

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: November 4, 2024  
Board of County Commissioners: December 17, 2024

**APPLICANT:** A.R.E. Investment Ventures, Inc

**FILE NUMBER:** H-24-46

**REQUEST:** Rezoning from R-1B(Residential) and C-1(General Commercial) to PDP(GHC)/Planned Development Project (General Highway Commercial) with a Specific Use of Alcohol Dispensation and Outdoor Entertainment with deviations

**GENERAL LOCATION:** West side of Broad Street, approximately 152' South of Chatfield Drive and half a mile north of Croom Road.

**PARCEL KEY:** 350710, 350621

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### BOCC ACTION:

On December 17, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from R-1B(Residential) and C-1(General Commercial) to PDP(GHC)/Planned Development Project (General Highway Commercial) with a Specific Use of Alcohol Dispensation and Outdoor Entertainment with deviations and 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 provide a minimum 5' vegetative buffer between parcels, and deviation of the County's LDRs for remaining buffers.
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. Minimum Building setbacks  
Existing Tavern
  - Broad Street 54.33 (Deviation from 125')

- Side: 20'
- Rear: 123'

## Proposed Pole Barn

- Broad Street 55.21 (Deviation from 125')
- Side: 98.29'
- Rear: 121'

## Existing Caretakers home

- Broad Street 84.05 (Deviation from 125')
- Side: 59.21'
- Rear: 8'

5. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
6. The petitioner shall be required to do a traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
7. The petitioner shall be required to construct the driveway connection to meet FDOT standards.
8. An FDOT driveway connection permit and drainage permit shall be required.
9. ~~The petitioner shall be required to install a sidewalk along Broad Street (US Hwy 41) for the entire property frontage may be required by FDOT. At such time the Florida Department of Transportation (FDOT) constructs a sidewalk along US Hwy 41, the applicant shall connect from the building to the provided sidewalk. Additionally, the applicant shall work to the highest extent in assisting FDOT on constructing the sidewalk and providing improvements to US Hwy 41.~~
10. The petitioner shall install a sidewalk to connect the building to the sidewalk along Broad Street (US Hwy 41)
11. The petitioner shall provide parking spaces (including Disabled parking spaces), drive aisles, signage and pavement markings will need to meet County Standards.
12. The petitioner shall coordinate with the City of Brooksville for utilities systems at time of vertical construction.
13. Outdoor entertainment shall end at 11:00 PM.
14. The petitioner shall provide a master plan in compliance with all of 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.