

P&Z RECOMMENDATION:

On September 12, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to establish a Master Plan to Include a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) with Deviations, and 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. Any literature relative to this project shall stipulate that there is an industrial area located proximate to the site which operates 24 hours a day, 7 days a week.
3. The petitioner shall provide 10' natural and enhanced landscape buffers at 80% opacity along the north and west property boundary and meet the minimum buffering requirements of County's LDRs for the remaining boundary.
4. The banks of the creek shall be stabilized to prevent erosion. The stabilization method and locations shall be shown on the construction drawings.
5. Existing impediments within the flow line of the creek shall be removed during site development.
6. The stormwater plan shall be designed to outfall, after the required treatment, into the creek to increase the creek's flow.
7. Stormwater shall not be allowed to directly discharge into the Class 3 wetland along Cobb Road.
8. A comprehensive floral and wildlife (faunal) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
9. Invasive plant species if present are to be removed during the development process and controlled.
10. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize the Florida-Friendly Landscaping™ program best management practices.

11. Geotechnical subsurface testing and reporting shall be conducted in accordance with the County's Facility Design Guidelines
12. 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.
13. Access to Fort Dade Avenue is not allowed.
14. Right-of-Way dedication shall be required at Ft. Dade Avenue and Cobb Road.
15. The developer shall comply with the County's canopy road ordinance.
16. A minimum 40' right-of-way shall be provided from the center line of Fort Dade Avenue. A minimum 80' of right-of-way shall be required from the center line of Cobb Road. No drainage retention areas and/or improvements shall occur in these areas and the petitioner shall provide a deed of the right-of-way to Hernando County at time of development.
17. A FDOT Access Management and Drainage permit shall be required.
18. The applicant shall confirm with FDOT right-of-way needs along Cobb Road.
19. A Traffic Access Analysis shall be required at the time of development. The Traffic Access Analysis shall determine if any additional operational improvements, including turn lanes will be required. The Traffic Analysis shall include a queuing analysis. The petitioner shall be responsible for any required improvements identified by the Traffic Analysis.
20. Cobb Road is a Collector Road, per the County Sidewalk Ordinance, a sidewalk along Cobb Road shall be required.
21. The petitioner shall coordinate with the County Engineer the request for a reduction in the minimum street frontage and shall demonstrate appropriate widths to accommodate drainage and necessary functions as required by County LDR's.
22. The frontage road requirement is waived; subject to the petitioner providing a future connection to the north.

- 23. The petitioner shall provide a treed roadway/access for the development in accordance with the land development regulations.
- 24. The development shall meet the minimum neighborhood park requirements of 3.16 acres as required by the County's LDRs.
- 25. Perimeter Setbacks:
 - Cobb Road: 70' (deviation from 125')
 - Fort Dade Avenue: 50'
 - North: 25'
 - West: 25'

Internal Building Setbacks:

 - Front: 10' (deviation from 25')
 - Side: 0'-5' (deviation from 10')
 - Rear: 20'
 - ~~Lot Size: 7,500 sq. ft. (3,500 per villa lot)~~
 - Building Separation: 10' (deviation from 15')
- 26. Cul-de-sac lengths are approved as shown on the master plan.
- 27. The master plan is approved for 261 individual multifamily rental housing units.
- 28. The petitioner shall submit a Fire Protection Plan with the Conditional Plat in accordance with Hernando County LDRs.
- 29. No lots or drainage retention areas shall be allowed in the 50' tree protection zone along Fort Dade Avenue.
- 30. The petitioner shall provide a divided boulevard entrance from Cobb Road.
- 31. The petitioner shall provide a revised plan in compliance with all of 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.