

**P&Z RECOMMENDATION:**

On March 13, 2023, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision and 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 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.
3. Minimum Building Setbacks, square footage and building height:

Perimeter Setbacks:

- East: 75' (deviation from 125')
- North/South: 20'
- West: 45'

Internal Setbacks:

- Front (from the internal road): 35'
- Side (North & South): 10' (deviation from 20')
- Rear (East & West): 15' (deviation from 35')

Maximum Building Height:

- ~~53' for the ALF (deviation from 45')~~ 45' ALF
- 45' for all other self-storage facility

Maximum Commercial square footage: 180,000 square feet

4. A cross access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval.
5. The petitioner shall provide a Traffic Access Analysis in accordance with the requirements of the County Engineer at the time of permitting. The Traffic Access Analysis shall include a queuing analysis and a signal warrant analysis at Glen Lakes Boulevard and Commercial Way (US Highway 19). Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.
6. A utility capacity analysis and connection to the central water and sewer systems is required at the time of vertical construction.
7. All roads and driveways shall be built to Hernando County Standards.

8. Parking layout shall meet Hernando County Parking Lot Standards. The petitioner shall provide a minimum of 63 parking spaces for the congregate care facility.
9. Access Management and Drainage permits required from the Florida Department of Transportation.
10. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project. This condition cannot be waived.
11. The mixed-use development (commercial and multifamily) shall be limited to a single pedestal sign along Commercial Way (US Highway 19). The sign size shall meet the minimum requirement of the County LDRs.
12. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in the Hernando County Code of Ordinances.
13. This project is subject to the Residential Protection Standards. These standards will be applied at the time of site development for the applicable parcels.
14. The mini-warehouse storage may only open toward the east of the property (facing U.S. Highway 19).
15. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right of way and enhanced by landscaping and/or wall.
16. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development.
17. The development must provide detailed elevation plans and/or renderings and site plans illustrating the proposed facade and site design at the time of permitting. The site and building design must demonstrate compliance with the County's design standards for large retail development, and shall use architectural features, textures and materials consistent with the other development in the area.
18. 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.
19. The developer shall provide a water and sewer capacity analysis at the time of conditional plat in accordance with the requirements of the Hernando County Utilities Department.

20. The petitioner shall provide a 30' natural vegetative buffer, enhanced to 80% opacity, along the western boundary of the subject site. The remaining areas shall meet the minimum buffer requirements of the Commercial Design Standards and the Community Appearance Ordinance. A buffer landscape plan shall be provided at the time of site development.
21. C-2 uses shall be limited to drive-in restaurants, mini-warehouse, and tire/automotive accessory establishment.
22. The site is approved for a congregate care facility with 70 dependent units and 140 assisted living units.
23. The congregate care facility shall have safe and convenient access through sidewalks, crosswalks, and bicycle/pedestrian paths to the commercial uses.
24. Access to Commercial Way (US Highway 19) from the individual parcels must be approved by FDOT.
25. Hotel to be placed perpendicular to the Glen Lakes wall, as long as its within the 100' Residential Protection Standards boundary which limits commercial building heights to 20'. In this configuration, windows facing Glen Lakes shall be accent hallway windows. If the hotel is positioned outside of the 100', the hotel shall be permitted at 45'.
26. 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.