

APPLICANT: Gary L. Blackwell Trust Agreement

FILE NUMBER: H-23-35

REQUEST: Rezoning from CPDP (Combined Planned Development Project) to PDP(GC)/ Planned Development Project (General Commercial), PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow park models and with Deviations

GENERAL

LOCATION: South side of Cortez Boulevard, approximately 700' southeast of Griffin Road

PARCEL KEY

NUMBERS: 362271, 665293

BCC ACTION:

On February 13, 2024, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a rezoning from CPDP (Combined Planned Development Project) to PDP(GC)/ Planned Development Project (General Commercial), PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow park models and 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. The petitioner shall provide a wildlife survey, prepared by a qualified professional, prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner shall provide open space per the master plan. ~~The open space shall not be developed and may only be utilized for passive recreation.~~ **Open space may include the integration of drainage retention areas, buffers, passive and active recreation.**
4. The petitioner shall provide a 50' buffer along the west, south and east property boundaries. The buffer shall be supplemented where necessary to achieve the highest level of opacity.
5. Minimum Perimeter Setbacks:
 - North: 75'
 - East: 65'
 - West: 65'
 - South: 65'

Recreation Commercial

6. ~~No~~ The following accessory structures associated with RV's including ~~or~~ Park Models, attached or detached shall be permitted, as ~~approved by the RV Resort operator and all applicable County building permits:~~
 - a. Storage shed not to exceed 120 square feet.
 - b. Carports
 - c. Room Additions
 - d. Decks not to exceed 400 square feet
 - e. Garages
 - f. Gazebos/Cabanas
 - g. Additions to the RV and/or Park Model concrete pad.
 - h. Doublewide Park Models
7. No occupancy shall exceed 180 days, with the exception of **Park Models and** the property's operations manager residence.
8. The development shall be limited to ~~520~~ **400** units.
9. Minimum RV/Park Model Building Setbacks and Lot **Separation:**
 - Front: 20'
 - Side: 15'
 - Rear: 15'
 - Lot Width: 35' (Deviation from 40')
 - Lot Size: 2,450 Sq Ft (Deviation from 2,800 Sq. Ft.)

Commercial

10. The project shall be limited to 150,000 square feet of Commercial ~~including all outparcels.~~ **Should a single commercial building exceed 65,000 square feet in overall square footage, or a group of commercial buildings not meet the separation requirements and exceed the 65,000 in total square feet limitation, then all applicable Large Retail Development standards shall apply.**
11. **Unless the commercial portion of the project exceeds 65,000 square feet in overall square footage, the commercial shall meet the minimum requirements of the Community Appearance Ordinance as it relates to commercial along arterial roadways.** ~~A minimum 35' landscape buffer shall be provided along SR 50 in accordance with the Large Retail Development Standards.~~
12. Minimum Commercial Building Setbacks:
 - SR 50: 75' (deviation from 125')
 - Side: 10' (deviation from 20')
 - Frontage Road: 35'

Engineering

13. This project is adjacent to Cortez Boulevard (SR 50) and a reverse frontage road with sidewalk shall be required. **The frontage road shall extend from the main entrance**

to the western property boundary as shown on the zoning master plan and from the main entrance to the eastern boundary based upon the justification and demand and as determined by the County Engineer.

14. A Traffic Access Analysis shall be required. The Traffic Access Analysis shall include a queuing analysis and any improvements identified by the Traffic Analysis will be the responsibility of the developer to install.
15. ~~The driveways along Cortez Boulevard (SR 50) may be limited to right-in/right-out access only.~~ **Access to Cortez Boulevard (SR 50) shall be limited to a two access points as shown on the master plan and as approved by FDOT and the County Engineer.**
16. Commercial access shall be through the frontage road.
17. An FDOT driveway connection permit and an FDOT drainage permit shall be required.

Overall Project

18. It shall be the responsibility of the petitioner to coordinate with the "Master Site File" to determine whether the subject site has Archaeological features.
19. The petitioner shall coordinate with the City of Brooksville Utility Department's (CBUD).
20. The development shall be required to reduction/transition the 10 DU/AC to 6 DU/AC along the south, southeastern portion of the project. Densities along this area should not exceed six (6) units per acre.
21. Park Models shall not exceed ~~50%~~ **35%** of the overall projects use. **Park Models shall not be permitted on the perimeter of the park.**
22. 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** of ~~BCC approval~~. Failure to submit the revised plan will result in no further development permits being issued **until submitted by the applicant.**