

REVISED STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with Deviations and 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.
3. The petitioner shall be required to install paved aprons along driveways.
4. A sidewalk shall be required along Ayers Road.
5. The proposed building shall not be required to be attached to the residence.
6. Minimum Perimeter Building Setbacks:
 - Old Ayers Road: 35'
 - Ayers Road: 75'
 - Side: 20'
 - Rear: 35'
7. 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.
8. The petitioner shall coordinate with the Health Department for approval of any Onsite Sewage Treatment and Disposal System upgrades that might be required.
9. 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.