

P&Z Action

On December 11, 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 rezoning from PDP(OP)/ Planned Development Project (Office Professional) and AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with deviations and 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. Planning
 - a. Permitted uses in this PDP are: All C-1 uses.
 - b. Setbacks: (deviations from Article IV, Section 3D)
 - North: 6' (deviation from 20')
 - South: 10' (deviation from 20')
 - East: 30' (deviation from 125')
 - West: 20' (deviation from 35')
3. Engineering
 - a. The petitioner shall work with the County Engineer to accommodate any sidewalk and frontage road requirements.
 - b. FDOT access management and FDOT drainage permits may be required.
 - c. Parking lot design, parking spaces and handicap spaces must be designed to Hernando County Standards.
4. The petitioner shall contact the Health Department to receive approval of improvements that may be necessary to onsite sewage treatment and disposal system for the parcel's intended commercial business.