

**P&Z RECOMMENDATION:**

On April 10, 2023, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations subject to 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 petitioner shall meet the minimum commercial buffer requirements of the County's LDRs.
3. Minimum Building Setbacks:
  - Front: 75' (deviation from 125')
  - Side: 20'
  - Rear: 35'
4. At the time of development, the petitioner shall coordinate with the County Engineer on potentially updating Necklace Warbler Avenue to Frontage Road standards.
5. All lighting shall be full cut off fixtures to prevent any light spillage into neighboring parcels.
6. Traffic Access Analysis may be required once the land use is identified for the new buildings; this will be determined at the time of site development.
7. The petitioner shall obtain Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.