

BOCC ACTION:

On March 3, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request to Rezoning from AG (Agricultural) to PDP(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan with 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. The civic club use as approved by Special Exception SE-00-04 has been removed from the site.
3. The master plan is approved for all of C-3 uses:
 - Convenience goods stores, provided that there are not more than two (2) checkout lanes and two (2) vehicle fueling stations.
 - Personal service establishments.
 - Business, professional and non-profit organization offices.
 - Public offices and utility facilities.
 - Alcoholic beverage dispensation (package and restaurants only).
 - Delicatessens and restaurants with a forty (40) or less seating capacity.
 - One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
 - Day care centers.
 - Nursing care homes.
4. The master plan is approved for the following specific C-1 uses:
 - Comparison goods
 - Retail Food Stores
 - ~~Domestic and Business Service Establishments~~
 - ~~Domestic and Business Repair Establishments~~
 - Business Training Schools
 - Dry Cleaning Establishments
 - Antique Stores
 - Secondhand Stores
 - Veterinary Clinics
5. The petitioner shall be required to comply with all Southwest Florida Water Management District (SWFWMD) and Florida Fish and Wildlife Conservation Commission (FWC) permitting requirements at the time of site development.
6. The petitioner shall be required to complete a utility capacity analysis and connect to the central water & wastewater system at time of site development.

7. Additional Right of way along Sunshine Grove Rd. may be required; the petitioner shall coordinate with the County Engineer at the time of development to determine the width of Right-of-Way required.
8. Driveway for the proposed project must align with the Plumeria Drive Intersection.
9. Roadway(s) within project must meet county standards.
10. A Traffic Access Analysis shall be required at the time of site development permitting. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

11. Maximum Building Height: 35'

12. Minimum Setbacks

Front:	35' (Deviation from 75')
Side:	20'
Rear:	35'

Setbacks along Sunshine Grove Road shall be measured from the property line, with the required right-of-way dedication to the County being excluded from the setback calculation

13. Project Buffers:

Sunshine Grove/Front (East):	5'
South (side):	10'
North (side):	10'
West (rear):	35'

All landscape buffers shall be required to meet an 80% opacity within 18 months of planting. Any enhancement required to meet the opacity standards within the buffer shall be clearly identified in the construction drawings.

14. The project shall be limited to a maximum of 70,000 square feet.
15. The petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
16. 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.
17. The subject site is being proposed as a multibuilding project that may be constructed in separate phases. The entire project shall be required to meet the parking requirements of the Land Development Regulations.
18. If applicable due to site design and distance, the subject site shall be subject to Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6 "A".

19. Along the northern boundary, a 6' 100% opaque fence is required. If that property converts to a commercial use, the fence can be removed with the landscaping to be retained.
20. The comparison good stores shall submit architectural design plans at the time of site development to be reviewed and approved by the Planning Manager.
21. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.