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**BOARD OF COUNTY COMMISSIONERS ACTION**

On December 2, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a Rezoning from C-2 Highway Commercial and AG Agricultural to PDP(HC) Planned Development Project (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 be required with all appropriate Florida Fish and Wildlife Conservation Commission permitting requirements.
3. Water and wastewater services are in the City of Brooksville Utility Department's (CBUD) first right to serve district. The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.
4. A Frontage Road or Reverse Frontage Road shall be installed due to the property abutting Cortez Boulevard/SR 50. The petitioner shall coordinate with the Department of Public Works at the time of site development to ensure cross-connectivity with adjacent parcels.
5. A Traffic Access Analysis could be required depending on the size of the structure. The petitioner shall be required to coordinate with the Department of Public Works prior to site plan submission and determine if a traffic Access Analysis is required.
6. The petitioner shall provide a Florida Department of Transportation access permit.
7. A Florida Department of Transportation Drainage permit could be required. The petitioner shall be required to coordinate with the Department of Public Works prior to site plan submission and determine if a traffic Access Analysis is required.
8. Minimum Building Setbacks:  
Cortez Boulevard (Front): 125'  
Side: 20'  
Rear: 35'
9. Building height shall be limited to 20 feet. If the building height exceeds 20 feet, the petitioner shall be required to provide a minimum rear setback of 100 feet.
10. The petitioner shall be required to provide the following minimum buffers for the site:
11. A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property.
12. A Five (5) foot landscape buffer shall run along the commercially zoned property lines.
13. The petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

14. In accordance with County Land Development Regulations (LDRs), automotive and farm equipment sales, rentals, and leasing uses require 2.0 parking spaces per 1,000 square feet of gross floor area, Requiring a total of 16 parking spaces.
15. 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.
16. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.