

BOCC ACTION:

On February 25, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioners request for a Master Plan Revision on property zoned PDP(MF)/Planned Development Project (Multifamily) with deviations and the flowing unmodified 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 comprehensive wildlife survey shall be provided by a qualified professional. 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, as applicable.
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. The petitioner shall define the legal access to Rolling Rock Drive, as platted – Tract C- of Vista Park- a utility & access tract owned and maintained by the Vista Park Property Owners Association.
6. A Traffic Access Analysis is required. Any improvements identified by the Analysis will be the responsibility of the Developer to install.
7. Minimum Lot Setbacks:

Front:	23'
Side:	0' (Internal lots) 7.5 between units
Rear:	15' (Deviation from 20')
Side Corner Setbacks:	15'
8. Minimum perimeter setback: 25'
9. Buffers

East:	25'
West:	25'
South:	25'

10. If the parcel is to be graded simultaneously, a 6' tall, screened construction fence for buffering will be required along the northern and eastern boundary. This will allow for prevention of fugitive dust onto adjacent parcels.
11. The petitioner shall be required to provide a 6' tall fence around the perimeter. It is the intent of this division to establish regulations for the use of fences and walls in order to protect the health, safety and welfare of the citizens of Hernando County. This shall include fences for the purpose of enclosure, exclusion, property protection, privacy, security, and aesthetics.
12. 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 Concurrence 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.
13. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
14. The petitioner shall provide a boulevard entrance in lieu of a secondary access point. The development shall also provide a turnaround area.
15. The developer shall coordinate the potential for a Transit stop with the County Engineer at the time of construction drawing review.
16. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
17. 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.