

**P&Z ACTION:**

On March 11, 2024, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioners request for a rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations and 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. A comprehensive wildlife survey shall be provided 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. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.
6. The Developer shall provide a traffic access and level of service analysis at the time of conditional plat review. Any off-site improvements recommended by the traffic analysis will be the responsibility of the Developer.
7. The developer shall extend Dashback Street in accordance with the required traffic access and level of service analysis and the County Engineer.
8. Project shall comply with the I-75/PDD Circulation Plan.
9. The developer shall participate in the 4-laning of Kettering Road and Lockhart Road.
10. The developer shall be required to participate in the improvements of the Kettering Road at Cortez Boulevard intersection.

- 11. Kettering Road is classed as a Collector Roadway; a sidewalk shall be installed along the entire frontage of Kettering Road.
- 12. The petitioner shall construct a treed boulevard roadway/access, from Kettering Road into the development in accordance with the Hernando County Land Development Regulations
- 13. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
- 14. Minimum Building Setbacks, Lot Sizes and Widths:

**Townhome Standards:**

- Front: 25'
- Side: 7.5'
- Rear: 15'
- Minimum Living Area: 600 Sq. Ft.
- Maximum Lot Coverage: 45%
- Max Building Height: 45'3 stories
- Maximum number of DU per Building: 12
- Minimum Lot Depth: 105'
- Minimum Lot Size: 12,000 Sq. Ft. + 3,000 Sq. Ft. for each Dwelling Unit over 2

**Duplex Lots (Two-Family or “Villa” Lots):**

- Front: 25'
- Side: 5'
- Rear: 15'
- Minimum Lot Width at Building Setback Line: 35'
- Minimum Living Area: 600 Sq. Ft.
- Maximum Lot Coverage: 45%
- Maximum Building Height: 35'2.5 stories
- Minimum Lot Depth: 110'
- Minimum Lot Size: 12,000 Sq Ft (6,000 Sq Ft per Dwelling Unit)

**Single-Family Lots**

**40' LOTS**

- Minimum Lot Width at Building Setback Line: 40'

- Minimum Lot Depth: 110'
- Minimum Lot Square Footage: 4,800 Sq. Ft.
- Minimum Living Area: 900 Sq. Ft.
- Maximum Lot Coverage: 35%
- Maximum Building Height: 35'/2.5 stories

**SETBACKS**

- Front/Secondary Front: 25'
- Side: 5'
- Rear: 15'

**50' LOTS**

- Minimum Lot Width at Building Setback Line: 50'
- Minimum Lot Depth: 110'
- Minimum Lot Square Footage: 5,500 Sq. Ft.
- Minimum Living Area: 900 Sq. Ft.
- Maximum Lot Coverage: 35%
- Maximum Building Height: 35'/no more than 2.5 stories

**SETBACKS**

- Front/Secondary Front: 25'
- Side: 5'
- Rear: 15'

**60' LOTS**

- Minimum Lot width at building setback line: 60'
- Minimum Lot Depth: 110'
- Minimum Lot Square Footage: ~~7,200 Sq. Ft.~~  
6,600 Sq. Ft.
- Minimum Living Area: 900 Sq. Ft.
- Maximum Lot Coverage: 35%
- Maximum Building Height: 35'/2.5 stories

**SETBACKS**

- Front/Secondary Front: 25'
- Side: 5'
- Rear: 15'

15. For lots on a curve that qualify for a reduced frontage, said frontage shall provide a minimum 7.5' side setback between the home and the property line.

16. 40' lots shall be limited to the location identified on the master plan.
17. The petitioner shall be required to provide a 25' buffer along the east, west and the northern portion adjacent to the Benton Hills subdivision. Parcel key #1720980 has an existing home. The buffer along this parcel shall be 25' and also include a 6' fence or wall with landscaping on the outside of the fence or wall.
18. The petitioner shall provide a minimum of 7.37 acres of neighborhood park for the proposed development. The park shall include a park along the east, as shown on the master plan, and another along the southwest. No park shall be smaller than 2.5 acres.
19. The petitioner shall be required to provide multi-modal access to the recreational amenities within the development, to include pedestrian, bicycle and vehicular access. A multi-modal plan shall be provided with the conditional plat.
20. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.
21. The petitioner shall 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.
22. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 7.5 feet.
23. 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 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.
24. The petitioner shall contact the State Division of Historical Resources, Compliance and Review section, be contacted to determine if there are any State survey requirements for any archaeological features near the subject property.

25. 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.
26. 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.
27. The developer shall provide a construction Buffer in accordance with Sec 10-21 of the Hernando County LDR's.
28. The development shall be limited 883 dwelling units.
29. 40' Lots shall not exceed 1/3 of the overall approved project density.
30. The petitioner shall remove any barbed wire and/or electric fencing from the subject parcel(s) prior to the issuance of any Certificate of Occupancy being issued. This includes any areas designated as Buffers and Drainage Retention Areas on plat(s).
31. Prior to the issuance of an approved set of construction plans, the developer shall provide the Department of Public Works and The Planning Department with a contact list of any known contractors and professionals that will be working on the site as well as designating a primary contact should issues arise.
32. Phase II shall require a master plan.
33. The developer shall meet the minimum Development Guidelines of the I-75/SR 50 PDD as listed in Strategy 1.05A(2) of the Adopted Comprehensive Plan.
34. The petitioner shall provide a revised 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.