

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 11, 2022
Board of County Commissioners: July 26, 2022

APPLICANT: Pulte Group

FILE NUMBER: H-22-04

REQUEST: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations

GENERAL LOCATION: Southern Terminus of Sterling Hills Boulevard

PARCEL KEY NUMBERS: 377611

PUBLIC INQUIRY WORKSHOP: March 29, 2022

APPLICANT'S REQUEST:

The subject site is a 253.8-acre parcel located at the southern terminus of Sterling Hills Boulevard. The petitioner has submitted a request to rezone the site from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations to develop an 815-unit single-family subdivision. This subdivision is proposed to consist of seven (7) unique residential pods with varying lot sizes as listed below.

Pod	General Location	Lot Sizes Proposed
A	Northeast boundary	Primarily 60'x120', small number of 40'x120' and 50'x120'
B	Northernmost boundary	50'x120' exterior 40'x120' interior
C	Northwestern boundary	50'x120' exterior 40'x120' interior Small portion of 60'x120' along southern cul-de-sac
D	Central portion	60'x120'
E	South central portion	50'x120'
F	Southernmost portion	50'x120' exterior 40'x120' interior

Deviations Requested:

The petitioner has requested the following deviations as part of this rezoning application:

- Minimum lot width: 40' and 50' (deviation from 60')
- Minimum lot size: 4,800 square feet (deviation from 6,000 square feet)

Public Information Workshop:

A Public Information Workshop (PIW) was held on this site on March 29, 2022. The following concerns were identified by residents attending the workshop:

- Compatibility of lot sizes with adjacent residential neighborhoods;
- Connection from the proposed development to existing residential roads;
- Capacity of the schools in the area;
- Amenities provided within the development to potential residents;
- Health issues from burning of trees once taken down in the development; and
- Ownership and maintenance of Sterling Hills Boulevard.

Staff analysis and comments regarding these items have been incorporated where appropriate in the staff report.

SITE CHARACTERISTICS:

Site Size: 253.8 acres

Surrounding Zoning & Land Uses:

North: AG; PDP(SF); existing residential development
 South: PDP(SF); existing residential development
 East: PDP(SF); existing residential development
 West: AG; PDP(SF); existing residential development

Current Zoning: AG/(Agricultural)

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Hydrologic Features:

Vegetated relic sinks are present. Elevation ranges from 73-feet to 32-feet based on SWFWMD GIS topographic contour layer. The property does not have wetlands according to County data resources. Small areas of floodplain are

associated with relic sinkholes. The property falls within a Class 1 and 2 Wellhead Protection Areas (WHPA-1 and WHPA-2).

Comment: Residential uses with central services are allowable within the WHPA-1 and 2.

Protection Features: Relic sinks have the potential to be Special Protection Area (SPA). Some are proposed for drainage retention areas (DRAs). Untreated stormwater shall not be discharged to a SPA.

Water Quality Review: The proposed development is within the Weeki Wachee Priority Focus Area for the Weeki Wachee River Basin Management Action Plan and subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate. Providing information on Florida friendly landscaping techniques and proper fertilizer use is another opportunity to educate property owners on water quality. These materials are designed to address and help reduce nutrient pollution.

Archaeological Features: This property has two archaeological resources according to County data resources, largely on the power easement.

Habitat: Sandhill according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data). The narrative states that gopher tortoises are present based on a preliminary environmental site visit.

Flood Zone: X

Comment: This project is located within the Weeki Wachee Basin identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize Florida-Friendly Landscaping™ Program principles, techniques, and landscaping.

The petitioner shall meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.

Development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.

A comprehensive listed species survey (floral and faunal) shall be prepared by a qualified professional to identify any listed species present on the property. A Florida Fish and Wildlife Conservation Commission (FWC) permit will be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.

Geotechnical subsurface testing and reporting in accordance with the County’s Facility Design Guidelines shall be conducted for all drainage retention areas (DRAs) within the project area (required for Class A subdivisions). Relic sinks that are not tested as part of the stormwater design shall be evaluated by geotechnical and geophysical methods to rule out karst features and designation as a Special Protection Area (SPA).

SCHOOL DISTRICT REVIEW:

The proposed development will generate the following students for the Hernando County School System, according to the student generation rates:

Grades	Distribution	Students
PK – 5 th	46%	124
6-8	23%	62
9-12	31%	84

At elementary, middle, and high school levels, adequate capacity is available and will be reserved in the assigned Concurrency Service Areas (CSAs) of Pine Grove ES, Powell MS, and Central HS, in which the proposed subdivision is located.

The applicant 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.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. There are multiple potential connection points for water surrounding this parcel. There is a 6-inch sewer force main at the southern end of Sterling Hill Boulevard. HCUD has no objection to the request subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction, with the stipulation that the developer will need to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.

TRANSPORTATION REVIEW:

The subject site is located at the southern end of Sterling Hills Boulevard, surrounded by existing residential development. The petitioner has proposed multiple access points to the development – the extension of Sterling Hills Boulevard, Chastain Street, Foothill Street and Opportunity Avenue. All these access points except Opportunity Avenue have been proposed as full access points to the development.

MPO Review:

The extension of Sterling Hills Boulevard from the current terminus to Linden Drive is identified as an unfunded need on the 2045 LRTP Roadway Network plan. Additionally, the extension of Elwood Road from Swallow Nest Road to Sterling Hill Boulevard has been identified as an unfunded need (to a 2 lane roadway). This future configuration is not addressed; there is a possible future connection identified into Chastain. Access to the west of the project to distribute traffic from the development should be a consideration.

Engineering Review:

The County Engineer reviewed the petitioner’s original submittal and provided the following comments:

- The Department of Public Works received a Traffic Analysis for this project; however, it is for only 815 Dwelling Units. The submitted narrative states the project is proposed for 888 dwelling units. Verification is required as to the number of units. The Traffic Analysis may need to be updated with final number of units.
- Connection to all stub streets is required to provide better distribution of traffic
- Connection to Opportunity Avenue is required. Connection cannot be an emergency access only.
- The roadways will need to meet County standards.
- This site contains a small area of floodplain less than 1 foot deep. Development must comply with SWFWMD ERP (South West Florida Water

Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.

- A map extract from the Wiscon Watershed is attached showing the sub-basin boundaries impacting the site (307-377611). Please refer to these when submitting drainage plans.

Subsequent to the initial submittal, the petitioner revised the master plan and narrative to connect to all stub streets for the better distribution of traffic and also reduced the number of lots requested to 815 consistent with the traffic analysis.

The County Engineer and the Planning Department reviewed the revised master plan and traffic analysis and determined the following:

- The connection to Opportunity Avenue must be a full access, not an emergency access. This will allow for a better distribution and disbursement of traffic.
- A roundabout should be constructed at the intersection of Sterling Hills Boulevard and the internal road adjacent to Pod B.
- The existing transportation network can support the applicant's request for 815 units; there is clarification necessary regarding improvements proposed by the applicant that must be provided prior to conditional plat.

LAND USE REVIEW:

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has identified four access points into the proposed development – the southern extension of Sterling Hills Boulevard

and connections to 3 existing local residential roads: Opportunity Avenue, Foothill Street and Chastain Street.

The petitioner has not shown a treed boulevard roadway access into the development. If the master plan is approved, the petitioner shall continue Sterling Hills Boulevard as a treed boulevard entrance, utilizing landscaping similar in size and scale as previously planted for continuity of design.

Perimeter Setbacks and Buffers:

The petitioner has proposed a 25' perimeter setback around the entire development. This setback does not include the perimeter buffers as listed below.

Perimeter Buffers

The petitioner has proposed the following perimeter buffers for the development on the master plan:

- North: 10'
- South: 10'
- West: 10'
- East: 30'

Lot Sizes, Widths and Setbacks:

The petitioner has proposed the following lot widths sizes for the development. These lot sizes are distributed throughout the development in various combinations.

Lot Width	40'	50'	60'
Front Setback	25'	25'	25'
Side Setback	5' (Dev. from 10')	5' (Dev. from 10')	5' (Dev. from 10')
Rear Setback	15' (Dev. from 20')	15' (Dev. From 20')	15' (Dev. from 20')
Lot Size (Sq. Ft)	4,800 square feet (Dev. from 6,000)	6,000 square feet	7,200 square feet

Comments: Further analysis of the lot sizes, setbacks and buffers are provided under the Comprehensive Plan Review portion of the staff report.

Neighborhood Park:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of

an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner has identified locations on the proposed master plan for neighborhood parks but has not defined the specific acreage for each park pod. If the master plan is approved, the petitioner shall be required to set aside 3.0 acres as dedicated park space. Due to the size and scale of the development, this park site should be split into three (3) separate pods, at a minimum of 1.0 acre per each pod, located throughout the development. These pods should be placed in the following approximate locations, with specific locations to be defined at the time of conditional plat:

- Park Pod 1: Between residential Pods B and C (not currently shown on master plan)
- Park Pod 2: North side of Sterling Hills Boulevard, between Pods C and D (as currently shown on master plan)
- Park Pod 3: Southern end of development, between Pods E and F (as currently shown on master plan)

Additionally, specific amenities as identified in the Public Information Workshop (i.e., dog park, amenity center, etc.) must be incorporated into the plan at the time of conditional plat.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner shall set aside 17.76 acres for the preservation of natural vegetation within the development.

Open Space and Trail System

The petitioner has proposed a multiuse path within the right-of-way along Sterling Hills Boulevard and a potential pedestrian path within the buffer along the western boundary of the site, adjacent to the Duke Energy Power Line.

The site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the Caldera development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide with an appropriate treed buffer on both sides based upon the scale and intensity of adjoining uses. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width. If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW:

Future Land Use Element

Future Land Use Map

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior

housing, villa housing, single family detached housing, and zero lot line housing.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Comments: The lots within Pod A are primarily 60'x120' (7,200 square feet). These lot sizes are only slightly smaller than the lots along the eastern perimeter, adjacent to this pod (approximately 8,400 square feet.) The petitioner should remove the 40' and 50' lots from this pod and make all the lots 7,200 square feet consistent with the existing residential development to the east.

The lots along the exterior of Pod B are proposed to be 6,000 square feet, which is 29% smaller than the existing residential lots adjacent to the east. To ensure compatibility with the surrounding neighborhoods and a transition of lot sizes within the development, it is recommended that the petitioner place 60' lots along the perimeter of Pod B adjacent to the existing residential development and make all the internal lots within the pod 50' wide. This would eliminate the 40' wide lots from this pod and decrease the density within the pod.

There are no compatibility issues with the lot sizes proposed for Pod C.

The largest lots in Pod D are approximately one-third smaller than the lots immediately adjacent to the east. To ensure compatibility with that existing residential development, it is recommended that the developer increase the minimum lot

size to 80' along the perimeter where adjacent to existing residential lots.

It is also recommended that the external lots within Pod E be increased to 80' along the eastern perimeter, with a transition to 60' for the remainder of the perimeter lots. The 50' lots proposed internal to this pod do not cause any compatibility concerns.

It is recommended that the lots within Pod F at the southernmost end of the development be increased to 60' where adjacent to existing residential development, with a transition to 50' wide in the remainder of the pod.

In addition to the lot size adjustments proposed for the development, the following buffer revisions are proposed:

- Increase the buffer along the eastern property boundary from 30' to 50' and augment to 80% opacity within 3 years of planting and install a black chain-link fence on the Caldera side of the property.
- Increase the buffer along the western property line where adjacent to existing residential to 30', augment to 80% opacity within 3 years of planting and install a black chain-link fence on the Caldera side of the property.

The following revisions to the perimeter setbacks are also proposed to accommodate the increased buffers for the development:

- North: 35' (inclusive of the vegetative buffer)
- South: 35' (inclusive of the vegetative buffer)
- East: 75' (inclusive of vegetative buffer)
- West: 55' (inclusive of vegetative buffer)

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a

Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Comments:

In addition to the increase in buffers along the perimeter of the development, it is recommended that the petitioner include green space as part of an overall trail and pedestrian plan between residential Pods B, C, D and E. These green spaces should connect the neighborhood park pods and be integrated into an overall pedestrian plan for the community.

Conservation Element

Archaeological Resource Protection

Objective 10.05A: The County shall protect archaeological sites and resources through monitoring and regulation of activities that might adversely affect such resources.

Strategy 10.05A(1): Coordinate with the State of Florida, through the use of the most recent Florida Master Site File data to map and catalog archaeological sites and to identify the potential for archaeological resources on proposed development sites early in the review process.

Strategy 10.05A(2): A Cultural Resource Assessment Survey (CRAS I) performed by a qualified professional in accordance with the guidelines published by the Florida Bureau of Archaeological Research should be performed for all proposed development sites on land with characteristics for a high probability of occurrence or where resources are indicated on the Florida Master Site File or other acceptable data source. High probability of occurrence includes property located within 1,200 feet of a river, freshwater swamp, permanent freshwater pond or lake, or within 200 feet of a significant historical sinkhole. Review and acceptance of the survey by the Florida Department of State is required prior to proceeding with development.

Strategy 10.05A(3): The County should allow flexible site development and land use standards for the purpose of protecting significant cultural resources. If resources cannot be avoided or preserved on site as part of the development plan, the County and the applicant shall consult with the Florida Department of State regarding acceptable alternative protection methods.

Strategy 10.05A(4): The County shall prohibit disturbance of significant archaeological sites, whether or not the site was previously identified, and require that if any accidental disturbance occurs, construction must be suspended, and the information reported immediately in accordance with the requirements of Florida Statutes.

Comments: This property has two archaeological resources according to County data resources, largely on the power easement. The developer is required to coordinate with the Florida Department of State to determine if a Cultural Resource Assessment is required. Based on the outcome of the cultural resource assessment, if required, the developer may be required to make alterations to the site design to preserve significant archaeological and cultural resources.

FINDINGS OF FACT:

A rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations is appropriate with the following revisions:

- The removal of the 40' and 50' lots from Pod A, making all the lots 7,200 square feet, consistent with the existing residential development to the East;
- The placement of 60' lots along the perimeter of Pod B and making all internal lots 50', reducing the overall density within the pod and providing greater compatibility with the existing residential surrounding it;
- Increasing the minimum lot width to 80' in Pod D, creating compatibility with the larger, established lots, adjacent thereto;
- Increasing the minimum lot size of the lots along the eastern perimeter of Pod E to 80' and increasing the remainder of the perimeter lots to 60' ;
- Increasing the perimeter lots at the southern boundary, where adjacent to existing residential, to 60' ;
- Increasing the buffer along the eastern property boundary from 30' to 50' and augmenting to 80% opacity within 3 years of planting;

- Increase the buffer along the western property line where adjacent to existing residential to 30';
- Placing a black chain-link fence on the Caldera side of the property anywhere a buffer is planted, to increase privacy and separation between the developments;
- Creating an integrated open space and trail system to integrate all the neighborhood parks and features; and
- Protecting the Archaeological Features on the site.

With these revisions, the proposed master plan is consistent with the Comprehensive Plan and is compatible with the surrounding area.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve a resolution adopting the petitioner's request for a rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and 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. At each conditional plat, the petitioner shall be required to provide the following land use entitlement tracking:
 - Number of units requested versus total allowed for entire development;
 - Neighborhood Park acreage included in submission versus total required for development; and

- Land set aside for natural vegetation included in submission versus total required for development.
- 3. A comprehensive listed species 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. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.
- 4. 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.
- 5. 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.
- 6. The petitioner shall contact the Florida Division of Historical Resources Review and Compliance Section to determine if a cultural survey is required. Based on the outcome of the cultural resource assessment, if required, the developer may be required to make alterations to the site design to preserve significant archaeological and cultural resources.
- 7. The developer must provide geotechnical and geophysical testing in accordance with the Hernando County Facility Design Guidelines including all proposed drainage retention areas (DRA). Relic sinks that are not tested as part of the drainage retention system shall undergo geotechnical testing to determine if they are Special Protection Areas. If a Special Protection Area is identified, the petitioner shall either be required to abandon the SPA or modify the development plan to prohibit development over the karst features.
- 8. 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.

9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
10. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
11. The developer shall connect to all stub streets (Opportunity Avenue, Foothill Street and Chastain Street) for better distribution and disbursement of traffic. The connection to Opportunity Avenue shall be a full access, not an emergency access.
12. Development must comply with SWFWMD ERP (South West Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
13. A roundabout should be constructed at the intersection of Sterling Hills Boulevard and the internal road adjacent to Pod B.
14. A traffic analysis has been submitted by the petitioner and has been reviewed by the County Engineer. All required improvements identified in the traffic analysis shall be the responsibility of the developer.
15. The petitioner shall continue Sterling Hills Boulevard as a treed boulevard entrance into the development, utilizing landscaping similar in size and scale as previously planted for continuity of design.
16. Minimum Lot Widths and Sizes by Pod:

Pod	Lot Widths Permitted/ Location within Pod	Lot Sizes Permitted
A	60'	7,200 square feet
B	60' where adjacent to existing residential	7,200 square feet
	50' all other lots	6,000 square feet
C	40' interior	4,800 square feet
	50' exterior	6,000 square feet
	60' along southern cul-de-sac	7,200 square feet
D	80' where adjacent to existing residential	9,600 square feet
	60' all other lots	7,200 square feet
E	80' along eastern perimeter where adjacent to existing residential	9,600 square feet
	60' remainder of perimeter lots	7,200 square feet
	50' interior lots	6,000 square feet
F	60' where adjacent to existing residential	7,200 square feet
	50' remaining lots	6,000 square feet

17. Minimum Buffers are as follows:

- North: 10'
- South: 10'
- East: 50'
- West: 30'

These buffers are all to be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to to 80% opacity within 3 years of planting. The buffers shall also include a black chain length fence on the Caldera side of the property.

18. Perimeter setbacks (inclusive of the vegetative buffer):

- North: 35'
- South: 35'
- East: 75'
- West: 55'

19. The neighborhood park acreage shall be split into three (3) separate pods, at a minimum of 1.0 acre per each pod, located throughout the development. These pods should be placed in the following approximate locations, with specific locations to be defined at the time of conditional plat:

- Park Pod 1: Between residential pods B and C
- Park Pod 2: North side of Sterling Hills Boulevard, between pods C and D
- Park Pod 3: Southern end of development, between pods E and F

Additionally, specific amenities as identified in the Public Information Workshop (i.e., dog park, amenity center, etc.) shall be identified at the time of conditional plat.

20. The petitioner shall set aside 17.76 acres for the preservation of natural vegetation within the development.

21. The site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the Caldera development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide with an appropriate treed buffer on both sides based upon the scale and intensity of adjoining uses. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

22. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.
23. If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
24. The developer shall generate a project absorption schedule; this schedule shall be updated on an annual basis upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.
25. The petitioner is limited to a maximum number of 818 single-family units, in accordance with the traffic access analysis.
26. 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.

P&Z RECOMMENDATION:

On July 11, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners approve a resolution adopting the petitioner's request for a rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and 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. At each conditional plat, the petitioner shall be required to provide the following land use entitlement tracking:
 - Number of units requested versus total allowed for entire development;
 - Neighborhood Park acreage included in submission versus total required for development; and
 - Land set aside for natural vegetation included in submission versus total required for development.
3. A comprehensive listed species 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. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.
4. 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.
5. 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.
6. The petitioner shall contact the Florida Division of Historical Resources Review and Compliance Section to determine if a cultural survey is required. Based on the outcome of the cultural resource assessment, if required, the developer may be required to make alterations to the site design to preserve significant archaeological and cultural resources.

7. The developer must provide geotechnical and geophysical testing in accordance with the Hernando County Facility Design Guidelines including all proposed drainage retention areas (DRA). Relic sinks that are not tested as part of the drainage retention system shall undergo geotechnical testing to determine if they are Special Protection Areas. If a Special Protection Area is identified, the petitioner shall either be required to abandon the SPA or modify the development plan to prohibit development over the karst features.
8. 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.
9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
10. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
11. The developer shall provide emergency access connections to all stub streets (Opportunity Avenue, Foothill Street and Chastain Street) for better distribution and disbursement of traffic. These access connections shall be designed to meet all full access requirements as identified in the Hernando County Facility Design Guidelines and may be converted to full access connections based on need, demand and public benefit as approved by the County Engineer. This language shall be included on the master plan and all development plans for the site. ~~The connection to Opportunity Avenue shall be a full access, not an emergency access.~~
12. Development must comply with SWFWMD ERP (South West Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
13. A roundabout ~~should~~ shall be constructed ~~at the intersection of Sterling Hills Boulevard and the internal road adjacent to Pod B.~~ at a location as approved by the County Engineer.

- 14. A traffic analysis has been submitted by the petitioner and has been reviewed by the County Engineer. All required improvements identified in the traffic analysis shall be the responsibility of the developer.
- 15. The petitioner shall continue Sterling Hills Boulevard as a treed boulevard entrance into the development, utilizing landscaping similar in size and scale as previously planted for continuity of design.
- 16. Minimum Lot Widths and Sizes by Pod:

Pod	Lot Widths Permitted/ Location within Pod	Lot Sizes Permitted
A	60'	7,200 square feet
B	60' where adjacent to existing residential	7,200 square feet
	50' all other lots	6,000 square feet
C	40' interior	4,800 square feet
	50' exterior	6,000 square feet
	60' along southern cul-de-sac	7,200 square feet
D	80' <u>60'</u> where adjacent to existing residential	9,600 <u>7,200</u> square feet
	60' all other lots	7,200 square feet
E	80' <u>60'</u> along eastern perimeter where adjacent to existing residential	9,600 <u>7,200</u> square feet
	60' remainder of perimeter lots	7,200 square feet
	50' interior lots	6,000 square feet
F	60' where adjacent to existing residential	7,200 square feet
	50' remaining lots	6,000 square feet

*If Pod A is used as a sales center, it can have a mix of 40' and 50' lots against the drainage retention area.

- 17. Minimum Buffers are as follows:
 - North: 10'
 - South: 10'
 - East: 50' (along Pods D, E and F)
 - East: 30' (remaining eastern property line)
 - West: 30' (where adjacent to existing residential)
 - West: 20' (remaining western property line)

These buffers are all to be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to to 80% opacity within 3 years of planting. The buffers shall also include a black chain length fence on the Caldera side of the property.

- 18. Perimeter setbacks (inclusive of the vegetative buffer):

North:	35'
South:	35'
East:	<u>75' 65' (along Pods D, E and F)</u>
East:	<u>45' (remaining eastern property line)</u>
West:	<u>55' (South of Chastain)</u>
West:	<u>45' (North of Chastain)</u>

19. The neighborhood park acreage shall be split into three (3) separate pods, at a minimum of 1.0 acre per each pod, located throughout the development. These pods should be placed in the following approximate locations, with specific locations to be defined at the time of conditional plat:

- Park Pod 1: Between residential pods B and C
- Park Pod 2: North side of Sterling Hills Boulevard, between pods C and D
- Park Pod 3: Southern end of development, between pods E and F

Additionally, specific amenities as identified in the Public Information Workshop (i.e., dog park, amenity center, etc.) shall be identified at the time of conditional plat.

20. The petitioner shall set aside 17.76 acres for the preservation of natural vegetation within the development.

21. The site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the Caldera development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide ~~with an appropriate treed buffer on both sides based upon the scale and intensity of adjoining uses.~~ These pathways and shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas. At the time of conditional plat, a cross section of the multipurpose path shall be provided to the planning department for review and approval.

22. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

23. If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

24. The developer shall generate a project absorption schedule; this schedule shall be updated on an annual basis upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.
25. The petitioner is limited to a maximum number of ~~848~~ 841 single-family units, in accordance with the traffic access analysis.
26. 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.