

**P&Z RECOMMENDATION:**

On November 14, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a Resolution approving a rezoning from AG/(Agricultural) to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Truck Service Establishment, with 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. A faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. A 25' landscape buffer shall be provided along the west and 32' landscape buffer and drainage swale along the east. Additionally, a 20' landscape buffer shall be required along SR 50 and the frontage road.
5. A Traffic Access Analysis shall be required at the time of development. The petitioner will need to provide a Land Use Code and Trip Generation for project.
6. A frontage road shall be required along the entire length of frontage along Cortez Boulevard.
7. All driveway(s) shall meet current County and FDOT standards.
8. A Site Circulation Analysis shall be required to determine site layout for the intended use, at time of development.
9. FDOT access management and drainage permitting shall be required. The petitioner will be required coordinate with FDOT on any offsite improvements needed to accommodate semi-truck with tractor trailers and turn movements. FDOT requirements are also subject to review and approval of County Engineer.

10. Building Setbacks:
  - Front: 125'
  - Side: 20'
  - Rear: 35'
11. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development.
12. The petitioner shall be limited to a 500 square foot office. No additional permanent structures shall be permitted. Any future structures shall require a revision to the master plan.
13. Overnight stays shall not be permitted.
14. The C-4/ (Heavy Highway Commercial) is limited to Semi-Truck and Tractor Trailer parking only. No RV, car, boat, freight container, box truck or utility trailer storage shall be permitted.
15. No servicing of semi-trucks and/or tractor trailers shall be permitted onsite. Inoperable semi-trucks and/or tractor trailers shall be removed of the premises within 30 days of being deemed inoperable.
16. 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.