

HERNANDO COUNTY SPECIAL EXCEPTION USE PERMIT PETITION
Application for Public Hearing

Date: 5/6/03

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

APPLICANT: Beck Weaver and Denise Metcalf
Mailing Address: 4360-5th Ave. NW, Naples, FL 34119
Daytime Phone: 239-455-6304 FAX No.: 239-455-5255
REPRESENTATIVE: Beck Weaver and Denise Metcalf
Mailing Address: 4360-5th Ave. NW, Naples, FL 34119
Daytime Phone: 239-455-6304 FAX No.: 239-455-5255
PUBLIC CONTACT PERSON: Denise Metcalf
Daytime Phone: 239-455-6304 FAX No.: 239-455-5255

CONDUCT AT PUBLIC HEARINGS:
Will Expert Witness be utilized during the public hearings? No
Please indicate how much additional time will be required during the public hearing (see instruction sheet): None
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.
16 acres of the West part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 21 South, Range 20 East, Hernando County, FL, SEC 15 TWP 21 (S) RANGE 20 (E) LESS any road right-of-way.
Size of Area Covered by Application: 16 acres
Highway & Street Boundaries: Osage St.
Current Zoning Classification: AG
Special Exception Requested: Bed and Breakfast
Has a public hearing been held on this property within the past twelve months? No

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.
I, Denise Metcalf, 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.
Denise Metcalf
Signature of Applicant or Representative

STATE OF FLORIDA COUNTY OF HERNANDO COLLIER

On this the 6th day of MAY, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared DENISE METCALF 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.
Stephen P. Fontaine
Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION:
Stephen P Fontaine
My Commission DD019281
Expires June 02, 2005

The individual(s) are personally known to me or, presented the following identification:

**NARRATIVE DESCRIPTION
FOR
SPECIAL EXCEPTION
FOR A BED & BREAKFAST**

PETITIONER(S): Beck Weaver and Denise Metcalf

REPRESENTATIVE: Petitioners will represent themselves.

PRESENT ZONING: AG

PRESENT/PROPOSED USE: Residential. The property is vacant at this time. If approved for the intended use, a new home will be constructed. This new home will be utilized as a Bed and Breakfast. It will be operated by the Petitioners.

The area is characterized by similar tracts that are being used as Agricultural/Residential. The construction of a home such as this would blend into the surrounding neighborhood.

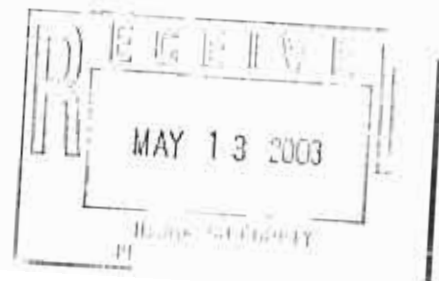
Since the residence would be utilized by people other than the conventional residents, a parking area will be required. Spaces will be provided at the rate of two spaces per proposed bedroom. These spaces shall all be surfaced with pervious material, with the exception of the one handicapped space.

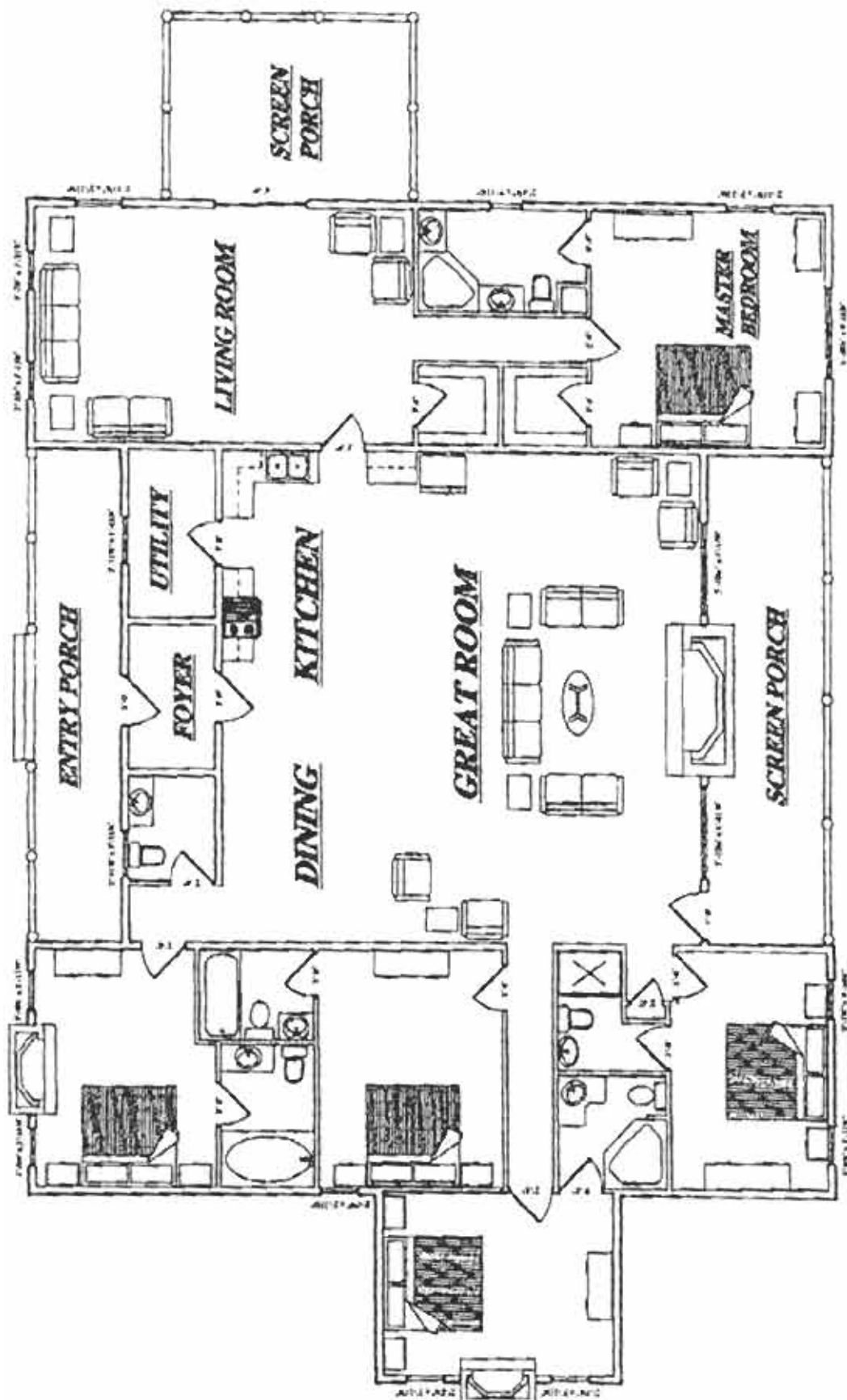
UTILITIES: As with all of the other tracts within this neighborhood, water would be furnished through water wells. Sewer service would be through the construction of a new septic system sized to accommodate the number of bedrooms designed in the proposed home.

Livin' the Dream Bed & Breakfast will be a one-story log home. Within our approximately 3,000 sq. ft. home, there will be 5 bedrooms and 5-1/2 baths. The home will be a split plan. Located on one side will be the 4 guestrooms. The opposite side of the home will be our private living quarters. Beck and I will operate the B & B.

Although our children are grown, many furry friends are what make our family complete. Along with dogs and cats, we also have several horses and a mule. We will build a barn for the animals and the property will be fenced and cross-fenced. Our equine partners are solely for our private use and no boarding facility is planned.

The proposed location is ideal in that the property is not far from I75 or 41. Paved roads provide access from either thoroughfare. We hope that our B & B guests will be interested in participating in the local activities available such as Rails to Trails and/or canoe rentals located not far from the property.

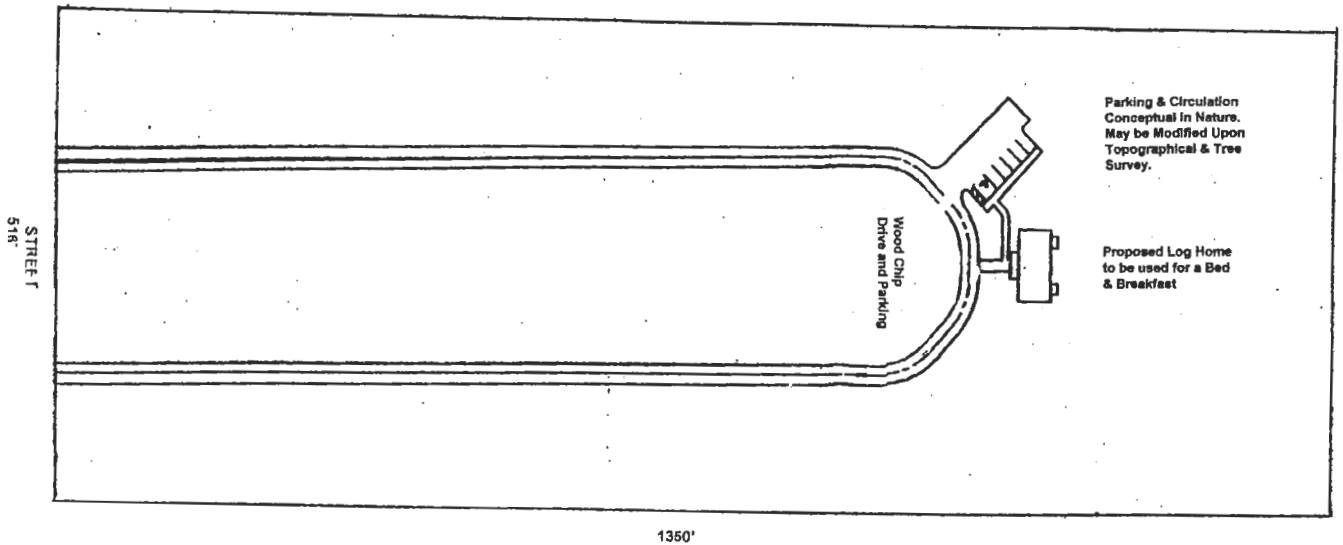




BECK WEAVER/DENISE METCALF

MAY

MAIN FLOOR



Parking & Circulation
Conceptual in Nature.
May be Modified Upon
Topographical & Tree
Survey.

Proposed Log Home
to be used for a Bed
& Breakfast

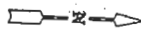
STREET
516'

Wood Chip
Drive and Parking

1350'

SCALE

1" = 100'



LEGAL DESCRIPTION

16 ACRES OF THE WEST PART
OF THE SW 1/4 OF THE SE 1/4
OF SECTION 15, TOWNSHIP 21S,
RANGE 20E, HERNANDO COUNTY,
FL, LESS ANY ROAD RIGHT-OF-WAY

GENERAL NOTES

SETBACKS TO MEET ZONING REGULATIONS.
PARKING & DRIVE TO MEET PRESENT COUNTY
REGULATIONS.
SHOULD PARKING & CIRCULATION AREA BE
CONSTRUCTED OF IMPERVIOUS MATERIAL,
SWFWM PERMIT MAY BE REQUIRED.
SEWER SERVICE SHALL BE BY SEPTIC.
WATER SERVICE SHALL BE BY WELL.

PROPOSED SITE PLAN
FOR
**BECK WEAVER AND
DENISE METCALF**