

P&Z RECOMMENDATION:

On September 12, 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 R-1A (Residential) to PDP (HC)/Planned Development Project (Highway Commercial) with deviations and 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. FDOT access and drainage permitting required.
3. As a part of the site plan approval, the petitioner is required to Contact the Review and Compliance Section of the Division of Historical Resources to determine if survey requirements apply to the property. Any reports required by the State are to be provided to Hernando County.
4. Depending on use and size of development, a Traffic Access Analysis may be required. Any improvements identified by the Traffic Access Analysis are the responsibility of the developer.
5. The site design shall provide that pedestrian circulation is coordinated on site and between adjacent properties providing for pedestrian circulation between complementary uses.
6. The requirement for a frontage road is waived in exchange for a cross access easement or agreement between the commercial parcels to be provided at the time of site plan approval.
7. Minimum Building Setbacks:

Cortez Blvd:	75’ (deviation from 125’)
East:	20’
West:	20’
South:	35’
8. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications.
9. 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.

10. 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.
11. The following residential protection standards shall be met:
 - (a) There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
 - (b) There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
 - (c) 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 feet of any single-family residential district property line.
 - (d) No building within 100 feet of any single-family residential district property line shall be more than twenty feet (20') in height.
 - (e) All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences, or walls.
 - (f) 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.

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