

P&Z RECOMMENDATION:

On December 12, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner’s request for a Master Plan Revision to Include a Rezoning on from R-1A/ (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations and the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The setbacks are approved as follows:

From Broad Street:	125'
From New Kentucky St:	20'(deviation from 35')
From Stromberg Ave:	20' (deviation from 35')
From Highbury Blvd:	20'(deviation from 35')
3. A 10' wide vegetative buffer shall be provided along the perimeter of the property. Along the east (Kentucky Street), the buffer will be enhanced to achieve 80% opacity and a six (6) foot wall or opaque fence shall be provided. The wall or fence shall be placed along the inside of the buffer with landscape facing residential uses.
4. The developer shall perform a utility capacity analysis in accordance with HCUD specifications and connect to the central water and sewer systems at time of vertical construction.
5. The developer shall provide an avigation easement.
6. A Traffic Access Analysis is required, and any improvements identified in Traffic Access Analysis will be the responsibility of the developer. Improvements to the intersection of Highbury Boulevard at Broad Street and Stromberg Avenue at Broad Street may be required by the County Engineer.
7. A comprehensive listed species survey shall be prepared by a qualified professional to identify any listed species present on the property prior to any development activities. The petitioner is required to comply with all applicable FWC regulations and provide copies of any required permits.
8. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

9. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring parcels.
10. The proposed project shall meet the requirements of the Hernando County Facility Design Guidelines and land development regulations for site development to include parking, and layout and commercial driveways.
11. The proposed use shall comply with Hernando County Facility Design Guideline and SWFWMD stormwater requirements.
12. The developer will coordinate ~~shall relocate~~ driveway locations with the County and FDOT staff to ~~further east of US Hwy 41 (Broad Street)~~ to ensure traffic operational conflicts are not created at either location.
13. The developer shall improve Highbury Boulevard in accordance with the requirements of the Hernando County Facility Design Guidelines.
14. The proposed project is required to provide a Frontage Road. Kentucky Street has been deemed as the reverse Frontage Road for this location. The proposed development shall construct Kentucky Street to Frontage Road standards in accordance with the requirements of the County Engineer and the Facility Design Guidelines.
15. The petitioner shall coordinate the vacation of Kentucky Street with the County Engineering Department.
16. The petitioner shall meet the residential protection standards for commercial districts as required by the land development regulations
17. The petitioner shall provide a revised 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.