

P&Z ACTION

On December 11, 2023, the Planning and Zoning Commission voted 5-0 to postpone the petitioner’s request for a rezoning from C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use to their January 8, 2024, meeting due to illness.

P&Z ACTION

At their January 8, 2024, meeting 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 C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use of Heavy Landscaping Service Establishment 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. Uses permitted on the property: Heavy Landscaping Establishment activity excluding the burning of any materials. This includes the outdoor storage of mulch, wood and other landscaping materials.
3. No on-site sale of materials is permitted.
4. Planning:
 - a. Setbacks:
 - Front: 125'
 - Side: 20'
 - Rear: 35'
 - b. Hours of Operation: Monday through Saturday, 8:00 a.m. to 6:00 p.m.
 - c. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
 - d. The petitioner shall provide a 6' high opaque fence along the perimeter of the property.
 - e. Outdoor storage shall not exceed the height of the fence.
 - f. The outdoor storage of landscape material shall be neatly stacked and organized. The material shall be located on a pervious surface (asphalt or concrete).
 - g. Residential protection standards shall be adhered to when applicable.
 - h. Any lighting installed on-site must be full cut-off.

5. Environmental:
 - a. The petitioner is required to comply with all applicable FWC regulations and copies of any required permits shall be provided to Hernando County.
 - b. A 10' planted landscape buffer shall be provided along the perimeter of the property external to the fence. Existing vegetation shall be retained and enhanced to provide the buffer.

6. Engineering:
 - a. The petitioner shall obtain all required permits and meet the requirements of the SWFWMD and the Facility Design Guidelines for all required stormwater and floodplain mitigation. All required stormwater and floodplain improvements shall commence upon the issuance of the requested zoning and appropriate permits.
 - b. No material shall be stored within any drainage retention area.
 - c. The petitioner shall work with the County Engineer to coordinate the provision of sidewalk.
 - d. The petitioner shall work with the County Engineer to determine the required investment in bringing Washington Street.
 - e. The gates on Stefanik Street and Washington Avenue shall meet Hernando County Standards.
 - f. The gate shall be set back from the closest edge of pavement 1 ½ times the length of the longest proposed vehicle to regularly use the gate. The gates cannot open out onto the Right-of Way, they will have to swing into the property. *Refer to Hernando County Facility Design Guidelines V-18.*
 - g. Driveway aprons must be constructed to Hernando County Commercial Connection Standards.
 - h. FDOT access management and FDOT drainage permits required.
 - i. A Traffic Access Analysis may be required, pending more information on the daily operations of the site being open to the public.
 - j. If the site is open to the public, the parking lot design, parking spaces and handicap spaces must be designed to Hernando County Standards.

7. 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.