

**P&Z Action**

On February 12, 2024, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single-Family) with 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 wildlife survey shall be prepared by a qualified professional at the time of conditional plat approval. The petitioner is required to comply with all applicable FWC regulations.
3. The petitioner must 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 Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County’s Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.
5. Minimum Lot Width and Size:  
R1-A (Single Family):  
Lot Width: 60’x100’  
Lot Size: 6,000 Sq. Ft.  
  
R2 (Duplex)  
Lot Width: 75’x100’  
Lot Size: 12,000 Sq. Ft.
6. Minimum Building Setbacks:  
Front: 25’  
Side: 10’  
Rear: 20’
7. Geotechnical investigation and reporting shall be conducted in accordance with the requirements of Hernando County Facility Design Guidelines.
8. The site appears to have relic sinkhole and shall be evaluated by a Florida Registered Geotechnical Professional prior to conditional plat approval. The geotechnical evaluation shall indicate whether a Special Protection Area (SPA)

is present; based on the outcome of this geotechnical evaluation, the petitioner shall either be required to abandon the SPA or follow all related Land Development Regulation requirements for SPAs including the density limitation in accordance with Sec. 28-266. If it is determined that the SPA can be abandoned, the recommendations shall be included in the construction drawings for construction plan approval, and the number of lots may be increased to the proposed maximum provided all the necessary mitigation is completed prior to final plat approval.

9. Invasive plant species must be identified during the subdivision review and removed during the development process.
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. Sidewalks will be required along Miracle Drive and Century Drive.
12. The developer shall conduct a utility capacity analysis and shall be required to connect to the central water and sewer systems at time of vertical construction.
13. 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.