

P&Z ACTION:

On August 8, 2022, the Planning and Zoning Commission approved the petitioner's request for a Special Exception Use Permit for a Congregate Care Facility, namely a Transitional Living Facility with the following unmodified 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. Any new development shall require 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. Any expansion of the use will require an amendment to the special exception use permit.
4. Minimum setbacks are approved as follows:

Front:	75'
Side:	35'
Rear:	50'
5. The maximum number of residents shall be 30 residents.
6. A minimum 25' native vegetative buffer shall be maintained along the perimeter of the property.
7. The petitioner shall construct a commercial driveway and be required to submit commercial construction plans for review/approval.
8. An 8' chain-link fence shall be provided along the perimeter of the parcel with the exception of the two parcel legs heading south. A single opening shall be permitted at the driveway.
9. Services shall only be provided to program residents. No services for non-residents shall be permitted.