

**P&Z RECOMMENDATION:**

On January 10, 2023, 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 rezoning from Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(GC)/ Planned Development Project (General Commercial). with a specific C-1 use for a Veterinary Clinic with air conditioned, sound-attenuated runs 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. This property is located outside the floodplain. Development on the site must conform to the stormwater design requirements of Hernando County Facility Design Guideline and South West Florida Water Management District Environmental Resource Permit process.
3. Minimum Building Setbacks:
  - Front: 70'
  - Side: 20'
  - Rear: 35'
4. Maximum Building Height: 45'
5. This property shall conform to the landscape requirements set forth in the Hernando County Development Regulations for commercial properties.
6. Additional right of way shall be required along Anderson Snow Road for future expansion. The petitioner shall work with the County Engineer to determine the required amount of right of way.
7. Anderson Snow is a Collector Roadway. Driveways are limited on Collector Roadways. The 2 driveways on Anderson Snow Road shall be limited to Right in/Right-out only.
8. A Traffic Access Analysis is required and to include queuing analysis, Refer to Hernando County Facility Design Guidelines IV-18.
9. The Parking and Layout shall meet Hernando County Standards. Refer to Hernando County Facility Design Guidelines IV-28.

10. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent light spillage onto neighboring properties
11. A Sidewalk along Anderson Snow Road is required along the entire length of the project parcel, including along Drainage Retention Area at the front of the property.
12. The petitioner shall provide a sidewalk on the property which connects the buildings to the sidewalk along Anderson Snow Road.
13. The developer is responsible for performing a utility capacity analysis and installing the required connection to the central water and sewer systems at time of vertical construction.
14. The kennel area and all runs shall be indoors, sound-attenuated and air conditioned.
15. The petitioner shall provide a revised 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.