

**P&Z RECOMMENDATION:**

On June 13, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request to Establish a Master Plan on Property Zoned PDP(MF)/Planned Development Project (Multifamily) and Property Zoned PDP(SU)/Planned Development Project (Special Use) with Deviations and 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 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 multifamily development shall provide a 6' high opaque fence or wall along the western property line. Buffer must include 8' trees (at planting) along the western boundary where the proposed garage units are not providing visual buffering. All other areas must meet the minimum County LDR’s.
5. The developer must provide geotechnical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including any proposed drainage retention areas (DRA) within the project required to test for karst features or voids.
6. 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.
7. A Traffic Access Analysis Que Stacking study will be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
8. Minimum Building Setbacks:

Astaire Lane:	35'
Front:	25'
Side:	10'
Rear:	20'

Garages:	5'
Building Separation:	15'
Maximum Building Height:	3 Stories

9. 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.
10. The Multi-Family development shall provide a boulevard entrance.
11. 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.
12. The proposed roadway extension will be required to meet County standards.
13. 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.