

**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 reestablish a master plan on the subject property and add a specific C-2 (Highway Commercial) use for mini-warehouse.

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. Prior to the approval of the ~~conditional plat~~ construction drawings, the petitioner shall contact the State Department of Historic Resources to determine if compliance review will be required. Determination of this compliance by the State shall be provided to the County with the submittal of the conditional plat application.
3. Residential Protection Standards shall be adhered to:
  - No building within 100' of any single-family residential district property line shall be more than 20 feet in height.
  - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences, or walls.
  - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls.
4. Perimeter Setbacks:
  - Along Linden Drive and Pythia Place: 75'
  - Adjacent to residential uses: 35'
  - Adjacent to non-residential land use: 20'
5. Building Height:
  - Buildings within 100' of a residential property line: 20'
  - Buildings not within 100' of a residential property line: 60'
  - Non-occupied architectural features more than 100' from a residential property line: 30'

6. Buffers:
  - Along Pythia Place, Linden Drive, and on any parking areas: Vegetated buffer at least 5' wide.
  - Along property lines adjacent to residential zones: Vegetated buffer at least 5' wide with an ~~opaque vinyl~~ fence at least 6' tall. This fence shall be either opaque vinyl or black chain link with slats to increase opacity.
7. Drainage Retention Areas (DRAs) shall be located outside of the required buffers.
8. The driveway on Linden Drive shall align with Sussex Drive.
9. Linden Drive is Classed as a Collector Roadway, a sidewalk along the entire frontage of Linden Drive is required.
10. The sidewalk along Linden shall connect to the main building.
11. All Parking stalls, layout and driveways shall meet Hernando County standards.
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13. 12. Prior to the submittal of the Construction Drawings phase of development, the petitioner shall coordinate with the Engineering Department to determine the specifics of utilizing the adjacent County owned Drainage Retention Area (DRA).
14. 13. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional at the construction plan stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.
15. 14. Invasive plant species, if present, are to be removed during the development process.
16. 15. A landscape plan shall be submitted for approval during the construction plans stage of development.
17. 16. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.
18. 17. The petitioner shall adhere to buffer and landscaping requirements set forth in the Hernando County Code of Ordinances, Chapter 10 Community Appearance.

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19. 18. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement.
  20. 19. Maintenance of all landscaping shall be the responsibility of the property owner. The plants within installed planting areas shall be healthy. Dead plants shall be replaced in a timely manner that provides the plant/tree with the best chance of survival.
  21. 20. A minimum of 15% of the development site shall be landscaped.
  22. 21. A minimum of 92 trees shall be preserved or installed (15 trees per acre). At least thirty (30) of those trees shall be shade trees. Unless otherwise approved for removal, specimen and majestic trees shall be preserved.
  23. 22. An area of at least five (5) percent of the total project area must be designated as a preserved natural vegetation and no construction activity can occur in this area. Preserved natural areas must be a minimum of 2,000 square feet.
  24. 23. All landscaping, ground cover, and tree placement requirements must be completed prior to the issuance of the Certificate of Occupancy.
  25. 24. The Hernando County NPDES (National Pollution Discharge Elimination System) Ordinance will apply during any site clearing.
  26. 25. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties in the event that security lighting is proposed.
  27. 26. A connection to the Central Water system shall be made at the time of vertical construction.
  28. 27. The petitioner shall address Onsite Sewage Treatment and Disposal through the approval with the Health Department.
  29. 28. 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.