

**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(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouse and outdoor storage with deviations, with the following unmodified 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 provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for all required landscaping.
4. Minimum Building Setbacks:

Forest Road:	35'
Trenton Avenue:	35'
Rear:	20' (deviation from 35')
Side:	20'
Maximum Building Height:	2 Stories ( <del>20'</del> <u>24'</u> in Height; <u>Architectural Towers Not to Exceed 45'</u> )
5. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any required improvements shall be the responsibility of the developer.
6. The petitioner shall be required to provide a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction.
7. The petitioner shall provide a 15' utility easement along the northwestern and northeastern property lines in a location determined by the Utilities Department. No trees, structures, or other obstructions shall be placed within this area.
8. All outdoor storage shall be screened from view by buildings as indicated on the master plan.

9. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
10. The driveway connection to Trenton Avenue shall be limited to a right-in/right-out only, with appropriate geometrics to keep traffic from attempting left turn in.
11. The development shall meet the minimum commercial buffering standards for Forest Road and Trenton Avenue.
12. The petitioner shall provide a master plan in compliance with all 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.