

P&Z ACTION:

On March 11, 2024, 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 Master Plan Revision for a parcel zoned 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. All previous performance conditions (H2208) shall be in full force and effect with the exception of those conditions revised and listed below.

14. Minimum Perimeter Setbacks ~~(not inclusive of the vegetative buffer):~~
 - West (US Hwy 19): 75'
 - North (Centralia Road): 35'
 - South: 25'
 - East: 65'

The setback reduction to the northern property line shall be limited to the residential portion of the development only.

15. Minimum Setbacks, Lot Widths and Lot Sizes:
 - Front (single family): 25'
 - Front (villas): 20'
 - Side: 5' (0 internal for villas)
 - Rear: 15'
 - Minimum Lot Width: 35'
 - Minimum Lot Size: 4,200 square feet

The reduction in Lot Width and Lot Size shall be limited to the Villa lots.

19. The petitioner shall designate an entrance from US Highway 19 (Commercial Way) as a treed boulevard roadway into the development, meeting the requirements of the Hernando County Land Development Regulations.

The petitioner shall designate a treed roadway at conditional plat. Treed roadway shall include the required 10' buffer.

25. The petitioner is limited to 586 dwelling units. A specific lot layout shall be provided at the time of conditional plat.

3. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.