

BASED ON RR HORTON 6-PIER PRODUCT PROVIDED BY DANSON ON 9/28/21. UNITS ARE 20' WIDE BY 45'-0" DEEP, 8'-0" PATIO ON REAR, 20' SIDE YARD SETBACKS WILL PROVIDE 20' BETWEEN BUILDINGS.

SITE DATA
 OWNER/APPLICANT:
 BARCLAY PROJECT, LLC
 4322 TURNBURY WOOD DR
 TAMPA, FL 33647-2056

PARCEL KEY NOS.: 00193150, 01373908, 00193169, 01373917, AND 00193178

SECTION/TOWNSHIP/RANGE: 12/235/18E

CURRENT ZONING: AR
 PROPOSED ZONING: PDP (SF)

AREA = +/- 18.10

PROPOSED NO. OF LOTS: 172

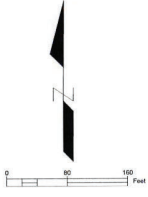
BUILDING SETBACKS:
 FRONT - 25'
 SIDE - 10'
 REAR - 20'

BUFFERS: AS SHOWN ON MASTER PLAN

FLOOD PLAIN:
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0188D EFFECTIVE DATE FEBRUARY 2, 2012.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

GENERAL NOTES
 1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
 2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



ZONING MASTER PLAN
 BARCLAY TOWNHOMES



Coastal
 Planning
 Environmental
 Engineering
 Construction Management

9860 Canalpoint Boulevard - Brooksville - Florida 34601
 (352) 799-9423 - Fax (352) 799-8359
 EEO-AD001142

REUSE OF DOCUMENT
 THIS DOCUMENT IS THE PROPERTY OF COASTAL PLANNING, ENVIRONMENTAL, ENGINEERING AND CONSTRUCTION MANAGEMENT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF COASTAL PLANNING, ENVIRONMENTAL, ENGINEERING AND CONSTRUCTION MANAGEMENT, INC.

DATE	REV. BY/REV. NO.	REVISION

SHEET
1

PRINTED: 12/01/2021 - 2:29pm
 PRINTED BY: WA
 PATH: L:\31076\BARCLAY TOWNHOMES\DWG\PLAN\21076_205_120121.dwg

200 No. 21076

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 AR/(Agricultural-Residential) to PDP(MF)/Planned Development Project (Multifamily) 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. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional. 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 developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if karst features are present.
6. 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. Any required capacity improvements will be the responsibility of the developer.
7. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
8. Project drainage retention may be located northeast of subject project on County owned property subject to all agreements for Drainage Retention Area use. These agreements must be in place no later than at the time of Conditional Plat.
9. Minimum Perimeter Setbacks:
 North: 40'
 South: 30'
 West: 100'
 East: 50'
- Minimum Lot Setbacks:
 Front: 20' (Deviation from 25')
 Side (between individual units): 0' (Deviation from 10')
 Side (between townhome clusters): 15'
 Rear: 15' (Deviation from 20')
10. The minimum lot size shall be 1,600 square feet (deviation from 6,000 square feet).
11. The petitioner shall provide a treed boulevard entrance from Barclay Avenue.
12. The petitioner shall be required to provide a 20' wide vegetative buffer of preserved existing vegetation, enhanced to 80% opacity as required, along the entire northern and southern boundaries. This buffer shall be placed in a separate tract owned and maintained by the Homeowners' Association. A landscape plan for the buffer shall be provided at the time of conditional plat review.

13. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.

14. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County Land Development Regulations.

15. The petitioner shall set aside the minimum acreage for natural vegetation in accordance with the Hernando County Land Development Regulations.

16. 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.

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.

REZONING MASTERPLAN	BARCLAY TOWNHOMES
Engineering Planning Surveying Civil Transportation Construction Management	
	
REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATION IDEAS AND DESIGNS, AS SHOWN ON THESE PLANS, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC., AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	
SHEET 1	