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**P&Z RECOMMENDATION**

On January 9, 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 Rezoning from C-1 (General Commercial) and C-2 (Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with Deviations, 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. The multifamily development shall be limited to 56 units.
3. 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.
4. A 15' buffer with 6' high opaque fence shall be provided along northern boundary. Existing trees shall be preserved and supplemented where necessary with 8' high trees at planting. All remaining landscape buffers are proposed at 10'.
5. Minimum Perimeter Building Setbacks:

|         |  |
|---------|--|
| East:   | 25'  |
| South:  | 24'  |
| West:   | 20'  |
| North:  | 90'  |
| Height: | 4 Story Structures (Maximum 50', Deviation from 45') |
6. 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.
7. Modifications to the existing ponds shall require a Southwest Florida Water Management District Environmental Resource Permit (SWFWMD ERP) Modification and County construction plan approval.

8. Development shall comply with Hernando County Facility Design Guideline requirements.
9. The development shall extend the existing Frontage Road along the entire frontage of Cortez Blvd.
10. The driveway, parking and layout shall be required to meet County standards.
11. A Traffic Access Analysis shall be required to be submitted upon the development of the commercial phase and will require the apartments traffic and queuing analysis to be included.
12. The petitioner shall coordinate the Access Drive with the County Engineer and may be required to be upgraded to a Major Local/Commercial Roadway.
13. FDOT access and drainage permits shall be required.
14. The development shall provide a minimum of two (2) access points and shall be in general conformance with submitted master plan.
15. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project.
16. The petitioner shall be required to provide a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction.
18. The petitioner shall provide a master plan in compliance with all of 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.