

## STAFF REPORT

---

**HEARINGS:** Planning & Zoning Commission: September 13, 2021  
Board of County Commissioners: November 16, 2021

**APPLICANT:** Oak Development Group, LLC

**FILE NUMBER:** H-21-47

**REQUEST:** Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations

**GENERAL LOCATION:** Northern terminus of Winter Pine Avenue and eastern terminus of Evergreen Avenue

**PARCEL KEY NUMBERS:** 344648, 344746

---

### APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with deviations to develop a single-family residential subdivision with up to 267 dwelling units.

The petitioner has proposed a minimum lot width of 40' and lot size of 4,800 feet for those internal lots within the subdivision. Lot sizes may be as wide as 50' for internal lots with a width of 6,000 square feet. The lots along the perimeter of the development, at the north, south and east ends of the proposed subdivision, are proposed at a minimum of 60' in width with a total lot size of 7,200 square feet.

This rezoning petition is a companion to the Small-Scale Comprehensive Plan Amendment for a 46-acre portion of the subject site. The area included in the small-scale amendment is proposed for rezoning to PDP(SF)/Planned Development Project (Single Family) for the development of single-family residences. A total of 14.825 acres remain in the Rural land use category and are proposed for a zoning designation of PDP(SU)/Planned Development Project (Special Use). This portion of the site is proposed as project buffers, open space, parks and recreation, and drainage. This will allow for an appropriate transition of uses to the existing residential community to the west of the subject site.

The petitioner is requesting the following deviations as part of the proposed master plan:

- Setbacks:
  - Front: 20' (Deviation from 25')
  - Side: 5' (Deviation from 10')
- Minimum Lot Size: 40' (Deviation from 60')
- Minimum Lot Width 4,800 square feet (Deviation from 6,000 square feet)

**SITE CHARACTERISTICS:**

**Site Size:** 60.825 acres

**Surrounding Zoning & Land Uses:**  
 North: AR2 – Developed residential uses  
 South: R1-C - Developed residential uses  
 East: R1-C - Developed residential uses  
 West: R1-A - Developed residential uses

**Current Zoning:** AG/(Agricultural)

**Future Land Use Map Designation:** Residential (Pending adoption of CPAM2109); Rural

**ENVIRONMENTAL REVIEW:**

**Soil Type:** Basinger Fine Sand/depressional, Candler Fine Sand, Sparr Fine Sand, and surface water

**Resources/Features:**  
 The property contains a WHPA class 2 across the southwest corner of the property on the western corner (designation will not affect the use). There are no archaeological sites or SPAs according to County data resources. The depressional wetland is classified as a Class 2 wetland (see Comp Plan for Class 2 wetland policies). The area to the west of the wetland has been maintained for stormwater management by the County. Floodplain X-shaded and AE.

**Comment:**  
 The petitioner has proposed a 30' vegetative buffer around any wetlands located on the site. No alterations to the Class II wetlands on the site are proposed. This exceeds the minimum 25' buffer recommended around class I and II wetlands recommended by Strategy 10.03B(8) of the Conservation Element.

**Habitat:** Vacant, undeveloped forested area shown as sandhill on the western parcel and low density residential (with home site) on the eastern parcel according to FWC CLC (Florida Cooperative Land

Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data) mapping. The wetland on the western property line is identified as marsh. Project area is identified as FWC strategic habitat conservation area.

**Comments:** Candler and Sparr Fine Sands provide habitat suitable for gopher tortoises and commensal species. Narrative states gopher tortoises are present.

**Flood Zone:** X

**Water Quality:** This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. Providing information on Florida Friendly Landscaping techniques and proper fertilizer use is another opportunity to educate property owners on water quality.

**Comments:** 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.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County’s Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

Brazilian pepper is an invasive plant species identified in the environmental assessment that will need to be removed/controlled. Maintenance in the form of monitoring and future treatments to control the species will need to be included in the HOA documents.

**SCHOOL DISTRICT REVIEW:**

According to the School District of Hernando County, the proposed development will generate 81 students, distributed by the following grade levels:

Grade	Distribution	Students
PK-5	46%	37
6-8	23%	19
9-12	31%	25

The Hernando County School District Level of Service (LOS) is 100% of permanent school capacity.

At the elementary, middle and high school levels, adequate capacity for the proposed development is currently available in the assigned Concurrency Service Areas (CSAs) of Pine Grove Elementary School, West Hernando Middle School and Central High School.

The applicant 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.

**UTILITIES REVIEW:**

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. Water is available via an existing 4-inch water main that runs along Pine Cone Street, as well as an existing 2-inch water main that runs along both sides of Evergreen Avenue. Sewer service is available via an existing 8-inch gravity main that runs along Pine Cone Street, as well as an 8-inch gravity main that runs along Evergreen Avenue.

Off-site improvements will be required for water and possibly sewer.

HCUD has no objection to the submitted zoning change from Agriculture to PDP(SF) to allow construction of up to 267 single-family dwellings, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

**ENGINEERING REVIEW:**

The County Engineer has reviewed the petitioner’s request and has the following comments:

- A Traffic Access Analysis is required, any improvements identified by Traffic Access Analysis will be the responsibility of the developer. (A Methodology Statement has already been submitted for review.) The Traffic Access Analysis will provide the necessary data to determine if the project will need to upgrade the following roadways due to the impact of this development:
  - Weeping Willow Street from Pine Cone Street to Star Road in accordance with the requirements of the Hernando County Facility Design Guidelines and the County Engineer
  - Weeping Willow Street from Pine Cone Street to Montour Street in accordance with the requirements of the Hernando County Facility Design Guidelines and the County Engineer
- An access connection to White Pine Avenue to further distribute traffic is recommended.
- The petitioner must comply with the Hernando County Facility Design Guidelines and SWFWMD stormwater requirements.

**LAND USE REVIEW:**

**Setbacks and Buffers:**

The petitioner is proposing the following setbacks, lot sizes and lot widths for each residential lot:

- Front: 20' (Deviation from 25')
- Sides: 5' (Deviation from 10')
- Rear: 20'
- Minimum Lot Width: 40' (Deviation from 60')
- Lot Square Footage: 4,800 square feet (Deviation from 6,000 square feet)

The petitioner has also proposed a 20' landscape buffer along the entire perimeter of the project, enhanced with a 6' opaque fence or wall along all areas except those designated as wetland, dry retention or park.

**Comments:** The petitioner has not identified any perimeter setbacks for the subject property. If the master plan is approved, the following minimum perimeter setbacks shall be required:

- Front: 25'
- Side: 10'
- Rear: 10'

**Access:**

To establish minimum access requirements to single family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and

access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

**Comments:** The petitioner has proposed two points of access into the development – one from the east via Pine Cone Street and the second via Evergreen Avenue to the west. Pine Cone Street has been designed as a treed boulevard entrance in accordance with the Hernando County Land Development Regulations.

In addition to the two points of access requested by the applicant, a third connection point via White Pine Drive has been recommended by the County Engineer. This connection would assist in distributing traffic from the community. If the master plan is approved, the petitioner shall show this connection as a full access to and from the proposed development.

**Neighborhood Park:**

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

**Comments:** The petitioner has designated 3.17 acres for a neighborhood park. This exceeds the minimum requirements for the neighborhood park according to the Hernando County Land Development Regulations and is accessible through the internal roadway network within the development. The petitioner has proposed a 0.44-acre recreational amenity center with a clubhouse not to exceed 3,000 square feet and a potential pool within the neighborhood park.

**Natural Vegetation:**

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

**Comments:** The petitioner has not provided calculations for the preservation of natural vegetation on the site. If the master plan is approved, the petitioner shall be required to set aside 4.26 acres to for natural vegetation. The proposed perimeter buffer may be counted toward this requirement.

**Fire Protection Plan:**

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

**Comments:** If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

**COMPREHENSIVE PLAN REVIEW:**

**Future Land Use Element**

**Planned Development Projects and Standards**

**Objective 1.10C:** Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

**Strategy 1.10C(1):** A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

**Comments:** The subject site is proposed as a Combined Planned Development Project with both single-family and special uses. The special uses are being proposed for the areas remaining in the Rural Future Land Use category. Proposed uses include drainage, parks and

recreation, and project buffering. Single-family uses will only be allowed in the area designated as PDP(SF)/Planned Development Project (Single Family); this area is consistent with the boundary submitted for the associated Small-Scale Comprehensive Plan Amendment (CPAM 2109).

**Conservation Element**

**Wetlands**

**Strategy 10.03B(8):** 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. No development is allowed in the buffer except for walkways or boardwalks used for access or recreation.

**Comments:** The petitioner has proposed a 30' vegetative buffer around any wetlands located on the site. No alterations to the Class II wetlands on the site are proposed.

**FINDINGS OF FACT:**

A Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations is appropriate based on consistency with the County's adopted Comprehensive Plan and compatibility with the surrounding land uses subject to compliance with all performance conditions.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**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 AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-



Family) and PDP(SU)/Planned Development Project (Special Use) 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 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. The jurisdictional wetland line shall be shown on the conditional plats. A 30' upland vegetative buffer is required around all Class 2 wetlands measured from the agency approved jurisdictional line.
6. 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.
7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.
8. The subdivision shall be limited to 267 single-family residential units located within the PDP(SF)/Planned Development Project (Single-Family) section of the development. No residential units shall be constructed in the area designated as PDP(SU)/Planned Development Project (Special Use) on the master plan.
9. The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of vertical construction. All required improvements will be the responsibility of the developer.
10. 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.

Any identified improvements shall be the responsibility of the developer. The TAA shall indicate whether improvements are required to Weeping Willow Street from Pine Cone Street to Star Road and Pine Cone Street to Montour Street, in accordance with the requirements of the Hernando County Facility Design Guidelines and the County Engineer.

11. The petitioner shall maintain a minimum perimeter buffer of 20' 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.

12. Minimum Lot Setbacks, widths and sizes:

Front:	20'	(Deviation from 25')
Sides:	5'	(Deviation from 10')
Rear:	20'	
Minimum Lot Width:	40'	(Deviation from 60')
Lot Square Footage:	4,800 square feet	(Deviation from 6,000 square feet)

Minimum Perimeter Setbacks:

Front:	25'
Side:	10'
Rear:	10'

The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations as designated on the master plan. The neighborhood park shall be provided with vehicular and pedestrian access from the subdivision street network. A community center not to exceed 3,000 square feet on 0.44 acres shall be constructed on the neighborhood park site.

13. 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.

14. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.

15. 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.
16. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
  17. All proposed “t-turnaround areas” shown on the master plan to the east and west shall be eliminated.
  18. A full access connection to White Pine Avenue to further distribute traffic shall be required.
  19. 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.

**P&Z RECOMMENDATION:**

On September 13, 2021, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) and PDP(SU)/Planned Development Project (Special Use) 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 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. The jurisdictional wetland line shall be shown on the conditional plats. A 30' upland vegetative buffer is required around all Class 2 wetlands measured from the agency approved jurisdictional line.
6. 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.
7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.
8. The subdivision shall be limited to 267 single-family residential units located within the PDP(SF)/Planned Development Project (Single-Family) section of the development. No residential units shall be constructed in the area designated as PDP(SU)/Planned Development Project (Special Use) on the master plan.
9. The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of

vertical construction. All required improvements will be the responsibility of the developer.

10. 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. Any identified improvements shall be the responsibility of the developer. The TAA shall indicate whether improvements are required to Weeping Willow Street from Pine Cone Street to Star Road and Pine Cone Street to Montour Street, in accordance with the requirements of the Hernando County Facility Design Guidelines and the County Engineer.
11. The petitioner shall maintain a minimum perimeter buffer of 20' 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.
12. Minimum Lot Setbacks, widths and sizes:

Front:	20'	(Deviation from 25')
Sides:	5'	(Deviation from 10')
Rear:	20'	
Minimum Lot Width:	40'	(Deviation from 60')
Lot Square Footage:	4,800 square feet	(Deviation from 6,000 square feet)

Minimum Perimeter Setbacks:

Front:	25'
Side:	10'
Rear:	10'
- The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations as designated on the master plan. The neighborhood park shall be provided with vehicular and pedestrian access from the subdivision street network. A community center not to exceed 3,000 square feet on 0.44 acres shall be constructed on the neighborhood park site.
13. 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.
14. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.

15. 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.
16. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
17. All proposed "t-turnaround areas" shown on the master plan to the east and west shall be eliminated.
18. A full access connection to White Pine Avenue to further distribute traffic shall be required.
19. 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.

**BOCC ACTION:**

On November 16, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-202 approving the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) and PDP(SU)/Planned Development Project (Special Use) 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. 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. The jurisdictional wetland line shall be shown at the time of construction plan approval ~~on the conditional plats~~. A 30' upland vegetative buffer is required around all Class 2 wetlands measured from the agency approved jurisdictional line.
6. 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.
7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.
8. The subdivision shall be limited to 267 single-family residential units located within the PDP(SF)/Planned Development Project (Single-Family) section of the development. No residential units shall be constructed in the area designated as PDP(SU)/Planned Development Project (Special Use) on the master plan.
9. The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of

vertical construction. All required improvements will be the responsibility of the developer.

10. 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. Any identified improvements shall be the responsibility of the developer. The TAA shall indicate whether improvements are required to Weeping Willow Street from Pine Cone Street to Star Road and Pine Cone Street to Montour Street, in accordance with the requirements of the Hernando County Facility Design Guidelines and the County Engineer.

11. The petitioner shall maintain a minimum perimeter buffer of 20’ 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.

12. Minimum Lot Setbacks, widths and sizes:

Front:	20'	(Deviation from 25')
Sides:	5'	(Deviation from 10')
Rear:	20'	
Minimum Lot Width ( <u>Internal</u> ):	40'	(Deviation from 60')
<u>Minimum Lot Width (Perimeter):</u>	70'	
Lot Square Footage ( <u>Internal</u> ):	4,800 square feet	(Deviation from 6,000 square feet)
<u>Lot Square Footage (Perimeter):</u>	8,400 square feet	

Minimum Perimeter Setbacks:

Front:	25'
Side:	10'
Rear:	10'

The petitioner shall provide the minimum neighborhood park acreage as required by the County’s Land Development Regulations as designated on the master plan. The neighborhood park shall be provided with vehicular and pedestrian access from the subdivision street network. A community center not to exceed 3,000 square feet on 0.44 acres shall be constructed on the neighborhood park site.

13. 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.

14. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.



15. 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.
16. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
17. All proposed "t-turnaround areas" shown on the master plan to the east and west shall be eliminated.
18. A full access connection to White Pine Avenue to further distribute traffic shall be required.
19. 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.