

**BCC ACTION:**

On February 14, 2023, the Board of County Commissioners voted 52-0 to adopt Resolution 2023-30 approving the petitioner's request for a Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1 uses and 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. Minimum Building Setbacks:
  - From County Line Road: 125'
  - From Clearwater Drive: 35'
  - From Cobblestone Drive: 35'
  - From West Boundary Line: 35'
  - Between Buildings 15'
3. Maximum Building Height:
  - Within 100' of the eastern and western property lines: 20'
  - All other areas: 65'
4. The petitioner shall provide a 20' undisturbed natural vegetative buffer along the north, a 20' landscape buffer with an 8' high opaque fence along the west, 20' along County Line Road and the remaining must meet the minimum County LDR's.
5. The petitioner shall conduct a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction.
6. Signage shall be limited to ground mounted monument type signs where the bottom edge of the sign is no greater than ten (10) feet above grade.
7. A Traffic Access Analysis shall be required and shall include fuel truck delivery turning movement templates. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install. The Traffic Access Analysis shall be provided to the County as part of the construction plan application.
8. There shall be one access point on Cobblestone Drive, aligned with Davenport Lane, and one access point on County Line Road (right-in/right-out).
9. The access point on County Line Road shall have a raised concrete island (porkchop) installed with appropriate signs and markings.

10. A sidewalk shall be provided along Cobblestone Drive.
11. All buildings shall be required to connect into the sidewalk along Cobblestone Drive and County Line Road.
12. A Floodplain mitigation plan is required for any fill in floodplain. The petitioner is required to ensure that existing offsite inflows are accommodated, and existing peak offsite flood elevations are maintained.
13. Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the project boundary or any residential area and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall.
14. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring parcels.
15. The petitioner shall meet the minimum recommendations of the Florida-Friendly Landscaping™ Principles (Florida yards & Neighborhoods Program) for design techniques and principles for all required landscaping.
16. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional and submitted as a part of the initial permit application before any development activity occurs on this site. The petitioner is required to comply with all applicable FWC regulations and permitting.
17. Invasive plant species if present are to be removed during the development process.
18. The applicant has stated that there are no wetlands on the property. The data backing up this stance shall be produced by a qualified professional and submitted with the Conditional Plat application.
19. The Residential Protection Standards shall apply to this project:
  - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100' of any single-family *residential* district property line.
  - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100' of any single-family *residential* district property line.
  - No building within 100' of any single-family residential district property line shall be more than 20' in height.

- Air conditioning and/or other operational equipment must be oriented away from single family *residentially* zoned property, or screened to minimize noise impacts and reduce visual incompatibility to the single family *residentially* zoned property. Screening may include landscape plantings, berms, fences or walls.
15. The petitioner shall be limited to the specific C-1 use of Personal Service Establishment.
  16. The petitioner shall provide a revised 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.