

**BOARD OF COUNTY COMMISSIONERS ACTION
AUGUST 30, 2024**

At their August 30, 2024, meeting, the Board of County Commissioners voted 5 to 0 to approve the petitioner's request to rezone the subject property from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses and Deviations 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 wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. Minimum Building Setbacks and building height:
Perimeter Setbacks:
East: 75' (deviation from 125')
North/South: 10' (deviation from 20')
West: 25' (deviation from 35')

Internal Setbacks:
Front: 75' (deviation from 125')
Side: 10' (deviation from 20')
Rear: 25' (deviation from 35')

Maximum Building Height:
 - 20' for Lot 1 when structure is closer than 100' from property line
 - 45' for all other lots
4. A cross-access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval.
5. The petitioner shall provide a Traffic Access Analysis in accordance with the requirements of the County Engineer at the time of permitting. The Traffic Access Analysis shall include a queuing analysis. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.
6. All roads and driveways shall be built to Hernando County Standards.
7. Parking layout shall meet Hernando County Parking Lot Standards.
8. The petitioner shall obtain the appropriate Access Management and Drainage permits required from the Florida Department of Transportation.

9. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project. This condition cannot be waived.
10. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in the Hernando County Code of Ordinances.
11. This project is subject to the Residential Protection Standards. These standards will be applied at the time of site development for the applicable parcels.
12. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right of way and enhanced by landscaping and/or wall.
13. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development.
14. 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.
15. The developer shall provide a water and sewer capacity analysis at the time of conditional plat in accordance with the requirements of the Hernando County Utilities Department.
16. The petitioner shall provide a 10' vegetative buffer, enhanced to 80% opacity, along the western boundary of the **entirety of the** subject site. The remaining areas shall meet the minimum buffer requirements of the Commercial Design Standards and the Community Appearance Ordinance. A buffer landscape plan shall be provided at the time of site development.
17. C-2 uses shall be limited to drive-in restaurants, alcoholic beverage dispensation, and tire/automotive accessory establishment.
18. The developer shall provide safe and convenient access through sidewalks, crosswalks, and bicycle/pedestrian paths to commercial uses.
19. Access to Commercial Way (US Highway 19) shall be limited to Lot B-4.

20. 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.
21. **Drainage areas may be located on the northern portion of the project as needed with the appropriate SWFWMD and Hernando County Engineering Department approval.**