

**Board of County Commissioners Action**

On August 5, 2025, the Board of County Commissioners voted 5-0 to convert the petitioner's request from a rezoning from AR-2(Agricultural Residential 2) to AC (Agricultural Commercial) to a rezoning from AR-2 (Agricultural Residential 2) to PDP(RUR) Planned Development Project (Rural) with specific AC uses and 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. Equipment that contains fluids (gas or oil) with the potential to leak or spill (such as a generator) shall not be stored on the bare ground or outside. The petitioner shall register with the County's Small Quantity Generator Program in the Utilities Department and handle fluids in accordance with State regulations.
3. The petitioner shall apply to the Florida Department of Health in Hernando County for an Onsite Sewage Treatment and Disposal System permit at the time of site development permitting.
4. The petitioner shall provide the trip generation rates at the time of site development to determine if a Traffic Access Analysis is required for the project.
5. Wiscon Road is classified as a collector roadway. Collector roads require sidewalks. Sidewalks shall be required along the entire frontage of a collector Road.
6. The buildings are to be connected via sidewalk to the future sidewalk constructed along Wiscon Road.
7. The proposed project is in the Peck Sink watershed, which is an administrative watershed. The petitioner shall factor floodplain and offsite flow into site design.
8. The petitioner shall be limited to the following Agricultural Commercial uses, incorporated into an open-air farmers' market design:
  - Produce Market
  - General Dry Goods Stores
  - Garden Supply and Nurseries

No individual retail establishments will be permitted outside the produce market. Any request to alter or increase the development intensity of the site will require a revision to the master plan.

9. The petitioner shall be permitted to develop the entirety of the 9.2-acre site in accordance with SWFWMD and County regulations.
10. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required

landscaping.

11. The petitioner shall maintain and/or enhance the buffer along the entire perimeter of the site to achieve a 10' width at 80% opacity. As the site is located adjacent to agricultural-residential uses, the petitioner shall be required to supplement the 10' vegetative buffer with a wall, fence and/or approved enclosure. This supplemental buffering may be determined at the time of site development and shall be placed on the interior of the landscaping.

12. Minimum Building Setbacks:

- Front: 75'
- Side: 35'
- Rear: 50'

13. Minimum Perimeter Setbacks:

- Front 50'
- Side 10'
- Rear 35'

14. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulation at the time of site plan approval.

15. Dedicated vendor and trailer parking shall be reflected in the site plan.

16. The petitioner shall be required to develop the site utilizing an overall architectural theme with agricultural and rural aesthetics to provide compatibility with the surrounding uses.

46. 17. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issue