

P&Z RECOMMENDATION

On August 8, 2022, the Planning and Zoning Commission voted 5-0 to postpone the petitioner’s request for a Master Plan Revision on Property Zoned PDP(SF)/ Planned Development Project (Single-Family) with Deviations to a future hearing date, with the applicant incurring all readvertising costs.

P&Z RECOMMENDATION:

On September 12, 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) to PDP(SF)/ Planned Development Project (Single-Family) with Deviations and 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 petitioner shall provide a 10’ perimeter landscape buffer within the lots and shall ensure the protection of the 10’ buffer via a HOA restricted easement. A 6’ fence shall be provided along the perimeter of the project. The 10’ buffer easement shall be shown and labeled on all construction drawings.
3. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.
4. All previously approved performance conditions shall remain in full force and effect with the exception of condition #9 modified herein.
 - A wildlife survey shall be prepared by a qualified professional to identify listed species present prior to development activities. The petitioner is required to comply with all applicable FWC regulations.
 - 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.

- Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
- The developer shall connect to the central water and sewer systems at time of vertical construction.
- The petitioner shall preserve the minimum five percent (5%) 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.
- 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.
- Minimum Setbacks, Lot Widths, Number of Units and Lot Sizes:
 - Front: 20' (deviation from 25')
 - Side: 7.5' (deviation from 10')
 - Rear: 20'
 - Minimum Lot Width: 75'
 - Minimum Lot Size: 10,500 square feet
 - Maximum Number of Units: 30
- 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.
- The petitioner shall provide a full connection to the north at time of development.

5. No construction traffic shall be permitted on Challice Drive.