

BOARD OF COUNTY COMMISSIONERS MEETING RESULTS, AUGUST 27, 2024

APPLICANT: Dockside Investors, LLC on behalf of Mohamed Nazir Hamoui and Nada Hamoui, Trustees of the N&N Family Revocable Trust

FILE NUMBER: H-24-13

REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(MF)/ Planned Development Project (Multifamily) with Deviations

GENERAL LOCATION: Northwest corner of the intersection of Pythia Place and Linden Drive, approximately 300' north of County Line Road

PARCEL KEY NUMBER: 1180322

On August 27, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(MF)/ Planned Development Project (Multifamily) with Deviations with the following unmodified 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. Minimum Setbacks, Lots Sizes and Lot Widths:
 - Front: 25'
 - Side: 10'
 - Rear: 20'

 - Lot Width: 18' (deviation from 60')
 - Lot Area: 1,854 Sq. Ft. (deviation from 6,000 Sq. Ft.)
 - Street Frontage: 18' (deviation from 50')
 - Side: 0' shared wall and lot line (deviation from 10')
 - Building Separation: 5'
3. Buffers:
 - North, West and South; 20' natural vegetative buffer enhanced to 80% opacity and supplemented where necessary
 - East; 20' natural vegetative buffer enhanced to 80% opacity and supplemented where necessary
 - Fence to be utilized when noninvasive/natural vegetation cannot be preserved.
4. A connection to the central water system shall be made at time of vertical construction and the petitioner shall address Onsite Sewage Treatment and Disposal through the approval with the Health Department.
5. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional at the construction plan stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.
6. Invasive plant species, if present, are to be removed during the development process.

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7. 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.
8. A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
9. Linden Drive shall require a sidewalk installation for the entire parcel frontage.
10. Pythia Place shall be required to be brought up to frontage road standards. Additionally, a sidewalk shall be required along one side of the frontage road.
11. The existing pavement markings on Pythia Place, double yellow centerline stripe and the white edge line, as well as the Stop Bar, shall be refreshed as part of this project.
12. The developer shall obtain all permits from Hernando County, including right-of-way use permit and other applicable agencies. Required to meet all applicable regulations for construction and use of the property.
13. All floodplain encroachment shall be compensated.
14. Stormwater runoff to be treated and attenuated. Stormwater ponds must be located outside of floodplains.
15. A formal application for School Concurrency Analysis shall 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. 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.
16. Townhomes shall have a minimum of three (3) exterior architectural features.
17. An increase in the Floor Area Ratio (FAR) is approved based on the proposed use.
18. Townhomes shall be limited to two stories.
19. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.