

BOARD OF COUNTY COMMISSION ACTION

On August 27, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from R1-A (Residential) and C-2 (Highway Commercial) to PDP(GC)/ Planned Development Project (General Commercial) with a Specific C-2 use 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:
Cortez Blvd (North): 75' (deviation from 125': approved 2021)
Colorado St (West): 35'
Frankfort Rd (South): 35'
Locust Rd (East): 25' (deviation from 35')
3. A 5' landscape buffer shall be provided on the outside of the proposed fence on the northern portion of the site, down to the proposed drainage retention area.
4. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional at the construction plan stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.
5. Invasive plant species, if present, are to be removed during the development process.
6. 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.
7. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring properties.
8. Connection to the Central Sewer System shall be made at the time of vertical construction.
9. All floodplain encroachment shall be compensated.
10. Stormwater runoff shall be treated and attenuated.
11. Stormwater ponds shall be located outside of floodplains.
12. Locust Road shall be paved to the southern property line to current County standards.
13. Colorado Street is to be improved to a Major Local/Commercial Road from Cortez Boulevard to the southern access point.

14. Sidewalks are required along all roadways (Locust Road, Cortez Boulevard, Colorado Street). A wavier to the sidewalk requirement can be granted, per Ordinance requirements with a contribution to sidewalk fund.
15. Provide sidewalk/pedestrian connectivity from the building to the sidewalks.
16. Traffic Access Analysis may be required. Trip generation for entire project site to be provided by applicant at time of site development.
17. FDOT Access Management permit/authorization shall be required.
18. The petitioner shall provide a master 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.