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**BOARD OF COUNTY COMMISSION RECOMMENDATION**

On January 6, 2026, the Board of County Commission voted 5-0 to adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility with the following 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. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. The petitioner shall be required to connect to the applicable utility system(s) at the time of site development.
4. The Petitioner must enter into a roadway maintenance agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF). This agreement shall be based on the proportionate share of vehicle trips generated by the proposed project.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.
7. Downwind Way is owned and maintained by the Hernando County Utilities Department and therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF).
8. Proposed Minimum Building  
Setbacks: Front (East): 35'  
Sides (North & South): 20'  
Rear (Suncoast): 35'  
Between Buildings: 15'
9. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. ~~Screening shall meet an eighty (80) percent opacity standard.~~ Such screening shall be located on the interior of ~~behind the building buffer~~ line and shall have a minimum height of five (5) feet and maximum of

twenty eight (208) feet consistent with height and location designations shown on the master plan. Such screening height may be satisfied with a mixture of berming and fencing.

As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20'. If the master plan is approved, the petitioner shall be required to provide the following buffers:

- North: 10' Landscape Natural vegetative buffer with black or dark colored opaque fence interior to landscaping
- South: 10' Natural vegetative buffer
- East (Downwind Way): -20' Natural vegetative buffer No buffer with existing 6' White Galvanized Steel Fence to remain
- West (Suncoast Parkway): 20' Landscape Natural vegetative buffer with black or dark colored opaque fence ranging from 15'-20' interior to landscaping and/or behind the drainage retention area upon final design, with the buffer being further described in Condition #10, below.
- South: Existing trees along the south side of the southern boundary are a sufficient buffer.

10. A 20-foot-wide landscape buffer shall be planted along the Suncoast Parkway external to a minimum 15'-20' opaque fence which will include clusters of landscape beds with native shade trees and/or long leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better and native shrubs at a minimum planting height of eighteen (18) inches planted in groupings or in a serpentine pattern between trees and grasses or another groundcover to complete the buffer. ~~with a staggered row of native shade trees and/or long leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or another groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence.~~

11. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

12. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

13. Outdoor storage shall not exceed 15' in height ~~the~~ of the fence with the exception of the crane shall not exceed 20' in height while in storage.

14. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.
16. The petitioner shall complete the following within 30 days pending the outcome of the Board of County Commissioners hearing:
  - a. Initiation of fence permit application
  - b. Filing of FAA Application(s) for airspace as necessary
  - c. Filing of revised Site Development permit application