

**P&Z ACTION:**

On March 11, 2024, 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(GHC)/Planned Development Project (General Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily), 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. A 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 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.
4. The development shall meet the minimum buffer requirements of the County LDR’s.
5. Minimum Building Setbacks:
  - US Hwy 19: 125'
  - Side: 10'
  - Rear: 20'
  - Jurisdictional Line 35'
  - Building Separation: 30'
  - Maximum Building Height: 3 Stories
6. 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.
7. 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.

8. The petitioner shall contact Florida Division of Historical Resources to determine if a cultural resource assessment is required prior to permitting.
9. 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.
10. A Frontage Road is required along the entire Frontage of Commercial Way (US-19), per Ordinance. Applicant must install upon County request of need and demand at developers' expense. The petitioner shall coordinate with the County Engineering Department to the determine location of the frontage road.
11. Driveway and Parking Layout will need to meet Hernando County standards.
12. FDOT Access Management and Drainage permit may be required.
13. Future revisions shall require a revised Traffic Access Analysis.
14. An internal circulation plan shall be required, as the site plan indicates a potential boardwalk.
15. The petitioner shall include the jurisdictional wetlands on the master plan and on all future plans or drawings for this property.
16. Project shall be limited to 29 dwelling units.
17. The petitioner shall provide a master plan in compliance with all of 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.