

P&Z ACTION:

On March 14, 2022, 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 PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses and Deviations with 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. A cross access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval.
3. Minimum Building Setbacks and intensity:

US Hwy 19:	50' (deviation from 125')
Spring Hill Drive:	35'
Pinehurst Drive:	35'
North:	20'
Against Residential:	35'
Internal	20'
- Maximum intensity: 7 commercial lots with less than 65,000 square feet of total floor area
4. The petitioner shall provide a Traffic Access Analysis in accordance with the requirements of the County Engineer at the time of permitting. The Traffic Access Analysis shall include a queuing analysis. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.
5. The petitioner shall be required to meet the requirements of the County Engineer relative to upgrade/ improvements to Pinehurst Drive based upon the Traffic Access Analysis.
6. A waiver of the frontage road is granted due to the inability for connectivity to the existing frontage road system to the north.
7. The petitioner shall be required to obtain a FDOT driveway access permit for all connections to US Highway 19.

8. The project shall meet the minimum sign standards as required by the County LDRs. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in the Hernando County Code of Ordinances.
9. The development shall meet the minimum LDR design standards for large retail development in Article III, Appendix A (Zoning).
10. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development.
11. The petitioner shall provide a minimum of ~~twenty-five (25)~~ twenty (20) foot buffer along US Highway 19 including the sidewalk immediately along the western property line. Furthermore, the petitioner shall retain (where feasible), refurbish and/or rebuild the existing brick columns historically known/used for the main Spring Hill area entrance. Said columns shall be incorporated into the overall landscape design along US Highway 19.
12. The petitioner shall provide ~~thirty-five (35)~~ thirty (30) foot wide buffer along Pinehurst Drive where the site abuts residential property. The buffer shall be screened at 80% opacity and enhanced where necessary.
13. Internal buffers between outparcels shall be ~~a minimum of 5'~~ reduced to 0'.
14. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
15. The development shall meet all required Residential Protection standards for commercial development.
16. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
17. C-2 uses shall be limited to the following:
 - Drive-in restaurants
 - Tire and automotive accessory establishments

- Automotive specialty establishments
- Veterinarian and animal clinics or hospital service establishment
- ~~Alcoholic beverage dispensation.~~

18. The gasoline station is limited to the parcels adjacent to the existing commercial zoning on the associated master plan.

~~18.~~19. A faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

~~19.~~20. The petitioner shall provide jurisdictional lines for the wetland at the northeast corner of the property and the seasonally ephemeral wetland in the center of the property. Mitigation could be required based on size.

~~20.~~21. The petitioner shall provide a master plan in compliance with all of 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.