

P&Z RECOMMENDATION:

On October 31, 2022, 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 Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) 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. All onsite lighting must provide for 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.
3. A Traffic Access Analysis and Queuing Analysis shall be required. Any improvements identified by the Traffic Access Analysis will be installed by developer.
4. This site contains several areas of FEMA Zone "AE" floodplain and other smaller "A" Zone areas. These must be addressed at the time of development.
5. Geotechnical testing is required to substantiate the data used in the calculations. This shall be submitted at the time of site plan approval.
6. All roads and driveways are to meet Hernando County Standards.
7. The parking layout is to meet Hernando County Parking Lot Standards.
8. Access Management and Drainage permits are required from the Florida Department of Transportation.
9. The project shall be limited to 350,000 square feet of Commercial.
10. C-2 uses shall be limited to the following:
 - Drive-In Restaurant
 - Mini-Warehouse
 - Automobile Service Establishment
11. The petitioner shall be required to meet the minimum parking requirements of the Land Development Regulations.

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12. The site design shall provide that pedestrian circulation is coordinated on site and between adjacent properties providing for pedestrian circulation between complementary uses.
 13. 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.
 14. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any construction for the project occurring on the property. Copies of any required permits shall be provided prior to site alteration or construction.
 15. 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.
 16. Perimeter Setbacks:
 - North: 100' (loading dock); 75' building
 - East: 20'
 - West: 20'
 - South: 50'
 17. Commercial Lot Setbacks:
 - Front: 30'
 - Side: 0' with 15' between buildings
 - Rear: 25'
 18. The petitioner shall be required to meet all the Large Retail Development Standards.
 19. Commercial establishments with drive-through lanes shall be limited to those parcels immediately adjacent to Cortez Boulevard.
 20. The developer may allow golf cart access to the development subject to review and approval by the County Engineer's Office.
 - ~~19-21.~~ 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.