

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: November 4, 2024  
Board of County Commissioners: December 17, 2024

**APPLICANT:** Todd Mooney

**FILE NUMBER:** H-24-49

**REQUEST:** Rezoning from PDP(GHC) Planned Development Project/(General Highway Commercial) to CPDP/Combine Planned Development Project to include (Light Industrial) and (Highway Commercial) with deviations with specific C-2 uses

**GENERAL LOCATION:** South side of Spring Hill Drive and west side of Broad Street (US Hwy 41)

**PARCEL KEY:** 1231599, 1335807

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### BOCC ACTION:

On December 17, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from PDP(GHC) Planned Development Project/ (General Highway Commercial) to CPDP/Combine Planned Development Project to include (Light Industrial) and (High Commercial) with deviations and specific C-2 uses 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 comprehensive wildlife/gopher tortoise survey, prepared by a qualified professional, shall be conducted prior to any development occurring on the property. The petitioner is required to comply with all applicable FWC regulations.
3. Perimeter Building Setbacks
  - North (Spring Hill Drive: 75'
  - South: 35'
  - East (Broad Street): 75' (Deviation from 125')
  - West 35'

External Commercial Lot Building Setbacks:

- Front: 75'
- Rear: 35'
- Side: 20'

Internal Industrial/Commercial:

- Building Separation: 20'

4. Buffers:

- North: 35' Landscape Buffer
- South: 15' Natural Vegetative Buffer where no DRA is created
- East: 35' Landscape Buffer
- West: 15' Natural Vegetative Buffer where no DRA is created

5. The petitioner shall coordinate the height of all buildings with the Airport prior to development.
6. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
7. The petitioner shall be required to meet the minimum requirements of the Airports lighting plan and where permissible provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring uses.
8. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
9. The internal roadways shall be classified as either Major Local / Commercial or Collector depending on the number of trips associated with this project.
10. The petitioner shall coordinate transit stop with amenities with the County's Transit Department.
11. The petitioner shall be required to construct the driveway connection to meet County and FDOT standards.
12. The petitioner shall provide parking spaces (including disabled parking spaces), drive aisles, signage and pavement markings per County Standards.
13. The petitioner shall provide a sidewalk along Spring Hill Drive and Broad Street (US Hwy 41) for the entire property frontage as required by County standards unless a payment in lieu is approved by the County Engineer in accordance with the Land Development Code Regulations.
14. ~~The petitioner shall provide connectivity of project to the intersection (Spring Hill Drive & Broad Street/US Hwy 41), shall be through Hernando County parcel key number 1640503 and is to align with Evening Star Avenue connect.~~ External access points will be placed and spaced based on the allowed distances outlined in the Traffic Analysis and as approved by the County Engineer.
15. The petitioner shall conduct a Utility Capacity Analysis and connection to the central water and sewer systems at time of vertical construction.

16. The petitioner shall submit to the Aviation Authority a lighting plan for the project and shall receive Authority approval of the plan prior to any further development approvals for the project. Any light that was located or placed so that it produced an aviation hazard as determined by the Aviation Authority shall be corrected if ordered by the Authority.
17. The petitioner must demonstrate satisfactory compliance with Federal Aviation Regulations Part 77 and Federal Aviation Administration "Advisory Circular (AC) 70/7460 1J" regarding Obstruction Marking and Lighting.
18. Roofing shall be non-glaring for all structures within the project. Any future problem determined by the Aviation Authority shall be corrected if ordered by the Authority.
19. An Avigation Easement shall be provided by the petitioner to the Hernando County Airport.
20. Outdoor storage shall be limited to the areas designated as Industrial on the approved master plan.
21. The petitioner shall provide a master plan in compliance with all of the performance conditions within 30 calendar days of notification by the Planning Staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.