

**NOTE: Subsequent to the Planning and Zoning Commission hearing on June 13, 2022, the petitioner provided the additional information necessary to process the application. The updated staff recommendation is below:**

**REVISED STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioner's adopt a resolution approving the petitioner's request for a Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial) with Deviations and 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 comprehensive wildlife and floral 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 areas within the project to test for subsurface karst features.
6. Invasive plant species shall be identified during the construction plan review and removed during the development process.
7. Contact Florida Division of Historical Resources for requirements of a cultural resource assessment for compliance.
8. The petitioner shall provide the jurisdictional wetland lines on all future plans.

9. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction. Furthermore, the developer will be required 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.
10. 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.
11. A frontage road along US Highway 19 (Commercial Way) meeting the requirements of the Hernando County Facility Design Guidelines shall be constructed at the time of development.
12. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
13. The petitioner shall be required to connect to all stub roads adjacent to the development.
14. This project must meet the storm drainage design requirements of Southwest Florida Water Management District and Hernando County Facility Design Guidelines.
15. Minimum Perimeter Setbacks (not inclusive of the vegetative buffer):
  - West (US Hwy 19): 125'
  - North (Centralia Road): 40' (Deviation from 20')
  - South: 25'
  - East: 15'
16. Minimum Setbacks, Lot Widths and Lot Sizes:
  - Front (single family): 25'
  - Front (villas): 20'
  - Side: 5' (0 internal for villas)
  - Rear: 15'
  
  - Minimum Lot Width: 40'
  - Minimum Lot Size: 4,400 square feet

17. Minimum Buffers:

North: 20'  
East: 50'

The petitioner shall be required to meet the minimum requirements of the land development regulations for the southern and western property lines.

These buffers are all to be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to 80% opacity within 3 years of planting.

18. The petitioner shall be required to designate the southernmost access from US Highway 19 (Commercial Way) as the treed boulevard entrance into the development, meeting the requirements of the Hernando County Land Development Regulations.
19. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
20. 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.
21. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
22. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction. Furthermore, the developer will be required 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.
23. The petitioner is limited to 80,000 square feet of commercial uses. Prior to the development of the commercial portion of the site, the petitioner must submit a master plan revision to provide clarification on the uses, setbacks, buffering, and connectivity provided for this section of development.
24. The petitioner is limited to 513 dwelling units. A specific lot layout shall be provided at the time of conditional plat.
25. 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.