

P&Z Action:

At their January 8, 2024 meeting the Planning and Zoning Commission voted 5-0 recommended to the BOCC approval of the petitioner’s request for a rezoning from CPDP (Combined Planned Development Project) to PDP(GC)/ Planned Development Project (General Commercial), PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow park models and 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 wildlife survey, prepared by a qualified professional, prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The petitioner shall provide open space per the master plan. The open space shall not be developed ~~and may only be utilized for passive recreation.~~
4. The petitioner shall provide a 50' buffer along the west, south and east property boundaries. The buffer shall be supplemented where necessary to achieve the highest level of opacity.
5. Minimum Perimeter Setbacks:
 - North: 75'
 - East: 65'
 - West: 65'
 - South: 65'

Recreation Commercial

6. No accessory structures associated with RV’s ~~including park models~~, attached or detached shall be permitted.
7. ~~One (1) permanent resident structure shall be permitted for use by the property’s operations manager.~~
8. No e-Occupancy shall not exceed 180 days, **except for the permanent structure occupied by the property operations manager. and no permanent units except Park Models shall be permitted.**
9. The development shall be limited to 520 units.
10. Minimum RV/Park Model Building Setbacks and Lot:
 - Front: 20'
 - Side: 15'
 - Rear: 15'

- **Parking Space** Lot Width: 35' (Deviation from 40')
- **Parking Space** Lot Size: 2,450 Sq Ft (Deviation from 2,800 Sq. Ft.)

Commercial

- ~~11. The commercial development shall meet the minimum requirements of the Large Retail Development standards.~~
12. The project shall be limited to 150,000 square feet of Commercial including all outparcels.
13. **If any building is 65,000 square feet or larger, the large retail standards shall apply.**
- ~~13. A minimum 35' landscape buffer shall be provided along SR 50 in accordance with the Large Retail Development Standards.~~
14. Minimum Commercial Building Setbacks:
 - SR 50: 75' (deviation from 125')
 - Side: 10' (deviation from 20')
 - Frontage Road: 35'

Engineering

15. This project is adjacent to Cortez Boulevard (SR 50) and a reverse frontage road with sidewalk shall be required. **The frontage road shall extend from the main entrance to the eastern property upon need and demand by the County.**
16. A Traffic Access Analysis shall be required. The Traffic Access Analysis shall include a queuing analysis and any improvements identified by the Traffic Analysis will be the responsibility of the developer to install.
17. **The driveways along Cortez Boulevard (SR 50) may be limited to right-in/right-out access only. Use Cliff's wording.**
18. Commercial access shall be through the frontage road.
19. An FDOT driveway connection permit and an FDOT drainage permit shall be required.

Overall Project

20. It shall be the responsibility of the petitioner to coordinate with the "Master Site File" to determine whether the subject site has Archaeological features.
21. The petitioner shall coordinate with the City of Brooksville Utility Department's (CBUD). **A letter of Capacity from the City of Brooksville shall be provided to the Planning and Zoning Commission before the Board of County Commissioners hearing.**

22. The development shall be required to reduction/transition the 10 DU/AC to 6 DU/AC along the south, southeastern portion of the project. Densities along this area should not exceed six (6) units per acre.
23. The petitioner shall provide a revised 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.