

BOCC ACTION:

On May 14, 2024, the Board of County Commissioners voted 4-0 to adopt a resolution approving the petitioners request for a rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Mini Warehouse and Outdoor Storage 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. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
3. The petitioner shall connect to central water system as necessary per Ordinance (if a habitable building is proposed) and shall obtain Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project's proposed washdown and pump out facilities.
4. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
5. Security lighting shall be shielded from the neighboring residential use to the north.
6. Beaverbank Street from the southern property line to the southern property line of parcel to the north parcel (key #78748) shall be improved to frontage road standards to accommodate larger vehicles upon need and demand by the County Engineer.
7. The petitioner shall provide two (2) access drives for the proposed project. An additional driveway access shall be provided to Beaverbank Street as an emergency exit ~~only~~. Cross connectivity to Atlantic Avenue is encouraged, but not as a sole point of access.
8. The development shall provide a sidewalk (pedestrian connectivity) from the building to the sidewalk along US Hwy 19/Commercial Way.
- ~~9. FDOT access management drainage permit shall be required.~~
10. C-2 uses shall be limited to Mini-Storage and Outdoor Storage.
11. Upon development of the mini-storage, a master plan revision shall be required.

12. Minimum Building Setbacks

- North: 20'
- East: 75'
- West: 35'
- South: 20'

13. Minimum Buffers:

- North: 5' Landscaped
- South: 20' Undisturbed
- East: 15' Landscaped (US Hwy 19)
- West: 5' Landscaped (Beaverbank Road)

*No land disturbing activities are permitted in the buffers, with the exception of the removal of invasive species or dead trees. All buffers are to remain undisturbed, enhanced with plantings when needed, to reach 80% opacity. Clearing of the buffers is not permitted.

Fencing: A minimum 6' high chain link fence will be provided west of the access drive. An 8' high opaque fence will be utilized adjacent to the residential structure to the south to maintain an 80% opacity.

14. Invasive plant species, if present, are to be removed during the development process.

15. Construction Buffer: Article II, Section 10-28 (5) All new development (subdivision and commercial) greater than two (2) acres that abuts existing residentially zoned housing units not in previously developed or future phases of the same development must provide a construction buffer at the perimeter of the construction site boundary. It shall be a natural vegetative buffer a minimum of ten (10) feet in width, provide a minimum of eighty (80) percent opacity, and minimize - airborne erosion to existing adjacent residentially zoned housing units. If natural vegetation is not adequate or available to provide such a buffer, a fence or wall at least six (6) feet in height above grade must be installed within thirty (30) days of clearing and prior to commencement of construction. If a fence is used it must include mesh or slats to minimize airborne erosion. If a permanent fence or wall is provided it must be dominated by greenery on the side facing adjacent property at the conclusion of construction. Retention of a natural vegetative buffer is encouraged. A permanent construction buffer can be used to meet all or part of the requirements for natural vegetation preservation.

16. ~~Prior~~ Upon to the issuance of an approved set of construction plans, the developer shall provide the Department of Public Works and The Planning Department with a contact list of any known contractors and professionals that will be working on the site as well as designating a primary contact

should issues arise.

17. The petitioner shall remove any barbed wire and/or electric fencing from the subject parcel(s) prior to the issuance of any Certificate of Occupancy being issued. This includes any areas designated as Buffers and Drainage Retention Areas designated as PDP (Special Use) on plats.
18. 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.