

P&Z RECOMMENDATION:

On October 31, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and 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 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 petitioner shall provide a 15' landscape buffer along the north and south boundaries as indicated on the master plan. Additionally, a 6' high opaque fence or wall shall be provided along the northern property line within the proposed 15' buffer where the multifamily structures abut the northern mobile home subdivision. The northern buffer shall be supplemented with vegetation where necessary. All other areas must meet the minimum County LDR's.
5. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRAs) within the proposed project.
6. A Traffic Access Analysis shall be required. The Traffic Access Analysis shall also include Operational Analysis.
7. The petitioner shall improve Allgood Road to current County Major Local/Commercial Roadway standards to 50-feet West of the driveway, including the 90-degree curve of Wendy Court.
8. The petitioner shall provide sidewalks from Wendy Court to the West side of driveway.
9. The parking layout shall meet Hernando County Parking Lot Standards.

10. The petitioner shall coordinate the access road to dumpster area with the County Engineer due to potential locational conflicts.
11. 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.
12. Minimum Building Setbacks:

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| Algood Road: | 25' |
| North: | 25' |
| Side: | 10' |
| Rear: | 20' |
| Accessory Structures: | 20' |
| Building Separation: | 15' |
| Maximum Building Height: | 3 Stories |
| Maximum Dwelling/Building: | 24 (deviation from 12) |
13. 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.
14. The Multifamily development shall provide a 4 lane boulevard entrance.
15. 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.
16. 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.