

**P&Z RECOMMENDATIONS:**

On September 11, 2023, 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 AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) 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. 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 developer shall provide a ~~55'~~ 30' buffer along Anderson Snow Road from the new ROW line along with a 6' high opaque fence or wall along the western property line. The western buffer shall include 8' trees at planting. A 10' landscape buffer shall be provided along Amero Lane and the northern property line.
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 Que Stacking study will be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
7. A 25' wide of right-of-way dedication shall be required to accommodate the widening Anderson Snow Road.
8. Sidewalks shall be either be installed, by the developer, along the entire frontage of Anderson Snow Road and Amero Lane or the developer shall pay into the sidewalk fund. This determination shall be made by the County Engineer at the time of construction plan approval.
9. Minimum Building Setbacks:
  - Anderson Snow Road: 55' from existing ROW (deviation from 75')
  - Amero Lane: 35'
  - West: 35'
  - North: 10'
  - Maximum Building Height: 35' 45'
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. 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 petitioner shall provide a master 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.