

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 9, 2024
Board of County Commissioners: January 28, 2024

APPLICANT: Eisenhower Property Group LLC

FILE NUMBERS: H-24-58

REQUEST: Master Plan Revision for a property zoned CPDP/Combined Planned Development Project (Single-Family) and (Multifamily)

GENERAL LOCATION: Southwest Corner of Mason Smith Road and US Highway 41 (Broad Street)

PARCEL KEY NUMBERS: 360727, 380723, 360772, 380769, 380821, 380750, 360763, 380741

APPLICANT'S REQUEST:

The petitioner is requesting a master plan revision to a previously approved project zoned PDP(SF)/Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily). The Board of County Commissioners approved the project by Resolution 2022-123 on June 14, 2022. The approved project consisted of two (2) applications files, H-21-85 and H-21-87. The files were consolidated into one project for approval. Since approval, the owner has submitted a request for a legislative extension based upon Executive Orders issued by the Governor's Office which tolls the approval time period based upon the length of the time outlined in Orders (252.63 tolling and extension of permits and other authorizations). The request at the time was to construct a 1,250 unit residential subdivision with a mix of single-family detached, villa and townhome unit types. No construction as been initiated at this time.

The petitioner's current request is for the modification of six (6) previously approved performance conditions and the extension of the main entrance to the west. The petitioners requested changes to the performance conditions are as follows:

13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the **south** ~~southern property boundary~~. Approximately 800' from the intersecting roundabout with the east /west collector roads. This road shall be constructed in its entirety at the time the pod utilizing this collector road is constructed and shall be required in lieu of a frontage road. A connection of the north/south collector roadway to the southern boundary will be made based upon need and demand by the County Engineer, once a physical connection can be made to the south. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.
14. The petitioner shall construct an east/west collector road to County standards from ~~Mason Smith Road US Hwy 41 (Broad Street) to its intersection with and the~~ north/south collector road to the western property line for a future connection. The physical connection to the western property line shall be based upon the need and

- demand as determined by the County Engineer.
19. The Lot Sizes/Lot Widths:
- Single-Family Lot Widths: 40' and 50' (Deviation from 60')
 - Single-Family Lot Sizes: 4,800 Sq. Ft. (Deviation from 6,000 Sq. Ft.) and 6,000 square feet
 - Villa Lot Widths: ~~70'~~ 35'
 - Villa Lot Sizes: ~~8,400 Sq. Ft.~~ 4,200 Sq. Ft.
 - Townhouse Lot Widths: 18' (Deviation from 60')
 - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)
22. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (~~3 per residential pod~~) for the subject development. The primary park shall be located at approximate to the center of the sites, along the north/south collector road. Additional ~~pocket parks~~ recreation space will be provided as passive as recreation shall be located in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.
25. The petitioner shall design the development whereby the villa and townhome lots will be ~~centrally located within the development, near the proposed recreation amenity within H-21-87 or clustered with other lot types within H-21-87 the project.~~ Lots along the perimeter are permitted with the exception of where adjacent to the approved Hernando Oaks subdivision which shall be single-family detached homes on lots a minimum of 50' in width. A comprehensive lot layout shall be required at the time of conditional plat.
31. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC approval Action. Failure to submit the revised plan will result in no further development permits being issued.

SITE CHARACTERISTICS:

Site Size:	388.5 acres
Surrounding Zoning & Land Uses:	North: AG; City (Residential Uses) South: CPDP (Hernando Oaks Subdivision); AG East: City (Primarily Residential) and Commercial Uses West: AG; Undeveloped
Current Zoning:	Combined Planned Development Project Single Family and Multifamily
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW:

Soil Type: Kendrick Fine Sand, Sparr Fine Sand, Arredondo Fine Sand,

Nobleton Fine Sand, Micanopy Loamy Fine Sand, Flemington Fine Sand, Floridana Variant Loamy Fine Sand

**Protection
Features:**

The property contains Special Protection Area (SPA; sink features) on the western portion (key # 380821), wetlands (Class 2 and 3).

**Archeological
Review:**

Archeological resources may be on the site, according to County data resources.

Comments: The petitioner must contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.

**Hydrologic
Features:**

County GIS records indicate there are three (3) Class 3 wetlands on the property. There are no sinkholes identified to date. This is not a Karst sensitive area.

Comments: Class III wetlands may be incorporated into development sites where existing wetland topography and drainage receiving capacity is present. Alteration must conform to state and local regulation. Class III wetlands are defined as isolated wetlands that are less than five acres in size and that do not qualify as Class I or Class II Wetlands.

Habitat:

Habitat is shown as improved pasture, successional hardwood forest, marshes, mixed hardwood coniferous swamp, and floating/emergent aquatic vegetation (wetland) according to FWC CLC (Florida Cooperative Land Cover Classification System that includes Florida Land Use Cover and Classification System). The petitioner is required to comply with all applicable FWC regulations and permitting.

Comments: 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, if present, are to be removed during the development process.

Flood Zone: A and AE

SCHOOL DISTRICT REVIEW:

The projects combined generate 334 students based on the following grade level distribution:

Average Grade Level Distribution		
PK-5	46%	153
6-8	23%	77
9-12	31%	104
Total	100%	334

At the Elementary school level, sufficient capacity is not available at Moton Elementary School, the Concurrency Service Area (CSA) serving the proposed residential development. However, sufficient capacity is currently available in the adjacent CSA of Pine Grove Elementary School. At the Middle and High school levels, sufficient capacity is currently available at the CSAs of Parrott Middle School and Hernando High School.

A formal application for School Concurrency and a formal Finding of Available School Capacity should 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. The administrative fee for this application is \$500.00. 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.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. These parcels are split between City of Brooksville's (COB) Right to Serve Area and HCUD's service area. There is an existing HCUD 12- inch water main on the west side of Broad Street approximately 1.5 miles to the south at the entrance to Hernando Oaks Subdivision. There is an existing HCUD 8-inch sewer force main at the same location at the entrance to the Hernando Oaks Subdivision.

Comments: Both the City of Brooksville and Hernando County have potable water and sewer infrastructure in the immediate area, with the city serving Seagate (north) and Southern Hill Plantation (east) and the County serving Hernando Oaks (south). The project sits primarily in the City First Right to Serve area, with the southern portion being in the County Service Area. Potable Water supply will be provided by the City of Brooksville Utilities. The City of Brooksville has expressed interest in providing sewer service for the project, however, a Water and Sewer Agreement will need to be

executed between the developer and the City of Brooksville.

HCUD has no objection to the request subject to a utility capacity analysis and connection to the central water and sewer systems at the 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. Prior to approval of the conditional plat, the petitioner shall also be responsible for determining which entity will provide water and sewer services to the subdivision.

ENGINEERING REVIEW:

The subject site is located on the southwest corner of Mason Smith Road and US Hwy 41 (Broad Street). The primary access to the community is proposed directly from US Hwy 41, via a tree-lined boulevard entrance. Approximately 1,000 feet into the community the entrance boulevard will intersect into a second collector road, running north-south through the project. In addition to providing access to the project's housing pods, the N/S collector road will connect to Mason-Smith Road to the north and eventually to the US Hwy 41 entrance road from a planned Phase 5 of Hernando Oaks to the south. The main entrance boulevard will now continue toward the west boundary of the project. The County Engineer reviewed the petitioner's request and had the following initial comments:

- A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. The developer will be responsible for any improvements identified in the Traffic Access Analysis. Developer to refer to Hernando County Facility Design Guideline IV-18.
- The applicant must demonstrate functionality with the removal of the second Mason Smith Road access and ensure that the removal does not create traffic congestion.
- The Traffic Access Analysis should address traffic weaving and queuing with the connection to the Seagate development.
- Developer must clarification on the changes to the East and West collector road, how changes impacts property to the West. Identify and provide details on the roundabout at the North / South /East/West roadway.
- An additional Right of Way may be required on Mason Smith Road.
- A "corner clip" of right of way will be required at Mason Smith Road and US Hwy 41 (Broad Street)
- The developer must demonstrate designated guest parking for holiday events within the subdivision.
- An FDOT access management permit is required for access to US Hwy 41 (Broad Street).
- An FDOT drainage permit may be required

LAND USE REVIEW:

Setbacks, Buffers, Lot Sizes and Lot Layout

Perimeter Setbacks:

- North: 20'
- South: 20'
- West: 20'
- East: 50' (Previously Approved Deviation from 125')

Individual Lot Setbacks (Single-Family Detached):

- Front: 25'
- Side: 5' (Previously Approved Deviation from 10')
- Rear: 15' (Previously Approved Deviation from 20')

Individual Lot Setbacks (Villas):

- Front: 25'
- Side: 5' (Previously approved External)/0' (Between Units) (Deviation from 10')
- Rear: 15' (Previously approved Deviation from 20')

Individual Lot Setbacks (Townhomes):

- Front: 25'
- Side: 0' (Previously approved Deviation from 10')
- Rear: 15' (Previously approved Deviation from 20')

Lot Sizes/Lot Widths:

- Single Family Lot Widths: 40' and 50' (Previously approved; Deviation from 60')
- Single Family Lot Sizes: 4,800 square feet (Previously approved; Deviation from 6,000) and 6,000 square feet
- Villa Lot Widths: 70'
- Villa Lot Sizes: 8,400 square feet
- Townhome Lot Widths: 18' (Previously approved; Deviation from 60')
- Townhome Lot Sizes: 2,160 square feet (Previously approved; Deviation from 6,000)

Buffers:

The petitioner has proposed a 15' natural vegetated buffer where residential lots are planned against existing or approved residential developments.

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 petitioner has designed a comprehensive roadway system for the proposed sites that provides interconnectivity between the pods and provides access to US Hwy 41 (Broad Street), to future development to the south and to Mason Smith Road. A treed boulevard entrance shall be provided from US Hwy 41 into the development.

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: Both the Mason (H-21-85) and Hunnicutt (H-21-87) pods shall be required to provide three (3) acres of dedicated neighborhood park space for the subject development, for a total of 6 acres of neighborhood park acreage. The primary park shall be located at the center of the sites, along the proposed north/south collector road. This will allow shared amenities to be developed for the sites as well as ease of access for all neighborhood residents. Additional pocket parks should be located in various places throughout the development allowing residents to enjoy recreational activities. These parks should be accessible by pedestrian and vehicular means.

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 acreage for open space and drainage; however, no dedicated acreage for the preservation of natural vegetation has been provided. If the master plan is approved, the petitioner shall be required to dedicate twenty-seven (27) acres for natural vegetation between the two pods.

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:

Future Land Use Element

Future Land Use Map

Strategy 1.04A(3): The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed twenty-two (22) dwelling units per gross acre.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

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(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.

Comments: The subject property is within the Residential Future Land Use Classification. Additionally, the proposed use is consistent with the surrounding residential uses. However, the petitioner did not designate specific locations for lot sizes on the proposed master plan. The villa and townhome lots should be centrally located within the development, near the proposed recreation amenity within H-21-87. The lot sizes should transition from the villa and townhome lots within the center section of the development to the 40' lot pods to the north (where near Mason Smith Road) and 50' lots along the perimeter where adjacent to the approved Hernando Oaks subdivision.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Comments: At the time of conditional plat, the petitioner shall be required to provide a bicycle and pedestrian plan that shows the pedestrian interconnectivity within the pods and adequate access to proposed recreational amenities within the subdivision.

Conservation Element

Wetlands

Objective 10.03B: Hernando County wetlands are important to the maintenance of groundwater, freshwater and marine ecosystems and shall be protected to the greatest extent possible consistent with state and federal regulations to avoid compromising wetland functions.

Strategy 10.03B(5): Class III wetlands may be incorporated into development sites where existing wetland topography and drainage receiving capacity is present.

Alteration must conform to state and local regulations. Class III wetlands are defined as isolated wetlands that are less than five acres in size and that do not qualify as Class I or Class II Wetlands.

Comments: The petitioner is discouraged from altering or eliminating the wetlands on the site. Instead, development of a comprehensive layout that incorporates natural vegetation, environmental features and recreational amenities is recommended to preserve environmentally sensitive lands, provide access to recreational amenities and enhance the sense of place within the community. This plan shall be required at the time of conditional plat.

Transportation Element

Frontage Roads

Objective 5.01B: Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.

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: US Hwy 41 (Broad Street) is a frontage road corridor. In lieu of the construction of a frontage road, the petitioner has proposed a north/south collector road from Mason Smith Road that will ultimately connect to future development to the south. The County Engineer has reviewed this proposal and deemed this an appropriate connection not only for the subject development but for the corridor.

FINDINGS OF FACT:

The request for a Master Plan Revision for a property zoned CPDP(SF)/Combined Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily) is appropriate based on the following conclusions:

1. The proposed modification to previously approved performance conditions have been reviewed by staff and found reasonable based on the overall scope of the project.
2. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

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 requests for a Master Plan Revision for a property zoned CPDP(SF)/Combined Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily), and with the following performance conditions:

20. 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.
21. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
22. 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.
23. 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.
24. A jurisdictional survey shall be provided at the time of conditional plat review and areas determined to be wetlands shall be delineated and shown on future plans and subdivision plats.
25. Geotechnical and geophysical 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, including geophysical/geotechnical delineation of karst features adjacent to proposed housing pods with potential to be negatively impacted. Karst features are to be

protected from the discharge of untreated stormwater.

26. Contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.
27. 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.
28. Prior to the approval of the first conditional plat, the petitioner shall coordinate with the City of Brooksville and HCUD to obtain a final determination which entity shall provide water and sewer services to the subdivision.
29. A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.
30. All roads within this project are required to meet the applicable Hernando County Facility Design Guideline requirements, (Collector, Major Local, Local and Frontage Roads).
31. A FDOT access management permit is required for access to US Hwy 41 (Broad Street).
32. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the south southern property boundary. Approximately 800' from the intersecting roundabout with the east /west collector roads. This road shall be constructed in its entirety at the time the pod utilizing this collector road is constructed and shall be required in lieu of a frontage road. A connection of the north/south collector roadway to the southern boundary will be made based upon need and demand by the County Engineer, once a physical connection can be made to the south. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road.
33. The petitioner shall construct an east/west collector road to County standards from Mason Smith Road US Hwy 41 (Broad Street) to its intersection with and the north/south collector road to the western property line for a future connection. The physical connection to the western property line shall be based upon the need and demand as determined by the County Engineer.

34. Minimum Perimeter Setbacks:
- North: 20'
 - South: 20'
 - West: 20'
 - East: 50' (Previously approved Deviation from 125')
35. Individual Lot Setbacks (Single-Family Detached):
- Front: 25'
 - Side: 5' (Previously approved; Deviation from 10')
 - Rear: 15' (Previously approved; Deviation from 20')
36. Individual Lot Setbacks (Villas):
- Front: 25'
 - Side: 5' (Previously approved; External)/0' (Between Units) (Deviation from 10')
 - Rear: 15' (Previously approved; Deviation from 20')
37. Individual Lot Setbacks (Townhomes):
- Front: 25'
 - Side: 0' (Previously approved; Deviation from 10')
 - Rear: 15' (Previously approved; Deviation from 20')
38. Lot Sizes/Lot Widths:
- Single-Family Lot Widths: 40' and 50' (Deviation from 60')
 - Single-Family Lot Sizes: 4,800 Sq. Ft. (Deviation from 6,000 Sq. Ft.) and 6,000 square feet
 - Villa Lot Widths: ~~70'~~ 35'
 - Villa Lot Sizes: ~~8,400 Sq. Ft.~~ 4,200 Sq. Ft.
 - Townhouse Lot Widths: 18' (Deviation from 60')
 - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)
39. The petitioner shall provide a 15' buffer along the site perimeter adjacent to existing or approved residential subdivisions. This buffer shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.
40. The petitioner shall construct a treed boulevard entrance from US Hwy 41 (Broad Street) into the development in accordance with the Hernando County Land Development Regulations.
41. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (~~3 per residential pod~~) for the subject development. The primary park shall be located at approximate to the center of the sites, along the north/south collector road. Additional pocket parks recreation space will be provided as passive as recreation shall be located in various places throughout the

development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.

42. The petitioner shall be required to dedicate twenty-seven (27) acres for the preservation of natural vegetation.
43. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
44. The petitioner shall design the development whereby the villa and townhome lots will be ~~centrally located within the development, near the proposed recreation amenity within H-21-87 or~~ clustered with other lot types within ~~H-21-87 the project.~~ Lots along the perimeter are permitted with the exception of where adjacent to the approved Hernando Oaks subdivision which shall be single-family detached homes on lots a minimum of 50' in width. A comprehensive lot layout shall be required at the time of conditional plat.
45. At the time of the first conditional plat, the petitioner shall be required to provide a community layout that incorporates the natural vegetation, environmental features and recreational amenities is recommended to preserve environmentally sensitive lands, provide access to recreational amenities and enhance the sense of place within the community.
46. At the time of conditional plat, the petitioner shall be required to provide a bicycle and pedestrian plan that shows the pedestrian interconnectivity within the pods and adequate access to proposed recreational amenities within the subdivision.
47. A vegetated buffer averaging a minimum of twenty-five (25) feet in width and no narrower than fifteen (15) feet in width shall be maintained by development adjacent to Class I and/or Class II wetlands.
48. The developer must demonstrate and design the proposed North/South collector road to align with the planned roadway improvements at its north and south boundaries. The northern connection at Mason-Smith Road would align with the western 80 feet of Parcel Key # 360745 and the southern connection would be in proximity to the eastern boundary of Parcel Key #1572532. The alignments for these proposed connections shall be reviewed and approved by the Hernando County Engineer.
49. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
50. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC approval Action. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING & ZONING COMMISSION ACTION:

On December 9, 2024, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's requests for a Master Plan Revision for a property zoned CPDP(SF)/Combined Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily), and 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 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. 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. A jurisdictional survey shall be provided at the time of conditional plat review and areas determined to be wetlands shall be delineated and shown on future plans and subdivision plats.
6. Geotechnical and geophysical 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, including geophysical/geotechnical delineation of karst features adjacent to proposed housing pods with potential to be negatively impacted. Karst features are to be protected from the discharge of untreated stormwater.
7. Contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.
8. 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.

9. Prior to the approval of the first conditional plat, the petitioner shall coordinate with the City of Brooksville and HCUD to obtain a final determination which entity shall provide water and sewer services to the subdivision.
10. A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.
11. All roads within this project are required to meet the applicable Hernando County Facility Design Guideline requirements, (Collector, Major Local, Local and Frontage Roads).
12. A FDOT access management permit is required for access to US Hwy 41 (Broad Street).
13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the South as depicted on the Master Plan, within the PDP Boundary; southern property boundary. approximately 800' from the intersecting roundabout with the east /west collector road. This road shall be constructed in its entirety at the time the pod utilizing this collector road is constructed and shall be required in lieu of a frontage road. A connection of the north/south collector roadway to the southern boundary will be made within 1 year of when based upon need and demand by the County Engineer, a physical connection can be made to the southern parcel (Hernando Oaks Phase 5) roadway, provided that such roadway has been constructed prior to the last record plat within the Hunnicutt Mason PDP. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.
14. The petitioner shall construct an east/west collector road to County standards from ~~Mason Smith Road~~ US Hwy 41 (Broad Street) to its intersection with and the north/south collector road to the western property line for a future connection. The physical connection to the western property line shall be made within 1 year of when a physical connection can be made to the Western property (Parcel 380803) internal roadway, provided that such roadway has been constructed prior to the last record plat within the Hunnicutt Mason PDP. based upon the need and demand as determined by the County Engineer.
15. Minimum Perimeter Setbacks:

- North: 20'
 - South: 20'
 - West: 20'
 - East: 50' (Previously approved Deviation from 125')
16. Individual Lot Setbacks (Single-Family Detached):
- Front: 25'
 - Side: 5' (Previously approved; Deviation from 10')
 - Rear: 15' (Previously approved; Deviation from 20')
17. Individual Lot Setbacks (Villas):
- Front: 25'
 - Side: 5' (Previously approved; External)/0' (Between Units) (Deviation from 10')
 - Rear: 15' (Previously approved; Deviation from 20')
18. Individual Lot Setbacks (Townhomes):
- Front: 25'
 - Side: 0' (Previously approved; Deviation from 10')
 - Rear: 15' (Previously approved; Deviation from 20')
19. Lot Sizes/Lot Widths:
- Single-Family Lot Widths: 40' and 50' (Deviation from 60')
 - Single-Family Lot Sizes: 4,800 Sq. Ft. (Deviation from 6,000 Sq. Ft.) and 6,000 square feet
 - Villa Lot Widths: ~~70'~~ 35'
 - Villa Lot Sizes: ~~8,400 Sq. Ft.~~ 4,200 Sq. Ft.
 - Townhouse Lot Widths: 18' (Deviation from 60')
 - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)
20. The petitioner shall provide a 15' buffer along the site perimeter adjacent to existing or approved residential subdivisions. This buffer shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.
21. The petitioner shall construct a treed boulevard entrance from US Hwy 41 (Broad Street) into the development in accordance with the Hernando County Land Development Regulations.
22. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (~~3 per residential pod~~) for the subject development. The primary park shall be located at approximate to the center of the sites, along the north/south collector road. Additional ~~pocket parks~~ recreation space

will be provided as passive as recreation shall be located in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.

23. ~~The petitioner shall be required to dedicate preserve and/or plant native vegetation equal to twenty-seven (27) acres for the preservation of natural vegetation. The petitioner shall meet the landscaping requirements of the Community Appearance Ordinance.~~
24. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
25. The petitioner shall design the development whereby the villa and townhome lots will be ~~centrally located within the development, near the proposed recreation amenity within H-21-87 or clustered with other lot types within H-21-87 the project.~~ Lots along the perimeter are permitted with the exception of where adjacent to the approved Hernando Oaks subdivision which shall be single-family detached homes on lots a minimum of 50' in width. ~~A comprehensive lot layout shall be required at the time of conditional plat.~~
26. At the time of the first conditional plat, the petitioner shall be required to provide a community layout that incorporates the natural vegetation, environmental features and recreational amenities is recommended to preserve environmentally sensitive lands, provide access to recreational amenities and enhance the sense of place within the community.
27. At the time of conditional plat, the petitioner shall be required to provide a bicycle and pedestrian plan that shows the pedestrian interconnectivity within the pods and adequate access to proposed recreational amenities within the subdivision.
28. A vegetated buffer averaging a minimum of twenty-five (25) feet in width and no narrower than fifteen (15) feet in width shall be maintained by development adjacent to Class I and/or Class II wetlands.
29. The developer must demonstrate and design the proposed North/South collector road to align with the planned roadway improvements at its north and south boundaries. The northern connection at Mason-Smith Road would align with the western 80 feet of Parcel Key # 360745 and the southern connection would be in proximity to the eastern boundary of Parcel Key #1572532. The alignments for these proposed connections shall be reviewed and approved by the Hernando County Engineer.
30. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.

31. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC approval Action. Failure to submit the revised plan will result in no further development permits being issued.

NOTE: Subsequent to the December 9, 2024, Planning and Zoning hearing, the City of Brooksville indicated to the developer that they would no longer be providing sewer services to the proposed project as part of their “First Right to Serve”. This is due to current sewer capacity issues within the City. The petitioner shall coordinate with the Hernando County Utility Department, sewer and potentially water services with the County prior to construction.