

BOCC ACTION:

On February 25, 2025, the Planning and Zoning Commission voted 4-1 to adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with Deviations 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. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.
3. 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. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.
4. Minimum Building Setbacks:
 - Front: 25'
 - Side: 5' (Deviation from 10')
 - Rear: 20'
 - Accessory Structures: 5' from the rear and side property lines. If located in the secondary front yard, the setbacks shall be equal to the setbacks of the primary structure.

All air conditioning units are to be placed in rear of the dwellings.

5. Minimum Perimeter Setbacks:
 - North: 20'
 - South: 20'
 - East (Anderson Snow Road): 75'
 - West: 20'
6. Buffers:
 - North: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.
 - South: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.
 - East: 20' landscaped (Anderson Snow Road) at 80% opacity within 18 months. (may be located within the perimeter setback)
 - West: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.

7. Minimum Lot Size: 6,600 square feet
Minimum Lot Width: 55'
Maximum Lot Coverage: 51%
8. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
9. The developer shall 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. A Traffic Access Analysis (TAA) shall be performed and submitted to the Engineering Department. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install. Refer to Hernando County Facility Design Guideline IV-18.
11. All roadway and driveway connections shall be installed to Hernando County Standards.
12. A sidewalk shall be installed along the entire frontage of Anderson Snow Road (Collector Roadway).
13. The subdivision shall provide a secondary access point to Tierra Drive.
14. Additional right-of-way along Anderson Snow Road may be required. The petitioner shall work with the County Engineer to identify the right-of-way needs along Anderson Snow Road, at the time of construction drawing approval.
15. Additional Guest Parking may be required to accommodate visitors of the residents.
16. The developer shall provide 10% visitor parking throughout the development.
17. 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.
18. The developer shall provide 3 car garages for all parcels.
19. 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. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.