perry

FILE NUMBER: CU-23-03

REQUEST: Conditional Use Permit for Second Residence

GENERAL LOCATION: South side of Hiawatha Blvd., across from its intersection with Oakview Dr.

PARCEL KEY NUMBER: 1385

APPLICANT'S REQUEST

The applicant is requesting approval to place a second residence on their property, specifically an RV, due to medical hardship. The petitioner has provided a physician's letter indicating the need for assistance in his daily activities; the letter is part of the public record file.

SITE CHARACTERISTICS

Site Size: 2.4 acres

Surrounding Zoning & Land Uses:

North: AG (Agricultural)

South: AG (Agricultural)

East: AG (Agricultural)

West: AG (Agricultural)

Current Zoning: AG (Agricultural)

Future Land Use Map Designation: Rural

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the request subject to Health Department approval of any upgrades to the Onsite Sewage Treatment and Disposal System that may be necessary.

ENGINEERING REVIEW

The site is located on the South side of Hiawatha Blvd., across from its intersection with Oakview Dr.. The Engineering Department has reviewed the request and indicated the following: This property is within Flood Zone "X", outside the 1% annual chance floodplain.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG (Agricultural) District:

- Front: 75'
- Side: 35'
- Rear: 50'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Second Residence for a period of up to two (2) year with the following performance conditions:

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. No attachments or other structures shall be erected on the property or attached to the RV.
3. Please be advised that soils and habitat are suitable for gopher tortoise. Care should be taken to avoid gopher tortoise burrows while setting up the RV.
4. The proposed RV shall meet the setbacks of the AG (Agricultural) zoning district.
 - Front: 75'
 - Side: 25'
 - Rear: 50'
4. Water shall be provided from the main house via hookup and septage shall be emptied and disposed of at a Health Department approved location.
5. The Conditional Use Permit shall expire on May 8, 2025.

CU-23-03

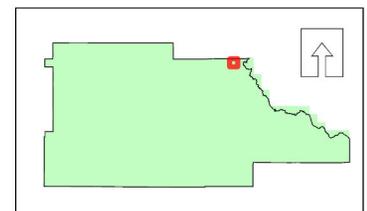
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Zoning:

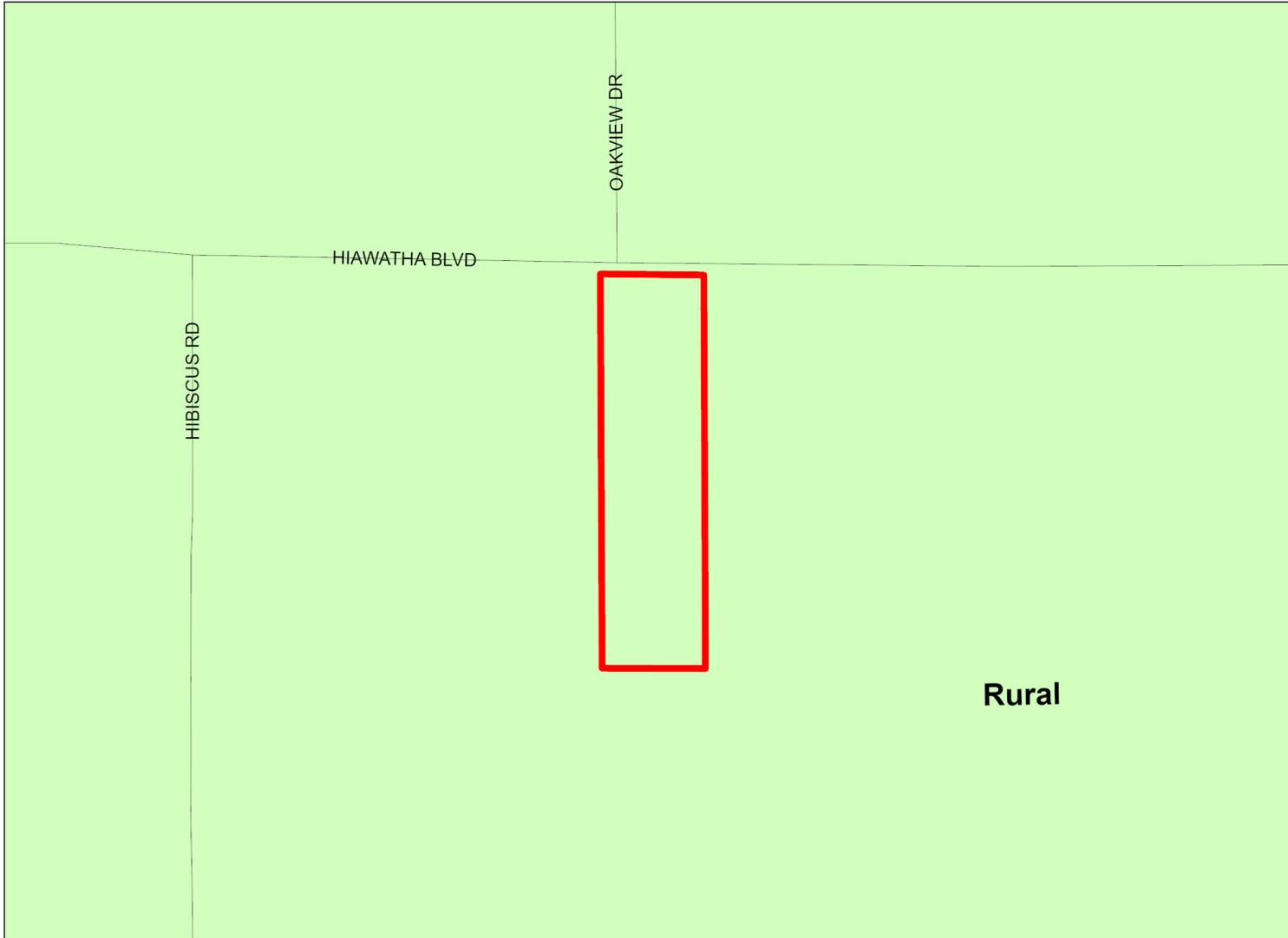
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AG	PDP(HHC)
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AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-23-03
Version Date: 07/14/2022



	CU-23-03
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
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	PLANNED DEVELOPMENT
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	RECREATION
	RESIDENTIAL
	RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 03/06/2023



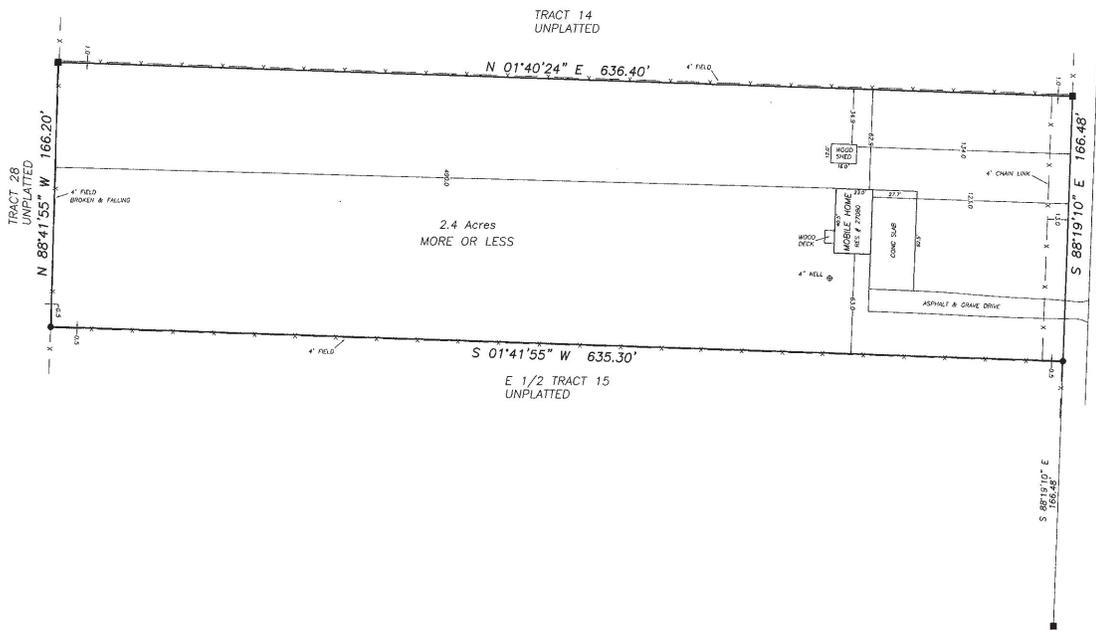
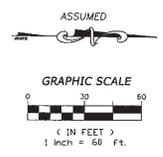
CU-23-03

Photo date: 2020

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SECTION 15, TOWNSHIP 21 SOUTH, RANGE 20 EAST
HERNANDO COUNTY, FLORIDA



LEGAL DESCRIPTION:
THE WEST 1/2 OF TRACT 15 ISTACHATTA ACRES, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH,
RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

- LEGEND**
- UTILITY POLE
 - CABLE TELEVISION BOX
 - WATER METER
 - FIRE HYDRANT
 - TELEPHONE BOX
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - FCIR FOUND IRON ROD
 - FCIR FOUND IRON ROD
 - FCM FOUND CONCRETE MONUMENT
 - CONC CONCRETE
 - (F) FIELD MEASURED
 - (P) PLAT
 - (S) SIGN
 - R/W RIGHT OF WAY
 - FOUND 1/2" IRON ROD LB 5832
 - FOUND 3"x3" CONCRETE MONUMENT

- NOTES:**
- DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORDED PLAT.
 - THE BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH RIGHT LINE OF HIAWATHA BLVD., ACCORDING TO THE DEED THEREOF.
 - UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY AND ARE NOT SHOWN HEREON.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
 - ANY REPRODUCTION OR DISTRIBUTION OF THIS SURVEY MAP WITHOUT THE EXPRESS WRITTEN CONSENT OF A.D. MILLER SURVEYING IS STRICTLY PROHIBITED.
 - THIS SURVEY IS FOR MORTGAGE PURPOSES ONLY.
 - ACCURACY MEETS OR EXCEEDS ACCURACY STANDARD 1 PART IN 7,500.
 - MAP EXPECTED SCALE IS WITHIN 1/20" OF DISPLAYED SCALE.

<p>BOUNDARY SURVEY W 1/2 TRACT 15</p> <p>PREPARED BY AND DESCRIBED TO: Robert Perry American Title Insurance Corporation Chicago Title Insurance Company</p>	<p>FIELD DATE 8-6-20</p>
	<p>JOB NO. 20-45B</p>
<p>THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR RECEIVED BY: A.D. MILLER SURVEYING PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 6234</p>	
<p>A.D. MILLER SURVEYING PROFESSIONAL SURVEYING & MAPPING 2022 Ingraham Drive - Spring Hill - Florida 34608 www.admillerurveying.com</p>	

**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. 00-23-03 Official Date Stamp:



Date: _____

APPLICANT NAME: Robert V Perry

Address: 27080 Hiawath Blvd
 City: Brooksville State: FL Zip: 34601
 Phone: 3522382858 Email: Replikartz@aol.com Kandria.f@outlook.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Robert V Perry

Company Name: Kandria Frasier LLC
 Address: 8015 Sashow Junction
 City: WEEKI WACKET State: FL Zip: 34613
 Phone: (352) 741-1314 Email: Kandria.f@outlook.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): Key # 00001385 Parcel # R15 121 20 0471 0000 0150
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: Acreage
4. Desired use: _____
5. Size of area covered by application: _____
6. Highway and street boundaries: _____
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, Robert V Perry, 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):

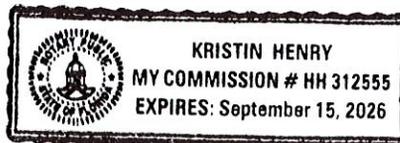
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): _____
 and (representative, if applicable): _____
 to submit an application for the described property.

Robert V. Perry
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 28 day of Feb, 2023, by Robert Perry who is personally known to me or produced FLDL as identification.

Kristin Henry
 Signature of Notary Public



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

Notary Seal/Stamp

The permit is being
asked for an RV/boating
to be placed on
my property for an
individual to reside
to help me with
my daily living activities
due to medical reasons.

Robert V. Perry (Signature)

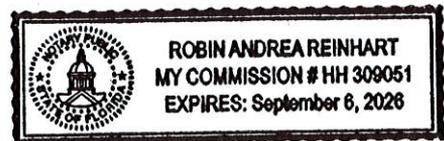
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 28 day of February, 2023
by Robert Perry, who is () personally known to me or who (X) has produced
FL DL 218-0 as identification.

Signature of Notary Public

Robin Reinhart

Stamp of Notary Public





Optum Lamar
605 Lamar Ave
Brooksville 34601

T 352-796-9990
F 352-796-2226

florida.optum.com

Re: **Robert Perry** DOB: **06/18/1944**

Dear **To whom it may concern:**

Robert Perry is a current patient of mine and has been diagnosed with:

- **COPD J44.9 and Pulmonary Fibrosis J84.10**

Robert Perry will benefit from assistance with **his** activities of daily living (ADL's).

Sincerely,



Jeffrey Hall DO
605 Lamar Avenue
Brooksville
Florida
34601



Planning & Zoning Commission

Meeting: 05/08/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12142
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

CU-23-04 - Jason Tippin: Renewal of a Conditional Use Permit for a Second Residence

BRIEF OVERVIEW

Request:

Renewal of a Conditional Use Permit for a Second Residence

General Location:

East side of Wishbone Road approximately 383' from its intersection with Mondon Hill Road

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Renewal of a Conditional Use Permit for a Second Residence for a period of up to one (1) year with performance conditions.

REVIEW PROCESS

Cayce Dagenhart	Approved	04/17/2023	7:54 AM
Omar DePablo	Approved	04/17/2023	7:56 AM
Michelle Miller	Approved	04/17/2023	2:41 PM
Aaron Pool	Approved	04/18/2023	8:11 AM
Kyle Benda	Approved	04/18/2023	9:05 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 8, 2023

APPLICANT: Jason Tippin

FILE NUMBER: CU-23-04

REQUEST: Renewal of a Conditional Use Permit for a Second Residence

GENERAL LOCATION: East side of Wishbone Rd. approximately 383' from its intersection with Mondon Hill Rd.

PARCEL KEY NUMBER: 1336307

APPLICANT'S REQUEST

The petitioner has submitted a request for the renewal of a conditional use permit for a second residence on a 1.9-acre parcel for the construction of a homestead on a separate property. The request is due to unforeseen delays in construction. Originally the builder provided a completion timeline of 270 days after "start of construction." Since the commencement of the contract the completion date has been moved out three times with the new date at the end of March. The petitioner is requesting an extension to cover the overlap in the Conditional Use Permits' date and provide an additional buffer should construction be delayed once again.

SITE CHARACTERISTICS

Site Size: 1.9 acres

Surrounding Zoning & Land Uses:
North: AG (Agricultural)
South: AG (Agricultural)
East: AG (Agricultural)
West: AG (Agricultural)

Current Zoning: AG (Agricultural)

Future Land Use Map Designation: Rural

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has indicated that they do not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested Conditional Use extension allowing a temporary RV dwelling on site due to the delayed construction of the permanent residence being built.

ENGINEERING REVIEW

The site is located at the East side of Wishbone Rd. approximately 383' from its intersection with Mondon Hill Rd. The Engineering Department has reviewed the request and indicated that they have no concerns about this request.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG (Agricultural) District:

- Front: 75'
- Side: 35'
- Rear: 50'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission has the ability to grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

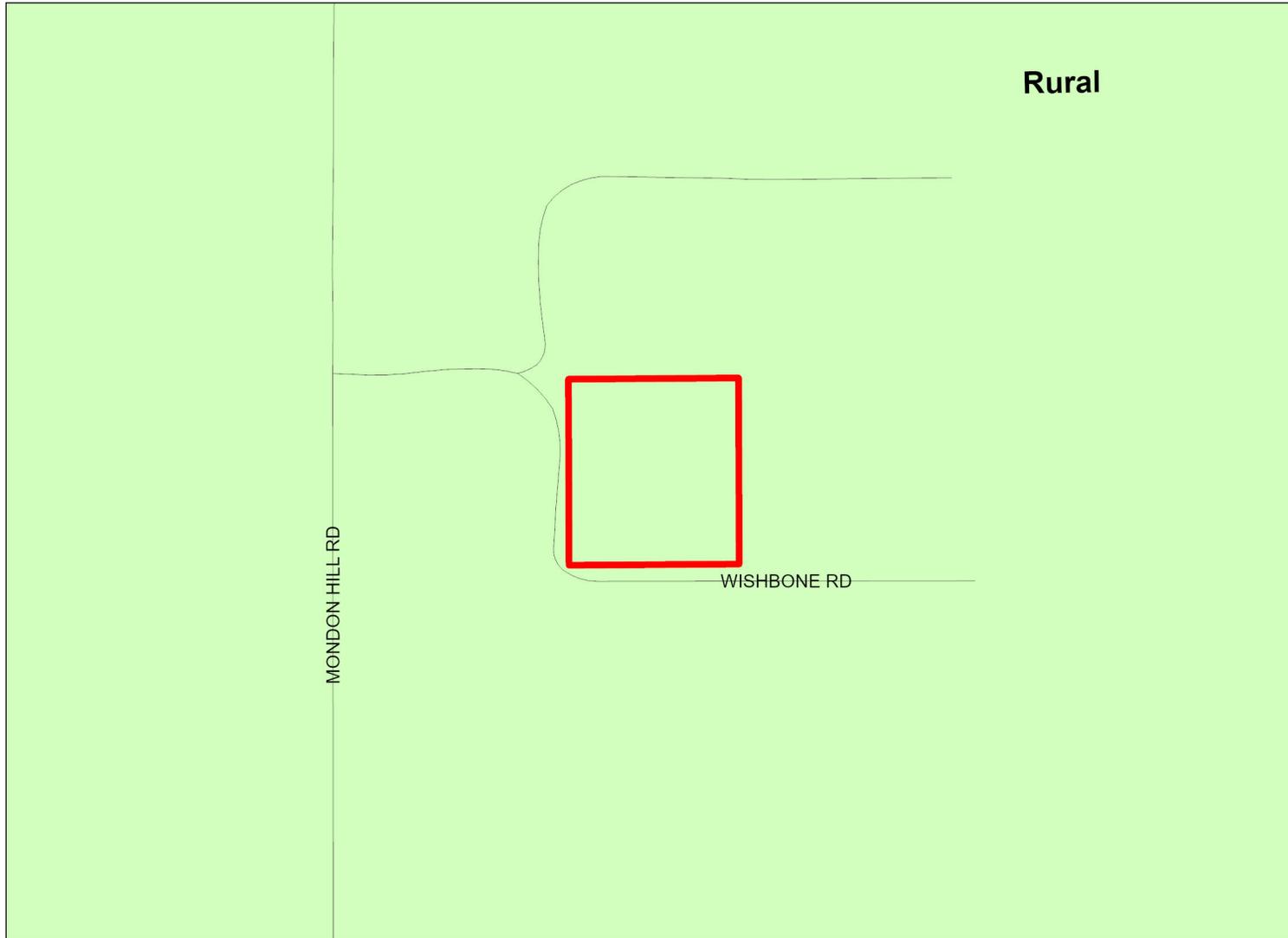
It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Renewal of a Conditional Use Permit for a Second Residence for a period of up to one (1) year with the following performance conditions:

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. No attachments or other structures shall be erected on the property or attached to the RV.
3. The proposed RV shall meet the setbacks of the AG/ (Agricultural) zoning district.
 - Front: 75'
 - Side: 25'
 - Rear: 50'

4. Water shall be provided from the main house via hookup and septage shall be emptied and disposed of at a Health Department approved location.
5. The Conditional Use Permit shall expire on May 8, 2024.

Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-23-04
Version Date: 07/14/2022

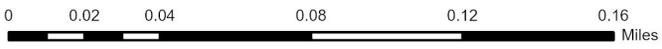


	CU-23-04
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Date of mapping: 03/07/2023



CU-23-04

Photo date: 2020

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



CU-23-04

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Subject Parcel

Zoning:

AG	PDP(HC)
AG	PDP(HMC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(MC)
C4	PDP(OP)
CITY	PDP(PBF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

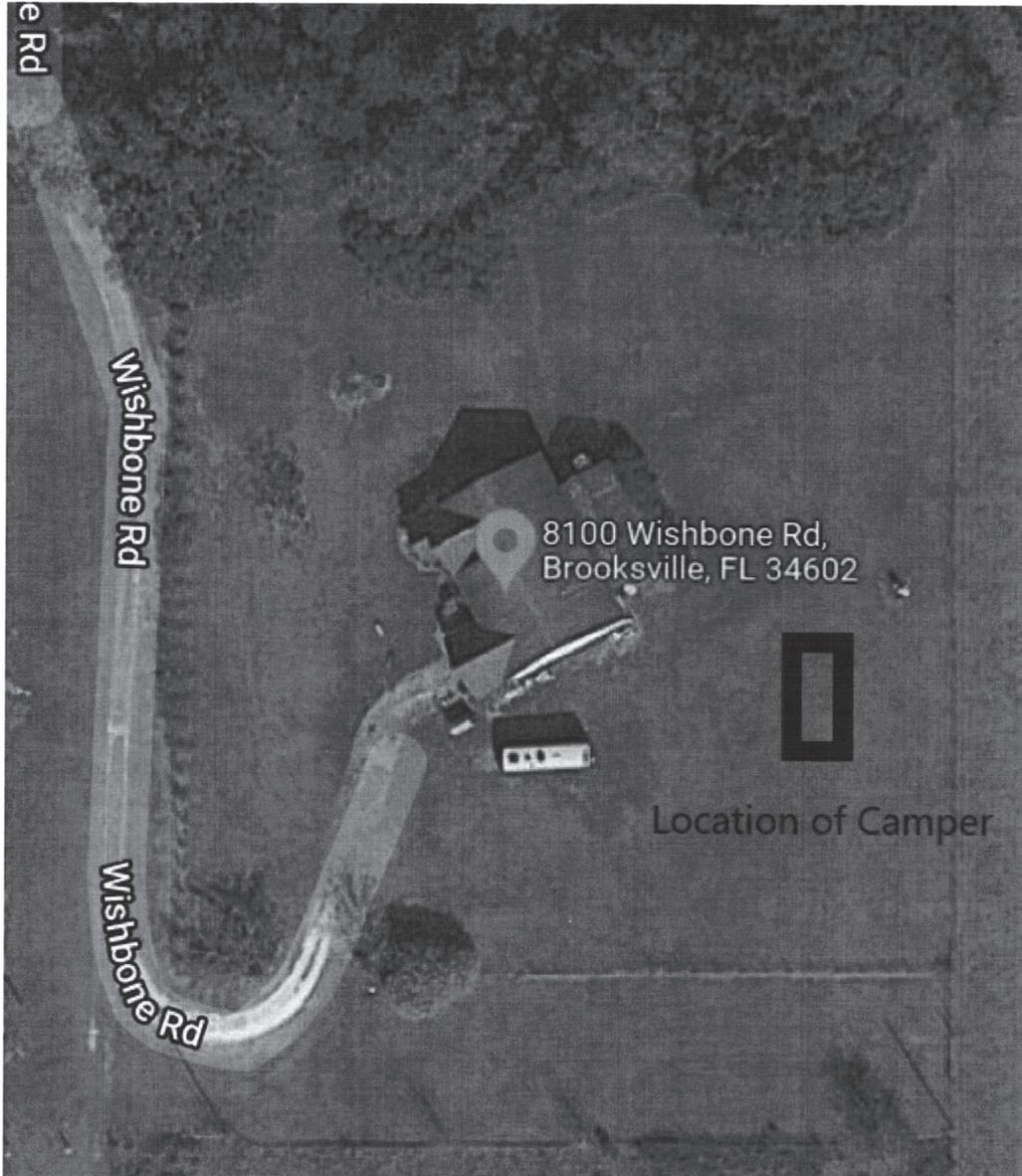
City Zoning Pending



Received

MAR 02 2023

Planning Department
Hernando County, Florida



**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:

Received

MAR 02 2023

Planning Department
Hernando County, Florida

Date: 03/02/2023

APPLICANT NAME: Jason Tippin
 Address: 8100 Wishbone Rd
 City: Brooksville State: FL Zip: 34602
 Phone: 352-630-0114 Email: Jtippin443@hotmail.com
 Property owner's name: (if not the applicant) William G. Tippin

REPRESENTATIVE/CONTACT NAME:
 Company Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

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

PROPERTY INFORMATION:
 1. PARCEL(S) KEY NUMBER(S): 01336307
 2. SECTION 27, TOWNSHIP 22, RANGE 20
 3. Current zoning classification: Agricultural
 4. Desired use: Conditional Use Permit - extension (File Number CU-21-07)
 5. Size of area covered by application: _____
 6. Highway and street boundaries: Mendon Hill Rd/Wishbone Rd
 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 AFFIDAVIT

I, William G. Tippin, 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):

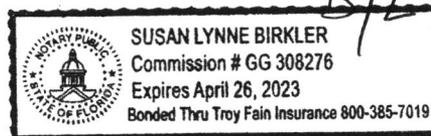
I am the owner of the property and am making this application OR
 I am the owner of the property and am authorizing (applicant): Jason Tippin
 and (representative, if applicable): _____
 to submit an application for the described property.

William G. Tippin
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of March, 2023, by William G. Tippin who is personally known to me or produced Florida as identification.

Susan Lynne Birkler
 Signature of Notary Public



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

Notary Seal/Stamp

To Whom It May Concern:

I am applying for a second Conditional Use Permit for a Temporary Secondary Residence at this location. My first permit was approved for just one year, which ends on 03/14/2023. Due to delays with the construction of my future home, we are in a position where we need to extend our stay at this current location.

Originally our builder, Palmwood Construction, provided a date of completion to be 270 days after "start of construction." That is defined by the contract as "the date on which footings are poured, or in the case of monolithic footings and slab the day rough plumbing is inspected by the Building Department." Per the contract, that date of completion should have been 10/23/2022. As that date approached, I had to apply for an extension on the construction phase of my loan. Palmwood Construction provided an estimated date of completion to be 10/26/2022.

As that date approached, I had to apply for another extension. Palmwood Construction provided a new estimated date of completion to be 02/01/2023. Two weeks after that date passed, my Superintendent provided a new date of completion to be 03/23/2023. This date is beyond the date my permit expires. I never expected to be in this position.

I am only trying to provide a safe place for my family to live until my house is completed. I do not want to be in this position but that is out of my hands.

I have attached supporting documents, to include my construction contract, signed extension requests to my bank, and emails from the builder providing the most recent provided date of completion. Thank You for your consideration.



Jason Tippin

Received

MAR 02 2023

Planning Department
Hernando County, Florida

Received

MAR 02 2023

Planning Department
Hernando County, Florida**Re: Tippin 1772 Completion Date**

Juan <juan@palmwoodconstruction.com>

Tue 2/14/2023 9:54 PM

To: Jason Tippin <jtippin443@hotmail.com>; Chris Glover <chris@palmwoodconstruction.com>

Cc: Michelle Jacoby <michelle@palmwoodconstruction.com>; Cheri Cappello <cheri@palmwoodconstruction.com>; Aleyah Knight <aleyah@palmwoodconstruction.com>

Ideally we should be able to close by the 23rd of March, but we'll of course try to complete it sooner as long as things line up. As you're aware of the items you wanted us to correct have pushed the timeline a bit. Due to those corrections more material had to be ordered and while awaiting materials tile subs had other jobs that had to continue to complete. No excuses, just giving clarity on the more recent delays. The current critical path remaining:

Removing and re-installing the tile(in the middle of that is replacing and reinstalling and durock or drywall that gets damage in the demo process), Plumbing Trim Out, Early release, AC first start, LVP acclimation and install, trim out, 2nd paint, final grade, driveway, Sod, final inspections, and CO.

PLEASE CONFIRM RECEIPT OF THIS MESSAGE! THANKS!

Warm Regards,

Juan Rodriguez, M.B.A.

Superintendent

Palmwood Construction

8245 River Country Dr., Ste. 2137

Springhill, FL 34607

Cell:(813)610-1361

Ofc:(352)597-2100

Em: juan@palmwoodconstruction.com

From: Jason Tippin <jtippin443@hotmail.com>

Sent: Tuesday, February 14, 2023 9:19 PM

To: Chris Glover <chris@palmwoodconstruction.com>

Cc: Juan <juan@palmwoodconstruction.com>; Michelle Jacoby <michelle@palmwoodconstruction.com>

Subject: Tippin 1772 Completion Date

Hello,



Planning & Zoning Commission

Meeting: 05/08/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12143
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

SE-23-01 - Timothy Mullins and Debra Mullins: Revision to a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility

BRIEF OVERVIEW

Request:

Revision to a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility

General Location:

Northeast corner of Canterbury Street and Mead Drive

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a revision to a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility, with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	04/17/2023	7:56 AM
Michelle Miller	Approved	04/17/2023	2:42 PM
Aaron Pool	Approved	04/18/2023	8:10 AM
Kyle Benda	Approved	04/18/2023	8:59 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 10, 2023

APPLICANT: Timothy Mullins

FILE NUMBER: SE-23-01

REQUEST: Revision to a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility

GENERAL LOCATION: Northeast corner of Canterbury Street and Mead Drive

PARCEL KEY NUMBER: 456009

APPLICANT'S REQUEST:

On December 11, 2017, the Planning and Zoning Commission approved a revision to a Special Exception Use Permit for a Community Residential Home, namely an Assisted Living Facility in order to increase the number of beds from eight (8) to twelve (12); however, ten (10) beds were ultimately approved. The petitioner's current request is to remodel the facility/home and add an additional bedroom and half bath, which would result in accommodations for four (4) new beds (14 total beds). The petitioner has indicated renovations will not alter the residential aesthetics of the home.

SITE CHARACTERISTICS:

Site Size: 0.25

**Surrounding Zoning;
Land Uses:** North: AG; undeveloped
South: PDP(MF); Multifamily
East: PDP(MF); Multifamily
West: PDP(MF); Multifamily

Current Zoning: PDP(MF)/Planned Development Project (Multifamily)

**Future Land Use
Map Designation:** Residential

Flood Zone: C

UTILITIES REVIEW:

The Utilities Department has indicated that central water and sewer are currently provided to the subject site.

ENGINEERING & TRANSPORTATION REVIEW:

The site is located on the northeast corner of Canterbury Street and Mead Drive. The petitioner has indicated utilizing the existing driveway and a recently created paved parking area along Mead Drive. The County Engineer has reviewed the request and indicated the following:

- Applicant must comply with all previous Special Exception performance conditions prior to pursuing Special Exception to expand conditions.
- No parking shall be permitted in the right-of-way.
- Dedicated paved handicap parking space shall be provided.

LAND USE REVIEW:

The petitioner has submitted a request for a revision to a special exception use permit for a community residential home. Community residential facilities are special exception uses that may be approved in all zoning categories.

Minimum Building Setbacks:

Front:	25'
Side:	10'
Rear:	20'

County LDRs requires a minimum of 0.3 parking spaces per bed for an Assisted Living Facility. The petitioner is proposing a total of fourteen (14) beds which requires five (5) parking spaces. The petitioner has provided six (6) parking spaces (four along the front and 2 along the side) for the proposed expansion.

A special exception use permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the LDRs. As part of the review, the P&Z must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The P&Z has the ability to assign reasonable conditions to the approval.

The special exception use permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, special exception use permits shall be in compliance with the minimum Special Exception Use General Standards, Article V, Section 8(B).

If a developer fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within a Residential Land Use classification on the adopted Future Land Use map. Land uses allowed within the Residential category include office professional, retail, recreation, offices, minor public facilities and minor institutional uses.

The Housing Element of the adopted Comprehensive Plan states:

Objective 3.04B Adequate sites will be available to accommodate group home facilities and foster care facilities as licensed by the Florida Department of Children and Families.

Comment: Group home facilities are either permitted uses or special exception uses in a variety of zoning classifications throughout the County.

FINDING OF FACTS:

The request for a Revision to a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility is appropriate based on the following conclusion:

1. The proposed request is consistent with the County’s adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.
2. The petitioner has requested an increase in beds from 10 to 14 beds. Based on the improvements made to the property for parking and the proposed expansion of the facility/home, staff has no objections to the increase in beds.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a revision to a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility, with the following performance conditions:

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. The facility shall be limited to a maximum of fourteen (14) beds.
3. The petitioner shall provide the minimum parking requirements on-site and provide a dedicated paved handicap parking space.
4. No parking shall be permitted in the right-of-way.
5. Any additional residents shall require an amendment to the special exception use permit.

SE-23-01

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(MC)
C4	PDP(MD)
CITY	PDP(ME)
CM1	PDP(MH)
CM2	PDP(MI)
CPDP	PDP(MJ)
CV	PDP(MK)
I1	PDP(ML)
I2	PDP(MN)
M	PDP(MO)
OP	PDP(MP)
PDP(AF)	PDP(MQ)
PDP(CM)	PDP(MR)
PDP(CP)	PDP(MS)
PDP(GC)	PDP(MT)
PDP(GHC)	PDP(MU)
PDP(HC)	PDP(MV)
PDP(HHC)	PDP(MW)
PDP(HID)	PDP(MX)
PDP(IND)	PDP(MY)
PDP(LI)	PDP(MZ)
PDP(MF)	PDP(NC)
PDP(MH)	PDP(ND)
PDP(MC)	PDP(OE)
PDP(MD)	PDP(OF)
PDP(ME)	PDP(OG)
PDP(MJ)	PDP(OH)
PDP(MK)	PDP(OI)
PDP(ML)	PDP(OJ)
PDP(MN)	PDP(OK)
PDP(MO)	PDP(OL)
PDP(MP)	PDP(OM)
PDP(MQ)	PDP(ON)
PDP(MR)	PDP(OS)
PDP(MS)	PDP(OT)
PDP(MT)	PDP(OU)
PDP(MU)	PDP(OV)
PDP(MV)	PDP(OW)
PDP(MW)	PDP(OX)
PDP(MX)	PDP(OY)
PDP(MY)	PDP(OZ)
PDP(MZ)	PDP(PA)
PDP(NC)	PDP(PB)
PDP(ND)	PDP(PC)
PDP(OE)	PDP(PD)
PDP(OF)	PDP(PE)
PDP(OG)	PDP(PF)
PDP(OH)	PDP(PG)
PDP(OI)	PDP(PH)
PDP(OJ)	PDP(PI)
PDP(OK)	PDP(PJ)
PDP(OL)	PDP(PK)
PDP(OM)	PDP(PL)
PDP(ON)	PDP(PM)
PDP(OS)	PDP(PN)
PDP(OT)	PDP(PO)
PDP(OU)	PDP(PQ)
PDP(OV)	PDP(PR)
PDP(OW)	PDP(PS)
PDP(OX)	PDP(PT)
PDP(OY)	PDP(PU)
PDP(OZ)	PDP(PV)
PDP(PA)	PDP(PW)
PDP(PB)	PDP(PX)
PDP(PC)	PDP(PY)
PDP(PD)	PDP(PZ)
PDP(PE)	PDP(QA)
PDP(PF)	PDP(QB)
PDP(PG)	PDP(QC)
PDP(PH)	PDP(QD)
PDP(PI)	PDP(QE)
PDP(PJ)	PDP(QF)
PDP(PK)	PDP(QG)
PDP(PL)	PDP(QH)
PDP(PM)	PDP(QI)
PDP(PN)	PDP(QJ)
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PDP(PR)	PDP(QM)
PDP(PS)	PDP(QN)
PDP(PT)	PDP(QO)
PDP(PU)	PDP(QP)
PDP(PV)	PDP(QR)
PDP(PW)	PDP(QS)
PDP(PX)	PDP(QT)
PDP(PY)	PDP(QU)
PDP(PZ)	PDP(QV)
PDP(QA)	PDP(QW)
PDP(QB)	PDP(QX)
PDP(QC)	PDP(QY)
PDP(QD)	PDP(QZ)
PDP(QE)	PDP(RA)
PDP(QF)	PDP(RB)
PDP(QG)	PDP(RC)
PDP(QH)	PDP(RD)
PDP(QI)	PDP(RE)
PDP(QJ)	PDP(RF)
PDP(QK)	PDP(RG)
PDP(QL)	PDP(RH)
PDP(QM)	PDP(RI)
PDP(QN)	PDP(RJ)
PDP(QO)	PDP(RK)
PDP(QP)	PDP(RL)
PDP(QR)	PDP(RM)
PDP(QS)	PDP(RN)
PDP(QT)	PDP(RO)
PDP(QU)	PDP(RP)
PDP(QV)	PDP(RQ)
PDP(QW)	PDP(RR)
PDP(QX)	PDP(RS)
PDP(QY)	PDP(RT)
PDP(QZ)	PDP(RU)
PDP(RA)	PDP(RV)
PDP(RB)	PDP(RW)
PDP(RC)	PDP(RX)
PDP(RD)	PDP(RY)
PDP(RE)	PDP(RZ)
PDP(RF)	PDP(SA)
PDP(RG)	PDP(SB)
PDP(RH)	PDP(SC)
PDP(RI)	PDP(SD)
PDP(RJ)	PDP(SE)
PDP(RK)	PDP(SF)
PDP(RL)	PDP(SG)
PDP(RM)	PDP(SH)
PDP(RN)	PDP(SI)
PDP(RO)	PDP(SJ)
PDP(RP)	PDP(SK)
PDP(RQ)	PDP(SL)
PDP(RR)	PDP(SM)
PDP(RS)	PDP(SN)
PDP(RT)	PDP(SO)
PDP(RU)	PDP(SP)
PDP(RV)	PDP(SQ)
PDP(RW)	PDP(SR)
PDP(RX)	PDP(SS)
PDP(RY)	PDP(ST)
PDP(RZ)	PDP(SU)
PDP(SA)	PDP(SV)
PDP(SB)	PDP(SW)
PDP(SC)	PDP(SX)
PDP(SD)	PDP(SY)
PDP(SE)	PDP(SZ)
PDP(SF)	PDP(TA)
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PDP(SI)	PDP(TD)
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PDP(VF)	PDP(VZ)
PDP(VG)	PDP(WA)
PDP(VH)	PDP(WB)
PDP(VI)	PDP(WC)
PDP(VJ)	PDP(WD)
PDP(VK)	PDP(WE)
PDP(VL)	PDP(WF)
PDP(VM)	PDP(WG)
PDP(VN)	PDP(WH)
PDP(VO)	PDP(WI)
PDP(VP)	PDP(WJ)
PDR(VR)	PDP(WK)
PDP(VS)	PDP(WL)
PDP(VT)	PDP(WM)
PDP(VU)	PDP(WN)
PDP(VV)	PDP(WO)
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PDP(WR)	PDP(XL)
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PDP(XA)	PDP(XT)
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PDP(XV)	PDP(YO)
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PDP(YC)	PDP(YW)
PDP(YD)	PDP(YX)
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PDP(YM)	PDP(ZH)
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PDP(YR)	PDP(ZL)
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PDP(YU)	PDP(ZO)
PDP(YV)	PDP(ZP)
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PDP(ZC)	PDP(ZV)
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PDP(ZE)	PDP(ZX)
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City Zoning Pending



SE-23-01

Photo date: 2020

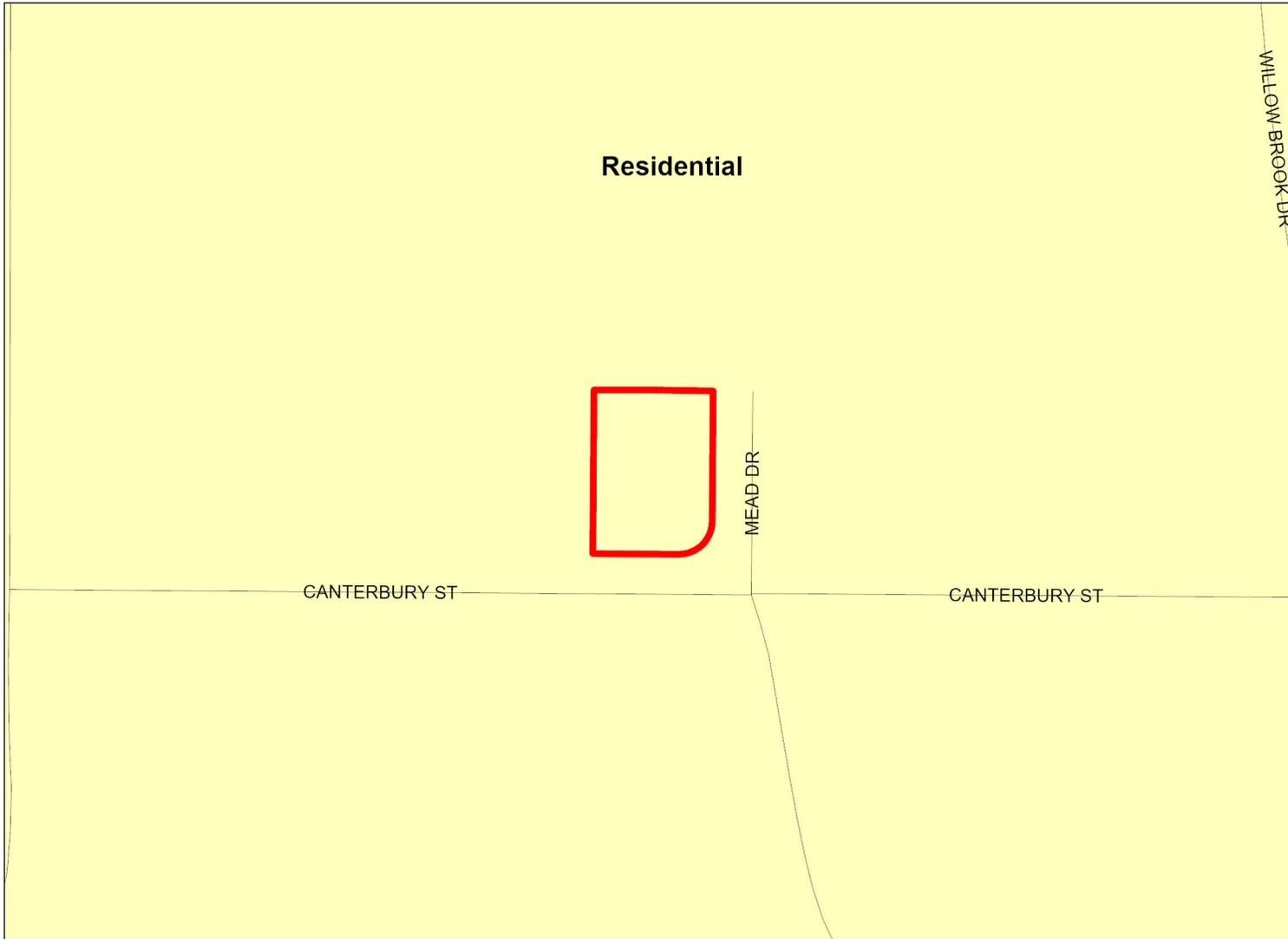
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0 0.01 0.01 0.03 0.04 0.06 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-23-01
Version Date: 07/14/2022



	SE-23-01
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

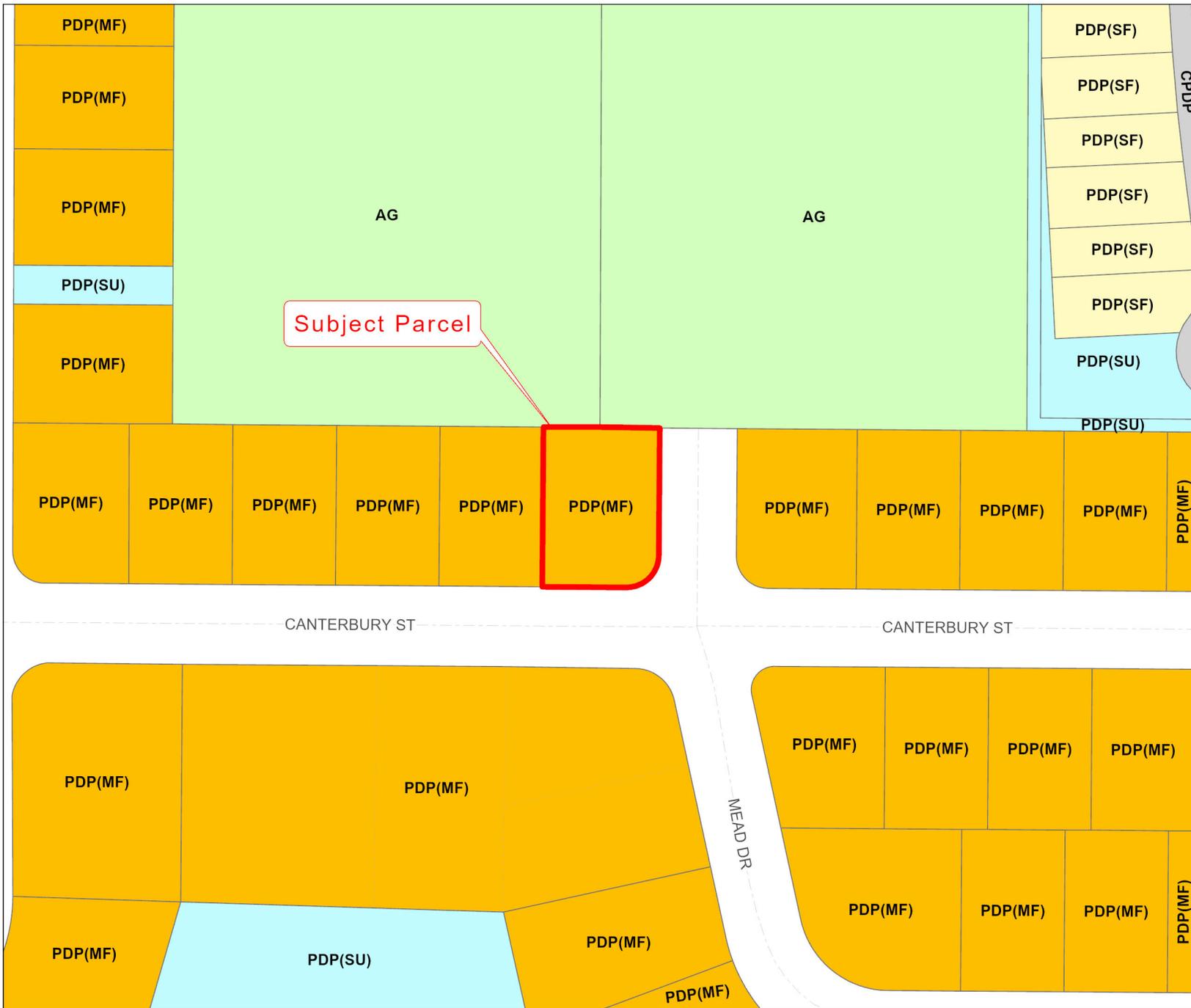


Date of mapping: 02/14/2023



SE-23-01

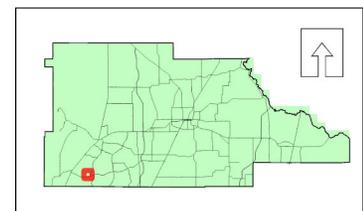
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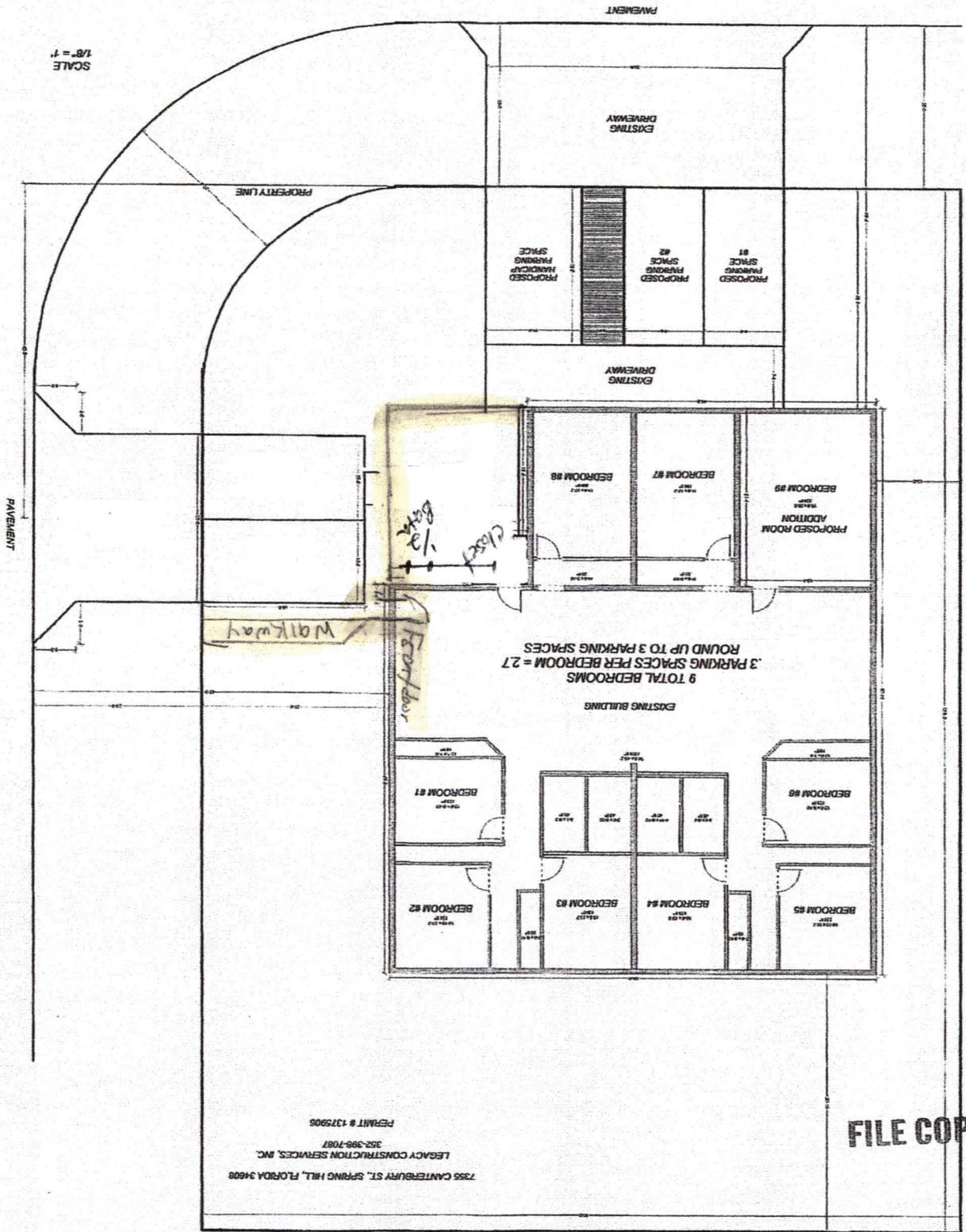
Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CM2	PDP(RUR)
CPDP	PDP(SF)
CV	PDP(SU)
I1	R1A
I2	R1B
M	R1C
OP	R1MH
PDP(AF)	R2
PDP(CM)	R2.5
PDP(CP)	R3
PDP(GC)	RC
PDP(GHC)	RM

City Zoning Pending



existing
new Proposed



7355 CANTERBURY ST., SPRING HILL, FLORIDA 34608
 LEGACY CONSTRUCTION SERVICES, INC.
 352-985-7087
 PERMIT # 1375906

FILE COPY

SAVING PERMIT...
 TO BE USED BY...
 DATE 6/28/19

1375906
 RECEIVED
 JUN 17 2019
 HERNDON COUNTY
 BUILDING DEPARTMENT

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

File No. SE2301 Official Date Stamp:



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

PRINT OR TYPE ALL INFORMATION

Received
FEB 08 2023
 Planning Department
 Hernando County, Florida

Date: 2/9/2023

APPLICANT NAME: Timothy Mullins and Deborah Mullins

Address: 270 Longleaf Ct
 City: Spring Hill State: FL Zip: 34609
 Phone: 352.217.8137 Email: debimullins4@gmail.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Timothy Mullins and Deborah Mullins

Company Name: Timothy Mullins and Deborah Mullins
 Address: 270 Longleaf Ct
 City: Spring Hill State: FL Zip: 34609
 Phone: 352.217.8137 Email: debimullins4@gmail.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00456009
2. SECTION 32, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP(MF)
4. Desired use: Add square footage and beds to existing assisted living facility
5. Size of area covered by application: 0.25 acres
6. Highway and street boundaries: Canterbury 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, Timothy Mullins and Deborah Mullins, 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):

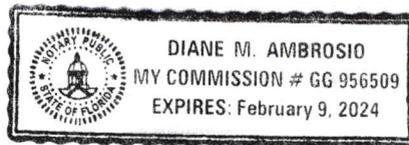
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): _____
 and (representative, if applicable): _____
 to submit an application for the described property.

Timothy Mullins / Deborah Mullins
 Signature of Property Owner

**STATE OF FLORIDA
 COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 9 day of February, 2023, by Timothy Mullins and Deborah Mullins who is personally known to me or produced Davis as identification. License

Diane M. Ambrosio
 Signature of Notary Public



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

Notary Seal/Stamp

Canterbury Arms Assisted Living

We would like to add one bedroom a half Bathroom, move the Front door to the side of the house where there is a window and add four more beds to my license, total of 14.



Planning & Zoning Commission

Meeting: 05/08/2023
Department: P&Z Agenda Item
Prepared By: Robin Reinhart
Initiator: Aaron Pool
DOC ID: 12144
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

H-23-07 - A. Ventimiglia, Angelo Scarfo: Rezoning from R-1B (Residential) to R-1A (Residential)

BRIEF OVERVIEW

Request:

Rezoning from R-1B (Residential) to R-1A (Residential)

General Location:

North of the intersection of Campbell Drive and Carol Drive

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request to rezone the property from rezoning from R-1B (Residential) to R-1A (Residential).

REVIEW PROCESS

Omar DePablo	Approved	04/17/2023	7:57 AM
Michelle Miller	Approved	04/17/2023	2:42 PM
Aaron Pool	Approved	04/18/2023	8:10 AM
Kyle Benda	Approved	04/18/2023	8:58 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission:
Board of County Commissioners:

APPLICANT: A. Ventimiglia, Angelo Scarfo

FILE NUMBER: H-23-07

REQUEST: Rezoning from R-1B (Residential) to R-1A (Residential)

GENERAL LOCATION: North of the intersection of Campbell Dr. and Carol Dr.

PARCEL KEY NUMBERS: 132449

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from R-1B (Residential) to R-1A (Residential) to provide a greater range of housing options. The applicant would like to place a mobile home on the property.

SITE CHARACTERISTICS

Site Size: 6,600 square feet

**Surrounding Zoning;
Land Uses:**

North:	CPDP (Combined Planning Development Project); with RV and Mobile Home uses.
South:	R-1B (Residential); Single Family Homes
East:	R-1B (Residential); Single Family Homes
West:	PDP(MH)/ Planned Development Project (Mobile Home); Mobile Homes

Current Zoning: R-1B (Residential)

**Future Land Use
Map Designation:** Residential

ENVIRONMENTAL REVIEW

Soils: Kendrick Fine Sand 5%-5% Slopes

Protection Features: There are neither Protection Features (Wellhead Protection Areas (WHPA) nor Special Protection Areas (Special Protected Areas (SPAs) on this site according to county data.

- Hydrologic Features:** The subject parcel is in a karst sensitive area.
- Habitat:** The subject property is designated Residential High Density >5 Dwelling Units per Acre according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).
- Water Quality:** The subject property is within the Chassahowitzka River Basin Management Action Plan (BMAP), and the Chassahowitzka Outstanding Florida Springs (OFS) Group.
- Flood Zone:** The subject property is an X flood zone.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has provided the following comment: this property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD (City of Brooksville Utility Department) for any utility related comments.

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and provided the following comment: A residential driveway apron permit is required. Please refer to the Hernando County Facility Design Guideline IV -26

LAND USE REVIEW

The subject property is on the perimeter of the Damac Estates Subdivision. The adjacent parcel on the western property line is a part of the Damac Modular Home Park, and the adjacent parcel on the northern property line is a large-scale RV and mobile home development. The rezoning of the subject parcel will not create any discord within the surrounding properties.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

The subject property is designated as Residential on the future land use map.

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Strategy 1.04B(8): Mobile homes are recognized as an affordable housing choice in the Residential Category, providing for compatibility with surrounding land uses and served at the site by appropriate infrastructure and services in accordance with Residential Category standards. Direct access to an arterial or major

collector roadway is required to facilitate emergency evacuation.

FINDING OF FACTS

1. The subject parcel is located between single family homes and mobile homes.
2. The requested Mobile Home use is consistent with the Residential Future Land Use category.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

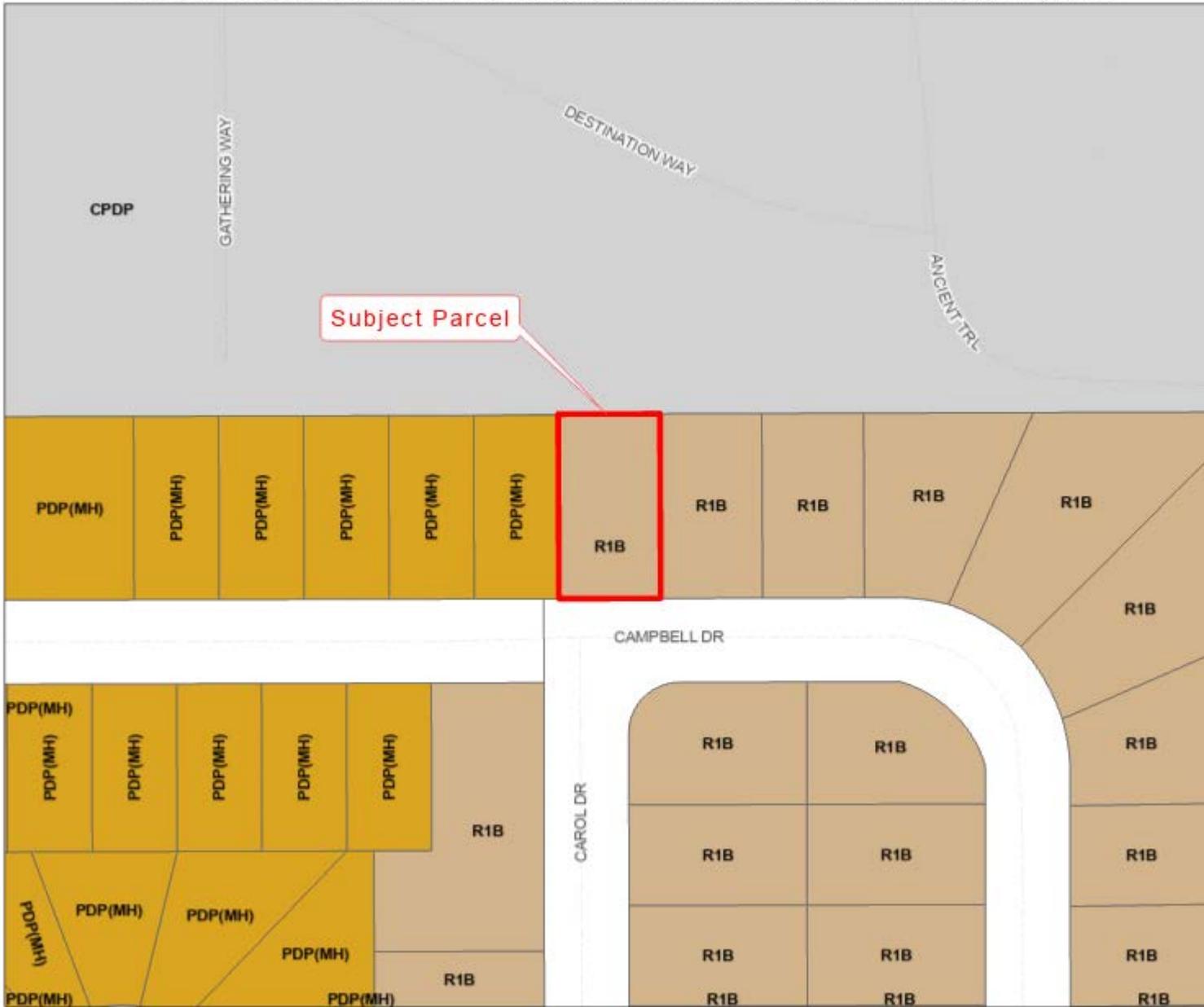
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to rezone the property from rezoning from R-1B (Residential) to R-1A (Residential).

H-23-07

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Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NG)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



H-23-07

Photo date: 2020

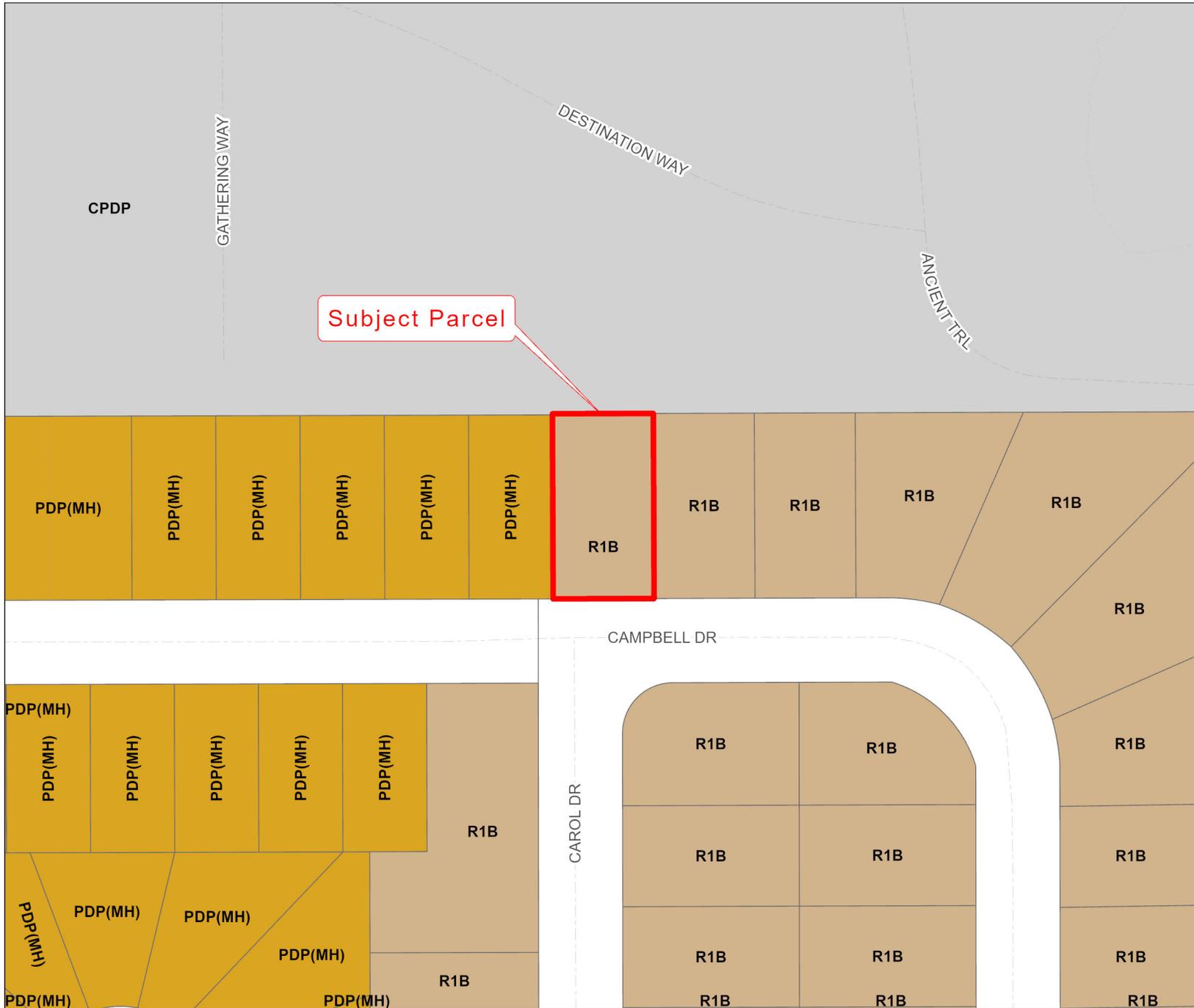
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H-23-07

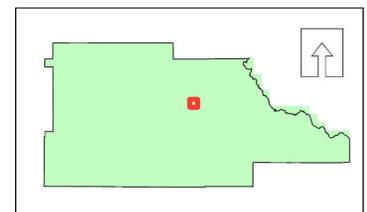
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AR1	PDP(IND)
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C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-23-07
Version Date: 07/14/2022



	H-23-07
	FLU Riverine District
	Regional Commercial
FLU	
	CITY
	COMMERCIAL
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	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

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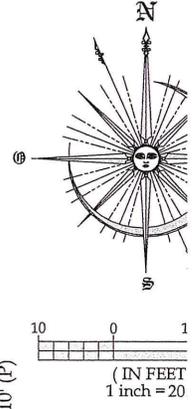


Date of mapping: 03/07/2023



BOUNDARY AND TOPOGRAPHIC SURVEY

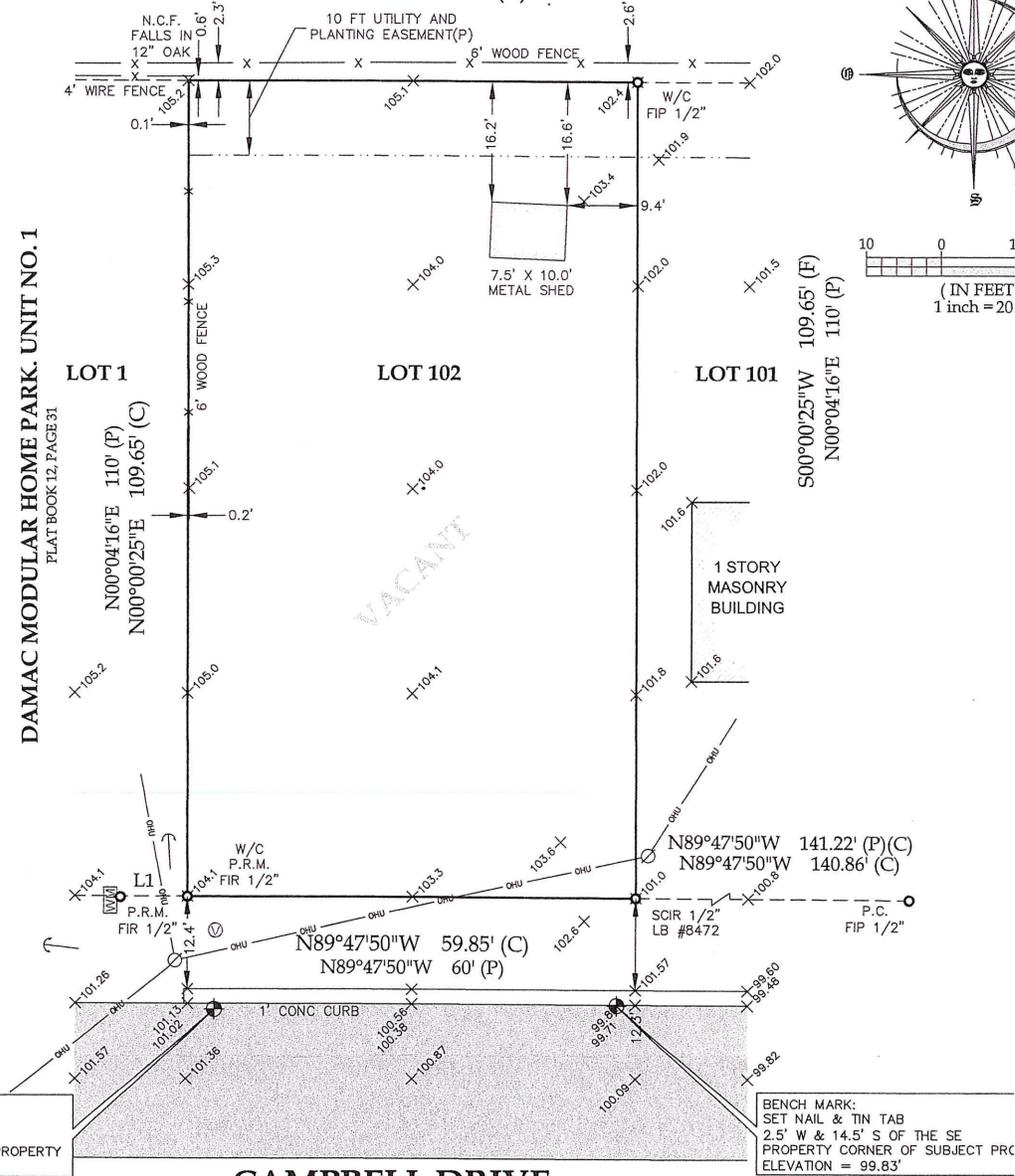
UNPLATTED
 S89°47'50"E 60' (P)
 S89°47'50"E 59.85' (C)



- F
- D MEASURED
- CULATED
- IAL
- ' RADIAL
- ND
- H
- IFICATION
- INSED BUSINESS
- ND IRON ROD
- ND CAPPED IRON ROD
- OT ON LINE
- ND IRON PIPE
- CRETE LIGHT POLE
- IT POLE
- CONDITIONER
- CRETE
- TRIC METER
- CORNER FOUND
- OT OF CURVE
- OT OF REVERSE CURVE
- ANMENT CONTROL POINT
- NESS CORNER
- ND CONCRETE MONUMENT
- L & DISK
- IPMENT
- NESS CORNER
- ATION
- TRIC METER
- CHMARK
- Y VINYL CHLORIDE
- SHED FLOOR ELEVATION
- SHED GARAGE ELEVATION
- LAIMED WATER METER
- ER METER
- ER VALVE
- RAINT
- CONDITIONER
- ITARY MANHOLE
- RM MANHOLE
- ANOUT
- AD BAND
- IZON BOX
- ER POLE
- WIRE
- METER
- TRIC BOX
- NSFORMER
- PHONE PEDESTAL
- AL LIGHT POLE

DAMAC MODULAR HOME PARK, UNIT NO. 1

PLAT BOOK 12, PAGE 31



BENCH MARK:
 SET NAIL & TIN TAB
 15.5' E & 15.1' S OF THE SW
 PROPERTY CORNER OF SUBJECT PROPERTY
 ELEVATION = 101.04'

BENCH MARK:
 SET NAIL & TIN TAB
 2.5' W & 14.5' S OF THE SE
 PROPERTY CORNER OF SUBJECT PRO
 ELEVATION = 99.83'

CAMPBELL DRIVE

21' ASPHALT PAVEMENT ~ 50' RIGHT OF WAY (P)

IFICATIONS:

scarfo
 tte Ventimiglia

LINE TABLE		
LINE	LENGTH	BEARING
L1(P)	8.90'	S89°47'50"E
L1(F)	8.92'	N89°30'10"E

LEGAL DESCRIPTION:

Lot 102, Damac Estates First Addition, according to the map or plat thereof as recorded in Plat Book 6, Pages 65, of the Public Records of Hernando County, Florida.

SURVEYOR'S REPORT

1. This survey not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. This survey was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report there may be easements, rights of way or other encumbrances that are not shown on this survey that may be found in the P of Hernando County, Florida.
4. Legal description shown hereon in accord with that shown in the Warranty Deed recorded in Instrument No. 2022074885, of Records of Hernando County, Florida.
5. Subject property lies within Flood Zone "X", according to Flood Insurance Rate Map 12153C0184D, prepared by the Federal Management Agency, last revised February 2, 2012.
6. Bearings shown hereon are based upon recorded plat, holding the South line of subject property, said line also being the No way line of Campbell Drive as being N 89 degrees 47'50"W.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. this should consideration when obtaining scaled data.
8. This survey is based on found monumentation and does not reflect or determine ownership.
9. Elevations shown hereon are relative to the North American Vertical Datum (NAVD) of 1988.
10. On-site bench marks are delineated within the framework of the survey drawing.
11. Parent Benchmark: Pasco County BM Q 606 located at the Intersection of Campbell Drive and Highway 41. Elevation 85.23'
12. This survey drawing was prepared for the exclusive use of the party or parties certified to below for the express purpose st

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
 Rezoning Standard PDP
 Master Plan New Revised
 PSFOD Communication Tower Other
PRINT OR TYPE ALL INFORMATION

File No. H-23-07 Official Date Stamp:
Received
JAN 31 2023
 Planning Department
 Hernando County, Florida

Date: 11/31/2023

APPLICANT NAME: A. Ventimiglia; Angelo Scarfo
 Address: 7 Franklin St
 City: Port Jervis State: N.Y. Zip: 12771
 Phone: 816 205 3266 Email: sandyymia40@gmail.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____
 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): R11 222 19 1650 0000 1020 (132449) (C)
 2. SECTION lot 102, TOWNSHIP BROOKSVILLE B, RANGE _____
 3. Current zoning classification: RFB
 4. Desired zoning classification: RFA
 5. Size of area covered by application: 60' by 110' 6600 sq ft
 6. Highway and street boundaries: Campbell & Carol
 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

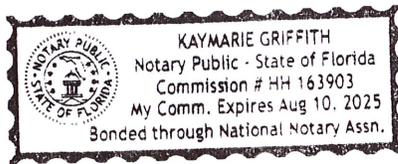
I, A. Ventimiglia Angelo Scarfo, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):
 I am the owner of the property and am making this application OR
 I am the owner of the property and am authorizing (applicant): Angelo J Scarfo
 and (representative, if applicable): angel j scarfo
 to submit an application for the described property.

Antanella Ventimiglia Scarfo
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31st day of January, 2023, by Aventimiglia Ventimiglia who is personally known to me or produced NY DL as identification.

Kaymarie G Griffith
 Signature of Notary Public



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

Notary Seal/Stamp

Key # 132449

Parcel ID # R 11-222-19-1650-0000-1020

We Request to Rezone from R1B to
R1A to ALLOW mobile home because
adjacent neighbor has mobile home.

the size of mobile home will be
24' wide by 48' in about 4 months,
It will be near mobile home

Angelo J. Scarfo

x Kaymarie A. Griffith

4/31/23

