

**APPLICANT:** Carlo Zarcone

**FILE NUMBER:** H-23-15

**REQUEST:** Rezoning from C-1 (General Commercial), C-2 (Highway Commercial) and PDP(SF)/ Planned Development Project (Single Family) to PDP(REC)/ Planned Development Project (Recreational) with Deviations

**GENERAL**

**LOCATION:** East side of Shoal Line Boulevard, approximately 760' south of Hermosa Boulevard

**PARCEL KEY**

**NUMBERS:** 162335, 162344, 162353, 162362, 162371

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**BCC ACTION:**

On August 8, 2023, the Board of County Commissioners voted 4-0 to approve the petitioner's request for a rezoning from C-1 (General Commercial), C-2 (Highway Commercial) and PDP(SF)/ Planned Development Project (Single Family) to PDP(REC)/ Planned Development Project (Recreational) with Deviations and with the following modified 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 responsible for a sewer capacity analysis and connection to the central water and sewer systems at time of project construction.
3. Minimum Building Setbacks:
  - Front: 20'
  - Side: 15'
  - Rear: 8'
  - Lot Size: 20'x50'; 1,000 square feet (Deviation from 40'x40'; 2,800 square feet)
4. The minimum 25' landscape buffer shall be waived; however, buffers along Shoal Line Boulevard shall meet the minimum commercial buffer requirements of 5'.
5. The development size shall be permitted at a minimum of 1.75 acres (Deviation from 10.0 acres).
6. 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.
7. Invasive plant species if present shall be removed during the development process.
8. The petitioner is proposing planting noninvasive bamboo as a ~~visual buffer along Shoal Line~~ **between RV sites**. Although there are noninvasive bamboo species, the petitioner shall be required to plant bamboo as determined by the IFAS Assessment and bamboo

shall be planted in pots or with plant barriers. **If bamboo is not utilized, the petitioner shall provide noninvasive and Florida Friendly plantings.**

9. Commercial driveway connections shall meet Hernando County Commercial Driveway standards.
10. The petitioner shall coordinate the functionality of traffic operations at the time of development.
11. The parking lot layout shall meet county standards.
12. A Turning Template will be required to show that Fire Apparatus has proper access to maneuver in and out of the site at the time of development.
13. This project will be required to provide disabled accessibility (ADA).
14. ~~A sidewalk shall be required along the entire frontage Shoal Line Boulevard. The sidewalk shall be required to connect to the building from Shoal Line Boulevard.~~ **The applicant will work with county staff to have a cross walk to the other side of the road where the sidewalk exists.**
15. No permanent attachments shall be permitted on RV's.
16. The maximum stay shall be 480 **90** days per County LDRs.
17. No permanent structure shall be permitted within the County owned parcel. Access across the parcel shall be permitted and coordinated with County Engineer.
18. 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.
19. **Incidental storage directly tied to the rental of the camping sites shall be permitted.**
20. **RV resort density shall be limited to 16.57 units per acre.**