

P&Z RECOMMENDATION:

On June 13, 2022, 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 Rezoning from PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses for mini-warehouses and outdoor storage to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) with deviations and the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County 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 to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. The developer shall perform a utility capacity analysis in accordance with HCUD specifications and connect to the central water and sewer systems at time of vertical construction.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
6. The petitioner shall be required to dedicate 35' of right-of-way along County Line Road. This right-of-way donation dedication shall be completed within 60 days of master plan approval
7. Sidewalks are required along length of property at County Line Road and Quality Drive.
8. All driveways to the subject development shall meet County Commercial Driveway Standards.
9. Quality Drive is a frontage road and shall be limited to one access point. The specific location of this access point shall be determined at site development.
10. County Line Road is an Arterial roadway and shall be limited to one access point. The petitioner shall be required to coordinate with Pasco County and the County

- Engineer at the time of site plan approval to identify appropriate driveway access along County Line Road.
11. Commercial outparcels shall be interconnected by cross access easements, to be recorded at the time of site plan approval.
 12. Geotechnical subsurface testing and reporting in accordance with Hernando County Facility Design Guidelines shall be conducted for all drainage retention ponds within the project area.
 13. This site contains areas of shallow flooding less than 1 foot deep. Development must comply with SWFWMD ERP (Southwest Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
 14. This development shall be limited to the following development intensities:
 - a. 144 multifamily residential units and associated clubhouse amenity;
 - b. 15,000 square feet of General Commercial uses.
 15. The petitioner shall be required to meet the minimum parking requirements of the Land Development Regulations.
 16. All lighting should be full cut off fixtures in order to prevent any light spillage into neighboring parcels.
 17. The petitioner shall install a 10' wide buffer around the entire site at 80% opacity to be achieved within 3 years of construction plan approval.
 18. Minimum Perimeter Setbacks
 - Front: 75' (Deviation from 125')
 - Side: 20' (Deviation from 35')
 - Rear: 20'
 19. All internal setbacks between buildings and specific uses shall be required to meet the requirements of the land development regulations.
 20. The petitioner shall meet the minimum requirements of the Residential Protection Standards.
 21. The petitioner shall be required to provide two (2) means of access in accordance with County policy.

22. The petitioner shall provide a revised plan in compliance with all of 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.