

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 rezoning from AG (Agriculture) to PDP(REC)/ Planned Development Project (Recreational) with Deviations and 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 shall negotiate a water and sewer agreement with the City of Brooksville and to public utilities as required by the City.
4. Minimum Building Setbacks:
 - Front: 20'
 - Side: 15'
 - Rear: 8'
 - Lot Size: 40' x 40'; 2,800 square feet
5. A minimum 25' landscape buffer shall be provided along the entire boundary.
6. Alternative paving methods shall be reviewed/approved by the Zoning Official.
7. The petitioner shall install a Frontage Road upon County request of need and demand at developers' expense.
8. The internal roadways shall meet Hernando County standards.
9. A Traffic Access Analysis shall be required as required.
10. The Driveway connection shall meet Hernando County standards.
11. FDOT access management and drainage permit may be required.
12. The development size shall be permitted at a minimum of 5.1 acres (Deviation from 10.0 acres).
13. The development shall be limited to 56 RV spaces. Glamping site shall not exceed 10 spaces.

14. 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.