

BOARD OF COUNTY COMMISSIONERS ACTION:

On May 5, 2026, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial) 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 be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. The petitioner must 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.
4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. Provide for a future connection to Arizona Street via a driveway apron, as Arizona Street functions as a reverse Frontage Road. The petitioner shall be required to modify the master plan to provide this connection in accordance with the requirements of the County Engineer. The Access onto Arizona Street will be limited to Right-in, Right-out traffic only.
7. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.
8. The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.
 - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
 - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
 - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
 - No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.

- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

9. Maximum Building Height 45'

10. Building Setbacks:

Front (Cortez Blvd): 75' (Deviation from 125')

Sides: 20'

Rear (Arizona St): 35'

- a. Along any adjacent properties zoned Agriculture or Residential; to maintain compatibility with residential standards, the petitioner shall have no building exceeding a maximum building height of 20- feet. In the case where the building exceeds 20 feet in height the building setback shall be 100 feet.

11. Minimum Buffers:

Front (Cortez Blvd): 20' Landscape Buffer

Side (North): 10' Natural Vegetative Buffer

Side (Southwest): 20' Natural Vegetative Buffer

Side (Southeast): 10' Natural Vegetative Buffer

Rear (Arizona St): 20' Natural Vegetative Buffer

- a. For any adjacent properties zoned Agriculture or Residential, staff recommends a 20-foot landscape buffer to maintain compatibility with residential standards

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
13. In accordance with the Hernando County Land Development Regulations, restaurant uses are required to provide parking at a rate of 0.5 spaces per seat. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.
14. The applicant shall be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.
15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.