

BOCC ACTION:

On February 25, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioners request for a rezoning from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/Planned Development Project (General Commercial) 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. This property is located outside the floodplain. Development on the site must conform to the stormwater design requirements of Hernando County Facility Design Guideline and Southwest Florida Water Management District Environmental Resource Permit process.
3. Minimum Building Setbacks:
Anderson Snow Road: 75'
North: 20'
West: 20'
Dorado Street: 35'
4. Maximum Building Height: 45'
5. The Petitioner shall provide a minimum of a 10' landscape buffer along all street property lines, exclusive of driveways. When the ten (10') foot landscape strip occurs between a parking area or vehicle maneuvering or loading area and the street landscape shrub screen of at least thirty (30%) percent opaqueness and a minimum of four (4) feet in height within one year after installation is required. Mature trees at a maximum spacing of twenty (20') feet may be substituted for or combined with the shrub screen.
6. 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.
7. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent light spillage onto neighboring properties.
8. A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
9. Anderson Snow is a Collector Roadway. A sidewalk along Anderson Snow Road is required for the entire length of the project parcel.

10. The petitioner shall install sidewalks along Dorado Street for pedestrian connectivity between the subject project and the exiting neighborhood to the west.
11. The petitioner shall provide parking spaces (including Disabled parking spaces), drive aisles, signage and pavement markings will need to meet County Standards
12. Driveway and Parking layout shall meet Hernando County Standards.
13. The proposed driveway to Anderson Snow Road shall be limited to a right-in/right-out.
14. The petitioner shall be required to install a sidewalk connection shall be provided from all proposed buildings to Dorado Street and Anderson Snow Road.
15. The developer is responsible for performing a utility capacity analysis and installing the required connection to the central water and sewer systems at time of vertical construction.
16. The petitioner shall demonstrate satisfactory compliance with federal aviation regulation's part 77 and Federal Aviation Administration "Advisory Circular (AC) 70/7460-1J" regarding Obstruction Marking and Lighting.
17. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
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.