

BOARD OF COUNTY COMMISSION

On August 27, 2024, the Board of County Commissioners voted 5-0 denying the petitioners request for a Master Plan Revision for a property zoned PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-warehouses and Outdoor Storage, with Deviations and voted 5-0 to adopt a resolution approving the Reestablishment of the previous Master Plan (H2136) and the previously approved performance conditions with the following 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. Large Retail Development Loading Area Setback:
East Side: 100' (against existing ALF)
3. All previous performance conditions of H2136 are in full force and effect.
 1. The petitioner shall provide a wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
 2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
 3. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
 4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
 5. All driveways to the subject development shall meet County Commercial Driveway Standards.
 6. County Line Road is an Arterial Roadway; the petitioner shall be limited to one access point along County Line Road, and all outparcels shall be interconnected by cross-access easements, recorded at the time of subdivision plat approval. Additionally, the petitioner shall be allowed one access point along Quality Drive.

7. A sidewalk shall be constructed along the entire width of property along County Line Road.
8. Quality Drive is a Frontage Road; the petitioner shall construct a sidewalk along the entire width of the property.
9. The developer shall connect to the central water and sewer systems at time of vertical construction.
10. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.
11. The only C-2 uses permitted shall be mini-warehouses and outdoor storage for boats/recreational vehicles.
12. Minimum Setbacks and Maximum Height:
Front: 75' (Deviation from 125')
Side: 20'
Rear: 20' (Deviation from 35')
Maximum Height: 35 feet
13. Perimeter Setbacks:
Side: 20'
Rear: 35'
14. The petitioner shall be required to screen the mini-warehouse and outdoor storage in accordance with the minimum requirements of the Land Development Regulations.
15. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
16. The petitioner shall be required to meet the requirements for large retail development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.
17. The petitioner shall be required provide a 10-foot wide landscape buffer along the entire perimeter of the property. Existing vegetation shall be retained and/or enhanced to achieve a minimum of 80% opacity.

18. The petitioner shall coordinate with Pasco County at the time of site plan approval to identify appropriate driveway access along County Line Road.
19. 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.