

APPENDIX D - BOARD OF COUNTY COMMISSION
August 27, 2024

On August 27, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request to reestablish a Master Plan on property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses with deviations 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. Prior to the approval of the conditional plat, the petitioner shall contact the State Department of Historic Resources to determine if compliance review will be required. Determination of this compliance by the State shall be provided to the County with the submittal of the conditional plat application.
3. Perimeter Setbacks:
 - US Hwy 19: 75' (deviation from 125')
 - North: 20'
 - South: 20'
 - East: 35'
4. Buffers:
 - US Hwy 19: 20'
 - South: 10'
 - East: 10'
 - North: 10'
5. Maximum Building Height: 45'
6. Drainage Retention Areas (DRAs) shall be located outside of the required buffers.
7. A sidewalk along the entire frontage of US HWY 19/Commercial Way shall be required.
8. The sidewalk along US Hwy 19/Commercial Way shall be connected to the main buildings.
9. All Parking stalls, layout and driveways shall meet Hernando County standards.

10. 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.
11. Invasive plant species, if present, are to be removed during the development process.
12. A landscape plan shall be submitted for approval during the construction plans stage of development.
13. 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.
14. The petitioner shall adhere to buffer and landscaping requirements set forth in the Hernando County Code of Ordinances, Chapter 10 Community Appearance.
15. Maintenance of all landscaping shall be the responsibility of the property owner. The plants within installed planting areas shall be healthy. Dead plants shall be replaced in a timely manner that provides the plant/tree with the best chance of survival.
16. A minimum of 15% of the development site shall be landscaped.
17. A minimum of 218 trees shall be preserved or installed (15 trees per acre). At least thirty (72) of those trees shall be shade trees. Unless otherwise approved for removal, specimen and majestic trees shall be preserved.
18. An area of at least five (5) percent of the total project area must be designated as a preserved natural vegetation and no construction activity can occur in this area. Preserved natural areas must be a minimum of 2,000 square feet.
19. All landscaping, ground cover, and tree placement requirements shall be completed prior to the issuance of the Certificate of Occupancy.
20. The Hernando County NPDES (National Pollution Discharge Elimination System) Ordinance will apply during any site clearing.
21. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties in the event that security lighting is proposed.
22. A connection to the Central Water and Sewer system shall be made at the time of vertical construction.

23. During Construction Plan Review, the petitioner shall coordinate frontage road connection to the north with the County Engineer.
24. C-2 uses shall be limited to Lots 1-3 as shown on the approved master plan.
25. No automotive repair bays shall face west or east.
26. The development shall be limited to an indoor self-storage facility.
27. 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.