

**P&Z RECOMMENDATION:**

On September 12, 2022, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multifamily) with deviations and the following modified performance conditions:

1. Maximum number of units – 540
2. Maximum number of units per building – 28 (Deviation from 12)
3. The petitioner shall provide a 25' vegetated buffer along the boundary adjacent to the Trillium Community, with one evergreen tree and two shrubs planted every 30' on center. This buffer shall be ~~its own tract~~ an easement, owned and maintained by the management company for the development and shall be preserved or enhanced to 80% opacity within three years of site plan development.
4. The petitioner shall submit a revised Traffic Access Analysis as part of the agreement review process.
5. Signage on Tract J must comply with permitting requirements and signage easement restrictions as recorded in ORB 3250 PG 1880, as shown on Suncoast Landing Phase 1 Plat.

All other previous performance conditions from H0591 and modified by H2146 not modified through this Master Plan Revision remain in full force and effect.