

P&Z RECOMMENDATION:

On June 13, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on property zoned PDP(IND)/Planned Development Project (Industrial) with the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A comprehensive wildlife survey shall be prepared by a qualified professional. Any listed floral species shall be included. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. The petitioner shall be required to contact the Compliance and Review Section of the Florida Department of Historical Resources to determine if survey work is required before lot development. Findings from this contact shall be provided at the time of site development permitting.
5. The developer shall perform a utility capacity analysis in accordance with HCUD specifications and connect to the central water and sewer systems at time of vertical construction.
6. The development shall enter into a Water and Sewer Agreement with the County to mitigate any impacts from the development and ensure that the necessary utility improvements are in place to serve the development.
7. This project may require a Traffic Access Analysis and a queueing analysis based on the number of peak hour trips generated by the project at the time of development. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
8. The petitioner shall be required to improve Kettering Road and Lockhart Road in accordance with the requirements of the Hernando County Facility Design Guidelines, the Traffic Access Analysis and the County Engineer upon development.
9. A 35' landscape buffer shall be installed along the Withlacoochee State Trail with a minimum of 20' provided at 80% opacity to be reached within 3 years of planting, consistent with previous approvals. The entire buffer shall be completely installed

within three years of construction drawing approval. The remainder of the site shall meet the requirements of the community appearance ordinance.

10. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring parcels.

11. Minimum Building Setbacks:

Front:	75'
Side:	20'
Rear:	35'

12. Minimum Perimeter Setbacks:

From Kettering Road:	75'
From the northern boundary:	35'
From the southern boundary:	20'
From the eastern boundary:	35'

13. 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.