

**P&Z RECOMMENDATION:**

On June 12, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision and a Rezoning from PDP(GC)/ Planned Development Project (General Commercial) and PDP(OP)/ Planned Development Project (Office Professional) to CPDP (Combined Planning Development Project) to include Multifamily and specific C-2 uses of Drive-Thru Restaurants and Mini-Storage Facilities, and Deviations 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 of the property, and complete all applicable development review processes.
2. The development shall have no more than 432 residential dwelling units.
3. The developer shall provide a construction buffer along the western property line adjacent to existing single-family residential zoning.
4. Environmental
  - a. The petitioner is required to comply with all applicable FWC regulations and permitting.
  - b. The petitioner shall 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.
  - c. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.
  - d. The petitioner shall provide an updated gopher tortoise burrow survey, FWC permitting, and proof of relocation prior to site approval. The gopher tortoise survey shall be performed and submitted prior to any geotechnical subsurface testing on the site.
  - e. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project. This is a BOCC required performance condition and may not be waived.
  - f. The development shall meet the natural vegetation area requirements of 2.44 acres per County LDR's.
  - g. No land uses prohibited in the Wellhead Protection Area Class 2 shall be permitted on this site.

5. Traffic Analysis and Access

- a. A Traffic Access Analysis, Signal Warrant Analysis and a queue Stacking Study shall be required. This project may require signalization on Barclay Avenue or Elgin Boulevard. A signalization analysis (signal warrant analysis) at these intersections will be required as part of the Traffic Access Analysis.
- b. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- c. The Multifamily development shall provide a boulevard entrance from Elgin into the residential area of the project.
- d. The petitioner shall be required to provide interconnectivity and cross-connection between outparcels.
- e. The petitioner shall provide a Cross Access Agreement for all interconnections.
- f. This development shall coordinate the dedication of land to facilitate the widening of Barclay Avenue.
- g. The petitioner shall relocate the western most access driveway along Elgin Boulevard to align with median opening.

6. Proposed development must meet Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permit drainage design standards.

7. The petitioner shall provide a fire protection plan at the time of conditional plat.

8. Building Setbacks

- Front (South) (Elgin Blvd.): 75'
- Side (West): 10'
- Side (West) (Commercial): 10' (deviation from 20')
- Side (East) (Barclay Ave.) (Multifamily): 25'
- Rear (North) (Residential): 20'
- Internal (Commercial to Commercial): 0' (deviation from 20')
- Internal (Commercial to Residential): 20'

Multifamily Specific

- Building Separation: 15'
- Maximum Building Height: 3 Stories

Townhome Specific

- Maximum Building Height within 100' of single-family residential zoned property: 35' (deviation from 20')

9. Perimeter Landscape Buffers

- Front (South) (Elgin Blvd.): 25'
- Side (West): 20'

The entire 20' western buffer shall be natural vegetation and supplemented where necessary to achieve 80% opacity.

- Side (East) (Barclay Ave.): 10'
- Rear (North) (Residential): 10'
- Internal (Commercial to Commercial): 0' (deviation from 5')
- Internal (Commercial to Residential): 20'

10. Buffers

Each land use shall meet the minimum internal landscape buffer requirements for each of the proposed land uses (multifamily and/or commercial). Unless specifically shown on the master plan, perimeter buffers shall consist of undisturbed natural vegetation that provides a visual buffer with at least 80% opacity. If natural vegetation cannot achieve this level of opacity, plantings shall be used to achieve the required opacity.

Perimeter Landscape Buffers

- Front (South) (Elgin Blvd.): 25'
- Side (West): 20'
- Side (East) (Barclay Ave.): 10'
- Rear (North) (Residential): 10'

Internal Landscape Buffers

- Internal (Commercial to Commercial): 0' (deviation from 5')
- Internal (Commercial to Residential): 20'

11. School Concurrency

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.

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12. Utilities

The petitioner shall be required to provide a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction. The petitioner shall coordinate with HCUD for acquisition of a new force main easement and installation of the new force main.

13. Site Clearing and Development

- a. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning).
- b. This site shall not be clear-cut. A tree survey, conducted by a qualified professional, identifying all trees with 16" DBH and above shall be submitted with construction plans. This tree survey shall conform to Section 10-28 Subdivision Landscaping Requirements of the Hernando County LDRs.
- c. Trees over 18" DBH shall not be removed from the property unless formal approval is given by the Zoning Department. Best efforts should be made to preserve trees 18" DBH and above.
- d. All lighting shall be full cut-off fixtures to prevent any light spillage into neighboring parcels.

14. Signage

The project shall meet the minimum sign standards as required by the County LDRs. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in the Hernando County Code of Ordinances.

15. The petitioner shall provide recreation amenities for the townhomes and apartments as appropriate to these development types and demonstrated on the master plan.

16. The petitioner shall dedicate transit stop location(s) on site and shall coordinate installation with the Transit Division upon need and demand at the developer's expense.

17. The mini warehouse/self-storage facility shall compliment the architectural elements of the proposed villas to the north. Architectural features shall be provided on all facades.

18. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.