

**P&Z RECOMMENDATION:**

On August 14, 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 revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade, 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties.
3. The driveway connection will need to meet County standards. Refer to Hernando County Facility Design Guideline IV-25.
4. Minimum building setbacks shall be 50' from all property lines adjoining parcels containing a residence or the property line of a residentially zoned parcel.
5. 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.
6. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
7. Any security lighting shall be shielded from neighboring residential uses.