

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 9, 2024
Board of County Commissioners: October 22, 2024

APPLICANT: Salon Halo on behalf of Viking Realty. Inc

FILE NUMBER: H-24-37

REQUEST: Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional)

GENERAL LOCATION: Northside of Spring Hill Drive between Ainsworth Avenue and Comerwood Drive

PARCEL KEY NUMBER(S): 450988

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 Concurrency. 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 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 October 22, 2024, the Board of County Commissioners voted 5-0 to adopt a Resolution approving the petitioner's request for a rezoning from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/ Planned Development Project (Office Professional) 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. Minimum Building Setbacks
 - North: 17.70'
 - South (Spring Hill Drive): 25'
 - West (Comerwood Drive): 96.6'
 - East (Ainsworth Avenue): 44'

3. The petitioner shall meet the minimum commercial buffer requirements of the County's LDRs.
4. All lighting shall be full cut-off fixtures to prevent any light spillage into neighboring parcels.
5. The parking spaces, drive aisles, signage and pavement markings will need to meet Hernando County standards
6. The petitioner shall increase the width of the sidewalk along the proposed driveway to 6 feet per Florida Greenbook.
7. The petitioner shall improve the driveway at Comerwood Drive to Commercial standards. Refer to Hernando County Facility Design Guideline IV-25
8. The petitioner shall demonstrate traffic operations of the circular drive.
9. The petitioner shall obtain Health Department approval for an appropriate new Onsite Sewage Treatment and Disposal System for the project. Shall be required.
10. Water service shall be required to convert to a commercial account, to include a backflow prevention assembly, once remodel is complete.
11. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.
12. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional at the construction plan stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.
13. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.