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**REVISED STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution Establishing a Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, Office Professional, and Multifamily uses to add Specific C-2 Uses and 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. A 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 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. C-2 uses shall be limited to the following:
  - Mini Warehouse
  - Drive-In Restaurants
  - Tire and Automotive Accessory Establishment
  - Automobile Service Establishments
5. The wetland line shall be delineated on all plats and plans (Strategy 10.03B(1)).
6. The alteration of Class II wetlands is discouraged. If feasible alternatives are not viable, alteration should be limited to 25% of the wetland area and be designed in a manner that maintains the cross-sectional volume and primary hydrologic flow of the wetland (Strategy 10.03B(4)).
7. A vegetated buffer averaging a minimum of 25' feet in width and no narrower than 15' in width shall be maintained by development adjacent to Class I and/or Class II wetlands. No development is allowed in the buffer except for walkways or boardwalks used for access or recreation. (Strategy 10.03B(8)).
8. The landscape plan shall be designed to provide clear sight windows and sight triangles at all points of external access and to the internal roadways.
9. An assessment of the Special Protection Areas (SPAs) is required to determine if they are vulnerable features with the potential to discharge

directly to the groundwater or expose the aquifer. Provide field analysis and geotechnical assessment to determine if the SPAs require abandonment under the Groundwater Protection Ordinance prior to development. Specific prohibited uses apply to the 500' buffers around SPAs. Abandoned SPAs shall be updated in the Central GIS feature class.

10. A Cultural resource assessment survey shall be performed by a qualified professional and submitted to the County prior to development. In the event that archaeological artifacts are discovered during construction, the Developer shall stop construction in that area and immediately notify the Compliance Section of the Division of Historical Resources of the Florida Department of State.
11. The petitioner shall conduct a geotechnical/geophysical assessment in drainage retention areas associated with multifamily development if required by Hernando County Facility Design Guidelines.
12. Minimum Commercial Building Setbacks:

US Hwy 19:	75' (Deviation from 125')
Frontage Road:	35'
Lake in the Woods Drive:	75' (West of Rachel); 35' (East of Rachel)
West Property Line:	20'

Minimum Commercial Internal Setbacks:

Internal Setback:	20'
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13. 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.
14. The Multi-Family development shall provide two means of access. One of the access points shall be a boulevard entrance.
15. The development shall be limit to a total of 500 units.
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.
17. The project shall meet the minimum sign standards as required by the County LDRs. The predominant sign material shall be similar to the material

(e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in the Hernando County Code of Ordinances.

18. The development shall meet the minimum LDR design standards for large retail development in Article III, Appendix A (Zoning).
19. The petitioner shall be required to provide interconnectivity and cross-connection between outparcels.
20. A Frontage Road is required for the entire frontage of Commercial Way/US Hwy 19. The Frontage Road shall connect into the Frontage Road south of this project.
21. A Traffic Access Analysis is required. Refer to Hernando County Facility Design Guidelines Sheet IV-18. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
22. In the event the Traffic Access Analysis triggers a traffic signal, the developer shall be responsible for the installation of the signal.
23. The Parking and Layout shall meet Hernando County Standards.
24. Only two driveways are allowed on Commercial Way or Lake in The Woods Drive, an Administrative Design Variance will be required to be submitted for approval.
25. Parcels along Commercial Way/ US Hwy 19 will require FDOT Access and Drainage permits.
21. All lighting for the multifamily shall be full cut off fixtures in order to prevent any light spillage into neighboring parcels.
22. Due to the scale of the proposed development, the developer shall coordinate the installation of a transit stop and/or facility for the proposed project with the Hernando County Transit Division.
23. The commercial Tree Preservation Density and 5% Natural Tree Preservation Areas shall be permitted for relocation into the Multifamily and Townhome portions of the project. The multifamily and townhomes shall be required to meet the minimum prospective requirements and the relocated 5% Natural Tree Preservation Areas shall be dedicated preservation tracts.

24. A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer may be split between the commercial and residential portions of the site, internal to the development, as long as the total buffer width meets or exceeds the 35' requirements.
  
25. The development shall be allowed the following signs as part of an overall comprehensive sign plan (submitted at commercial site plan review):
  - One sign per every two outparcels;
  - 2 monument signs for the apartment complex
  - 1 future development monument sign
  - 1 single directional monument sign along Lake in the Woods
  - 1 single directional monument sign along US Highway 19
  
26. 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