

P&Z RECOMMENDATION:

On March 13, 2023, 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 PSFOD/Public Service Facility Overlay District for a Government Building and Educational Facility, 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties.
3. Development within the floodplain shall require the appropriate permitting and potential mitigation, and an engineer's certification that there is no adverse impact to off-site properties and that floodplain volume is maintained.
4. Drainage design shall comply with the requirements of the Hernando County Facility Design Guidelines and the Southwest Florida Water Management District Environmental Resource Permitting requirements. Geotechnical testing that corroborates the variables used in the design will be required.
5. The existing wall shall be updated/repared where necessary. ~~and landscaping shall be added on the outside of the wall to break up the long stretch of wall and provide additional height buffering for neighboring parcels.~~ All other property lines must meet the minimum commercial landscape standards.
6. The stormwater mitigation pond will require Ground Penetrating Radar (GPD), or similar testing if it is to be maintained by the County. Refer to Hernando County Facility Design Guideline Pg. I-9,M,2b.
7. Forest Oaks Drive is classed as a Collector Road. A sidewalk is required along the entire frontage of the Collector Roadway. Refer to Hernando County Facility Design Guideline IV-30.
8. The driveway connection will need to meet County standards. Refer to Hernando County Facility Design Guideline IV-25.
9. The Parking and Layout will be required to meet County standards. Refer to Hernando County Facility Design Guideline IV-28.

10. The right turn Lane into this project will need to meet County standards. Refer to Hernando County Facility Design Guideline IV-19.
11. When the future sites are developed, additional turn lanes or pavement modifications, may be required.
12. Minimum Building Setbacks and Height:
 - i. Front: 50'
 - ii. Side: 20'
 - iii. Rear: 35'
13. Signage shall be limited to a monument sign and directional signage complementary to the architecture and design of the overall site.
14. 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.
15. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
16. A Utility Capacity Analysis and connection to the central water and sewer systems shall be required at the time of vertical construction.
17. The public service facility overlay shall include a campus developed with various government offices. Future expansion, as noted on the master plan, shall not require a master plan revision.
18. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 60 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.