



City Of Brooksville

Community Development Department

March 20, 2025

James Lee
5 N Osceola Ave. Unit 205
Clearwater, FL 33755

RE: Zoning Verification

Key # 00356082
Brooksville, Florida 34601
Parcel R23 422 19 0000 0320 0010

Dear James Lee:

Please be advised that the property located on North Broad Street and identified as Hernando County Property Appraiser Parcel Key Number 00356082 is within the incorporated boundaries of the City of Brooksville, Florida. The property has a C-3 zoning designation. As noted in the City of Brooksville Land Development Code Section 2-1.2(2-d) "all properties zoned C-3 prior to the adoption of this ordinance shall be considered to be C-2." The C-2 zoning district allows for a variety of commercial and office uses. A full listing of the uses permitted in the C-2 zoning district may be viewed in Article II, Table 2-2 of the City of Brooksville Land Development Code at the Municode.com web site.

Sincerely,

David Peters
Community Development Office