

**BOCC ACTION:**

On February 25, 2025, the Planning and Zoning Commission voted 4-1 to adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and with the following modified 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 floral and faunal (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 and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if karst features are present.
6. The subject property is within the City of Brooksville's right to serve area. Information about water and sewer connections shall be referred to the City of Brooksville.
7. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
8. Project drainage retention may be located northeast of subject project on County owned property subject to all agreements for Drainage Retention Area use. These agreements shall be in place no later than at the time of Conditional Plat.
9. Minimum Perimeter Setbacks:
  - North: 50'
  - South: 50'
  - East: 225'
  - West (Emerson Road): 250'
10. Minimum Lot Setbacks:
  - Front: 25' from roadway
  - Rear: 20'
  - Minimum Building Separation: 20'

**11. Buffers**

Buffers shall be placed in a separate tract owned and maintained by the Homeowners' Association. A landscape plan for the buffer shall be provided at the time of conditional plat review.

- North: 30' of the 50' northern perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- South: 30' of the 50' southern perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- East: 30' of the 225' wide building setback. buffer of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.
- West (Emerson Road): 30' of the 250' western perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.

12. The minimum lot size shall be 2,200 square feet (deviation from 3,500 square feet).

13. The development shall be limited to a maximum of ~~482~~ 140 units.

14. The petitioner shall provide a treed boulevard entrance from Emerson Road.

15. The petitioner shall work with the County Engineering Department to locate a second access point if it is deemed safe and necessary by the County Engineer.

16. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.

17. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County Land Development Regulations.

18. The petitioner shall set aside the minimum acreage for natural vegetation in accordance with the Hernando County Land Development Regulations.

19. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

20. The petitioner shall provide a sidewalk connection to the school to the north and shall coordinate with the County Engineer a pedestrian crossing for students crossing Emerson Road.

21. 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.