

BOARD OF COUNTY COMMISSIONERS ACTION

On June 2, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a Master Plan revision on parcel zoned PDP(GHC)/ Planned Development Project (General Commercial to Include C2 Uses for Fuel Station 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. 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. 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.
4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.
7. Fuel delivery trucks are prohibited from utilizing the frontage road for fuel deliveries. All fuel deliveries shall occur from an approved access point and internal circulation system.
8. The petitioner shall coordinate with the Florida Department of Transportation (FDOT) for Access Management approval and obtain any required drainage permits prior to site development.
9. Building Setbacks:
 - Front (Commercial Way): 125'
 - Sides: 20'
 - Rear: 35'

10. Minimum Buffers:

- Front (Commercial Way): 5' Natural Undisturbed Vegetative Buffer
- Side (North): 5' Natural Vegetative Buffer
- Side (South): 5' Natural Vegetative Buffer
- Rear (Frontage): 5' Natural Vegetative Buffer

11. The petitioner shall establish and maintain the natural vegetive buffer in accordance with Chapter 10, Article II, Sections 10-21 and 10-26 of the Hernando County Land Development Regulations.

12. No signage shall be located within the vegetative buffer in accordance with Chapter 10, Article II of the Hernando County Land Development Regulations.

13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

14. In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of 4 spaces per 1000 Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

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