

**P&Z ACTION:**

On March 11, 2024, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision on property zoned PDP(OP)/ Planned Development Project (Office Professional) 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties.
3. Minimum Building Setbacks:
  - Jacquelin Road: 75'
  - Jayson Drive: 35'
  - Side: 20'
  - Rear: 35'
4. Signage shall be limited to a monument sign and directional signage complementary to the architecture and design of the overall site.
5. The petitioner shall provide a 10' landscape buffer along the perimeter of the subject site.
6. A sidewalk shall be required along the entire frontage of Jacquelin Road (Collector Roadway).
7. Access to Jayson Drive shall require the paving of Jayson Drive to local road standards from Jacquelyn Road to past driveway access.
8. The petitioner shall 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, as applicable.
9. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
10. A Utility Capacity Analysis and connection to the central water and sewer systems shall be required at the time of vertical construction.

11. 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.