

Workshop Date: 4/14/22

SIGN POSTING AFFIDAVIT FOR  
PUBLIC INQUIRY WORKSHOP

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. The Notice of Public Inquiry sign(s) must be posted on the property at least ten (10) days prior to the workshop pursuant to the adopted rules, and;
3. This affidavit must be returned to the Hernando County Planning Department along with all other Public Inquiry Workshop forms directly after the Workshop is conducted in order to complete the application file. Failure to return this affidavit may result in the petition not being scheduled for public hearing(s).

AFFIDAVIT

Before me, the undersigned authority, personally appeared Patricia Ortiz  
(Print or Type Name)

who, being duly sworn depose and says that:

1. The Notice of Public Hearing sign(s) were posted on 4/4/2022, and;
2. The attached photograph(s) of the posted sign(s) were taken on \_\_\_\_\_

Application Name: Todd Mooney

File Number: H2213

[Signature]  
(Signature)

State of Florida  
County of Hernando

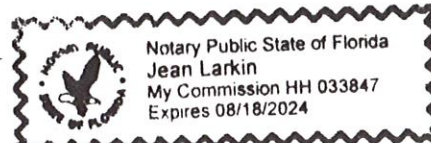
On this the 4 day of April, 20 22 before me, the undersigned Notary Public of the State of Florida, personally appeared  
Jean Larkin Patricia Ortiz  
(Name(s) of the Individual(s) who appeared before notary)  
and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

Jean Larkin  
NOTARY PUBLIC, STATE OF FLORIDA  
(Name of Notary Public: Print, or Type as Commissioned)



- 9 Personally known to me, or
- 9 Produced Identification: \_\_\_\_\_  
(Type of Identification Produced)
- 9 DID take an oath, or 9 DID NOT take an oath.



Received

APR 08 2022

Planning Department  
Hernando County, Florida









**HERNANDO COUNTY**  
**PUBLIC INQUIRY WORKSHOP**  
The purpose of this workshop is to provide an opportunity for the public to provide input on the proposed project. The workshop will be held on the following dates and times:  
Date: **10/12/2011**  
Time: **10:00 AM - 12:00 PM**  
Location: **HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**  
Address: **1000 W. GULF BLVD., SUITE 100, CLEARWATER, FL 34615**  
For more information, please contact the Planning Department at (813) 785-1234 or visit our website at [www.hernandocountyfla.com](http://www.hernandocountyfla.com).



813-610-5256  
**MIXED-USE  
DEVELOPMENT SITE** FOR SALE  
Turner Cole Co.  
Real Estate Services  
www.turnercole.com

**HERNANDO COUNTY**  
**PERMITS & ZONING DEPARTMENT**  
The Department of Permits & Zoning is responsible for reviewing and issuing permits for construction, development, and other activities that require a permit from the County. The Department also enforces the County's zoning ordinance, which regulates the use of land and buildings in different parts of the County. For more information, please visit our website at [www.hernandocountyfla.com/permits](http://www.hernandocountyfla.com/permits) or call (813) 941-2200.





## HERNANDO COUNTY PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS RESPONDING TO THE FOLLOWING REQUEST: A PUBLIC WORKSHOP  
PUBLIC REQUEST FOR ANSWERS TO QUESTIONS RELATING TO THE PROJECT.

FILE NO. HC03

DATE OF WORKSHOP: 4/11/12

TIME OF WORKSHOP: 8:30am

REQUEST: Public Request for a Public Workshop  
for the proposed project

WORKSHOP LOCATION: Public Request for a Public Workshop  
for the proposed project

FOR MORE INFORMATION CONTACT: HERNANDO COUNTY PLANNING DEPARTMENT  
AT 352-762-1000



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APR 18 2022  
Planning Department  
Hernando County, Florida

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP  
CITIZEN SIGN-IN SHEET  
EXECUTIVE SUMMARY

This affidavit attests that the attached original citizen sign-in sheet is an official record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. All exhibits displayed at the workshop are included.

File Number: H 2213

Applicant Name: Clever Cove w/ Todd Mooney

Public Inquiry Workshop Date: 4/14/2022

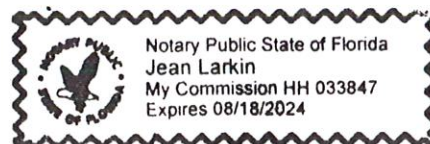
[Signature]  
Signature of Affiant

STATE OF FLORIDA  
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 15 day of April, 2022, by Patricia Ortiz who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal at Hernando County, Florida

[Signature]  
Signature of Notary Public



Notary Seal/Stamp



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APR 18 2022

Sign in sheet Public Information Workshop H 2213 April 14, 2022

Planning Department  
Hernando County, Florida

Name / SHALLOW COAST @ YAHOO.COM Address

BRYAN DANIELS

6458 MELACANO AVE SH, FL 34608

KEITH THOMPSON

WKThompson50@gmail.com  
10199 NORWICK ST 34608

Teresa Moran

6441 Hazelwood 34608

FLETCHER

CHRIS & DIANNA

6433 MELACANO AVE 34608  
Fletchwsb@yahoo.com

Ella Brown

6371 India Dr. 34608

Kenneth Barber

PATRICK NELSON

6441 Melacano Ave SH. FL 34608

Kelly McFadden

6449 Hazelwood Road SH. FL 34608

Jacqui Soh

Shelagh Meele

6405 Hazelwood 34608

B M MORA

5511 Smoke St. SH



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APR 18 2022

Planning Department  
Hernando County, Florida

Date: 4/14/2002

**Public Information Workshop H2213\Modification of H0590**

**Development Team:** Patricia Ortiz, Planning Consultant and Erica Craig, Architect

Development Team presented a slide show depicting the planned usage for the project site- a 45-acre mixed use development, including retail, apartments, dog park, playground with splash pad, covered picnic pavilion and boardwalk walking trail. With a frontage road allowing access to the property.

Development Team explained in detail the previously approved site plan which included retail, town homes (110 units) and 2 single family homes and the currently proposed plan which includes retail and apartments (426 units).

The presentation included slides to show

- Rendering of what the planned style of buildings may look like
- Stepped building pattern with colored designation to show 4 story, 3 story, 2 story and single-story structures
- Orientation of the site in relation to the neighborhood, surrounding roads, properties, and wetland areas
- Scaled diagram to show the height of the tallest proposed building with site line to nearest home, with proposed wall and landscaping

Development Team explained that there would be a 6-foot fenced wall around the property with trees planted every 25 feet. And no encroachment on the wetland areas.

Development Team also noted multiple times during the meeting that this the Zoning Phase, an early phase of the project. Later phases include Site Development which is more detailed and may include a traffic study and/or environmental impact which will address resident concerns regarding the Frontage Road, traffic, and water runoff.

Resident Concerns include:

- Frontage Road
  - Concerns this will become a cut through to their neighborhood
  - Concerns of increased traffic
- Traffic
  - Safety regarding increased traffic
  - Congestion already exists in the area
  - Pedestrian safety- there are no side walks
  - Traffic cutting through the neighborhoods
  - Desire for traffic calming devices
  - Extreme concern over Frontage Road
- Storm Water Run off
  - Area already prone to flooding
- Sewer Systems
  - Residents do not want to be forced onto sewer system



- Sinkholes
  - Concern the building will increase risk of sink hole activity
- Noise
  - From traffic and apartment residents
- Privacy
  - Apartment residents are transient
- Environmental concerns
  - Wildlife preservation
  - Wetlands preservation
  - Natural springs in the area and on proposed site
- Increased Population Density
  - Impacts on traffic
  - Neighborhood will change in character to a more suburban/developed feel
- Safety
  - Concerns over the transient nature of apartment residents
  - Traffic safety concerns due to increased density
  - Lack of sidewalks in established residential neighborhood
  - Possible need for new traffic lights
  - Concerns with having the radio tower so close to apartments

Resident Requests include:

- Traffic calming devices for the neighborhood
- Restricted access to neighborhood roads from the project site
- Storm water runoff study
- Environmental impact study



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APR 18 2022

Planning Department  
Hernando County, Florida

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP  
MAILING OF NOTICE

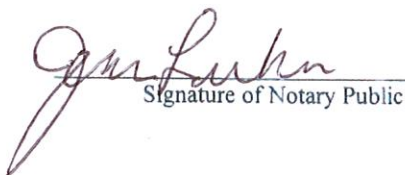
I, Patricia Ortiz, hereby certify that I did mail a notice of the 4/22/22 / April 14, 2022, 2022 Public Inquiry Workshop, at least ten days prior to said workshop, to property owners of every parcel of land within 1000 feet in any direction from the property in accordance with the listing provided by the Hernando County Property Appraiser's Office. A copy of the mailed notice and property owner list is attached herewith.

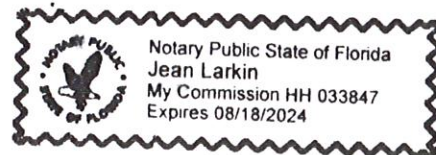
  
\_\_\_\_\_  
Signature of Affiant

STATE OF FLORIDA  
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 5 day of April, 2022 by Patricia Ortiz who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal at Hernando County, Florida

  
\_\_\_\_\_  
Signature of Notary Public



Notary Seal/Stamp

Rev. 01/3/17



March 30, 2022

**RE Notice of Public Information Workshop  
Petition H2213, Todd Mooney**

Dear Surrounding Property Owner:

You are cordially invited to attend a neighborhood meeting to discuss the proposed CDPD Modification and the development planned on the properties identified by the Hernando County Property Appraiser as parcel numbers:

- R 31-422 18 000 0020 0010
- R 31 422 18 000 0020 0011

The meeting will be held on **April 14, 2022 at 6:30 PM** at the **Microtel Inn and Suites by 4881 Commercial Way Spring Hill, FL 34606.**

The intent of the meeting is to discuss zoning petition H2213, which is seeking a mix of residential and commercial uses.

Copies of the application and department reports are kept by the Zoning Administrator and are open to public inspection, additional information concerning this application may be obtained by calling Hernando County Zoning Division (352) 754-4047 or by email Odepablo@Outlook.com.

Sincerely,



Patricia Ortiz, AICP  
Ortiz Planning Solutions, LLC  
2810 N Central Ave.  
Tampa, FL 33602



EXEMPT PER PUBLIC RECORD LAWS

FERNANDEZ PEDRO P  
6459 MELACANO AVE  
SPRING HILL FL 34608

FIELD ALAN  
21004 CAMELOT DR  
BROOKSVILLE FL 34601-4660

FIELD ALAN J  
21004 CAMELOT DR  
BROOKSVILLE FL 34601-4660

FLETCHER CHRISTOPHER C, FLETCHER  
6433 MELACANO AVE  
SPRING HILL FL 34608-1055

FOSTER JULIE, DEPIERO JOSEPH A II  
6395 INDIA DR  
SPRING HILL FL 34608-1231

FRANCESCHINI ROBERT C, FRANCESCHINI  
6387 HAZELWOOD RD  
SPRING HILL FL 34608-1214

FUENTES SERGIO, MATOS NIDIA JULIA  
6417 MELACANO AVE  
SPRING HILL FL 34608-1055

GESLER CATHERINE  
10313 NORWICK ST  
SPRING HILL FL 34608-1065

GLARDON HOLLY, WILLIAMS JOHN R  
10322 NODDY TERN RD  
WEEKI WACHEE FL 34613-8346

GRANDE JEFFREY W JR  
3657 42ND WAY S APT 59J  
SAINT PETERSBURG FL 33711-4054

GREATER TAMPA BAY AREA COUNCIL INC  
13228 N CENTRAL AVE  
TAMPA FL 33612-3462

GROVE ROAD 15 LLC, NAIR GOVINDAN P TTEE  
9319 SILVERTHORN RD  
SEMINOLE FL 33777-3164

GULF RIDGE COUNCIL INC  
13228 N CENTRAL AVE  
TAMPA FL 33612-3462

HALGREN THERESA A LIFE EST  
6404 INDIA DR  
SPRING HILL FL 34608-1232

HAXHI HELENA, HAXHI LULZIM  
573 BRYANT ST  
WESTBURY NY 11590-4401

HELLER JAMES, HELLER AMALIA  
10270 BRENTLAWN ST  
SPRING HILL FL 34608-1010

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE FL 34601

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE FL 34601

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE FL 34601

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE FL 34601

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE FL 34601

HERNANDO COUNTY  
20 N MAIN ST RM 460  
BROOKSVILLE FL 34601

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE FL 34601

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE FL 34601

HERNANDO COUNTY HOUSING AUTHORITY  
621 W JEFFERSON ST  
BROOKSVILLE FL 34601-2529

HIRST KENON G  
6401 MELACANO AVE  
SPRING HILL FL 34608

HOBSCHEID ALLISON  
10339 LYNNHAVEN RD  
SPRING HILL FL 34608-1002

HP FLORIDA I LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO IL 60606-6995

HUDGINS KEVIN  
10277 LYNNHAVEN RD  
SPRING HILL FL 34608-1046





JOHNS JACQUE L TRUSTEE LIFE ESTATE  
6465 HAZELWOOD RD  
SPRING HILL FL 34608-1216

KIMMERLE LINDA  
6403 HAZELWOOD RD  
SPRING HILL FL 34608-1216

KLINTWORTH WALTRAUT KLEE  
HAMMER STEINDAMM 10  
22089 HAMBURG

KRUCKOW WALTER W, KRUCKOW LISA L  
6379 HAZELWOOD RD  
SPRING HILL FL 34608-1214

KURPIEWSKI DENISE GAGNE  
31 JEREMY DR  
NEW FAIRFIELD CT 06812-2109

LACE LISA L  
6412 INDIA DR  
SPRING HILL FL 34608

LAWRENCE GEORGE, LAWRENCE DIANE  
261 KENNEDY HILL RD  
GOFFSTOWN NH 03045-2320

LAWSON AMY M  
10248 NORWICK ST  
SPRING HILL FL 34608-1062

LOPEZ JOHN, LOPEZ IRMA  
10260 NORWICK ST  
SPRING HILL FL 34608-1062

MACLEAN ALEXANDER  
10254 BRENTLAWN ST  
SPRING HILL FL 34608-1010

MADDUX LISA  
6384 HAZELWOOD RD  
SPRING HILL FL 34608-1213

MALICK DENNIS J, MALICK JOY A  
6402 JULY AVE  
SPRING HILL FL 34608-1031

MARTINEZ IVETTE  
10314 NORWICK ST  
SPRING HILL FL 34608-1064

MCCORMICK WILLIAM PAUL JR  
10248 NORWICK ST  
SPRING HILL FL 34608-1062

MCEATHRON DANIEL, MCEATHRON KELLY  
6449 HAZELWOOD RD  
SPRING HILL FL 34608-1216

MEDINA-SOTO CHRISTIE L  
10286 BRENTLAWN ST  
SPRING HILL FL 34608

MERCADO JULIO J  
10327 LYNNHAVEN RD  
SPRING HILL FL 34608-1049

MOLLOY THOMAS  
5807 TRAIL LAKE DR  
ARLINGTON TX 76016-1510

MONTICCILO JOSEPH N, MONTICCILO  
6376 HAZELWOOD RD  
SPRING HILL FL 34608-1213

MORAN TERESA ANN  
6441 HAZELWOOD RD  
SPRING HILL FL 34608-1216

NELSON PATRICIA  
6441 MELACANO AVE  
SPRING HILL FL 34608-1055

OAK HILL LAND LLC  
18125 WAYNE RD  
ODESSA FL 33556-4723

PATRICK WILLIAM C, PATRICK MICHAEL A,  
6426 JULY AVE  
SPRING HILL FL 34608-1031

PELLERIN DONALD L  
6402 HAZELWOOD RD  
SPRING HILL FL 34608-1215

PELLERITO PETER, PELLERITO PATRICIA  
13751 MESMER  
ALLENTON MI 48002-3314

PELLERITO PETER, PELLERITO PATRICIA SUE  
13751 MESMER  
ALLENTON MI 48002-3314

PELLERITO PETER, PELLERITO PATRICIA SUE  
13751 MESMER  
ALLENTON MI 48002-3314

PELLERITO PETER, PELLERITO PATRICIA SUE  
13751 MESMER  
ALLENTON MI 48002-3314

PRAEFKE GARY W  
10309 LYNNHAVEN RD  
SPRING HILL FL 34608-1049

PRINCETON PLACE PARTNERSHIP  
10222 YALE AVE  
SPRING HILL FL 34613-8375





RAMIREZ WILLIAM SR  
6451 JULY AVE  
SPRING HILL FL 34608

REINA GEORGE, STUART DOLORES  
6449 MELACANO AVE  
SPRING HILL FL 34608-1055

REITER TIMOTHY R, REITER MELINDA  
6426 MELACANO AVE  
SPRING HILL FL 34608-1054

RIVERA OSMANY OLAZABAL, ESTRADA TAMARA  
6408 MELACANO AVE  
SPRING HILL FL 34608-1054

ROBERTS JOHN HUNTER, SPRY ELIZABETH  
10352 NODDY TERN RD  
WEEKI WACHEE FL 34613-8346

ROBERTS JOSEPH W, ROBERTS LOUISE M  
6332 INDIA DR  
SPRING HILL FL 34608-1228

ROBERTS JOSEPH W, SHEKELL-ROBERTS  
6332 INDIA DR  
SPRING HILL FL 34608-1228

SANTANA RUBEN, SANTANA LUZ Z  
10336 NODDY TERN RD  
WEEKI WACHEE FL 34613-8346

SAWYER MICHELLE  
10303 NORWICK ST  
SPRING HILL FL 34608-1065

SCHMIDT JACOB J, SCHMIDT SHAINA L  
10278 BRENTLAWN ST  
SPRING HILL FL 34608-1010

SEARLE JOHN  
6410 JULY AVE  
SPRING HILL FL 34608-1031

SEDA WILLIAM, SEDA STELLA  
6363 INDIA DR  
SPRING HILL FL 34608-1231

SELKEY GREGORY G  
6362 INDIA DR  
SPRING HILL FL 34608-1230

SEZ ME LLC  
7011 NIGHTWALKER RD  
WEEKI WACHEE FL 34613-6349

SHELTON SHANA R, COLLIGAN WAYNE A  
10295 NORWICK ST  
SPRING HILL FL 34608-1063

SHIWNATH JERRY, SHIWNATH KUMARIE  
84 HILL AVE  
ELMONT NY 11003-2415

SIEBER WILLIAM J, SIEBER CARRIE ANN  
10262 BRENTLAWN ST  
SPRING HILL FL 34608-1010

SIEBER WILLIAM J, SIEBER CARRIE ANN  
10262 BRENTLAWN ST  
SPRING HILL FL 34608-1010

SILVERI FELICE  
203 SHROPSHIRE DR  
WEST CHESTER PA 19382-2213

SOTO VICTOR O  
10246 BRENTLAWN ST  
SPRING HILL FL 34608-1010

STATE OF FLORIDA DOT  
11201 N MCKINLEY DR  
TAMPA FL 33612-6456

STATE OF FLORIDA DOT  
11201 N MCKINLEY DR  
TAMPA FL 33612-6456

TEIXEIRA ROBERTO M, TEIXEIRA NINA  
6434 JULY AVE  
SPRING HILL FL 34608-1031

THOMAS JONATHAN, THOMAS GANNA  
10293 LYNNHAVEN RD  
SPRING HILL FL 34608-1046

TIPPIN ERIC, TIPPIN PATRICIA  
6432 INDIA DR  
SPRING HILL FL 34608-1232

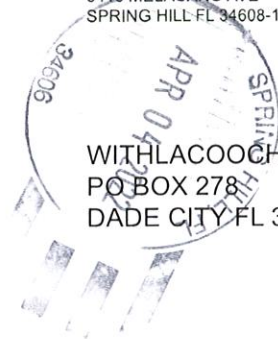
VELEZ ALBERTO  
13351 SW 30TH ST  
MIRAMAR FL 33027-3986

WESTROPP KYLE MICHAUD, WESTROPP BIANCA  
6416 MELACANO AVE  
SPRING HILL FL 34608-1054

WILFONG LINDA DARLENE  
6352 INDIA DR  
SPRING HILL FL 34608-1230

WILSON LEVI, ABUHAWA YASMIN  
10300 NODDY TERN RD  
WEEKI WACHEE FL 34613-8346

WITHLACOOCHIE RIVER ELEC  
PO BOX 278  
DADE CITY FL 33526-0278





ADCO CONSTRUCTION INC  
14498 PONCE DE LEON BLVD  
BROOKSVILLE FL 34601-8402

ALICEA CARLOS J, ALICEA BERNADETTE L  
10285 LYNNHAVEN RD  
SPRING HILL FL 34608-1046

ALLAIN LUKE P, ALLAIN CARMEN T  
6418 INDIA DR  
SPRING HILL FL 34608-1232

ARCAROLA CHERYL A  
6442 JULY AVE  
SPRING HILL FL 34608-1031

BARBER KENNETH R  
10352 BRENTLAWN ST  
SPRING HILL FL 34608-1013

BECK MICHAEL W  
10279 NORWICK ST  
SPRING HILL FL 34608-1063

BIELATOWICZ JOSEPH J ESTATE OF  
8816 BERKELEY COURT DR  
ORLAND PARK IL 60462-2083

BONEBRAKE MICHAEL DEAN II, BONEBRAKE  
6481 HAZELWOOD RD  
SPRING HILL FL 34608-1216

BRAGIEL STANISLAW W, BRAGIEL DANIEL  
820 CHERRY DR  
SCHAUMBURG IL 60194-2257

BROWN ELLA M  
6371 INDIA DR  
SPRING HILL FL 34608-1231

BRYANT KIMBERLY  
10404 NODDY TERN RD  
WEEKI WACHEE FL 34613-6333

CAMBRO PROPERTIES LLC  
10280 YALE AVE  
WEEKI WACHEE FL 34613-8375

CAMMON JAYNE T  
10301 LYNNHAVEN RD  
SPRING HILL FL 34608-1049

CARLSON RICHARD S  
10319 LYNNHAVEN RD  
SPRING HILL FL 34608-1049

COLLINS ROBERT J TTEE  
10278 LYNNHAVEN RD  
SPRING HILL FL 34608-1045

COLLINS RONALD, COLLINS DILCIA M  
10271 NORWICK ST  
SPRING HILL FL 34608-1063

CONLEY ROBERT J, CONLEY CECELIA Z  
6384 INDIA DR  
SPRING HILL FL 34608-1230

COSTELLO JOSEPH L  
6435 JULY AVE  
SPRING HILL FL 34608-1033

DALIBA IHOR  
10272 NORWICK ST  
SPRING HILL FL 34608

DANIELS BRYAN J, DANIELS ELISIA L  
6458 MELACANO AVE  
SPRING HILL FL 34608-1054

DAVIS WILLIAM H, DAVIS JUDY L  
6392 HAZELWOOD RD  
SPRING HILL FL 34608-1213

DIFERDINANDO ANTHONY F ETUX  
2612 CULPEPER RD  
ALEXANDRIA VA 22308-2135

DOYLE RICHARD S LIFE ESTATE  
27170 TOWNSEND BLVD  
BROOKSVILLE FL 34601-4363

DUKE ENERGY CENTER  
550 S TRYON ST #DEC44P  
CHARLOTTE NC 28202-4200

DUKE ENERGY CENTER  
550 S TRYON ST #DEC44P  
CHARLOTTE NC 28202-4200

DUVALL THOMAS M, DUVALL BARBARA  
10308 NODDY TERN RD  
WEEKI WACHEE FL 34613-8346

EG BROOKSVILLE LLC  
308 S COCONUT LN  
MIAMI BEACH FL 33139-5166

ELLIS CLAIRE, ELLIS STEPHEN  
6405 INDIA DR  
SPRING HILL FL 34608-1233

EXEMPT PER PUBLIC RECORD LAWS



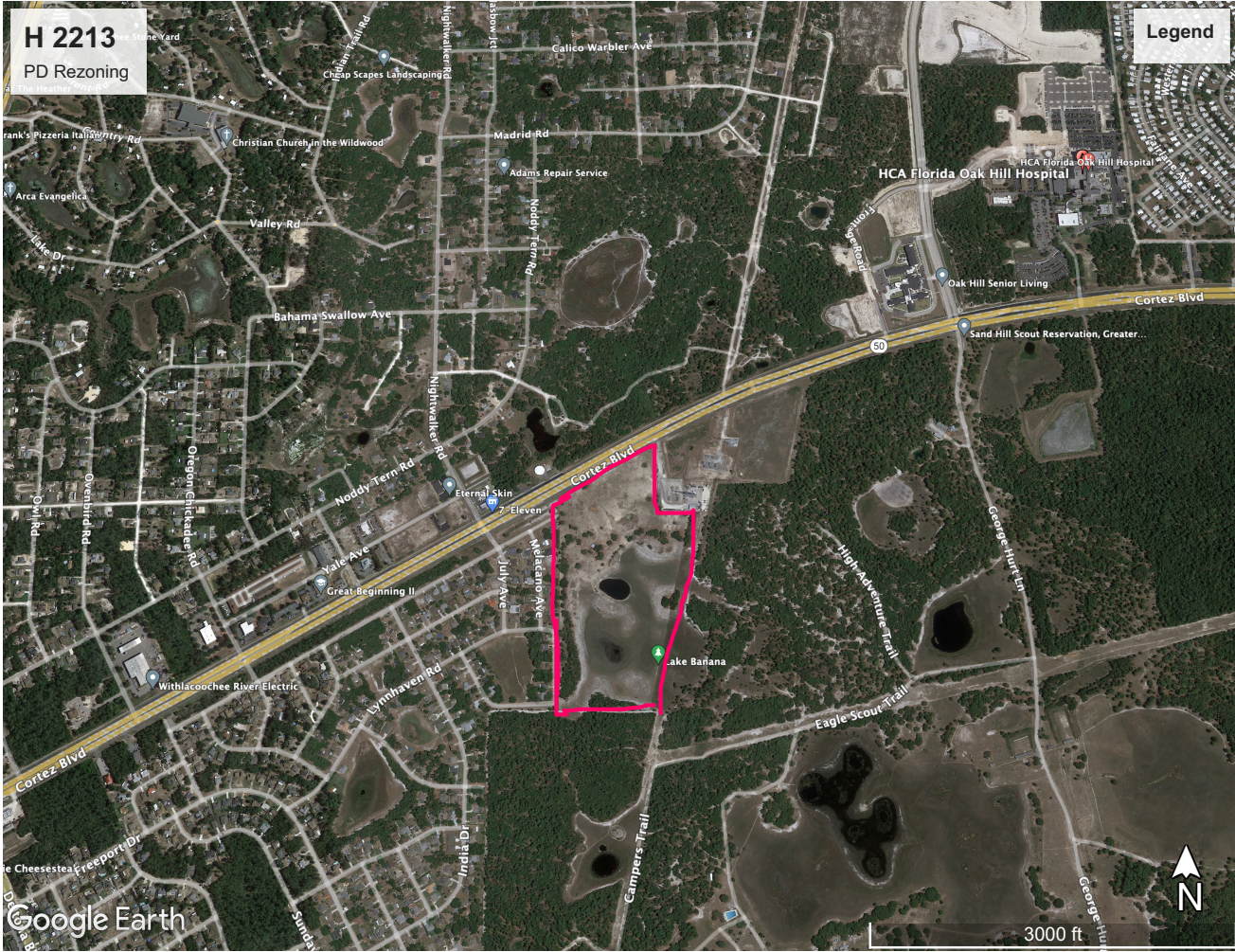


# Public Information Workshop

HH 2213 Todd Mooney



# H2213





# H 2213 Illustration of Proposed Conditions

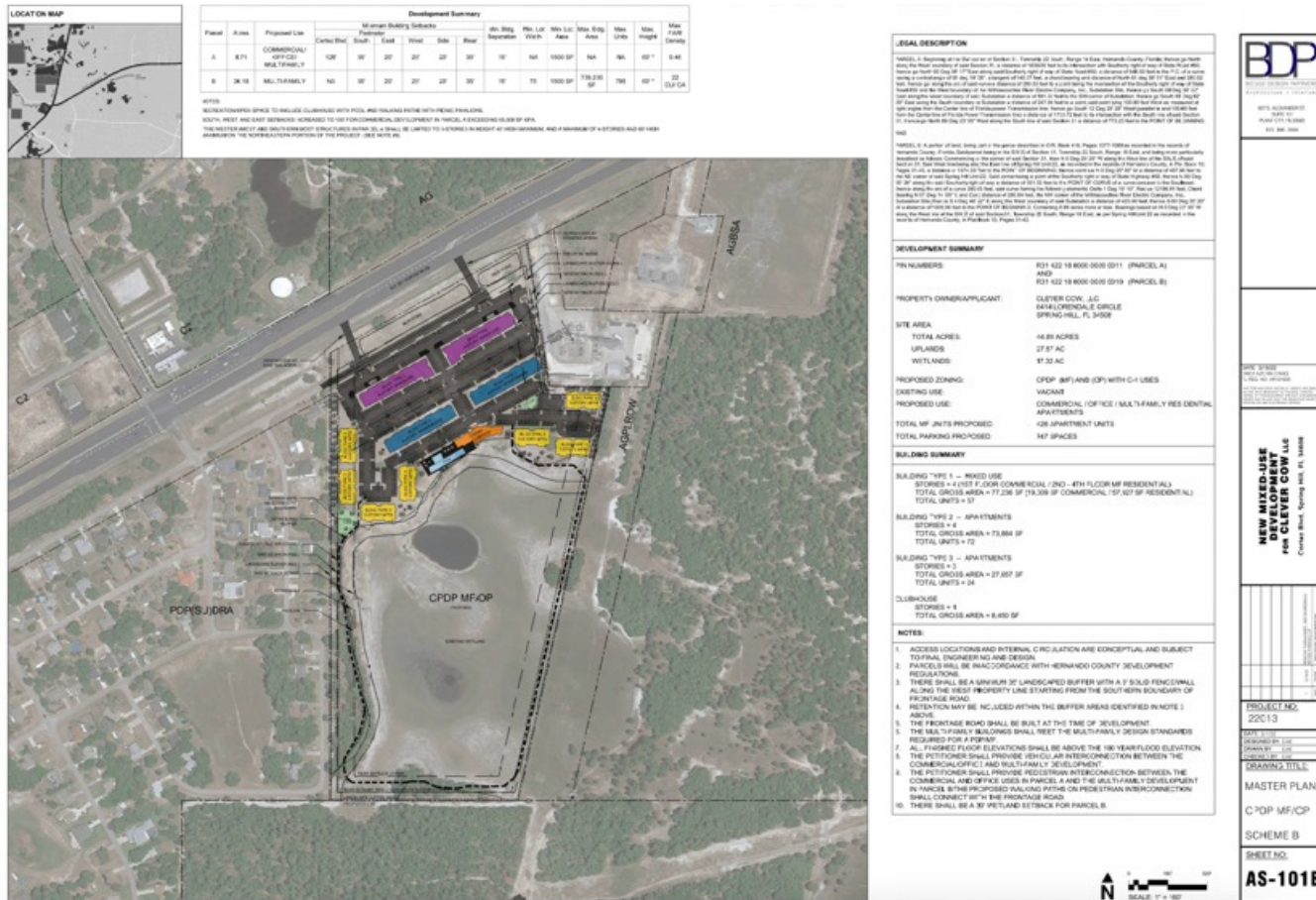




# H2213 Birds Eye View of Proposed Development



# H 2213 Proposed Site Plan





## H2213 changes to Conditions of approval of H 05-90

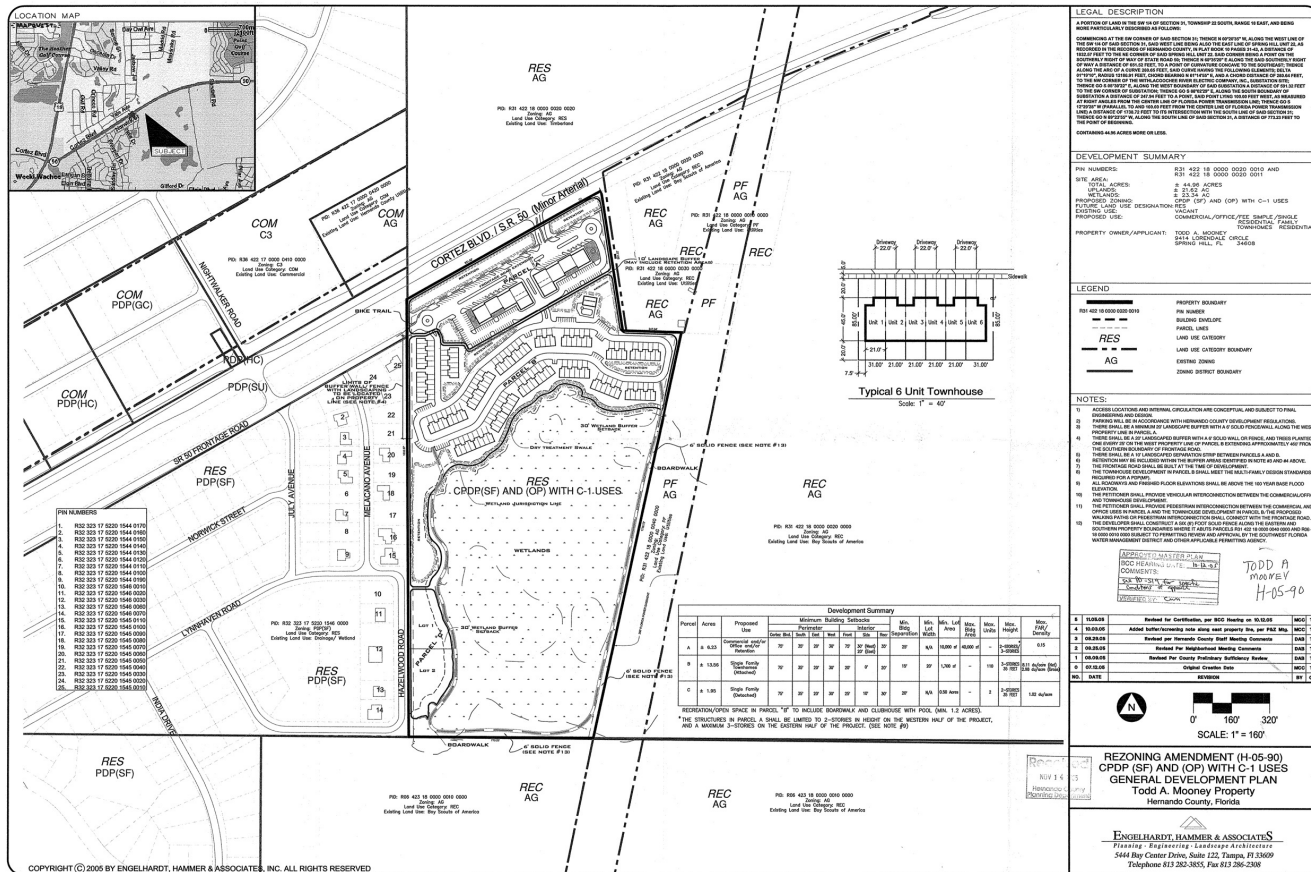
- Condition 7.) Parcel A shall be developed with ~~two-story buildings~~ four story buildings with limited C-1 uses allowed on the first floor ~~in addition to office, professional uses, and professional office on the second floor and commercial apartments on the third and fourth floors.~~ The C-1 uses are limited to: comparison goods stores
- convenience good stores with no vehicle fueling stations,
- personal service establishments,
- domestic and business repair establishments
- restaurants with or without alcohol dispensation
- antique stores,
- alcohol beverage dispensation package and restaurants only,
- retail food stores
- and dry cleaning establishments
- veterinary clinics and/or ‘doggie daycare’ with air-conditioned-sound attenuated runs
- day care and pre-school



- 8.) The ~~townhouse~~ apartment development in Parcel B shall meet the multi-family design standards required for a PDP (MF-2)
- ~~9.) The minimum lot size for the townhouse~~ apartment development in Parcel B shall be 1,700 square feet ~~????~~
- ~~13.) The minimum lot size for the two (2) single family lots in Parcel C shall be approximately ½ acre as indicated on the plan~~
- 26.) The multi-family structures shall be limited to three stories in height on the eastern and western perimeter ~~two (2) stories in height on the western half of the project~~, and a maximum of ~~three (3)~~ of four (4) stories ~~on the eastern half of the project in the center of Parcel B and nearest to the commercial buildings of Parcel A.~~



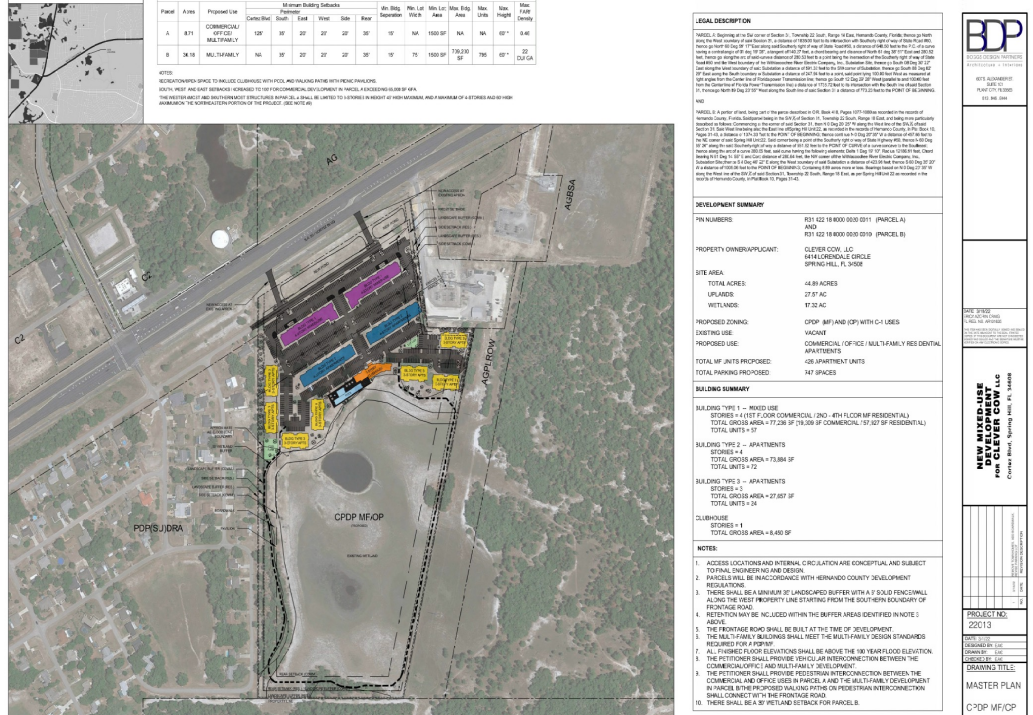
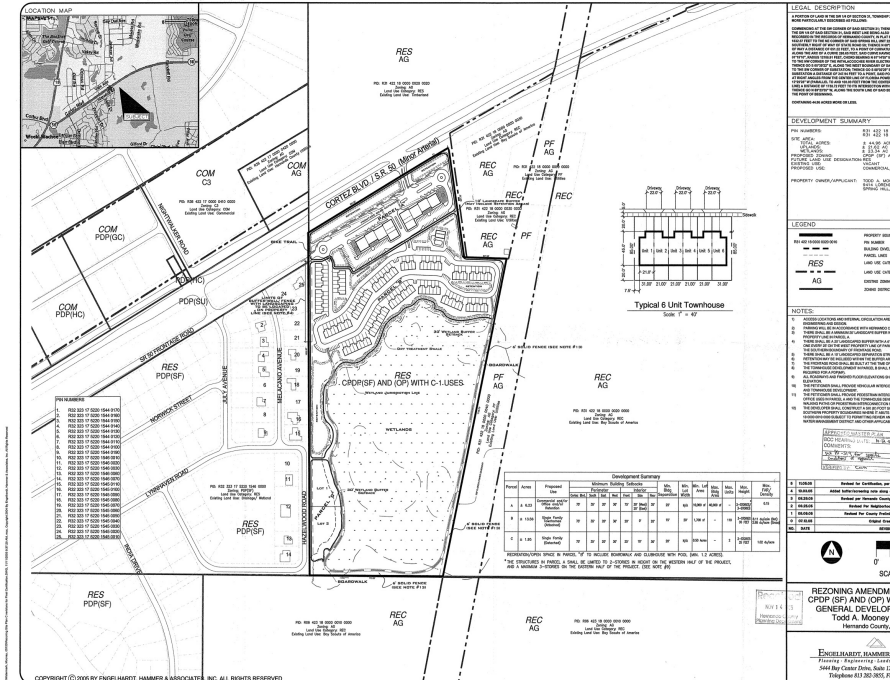
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Site Plan H05-90 approved in 2005

# Proposed Site Plan



# Time Line For Public Hearing

- Tentatively Scheduled for May Planning and Zoning Board and June Board of County Commissioners