

**BOARD OF COUNTY COMMISSION ACTION**

On August 27, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from AR (Agricultural/Residential) and C-2 (Highway Commercial) to PDP(GHC)/ Planned Development Project (Highway Commercial) with the C-2 use of outdoor storage with deviations, and the following modified 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. **Planning**
  - A. Maximum amount of commercial square footage
    - I. Phase 1: 6,000 square foot building
    - II. Phase 2: 2 – 6,000 square foot buildings
    - III. Outdoor storage: 12,000 square feet
  - B. Allowed Uses in this PDP:
    - I. All C-1 uses
    - II. The C-2 Special Exception use of outdoor storage
  - C. Perimeter Setbacks (inclusive of the vegetated buffer)
    - I. North (side): 10' for the existing building,  
20' for new construction
    - II. South (side): 20'
    - III. East (US Hwy 41): 75'
    - IV. West (rear): 35' from the edge of the reverse frontage road (85' total from the western property line)
  - D. Building separation: 15'
  - E. Buffers:
    - North (side): 40' 5' undisturbed vegetated buffer enhanced with plantings, and a wall or fence, located on the interior of the buffer, that is between 5' and 8' in height.
    - South (side): 5' vegetated buffer enhanced with plantings to attain 80% opacity within 2 years of planting.
    - East (US 41): 20' vegetated buffer enhanced with plantings to attain 80% opacity within 2 years of planting
    - West (rear): ~~5'~~ 10' landscaped buffer enhanced with plantings, and a wall or fence, located on the interior of the buffer, that is between 5' and 8' in height. The buffer will be cleared with the development of the property and will rely on plantings to achieve the required opacity.
  - F. The northern and southern buffers shall remain undisturbed, except for the removal of invasive species and/or dead trees.

- G. Buffers may not include any stormwater management facilities or drainage retention areas.
3. **Environmental:**
- B. Required Open Space and Required Natural Vegetation shall be provided in accordance with Chapter 10 Community Appearance and all other commercial development standards.
  - C. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.
4. **Engineering:**
- A. A frontage road shall be constructed, that spans the entirety of the frontage of the property along Broad Street (US Hwy 41). The developer shall coordinate the location of the frontage road with the County Engineering Department.
  - B. A sidewalk shall be constructed along one side of the frontage road.  
*\*Note: Parking is prohibited on all frontage roads.*
  - C. A Traffic Access Analysis is required. Refer to Hernando County Facility Design Guidelines IV-18.
  - D. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
  - E. Turn lanes may be required and will be determined by the Traffic Access Analysis.
  - F. The Driveway and Parking Lot Layout shall meet the Hernando County Standards.
  - G. An FDOT access management permit is required for the project to connect to Broad Street (US Hwy 41)
  - H. An FDOT drainage permit may be required.
5. **Utilities:**
- A. A utilities capacity analysis shall be performed and submitted with the initial development permit application.
  - B. This project shall connect to central water and sewer systems.
6. The petitioner shall remove any barbed wire and/or electric fencing from the subject parcel(s) prior to the issuance of any Certificate of Occupancy being issued. This includes any areas designated as Buffers and Drainage Retention Areas designated as PDP (Special Use) on plats.
7. Prior to the issuance of an approved set of construction plans, the developer shall provide the Department of Public Works and the Planning Department with a contact list of any known contractors and professionals that will be working on the site as well as designating a primary contact should issues arise.
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.