

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 13, 2021
Board of County Commissioners: October 12, 2021

APPLICANT: Meritage Homes of Florida, Inc

FILE NUMBER: H-21-44

REQUEST: Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single-Family) with Deviations

GENERAL LOCATION: West side of Kettering Road, north side of Power Line Road

PARCEL KEY NUMBERS: 396798, 396805, 396814, 1231786, 1357061, 1565871

APPLICANT'S REQUEST:

On July 12, 2006, the subject parcel was approved for a Master Plan to develop 649 single-family residential units (H-04-72). The original approval provided for a mix of 8,800 square foot lots along the perimeter of the development and 5,500 square foot lots internal to the subdivision. Since the initial approval, no development has occurred.

The petitioner's current request is a Master Plan revision to increase the unit count, reduce the lot width size and setbacks for the individual parcels as follows:

- Increase the number of units from 649 to 750;
- Reduce the lot width to 40 feet;
- Reduce lot size from 5,500 Sq. Ft. and 8,800 Sq. Ft. to 4,600 Sq. Ft. and 5,750 Sq. Ft.; and
- Reduce the side setbacks for all lots to 5'. The previous approval required 7.5' side setbacks for the 8,800 square foot lots and 5' setbacks for the 5,500 Sq. Ft. lots.
- The petitioner has also requested that deviation be reapproved for the rear setback from 20' to 15'.

As part of an overall development plan, the petitioner has increased the perimeter setback for the entire development from 25' to 40'.

The site has an existing Environmental Resource Permit (ERP) for a borrow pit on 40 acres. According to the petitioner, the borrow pit has been graded and is now mostly revegetated. Prior to development, the petitioner shall provide documentation to the zoning department showing that all reclamation requirements have been met.

SITE CHARACTERISTICS:

Site Size: 196.1 acres

Surrounding Zoning & Land Uses: North: AG; Existing agricultural and residential uses
South: AG; rural residential uses; Pasco County
East: CPDP (H05-79); Vacant
West: AG; Existing agricultural and residential uses

Current Zoning: PDP(SF)/Planned Development Project (Single Family)

Future Land Use Map Designation: I-75/S.R. 50 PDD

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand and Arredondo Fine Sand

Resources/Features: The property does not contain any Wellhead Protections Area's (WHPA), Special Protection Area's (SPA), wetlands or archaeological sites according to County data resources.

Habitat: Vacant, agricultural shown as improved pasture 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.

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

Flood Zone: Two small AE floodplain areas are present; remainder is X shaded.

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.

SCHOOL DISTRICT REVIEW:

No comments were received from the School District on this application.

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 this parcel. There is an existing 16-inch water main that runs along the east side of Kettering Road approximately .6 miles to the north of Parcel #1231786. There is an existing 4-inch sewer force main that runs along the west side of Kettering Road approximately .8 miles to the north of Parcel #1231786.

HCUD conditionally approves the submitted master plan revision from PDP(SF) to PDP(SF) which will allow up to 750 single-family detached homes with a minimum lot size of 4,600 square feet, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction, with the stipulation that the developer will need to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.

ENGINEERING REVIEW:

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

- The petitioner shall be required to meet the following condition of approval from the initial Master Plan Approval (H-04-72):
 - The petitioner must provide their fair share of right of way along Powerline and Kettering Road to accommodate future 4-lane roadways.
- A Traffic Access Analysis is required; any improvements required are the responsibility of the developer.
- The project must comply with Hernando County Facility Design Guidelines and SWFWMD stormwater requirements.

LAND USE REVIEW:

Setbacks, Buffers and Lot Sizes:

The following matrix reflects the previously approved lot sizes setbacks and the petitioner’s current request:

	<u>H-04-72 Approval</u>		<u>H-21-44 Current Submittal</u>	
Lot Sizes	5,500 Sq. Ft.	8,800 Sq. Ft.	4,600 Sq. Ft.	5,750 Sq. Ft.
Setbacks				
• Front	25'	25'	25'	25'
• Side	5' (Dev. from 10')	7.5' (Dev. from 10')	5' (Dev. From 10')	5' (Dev. From 10')
• Rear	15' (Dev. From 20')	15' (Dev. From 20')	15' (Dev. From 20')	15' (Dev. From 20')
Perimeter Setback	25'		40'	

The petitioner is also proposing the following perimeter buffers:

- From Kettering Road and Powerline Road: 25'
- From Western Boundary: 25'
- From Kruse Class I Subdivision (SE Corner): 30'
- From Northern Boundary: 0'

Comments: The petitioner has not proposed a perimeter buffer along the northern property boundary due to the proposed use as a drainage retention area and the adjacent agricultural properties. However, as this area is developing in a more intense mixed-use community, the petitioner should be required to provide a 25' buffer around the entire community to ensure adequate transition of land uses to the north. All buffers shall have at least an 80% opacity with existing trees retained or enhanced to achieve the required opacity.

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 is proposing access points on Kettering Road and Power Line Road with a tree lined collector roadway connecting the two entrances and providing access to the neighborhood pods within the 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 proposed 10.9 acres of parks and recreation space within the development, significantly more than the minimum required neighborhood park acreage. If the master plan is approved, the petitioner should also be required to create a second neighborhood recreation pod within the southwest section of the development to provide adequate resident access to park amenities. Additionally, if the master plan is approved, the petitioner shall be required to provide multi-modal access to the recreational amenities within the development, to include pedestrian, bicycle and vehicular access.

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 set aside 89.5 acres for drainage, buffers, roads and open space on the proposed master plan; however, the acreage set aside for natural vegetation has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 39.22 acres for natural vegetation. The proposed buffers may count toward this minimum required vegetation.

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:

I-75/SR-50 Planned Development District

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a “sense of place.”

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area. The subject site was approved for a Master Plan in 2006; the proposed revision increases the total number of units by 101; however, it reduces lot sizes and creates a larger proportion of open space for the

community. The petitioner shall be required to coordinate with the County Engineer and the County Utilities Director on access and utilities improvements necessary to facilitate development.

FINDINGS OF FACT:

A Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) with Deviations is appropriate based on the following:

1. The request is consistent with the County’s adopted Comprehensive Plan and compatible 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 Concurrency. 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 Master Plan Revision on property zoned PDP(SF)/Planned Development Project (Single-Family) with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
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, as applicable.
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. 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.
5. The petitioner shall dedicate the required right of way along Powerline and Kettering Roads in accordance with the requirements of the County Engineer to accommodate future 4 lane roadways. In accordance with the I-75/SR50 Area Plan the dedication shall be for public use without any cash or impact fee compensation, as in-kind Area Plan mitigation for traffic impacts.
6. The Developer shall provide a traffic access and level of service analysis at the time of conditional plat review. Any off-site improvements recommended by the traffic analysis will be the responsibility of the Developer and may be memorialized by an enforceable development agreement.
7. Minimum Lot Sizes: 4,600 and 5,750 square feet (deviation from 6,000 square feet). The maximum number of lots is 750.
8. Minimum Lot Setbacks:
Front: 25'
Side: 5' (Deviation from 10')
Rear: 15 (Deviation from 20')
9. Minimum perimeter setback: 40'
10. The petitioner shall be required to provide a 25' buffer around the entire community. This buffer shall have at least an 80% opacity with existing trees retained or enhanced to achieve the required opacity.
11. The petitioner shall provide the neighborhood park acreage as identified in the proposed master plan. To provide adequate resident access to park amenities, the petitioner shall be required to utilize a portion of that acreage to create a second neighborhood recreation pod within the southwest section of the development. Additionally, the petitioner shall be required to provide multi-modal access to the recreational amenities within the development, to include pedestrian, bicycle and vehicular access. A multi-modal plan shall be provided with the conditional plat.
12. At the time of conditional plat approval, the petitioner must provide documentation to the zoning department verifying that all excavation reclamation requirements have been met.

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 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.
15. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
16. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
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.

P&Z RECOMMENDATION:

On September 13, 2021, 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 on property zoned PDP(SF)/Planned Development Project (Single-Family) with deviations and the following modified performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
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, as applicable.
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. 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.
5. The petitioner shall dedicate the required right of way along Powerline and Kettering Roads in accordance with the requirements of the County Engineer to accommodate future 4 lane roadways. In accordance with the I-75/SR50 Area Plan the dedication shall be for public use without any cash or impact fee compensation, as in-kind Area Plan mitigation for traffic impacts.
6. The Developer shall provide a traffic access and level of service analysis at the time of conditional plat review. Any off-site improvements recommended by the traffic analysis will be the responsibility of the Developer and may be memorialized by an enforceable development agreement.
7. Minimum Lot Sizes: 4,600 and 5,750 square feet (deviation from 6,000 square feet) with minimum 6,000 square foot lots required in the southeast corner of the subdivision adjacent to the Kruse Class I subdivision. The maximum number of lots is 750.
8. Minimum Lot Setbacks:
Front: 25'
Side: 5' (Deviation from 10')
Rear: 15 (Deviation from 20')

9. Minimum perimeter setback: 40'
10. The petitioner shall be required to provide a 25' buffer around the entire community with the exception of the northern border. This buffer shall have at least an 80% opacity with existing trees retained or enhanced to achieve the required opacity. An 8' wall with landscaping shall be placed within the buffer at the southeast corner of the subdivision where the subject site abuts the Kruse Class 1 subdivision.
11. The petitioner shall provide the neighborhood park acreage as identified in the proposed master plan. To provide adequate resident access to park amenities, the petitioner shall be required to utilize a portion of that acreage to create a second neighborhood recreation pod within the southwest section of the development. Additionally, the petitioner shall be required to provide multi-modal access to the recreational amenities within the development, to include pedestrian, bicycle and vehicular access. A multi-modal plan shall be provided with the conditional plat.
12. At the time of conditional plat approval, the petitioner must provide documentation to the zoning department verifying that all excavation reclamation requirements have been met.
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 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.
15. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
16. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.

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.

BCC ACTION:

On October 12, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-187 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. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
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, as applicable.
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. 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.
5. The petitioner shall dedicate the required right of way along Powerline and Kettering Roads in accordance with the requirements of the County Engineer to accommodate future 4 lane roadways. In accordance with the I-75/SR50 Area Plan the dedication shall be for public use without any cash or impact fee compensation, as in-kind Area Plan mitigation for traffic impacts.
6. The Developer shall provide a traffic access and level of service analysis at the time of conditional plat review. Any off-site improvements recommended by the traffic analysis will be the responsibility of the Developer and may be memorialized by an enforceable development agreement.
7. Minimum Lot Sizes: 4,600 and 5,750 square feet (deviation from 6,000 square feet) with minimum 6,000 square foot lots required in the southeast corner of the subdivision adjacent to the Kruse Class I subdivision. The maximum number of lots is 750.
8. Minimum Lot Setbacks:
Front: 25'
Side: 5' (Deviation from 10')
Rear: 15' (Deviation from 20')

9. The M-minimum perimeter setback with the exception of the southeast corner of the subdivision where the subject site abuts the Kruse Class 1 subdivision shall be 40'.
10. The petitioner shall be required to provide a 25' buffer around the entire community with the exception of the northern border. This buffer shall have at least an 80% opacity with existing trees retained or enhanced to achieve the required opacity.
11. A 65' perimeter setback shall be required along the southeast corner of the subdivision abutting the Kruse Class 1 subdivision spanning the complete distance from Kettering Road to Powerline Road. Included within this setback shall be a 35' vegetative buffer with A an 8' wall placed on top of a 4' berm, providing a total height of 12 feet and with landscaping shall be placed within the buffer on the outside of the wall. at the southeast corner of the subdivision where the subject site abuts the Kruse Class 1 subdivision.
12. The petitioner shall provide the neighborhood park acreage as identified in the proposed master plan. To provide adequate resident access to park amenities, the petitioner shall be required to utilize a portion of that acreage to create a second neighborhood recreation pod within the southwest section of the development. Additionally, the petitioner shall be required to provide multi-modal access to the recreational amenities within the development, to include pedestrian, bicycle and vehicular access. A multi-modal plan shall be provided with the conditional plat.
13. At the time of conditional plat approval, the petitioner must provide documentation to the zoning department verifying that all excavation reclamation requirements have been met.
14. 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.
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. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.
18. 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.