

HERNANDO COUNTY SPECIAL EXCEPTION USE PERMIT PETITION
Application for Public Hearing

Date: 10-16-02

Print or type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

APPLICANT: <u>Kristin Keeney</u>	
Mailing Address: <u>2124 Cottondale Ave. Spring Hill, FL 34608</u>	
Daytime Phone: <u>(352) 666-1871</u>	FAX No.: <u>352 688 3255</u>
REPRESENTATIVE: <u>same</u>	
Mailing Address: <u>same</u>	
Daytime Phone: <u>same</u>	FAX No.: <u>same</u>

Legal Description: Write below the complete legal description of the property. Include Section, Township and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

Lot 1, Block 1396, Unit 21, Spring Hill

SEC 23 TWP 26 (S) RANGE 17 (E)

Size of Area Covered by Application: <u>approx. 1/4 acre</u>	
Highway & Street Boundaries: <u>Elida Road, Cottondale Ave.</u>	
Current Zoning Classification: <u>PDP (SF)</u>	
Special Exception Requested: <u>Assisted Living Facility</u>	
Has a public hearing been held on this property within the past twelve months? <u>NO</u>	<u>OCT 16 2002</u>

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Kristin Keeney, hereby state and affirm that I have read the instructions for filing this application and that:

I am the owner of the property covered under this application.
 I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application.

All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.

Kristin Keeney
Signature of Applicant or Representative

STATE OF FLORIDA _____ COUNTY OF HERNANDO _____

On this the 10th day of October 2002, before me, the undersigned Notary Public of the State of Florida, personally appeared Kristin Keeney and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

Cynthia J Bogert
Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION:

OFFICIAL NOTARY SEAL
CYNTHIA J BOGERT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD037328
MY COMMISSION EXP. JULY 15, 2005

The individual(s) are personally known to me or, presented the following identification: FL Drivers License K500-500-68-547-0
exp 2-7-04

October 9, 2002

Planning and Zoning Commission
20 N. Main Street
Brooksville, FL 34601

Dear Planning and Zoning Commissioners:

I am requesting your consideration and approval to make my home the home of three to six people that are unable to live alone and possibly care for themselves, needing assistance with activities of daily living. I am requesting a special use permit for my home at 2124 Cottondale Avenue in Spring Hill. I have contacted the Agency for Health Care Administration. Upon your approval, I will then apply for an Assisted Living Facility (ALF) license for my home. At this time, I plan on naming my Assisted Living Facility, "Kristin's Compassion Home!" I would consider it a privilege to be able to care for people in a home environment as opposed to a facility environment.

My name is Kristin Keeney and I am married with a five-year-old daughter. My husband's name is Ken and he is a Deputy Sheriff here in Hernando County. He is encouraging and very supportive regarding the ALF. He is also an Emergency Medical Technician with a medical background and experience. I am a Registered Nurse and have been since 1994. I am currently licensed in the States of Connecticut and Florida. My experience is in long-term care, sub-acute care, walk-in-clinic care, Homecare and Hospice Care. I have been working within our community for the last few years. Presently, I am working for Hernando-Pasco Hospice as a Field RN, here in Hernando County. I have found working closely with, and caring for, the same patients and families on a daily basis to be very rewarding. I also feel that this arrangement can be very beneficial to both the patient and family. Consistency and having the ability to implement personalized care and needs are necessary for improving the quality of life. I would be honored, and am looking forward to pampering and improving the quality of life of those who choose to live in "Kristin's Compassion Home" under my care and supervision.

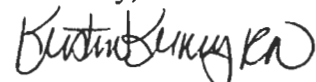
Our home is well maintained with new flooring, roof, sprinkler system (lawn) and some decorative touches inside the home. We have a concrete swimming pool with a large patio area and covered lanai, which are all surrounded by a screened enclosure. A safety fence is installed around the swimming pool. The screen enclosure doors feature locks with a fence enclosing the entire backyard for added safety and security. The home offers 2,214 sq. ft. of living area and is a three bedroom, two bathroom home. **Refer to Floor Plan, Figure 1.**

My home being licensed as an ALF would not affect any surrounding properties in any way. The rear of my property is lined with fencing and bushes. **Refer to Buffers, Figure 2.** The adjoining properties are unable to view the backyard from their properties. My corner lot is one of the largest properties in the area and borders Elida Road and Cottondale Avenue. **Refer to Site Layout of Properties, Figure 3.** The lot size is 16,105 sq. ft. and the home sits at a unique angle. My home faces the intersection of Elida Road and Cottondale Avenue, avoiding an immediate neighbor on either side of the property. **Refer to Angle of Home, Figure 4.** The entrance to the driveway is on Elida Road. The driveway is the first driveway from the adjacent main road, Horizon Drive. **Refer to Driveway in Relation to Horizon Drive, Figure 5.** An advantage to having the driveway close to Horizon Drive would be the ease of delivery of any medical equipment to a patient. Increased traffic would be eliminated, meaning surrounding homes would not be inconvenienced. In my personal opinion, traffic would not be an issue. In fact, people who reside in my neighborhood currently receive services and use outside suppliers such as: lawn services, pool services, exterminator services, medical services and supplies, etc., which creates traffic within the neighborhood. I feel these necessary services supplement and are a necessary part of living. My home would be no different than any other home in the neighborhood regarding required needs. Visiting hours will be from 9:00 A.M. to 9:00 P.M. everyday. There is ample room for parking. Included in site plan, **Refer to Proposed Parking, Figure 6.** The original paved driveway and walkway will be handicap accessible, for drop off and pick up as needed. This will remain open and accessible at all times. Five automobiles may be parked, without stacking one behind another, on the proposed plan with the driveway entrance on Cottondale Ave. I intend on paving the right of way, and possibly mulch parking space area, of proposed driveway.

Most important to consider is that my home will not change structurally and will be meticulously maintained. In addition, I plan on improving and beautifying the landscaping. There will be no visible signs or advertising of any form that shows that my home is a licensed Assisted Living Facility. It will remain a home, in every sense of the word, and I intend to accommodate between three to six people. It will be a compassionate environment where personalized, quality care will be provided. There will always be one person supervising and implementing care at the residence. I will also be there daily. My aunt and uncle, who live down the street on Cottondale Avenue, intend to be involved as well. I presume to possibly have four full-time employees, being certified as HAs or CNAs. My family and I would not be occupying the home while it was a designated ALF.

In closing, I would like to thank you for your time and consideration. Me being a nurse and my husband being a deputy, both working within the community, allows us to recognize the importance and tremendous need for homes such as this that offer the ability to care for our aging. I feel the aging residents of Hernando County deserve the opportunity to age where they choose, with dignity and the ability to experience the highest achievable quality of life in a family home environment. Giving me this opportunity will also improve Hernando County as a whole by accommodating our most important residents, the elderly and those in need.

Sincerely,

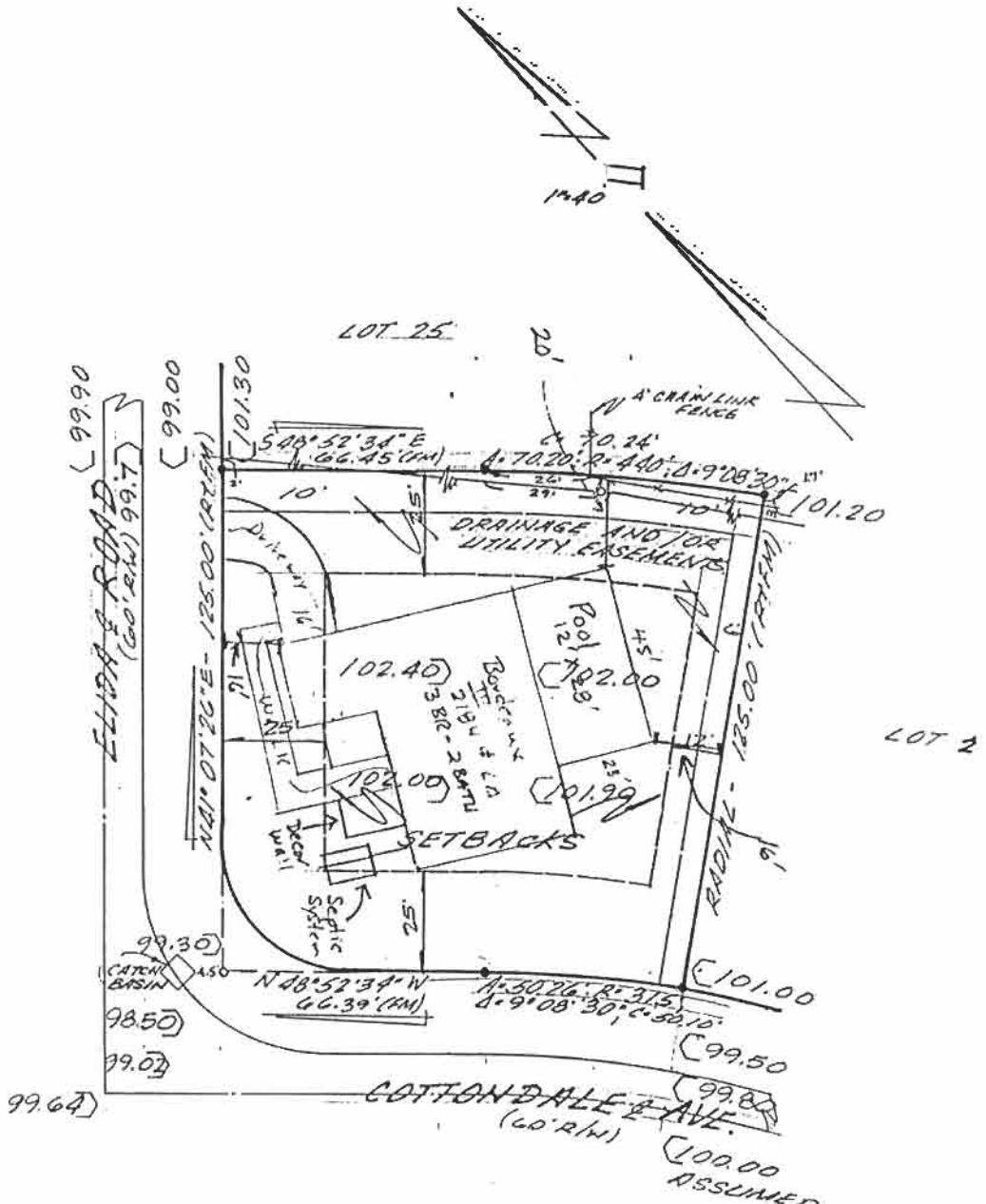


Kristin Keeney, RN

SURVEY

FOR BECK BUILDERS & DEVELOPERS

ACCORDING TO F.I.R.M. MAPS EFFECTIVE 3/17/84
THIS LOT IS IN FLOOD ZONE.



**NOT VALID UNLESS
EMBOSSSED WITH SEAL**

4-16-86
VACANT.

LEGEND:
 F.M. Indicated field measurement
 ● - I.P. found ■ - Conc. Mon. Found
 ○ - I.P. Set □ - Conc. Mon. Set
 F.B. 222
 PAGE 34
 DATE 4-11-86
 W.O. No. 86-566

I HEREBY CERTIFY that the survey of the captioned property shown hereon was made under my direction, that no encroachments were found unless otherwise shown, and is true and correct to the best of my knowledge and belief.

Roy E. Pridalper

Professional Land Surveyor
 Florida Certificate No. 2646

DESCRIPTION: Lot 1, Block 1396, of
SPRING HILL UNIT-21
 According to the plat thereof as recorded in
 Plat Book 9 pages 81-96 of
 the Public Records of HERNANDO
 County, Florida
 in Sec. 23, Twp 26, Rng 17E

This survey meets the minimum technical requirements adopted by the Florida Society of Professional Land Surveyors and Florida Land Title Association, as required by chapter 21HH-6 Florida Administrative Code.