

P&Z RECOMMENDATION:

On October 31, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to re-establish the Master Plan on property zoned CPDP/Combined Planned Development Project 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. All previous conditions (H-05-54) shall remain in full force and effect.
3. The property 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 board, and the County.
4. The applicant may be required to update the Traffic Access Analysis as determined by the County Engineer and shall submit a traffic impact analysis in conjunction with each request for a Certificate of Concurrency.
5. The petitioner shall provide a wildlife 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.
6. Approved wetland jurisdictional lines shall be shown on all conditional plats and constructions plans.
7. All designated conservation and wetland areas shall include a conservation easement at the time of platting.
8. All 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.
9. The applicant shall provide neighborhood parks in accordance with the requirements of Section 26-75 of Article III, Chapter 26 of the Hernando County Code of Ordinances.

10. The minimum lot size is approved at 40x105 as approved on November 10, 2015.
11. The petitioner shall be required to construct a frontage road on the property's entire frontage along US 19 in accordance with the Hernando County Code of Ordinance, Chapter 24, Article I, Section 24-2.
12. The petitioner shall coordinate with the Glen Lakes Homeowners' Association on safety and security of new and existing residents of both communities, with security measures to be agreed upon.
- 40- 13. The petitioner shall provide a master 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.