

BOARD OF COUNTY COMMISSIONERS ACTION

On February 3, 2026, the Board of County Commissioners voted 5-0 to approve the petitioners request for a rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations and the following 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. A comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.
3. 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.
4. Flood plain compensation shall be provided and reviewed with the site plan/construction drawing submittal.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis is the responsibility of the developer. The petitioner shall be required to update the trip generation to the current edition (11th) (2019).
6. This property abuts Commercial Way (US-19), a Frontage Road for the entire length of frontage on Commercial Way is required per Ordinance. Frontage road is required to be 50-fet in width, refer to Hernando County Facility Design Guideline IV-04.The petitioner shall be required to revise the master plan to increase the frontage road width in accordance with these requirements.
7. Cross Access agreements with parcels to the North and South are required.
8. FDOT Access management permit required. FDOT drainage permit may be required.
9. Perimeter Setbacks:
 - West: 55'
 - North: 40'
 - South: 143'
 - Rear: 47'
10. Buffers:
 - West (Commercial Way): 5'
 - East: 5'
 - North: 5'
 - South: 5'
11. Floor Area Ratio
 - 1st Floor Retail 10,672 square feet Gross Floor Area

- 2nd Level Multifamily 10,672 square feet Gross Floor Area with a maximum of 12 residential units
 - Total GFA 21,344 square feet
 - FAR 25% (Deviation from 35')
12. The petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.
13. The petitioner shall be required to provide a parking analysis at the time of site development to justify the reduction in parking spaces requested. If approved, the petitioner shall provide parking of 3 spaces per 1000 square feet of gross floor area.
14. The petitioner shall be subject to the following Residential Protection Standards:
- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
 - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
 - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
 - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
 - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.
15. The petitioner shall provide a revised plan in compliance with all 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.