

PLANNING AND ZONING COMMISSION RECOMMENDATION

On September 8, 2025, 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 Rezoning from PDP(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) 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. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. Installation of a backflow prevention assembly shall be required once the account is zoned commercial.
4. The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.
5. Provide commercial parking to include Handicap parking space with appropriate signs and markings.
13. Provide sidewalk connectivity from building to sidewalk(s) along Mariner Blvd.
14. Existing Building Setbacks
 - Mariner Boulevard: 25'
 - Springwood Road: 25'
 - Side: 10'
 - Rear: 20'
15. The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.
16. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
17. Parking requirements are calculated for a Dietitian Office at a rate of 3.5 spaces per 1,000 Square feet of gross floor area. This will require 4 parking spaces.
18. The petitioner must 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.

19. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued