

P&Z RECOMMENDATION:

On July 10, 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(GC)/Planned Development Project (General Commercial) to include a specific C-2 use for Outdoor Storage with Deviations subject to 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. The petitioner shall meet the minimum commercial buffer requirements of the County's LDRs.
3. Minimum Building Setbacks:
 - Front: 75'
 - Side: 20'
 - Rear: 35'
4. At the time of development, the petitioner shall coordinate with the County Engineer on potentially updating Necklace Warbler Avenue to Frontage Road standards.
5. Pole barn structures shall not exceed 20' in height.
6. All lighting shall be full cut off fixtures to prevent any light spillage into neighboring parcels.