

P&Z Action

On March 11, 2024, 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 PDP(GC)/ Planned Development Project (General Commercial) with C-2 uses to PDP(MF)/ Planned Development Project (Multi-Family) with deviations, 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. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.
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. Retention of large native trees and stands should be maintained to the extent possible.
4. The Builder/Developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department. (Condition dependent on lot ownership and how the site will be developed.)
5. The petitioner shall contact the State Division of Historical Resources, Compliance and Review section, to determine if there are any State survey requirements for any archaeological features near the subject property.
6. The petitioner shall provide the minimum required natural vegetation in accordance with the Hernando County Land Development Regulations.
7. The petitioner shall coordinate with the City of Brooksville Utility Department's (CBUD).
8. A formal application for School Concurrency Analysis shall be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. Should the School District then find sufficient capacity neither exists, nor is anticipated to exist within three (3) years from the issuance of such approval, the School District will require, as

a condition of any such approval, a Capacity Improvement Agreement or a Proportionate Share Mitigation Agreement with the School Board, to offset the demand for public school facilities created by the proposed development.

9. ~~A Frontage Road shall be required across the entire frontage of US-98 (Ponce De Leon).~~ The frontage road shall be waived.
10. A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
11. The development will be required to provide a sidewalk along Yontz Road or shall contribute towards the County's Sidewalk Fund.
12. A sidewalk will be required along US-98 (Ponce De Leon), pending FDOT recommendation. If the sidewalk is not recommended by FDOT, the developer may pay into the sidewalk fund.
13. FDOT access management and drainage permit may be required.
14. The development shall be permitted a single boulevard entrance of Yontz Road.
15. Minimum Perimeter Buffer:
 - North: 15' Landscape Buffer
 - South: 20' Landscape Buffer with Fence
 - East: Large Drainage Retention Area
 - West: Large Drainage Retention Area
16. Minimum Perimeter Setback:
 - US Hwy 98: 125'
 - Yontz Road: 35' (deviation from 75')
 - South: 35'
 - West: 35'
17. Minimum Internal Building setbacks:
 - Front: 25'
 - Side: 5' and 0' for internal townhome setbacks (deviation from 10')
 - Rear: 15' (deviation from 20')
18. Maximum Building Height: 45' and/or Three Stories
19. 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.