

Hernando County  
**Planning and Zoning Commission**

**Regular Meeting**

~ Minutes ~

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May 9, 2022

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**MEETING CALLED TO ORDER**

The public meeting was called to order at 9:00 AM on Monday, May 9, 2022, 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](http://www.hernandocounty.us).

<b>Attendee Name</b>	<b>Title</b>
Mike Fulford	Chairman
Jerry Campbell	Regular Member
W. Steven Hickey	Regular Member
Jonathan McDonald	Regular Member
John T. Carroll	Alternate Member
Mark Johnson	Alternate Member
James Lipsey	School Board Representative
Ronald Pianta	Planning and Zoning Director
Omar DePablo	Senior Planner
Alan Congdon	Administrative Assistant III

**Invocation**

**Pledge of Allegiance**

**Poll Commission for Ex Parte Communications**

Comm. Hickey stated he had been contacted by several people regarding SE-22-04, however, he refused to talk.

Chairman Fulford stated he had received e-mails, conversations, and social media posts regarding several petitions.

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

**County Attorney Statement**

Mr. 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

Comm. Fulford advised the audience that Comm. Carroll was an Alternate Member who was serving in a voting capacity due to the excused absence of Comm. Kierzynski.

Comm. Fulford recognized Mr. Pianta's retirement. The Commissioners expressed their thanks and well wishes.

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

**Motion:** A motion was made by Comm. McDonald to approve the May 9, 2022, agenda as written. The motion was seconded by Comm Carroll and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	Jonathan McDonald, Regular Member
<b>SECONDER:</b>	John T. Carroll, Alternate Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

## 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:** A motion was made by Comm. McDonald to adopt the informational packet into evidence. The motion was seconded by Comm. Hickey and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	Jonathan McDonald, Regular Member
<b>SECONDER:</b>	W. Steven Hickey, Regular Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

## PUBLIC HEARINGS

### E. UNIFIED AGENDA

**CP1422416: Conditional Plat Approval for Holiday Drive Subdivision**

**CP1426321: Conditional Plat Approval for Somerset Bay Subdivision**

**Motion:** A motion was made to approve the unified agenda by Comm. Carroll. The motion was seconded by Comm. Hickey and carried 5-0.

**RESULT:** ADOPTED [5-0]  
**MOVER:** John T. Carroll, Alternate Member  
**SECONDER:** W. Steven Hickey, Regular Member  
**AYES:** Fulford, Campbell, Hickey, McDonald, Carroll

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

### Revision to CU-21-07 - Jason Tippin: Conditional Use Permit for a Second Residence; Southern Terminus of Wishbone Road

Mr. Pianta introduced the petition.

**Motion:** A motion was made by Comm. Carroll to approve the correction of the scrivener's error per staff recommendations. The motion was seconded by Comm. Hickey and carried 5-0.

**RESULT:** ADOPTED [5-0]  
**MOVER:** John T. Carroll, Alternate Member  
**SECONDER:** W. Steven Hickey, Regular Member  
**AYES:** Fulford, Campbell, Hickey, McDonald, Carroll

### Revision to Special Exception Use Permit for Outdoor Storage of RVs/boats/vehicles submitted by Safeguard Self Storage/Stanley Bonilla (On Behalf of Karen Jean Carmichael) (SE-21-12)

Mr. Pianta introduced the petition.

**Motion:** A motion was made by Comm. Hickey to correct the scrivener's error as recommended by staff. The motion was seconded by Comm. Carroll and carried 5-0.

**RESULT:** ADOPTED [5-0]  
**MOVER:** W. Steven Hickey, Regular Member  
**SECONDER:** John T. Carroll, Alternate Member  
**AYES:** Fulford, Campbell, Hickey, McDonald, Carroll

### SE-22-02 - Dana Galiardo: Special Exception Use Permit for an Off-Road Vehicle Track Constructed for Recreational Use; West side of Citrus Way, approximately 1,500' north of Ponce De Leon Boulevard

Mr. Pianta introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject property. It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Off-road Vehicle Track for Recreational Use, 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 off-road vehicle track hours and days of operation shall be limited to Tuesday through Friday from 9:00 AM to dusk.
3. A 25' vegetated buffer must be provided along the perimeter of the subject site. Native shrubs or trees should be used to supplement existing vegetation where feasible.
4. The existing driveway shall be improved to a "Commercial Driveway" standard from Citrus Way to 100-feet West.
5. The existing gate shall allow for stacking of the largest vehicle to regularly use property, on the property, no stacking, standing of vehicles are permitted in right-of-way or upon roadway.
6. A sidewalk shall be required along Citrus Way for the entire frontage along Citrus Way unless a waiver is granted by the County Engineer in accordance with Article III, Section 3.P of Appendix A.
7. Minimum Building Setbacks:  
Front: 75'  
Side: 20'  
Rear: 35'
8. The petitioner shall designate on-site areas for parking. Parking areas may include alternative paving techniques as approved by the Zoning Administrator.
9. Any future development shall require an amendment to the Special Exception.

Dana Galiardo, under oath, discussed the petition with the Planning and Zoning Commission. Joe Galiardo, under oath, also discussed the petition with the Planning and Zoning Commission.

Andrew MacFarlane and Sherilynn Young, under oath, spoke against the petition.

Byron Fisher, under oath, spoke in favor of the petition.

Dana Galiardo discussed the concerns expressed by the citizens.

Mr. Pianta read the staff conditions into the record.

Dana Galiardo requested a postponement to a date and time certain of June 13, 2022 at 9:00 AM in order to review the performance conditions.

**Motion:** A motion was made by Comm. Carroll to postpone the petition to a date and time certain of June 13, 2022, at 9:00 AM. The motion was seconded by Comm. Hickey and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	John T. Carroll, Alternate Member
<b>SECONDER:</b>	W. Steven Hickey, Regular Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**SE-22-04 - Torah Ohr, Inc.: Special Exception Use Permit for a Congregate Care Home, Namely, a Transitional Living Facility; Southwest corner of Long Lake Avenue and Allen Drive**

Mr. Pianta introduced the petition. Mr. DePablo utilized the overhead projector to display the location of the subject parcel. It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a Congregate Care Home, namely a Transitional 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 perimeter buffer shall retain existing vegetation to maintain an approximate depth of 25'. Native shrubs or trees should be used to supplement existing vegetation where feasible.
3. The congregate care facility shall be limited to four (4) residential structures and a maximum of 50 residents. The residential dormitory structures shall be removed if the use ceases to exist.
4. Minimum setbacks are approved as follows:
 

Long Lake Avenue:	75'
Allen Drive:	75'
South:	35'
West:	50'
Building Separation:	15'
5. All onsite lighting must provide for full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring residential uses.
6. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.

7. The proposed project will be required to provide a Traffic Access Analysis if the use generates over 50 peak hour trips. The petitioner shall coordinate with the County Engineer and provide a Land Use Code and Trip Generation for the proposed project.
8. The petitioner shall obtain Health Department approval of any Onsite Sewage Treatment and Disposal System upgrades that may be required.
9. The existing driveway shall be required to meet current County standards.

Moisheloe Fedorovski, under oath, representing the applicant, discussed the petition with the Planning and Zoning Commission. Orite Gobaty, under oath, representing the petitioner, also discussed the petition with the Planning and Zoning Commission.

Mr. DePablo read into the record the conditions of approval.

Moisheloe Fedorovski agreed to the staff conditions.

The following people, under oath, spoke against the petition: Karen Young, Gerald Young, Diane Scanniello, Norah Achilea, Byron Fisher, Carrie McGregor, James McGregor, Richard Keene, and Dawn Lesick.

Assistant County Attorney Benda spoke about the types of concerns that would be most useful to the Commission and discussed the process of weight given to the comments.

The following people, under oath, also spoke against the petition: Pastor Geraldine Lampton, Francis Lesick, Elmer Nichols, Robert Martinson, Amanda Reilly, Sherilynn Young, Sheldon Matters.

Demitri Kots, under oath, spoke in favor of the petition.

Mr. Fedorovski addressed the concerns raised during public comment. Mariana Kritsberg, under oath, also addressed the citizen's concerns. In response to Comm. Hickey, Mr. Fedorovski indicated that after three years the property would probably be a boarding school.

Discussion followed.

Mr. Pianta clarified that the code and staff conditions both indicate that any changes to this program would be required to be approved by Planning and Zoning Commission.

In response to Mr. Lipsey, Mr. Fedorovski indicated that the applicant would work with the Board of Education to determine the best way to educate the children.

Discussion followed.

**Motion:** A motion was made by Comm. Hickey to deny the application based on incomparability with the surrounding area. The motion was seconded by Comm. Carroll and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	W. Steven Hickey, Regular Member
<b>SECONDER:</b>	John T. Carroll, Alternate Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

A brief recess occurred from 11:07 AM to 11:18 AM.

**SE-22-05 - Torah Ohr, Inc.: Special Exception Use Permit for a Congregate Care Home; Namely, a Transitional Living Facility; South side of Long Lake Avenue, approximately 1,500' west of Commercial Way**

The petition was introduced by Mr. Pianta. It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Revision to a Special Exception Use Permit for a Congregate Care Home, namely a Transitional 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 proposed project may be required to provide a Traffic Access Analysis. The petitioner shall coordinate with the County Engineer and provide a Land Use Code and Trip Generation for the proposed project.
3. The congregate care facility shall be limited to four (4) residential structures and a maximum of 50 residents. The residential dormitory structures shall be removed if the use ceases to exist.
4. Minimum setbacks are approved as follows:
 

Long Lake Avenue:	75'
Allen Drive:	75'
South:	35'
West:	50'
5. All onsite lighting must provide for full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring residential uses.
6. Any future expansion or changes related to the uses contained within Phase II shall require an amendment to the Special Exception Use Permit.
7. The proposed project will be required to provide a Traffic Access Analysis if the use generates over 50 peak hour trips. The petitioner shall

coordinate with the County Engineer and provide a Land Use Code and Trip Generation for the proposed project.

8. The petitioner shall obtain Health Department approval of any Onsite Sewage Treatment and Disposal System upgrades that may be required.
9. The existing driveway shall be required to meet current County standards.

**Motion:** A motion was made by Comm. Hickey to postpone the application to a future hearing since the applicant left following their previous petition. The motion was seconded by Comm. Campbell and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	W. Steven Hickey, Regular Member
<b>SECONDER:</b>	Jerry Campbell, Regular Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**SE-22-07 - Vincent Academy Adventure Coast, Inc: Special Exception Use Permit for an Educational Facility; North side of Jacqueline Road, approximately 1,100' west of Sunshine Grove Road**

The petition was introduced by Mr. Pianta. Mr. DePablo utilized the overhead projector to show the location of the subject parcel. It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Educational 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. Minimum setbacks are approved as follows:
 

Front:	50'
Side:	10'
Rear:	35'
3. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.
4. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
5. The development shall conduct a utility capacity analysis and connect to the central water and sewer systems at time of vertical construction.



6. All lighting shall be full cut off fixtures in order to prevent any light spillage into neighboring parcels.
7. The proposed project will be required to provide a Traffic Access Analysis if it generates over 50 peak hour trips. The petitioner shall coordinate Land Use Code and Trip Generation with the County Engineer. Any improvements recommended by the TAA shall be the responsibility of the development.
8. The petitioner shall coordinate the potential need for a 10' right-of-way on the west side of the property to facilitate upgrading Grant Street.
9. The petitioner shall be required to coordinate improvements to Jacqueline Road to current frontage road standards for the length of property along with the County Engineer at time of development.
10. A sidewalk shall be required along Jacquelin Road and the building shall be connected to the Jacqueline Road sidewalk to the building via a sidewalk.

David Gonzalez and David Lambert, under oath, representing the petition discussed the petition with the Commission.

No public comment was offered by the audience.

Discussion followed.

**Motion:** A motion was made by Comm. McDonald to approve the Special Exception Use Permit with unmodified performance conditions. The motion was seconded by Comm. Carroll and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	Jonathan McDonald, Regular Member
<b>SECONDER:</b>	John T. Carroll, Alternate Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**H-22-21 - Cemex Construction Materials Florida, Inc: Rezoning from AG/(Agricultural) and M/(Mining) to I-2/(Industrial-2); East side of Cobb Road, approximately 3,000' south of Yontz Road**

The petition was introduced by Mr. Pianta. Mr. DePablo utilized the overhead projector to display the location of the subject parcel. It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG/(Agricultural) and M/(Mining) to I-2/(Industrial-2).

Darryl Johnston, representing the petition under oath discussed the application with the Commission.

The following people spoke under oath, against the petition under oath: Donna Snow, Raymond Snow, Mitchel Appel, Barry Anderson, Howard Vanbuskirk, Gene Wesley, Tracey LeMaster, and Kim Elfaituri

Mr. Johnston addressed the concerns offered by the citizens during public comment.

Discussion followed.

**Motion:** A motion was made by Comm. Campbell to recommend approval to the Board of County Commissioners per staff recommendations. The motion was seconded by Comm. Hickey and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	Jerry Campbell, Regular Member
<b>SECONDER:</b>	W. Steven Hickey, Regular Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**H-22-22 - TP SEDK XVII, LLC: Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial); Southeast side of Commercial Way (US Highway 19), approximately 490' northeast of Trenton Avenue**

Mr. Pianta introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel. It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner's request for a Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) 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. All previous performance conditions (H-08-31) shall be in force and full effect with the modification to Condition 4 as follows:
  4. All General Commercial uses are permitted. ~~with the exception of drive-in restaurants and uses with drive-thru windows.~~
3. A Traffic Access Analysis is required. The Traffic Access Analysis shall include a drive-through queuing analysis. Additionally, the Traffic Access Analysis must demonstrate traffic circulation of this project to include the entire parking area, drive thru queuing areas and the surrounding

developments parking areas, traffic circulation and the impacts of this project to surrounding developments circulations. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

4. The driveways, parking and layout will need to meet County standards.
5. FDOT access management and drainage permitting required.
6. This project must meet the storm drainage design requirements of Southwest Florida Water Management District and Hernando County Facility Design Guidelines.
7. At the time of site plan approval, the developer shall provide a parking analysis for review and approval by the Zoning Administrator.
8. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Darryl Johnston, under oath, representing the applicant under oath discussed the petition with the Commissioners.

There was no public comment offered by the audience.

**Motion:** A motion was made by Comm. Hickey to recommend approval to the Board of County Commissioners in accordance with the staff recommendations. The motion was seconded by Comm. Carroll and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	W. Steven Hickey, Regular Member
<b>SECONDER:</b>	John T. Carroll, Alternate Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**H-22-02 - Amerco Real Estate Company: Rezoning from R-1A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial); South side of SR 50, approximately 900' east of Winter Street**

Mr. Pianta introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel. It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning from R-1A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial), 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 provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. A connection to the central water and sewer systems are required at time of vertical construction.
4. A frontage road shall be constructed in accordance with the requirements of the County Engineer as shown on the proposed master plan.
5. A FDOT access permit shall be required prior to development.
6. Minimum Building Setbacks and Buffers:  
Front: 125'  
Side: 20'  
Rear: 35'
7. Minimum Buffers:  
SR 50: 35'  
Other Areas: Minimum commercial design standards
8. Full cutoff fixtures shall be used so that all light is retained on-site and spillage onto neighboring parcels.
9. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and design techniques, principles, materials, and plantings for required landscaping.
10. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Brady Rome, under oath, representing the applicant, discussed the petition with the Planning and Zoning Commission.

No public comment was offered by the audience.

Discussion followed.

**Motion:** A motion was made by Comm. McDonald to recommend approval to the Board of County Commissioners in accordance with staff recommendations. The motion was seconded by Comm. Carroll and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	Jonathan McDonald, Regular Member
<b>SECONDER:</b>	John T. Carroll, Alternate Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**H-22-10 - James Johnston with Shutts & Bowen LLP: Public Service Facility Overlay District for a Communication Tower; East of Linden Road, South of Antelope Street and north of Feather Street**

Mr. Pianta introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel. Jim Hands and Karen Hands about people who left after submitting concerns. It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Public Service Facility Overlay District for a Communication Tower 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 tower is approved up to a maximum of 160' in height.
3. The proposed tower shall be constructed to support a minimum of four (4) total users.
4. The petitioner must provide the name and phone number of the contact person for the facility on a sign posted on the gate, fence, or access point to the site; whichever is most adjacent to the public access.
5. The compound shall be enclosed with a 6' chain-link fence with slats. Landscaping shall be provided along that portion facing the existing building and where natural vegetation cannot be utilized.
6. The tower shall be designed in such a way to contain a potential tower failure within the compound.
7. The petitioner shall pave the driveway apron to the property line and obtain the necessary permits. The gravel driveway to the compound area shall be a minimum width of fifteen (15) feet.
8. The Public Service Facility Overlay District for a tower shall expire within two (2) years of the zoning approval if substantial performance to initiate construction of the tower has not commenced.
9. A Gopher tortoise burrow survey shall be conducted. The burrow survey shall be conducted by a qualified professional prior to clearing or

development activities and shall comply with all applicable FWC regulations.

10. The communication tower shall be camouflaged as a monopine.

James Johnston, under oath, representing the applicant, discussed the petition with the Planning and Zoning Commission.

The following people spoke under oath against the petition: Ryan Maloney, David Dehoyos, Germaine Dehoyos.

Discussion followed about the need for the tower.

James Johnston, under oath, representing the petitioner, addressed the concerns expressed during public comment.

Discussion followed.

**Motion:** A motion was made by Comm. Hickey to recommend approval to the Board of County Commissioners per staff recommendations. The motion was seconded by Comm. Campbell and carried 4-1 via a roll call vote with Comm. McDonald voting nay.

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	W. Steven Hickey, Regular Member
<b>SECONDER:</b>	Jerry Campbell, Regular Member
<b>AYES:</b>	Fulford, Campbell, Hickey, Carroll
<b>NAYS:</b>	McDonald

A brief recess occurred from 12:44 PM to 12:52 PM.

**CPAM-22-03 - Meritage Homes of Florida, Inc. (On Behalf of Nancy Goode LLC, Dianne Goode, and Jill Graddy): Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map on 38 acres from Rural to Residential; North side of Wiscon Road, approximately 1600' east of Quarterhorse Lane**

Mr. Pianta introduced the application. Mr. DePablo utilized the overhead projector to show the location of the subject property. It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

Darryl Johnston, representing the petitioner under oath discussed the petition with the Planning and Zoning Commission. Chris Torres, also representing the petitioner under oath discussed the petition with the commission.

Doug Davis and Joann Peck, under oath, expressed concerns regarding the possible location of the remnants of historic Fort Cross at the site.

Deeon Quirolo, under oath, spoke in favor of the petition.

Discussion followed.

**Motion:** A motion was made by Comm. Carroll to recommend approval to the Board of County Commissioners per staff recommendations. The motion was seconded by Comm. Hickey and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	John T. Carroll, Alternate Member
<b>SECONDER:</b>	W. Steven Hickey, Regular Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**H-22-20 - Meritage Homes of Florida, Inc.: Rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; North side of Wiscon Road, approximately 1600' east of Quarterhorse Lane**

Mr. Pianta introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel. It is recommended that the Planning and Zoning Commission recommend approval of the petitioner's request for Rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) with deviations, and 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. A comprehensive floral and faunal survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included.

- Educational information is available through Hernando County Utilities Department.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features.
  6. At the time of construction drawings, the petitioner shall provide Cultural Resource Assessment (CRAS) report(s) and State Division of Historical Resources letter of determination.
  7. Invasive plant species shall be identified during the construction plan review and removed during the development process.
  8. The petitioner shall provide jurisdictional wetland lines on future plans and plats.
  9. The developer shall coordinate with the City of Brooksville for utility service and required improvements.
  10. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
  11. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer. This Traffic Access Analysis shall also include a queuing analysis for the development.
  12. The frontage road as shown on the master plan shall be provided.
  13. FDOT access management and drainage permitting shall be required.
  14. At the time of development, the petitioner shall coordinate with FDOT for any right of way required along SR 50/Cortez Boulevard.
  15. At the time of development, right of way may be required along Wiscon Road as determined by the County Engineer.



16. This project must meet the storm drainage design requirements of South West Florida Water Management District and Hernando County Facility Design Guidelines.
17. Minimum Lot Widths: 40' (Deviation from 60') and 60'
18. Minimum Lot Sizes: 4,800 square feet (deviation from 6,000 square feet); 6000 square feet
19. The petitioner shall design the development whereby the 40' lots will be centrally located within the development. The lots shall transition to 60' lots along the perimeter and to the southeast where adjacent to the Rural land use classification. A comprehensive lot layout shall be required at the time of conditional plat.
20. Minimum Setbacks (40' lots):
- Front: 20 ft. (deviation from 25 ft.)
  - Rear: 15 ft. (deviation from 20 ft.)
  - Side (Internal): 5 ft. (deviation from 10 ft.)
  - Side (Corner Lot): 15 ft. (deviation from 20 ft.)
21. Minimum Setbacks (60' lots):
- Front: 25 ft.
  - Rear: 20 ft.
  - Side (Internal): 10 ft.
  - Side (Corner): 15 ft. (deviation from 20 ft.)
22. Perimeter Setbacks:
- From Cortez Boulevard: 95 ft.
  - From Frontage Road: 35 ft.
  - From East/West Property Lines: 35 ft.
  - From Wiscon Road: 205 ft.
23. Buffers:
- Western Boundary: 20 ft.
  - Eastern Boundary: 20 ft.
  - Wiscon Road (Southern Boundary): 30 ft.
  - Between frontage road and lots (Northern side): 20 ft.

These buffers shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.

24. The petitioner shall provide two access points into the development - one from Wiscon Road and the other from Cortez Boulevard. The entrance from Cortez Boulevard shall be designed as a treed boulevard entrance into the development in accordance with the Hernando County Land Development Regulations.

25. The petitioner shall provide the minimum neighborhood acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
26. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.
27. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
28. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
29. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

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

Doug Davis and Joann Peck, under oath, expressed concerns about the possibility of a historical site on the property, namely, Fort Cross.

Darryl Johnston addressed the concerns expressed during the public comment period.

**Motion:** A motion was made by Comm. Campbell to recommend approval to the Board of County Commissioners per staff recommendation. The motion was seconded by Comm. Carroll and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	Jerry Campbell, Regular Member
<b>SECONDER:</b>	John T. Carroll, Alternate Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**H-21-85 & H-21-87 - Lennar Homes, LLC (Mason/Hunnicut): Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(MF)/Planned Development Project (Multifamily) with Deviations; Southwest Corner of Mason Smith Road and U.S. Highway 41 (Broad Street)**

Mr. Pianta introduced the petition. Mr. Depablo utilized the overhead projector to show the location of the subject parcels. It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's requests for a Rezoning from AG/(Agricultural)

PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single-Family) with deviations, and 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. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. A jurisdictional survey shall be provided at the time of conditional plat review and areas determined to be wetlands shall be delineated and shown on future plans and subdivision plats.
6. Geotechnical and geophysical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention areas within the project to test for subsurface karst features, including geophysical/geotechnical delineation of karst features adjacent to proposed housing pods with potential to be negatively impacted. Karst features are to be protected from the discharge of untreated stormwater.
7. Contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.
8. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a

- legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
9. Prior to the approval of the first conditional plat, the petitioner shall coordinate with the City of Brooksville and HCUD to obtain a final determination which entity shall provide water and sewer services to the subdivision.
  10. A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.
  11. All Roads within this project required to meet Hernando County Facility Design Guideline requirements, (Collector, Major Local, Local and Frontage Roads).
  12. A FDOT access management permit is required for access to U.S. Highway 41 (Broad Street).
  13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the southern property boundary. This road shall be constructed in its entirety at the time the pod utilizing this collector road is constructed and shall be required in lieu of a frontage road. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road.
  14. The petitioner shall construct an east/west collector road to County standards from Mason Smith Road to its intersection with the north/south collector road.
  15. Minimum Perimeter Setbacks:
    - North: 20'
    - South: 20'
    - West: 20'
    - East: 50' (Deviation from 125')
  16. Individual Lot Setbacks (Single-Family Detached):
    - Front: 25'
    - Side: 5' (Deviation from 10')
    - Rear: 15' (Deviation from 20')
  17. Individual Lot Setbacks (Villas):
    - Front: 25'
    - Side: 5' (External)/0' (Between Units) (Deviation from 10')
    - Rear: 15' (Deviation from 20')

18. Individual Lot Setbacks (Townhomes):
  - Front: 25'
  - Side: 0' (Deviation from 10')
  - Rear: 15' (Deviation from 20')
  
19. Lot Sizes/Lot Widths:
  - Single-Family Lot Widths: 40' and 50' (Deviation from 60')
  - Single-Family Lot Sizes: 4,800 square feet (Deviation from 6,000 square feet) and 6,000 square feet
  - Villa Lot Widths: 70'
  - Villa Lot Sizes: 8,400 square feet
  - Townhouse Lot Widths: 18' (Deviation from 60')
  - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)
  
20. The petitioner shall provide a 15' buffer along the site perimeter adjacent to existing or approved residential subdivisions. This buffer shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.
  
21. The petitioner shall construct a treed boulevard entrance from U.S. Highway 41 (Broad Street) into the development in accordance with the Hernando County Land Development Regulations.
  
22. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (3 per residential pod) for the subject development. The primary park shall be located at the center of the sites, along the north/south collector road. Additional pocket parks shall be located in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.
  
23. The petitioner shall be required to dedicate twenty-seven (27) acres for the preservation of natural vegetation.
  
24. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
  
25. The petitioner shall design the development whereby the villa and townhome lots will be centrally located within the development, near the proposed recreation amenity within H-21-87. The lot sizes shall transition from the villa and townhome lots within the center section of the development to the 40' lot pods to the north (where near Mason Smith Road) and 50' lots along the perimeter where adjacent to the approved Hernando Oaks subdivision. A comprehensive lot layout shall be required at the time of conditional plat.
  
26. At the time of the first conditional plat, the petitioner shall be required to provide a community layout that incorporates the natural vegetation,

environmental features and recreational amenities is recommended to preserve environmentally sensitive lands, provide access to recreational amenities and enhance the sense of place within the community.

27. At the time of conditional plat, the petitioner shall be required to provide a bicycle and pedestrian plan that shows the pedestrian interconnectivity within the pods and adequate access to proposed recreational amenities within the subdivision.
28. A vegetated buffer averaging a minimum of twenty-five (25) feet in width and no narrower than fifteen (15) feet in width shall be maintained by development adjacent to Class I and/or Class II wetlands.
29. The developer must demonstrate and design the proposed North/South collector road to function with the surrounding subdivisions of Seagate, Hernando Oaks Phase V and the proposed Seagate expansion.
30. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
31. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Clarke Hobby, under oath, representing the applicant discussed the petition with the Planning and Zoning Commission, including requested modifications to the performance conditions. Donald Lacey, Coastal Engineering Associates, under oath, also representing the applicant discussed the petition with the Planning and Zoning Commission.

Scott Herring, County Engineer, under oath, stated he was in agreement with the proposed changes to staff conditions.

The following people spoke, under oath, against the petition under oath: Tristan Crosley, Rita Rudny, Diane McArthy, Desire Ljungquist, Patricia Jones, Richard Ross

Donald Lacey, Clarke Hobby and Cliff Manuel, under oath, and representing the applicant, responded to the concerns expressed by the citizens during public comment.

James Lipsey, Hernando County School Board, indicated that the district had completed a preliminary non-binding study.

Scott Herring, County Engineer, under oath, spoke about the drainage from the property.

Discussion followed.

**Motion:** A motion was made by Comm. Hickey to recommend the Board of County Commissioners approve the Petitioner's request with modified performance conditions. The motion was seconded by Commissioner Campbell and carried 5-0.

11. All Roads within this project required to meet the applicable Hernando County Facility Design Guideline requirements, (Collector, Major Local, Local and Frontage Roads).
13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the southern property boundary. This road shall be constructed in phases to serve adjacent phases/pods of development ~~its entirety at the time the pod~~ ~~utilizing this collector road is constructed~~ and shall be required in lieu of a frontage road. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.
29. The developer must ~~demonstrate and~~ design the proposed North/South collector road to align function with the planned roadway improvements at its north and south boundaries ~~surrounding subdivisions of Seagate, Hernando Oaks Phase V and the proposed Seagate expansion.~~ The northern connection at Mason-Smith Road would align with the western 80 feet of Parcel Key #360745 and the southern connection would be in proximity to the eastern boundary of Parcel Key #1572532. The alignments for these proposed connections shall be reviewed and approved by the Hernando County Engineer.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	W. Steven Hickey, Regular Member
<b>SECONDER:</b>	Jerry Campbell, Regular Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

A brief recess occurred from 2:22 PM until 2:27 PM.

**H-21-74 - Ridge Manor Project, LLC: Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and Deviations; North side of Cortez Boulevard, approximately 300' west of Olancha Road**

Mr. Pianta introduced the petition. Mr. DePablo utilized the overhead projector to show the location of the subject parcel. It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with Deviations 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. A floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. Invasive plant species are to be removed during the development process.
5. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
6. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if subsurface karst features are present.
7. The property contains a SPA. In accordance with the Groundwater Protection Ordinance the SPA will need to be abandoned and a geotechnical evaluation with recommendations is required as part of the SPA abandonment.
8. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
9. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.



10. The petitioner must mitigate for floodplain impacts and comply with SWFWMD ERP (Southwest Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
11. A Traffic Access Analysis is required. Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
12. A frontage road is required by Hernando County Ordinance; however, the County Engineer has determined that a frontage road was not necessary for the subject site and has recognized Ridge Manor Boulevard as an appropriate secondary access road for the proposed development.
13. The petitioner must provide connectivity to commercial properties, existing and proposed.
14. At the time of construction drawings, the petitioner shall work with the County Engineer to provide right of way along Olancha Blvd. and Ridge Manor Blvd.
15. The petitioner must improve Olancha Blvd. and Ridge Manor Blvd. to current County Standards.
16. All roadways shall be constructed to be to current County Standards.
17. Florida Department of Transportation (FDOT) access and drainage permits shall be required.
18. Perimeter Setbacks:
  - From Ridge Manor Boulevard: 35'
  - From Cortez Boulevard: 75' Residential (Deviation from 125');  
125' for commercial
  - From Olancha Road: 40'
19. The master plan is approved for the following C-2/(Highway Commercial) uses:
  - Mini-Warehouses
20. The development shall be required to comply with the large retail development standards of Article III, Section 3.J and Article VIII, Section 6 of Appendix A.
21. The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

22. Minimum Commercial setbacks:
- Front (Cortez Boulevard) 125'
  - Side: 20'
  - Rear: 35'
23. Minimum Residential Lot Setbacks and Units:
- Front: 25'
  - Side: 5' (Deviation from 10')
  - Rear: 15' (Deviation from 20')
  - Minimum lot size: 6,000
  - Maximum Units: 199
24. Minimum Buffers:
- Along Olancha Road - 25'
  - Along Residential Frontage on Cortez Boulevard - 50'
  - Along Ridge Manor Boulevard - 20'
  - Minimum commercial buffer along SR 50: 35 feet
- All residential buffers shall be placed in a separate tract owned and maintained by the HOA and shall be enhanced to 80% opacity where necessary.
- The petitioner shall be required to meet the Land Development Regulations for all commercial buffers.
25. The petitioner shall be required to design the entrance road from Olancha Road as a treed boulevard roadway in accordance with the requirements of the Land Development Regulations.
26. The petitioner shall be required to set aside 5.6 acres for the preservation of natural vegetation. Buffers more than 15' in width can be counted toward this preservation acreage.
27. The petitioner shall be required to provide multimodal and pedestrian access to the park site shown on the associated master plan to ensure adequate access for all community residents.
28. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
29. The commercial development shall be limited to 80,000 square feet of commercial.
30. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Donald Lacey, Coastal Engineering Associates, under oath, representing the petition, discussed the petition with the Planning and Zoning Commission.

Discussion followed.

The following people spoke against the petition under oath: John Brown, Susan Winchova, Sharon Timlake, Danny Timlake, Deevon Quirolo, and Bill Spivey.

Mr. Pianta indicated that the number of units is vested from 2006, staff does not recommend increasing the number.

Donald Lacey and Cliff Mauual, representing the petition, responded to the concerns expressed during public comment.

Scott Herring, County Engineer, indicated he agrees with emergency access only from Ridge Manner and not requiring improvements to Ridge Manor Boulevard.

**Motion:** A motion was made by Comm. Campbell to recommend the Board of County Commissioners approve the petitioner's request subject to the modified performance conditions. The motion was seconded by Comm. Carroll and carried 5-0.

15. The petitioner must improve Olancha Blvd. and Ridge Manor Blvd. from the project entrance to the intersection with SR 50 to current County Standards as required by the County Engineer. Access to Ridge Manor Blvd. shall be constructed for emergency access only.
23. Minimum Residential Lot Setbacks, Lot Width and Units:
  - Front: 25'
  - Side: 5' (Deviation from 10')
  - Rear: 15' (Deviation from 20')
  - Minimum lot size: 6,000
  - Maximum Units: 199-226
  - Minimum Lot Width: 50' (Deviation from 60')

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	Jerry Campbell, Regular Member
<b>SECONDER:</b>	John T. Carroll, Alternate Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

**SE-22-03 - Alejandro Zurita, Land America, LLC: Special Exception Use Permit for Outdoor Storage of RVs/boats/vehicles; East side of Commercial Way, approximately 736' north of Brandy Drive**

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

The applicant was not present.

**Motion:** A motion was made by Comm. Hickey to move the item to the end of the agenda. The motion was seconded by Comm. Carroll and carried 5-0.

At 3:10 PM the petition was reintroduced by Mr. Pianta. Mr. DePablo utilized the overhead projector to show the location of the subject parcel. It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for Outdoor Storage of RVs/boats/vehicles, 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. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic Access Analysis is required if the project generates 50 or more PM Peak hour trips.
5. The petitioner shall prepare a utility capacity analysis and connect to the central water and sewer systems at time of vertical construction.
6. The petitioner shall be required to fence the areas set aside for outdoor storage in accordance with the Hernando County Land Development Regulations. All required landscaping shall be in accordance with the community appearance ordinance.
7. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential uses.
8. Minimum Building Setbacks:
  - Front: 125'
  - Side: 20'
  - Rear: 35'
9. A frontage road is required along the entire length of the property frontage along Commercial Way and is to be installed at the time of development.

Rich Matassa, under oath, representing the applicant, discussed the petition with the Planning and Zoning Commission.

No public comment was offered by the audience.

**Motion:** A motion was made by Comm. Hickey to approve the Special Exception Use Permit. The motion was seconded by Comm. Carroll and carried 5-0.

<b>RESULT:</b>	<b>ADOPTED [5-0]</b>
<b>MOVER:</b>	W. Steven Hickey, Regular Member
<b>SECONDER:</b>	John T. Carroll, Alternate Member
<b>AYES:</b>	Fulford, Campbell, Hickey, McDonald, Carroll

### COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

### ADJOURNMENT

The meeting was adjourned at 3:13 PM.