

**HEARINGS:** Planning & Zoning Commission: May 13, 2024  
Board of County Commissioners: June 25, 2024

**APPLICANT:** McCease, LLC

**FILE NUMBER:** H-24-02

**REQUEST:** Rezoning from AG (Agriculture) to PDP(REC)/Planned Development Project (Recreation)

**GENERAL LOCATION:** Northeast corner of Copper Terrace and Mondon Hill Road

**PARCEL KEY NUMBERS:** 366552

---

#### **NOTICE OF APPLICANT RESPONSIBILITY**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

#### **BOARD OF COUNTY COMMISSIONERS ACTION**

At their regular meeting on June 25, 2024, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a rezoning from AG (Agriculture) to PDP(REC)/Planned Development Project (Recreation) subject to 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. The project shall be limited to six (6) RV hook ups/spots.
3. The petitioner shall meet the minimum commercial buffer requirements of the County's LDRs.
4. Minimum Building Setbacks:
  - Copper Terrace: 75'
  - North: 20'
  - East: 35'
  - Mondon Hill Road: 35'

5. A 10' native vegetation buffer shall be provided along the perimeter of the subject site and supplemented where necessary.
6. A Traffic Access Analysis will be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
7. The petitioner shall coordinate the sidewalk requirement along the entire length of frontage along Mondon Hill Road (Collector Roadway), with the County Engineer.
8. The petitioner shall coordinate potential access to Mondon Hill Road, and demonstrate no line of sight issues along Cooper Terrace.
9. All lighting shall be full cut-off fixtures to prevent any light spillage into neighboring parcels.
10. The petitioner shall obtain Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.
11. The project shall be limited to a 3,600 square-foot clubhouse. Any new public structures shall require a master plan revision.
12. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of notification in writing by the Planning Department of the final action. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.