

**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 Master Plan revision and a rezoning from CPDP/Combined Planned Development Project to PDP(MF)/Planned Development Project (Multifamily) 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 provide a water and sewer capacity analysis at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction.
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. The petitioner shall be required to provide a treed roadway/access in accordance with the Code requirements.
10. This project shall use Grand Entrada Boulevard for its the entrance off Powell Road. No direct access to Powell Road shall be permitted. This project shall connect to Grand Entrada upon its construction and the petitioner shall coordinate access and associated improvements to Powell Road with the County Engineer. Failure to connect to Grande Entrada through no fault of the developer, shall not require a master plan revision.
11. A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
12. The developer shall provide 40-feet of right-of-way along Powell Road.
13. A sidewalk is required along the entire frontage of Powell Road (Collector Roadway).
14. Minimum Perimeter Buffer Requirement
  - North (Golf course): 0' (deviation from 5')
  - South (Powell Road): 10' along future right-or-way
  - East (DRA): 0' (deviation from 5')
  - West: 10' landscape buffer along future access

Minimum Perimeter Setback: 15' – Measured from the property line and inclusive of buffers.

Minimum Building Separation: 15'

Minimum Internal Building setbacks:

  - Front: 25'
  - Side: 7.5' and 0' for internal townhome setbacks (deviation from 10')
  - Rear: 15' (deviation from 20')

Maximum Building Height: 35' 45' and/or ~~two~~ three stories
15. A fence shall be provided along the perimeter of the project. The northern fence shall be coordinated with the Hernando Oaks HOA for style and/or material.
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.