

APPLICANT: Axiom Real Estate (AWN Spring Hill II, LLC)

FILE NUMBER: H-23-47

REQUEST: Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations

GENERAL LOCATION: Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard

PARCEL KEY NUMBERS: 419372, 1246618, 346478

BCC ACTION:

On September 12, 2023, the Board of County Commissioners voted 5-0 to adopt a Resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations with the following unmodified 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. All previous conditions (H2205) shall be in full force and effect with the exception of those modified herein.
3. Reduction in the Large Retail Development landscape buffer requirement from 35' to 20'.
4. Reduction for the commercial outparcel perimeter buffers/buffer required between parcels from 5' on each side to 2.5' on each side.
5. Reduction of the required 400 square feet landscape island for every 10 parking spaces to 166.5 square feet (9' x 18.5').