

P&Z RECOMMENDATION

On January 9, 2023, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) to a future hearing date with the applicant incurring all re-advertising costs.

P&Z RECOMMENDATION

On February 13, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) with 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. Neighborhood Commercial Building Setbacks:
Front: 50'
Side: 20'
Rear: 35'
3. Access to County Line Road shall be limited to the existing access.
4. The petitioner shall replant and/or supplement any vegetation associated with the buffer if and where necessary.
5. All lighting shall be full cut off fixtures to prevent any light spillage into neighboring parcels.
6. The petitioner shall be required to revise the existing Southwest Florida Water Management District Environmental Resource Permit (SWFWMD ERP) (Permit 48-6467.0). A 2nd retention pond will be required.
7. Traffic Access Analysis may be required once the land use is identified for the new building; this will be determined at the time of site development.
8. The driveway and parking shall be brought up to current County standards with signage and appropriate markings.
9. 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.

10. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.