

STAFF REPORT

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

APPLICANT: Bobby Eaton ProBuilt U.S. Inc

FILE NUMBER: H-24-47

REQUEST: A Master Plan for property zoned PDP(HC)/Planned Development Project (Highway Commercial) with deviations

GENERAL LOCATION: West side of Air Commerce Boulevard, between Spring Hill Drive and Helicopter Drive

PARCEL KEY: 1487466

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

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 Master Plan on property zoned PDP(HC)/Planned Development Project (Highway Commercial) with deviations and 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. Minimum Building setbacks

North (Spring Hill Drive):	75'
South (Helicopter Drive):	25'(Deviation from 35')
East (Air Commerce Drive):	50'
West:	10'(Deviations from 20')

3. The petitioner shall coordinate the height of all proposed structures with the Airport.
4. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
5. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
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. The petitioner shall coordinate Transit stop with Amenities with the County Engineering Department.
8. The petitioner shall be required to make any future improvements to Helicopter Drive at such a time as the southern parcel is developed. Development of the southern parcel shall require a master plan revision.
9. The petitioner shall be required to construct the driveway connection to meet County standards.
10. The petitioner shall provide parking spaces (including Disabled parking spaces), drive aisles, signage and pavement markings will need to meet County Standards.
11. The petitioner shall be required to install a sidewalk connection to connect the buildings to the sidewalk on Spring Hill Drive.
12. The petitioner shall be required to install a sidewalk along Spring Hill Drive for the entire property frontage may be required by County standards unless a payment in lieu is approved by the County Engineer in accordance with the Land Development Code Regulations.
13. The petitioner shall have to conduct a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction.
14. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.

15. The petitioner shall demonstrate satisfactory compliance with federal aviation regulation's part 77 and Federal Aviation Administration "Advisory Circular (AC) 70/7460-1J" regarding Obstruction Marking and Lighting.
16. An Avigation Easement shall be provided by the petitioner to the Hernando County Airport.
17. The petitioner shall provide a master plan in compliance with all of the performance conditions within 30 calendar days of notification by the Planning Staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.