

**P&Z RECOMMENDATION:**

On September 12, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a Resolution approving a rezoning from AG (Agricultural) to PDP(CP) Planned Development Project (Corporate Park) with Deviations, 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. 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 development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
4. Minimum Building Setbacks:
  - Cortez Blvd/SR 50: 125'
  - Lockhart Road: 35' 50'
  - Front: 35'
  - Side: 20'
  - Rear: 35'
  - Building Height: 45'
5. The petitioner shall provide a 50' buffer along Cortez Blvd/SR 50 and Lockhart Road. A 4' 6' high landscaped (shrub and treed) berm shall be included within the 50' buffer along Lockhart Road.
6. A frontage road shall be required per the Facility Design Guidelines upon development.
7. A Traffic Access Analysis with queuing analysis will be required. Any improvements identified by the Traffic Access Analysis are the responsibility of the developer.
8. Driveway access to Cortez Blvd./ SR50 shall obtain FDOT approval in conjunction with Hernando County driveway location spacing requirements.
9. A FDOT Driveway Access Permit and a FDOT drainage permit shall be required.

10. Lockhart Road shall be limited to two (2) driveways. Driveways shall meet Hernando County driveway location spacing requirements.
11. The applicant shall confirm with FDOT if Right-of-Way along Cortez Blvd./SR 50 will be needed.
12. Additional Right-of-Way will be required for Lockhart Road as determined by the County Engineer.
13. 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.
14. The petitioner shall provide full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring parcels. Security lighting shall be directed away from neighboring residential homes.
15. Truck traffic shall be limited to Cortez Boulevard. No truck traffic shall be permitted on Lockhart Road.
16. Construction traffic shall be limited to Cortez Boulevard.
4517. 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.