

H-23-35

## STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from CPDP (Combined Planned Development Project) to PDP(GC)/ Planned Development Project (General Commercial), PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow park models and with Deviations and 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. The petitioner shall provide a wildlife survey, prepared by a qualified professional, prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner shall provide open space per generally as shown on the master plan. The open space shall not be developed and may only be utilized for passive recreation. The open space may include drainage, buffers, passive recreation, and active recreation.
4. The petitioner shall provide a 50' buffer along the west, south and east property boundaries. The buffer shall be supplemented where necessary to achieve the highest level of opacity.
5. Minimum Perimeter Setbacks:  
North: 75'  
East: 65'  
West: 65'  
South: 65'

### Recreation Commercial

6. No The following accessory structures associated with RV's including park models, attached or detached shall be permitted if approved by the RV resort operator and all applicable County building permits are secured.

#### Proposed Accessory Structures:

1. Storage sheds not to exceed 120 square feet, the brand of which will be engineered to State of Florida specifications and determined by the resort.
2. Carports

- 3. Room additions
- 4. Decks not to exceed 400 square feet
- 5. Attached garages
- 6. Gazebos/Cabanas
- 7. Additional concrete
- 8. Doublewide Park Models

- 7. ~~One (1) permanent resident structure shall be permitted for use by the property's operations manager.~~
- 8. ~~No occupancy shall exceed 180 days, and no permanent units except Park Models shall be permitted.~~ NO
- 9. The development shall be limited to 520 units.
- 10. Minimum RV/Park Model Building Setbacks and Lot Space:
  - Front: 20'
  - Side: 15' 5' (Deviation from 15')
  - Rear: 15'
  - Lot RV Space Width: 35' (Deviation from 40')
  - Lot RV Space Size: 2,450 Sq Ft (Deviation from 2,800 Sq. Ft.)

**Commercial**

- 11. ~~The commercial development shall meet the minimum requirements of the Large Retail Development standards~~ The commercial development on each individual lot shall comply with the Commercial Design Standards of Appendix A, Article III, Section 3.K of the Code
- 12. The project shall be limited to 150,000 square feet of Commercial including all outparcels. The number of commercial lots shall be determined at the time of conditional plat.
- 13. ~~A minimum 35' landscape buffer shall be provided along SR 50 in accordance with the Large Retail Development Standards.~~ The Commercial development shall comply with the landscaping requirements of the Community appearance ordinance.
- 14. Minimum Commercial Building Setbacks:
  - SR 50: 75' (deviation from 125')
  - Side: 10' (deviation from 20')
  - Frontage Road: 35'



## Engineering

15. This project is adjacent to Cortez Boulevard (SR 50) and a reverse frontage road with sidewalk shall be required from the main project entrance to the western property boundary.
16. A Traffic Access Analysis shall be required. The Traffic Access Analysis shall include a queuing analysis and any improvements identified by the Traffic Analysis will be the responsibility of the developer to install.
17. ~~The driveways along Cortez Boulevard (SR 50) may be limited to right-in/right-out access only.~~ Access to Cortez Boulevard (SR 50) will be limited to two access points as shown on the Master Zoning Plan as approved by FDOT and the county engineer.
18. Commercial access shall be through the frontage road.
19. An FDOT driveway connection permit and an FDOT drainage permit shall be required.

## Overall Project

20. It shall be the responsibility of the petitioner to coordinate with the "Master Site File" to determine whether the subject site has Archaeological features.
21. The petitioner shall coordinate with the City of Brooksville Utility Department's (CBUD).
22. ~~The development shall be required to reduction/transition the 10 DU/AC to 6 DU/AC along the south, southeastern portion of the project. Densities along this area should not exceed six (6) units per acre.~~ The development shall provide an appropriate transition to the Rural Area by not exceeding an overall gross density of six (6) units per acre, providing a perimeter buffer a minimum of 50' in width as shown on the master plan.
23. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days after receiving the official notice from the County of BOCC Action of BCC approval. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.



