

P&Z ACTION:

On March 11, 2024, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agriculture) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) 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. Minimum Building Setbacks:
 - Sunshine Grove Road: 50'
 - Star Road: 35'
 - West: 35'
 - South: 20'
3. Security lighting shall be shielded from neighboring uses.
4. A comprehensive wildlife survey shall be updated in order to identify any listed species present on the property. A Florida Fish and Wildlife Conservation Commission (FWC) permit will be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.
5. The petitioner shall meet the minimum recommendations of the Florida Friendly Landscaping™ publications and Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.
6. The proposed project may be required to submit a Traffic Access Analysis if Trips generated exceed 50 or more. Trip Generation data to be provided at time of construction drawings. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
7. A sidewalk shall be required along Star Road.
8. The petitioner shall coordinate improvements to Star Road with the County Engineer.
9. Access driveway to Sunshine Grove Road shall be improved to current commercial standards.

10. The petitioner shall coordinate with the County Engineer construction vehicle traffic from the subject site while the nearby schools are in the start and dismissal time frames.
11. The development is subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.
12. Outdoor storage shall require a revision to the master plan.
13. The petitioner shall provide a revised 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.