

BCC ACTION:

On April 11, 2023, the Board of County Commissioners voted 5-0 to adopt Resolution 2023-67 approving the petitioner's request for a Master Plan Revision on Property Zoned PDP(HC)/Planned Development Project (Highway Commercial) with the 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. All onsite lighting must be retained on-site to prevent any light spillage onto neighboring residential uses.
3. Minimum Building and Site Alteration Setback Requirements:

Old Ayers Road:	35'
Ayers Road:	75'
Side:	20' (deviation to 5' for existing building along the railroad track) All others must meet the minimum required setback
Rear:	35'
4. A Traffic Access Analysis is required for this project. Traffic Access Analysis can be phased or include the entire project. It is to include all aspects of this development.
5. The petitioner shall provide a wildlife survey to identify any listed species prior to clearing or development activities. Additionally, a Floral survey shall be provided to include exotic invasive plant species. If present, invasive species shall be removed during development. If invasive species occur within the north-eastern zone following development or within vegetated buffers, they shall be removed/controlled as routine maintenance.
6. The entire east property line shall include the installation of a 20' wide buffer consisting of natural vegetation and supplemented where necessary.
7. All parking shall be maintained on site and no parking shall be permitted along the right-of-way (Old Ayers Road or Ayers Road).
8. All previous conditions of approval (H2034) shall be in full force and effect with the expectation of those modified herein.
 - Adequate restroom facilities in accordance with the requirements of the Health Department shall be provided for all events.
 - The petitioner shall provide to the County a pollution/hazard prevention plan or equivalent to address leaks or small spills of vehicle fluids and use of substances that are contaminants or classified as hazardous or corrosive. Final project design should implement elements of the plan that relate to construction, containment, or collection.

- The petitioner shall provide 48-hour notification to the Airport Manager of any night-time events in which outdoor tower lighting is utilized.
- The petitioner shall apply for and receive all required Airport and FAA permits in accordance with the County LDRs.
- RV parking shall be limited to event days. RV hookups to water and electric shall be permitted.
- All outdoor events shall end no later than 1:00 AM with complete clear-out of the property by 2:00 AM.
- The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all events.
- Grassed parking shall be permitted. In the event increased traffic causes grassed parking areas to deteriorate, the petitioner shall be required to provide a plan for alternative surface for approval by the County's Administrative Official.
- The petitioner shall install Handicap Parking in accordance with the Florida Accessibility Code.
- The proposed activities contained in this master plan fit the definition of an officially authorized spectator game under Section 21.136 of the Hernando County Code of Ordinances.

9. All parking shall be maintained on site and no parking shall be permitted along the right-of-way (Old Ayers Road or Ayers Road). Overflow parking shall be limited to commercially zoned parcels. Should parking cause patrons to cross Ayers Road or Old Ayers Road, the applicant shall be responsible for providing safe and efficient pedestrian crossings. Overflow parking shall require a Master Pedestrian Crossing Plan to be reviewed by the County Engineering office and shall be approved at least 45 days prior to first use. The Master Pedestrian Safety Plan shall be available for all events and implemented if necessary for the event. Any future modifications to the Master Pedestrian Plan shall be provided to the County Engineering Department 45 days prior to an event.

10. The petitioner shall provide a master plan in compliance with all of 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.

****Note: A scrivener's error was identified in Condition 8, referencing the incorrect previous rezoning staff report. This error was administratively fixed and the BOCC action has been re-distributed on May 14, 2025.****