

P&Z RECOMMENDATION:

On July 11, 2022, 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 AR-2/ (Agricultural/Residential-2) and C-2/(Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses with Deviations, and 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.
3. A Traffic Access Analysis and Queuing Analysis shall be required. Any improvements identified by the Traffic Access Analysis will be installed by developer.
4. The project shall be limited to 141,600 square feet of Commercial.
5. The northern 8.80 acres shall require a master plan upon development.
6. C-2 uses shall be limited to the following:
 - Mini Warehouses
 - Tire & Automotive Accessory
 - Automotive Service Establishment
7. The petitioner shall provide the 20' landscape buffers along the north and northeast. Additionally, a 15' landscape buffer shall be provided along County Line Road. The remaining portions of development shall meet the minimum commercial standards of the County LDR's.
8. The site design shall provide that pedestrian circulation is coordinated on site and between adjacent properties providing for pedestrian circulation between complementary uses.
9. A cross access easement or agreement between the commercial parcels shall be provided at the time of subdivision plat approval.

10. Minimum Perimeter Building Setbacks:
 - County Line Road: 75' (deviation from 125')
 - East: 20'
 - West: 20'
 - North: 20'

Minimum County Line Road Outparcel Setbacks:

 - County Line Road: 75' (deviation from 125')
 - County Line Road (Lot 1): 65' (Deviation from 125')
 - Side: 10' (deviation from 20')
 - Rear: ~~35'~~ 20' (from reverse frontage road)
11. 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, as applicable.
12. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any construction for the project occurring on the property. Copies of any required permits shall be provided prior to site alteration or construction.
13. The developer shall provide a utility capacity analysis at the time of development and connect to water and sewer at the time of vertical construction.
14. 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.

15. A 6 foot wall or fence shall be constructed along the northern and northeast boundaries where adjacent to Royal Palms.

~~15.~~16. 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.