

**BOCC ACTION:**

On February 14, 2023, the Board of County Commissioners voted 5-0 to adopt Resolution 2023-31 approving the petitioner's request for a Master Plan Revision 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. The minimum setbacks for the buildings on the property shall be as follows:
  - Front: 75'
  - Rear: 50'
  - Side: 50'
3. Lighting of the site shall be directed toward the interior of the project.
4. External loudspeakers shall not be utilized on the site.
5. If the petitioner wishes to operate a paint and body shop on this 2.5-acre site, the paint and body shop shall be allowed only one garage door exit on the northern wall. If the petitioner wishes to operate a service department on this 2.5-acre site, the service department shall be allowed only one garage door exit on the northern wall. The applicant shall build a fence to the north of the door equal in width and height to the garage door opening.
6. The petitioner shall provide a corner clip and Temporary Construction Easement at the northwest corner of Cortez Blvd. and Brookridge Central Blvd. The details of this corner clip & Temporary construction easement shall be worked out with the County Engineer during the construction drawings stage of permitting.
7. Driveway and parking layout may be required (by the County Engineer) to be brought up to County standards with signage and appropriate markings.
8. 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.