

P&Z RECOMMENDATION:

On March 13, 2023, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) 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 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.
3. 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.
4. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
5. Access to San Antonio Road, currently a limerock road, shall require improvements from the western most side of the driveway access of Lot 3 to Barclay Avenue.
6. Restrictive Access Easements:
 - Along Zeth Court: 5' (deviation from 20')
 - Along San Antonio: 5' (deviation from 20')
 - Between lots 3 and 4: 5' (deviation from 20')
7. One access point per lot shall be permitted to San Antonio for Lots 3 and 4 exclusively (deviation from no access permitted).
8. Perimeter Setbacks:
 - North (San Antonio Road): 50'
 - South (Zeth Court): 50'
 - East (Unplanted AG land): 35'
 - West (Sterling Hill): 20'

9. Internal Setbacks:
 - Front (Shadow Creek Drive): 50'
 - Side (between parcels in this project): 20'
 - Lot 2 along the access easement: 20'
10. The petitioner shall conduct a geotechnical survey to determine that affected lots are buildable during the construction plans phase of development.
11. The petitioner shall pave North Road to the project's entrance.
12. The development shall connect to central water system at time of vertical construction and shall obtain Health Department approval for appropriate Onsite Sewage Treatment and Disposal Systems.
13. Landscape Buffers:
 - North (San Antonio Road): 5' (deviation from 20')
 - South (Zeth Court): 5' (deviation from 20')
 - East (Unplatted AG Land): 5'
 - West (Sterling Hill): 5'
14. A gate that accommodates RV's and Boats shall be allowed along the northern entrance road (San Antonio Road). The gate will be permitted via the Right-of-way use permit process.
15. 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.