

P&Z RECOMMENDATION:

On September 11, 2023, 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(GHC)/Planned Development Project (General Highway Commercial) and PDP(REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviations with the following unmodified 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 cross access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval.
3. The petitioner shall provide a Traffic Access Analysis in accordance with the requirements of the County Engineer at the time of permitting. The Traffic Access Analysis shall include a queuing analysis. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.
4. Minimum Building Setbacks and intensity:
 - County Line Road: 125'
 - Side: 20'
 - Rear: 35'
5. The developer shall provide a utility capacity analysis and connection to the central sewer system at time of vertical construction or Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems for the developed parcel (capacity analysis will determine sewer connection).
6. Outdoor storage shall be permitted along the north as shown on the master plan.
7. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
8. The petitioner must 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.
9. The petitioner shall provide a 15' buffer along the west side, a 5' buffer along the north and a minimum 10' buffer along County Line Road. The required County Line Road buffer shall be situated, upon development, at the new southern property line created by the 40' right-of-way dedication.
10. The petitioner shall provide/dedicate 40' of additional right-of-way to the County to facilitate the widening of County Line Road. A Deed of Dedication shall be required to be completed within 30 days of Master Plan approval.

11. The petitioner shall provide a sidewalk for the entire length of the parcel's frontage along County Line Road.
12. Sidewalk the proposed buildings shall connect to the future sidewalk along County Line Road.
13. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.