

P&Z ACTION:

On October 9, 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 CPDP (Combined Planned Development Project) to PDP(IND)/Planned Development Project (Industrial) with the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County 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 petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. 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.
5. The petitioner shall coordinate the need for additional right-of-way, for the future widening of Kettering Road, with the County Engineer.
6. A Traffic Access Analysis will be required at the time of development. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
7. Minimum Building Setbacks:
 - Kettering Road: 75'
 - Dashbach Street: 75'
 - East: 35'
 - South: 20'
8. Minimum Buffer Requirements:
 - Kettering Road: 25'
 - Dashbach Street: 25'
 - East: 15'
 - South: 15'
9. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring parcels.

10. The petitioner shall be required to relocate the entrance of the existing sand mine at the time of construction drawing review.
11. Upon approval of the PDP(IND)/Planned Development Project (Industrial), the subject 30-acre portion shall no longer be available for sand mining/excavation and shall be removed from any future excavation permits.
12. 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.