

**P&Z RECOMMENDATION:**

On September 12, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on Property zoned 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. An updated faunal (wildlife) survey shall be prepared by a qualified professional. Include any invasive species. 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.
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. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features.
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. This project must meet the storm drainage design requirements of Southwest Florida Water Management District and Hernando County Facility Design Guidelines.
8. The petitioner shall preserve the minimum five percent (5%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.
9. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
10. Perimeter Setbacks:
  - Croom Rital Road: 35'
  - North: 20'
  - South: 20'
  - West: 20'
11. Single Family Detached Building Setbacks:
  - Front: 25'
  - Side: 5' (deviation from 10')
  - Rear: 15' (deviation from 20')
  - Lot Frontage: 50' (deviation from 60')
  - Lot Size: 5,000 Sq. Ft. (deviation from 6,000 Sq. Ft)
  - Height: 2-Story
12. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction.
13. Redbay Drive and Torchwood Court shall meet Hernando County Standards for a Local Roadway.
14. Cul-de-sac lengths are approved as shown on the master plan.
- ~~15. The driveway to Croom Rital shall be brought up current Commercial Driveway standards.~~
- ~~16~~15. A Traffic Access Analysis shall may be required for the extension of Redbay Drive and Silk Bay Drive. The petitioner shall coordinate the need for a traffic study with the County Engineer.
- ~~17~~16. ~~The petitioner shall define how development intends to prohibit traffic access to the golf cart road.~~ The petitioner shall provide landscaping along

the southern boundary to prevent vehicular access to the golf course/golf course path.

4817. The petitioner shall coordinate with the County Engineer and demonstrate how the development will not increase traffic thresholds and performance conditions of the previously approved Sherman Hills project.
4918. 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.