

**P&Z RECOMMENDATION:**

On August 8, 2022, the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a revision to a Master Plan on property zoned PDP(CP)/ Planned Development Project (Corporate Park) 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. Minimum Perimeter Setbacks:  
Industrial Loop: 75'  
Anderson Snow Road: 75'  
North/South: 35'
3. Minimum Internal setbacks:  
Front: 35'  
Sides: 12.5' (deviation from 20')  
Rear: 20' (deviation from 35')
4. Any onsite lighting shall provide for full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring residential uses.
5. A Traffic Access Analysis will be required. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.
6. Anderson Snow Road is a Collector roadway which requires a sidewalk along the entire parcel frontage.
7. Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road for future widening as determined by the County Engineer.
8. The petitioner shall coordinate with the County Engineer the relocation of the power pole currently located at the proposed entrance of the development and where it lines up with Corporate Boulevard. In the event the relocation of the pole is unsuccessful, the petitioner, in coordination with the County Engineer will be permitted to relocate the access drive.
9. A comprehensive faunal and floral survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

10. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
11. The petitioner shall provide a utility capacity analysis and connect to the public water and sewer systems at time of vertical construction.
12. The petitioner shall provide an avigation easement.
13. The petitioner shall provide a 6' high fence or wall along the ~~northern~~ southern boundary against the residentially zoned parcel.
14. 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.