

**CITY OF BROOKSVILLE
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS
201 HOWELL AVENUE
MINUTES**

October 4, 2010

7:00 P.M.

Brooksville City Council met in regular session with Mayor Lara Bradburn, Vice Mayor Richard E. Lewis and Council Members Joseph E. Johnston, III and Frankie Burnett present. Also present were Jennifer Rey, City Attorney; T. Jennene Norman-Vacha, City Manager; Janice L. Peters, City Clerk; Steve Baumgartner, Finance Director; Mike Walker, Parks and Recreation Director; Bill Geiger, Community Development Director; Richard Radacky, Interim Director of Public Works; George Turner, Police Chief and Tim Mossgrove, Fire Chief. Members of the Hernando Today and Hernando Times were also present.

The meeting was called to order by Mayor Bradburn, followed by an invocation and Pledge of Allegiance.

CERTIFICATES, PROCLAMATIONS AND PRESENTATIONS

Margaret R. Ghiotto Beautification Award - Commercial Award

Recognition of improvements to the property owned by Peyton B. Hyslop, Esquire, located at 629 West Jefferson Street.

Scott Renz, Beautification Board Chair, reviewed the award. He and Mayor Bradburn presented the award to Peyton Hyslop and Patti Patrick.

Fire Prevention Week Proclamation and Presentation

A Proclamation designating October 3-9, 2010, as Fire Prevention Week.

Mayor Bradburn read the proclamation in its entirety and presented it to Fire Chief Tim Mossgrove, who reviewed safety measures everyone can do to make their homes safer. These included changing batteries in smoke detectors and picking up fallen debris around home during the dry season. He announced a donation of 150 smoke detectors from Lowe's to be distributed to Brooksville residents next week.

Resolution No. 2010-20 – Patricia Jobe Retirement

Consideration of Resolution honoring Patricia Jobe who will retire from the Community Development Department October 4, 2010, after more than 15 years of service.

Mayor Bradburn read the resolution in its entirety and presented it to Pat Jobe.

Motion:

Motion was made by Vice Mayor Lewis and seconded by Council Member Burnett for approval of Resolution No. 2010-20.

City Clerk Peters read Resolution No. 2010-20 by title, as follows:

**A RESOLUTION IN APPRECIATION OF THE YEARS OF SERVICE
RENDERED TO THE CITY OF BROOKSVILLE AND ITS CITIZENS
BY PATRICIA JOBE.**

APPROVED BY BROOKSVILLE
CITY COUNCIL
ON 3/21/11 INITIALS gl

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Motion carried 5-0 upon roll call vote as follows:

Council Member Johnston	Aye
Council Member Burnett	Aye
Council Member Bernardini	Absent
Vice Mayor Lewis	Aye
Mayor Bradburn	Aye

Ms. Jobe stated she has a lot of memories and thanked everyone for them as she has thoroughly enjoyed working for the City of Brooksville.

CITIZENS INPUT

Ron Baker, retired City employee, asked about his life insurance coverage. Mayor Bradburn indicated his life insurance is in full force. Council Member Burnett asked that an appointment be made for Mr. Baker. City Manager Norman-Vacha indicated the City is changing insurance carriers and the agent will be meeting with each retiree individually.

Bill Geiger, Director of Community Development, commented on Pat Jobe's retirement, congratulated and thanked her for all her hard work with over thirty-two (32) years with the City.

Westchester

Mayor Bradburn indicated Legal has requested adding Item G-1 on the matter of Westchester.

Motion:

Motion was made by Council Member Johnston and seconded by Vice Mayor Lewis to add Item G-1, Appellant Counsel for Westchester Fire Insurance Company to the Agenda. Motion carried 4-0.

CONSENT AGENDA

Hernando Youth League, Inc. Agreement Amendment

Approval of changes to the HYL Agreement as directed by Council.

First Tee National School Program Sponsor Agreement

Consideration of Agreement allowing use of Florida Junior Golf Council funds to implement program in Hernando County elementary schools.

Metropolitan Planning Organization (MPO) Board Alternate

Consideration of appointment of an alternate member for the MPO Board to represent the City in the absence of the Mayor/current MPO member/representative.

Withlacoochee Regional Planning Council (WRPC) Professional Services Agreement

Consideration of renewal of annual agreement with WRPC for professional/planning services on an as-needed basis for the 2010/11 fiscal year and authorize Mayor to execute the agreement.

Motion:

Motion was made by Vice Mayor Lewis and seconded by Council Member Johnston for approval of the Consent Agenda Items 1, 2, 4 and 5. Motion carried 4-0.

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Inmate Work Squad Contract Agreement

Consideration of entering into an agreement for inmate work squad for an amount not-to-exceed \$62,789.

Mayor Bradburn asked when the inmate work squad would start work. Parks Director Walker indicated this is the loss of a third work squad as of July 1, 2010 from the State. He indicated they would begin work in a few weeks and the work squads range from four (4) to six (6) inmates at the discretion of the prisons so he cannot guarantee that many every day.

Mayor Bradburn stated her concerns over the poor condition of plants in medians and a drainage retention area that is hazardous at US41 and truck bypass SR50. Parks Director Walker indicated it is under vendor contract for landscaping which expires in December and he will see to it that a work squad tends to it this week.

Vice Mayor Lewis referred to the cost of personnel training for a State employee who should already be trained for this position. Parks Director Walker indicated it is an initial expense required by the State.

Motion:

Motion was made by Council Member Johnston and seconded by Vice Mayor Lewis for approval. Motion carried 4-0.

PUBLIC HEARINGS (*Board Sitting in its Quasi-Judicial Capacity*)

****Hernando County Fair Association – Special Exception Use Petition**

Consideration of petition for a General Commercial Planned Development Project (GCPDP) to allow specific uses.

Mayor Bradburn called for proof of publication. City Clerk Peters indicated Item F1 was published on Wednesday, September 29, 2010, in the Hernando Today legal section of the Tampa Tribune and there is a copy of the affidavit for the record.

Mayor Bradburn indicated this to be a quasi-judicial hearing, stating the parties, with regard to this hearing, are Hernando County Fair Association and the City of Brooksville. She asked if there were any other parties wishing to intervene as a party to the application and noted that this is a public hearing at which anyone can speak of the rezoning and approval but if they want their testimony to be under oath they need to stand and be sworn. Bill Geiger, Director of Community Development, and Steve Gouldman, City Planner, as well as members of the Hernando County Fair Association were sworn.

A poll was taken of Council Members for Ex-Parte Communications; there was none.

City Planner Steve Gouldman reviewed the Special Exception Use Petition and issues related to the request as documented in the staff report (Attachment A). He indicated the property is currently zoned Agricultural and has a Public Facilities Comprehensive Plan Future Land Use Designation and was annexed into the City of Brooksville in 1993. There was a complaint from 2009 regarding uses on the site and a subsequent inspection found that recreational vehicle parking was not a permissible use as well as outdoor storage and repair of the commercial vehicles and equipment. It was later determined that there were eighty-nine (89) recreational vehicle spaces that were in place prior to the annexation. These 2009 activities were associated with the Fair Association's agreement with the North American Midway Entertainment (NAME) for use of the property as their winter quarters. In June 2009 Council allowed use of the property by NAME for a year while the Fair Association addressed these issues. In August 2010 it was further extended for five (5) years.

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Petitioner requested two (2) amendments to the petition; 1) Condition 3 "Major repairs, defined as those repairs or servicing not listed above but excluding body repair and/or painting and welding, shall be prohibited." He would add "Major repairs, defined as the removal and replacement of engines, transmissions and rear end and..." 2) Condition 4 "Tractors and tractor-trailer combinations shall utilize the access drives located on U.S. Highway 41. Tractors and tractor-trailer combinations shall be prohibited from utilizing the access drives located on Oliver Street." He would change to "Tractors and tractor-trailer combinations shall utilize the access drives located on U.S. Highway 41 for entering and exiting the facility and may only utilize the western most access drive on Oliver Street to exit the facility. Tractors and tractor-trailer combinations shall be prohibited from utilizing all other access drives located on Oliver Street."

Mayor Bradburn recognized Director Geiger and Planner Steve Gouldman, as expert witnesses and indicated their credentials are on hand. Council recognized same by consensus.

Council Member Johnston suggested it be added that a portion of that restriction only allow use of Oliver Street for those exiting the facility heading in a southerly direction and all others allowed to exit from the main exit as it was originally intended to prohibit U-turns on U.S. Highway 41.

Director Geiger indicated a future maintenance issue for the road will need to be addressed as it is maintained by the County. He will be suggesting that the Fair Association install signage to regulate traffic on their property and that they improve the roadway at the access point to handle tractor trailers. Mayor Bradburn agreed and stated it would avoid costly future repairs up front.

Mayor Bradburn asked that Mr. Gouldman review the possibility of setting precedent in allowing this petition. He indicated this is a petition for a unique use and does not see it as setting precedent.

Council Member Johnston requested verbiage under "Potential Grounds Use; New/Used Heavy Equipment Sale" needs to specify that it is a temporary use and is not of a permanent nature. He asked that barriers shielding the activities from neighboring properties be put in place. Mayor Bradburn stated a buffer has been discussed in the past and due to the height difference it is difficult to create a screen and other ways could be explored to limit sight access as is practical.

Council Member Johnston pointed out on the headings of the staff report pages 2, 3 and 4 in describing the location it states: "East of U.S. Highway 41 and south of Daffodil Drive"; the latter should be Oliver Street.

Sandra Nicholson, President of the Hernando County Fair Association, having been sworn, indicated trucks would only be using Oliver Street to exit the property to the south. She indicated the only piece of the property without a barrier is the City's property. She also indicated Monster Transmission has large trucks in and out of Oliver Street each day and there is also a resident who parks a tractor trailer along the side street. She stated the Fair Association agrees with staff recommendation and thanked them for their help in working together on this petition.

Mayor Bradburn referenced Condition 3 "The outdoor storage of carnival-related vehicles shall be allowed between November 1 and May 1" and asked if the residential occupation is permissible in State Statute. Mr. Gouldman referenced Condition 2 and stated an individual or a family can only occupy the recreational vehicle for six (6) continuous months.

Council Member Johnston pointed out that an individual then could stay elsewhere for one (1) day and return for another six (6) continuous months. Mr. Gouldman explained the condition states "allowed between November 1 and May 1".

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Mayor Bradburn acknowledged that Council Member Bernardini declared he may submit a letter regarding past issues on this matter and inquired if staff had received any letter. They had not.

Mayor Bradburn asked for public input; there was none.

Vice Mayor Lewis commented on the six (6) month residential occupation since they are doing repairs and maintenance of their equipment during this time. He supports the Special Use Petition as the property generates revenue for the City of Brooksville and commended the Fair Association Board Members on their due diligence.

Council Member Johnston referenced Condition 2 and suggested adding "Recreational vehicles spaces shall not be leased or rented to the general public". Mayor Bradburn agreed and anticipated this sort of activity.

Sandra Nicholson stated it has been practice in the past to allow use of the property by participants of the recreational vehicle rally. Council Member Johnston stated that could be allowed as it is related to an event but should be addressed in the agreement to avoid the property turning into a recreational vehicle park.

Ms. Nicholson pointed out NAME goes to Miami-Dade for about four (4) weeks and then returns for the fair in April.

Director Geiger indicated the provision could be added that would preclude using the recreational vehicle park by the general public and a lease would have to be in conjunction with an event in the County.

Vice Mayor Lewis pointed out that renting of spaces for mobile vehicles may fall under the Bed and Breakfast Tax, which should be researched.

Motion:

Motion was made by Council Member Johnston and seconded by Vice Mayor Lewis for approval with modifications to Conditions 1, 2, 3 and 4. Motion carried 4-0.

Sandra Nicholson thanked Council.

Appellant Counsel for Westchester Fire Insurance Company vs. City of Brooksville

Consideration of appointment of appellant counsel in the matter.

City Attorney Rey reviewed the request that Council authorize the appointment of John Watkins of Barnes Thornburg, LLP, as appellant counsel in this matter.

Motion:

Motion was made by Council Member Johnston and seconded by Vice Mayor Lewis for approval. Motion carried 4-0.

CITIZENS INPUT

Mayor Bradburn asked for public input.

Kojack Burnett thanked Council for a speedy meeting and wished a belated birthday to Council Member Burnett.

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ITEMS BY COUNCIL

Richard E. Lewis, Vice Mayor

Smoke Detectors

Vice Mayor Lewis commented on the great news about donation of smoke detectors.

Lara Bradburn, Mayor

Brooksville Bike Race

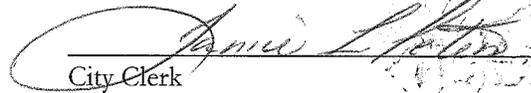
Mayor Bradburn reminded all that the bike race will be on October 16th and 17th in conjunction with Founder's Week and Summer Nights events and invited all to attend.

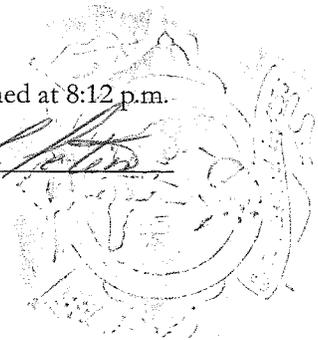
ADJOURNMENT

There being no further business to bring before Council, the meeting adjourned at 8:12 p.m.

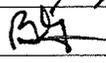
Attest:


Mayor


City Clerk



10/4/10**MEMORANDUM**

To:	Honorable Mayor and City Council
Via:	T. Jennene Norman-Vacha, City Manager 
Via:	Bill Geiger, Community Development Director 
From:	Steve Gouldman, AICP, City Planner 
Subject:	SE2010-01: Special Exception Use for a General Commercial PDP to allow for the following specific uses: entertainment; exhibition; commercial sales; education; public assembly; commercial vehicle parking; and recreational vehicle park uses as well as the outdoor storage and routine maintenance of carnival-related vehicles and equipment.
Petitioner:	Hernando County Fair Association, Inc.
Location:	U.S. Highway 41 South and Oliver Street
Date:	October 4, 2010

Introduction & Background Information:

The petition is a request for a Special Exception Use for a General Commercial Planned Development Project (PDP) to allow for entertainment, exhibition, commercial sales, education, public assembly, commercial vehicle parking and recreational vehicle park uses as well as the outdoor storage and routine maintenance of carnival-related vehicles and equipment. The property is presently zoned Agricultural and has a Public Facilities and Land Comprehensive Plan Future Land Use designation.

Located on the east side of U.S. Highway 41 South and south of Oliver Street, the subject site is approximately 36.4 acres in size and contains numerous structures and arenas. The property was annexed into the City in 1993 and has been the site of the Hernando County Fair many years prior to the annexation. However, in January 2009 the City received a neighboring resident complaint regarding the uses occurring on site. Subsequent to the complaint, staff inspected the property and determined a number of Land Development Code violations existed, including Recreational Vehicle (RV) parking and inhabitation, and the storage and repair of commercial vehicles and equipment. It has since been determined that 89 RV spaces were in existence prior to the 1993 annexation and could be considered legal nonconforming uses. Agricultural zoning district regulations do not permit the outdoor storage and maintenance of commercial vehicles and equipment unless authorized under a Special Exception permit. The uses and activities are the result of an agreement between the Hernando County Fair Association and North American Midway Entertainment (NAME) for NAME's use of the fairground property as their winter quarters.

On June 15, 2009, City Council authorized the Fair Association to allow NAME to continue to utilize the property for a one year period while the Fair Association and the City addressed the zoning issues. In order to allow additional time for the Fair Association's application for this Special Exception request to be processed, City Council extended the authorization for five years at their August 16, 2010 meeting.

DATA & ANALYSIS**Zoning and Land Use:**

As noted above, the request is for a Special Exception for a General Commercial PDP to allow for entertainment, exhibition, commercial sales, education, public assembly, commercial vehicle parking and

APPROVED BY BROOKSVILLE

CITY COUNCIL

ON 10/4/10 INITIALS 

recreational vehicle park uses as well as the outdoor storage and routine maintenance of carnival-related vehicles and equipment.

Compatibility with Surrounding Area:

The subject property is, as previously noted, located on the east side of U.S. Highway 41 South and south of Oliver Street. The general area along U.S. Highway 41 contains both commercial and residential uses and zoning. Immediately north of the subject site across Oliver Street are residentially developed properties and to the east are properties containing Hernando County offices as well as the former site of the Cooperative Extension Service. Southern Hills Plantation is situated south and east-southeast of the property. Given the fact that the facility and the majority of the requested uses have existed for a number of years, staff finds the request generally compatible with the area's development. Staff does note, however, that major repairs of vehicles and equipment would introduce a use not previously on-site or permitted in the general area and therefore should be prohibited. Welding, body work and/or painting, while considered major repairs, should be required to be conducted in enclosed structures. A condition of approval requiring such activities to be conducted indoors is provided below.

Public Facilities and Level of Service:

The project is presently served by City water and sewer services. Police, fire and sanitation collection services are also provided by the City. No new impacts to roads or utilities are anticipated. Notwithstanding the above, it has been observed that tractors with and without trailers have been utilizing Oliver Street to access the site. Given that Oliver Street is a narrow local road intended to primarily serve residential and low-intensity nonresidential uses, staff believes it inappropriate for the Fair Association's tenants to utilize Oliver Street for access. Therefore, a condition is provided prohibiting semi-trailer vehicle access from Oliver Street.

Natural Resources and Features:

As noted above, the property contains a number of structures and arenas. The site is not located within a well head protection area.

Drainage:

The subject site is located within Flood Zone C, which is defined as an area exhibiting minimal flood potential. If the property is redeveloped or additional development is proposed, the developer will be required to construct an on-site storm water drainage control system that meets the design and performance standards as specified by the technical requirements for open and closed basins in the *Environmental Resource Permitting Information Manual, latest edition*, as published by the Southwest Florida Water Management District.

§

Budget Statement: Direct costs incurred by the City in processing this petition are absorbed in the petition fee structure.

§

Legal Note: Pursuant to home rule authority provided for by Article VII, Section 2 of the Constitution of the State of Florida, Chapter 166, Florida Statutes, Section 1.03 of the Charter of the City of Brooksville and Article II, Section 137-43 of the City of Brooksville's Code of Ordinances, the City Council has the power to conduct municipal functions and to approve Special Exception Use petitions.

NOTE: The Zoning/Special Exception Use process is a land use determination which does not constitute a permit for either construction on or use of the property. These actions are not considered a Certificate of Concurrency. Prior to use of or construction on the property, the petitioner must receive approval from the appropriate City and/or other governmental agencies that

have regulatory authority over the proposed development.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any City land use ordinances. Homeowner's associations or architectural review committees may require submission of plans for their review and approval. The applicant for this land use request should contact the local association (if there is one) and review the Public Records for all restrictions that may be applicable to this property.

This report does not include the perspective of adjacent landowners, who may be present at the public meeting to address and present questions and comment.

Planning & Zoning Commission & Staff Recommendation:

At their meeting on September 15, 2010, the Planning & Zoning Commission concurred with Staff to recommend that City Council approve the Special Exception Use request for a General Commercial Planned Development Project (PDP) consisting of the following specific uses: entertainment; exhibition; commercial sales; education; public assembly; commercial vehicle parking; and recreational vehicle park uses as well as the outdoor storage and routine maintenance of carnival-related vehicles and equipment, subject to the following conditions:

1. The uses of the property shall include entertainment, exhibition, commercial sales, education, public assembly, commercial vehicle parking and recreational vehicle park uses as well as the outdoor storage and routine maintenance of carnival-related vehicles and equipment. The property shall be developed in accordance with the C-2 zoning district standards and all other applicable regulations of the City Of Brooksville, Hernando County and the State of Florida unless otherwise specified herein.
2. The maximum number of recreational vehicle spaces shall be 89. Persons residing in a recreational vehicle shall occupy the vehicle for a maximum length of six continuous months. The recreational vehicle facility shall conform with all appropriate regulatory agency regulations which prescribe standards for water supply, sewage disposal and other facilities.
3. The outdoor storage of carnival-related vehicles shall be allowed between November 1 and May 1, except that incidental storage of the vehicles and equipment may occur throughout the year. Routine maintenance of vehicles and equipment may be performed outdoors, with the exception that all body repair and/or painting and welding shall be conducted within a structure enclosed on at least three sides. Routine maintenance shall include: replacement of fan belts, brake fluids, light bulbs, fuses, floor mats, windshield wipers and blades, and mirrors; fluid replacement; greasing and lubrication; emergency repair of wiring; minor adjustment not involving removal of the head of crankcase and grinding valves; battery recharging; safety inspections; service of sparkplugs and batteries; service of distributor and ignition system parts; service and repair of tires, but not recapping or regrooving; replacement of mufflers, tail pipes, water hoses, seat covers, grease retainers, wheel bearings, and the like; radiator cleaning and flushing; repairing fuel pumps, oil pumps, and the like; minor adjustment and repair of carburetors; adjusting brakes and installing brake shoes; wheel balancing; and other minor servicing of a similar intensity to those listed above. Major repairs, defined as those repairs or servicing not listed above but excluding body repair and/or painting and welding, shall be prohibited.
4. A maximum of two access drives to U.S. Highway 41 and three access drives to Oliver Street shall be permitted. Tractors and tractor-trailer combinations shall utilize the access drives located on

U.S. Highway 41. Tractors and tractor-trailer combinations shall be prohibited from utilizing the access drives located on Oliver Street.

5. Prior to construction plan submittal for any new development, the developer shall provide to the Community Development Department for review and approval a detailed PDP development site plan depicting all the requirements specified herein as well as all appropriate and applicable data and information.
6. The petitioner/developer shall obtain all permits and meet all applicable land development regulations, for construction or use of the property.
7. If new development is proposed, the developer will be required to construct an on-site storm water drainage control system that meets the design and performance standards as specified by the technical requirements for open and closed basins in the *Environmental Resource Permitting Information Manual, latest edition*, as published by the Southwest Florida Water Management District.

Attachments: 1) Rezoning/Special Exception Use Petition
 2) Area map

**CITY OF BROOKSVILLE
ZONING AMENDMENT PETITION**
Application to change a Zoning Classification

Date: 2-22-10

Print or Type all information. If you need any assistance, call the Community Development Department at (352) 540-3810.

APPLICANT: <u>Hernando Co. Fair Assoc., Inc.</u>		
Mailing Address: <u>P.O. Box 10456 Brooksville, FL 34603</u>		
Daytime Telephone: <u>796-4552</u>	FAX No: <u>799-2842</u>	E-Mail Address: <u>info@hernandofairgrounds.com</u>
REPRESENTATIVE: <u>Sandra Nicholson</u>		
Mailing Address: <u>P.O. Box 10456 Brooksville, FL 34603</u>		
Daytime Telephone: <u>796-4552</u>	FAX No: <u>799-2842</u>	E-Mail Address: <u>SANDRAKN@Live.com</u>
PUBLIC CONTACT PERSON:		
Daytime Telephone:	FAX No:	E-Mail Address:
Will Expert Witness be utilized during the public hearings?		
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.		
<u>ATTACHED</u>		
Size of Area Covered by Application: <u>36.4</u>		
Highway and Street Boundaries: <u>US 41 + OLIVER ST.</u>		
Current Zoning Classification: <u>Ag</u>		
Zoning Classification Desired: <u>"Special"</u>		
Has a public hearing been held on this property within the past twelve months? <u>no</u>		

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Sandra K. Nicholson, hereby state and affirm that all information submitted within this petition is in all respects true and correct to the best of my knowledge and belief and that:

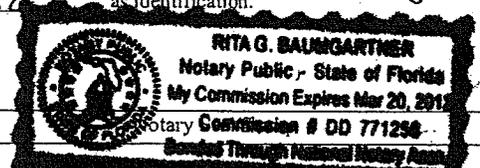
- I am the owner of the property covered under this application.
- I am the legal representative of the owner or lessee of the property described, which is the subject matter of this application.

Sandra K. Nicholson
Signature of Applicant or Representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9th day of August, 20 10, by Sandra Kay Nicholson who is personally know to me or who has produced FLDL N2427914R5230 as identification.

Rita G. Baumgartner
Signature of Notary Public



APPOINTMENT OF AGENT

**CITY OF BROOKSVILLE
COUNTY OF HERNANDO
STATE OF FLORIDA**

I, Hernando Co. Fair Assoc. Inc., the owner(s) in fee simple of the below described real property hereby appoint Sandra Nicholson as my (our) agent to file required petitions, sign required documents, make representations as to issues of fact and to appear, as may be necessary, before the appropriate City of Brooksville authority. My agent shall also have the authority to commit myself as owner to the necessary future performance conditions as may be directed by the appropriate City authority as a condition of granting my petition.

(Insert Legal Description Below)

Dated: 8-9-10

Signed in the presence of:

WITNESSES:

LANDOWNER(S):

Signature *Richard Palava*
Print Name Richard Palava

Signature *Sandra K. Nicholson*
Print Name Sandra K. Nicholson

Signature *Richard Klimas*
Print Name Richard Klimas

Signature *Patricia A. Palava*
Print Name Patricia A. Palava

Signature _____
Print Name _____

Signature *Dana J. Simons*
Print Name Dana J. Simons

OWNER OR AGENT AFFIDAVIT

**CITY OF BROOKSVILLE
COUNTY OF HERNANDO
STATE OF FLORIDA**

I, Sandra Nicholson, being duly sworn, hereby depose and say
Hernando Co-Land Assoc, Inc. is the owner of the herein described property to-wit:

(Insert Legal Description Below)

HERNANDO COUNTY
Fairgrounds
"All The Best Events Happen Here!"

A circular logo with a ribbon design. The text inside the circle reads "Blue Ribbon Fair". The ribbon extends downwards from the bottom of the circle.

July 26, 2010

City of Brooksville
201 Howell Avenue
Brooksville, FL 34601

To Whom It May Concern:

The Hernando County Fair Assoc., Inc. is petitioning for an independent zoning designation for the properties under the operation of the HCFA. Due to the unique nature of operations of a fairground in the State of Florida, we feel this is most efficient route to resolve any and all issues regarding the fair ground usage.

As you know, we are governed by Florida State Statute: 616. The State has established certain regulations regarding the local county fairs and states: "recognized by the state as equal in dignity to the Florida State Fair and as fully recognized as the Florida State Fair."

We fully understand that HCFA will continue to be required to adhere to the permitting requirements of applicable governing agents. HCFA is a Federally registered 501(c)3, not for profit corporation. We receive no formal funding from either the State or local governments. We are also responsible to the Hernando County Board of Commissioners to make improvements and keep a well maintained facility.

We are striving to continue our "fair traditions," and at the same time, build for tomorrow.

Yours in service,

A handwritten signature in cursive script that reads "Sandra".

Sandra Nicholson
President, Board of Directors
Hernando Fair Assoc., Inc.

HERNANDO COUNTY FAIR ASSOCIATION BOARD OF DIRECTORS

Sandra Nicholson	President
Robin McAndrew	Vice-President
Nancy Lilley	Secretary
Shari Klimas	Treasurer
Stacy Johnston	Board Members
Jan Knowles	
Cloin Leibe	
Mona Premorel	
Tom Ringo	
Daina Simons	
David Ward	
Paul Wernicke	
Jim Adkins	
Tammy Fincher	
Nancy Moores	

POTENTIAL GROUNDS USE

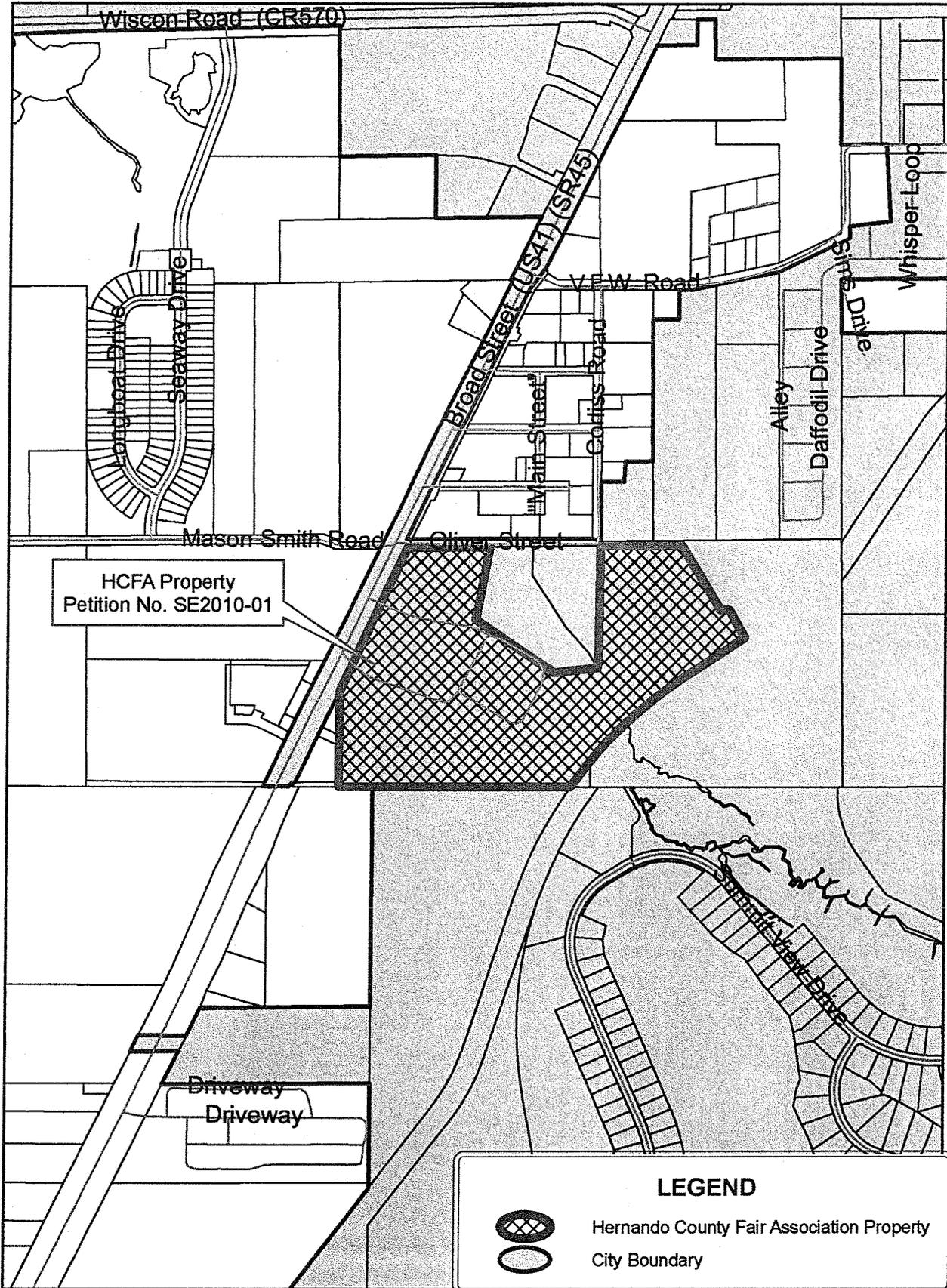
Agriculture Expos and events
Antique Show
Art Exhibits
Auto Parts Swap Meet
Banquets
Beef/Cattle Exposition
Bingo
Bird Show
Bowling Congress
Boxing
Bridal Show
Bulls & Barrels
Car Expo
Carnivals
Cat Shows
Championship Wrestling
Christmas Gift & Decorating Show
Circus
Coin Show
Community Fundraisers
Community Meetings
Concerts
Craft Market & Show
Custom Car Show
Dairy Show & Sale
Dance/Parties & Teaching
Dog Show
Driving Schools
Emergency Large Animal Shelter
Emergency Rescue Training & Housing
Emergency Shelter
Family Reunion (High School or Other)
Farm Machinery Show
Farmers Market
Flea Market
Food Show
Golf Show
Grad night
Gun & Knife Show
High School Graduations
Home, Garden & Remodeling Show
Horse Show/Pulls
Housing for security (RV sites)
Hunting & Fishing Shows
Industrial Show
Lawn, Garden & Power Equipment Expo
Licensing & Testing Seminars (Professional)
Livestock Expos
Manufactured Housing Sale & Show
Monster Truck Show
New/Used Car Show

POTENTIAL GROUNDS USE

New/Used Heavy Equipment Sale
Over flow - pre-event site for airport RV show/rally
Parking for midways, etc. for civic groups in county hosting events (Kawinis, Rotary, Churches, ect.)
Plumbing, Heating & Cooling Trade Show
Product Distributor Meeting
Quartet Convention
Reading Festival
Recreational & Collegiate Competitions
Recreational Vehicle Industry Show/Rally
Religious Assembly
Restaurant Assn's Food Service Expo
Rodeo
Sheriff mounted patrol, training, storage, RV parking
Soccer, Tennis, B-Ball, Volleyball (Tournaments/Exhibition Matches/Banquets)
Sport & Boat Show/Sale
Storage FDOT large equipment
Storage for 501.c(3) project
Storage, service area ATT large trucks, equipment, RV parking
Storage, service area for midway company RV parking
Summer/Fall Carnival
Telecasts
Town & Farm Dinners
Tractor/Truck pulls
Truck Show
Vacation/Travel Show
Variety Show
Wedding Receptions
Women's Show



Hernando County Fair Association, Inc. Property
 Petition No. SE2010-01
 Location Map

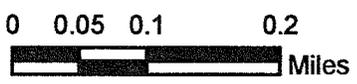


HCFA Property
 Petition No. SE2010-01

LEGEND

 Hernando County Fair Association Property

 City Boundary



*Base map information provided by the Hernando County Property Appraiser's office.
 Map created by the Brooksville Community Development Department.
 Disclaimer: This map is intended for planning purposes only, and should not be used to determine the precise location of any feature shown thereon.