

REVISED STAFF RECOMMENDATION:

Staff recommends the Board of County Commissioners approve the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and the following modified performance conditions (modifications as shown indicate staff proposed modifications, those as recommended by the Planning and Zoning Commission have been accepted and made part of the 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 floral and faunal survey including invasive species, prepared by a qualified environmental professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
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.
4. 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.
5. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.
6. The geotechnical evaluation and report is required by a Florida Registered Geotechnical Professional Engineer prior to construction drawing approval. The geotechnical evaluation shall indicate whether a Special Protection Area (SPA) is present or propose alternative testing due to high water levels. Based on the outcome of the geotechnical evaluation all Land Development Regulation requirements shall be met and report recommendations, including remediation, shall be met.
7. The petitioner shall provide a 50-foot wetland buffer from the jurisdictional wetland line to the Class 1 wetland on the master plan, plats, and construction

- plans, unless the wetland is determined not to contain a direct aquifer connection. Additionally, the petitioner shall provide a conservation easement over wetland and the wetland buffer.
8. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
 9. 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.
 10. A Traffic Access Analysis is required. This Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer. Additionally, if the petitioner chooses to proceed with development prior to completion of Lake Hideaway, the petitioner shall be required to bring Bourassa Boulevard to County Standards.
 11. The developer shall be required to develop an emergency access connection to Lazy Days Court meeting the Hernando County Facility Design Guidelines and gated in accordance with the requirements of Hernando County Fire and Emergency Services.
 12. This project must also meet the storm drainage design requirements of South West Florida Water Management District and Hernando County Facility Design Guidelines.
 13. The developer shall coordinate with the Lake Hideaway development (H2110) on a more appropriate access easement to Bourassa Boulevard. This access easement must be approved by the County Engineer prior to site development.
 14. Minimum Perimeter Setbacks:
 - North: 25'
 - South: 100'
 - West: 25'
 - East: 25'

All perimeter setbacks are inclusive of the required vegetative buffers.

Minimum Lot Setbacks

Front: 25'

Side: 0' (between units)/15' (between townhome clusters)

Rear: 15'

15. Minimum Lot Width: 22' (Deviation from 50')

16. Minimum Lot Size: 1,980 square feet (Deviation from 6,000 square feet)

17. Minimum Buffers:

North: 25'

South: 50'

West: 10'

East: 25'

All buffers shall be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to 80% opacity within 3 years of planting. All required buffers shall remain undisturbed during site development except for dead trees and exotic invasive species which shall be removed. Existing vegetation shall be retained and, if necessary, supplemented with vegetation meeting the requirements of the Florida Yards and Neighborhoods program. Opaque fencing shall not be used to meet opacity requirements.

In addition to the vegetative buffer, an 8' black chain link fence supplemented with vinyl slats to increase opacity shall be placed on the Land Builder side of the property to increase security and privacy for existing Woodland Waters residents.

18. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations and relocate the neighborhood park to create one consolidated space easily accessible to all residents via vehicular, pedestrian and bicycle means and not split by the roadway network serving the development.

19. The petitioner shall set aside the minimum natural vegetation in accordance with the Hernando County Land Development Regulations.

20. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.

21. Townhomes shall be limited to one-story buildings, with a maximum of four units per building, along the southern and eastern borders of the property, with green space between buildings to create visual separation between buildings.

22.-21. 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.