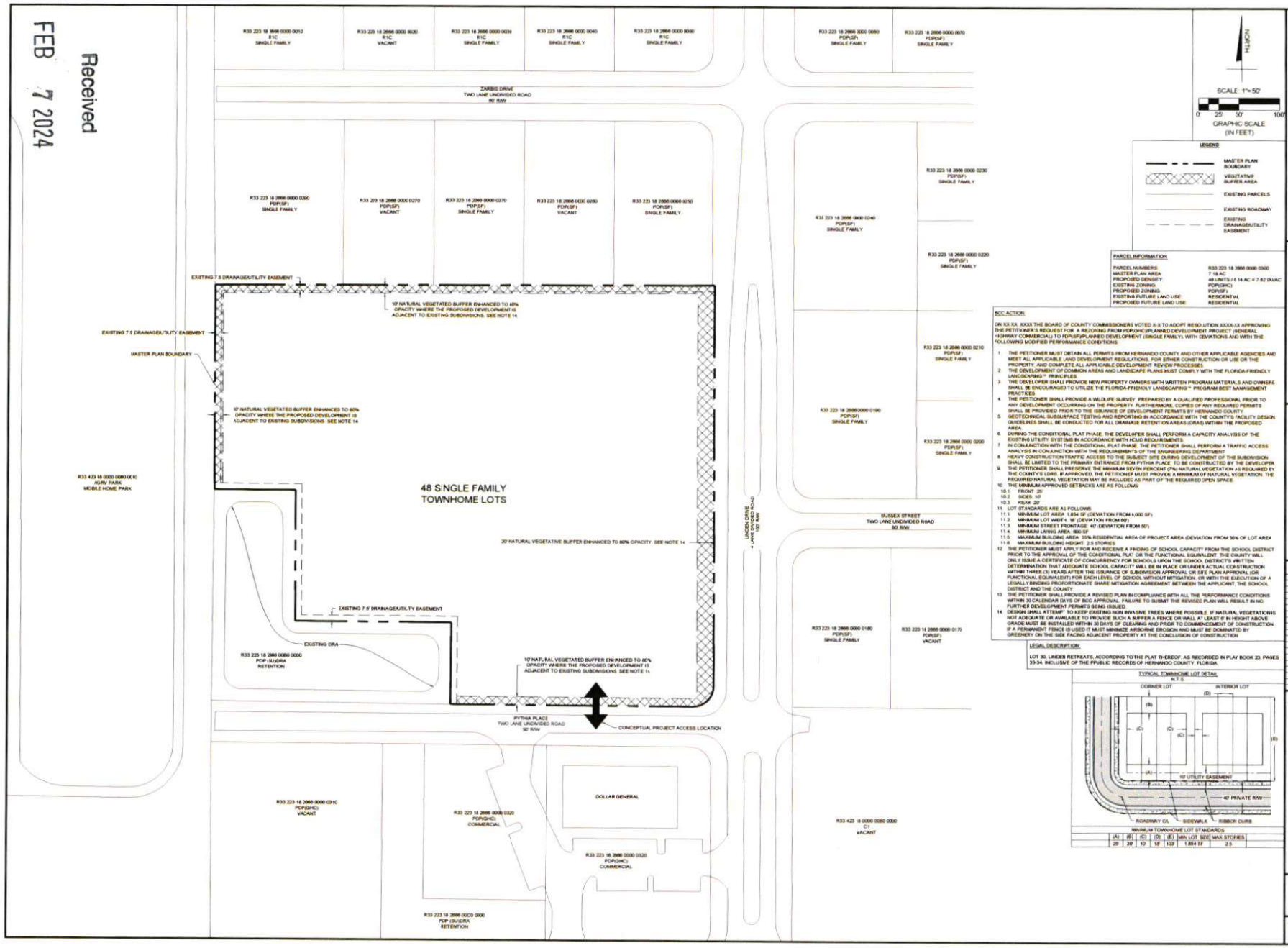
Received
FEB 7 2024
Planning Department
Hernando County, Florida



LEGEND

- MASTER PLAN BOUNDARY
- VEGETATIVE BUFFER AREA
- EXISTING PARCELS
- EXISTING ROADWAY
- EXISTING DRAINAGE/UTILITY EASEMENT

PARCEL INFORMATION

PARCEL NUMBERS:	R33 223 18 2666 0000 0300
MASTER PLAN AREA:	7.18 AC
PROPOSED DENSITY:	48 UNITS / 6.14 AC = 7.82 DU/AC
EXISTING ZONING:	PDP(GHC)
PROPOSED ZONING:	PDP(SF)
EXISTING FUTURE LAND USE:	RESIDENTIAL
PROPOSED FUTURE LAND USE:	RESIDENTIAL

BCC ACTION:

ON XX.XX.XXXX THE BOARD OF COUNTY COMMISSIONERS VOTED X-X TO ADOPT RESOLUTION XXXX-XX APPROVING THE PETITIONER'S REQUEST FOR A REZONING FROM PDP(GHC)/PLANNED DEVELOPMENT PROJECT (GENERAL HIGHWAY COMMERCIAL) TO PDP(SF)/PLANNED DEVELOPMENT (SINGLE FAMILY), WITH DEVIATIONS AND WITH 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 OR THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
2. THE DEVELOPMENT OF COMMON AREAS AND LANDSCAPE PLANS MUST COMPLY WITH THE FLORIDA-FRIENDLY LANDSCAPING™ PRINCIPLES.
3. 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.
4. THE PETITIONER SHALL PROVIDE A WILDLIFE SURVEY, PREPARED BY A QUALIFIED PROFESSIONAL PRIOR TO ANY DEVELOPMENT OCCURRING ON THE PROPERTY. FURTHERMORE, COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF DEVELOPMENT PERMITS BY HERNANDO COUNTY.
5. GEOTECHNICAL SUBSURFACE TESTING AND REPORTING IN ACCORDANCE WITH THE COUNTY'S FACILITY DESIGN GUIDELINES SHALL BE CONDUCTED FOR ALL DRAINAGE RETENTION AREAS (DRAs) WITHIN THE PROPOSED AREA.
6. DURING THE CONDITIONAL PLAT PHASE, THE DEVELOPER SHALL PERFORM A CAPACITY ANALYSIS OF THE EXISTING UTILITY SYSTEMS IN ACCORDANCE WITH HCUD REQUIREMENTS.
7. IN CONJUNCTION WITH THE CONDITIONAL PLAT PHASE, THE PETITIONER SHALL PERFORM A TRAFFIC ACCESS ANALYSIS IN CONJUNCTION WITH THE REQUIREMENTS OF THE ENGINEERING DEPARTMENT.
8. HEAVY CONSTRUCTION TRAFFIC ACCESS TO THE SUBJECT SITE DURING DEVELOPMENT OF THE SUBDIVISION SHALL BE LIMITED TO THE PRIMARY ENTRANCE FROM PYTHIA PLACE, TO BE CONSTRUCTED BY THE DEVELOPER.
9. THE PETITIONER SHALL PRESERVE THE MINIMUM SEVEN PERCENT (7%) NATURAL VEGETATION AS REQUIRED BY THE COUNTY'S LDRS. IF APPROVED, THE PETITIONER MUST PROVIDE A MINIMUM OF NATURAL VEGETATION. THE REQUIRED NATURAL VEGETATION MAY BE INCLUDED AS PART OF THE REQUIRED OPEN SPACE.
10. THE MINIMUM APPROVED SETBACKS ARE AS FOLLOWS:
    - 10.1 FRONT: 25'
    - 10.2 SIDES: 10'
    - 10.3 REAR: 20'
11. LOT STANDARDS ARE AS FOLLOWS:
    - 11.1 MINIMUM LOT AREA: 1,854 SF (DEVIATION FROM 6,000 SF)
    - 11.2 MINIMUM LOT WIDTH: 18' (DEVIATION FROM 60')
    - 11.3 MINIMUM STREET FRONTAGE: 40' (DEVIATION FROM 50')
    - 11.4 MINIMUM LIVING AREA: 800 SF
    - 11.5 MAXIMUM BUILDING AREA: 35% RESIDENTIAL AREA OF PROJECT AREA (DEVIATION FROM 35% OF LOT AREA
    - 11.6 MAXIMUM BUILDING HEIGHT: 2.5 STORIES
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. 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.
14. DESIGN SHALL ATTEMPT TO KEEP EXISTING NON INVASIVE TREES WHERE POSSIBLE. IF NATURAL VEGETATION IS NOT ADEQUATE OR AVAILABLE TO PROVIDE SUCH A BUFFER A FENCE OR WALL AT LEAST 8' IN HEIGHT ABOVE GRADE MUST BE INSTALLED WITHIN 30 DAYS OF CLEARING AND PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF A PERMANENT FENCE IS USED IT MUST MINIMIZE AIRBORNE EROSION AND MUST BE DOMINATED BY GREENERY ON THE SIDE FACING ADJACENT PROPERTY AT THE CONCLUSION OF CONSTRUCTION.

LEGAL DESCRIPTION:

LOT 30, LINDEN RETREATS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 33-34, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

TYPICAL TOWNHOME LOT DETAIL
N.T.S.

MINIMUM TOWNHOME LOT STANDARDS

(A)	(B)	(C)	(D)	(E)	MIN. LOT SIZE	MAX. STORIES
20'	20'	10'	18'	103'	1,854 SF	2.5

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA: 28871

PROJECT: 646

LINDEN TOWNHOMES
R33 223 18 2666 0000 0300
LINDEN DRIVE

CLIENT:

CHARLESTON COMMUNITIES
7421 LITTLE ROAD
NEW PORT RICHEY, FL 34654

REVISION	DATE
MASTER PLAN	02-05-2024

DRN: JB CHKT: JB

JEREMY COUCH
LICENSE
No 70658
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No 70658
This item has been digitally signed and sealed by Jeremy Couch on the date indicated in the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ZONING MASTER PLAN

SHEET NO:
M-1