

BCC ACTION:

On November 16, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-205 approving the petitioner's request for a rezoning from CPDP/(Combined Planned Development Project) to 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. A comprehensive floral and wildlife (faunal) 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. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project. Potential sinkhole in southeast corner will require geophysical testing to ensure there is not a direct connection to the aquifer and proper mitigation recommendations from ~~for~~ a Geotechnical Engineer at the time of construction plan review prior to conversion to a drainage retention area (DRA).
6. An archaeological site is located on the subject property. The petitioner shall provide an updated report in conformance with the requirements of the Review and Compliance Section of the Division of Historical Resources at the time of construction drawings. If any archaeological resources are found on the subject site, state requirements must be met for construction.
7. 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.

8. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
9. The petitioner may be required to contribute a proportionate share to a future traffic signal at Anderson Snow and Corporate Boulevard based on the findings of the recommendations of the Traffic Access Analysis.
10. The petitioner shall set-aside 30' of right-of-way for the future expansion of Anderson Snow Road. No buildings or landscaping shall occur within this acreage. All required setbacks shall be measured from the future right of way.
11. The petitioner shall provide a gated emergency access to Industrial Loop. The emergency access to Industrial Loop shall include a standard road right of way and roadway connection meeting the Hernando County Facility Design Guidelines and be gated in accordance with the requirements of Hernando County Fire and Emergency Services.
12. The petitioner shall provide a treed boulevard entrance from Anderson Snow Road.
13. No trees shall be located in the rights of way associated with the project or Anderson Snow Road.
14. Minimum Setbacks, Lot Width and Lot Sizes:
 - Front: 25'
 - Side: 5' (Deviation from 10')
 - Rear: 15' (Deviation from 20')
 - Rear (Abutting Anderson Snow Road): 45' (Inclusive of Vegetated Buffer)
 - Minimum lot size (along western perimeter): 7,500 square feet
 - Minimum lot size (internal): 6,250 square feet
 - Minimum lot width: 50' (Deviation from 60')
15. Minimum Perimeter Setbacks:
 - Front: 25'
 - Side: 10'
 - Rear: 10'
16. The following minimum perimeter buffers shall be required:
 - North: 25'
 - South: 10'
 - East: 20'
 - West: 25'

- These buffers shall be enhanced by landscaping to an 80% opacity and located in a common tract maintained by the Homeowners Association.
17. 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.
 18. The petitioner shall increase the neighborhood park acreage to meet the minimum requirement in accordance with the Hernando County LDRs.
 19. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
 20. 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.
 21. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
 22. 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.