

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 rezoning from AR (Agricultural/Residential) and AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations with 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 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 design techniques, principles, materials, and plantings for required landscaping. Retention of large native trees and stands should be maintained to the extent possible.
4. The Builder/Developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department. (Condition dependent on lot ownership and how the site will be developed.)
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. 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.
7. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
8. The petitioner shall provide the minimum required natural vegetation in accordance with the Hernando County Land Development Regulations.
9. The petitioner shall provide the minimum neighborhood park acreage of 2.41.86 acres exclusive of the drainage retention area in accordance with the Hernando County Land Development Regulations.

10. The petitioner shall provide a water and sewer capacity analysis at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction.
11. 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.
12. The petitioner shall be required to provide a treed boulevard roadway in accordance with the Code requirements.
13. ~~The petitioner shall provide a 20' vegetated buffer and a 6' high opaque fence along the perimeter of the project.~~ The petitioner shall maintain a minimum perimeter buffer of 20' around the project enhanced to an 80% opacity by landscaping and augmented with a 6' high opaque fence or wall around the project perimeter, except in areas designated as neighborhood park or drainage. The buffer shall be designated as a common tract and included in the Association documents for long term maintenance.
14. Minimum Lot Size and Widths:
 - ~~550' x 125'440'~~ for a minimum lot size of ~~6,875 5,500~~ square feet (deviation from 60' ~~and 6,000 Sq. Ft.~~)
 - ~~870' x 125'440'~~ for a minimum lot size of ~~10,0007,700~~ square feet.

*Lot location restrictions set forth in Master Plan

Minimum Building Setbacks:

 - Front: 25'
 - Side: 7.5' (deviation from 10') (as applied to 55' lots)
 - Side: 10' (as applied to 80' lots)
 - Rear: 20'

Secondary Front

 - Yard/Corner Lot: 25'
15. Sidewalks shall be required throughout the project.
16. In conjunction with the conditional plat phase, the petitioner shall perform a Traffic Access Analysis (TAA) in accordance with the requirements of the County Engineer. The Traffic Access Analysis shall include a queuing analysis. Any identified improvements shall be the responsibility of the developer. Improvements to adjacent roadways will be required and will be the responsibility of the

Developer.

17. 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.