

**P&Z RECOMMENDATION:**

On July 11, 2022, 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 C-2/(Highway Commercial) and AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Outdoor Storage 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. A comprehensive wildlife survey shall be prepared by a qualified professional. 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 petitioner shall be required to provide a jurisdictional wetland line on future plans if wetlands are present. Should any wetlands qualify as a Class I wetland the wetlands shall be preserved (not altered) and a minimum 25-foot buffer shall be retained around the wetland(s).
5. The petitioner shall contact the City of Brooksville to connect to water and sewer.
6. The required frontage road is waived for the subject property; the County Engineer has reviewed and has approved the requested waiver.
7. A FDOT (Florida Department of Transportation) driveway access permit or modification permit is required for the existing driveway access.
8. ~~The petitioner shall provide 30 feet of right-of-way for the future widening of US Hwy 98 (4 lane undivided) roadway as shown on the adopted 2045 LRTP. Hernando County and the applicant shall determine appropriate language to be included on the plat for the reservation of 30 feet of additional right of way for US 98.~~

9. The driveway/driveways, parking and layout must meet the Land Development Regulations and Facility Design Guidelines.
  
10. This site contains small areas of floodplain along the west property line and in the southeast corner. Specific floodplain construction permitting is required if these areas if developed.
  
11. Minimum Building Setbacks:
  - Front: 75' (Deviation from 125')
  - Side: 20'
  - Rear: 35'  
  - Internal Lot Setback:
    - Side: 10' (Deviation from 20')
    - Rear: 15' against 20' western drainage easement
  
12. Buffers:
  - South: Minimum County LDR requirements
  - North: 5' buffer with 6' high fence
  - West: 20' western easement with 6' high fence on the project side. Drainage Retention shall also be fenced.
  - East: 10' landscape buffer between US Hwy 98 and the proposed 50' cross access easement
  
13. Security lighting shall be shielded from the neighboring properties in accordance with the requirements of the land development regulations.
  
14. 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.

**NOTE:**

Subsequent to the July 11, 2022, hearing a scrivener's error was found as it related to the existing zoning on the subject site. It was determined that a small portion (0.24 AC) internal to the project was zoned R-1A/(Residential) and the zoning designation was omitted from the "Request". After review, it was determined that the omission did not alter the scope of the overall request and a new ad could be published prior to the Board of County Commissioners to correct the error.