

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 4, 2024
Board of County Commissioners: December 17, 2024

APPLICANT: Barrett Rivera

FILE NUMBER: H-24-45

REQUEST: Rezoning from AG (Agricultural) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial)

GENERAL LOCATION: East side of Cobb Road, approximately 450' Southeast of Ponce De Leon Boulevard

PARCEL KEY: 335676

BOCC ACTION:

On December 17, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving a rezoning from AG (Agricultural) to PDP(HHC)/Planned Development Project (Heavy Highway 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. The petitioner shall provide a minimum 5' vegetative buffer between parcels, and of the County's LDRs for remaining buffers.
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. Minimum Building Setbacks:
 - Campground Road: 35'
 - Cobb Road 125
 - Side: 20'
 - Rear: 35'

5. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
6. The petitioner shall be required to bring the driveway west of Campground Road from Cobb Road up to the Major Local/Commercial Roadway standards.
7. The petitioner shall be required to install a sidewalk along Campground Road from Cobb Road to the western property line and install sidewalks on Cobb Road (Collector Roadway) for the entire property frontage.
8. The petitioner shall install sidewalks from the buildings to Campground Road and Cobb Road.
9. The petitioner shall provide driveway connection, parking spaces and lot layout that will meet Hernando County standards.
10. A Traffic analysis shall be required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
11. The petitioner shall incorporate the expected delivery truck into the project design and Traffic Access Analysis for Land Use Review:
12. The petitioner shall coordinate with the City of Brooksville for utilities systems at time of vertical construction.
13. 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.