

P&Z RECOMMENDATION:

On October 31, 2022, the Planning and Zoning Commission voted 4-0 to recommend that the Board of County Commissioners approve the petitioner's request for a Rezoning from C-1 to PDP(GC) with a Specific C-2 use for Outdoor Storage with the following unmodified 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. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
3. A drainage plan shall be provided for the site at the time of permitting.
4. The entire site perimeter shall be screened by a minimum 6' in height solid PVC fence and supplemented by landscaping in accordance with the requirements of the Community Appearance Ordinance.
5. Connection to the central water and sewer system is required at the time of vertical construction of a habitable structure on the subject site. The construction of any permanent structures shall require an amendment to the Master Plan.
6. The petitioner shall be limited to 1 driveway, or 1 driveway in and 1 driveway out for circulation, in accordance with the Hernando County Facility Design Guidelines.
7. The existing hardened surface must be stabilized due to runoff. No impervious area shall be constructed without proper permits and compliance with Hernando County and SWFWMD regulations.
8. The Hernando County NPDES (National Pollution Discharge Elimination System) Ordinance will apply during ground clearing.
9. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties in the event that security lighting is proposed.
10. 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.