

**P&Z RECOMMENDATION:**

On November 14, 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 rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial), 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 wildlife survey shall be updated and provided by a qualified professional for listed species prior to development. The petitioner is required to comply with all applicable FWC regulations.
3. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
4. Minimum Building Setbacks:

Ayers Road	125'
Sides:	20'
Rear:	35'
Maximum Building Height	20'
5. Upon the splitting of the parcel, the split shall be done in such a way that the self-storage facility meets the 35' minimum front setbacks at its newly created property line.
6. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
7. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and design techniques, principles, materials, and plantings for required landscaping.
8. The development shall connect to potable water and sanitary sewer at the time of vertical construction in accordance with the requirements of Hernando County Utilities Department.
9. The petitioner shall contact the State Division of Historical Resources to determine if compliance review will be required.
10. The projects Driveway and Parking Layout shall meet County Standards.

11. FDOT access management and drainage permits shall be required.
12. Access to Ayers Road shall be limited to a right in / right out only.
13. Traffic Access Operational Analysis shall be provided. Any improvements identified by the Traffic Access Operational Analysis are the responsibility of the developer.
14. Geotechnical testing to be performed in accordance with the Hernando County Facility Design Guideline requirements at time of construction plan review, due to known karst activity in area.
15. The project area is within the Airport Influence Zone; the Brooksville-Tampa Bay Regional Airport shall be consulted for comments pertinent to airport adjacent facilities at the time of site development.
16. Phase 2 shall require a revision to the master plan.
17. A 6' fence shall be placed along the entire site perimeter.
- ~~47.~~ 18. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.