

P&Z RECOMMENDATION:

On June 12, 2023, 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 Master Plan revision to include a rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations, and 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. Environmental
 - A. The petitioner shall provide a floral and faunal (wildlife) survey, prepared by a qualified professional, and submitted to the County prior to any land clearing activities. Copies of any required permits shall be provided prior to site alteration or construction.
 - B. The petitioner is required to comply with all applicable FWC regulations and permitting.
 - C. If needed, a Gopher Tortoise Relocation permit shall be sought prior to any geotechnical activities taking place on the property.
 - D. 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.
 - E. The applicant shall submit a geotechnical report and drainage design plan, both prepared by a qualified professional, which meets Hernando County Facility Design Guidelines. As this is a performance condition required by the BOCC, this requirement cannot be waived.
3. Land Clearing and Development
 - A. All onsite lighting must provide 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.

- B. Specimen (18" DBH to 36" DBH) and Majestic (36" DBH and above) shall not be removed from the property without formal permission from the County Planning and Zoning Division.
- C. The proposed DRA and any development in Phase 2 shall be planned around the presence of protected trees to the greatest extent possible. The site plan for the southeastern portion of this property may also need to be adjusted to accommodate protected trees.
- D. This development is subject to the Residential Protection Standards in Appendix A, Article VIII, Section 6 A of the Hernando County Land Development Regulations (LDRs).
- E. The petitioner shall meet the minimum parking requirements of the County LDRs.
- F. 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.
- G. Phase 2 (north undeveloped area) shall require an amendment to the master plan prior to development.

4. Utilities

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.

5. Traffic and Vehicular Access:

- A. A Traffic Access Analysis and Traffic Queuing Analysis, prepared by a qualified professional, submitted during the appropriate stage of development. Installation of any improvements identified by these analyses shall be the responsibility of the developer.
- B. The Traffic Access Analysis shall demonstrate that the driveway on Anderson Snow Road closest to County Line Road will not interfere with the traffic signal.
- C. A Signalization Analysis, prepared by a qualified professional, shall be performed as part of the Traffic Access Analysis, and submitted with the construction plans for the northern driveway (Proposed Full Access).

- D. A cross access easement or agreement between the commercial parcels shall be provided at the time of subdivision plat approval.
- E. No access to Arkays Avenue shall be granted for the project.
- F. The driveway shown on County Line Road shall be adjusted eastward to provide adequate space between the traffic signal at County Line Road and Anderson Snow Road.
- G. The driveway shown on County Line Road shall be limited to right-in /right out only.
- H. Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road and County Line Road for the intersection as determined by the County Engineer. Building setbacks shall be measured from the future ROW line.

6. Buffers

C. Perimeter Buffers

- Southern and Western Perimeter of Phase 1: 10' landscape buffer
- Eastern and Northern Perimeters adjacent to residential zoning: 10' undisturbed natural vegetated /planted buffer with 80% opacity. Plantings for this buffer shall be chosen specifically for their noise reduction qualities. This buffer shall also include a minimum 6' tall opaque fence.

D. Internal Buffers

- Internal Landscape Buffer: 0'
- 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.

7. Setbacks

C. Minimum Perimeter Setbacks:

- Anderson Snow Road (west): 75'
- County Line Road (south): 75'
- Side (east property boundary adjacent to Arkansas Ave.): 20'
- Rear (north and east property boundary adjacent to residential property) 35'
- Gas Canopy: 35'

D. Internal Building Setbacks:

- Between lots: 0'
- Side (east along Arkays): 20'
- Rear (north and east adjacent to residential zoning): 35'

8. The petitioner shall be required to submit and receive approval for a Master Plan Revision prior to the development of Phase 2 as indicated in this application.
9. The petitioner shall provide a revised plan in compliance with all performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.