

**P&Z ACTION:**

On March 11, 2024, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from Master Plan revision on property zoned PDP(SF)/Planned Development Project (Single Family) with 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. A minimum perimeter buffer of 20' enhanced to 80% opacity by landscaping shall be provided along the southern boundary against the AR (Agricultural/Residential) parcels. The southern boundary shall include a tan vinyl fence placed on the developments side. The northern boundary shall provide a 20' buffer with a minimum 6' high tan colored vinyl fence supplemented by landscaping between the fence and the property boundary. The northern boundary against the hospital shall be 10' with a minimum 6' high tan colored vinyl fence supplemented by landscaping between the fence and the property boundary.
3. Any disturbed buffers shall be supplemented where necessary to meet the minimum requirements of this master plan.
4. The buffer shall be installed in general conformance with the provided landscape detail.
5. All previous performance conditions (H-21-37) shall be in full force and effect.
6. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.