| OP SPECIAL EVO                 | UNTY CONDITIONAL USE PERMIT<br>CEPTION USE PERMIT PETITION                                 | File NoOfficial Date St                                    |
|--------------------------------|--|--|
| MANDO COUNTY                   | Application request (check one):   | Received   |
| 20 AL                          | 🗱 Conditional Use Permit   | neceived   |
| H L Z                          | □ Special Exception Use Permit   | MAR 0 2 2023   |
| H                              |  | MAR U 2 2023   |
|                                | PRINT OR TYPE ALL INFORMATION  | Planning Department  |
| ORID                           |  | Hernando County, Florida                                   |
| Date: 03/02/                   | 2023   |  |
| APPLICANT NAME                 | Joson Tippin   |  |
| Address: BIC                   | 10 wishbone Rel  |  |
| City:                          | noreicile  | State: FC Zip: 3460  |
| Phone: 33 - 6                  | s name: (if not the applicant) William 6, Tippi  | com  |
| REPRESENTATIVE                 | CONTRA CENTANE   |  |
|                                |  |  |
| Address:                       |  |  |
| City:                          | Email:   | _State:Zip:  |
| Phone:                         | Email:   |  |
|                                | SOCIATION: Ves 🛱 No (if applicable provide name)   |  |
| Contact Name:                  | <u> </u>   | 7 A A  |
| Address:                       | City:  | State: Zip:  |
| PROPERTY INFORM                |  |  |
| 1. PARCEL(S) KEY               | Y NUMBER(S): 01334307  |  |
| 2. SECTION                     | 27 , TOWNSHIP 22   | , RANGE <b>20</b>  |
| 3. Current zoning cl           | assification: <u>Agricultural</u><br><u>Conclitional</u> <u>Vsc</u> <u>Permit - extern</u> | im (File 1) white (11 ))                                   |
| 5. Size of area cover          | red by application:  | STOR FIL RUMBER - CURAT                                    |
|                                | et boundaries: Mondon Hill Rel/Wishpone  | Rel  |
| 7. Has a public hear           | ing been held on this property within the past twelve months?                              | Yes 🗆 No   |
| 8 Will expert witne            |  | 🗖 Yes 🛱 No (If yes, identify on an attached                |
| 9. Will additional tir         |  | □ Yes 🖉 No (Time needed:                                   |
| PROPERTY OWNER                 |  |  |
|                                |  |  |
| u $w(1)$ and                   | 12, Tippin have thore  | oughly examined the instructions for filing t              |
| application and state and      | affirm that all information submitted within this petition are tru                         | ie and correct to the best of my knowledge                 |
| belief and are a matter of     | f public record, and that (check one):   | ,  |
| $\Box$ I am the owner of       | the property and am making this application $\mathbf{OR}$                                  |  |
| $\mathbf{X}$ I am the owner of | the property and am authorizing (applicant):   | 1 idpin  |
| and (representative, i         | if applicable):  | 10   |
| to submit an appli             | ication for the described property.  | 0 0 11   |
|                                | 112.8.   | $X \rightarrow I \downarrow$                               |
|                                | Signa  | ture of Property Owner                                     |
| STATE OF FLORIDA               |  |  |
| COUNTY OF HERNAR               |  | 21 22  |
| The foregoing instrumen        | t was acknowledged before me this $2n\alpha$ day of $\gamma \eta a$                        | rch ( , , , 2023,  |
| will arr G                     | who is personally known to me or   | produced <u>Florida</u> as identification                  |
|                                |  |  |
|                                |  | N LYNNE BIRKLER  |
| Jusan 17                       |  | hission # GG 308276  |
| Signature of Notary Publ       | Lic Expire   | es April 26, 2023<br>Thru Troy Fain Insurance 800-385-7019 |
|                                | Donoed Donoed  |  |
| 5                              |  |  |

CUP - SPEX Application Form\_11-08-16.Docx

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 0 2 2023

Planning Department Hernando County. Florida

### CORRECTED HERNANDO COUNTY PLANNING DEPARTMENT CONDITIONAL USE PERMIT

Zoning Classification: AG

**Date of Approval by Planning & Zoning Commission:** March 14, 2022 **Date of Correction by Planning & Zoning Commission:** May 9, 2022

File Number: CU-21-07

Property Owner or Agent: Jason Tippin

Address: 8100 Wishbone Road, Brooksville, FL 34602

The following conditional use of the property described by the subject parcel key number was granted this petitioner pursuant to action under the authority of the Hernando County Land Use Regulations.

Time Period Approved by Commission: One (1) year

Conditional Use Expiration Date: March 14, 2023

**Description of Use:** Conditional Use Permit for a second residence to be placed on the subject parcel for a one (1) year time period with the following stipulations:

- 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: 35'
  - 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 petitioner shall be required to comply with all code enforcement actions.
- 6. The Conditional Use Permit Shall expire on March 14, 2023.

**Planning Director:** 

u

Ronald F. Pianta, AICP, Director of Planning and Zoning Services Hernando County Planning Department

#### STATE OF FLORIDA COUNTY OF HERNANDO

On this the  $\prod$  day of MAY, 2022, before me personally appeared Ronald F. Pianta, and whose name is subscribed to the within instrument, and he acknowledged that he executed it.

WITNESS my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

 $\checkmark$  Personally known to me  $\checkmark$  DID NOT take an oath

[SEAL]

ALAN J. CONGDON

MY COMMISSION # HH 119568 EXPIRES: April 20, 2025 Bonded Thru Notary Public Underwrite

Distribution upon Signatures: Original to Applicant / Zoning Department / Code Enforcement / File Copy F:\WPDATA\CJB\01 Merge Folder\Hearing Cycle\CUP pmt - 2nd residence 06.13.18.docx

# Received

MAR 0 2 2023

Planning Department Hernando County. Florida

Subject Parcel Key #: 01336307

Received

## Re: Tippin 1772 Completion Date

Juan <juan@palmwoodconstruction.com> Tue 2/14/2023 9:54 PM

Planning Department Hernando County, Florida

MAR 0 2 2023

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 23<sup>rd</sup> 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,