

P&Z Action

On February 12, 2024, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) 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. A 50' landscape buffer shall be dedicated and zoned PDP(SU)/Planned Development Project (Special Use) along the western property line. A 20' wide buffer shall be provided along the north and the east, north and south property lines shall meet the minimum landscape requirements of the County LDRs.
3. Minimum Building Setbacks:
North: 25'
East: 35'
West: 50'
South: 35'
4. 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.
5. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
6. Security lighting shall be shielded from the neighboring residential use to the north.
7. A Traffic Access Analysis shall be required at the time of development. All improvements identified by Traffic Access Analysis shall be the responsibility of the developer.
8. All driveways shall meet the requirements of Hernando County Facility Design Guideline for Commercial Driveway Connections.
9. A water and sewer capacity analysis and connection to the central water and sewer systems at time of vertical construction.

10. The petitioner shall coordinate with the County Engineer their proportionate share of the cost to signalize the Highline Drive and SR 50 intersection.
11. Outdoor storage shall be limited to the rear of the property between the main building and the dedicated 50' landscape strip.
12. The self-storage facility shall be limited to single story.
13. The following Large Retail Standards shall be met:
 - Predominant exterior building material shall include architectural or split face block, brick, glass, wood, stucco, artificial stucco, stone or concrete with architectural finish.
 - Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) shall be screened from view from the public right-of-way and neighboring residential parcels and enhanced by landscaping, wall and/or parapet.
 - Signage shall be designed as part of a complete development system. The location(s) and design shall be reviewed and approved as part of the overall site plan. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.
 - Service areas which include areas designated for loading and unloading of goods and refuse collection shall be buffered from rights-of-way and residentially zoned areas.
 - Buffering shall consist of construction of a wall between the service area and abutting land use. All other applicable LDRs must be met in addition to this requirement.
14. 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.