

BCC ACTION:

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-155 approving the petitioner's request for a Rezoning from PDP(MF)/Planned Development Project (Multifamily), R1-A/(Residential) and AR-2/(Agricultural/Residential-2) to PDP(SF)/Planned Development Project (Single-Family) with deviations and 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. A comprehensive 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 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 developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines.
6. In conjunction with the conditional plat phase, the petitioner shall perform a Traffic Access Analysis in accordance with the requirements of the County Engineer. Any identified improvements shall be the responsibility of the developer.
7. The developer shall be required to improve Lucky Lane in accordance with the requirements of the Hernando County Facility Design Guidelines.
8. The developer shall be required to improve Grove Road in accordance with the requirements of the County Engineer from North of the project driveway to Highfield Road.
9. The petitioner shall maintain a minimum perimeter buffer of 20' enhanced to an 80% opacity by landscaping with the exception of the northern boundary adjacent to the hospital, where the petitioner shall maintain a minimum perimeter buffer of 10' enhanced to 80% opacity by landscaping.

10. Minimum Lot Setbacks, widths and sizes:
 - Front: 25'
 - Sides: 5' (Deviation from 10')
 - Rear: 15' (Deviation from 20')
 - Lot Width: 40' (Deviation from 60')
 - Lot Square Footage: 4,400 square feet

11. The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of vertical construction.

12. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations.

13. The petitioner shall preserve the minimum seven percent (7%) 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.

14. 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.

15. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.

16. 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.