

P&Z RECOMMENDATION:

On July 11, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners approve a resolution adopting the petitioner's request for a rezoning from AG/(Agricultural) to 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. At each conditional plat, the petitioner shall be required to provide the following land use entitlement tracking:
 - Number of units requested versus total allowed for entire development;
 - Neighborhood Park acreage included in submission versus total required for development; and
 - Land set aside for natural vegetation included in submission versus total required for development.
3. A comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.
4. 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.
5. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
6. The petitioner shall contact the Florida Division of Historical Resources Review and Compliance Section to determine if a cultural survey is required. Based on the outcome of the cultural resource assessment, if required, the developer may be required to make alterations to the site design to preserve significant archaeological and cultural resources.

7. The developer must provide geotechnical and geophysical testing in accordance with the Hernando County Facility Design Guidelines including all proposed drainage retention areas (DRA). Relic sinks that are not tested as part of the drainage retention system shall undergo geotechnical testing to determine if they are Special Protection Areas. If a Special Protection Area is identified, the petitioner shall either be required to abandon the SPA or modify the development plan to prohibit development over the karst features.
8. 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.
9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
10. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
11. The developer shall provide emergency access connections to all stub streets (Opportunity Avenue, Foothill Street and Chastain Street) for better distribution and disbursement of traffic. These access connections shall be designed to meet all full access requirements as identified in the Hernando County Facility Design Guidelines and may be converted to full access connections based on need, demand and public benefit as approved by the County Engineer. This language shall be included on the master plan and all development plans for the site. The connection to Opportunity Avenue shall be a full access, not an emergency access.
12. Development must comply with SWFWMD ERP (South West Florida Water Management District Environmental Resource Permitting) and Hernando County Facility Design Guideline storm drainage regulations.
13. A roundabout ~~should~~ shall be constructed ~~at the intersection of Sterling Hills Boulevard and the internal road adjacent to Pod B.~~ at a location as approved by the County Engineer.

14. A traffic analysis has been submitted by the petitioner and has been reviewed by the County Engineer. All required improvements identified in the traffic analysis shall be the responsibility of the developer.
15. The petitioner shall continue Sterling Hills Boulevard as a treed boulevard entrance into the development, utilizing landscaping similar in size and scale as previously planted for continuity of design.
16. Minimum Lot Widths and Sizes by Pod:

Pod	Lot Widths Permitted/ Location within Pod	Lot Sizes Permitted
A	60'	7,200 square feet
B	60' where adjacent to existing residential	7,200 square feet
	50' all other lots	6,000 square feet
C	40' interior	4,800 square feet
	50' exterior	6,000 square feet
	60' along southern cul-de-sac	7,200 square feet
D	80' <u>60'</u> where adjacent to existing residential	9,600 <u>7,200</u> square feet
	60' all other lots	7,200 square feet
E	80' <u>60'</u> along eastern perimeter where adjacent to existing residential	9,600 <u>7,200</u> square feet
	60' remainder of perimeter lots	7,200 square feet
	50' interior lots	6,000 square feet
F	60' where adjacent to existing residential	7,200 square feet
	50' remaining lots	6,000 square feet

*If Pod A is used as a sales center, it can have a mix of 40' and 50' lots against the drainage retention area.

17. Minimum Buffers are as follows:
 - North: 10'
 - South: 10'
 - East: 50' (along Pods D, E and F)
 - East: 30' (remaining eastern property line)
 - West: 30' (where adjacent to existing residential)
 - West: 20' (remaining western property line)

These buffers are all to be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to to 80% opacity within 3 years of planting. The buffers shall also include a black chain length fence on the Caldera side of the property.

18. Perimeter setbacks (inclusive of the vegetative buffer):

North:	35'
South:	35'
East:	<u>75' 65' (along Pods D, E and F)</u>
East:	<u>45' (remaining eastern property line)</u>
West:	<u>55' (South of Chastain)</u>
West:	<u>45' (North of Chastain)</u>

19. The neighborhood park acreage shall be split into three (3) separate pods, at a minimum of 1.0 acre per each pod, located throughout the development. These pods should be placed in the following approximate locations, with specific locations to be defined at the time of conditional plat:

- Park Pod 1: Between residential pods B and C
- Park Pod 2: North side of Sterling Hills Boulevard, between pods C and D
- Park Pod 3: Southern end of development, between pods E and F

Additionally, specific amenities as identified in the Public Information Workshop (i.e., dog park, amenity center, etc.) shall be identified at the time of conditional plat.

20. The petitioner shall set aside 17.76 acres for the preservation of natural vegetation within the development.

21. The site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the Caldera development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide ~~with an appropriate treed buffer on both sides based upon the scale and intensity of adjoining uses.~~ These pathways and shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas. At the time of conditional plat, a cross section of the multipurpose path shall be provided to the planning department for review and approval.

22. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

23. If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

24. The developer shall generate a project absorption schedule; this schedule shall be updated on an annual basis upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.
25. The petitioner is limited to a maximum number of ~~848~~ 841 single-family units, in accordance with the traffic access analysis.
26. 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.