

**P&Z RECOMMENDATION:**

On October 31, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning from AG (Agriculture) to PDP(RUR)/Planned Development Project (Rural) with specific AG uses, the requested deviation, 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. Development of this subdivision is dependent upon Health Department approval of required Onsite Sewage Treatment and Disposal Systems
3. The maximum length of the roadway shall be 2,632' upon approval of the Fire Department. Written approval shall be submitted with the Conditional Plat Application.
4. Building Height: 45' maximum
5. Lot Width
  - At the road: 50' minimum
  - At the building line: 150' minimum
6. Lot size:
  - Minimum lot size: 2.5 Acres
7. Building Setbacks
  - Front: 75'
  - Sides: 35'
  - Rear: 50'
8. Perimeter Setbacks
  - North: 25'
  - South: 20'
  - East: 25'
  - West: 20'
9. Buffers:
  - North and ~~West~~ East Perimeter: 25' undisturbed vegetated buffer.
10. The natural vegetation used for these buffers shall meet at least 80% opacity to a minimum height of five (5) feet. Supplemental planting will be required if the natural buffer does not meet the opacity requirements.

11. The petitioner is responsible for maintenance of this buffer until such time as a Homeowners Association (HOA) is established. Maintenance of the buffers may then transfer to the HOA.
12. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional at the land clearing or construction plans stage of development whichever occurs first. The petitioner is required to comply with all applicable FWC regulations and permitting. Invasive plant species, if present, are to be removed during the development process.
13. This property contains areas of 1% annual chance floodplain, development within the floodplain requires specific permitting and mitigation.
14. The roadway shall meet Hernando County Standards for a Local Roadway.
15. The petitioner shall be limited to 19 dwelling units.
- 45- 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.