

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 9, 2022  
Board of County Commissioners: June 14, 2022

**APPLICANT:** Meritage Homes of Florida, Inc.

**FILE NUMBER:** H-22-20

**REQUEST:** Rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) with Deviations

### GENERAL

**LOCATION:** North side of Wiscon Road, approximately 1600' east of Quarterhorse Lane

### PARCEL KEY

**NUMBERS:** 1212440, 360488 and 748739

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### APPLICANT'S REQUEST:

On May 10, 2006, the Board of County Commissioners approved a rezoning to PDP(MF)/Planned Development Project (Multifamily) for the development of a 288-unit multifamily community on Parcel Keys 1212440 and 360488. Since the approval no development has occurred on the site.

The petitioner's current request is to incorporate Parcel Key 748739 into the proposal and rezone the combined site from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) to develop a single-family subdivision with 136 units. This request reflects a 53% reduction in the total number of units for the site. Additionally, the proposal is designed to provide protection for critical environmental features and an appropriate transition to the rural parcels to the south.

The following deviations are requested with this application:

- Lot Width: 40' (Deviation from 60')
- Lot Size: 4,800 square feet (Deviation from 6000)

Minimum Setbacks (40' lots):

- Front: 20' (deviation from 25')
- Rear: 15' (deviation from 20')
- Side (Internal): 5' (deviation from 10')
- Side (Corner Lot): 15' (deviation from 20'; also requested for 60' lots)

A corresponding small-scale comprehensive plan amendment (CPAM-22-03) has been submitted to change the Future Land Use on 38 acres of the subject site from Rural to Residential.

**SITE CHARACTERISTICS:**

**Site Size:** 42.8 acres

**Surrounding Zoning & Land Uses:**

North: Mining; Undeveloped  
South: AG; agricultural and residential uses  
East: AG/CPDP; Undeveloped  
West: PDP(OP); Bravera Hospital; Vacant Office Complex

**Current Zoning:** PDP(MF)/Planned Development Project (Multifamily)

**Future Land Use Map Designation:** Rural and Residential (corresponding CPAM2203 pending to change the FLUM for entire site to Residential)

**ENVIRONMENTAL REVIEW:**

**Soil Type:** Kendrick Fine Sand/0-5% slopes, Micanopy Loamy Fine Sand /2-5% slopes, Nobleton Fine Sand/0-5% slopes, Homosassa Mucky Fine Sandy Loam

**Features/ Resources:** The larger wetland is shown as class 3 (Comp plan). There are no WHPAs, or SPAs according to County data resources. A Phase 1 Cultural Resource Assessment (CRAS) has been conducted for the archaeological/historical sites. The assessment did not find significant resources and does not recommend listing them as eligible NRHP sites.

**Habitat:** Properties are partially forested with some residential development and shown as rural open, low density residential, mixed hardwood-coniferous, and marsh according to FWC CLC (Florida Cooperative Land Cover Classification System that includes Florida Land Use Cover and Classification System). Kendrick Fine Sand has habitat suitable for gopher tortoise.

**Comment:** The petitioner is required to comply with all applicable FWC regulations and permitting.

**Flood Zone:** AH

**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:**

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:**

These parcels are located within the City of Brooksville Utility Department’s (CBUD) first right to serve district and the developer will need to coordinate with the CBUD for any utility related improvements.

**CITY OF BROOKSVILLE REVIEW:**

No comments received from the City of Brooksville.

**ENGINEERING REVIEW:**

The subject site is located between Wiscon Road and Cortez Boulevard, east of Quarterhorse Lane. The petitioner has proposed two access points into the development and a frontage road that parallels Cortez Boulevard. The County Engineer has reviewed the petitioner’s request and has the following comments:

- This project generates more than 50 PM Peak Hour Trips. A Traffic Access Analysis is required. Please refer to Hernando County Facility Design Guideline IV-18. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer. The Traffic Access Analysis to include a queuing analysis.
- A Frontage Road is required along the entire length of frontage along Cortez Blvd. Per ordinance; the frontage road is shown on the submitted master plan and satisfies this requirement
- The roads and driveways will need to meet County standards.
- Right of way may be required along Wiscon Road.
- FDOT access management and drainage permitting is required.
- Applicant shall contact FDOT for any right of way required along S.R.50/Cortez Blvd.
- This site contains four areas of 1% annual chance floodplain.
- This project must also meet the storm drainage design requirements of South West Florida Water Management District and Hernando County Facility Design Guidelines.

**LAND USE REVIEW:**

**Setbacks, Buffers, Lot Sizes and Lot Layout:**

The petitioner is proposing the following lot widths and sizes:

- Lot Widths: 40' (Deviation from 60'), 60'
- Lot Sizes: 4,800 square feet (Deviation from 6,000) and 6,000 square feet

Additionally, the petitioner is proposing the following setbacks for individual lots within the subject site:

Setback	Lot Sizes	
	40*120	60*120
Front:	20 ft. (Deviation from 25 ft.)	25 ft.
Rear:	15 ft. (Deviation from 20 ft.)	20 ft.
Side (Internal):	5 ft. (Deviation from 10 ft.)	10 ft.
Side (Corner Lot):	15 ft. (Deviation from 20 ft.)	15 ft. (Deviation from 20 ft.)
Number of Lots/Location:	112 – North side of property	24 – South and east side of the property

Perimeter setbacks are proposed as follows:

- From Cortez Boulevard: 95'
- From Frontage Road: 35'
- From East/West Property Lines: 35'
- From Wiscon Road: 205'

**Buffers**

The petitioner has proposed the following vegetative buffers for the subject development:

- Western Boundary: 20'
- Eastern Boundary: 20'
- Wiscon Road (Southern Boundary): 30'
- Between frontage road and lots (Northern side) 20'

Additionally, the petitioner is designating a tree preservation area along Cortez Boulevard with width subject to flexibility based on the design of the frontage road.

**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 has proposed a treed boulevard entrance from Cortez Boulevard and a second access from Wiscon Road. If the master plan is approved, the petitioner shall be required to provide the access points as proposed.

**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 1.86 acres of neighborhood park to be centrally located within the development. If the master plan is approved, the petitioner shall ensure that the park is accessible through vehicular, pedestrian and bicycle means.

**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:** If the master plan is approved, the petitioner shall be required to set aside three (3) acres for the preservation of natural vegetation. This open space shall be consistent with the proposed master plan as submitted with the application. As the buffers are proposed to be greater than 15' in width, they can be counted toward this minimum acreage.

**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:**

Approximately 4.5 acres of the subject site is currently within the Residential Future Land Use Classification. The remaining acreage is the subject of a corresponding small-scale Comprehensive Plan Amendment (CPAM-22-03) that will change the future land use from Rural to Residential.

**Future Land Use Map**

**Strategy 1.04A(3):** The *Residential Category* accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

**Residential Category**

**Objective 1.04B:** The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

**Strategy 1.04B(1):** Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

**Strategy 1.04B(2):** Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

**Single-Family Housing**

**Strategy 1.04B(3):** The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

**Land Use Compatibility**

**Objective 1.10B:** The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**Strategy 1.10B(3):** Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

**Comments:** If the associated Comprehensive Plan Amendment (CPAM-22-03) is approved, the entire property will be located in the Residential Future Land Use classification. However, the petitioner has not adequately addressed the compatibility concerns related to lot sizes on the proposed master plan. The lot sizes should transition from the 60' lots along the perimeter of the site into the 40' lots internal to the site. This may cause the petitioner to adjust the distribution of lots by size. The petitioner shall be limited to 136 dwelling units; a more comprehensive lot layout shall be required at the time of conditional plat.

**FINDINGS OF FACT:**

The request for Rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) with deviations is appropriate based on the following conclusions:

1. the proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area, and
2. the requested use is not adverse to the public interest.

**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 approval of the petitioner's request for Rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) with deviations, and 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 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.
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. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features.
6. At the time of construction drawings, the petitioner shall provide Cultural Resource Assessment (CRAS) report(s) and State Division of Historical Resources letter of determination.
7. Invasive plant species shall be identified during the construction plan review and removed during the development process.
8. The petitioner shall provide jurisdictional wetland lines on future plans and plats.
9. The developer shall coordinate with the City of Brooksville for utility service and required improvements.

10. 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.
11. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer. This Traffic Access Analysis shall also include a queuing analysis for the development.
12. The frontage road as shown on the master plan shall be provided.
13. FDOT access management and drainage permitting shall be required.
14. At the time of development, the petitioner shall coordinate with FDOT for any right of way required along SR 50/Cortez Boulevard.
15. At the time of development, right of way may be required along Wiscon Road as determined by the County Engineer.
16. This project must meet the storm drainage design requirements of South West Florida Water Management District and Hernando County Facility Design Guidelines.
17. Minimum Lot Widths: 40' (Deviation from 60') and 60'
18. Minimum Lot Sizes: 4,800 square feet (deviation from 6,000 square feet); 6000 square feet
19. The petitioner shall design the development whereby the 40' lots will be centrally located within the development. The lots shall transition to 60' lots along the perimeter and to the southeast where adjacent to the Rural land use classification. A comprehensive lot layout shall be required at the time of conditional plat.
20. Minimum Setbacks (40' lots):
  - Front: 20 ft. (deviation from 25 ft.)
  - Rear: 15 ft. (deviation from 20 ft.)
  - Side (Internal): 5 ft. (deviation from 10 ft.)
  - Side (Corner Lot): 15 ft. (deviation from 20 ft.)

21. Minimum Setbacks (60' lots):
- Front: 25 ft.
  - Rear: 20 ft.
  - Side (Internal) 10 ft.
  - Side (Corner): 15 ft. (deviation from 20 ft.)

22. Perimeter Setbacks:
- From Cortez Boulevard: 95 ft.
  - From Frontage Road: 35 ft.
  - From East/West Property Lines: 35 ft.
  - From Wiscon Road: 205 ft.

23. Buffers:
- Western Boundary: 20 ft.
  - Eastern Boundary: 20 ft.
  - Wiscon Road (Southern Boundary): 30 ft.
  - Between frontage road and lots (Northern side): 20 ft.

These buffers shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.

24. The petitioner shall provide two access points into the development – one from Wiscon Road and the other from Cortez Boulevard. The entrance from Cortez Boulevard shall be designed as a treed boulevard entrance into the development in accordance with the Hernando County Land Development Regulations.
25. The petitioner shall provide the minimum neighborhood acreage as required by the County’s Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
26. 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.
27. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
28. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
29. 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 May 9, 2022, 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 rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) with deviations, and 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 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.
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. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features.
6. At the time of construction drawings, the petitioner shall provide Cultural Resource Assessment (CRAS) report(s) and State Division of Historical Resources letter of determination.
7. Invasive plant species shall be identified during the construction plan review and removed during the development process.
8. The petitioner shall provide jurisdictional wetland lines on future plans and plats.
9. The developer shall coordinate with the City of Brooksville for utility service and required improvements.

10. 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.
11. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer. This Traffic Access Analysis shall also include a queuing analysis for the development.
12. The frontage road as shown on the master plan shall be provided.
13. FDOT access management and drainage permitting shall be required.
14. At the time of development, the petitioner shall coordinate with FDOT for any right of way required along SR 50/Cortez Boulevard.
15. At the time of development, right of way may be required along Wiscon Road as determined by the County Engineer.
16. This project must meet the storm drainage design requirements of South West Florida Water Management District and Hernando County Facility Design Guidelines.
17. Minimum Lot Widths: 40' (Deviation from 60') and 60'
18. Minimum Lot Sizes: 4,800 square feet (deviation from 6,000 square feet); 6000 square feet
19. The petitioner shall design the development whereby the 40' lots will be centrally located within the development. The lots shall transition to 60' lots along the perimeter and to the southeast where adjacent to the Rural land use classification. A comprehensive lot layout shall be required at the time of conditional plat.
20. Minimum Setbacks (40' lots):
  - Front: 20 ft. (deviation from 25 ft.)
  - Rear: 15 ft. (deviation from 20 ft.)
  - Side (Internal): 5 ft. (deviation from 10 ft.)
  - Side (Corner Lot): 15 ft. (deviation from 20 ft.)

- 21. Minimum Setbacks (60' lots):
  - Front: 25 ft.
  - Rear: 20 ft.
  - Side (Internal) 10 ft.
  - Side (Corner): 15 ft. (deviation from 20 ft.)
  
- 22. Perimeter Setbacks:
  - From Cortez Boulevard: 95 ft.
  - From Frontage Road: 35 ft.
  - From East/West Property Lines: 35 ft.
  - From Wiscon Road: 205 ft.
  
- 23. Buffers:
  - Western Boundary: 20 ft.
  - Eastern Boundary: 20 ft.
  - Wiscon Road (Southern Boundary): 30 ft.
  - Between frontage road and lots (Northern side): 20 ft.

These buffers shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.

- 24. The petitioner shall provide two access points into the development – one from Wiscon Road and the other from Cortez Boulevard. The entrance from Cortez Boulevard shall be designed as a treed boulevard entrance into the development in accordance with the Hernando County Land Development Regulations.
  
- 25. The petitioner shall provide the minimum neighborhood acreage as required by the County’s Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
  
- 26. 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.
  
- 27. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
  
- 28. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
  
- 29. 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 June 14, 2022, the Board of County Commissioners voted 5-0 to adopt Ordinance 2022-118, approving the petitioner's request for a rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single-Family) with deviations, and with the following unmodified 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 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.
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  - Side (Corner Lot): 15 ft. (deviation from 20 ft.)



21. Minimum Setbacks (60' lots):
  - Front: 25 ft.
  - Rear: 20 ft.
  - Side (Internal) 10 ft.
  - Side (Corner): 15 ft. (deviation from 20 ft.)
  
22. Perimeter Setbacks:
  - From Cortez Boulevard: 95 ft.
  - From Frontage Road: 35 ft.
  - From East/West Property Lines: 35 ft.
  - From Wiscon Road: 205 ft.
  
23. Buffers:
  - Western Boundary: 20 ft.
  - Eastern Boundary: 20 ft.
  - Wiscon Road (Southern Boundary): 30 ft.
  - Between frontage road and lots (Northern side): 20 ft.

These buffers shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.

24. The petitioner shall provide two access points into the development – one from Wiscon Road and the other from Cortez Boulevard. The entrance from Cortez Boulevard shall be designed as a treed boulevard entrance into the development in accordance with the Hernando County Land Development Regulations.
  
25. The petitioner shall provide the minimum neighborhood acreage as required by the County’s Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
  
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28. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
  
29. 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.