

P&Z ACTION:

On October 9, 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 Master Plan Revision on property zoned PDP(GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment and 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. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.
3. A comprehensive floral survey shall be prepared by a qualified professional at the construction plan approval stage of development.
4. Minimum Building Setbacks:
 - County Line Road: 75' (deviation from required 125')
 - Pythia Place: 25' (deviation from required 35')
 - West: 35'
 - East: 20'
5. The petitioner shall connect to the central water and sewer systems as required per ordinance at time of vertical construction.
6. A Traffic Access Analysis shall be required. The Traffic Access Analysis shall also include a queuing analysis. Any improvements identified by the Traffic Analysis will be the responsibility of the developer to install.
7. Pythia Place is designated as the Reverse Frontage Road for this area and a sidewalk shall be required to be installed for the entire length of parcel.
8. County Line Road is to be widened to a four-lane roadway in the future and the dedication of 40' of right-of-way shall be required by deed of dedication within 30 days of Master Plan approval.
9. Access to County Line Road shall be limited to a right-in/right-out.

10. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
11. 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.