

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: April 11, 2022  
Planning & Zoning Commission: May 9, 2022  
Board of County Commissioners: May 10, 2022  
Board of County Commissioners: June 14, 2022

**APPLICANT:** Ridge Manor Project, LLC

**FILE NUMBER:** H-21-74

**REQUEST:** Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and Deviations

### GENERAL

**LOCATION:** North side of Cortez Boulevard, approximately 300' west of Olancha Road

### PARCEL KEY

**NUMBERS:** 394399

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### APPLICANT'S REQUEST:

On July 12, 2006, the Board of County Commissioners approved a master plan (H-06-37) on Parcel Key 394399 for 199 single-family residential units ranging in size from 50x120 (6,000 square feet) to 75x150 (11,250 square feet).

The petitioner's current request is as follows:

- retain the PDP(SF)/Planned Development Project (Single-Family) designation on the eastern and northern portions of the property, increasing the number of residential units to 263 and reducing the lot sizes to 4,800 and 6,000 square feet; and
- designate approximately 11 acres along State Road 50 as PDP(GC)/Planned Development Project (General Commercial) with three specific C-2 uses: automotive dealer establishments, tire and automotive accessory establishments and mini-warehouses with a maximum of 80,000 square feet of commercial uses.

The petitioner is requesting the following deviations with the proposed development:

- Perimeter Setback:
  - Reduction of setback along Cortez Boulevard for residential portion of development from 125' to 65'

- Reduction of residential lot setbacks:
  - Front: No Deviation
  - Side: 5' (Deviation from 10')
  - Rear: 15' (Deviation from 20')

**SITE CHARACTERISTICS:**

**Site Size:** 80.00 acres

**Surrounding Zoning & Land Uses:**

North: Conservation; Cypress Lake Preserve  
 South: AG; existing agricultural development  
 East: PDP(GHC), C1, R1C; existing residential development; vacant commercial  
 West: AG, AR2; existing agricultural and agricultural/residential development

**Current Zoning:** PDP(SF)/Planned Development Project (Single Family)

**Future Land Use Map Designation:** Residential and Commercial

**ENVIRONMENTAL REVIEW:**

**Soil Type:** Arredondo Fine Sand, Sparr Fine Sand, Candler Fine Sand, and Pits (one is shown as a gravel pit)

**Features/ Resources:**

The property does not contain WHPA or archaeological resources according to County data resources. The site no longer contains a wetland, eliminated through agricultural use. There are three SPAs shown associated with the property (two on-site and one off-site) that are borrow pits, one is shown as a gravel pit from resource extraction (rechecked the 1977 soil survey).

**Comments:** The property contains a SPA. In accordance with the Groundwater Protection Ordinance the SPA will need to be abandoned and the designation removed for the C-2 uses of Automotive Dealer Establishments and/or Tire and Automotive Accessory Establishments to be allowed on the property. A geotechnical evaluation with recommendations is required as part of the SPA abandonment. (GIS mapping update required once the SPA designation is removed).

**Habitat:** Vacant, less than half forested and undeveloped with larger portion agricultural/crops identified as field crops. The rest of the property is shown as urban open land, stormwater treatment areas, and mixed hardwood-coniferous according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data). The property is on the south of the road across from Hernando County’s Cypress Lakes Preserve.

**Comments:** A floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

**Flood Zone:** AE, A, and X-shaded

**Water Quality:** Providing information on Florida Friendly Landscaping™ techniques and proper fertilizer use is an opportunity to educate property owners on water quality. Materials are designed to address and help reduce nutrient pollution to the Withlacoochee River.

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County’s Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

Invasive plant species are to be removed during the development process.

The Cypress Lakes Preserve is managed by prescribed fire and mechanical methods, when needed. This needs to be included in the HOA documents to make residents aware that active management takes place and includes smoke at times.

**UTILITIES REVIEW:**

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. There is an existing 12-inch water main that runs along the southern property line on Cortez Boulevard. There is an existing 8-inch sewer force main that runs along the south side of Cortez Boulevard.

The HCUD has no objection to the requested zoning change subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction, with the stipulation that the developer will need to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.

**ENGINEERING REVIEW:**

The County Engineer has reviewed the petitioner's request and has the following comments:

- The petitioner must mitigate for floodplain impacts and comply with SWFWMD ERP (Southwest Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
- A Traffic Access Analysis is required. Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- A frontage road is required.
- The petitioner must provide connectivity to commercial properties, existing and proposed.
- At the time of construction drawings, the petitioner shall work with the County Engineer to provide right of way along Olancha Blvd. and Ridge Manor Blvd.
- The petitioner must improve Olancha Blvd. and Ridge Manor Blvd. to current County Standards.
- Roadways shall be constructed to be to current County Standards
- Florida Department of Transportation (FDOT) access and drainage permits shall be required.

*Comments:* Upon further review of the petitioner's site design, the Department of Public Works determined that a frontage road was not necessary for the subject site and has recognized Ridge Manor Boulevard as an appropriate secondary access road for the proposed development.

**LAND USE REVIEW:**

The petitioner is proposing a mixed-use development on the subject property, consisting of commercial, office professional and residential uses. Certain land use specifications

apply to the entire project; others apply specifically to the nonresidential or residential components.

**PROJECT LAND USE SPECIFICATIONS**

**Access:**

The petitioner has proposed access exclusively to the commercial portion of the development via to the residential portions of the development from Olancha Road and Ridge Manor Boulevard. The only point of direct access from S.R. 50 (Cortez Boulevard) will allow access to the commercial parcel only.

**Perimeter Setbacks:**

- From Ridge Manor Boulevard: 35'
- From Cortez Boulevard: 65' Residential (Deviation from 125'); 125' Commercial
- From Olancha Road: 40'

***Comments:*** While the project does not require a frontage road, the residential portion of the site needs to retain a 75' perimeter setback for consistency of the setbacks along the corridor, noise attenuation and potential future expansion of Cortez Boulevard.

**COMMERCIAL LAND USE SPECIFICATIONS**

**Commercial Setbacks and Buffers:**

The petitioner has not proposed internal setbacks for the commercial uses on the site. If the master plan is approved, the following internal setbacks should be required:

- Side: 20'
- Rear: 35'

Additionally, the petitioner has not proposed buffers for the commercial uses. If the master plan is approved, the petitioner shall be required to comply with the Land Development Regulations for all commercial buffer requirements.

**Commercial Uses:**

The petitioner is requesting three specific C-2/(Highway Commercial) uses within the master plan. These uses are to all be located within the 11-acre portion of the site included in the associated Small-Scale Comprehensive Plan Amendment (CPAM-21-12).

- Automotive Dealer Establishments;
- Tire and Automotive Accessory Establishments; and
- Mini-Warehouses

**Comments:** Given the SPA located on the site as well as the proximity to the environmentally sensitive Cypress Lakes Preserve, the master plan should be limited to mini-warehouses as the sole C-2 use on the site.

**Large Retail Development Standards:**

The petitioner has indicated that the proposed project will consist of 80,000 square feet of commercial square footage. Due to the size of the project, it will be required to meet large retail development standards as specified below:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project and which otherwise satisfies these requirements and this article. This type of development may be compatible in a given commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location. The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.

**Comments:** The proposed commercial development shall consist of a maximum of 80,000 square feet of commercial uses, all located within an 11- acre portion of the subject site.

- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

**Comments:** Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for the commercial outparcels shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building.

- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All

loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

- All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.

**Comments:** The developer shall provide a lighting plan which complies with the lighting standards for Large Retail Development.

- All on site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.
- The master plan shall meet the following increased setbacks and buffering requirements:
  - *Setbacks.* Where any side or rear lot line adjoins (excluding roads) a residential- or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.
  - *Buffering.* A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction. Additionally, a 35' buffer is also required along the commercial uses fronting Cortez Boulevard.
- The applicant shall demonstrate that the proposed use is appropriate to the property in question, is compatible with existing and planned uses in the area and demonstrate compliance with the County Comprehensive Plan.

**Large Retail Development Signage:**

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district

other than commercial or residential there shall be a maximum of fifty (50) square feet of sign area.

**Comments:** The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner must meet the minimum sign standards as required by the County LDRs.

**Minimum County Required Sign Setbacks (based on total sign surface area):**

Up to 75 square feet in area:	5' from property line
75 square feet and up to 150 square feet in area:	10' from property line
150 square feet or greater:	20' from property line

**RESIDENTIAL LAND USE SPECIFICATIONS**

**Residential Setbacks and Lot Sizes:**

- Front: 25'
- Side: 5' (Deviation from 10')
- Rear: 15' (Deviation from 20')
- Minimum lot size: 4800 square feet (deviation from 6000)

**Buffer:**

The petitioner has proposed the following buffers for the subject site:

- Along Olancha Road – 25'
- Along Residential Frontage on Cortez Boulevard – 50'
- Along Ridge Manor Boulevard – 20'

**Access:**

To establish minimum access requirements to single family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2)



access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

**Comments:** The developer has proposed two access points to the residential portion of the development – one off Olancha Road and the other off Ridge Manor Boulevard. However, neither access has been designed as a treed boulevard entrance. If the master plan is approved, the developer shall be required to design the entrance road from Olancha Road as a treed boulevard roadway in accordance with the requirements of the Land Development Regulations.

**Natural Vegetation:**

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

**Comments:** The petitioner has identified 24.6 acres as drainage, roads, open space and buffer tracts; however, no specific acreage has been allocated for the preservation of natural vegetation. If the master plan is approved, the petitioner shall be required to set aside 5.6 acres for the preservation of natural vegetation. Buffers more than 15' in width can be counted toward this preservation acreage.

**Neighborhood Park:**

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

**Comments:** The petitioner has set aside 3.6 acres for a neighborhood park on the associated master plan. This acreage exceeds the 3.0 acres as required by the Hernando County Land Development Regulations. If the master plan is approved, the petitioner shall be required to provide multimodal and pedestrian access to the park site to ensure adequate access for all community residents.

**Fire Protection Plan:**

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60’ in width.

**Comments:** If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

**COMPREHENSIVE PLAN REVIEW:**

The petitioner has submitted a corresponding Small-Scale Comprehensive Plan Amendment for an 11-acre portion of the site that corresponds with the commercial area designated on the master plan. If the small-scale amendment is approved, the commercial portion of the site will be consistent with the Comprehensive Plan.

The remainder of the site is within the Commercial and Residential Future Land Use Categories.

**PROPERTY RIGHTS ELEMENT**

**Property and Vested Rights**

**Strategy 12.02A(2):** Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished.

**FUTURE LAND USE ELEMENT**

**Land Use Compatibility**

**Objective 1.10B:** The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

**Strategy 1.10B(1):** Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural

resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**Strategy 1.10B(3):** Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

**CONSERVATION ELEMENT**

**Special Features Protection**

Strategy 10.02B(3): Special Protection Areas (SPAs) shall be designated around vulnerable features which have the potential to discharge directly to the aquifer.

**TRANSPORTATION ELEMENT**

**Road Network – Frontage Roads**

Strategy 5.01B(2): The provision of frontage roads shall be required as a condition of development adjacent to the arterial network by requiring new development to comply with the County’s Frontage Road Ordinance and adopted Facilities Design Guidelines. Strategy 5.01B(3): The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

**Comments:** According to the Hernando County Code of Ordinances, failure to initiate substantial performance within two (2) years from the initial date of approval by the governing body shall render the master plan null and void. The intensity/density is retained under the zoning approval; however, a new master plan meeting the existing land development regulations shall be required. The subject parcel has retained its entitlements for 199 units based on the previous zoning approval (H-06-37).

The petitioner is proposing a 30% increase in the total number of units for the proposed development, while reducing the total footprint for the residential portion; this increase in residential units to 267 accompanied by the 80,000 square feet of commercial uses is incompatible with the surrounding area, which is primarily comprised of larger R1C residential

and Agricultural/Residential lots. Additionally, the site is across Ridge Manor Boulevard from Cypress Lakes Preserve, a county-owned and maintained environmentally sensitive property. The combined impact of the increase in residential density and the addition of the commercial uses could prove detrimental to the site.

Due to the proximity of the subject site to existing agricultural, residential and environmentally sensitive properties, it is recommended that the petitioner be limited to the 199 residential units with a minimum lot size of 6,000 square feet as initially approved.

**FINDINGS OF FACT:**

The request to Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with Deviations is appropriate based on the recommended performance conditions that:

- Reduce the total unit count to the previously approved 199 units and lot size to 6,000 sq. ft. consistent with the previous approved master plan,
- Ensure consistency and compatibility with the existing agricultural, conservation and residential uses, and
- Are consistent with the Planned Development Project provisions established in the Hernando County Code of Ordinances.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with Deviations with the following 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 floral and faunal (wildlife) 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. Invasive plant species are to be removed during the development process.
5. 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.
6. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if subsurface karst features are present.
7. The property contains a SPA. In accordance with the Groundwater Protection Ordinance the SPA will need to be abandoned and a geotechnical evaluation with recommendations is required as part of the SPA abandonment.
8. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
9. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.

10. The petitioner must mitigate for floodplain impacts and comply with SWFWMD ERP (Southwest Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
11. A Traffic Access Analysis is required. Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
12. A frontage road is required by Hernando County Ordinance; however, the County Engineer has determined that a frontage road was not necessary for the subject site and has recognized Ridge Manor Boulevard as an appropriate secondary access road for the proposed development.
13. The petitioner must provide connectivity to commercial properties, existing and proposed.
14. At the time of construction drawings, the petitioner shall work with the County Engineer to provide right of way along Olancha Blvd. and Ridge Manor Blvd.
15. The petitioner must improve Olancha Blvd. and Ridge Manor Blvd. to current County Standards.
16. All roadways shall be constructed to be to current County Standards.
17. Florida Department of Transportation (FDOT) access and drainage permits shall be required.
18. Perimeter Setbacks:
  - From Ridge Manor Boulevard: 35'
  - From Cortez Boulevard: 75' Residential (Deviation from 125'); 125' for commercial
  - From Olancha Road: 40'
19. The master plan is approved for the following C-2/(Highway Commercial) uses:
  - Mini-Warehouses
20. The development shall be required to comply with the large retail development standards of Article III, Section 3.J and Article VIII, Section 6 of Appendix A.
21. The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the

LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

- 22. Minimum Commercial setbacks:
  - Front (Cortez Boulevard) 125'
  - Side: 20'
  - Rear: 35'
  
- 23. Minimum Residential Lot Setbacks and Units:
  - Front: 25'
  - Side: 5' (Deviation from 10')
  - Rear: 15' (Deviation from 20')
  - Minimum lot size: 6,000
  - Maximum Units: 199
  
- 24. Minimum Buffers:
  - Along Olancha Road – 25'
  - Along Residential Frontage on Cortez Boulevard – 50'
  - Along Ridge Manor Boulevard – 20'
  - Minimum commercial buffer along SR 50: 35 feet

All residential buffers shall be placed in a separate tract owned and maintained by the HOA and shall be enhanced to 80% opacity where necessary.

The petitioner shall be required to meet the Land Development Regulations for all commercial buffers.

- 25. The petitioner shall be required to design the entrance road from Olancha Road as a treed boulevard roadway in accordance with the requirements of the Land Development Regulations.
  
- 26. The petitioner shall be required to set aside 5.6 acres for the preservation of natural vegetation. Buffers more than 15' in width can be counted toward this preservation acreage.
  
- 27. The petitioner shall be required to provide multimodal and pedestrian access to the park site shown on the associated master plan to ensure adequate access for all community residents.
  
- 28. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

29. The commercial development shall be limited to 80,000 square feet of commercial.
30. 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.

**P&Z ACTION:**

On April 11, 2022, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request to Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with deviations to the May 9, 2022, meeting.



**P&Z RECOMMENDATION:**

On May 9, 2022 the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and 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. A floral and faunal (wildlife) 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. Invasive plant species are to be removed during the development process.
5. 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.
6. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if subsurface karst features are present.
7. The property contains a SPA. In accordance with the Groundwater Protection Ordinance the SPA will need to be abandoned and a geotechnical evaluation with recommendations is required as part of the SPA abandonment.
8. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
9. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.

10. The petitioner must mitigate for floodplain impacts and comply with SWFWMD ERP (Southwest Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
11. A Traffic Access Analysis is required. Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
12. A frontage road is required by Hernando County Ordinance; however, the County Engineer has determined that a frontage road was not necessary for the subject site and has recognized Ridge Manor Boulevard as an appropriate secondary access road for the proposed development.
13. The petitioner must provide connectivity to commercial properties, existing and proposed.
14. At the time of construction drawings, the petitioner shall work with the County Engineer to provide right of way along Olancha Blvd. and Ridge Manor Blvd.
15. The petitioner must improve Olancha Blvd. ~~and Ridge Manor Blvd.~~ from the project entrance to the intersection with SR 50 to current County Standards as required by the County Engineer. Access to Ridge Manor Blvd. shall be constructed for emergency access only.
16. All roadways shall be constructed to be to current County Standards.
17. Florida Department of Transportation (FDOT) access and drainage permits shall be required.
18. Perimeter Setbacks:
  - From Ridge Manor Boulevard: 35'
  - From Cortez Boulevard: 75' Residential (Deviation from 125'); 125' for commercial
  - From Olancha Road: 40'
19. The master plan is approved for the following C-2/(Highway Commercial) uses:
  - Mini-Warehouses
20. The development shall be required to comply with the large retail development standards of Article III, Section 3.J and Article VIII, Section 6 of Appendix A.

21. The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.
  
22. Minimum Commercial setbacks:
  - Front (Cortez Boulevard) 125'
  - Side: 20'
  - Rear: 35'
  
23. Minimum Residential Lot Setbacks, Lot Width and Units:
  - Front: 25'
  - Side: 5' (Deviation from 10')
  - Rear: 15' (Deviation from 20')
  - Minimum lot size: 6,000
  - Maximum Units: ~~199~~226
  - Minimum Lot Width: 50' (Deviation from 60')
  
24. Minimum Buffers:
  - Along Olancha Road – 25'
  - Along Residential Frontage on Cortez Boulevard – 50'
  - Along Ridge Manor Boulevard – 20'
  - Minimum commercial buffer along SR 50: 35 feet

All residential buffers shall be placed in a separate tract owned and maintained by the HOA and shall be enhanced to 80% opacity where necessary.

The petitioner shall be required to meet the Land Development Regulations for all commercial buffers.
  
25. The petitioner shall be required to design the entrance road from Olancha Road as a treed boulevard roadway in accordance with the requirements of the Land Development Regulations.
  
26. The petitioner shall be required to set aside 5.6 acres for the preservation of natural vegetation. Buffers more than 15' in width can be counted toward this preservation acreage.
  
27. The petitioner shall be required to provide multimodal and pedestrian access to the park site shown on the associated master plan to ensure adequate access for all community residents.

28. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
29. The commercial development shall be limited to 80,000 square feet of commercial.
30. 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.

**BCC ACTION – May 10, 2022:**

On May 10, 2022, the Board of County Commissioners voted 5-0 to postpone the petitioner's request to Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with deviations to the June 14, 2022, meeting.

**BCC ACTION – June 14, 2022:**

On June 14, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-119, approving the petitioner’s request to Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and 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. A floral and faunal (wildlife) 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. Invasive plant species are to be removed during the development process.
5. 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.
6. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if subsurface karst features are present.
7. The property contains a SPA. In accordance with the Groundwater Protection Ordinance the SPA will need to be abandoned and a geotechnical evaluation with recommendations is required as part of the SPA abandonment.
8. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.

9. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
10. The petitioner must mitigate for floodplain impacts and comply with SWFWMD ERP (Southwest Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
11. A Traffic Access Analysis is required. Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- ~~12.~~ ~~A frontage road is required by Hernando County Ordinance; however, the County Engineer has determined that a frontage road was not necessary for the subject site and has recognized Ridge Manor Boulevard as an appropriate secondary access road for the proposed development.~~
- ~~13.~~ 12. The petitioner must provide connectivity to commercial properties, existing and proposed.
- ~~14.~~ 13. At the time of construction drawings, the petitioner shall work with the County Engineer to provide right of way along Olancha Blvd. and Ridge Manor Blvd.
- ~~15.~~ 14. The petitioner must improve Olancha Blvd. from the project entrance to the intersection with SR 50 to current County Standards as required by the County Engineer. Access to Ridge Manor Blvd. shall be constructed for emergency access only.
- ~~16.~~ 15. All roadways shall be constructed to be to current County Standards.
- ~~17.~~ 16. Florida Department of Transportation (FDOT) access and drainage permits shall be required.
- ~~18.~~ 17. Perimeter Setbacks:
  - From Ridge Manor Boulevard: 35'
  - From Cortez Boulevard: 75' Residential (Deviation from 125');  
125' for commercial
  - From Olancha Road: 40'

19. 18. The master plan is approved for the following C-2/(Highway Commercial) uses:

- Mini-Warehouses

20. 19. The development shall be required to comply with the large retail development standards of Article III, Section 3.J and Article VIII, Section 6 of Appendix A.

24. 20. The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

22. 21. Minimum Commercial setbacks:

- Front (Cortez Boulevard) 125'
- Side: 20'
- Rear: 35'

23. 22. Minimum Residential Lot Setbacks, Lot Width and Units:

- Front: 25'
- Side: 5' (Deviation from 10')
- Rear: 15' (Deviation from 20')
- Minimum lot size: 6,000
- Maximum Units: 226
- Minimum Lot Width: 50' (Deviation from 60')

24. 23. Minimum Buffers:

- Along Olancha Road - 25'
- Along Residential Frontage on Cortez Boulevard – 50'
- Along Ridge Manor Boulevard – 20'
- Minimum commercial buffer along SR 50: 35 feet

All residential buffers shall be placed in a separate tract owned and maintained by the HOA and shall be enhanced to 80% opacity where necessary.

The petitioner shall be required to meet the Land Development Regulations for all commercial buffers.



- ~~25.~~ 24. The petitioner shall be required to design the entrance road from Olancha Road as a treed boulevard roadway in accordance with the requirements of the Land Development Regulations.
- ~~26.~~ 25. The petitioner shall be required to set aside 5.6 acres for the preservation of natural vegetation. Buffers more than 15' in width can be counted toward this preservation acreage.
- ~~27.~~ 26. The petitioner shall be required to provide multimodal and pedestrian access to the park site shown on the associated master plan to ensure adequate access for all community residents.
- ~~28.~~ 27. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
- ~~29.~~ 28. The commercial development shall be limited to 80,000 square feet of commercial.
- ~~30.~~ 29. 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.