

**P&Z RECOMMENDATION:**

On October 31, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on Property Zoned PDP(OP)/Planned Development Project (Office Professional) to include an Educational Facility and 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. Any onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential uses.
3. A comprehensive wildlife survey shall be updated in order to identify any listed species present on the property. A Florida Fish and Wildlife Conservation Commission (FWC) permit will be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.
4. The petitioner shall meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.
5. Connection to the central water and sanitary sewer system will be required at the time of vertical construction.
6. Minimum Building Setbacks:
  - Chalmer Street: 35'
  - Landover Boulevard: 50'
  - Portillo Road: 35'
  - Rear (Lot 2): 35'
  - Rear (Lot 17): 35'
7. A 5' landscape buffer shall be provided along all road frontage and a 6' high opaque fence shall be provided along the rear of the property.
8. The petitioner shall provide Trip Generation for the proposed project, to include the number of children and the number of employees along with the appropriate Land-Use Code. Depending on the results, a Traffic Access Analysis may be required to be submitted. Refer to Hernando County Facility Design Guideline IV-18. Any future vertical construction will require a new review of the trip generation and traffic access analysis requirements. Each phase of development shall include the previous traffic access analysis data.
9. Internal circulation and stacking will be reviewed during the construction drawing stage of development.

10. Driveways and parking lot, to comply with the requirements of Hernando County Facility Design Guideline IV-25.
11. A right-of-way use permit is required for any driveway connection or work in the County's right-of-way.
12. The petitioner shall provide a revised 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.