

**Board of County Commissioners Action:**

On August 5, 2025, the Board of County Commissioners voted 5-0 to approve the petitioners request for a rezoning from AG(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with a Special Exception for an Educational Facility with the following unmodified performance conditions:

1. The petitioner shall 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 5' buffer around the property abutting adjacent parcels to meet the requirements of current County LDRs
3. Minimum Commercial Building Setbacks:

Front (Citrus Way):	52.4' (Deviation from 75')
Side:	15.66' (Deviation from 20')
Rear:	35' (No Deviation)
Side (US 98):	36.13' (Deviation from 125')
4. The petitioner has not indicated that there shall be external security lighting. Should there be lighting, all onsite lighting shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use.
5. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
6. 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. A sidewalk is required along Citrus Way, which is a Collector Roadway.
8. Any driveway apron must be improved to meet County Commercial Driveway Standards.
9. Driveway apron work in the right-of-way requires a Right -of-Way use permit.
10. The petitioner shall demonstrate access to the site and parking
11. The petitioner shall coordinate with the Florida Department of Transportation and obtain all appropriate permits, including access management right of way use, and drainage, for US Highway 98 (Ponce De Leon Boulevard)
12. The petitioner shall coordinate with the Florida Department of Transportation for any sidewalk construction requirements along US-98 (Ponce De Leon Boulevard)
13. FDOT may require a sidewalk along US-98(Ponce De Leon Boulevard)

14. 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.
15. The parcel shall be subject to the Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.
16. The petitioner shall apply for a commercial remodel permit to include all site development requirements, prior to utilizing the site as a school.