

P&Z ACTION:

On March 11, 2024, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to Establish a Master Plan on property zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) to include a specific C-1 use for Convenience Goods with Fuel Pumps 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 provide a Floral and wildlife survey, prepared by a qualified professional, prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. Architecture shall utilize Florida Vernacular Old General Store characteristics as depicted by the application material submitted by the applicant.
4. All onsite lighting shall provide for full cutoff fixtures and retain all light on-site to prevent any light spillover to surrounding properties. Lighting shall be reduced by 50% during nonoperating hours.
5. The 100-year floodplain must be delineated and shown on all site plans and all roadways, driveways, and finished floor elevations must meet the Facility Design Guidelines and adopted building codes.
6. ~~Fueling stations shall not be permitted, including the bulk sale or dispensation of LP gas with the exception of pre-filled tank exchange.~~ The project shall be limited to four (4) fueling pumps and shall require review and approval by DEP for tank installation.
7. The subject site shall be designed to provide clear sight windows and sight triangles at all points of external access and the intersection of Shoal Line Boulevard and Osowaw Boulevard.
8. Traffic Access Analysis is required, with queuing analysis and a merge and weave analysis for traffic on Osowaw Boulevard. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
9. Osowaw Boulevard and Shoal Line Boulevard are classified as Collector Roadways; sidewalks are required along the frontage of both roadways.

10. A sidewalk shall be constructed from the building to the future sidewalk along Shoal Line Boulevard and Osowaw Boulevard.
11. Right-of-Way is required at the intersection of Osowaw Boulevard. and Shoal Line Boulevard, amount will depend upon results of boundary survey.
12. Driveway connections will need to meet Hernando County Standards.
13. Parking spaces and parking layout will need to meet County standards.
14. Minimum Building Setbacks:
 - North: 35'
 - East: 20'
 - Shoal Line Blvd: 50'
 - Osowaw Blvd: 50'
15. The petitioner shall coordinate with the Florida Fish and Wildlife Conservation Commission for the use of bear-proof trash containers.
16. The development shall be required to connect to the central water system at time of vertical construction. If sewer service is desired, a capacity analysis shall be required.
17. 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.