

**P&Z RECOMMENDATION:**

On August 8, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner’s request for a rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring parcels.
3. A Traffic Access Analysis may be required depending on the final Land Uses.
4. Frontage Road is required along the entire width of the frontage along Broad Street per Ordinance requirements and will be required upon development.
5. A sidewalk from the buildings to Broad Street shall be required. Additionally, a sidewalk along the entire frontage of Broad Street shall be required.
6. No outdoor storage shall be permitted.
7. C-2 uses shall be limited to Light Construction Service Establishment.
8. Minimum Building Setbacks:

US Hwy 41:	125'
West:	35'
North:	20'
South:	20'
Against Residential:	35'
9. The petitioner shall coordinate with the Health Department on an appropriate Onsite Sewage Treatment and Disposal System.

10. 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.
11. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any construction for the project occurring on the property. Copies of any required permits shall be provided prior to site alteration or construction.
12. The developer shall provide a utility capacity analysis at the time of development and connect to water and sewer at the time of vertical construction based on the requirements of the Hernando County Utilities Director and/or the City of Brooksville.
13. 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.