

**BOCC ACTION:**

On August 13, 2019, the Board of County Commissioners voted 5-0 to adopt Resolution 2019-128 approving the petitioner's request to revise a Master Plan on property zoned CPDP/(Combined Planned Development Project) which includes SF/(Single Family), MF/(Multifamily), GC/(General Commercial) with specific C-2 uses, OP/(Office Professional), and Congregate Care Facility; and a Rezoning from AG/(Agricultural) to CPDP/(Combined Planned Development Project) to include SF/(Single Family), MF/(Multifamily), GC/(General Commercial) with specific C-2 uses, OP/(Office Professional) with specific C-1 uses; with deviations, with 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. The property 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 board and the county.
3. The petitioner shall provide a wildlife and aquatic survey (associated with caverns), prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
4. Approved wetland jurisdictional lines shall be shown on all conditional plats, development plans, and construction plans.
5. The development shall meet the minimum open space requirements of the County's LDRs.
6. The developer shall meet the treed roadway/access requirements of the County's LDRs and must provide a minimum of two (2) access points for the single-family development and multifamily development/mixed use areas. Any individual development pods that exceed 50 units shall meet the two (2) access point requirement.
7. Development of the property shall comply with the County's flood plain management ordinance, the requirements of the County Engineer, and Facility Design Guidelines pertaining to development in the 100-year floodplain.

8. The developer shall provide an access management study and traffic analysis for the overall project build-out and future connections for review and approval by the County Engineer prior to the issuance of any permits for the project. The developer shall be responsible for all operational and/or link improvements determined necessary by the access management study and traffic analysis.
9. The developer shall be required to install bus stops at locations determined by the Transit Division meeting ADA requirements consistent with the FDOT 2013 Accessing Transit Design Handbook.
10. The petitioner shall meet the following requirements for the collector roadway:
  - The required rights-of-way for the north south collector roadway must be established prior to development.
  - The collector roadway will be the responsibility of the developer to build.
  - The proper roadway cross sections (e.g.: HCFDG: 4-lane Collector, 2-lane Collector) are to be provided to ensure adequate roadway capacity at build-out.
  - This proposed project is to define the widths and limits of right-of-way for the new collector roadway. The right-of-way shall be 130' wide from SR 50 to 1,000' north of the new hospital entrance/west roadway, then 80' wide for a 2-lane collector terminating at the north property line. The County will issue impact fee credits for any additional right-of-way needed, beyond what is describe above. The value of the right-of-way shall be determined by a licensed Florida real estate appraiser.
  - The horizontal and vertical curves to be designed per the proper design speed of the specific class roadway (e.g. horizontal 690' radius at 40 MPH).
  - Auxiliary turn lanes at all intersections are to be provided as warranted to ensure adequate roadway and intersection capacity.
  - The north/south collector roadway is to provide sufficient spacing to facilitate any warranted turn lanes and traffic stacking between its intersection with SR 50 and a proposed new hospital entrance drive and the roadway to the west.
  - Signalization of the new collector road intersection at SR 50 has been proposed. The traffic signal at SR50 at the existing Oak Hill Hospital entrance is less than 1,200 feet from this new intersection. The County and the FDOT will need to approve signal spacing at this distance, as it would be less than the standard ½ mile spacing. The existing signal may be eliminated to accommodate the new signal. The petitioner shall be responsible for a proportionate share of the cost of a new signal with the project to the east. Impact fee credits will be issued for the balance of the cost to construct the new signal.
11. A Cross Access Agreement shall be provided between commercial outparcels.

12. A frontage road shall be provided across the site at a location determined by the County Engineer. A frontage road that provides direct cross access to the commercial areas may also be required.
13. The applicant shall provide neighborhood parks for all residential uses in accordance with the requirements of Section 26-75 of Article III, Chapter 26 of the Hernando County Code of Ordinances.
14. All onsite lighting for the commercial areas shall meet the requirements of the land development regulations for large retail development.
15. Minimum Perimeter Project Setbacks:
  - South (Where Adjacent to Cortez Boulevard ROW): 75' (Deviation from 125')
  - South (Where Adjacent to Oak Hill Hospital): 15' (Deviation from 20')
  - North, West and East (Where Adjacent to Royal Highlands and High Point): 50'
  - Adjacent to Duke Energy Power Line Easement: 15' (Deviation from 20')
16. Minimum Setbacks from Internal Roads:
  - From Project Frontage Road: 35'
  - From Project Boulevard Collector Road (Single Family Residential): 35'
  - From Project Boulevard Collector Road (all other uses): 75'
17. Minimum Project Buffers: Where Adjacent to Royal Highlands: 50'
  - Where Adjacent to High Point Subdivision Lots: 50'
  - Where Adjacent to Project Boulevard Collector Road (Single Family): 20'
  - Where Adjacent to Project Boulevard Collector Road (Commercial/Mixed Use): 35'
  - Where Adjacent to Frontage Road and SR 50 (Commercial/Mixed Use): 35'
18. All required buffers shall be landscaped or enhanced to achieve a minimum opacity of 80%. Buffers may be augmented through the use of fences or walls as desired.
19. Minimum Residential Setbacks:

Single-Family Residential

  - Front: 20' (Deviation from 25')
  - Side: 5' (Deviation from 10')
  - Rear: 15' (Deviation from 20')

Villa Lots:

  - Front: 20' (Deviation from 25')
  - Side: 0/10 5' (Deviation from 10' on both sides)
  - Rear: 15' (Deviation from 20')

20. Minimum Office Professional and Commercial Building Setbacks:
  - Front: 35'
  - Side: 20'
  - Rear: 35'
  
21. Multifamily and Congregate Care Setbacks:
  - Front: 25'
  - Side: 10'
  - Rear: 20'
  
22. Minimum County Required Sign Setbacks:
  - Up to 75 square feet in area: 5' from property line
  - 75 square feet and up to 150 square feet in area: 10' from property line
  - 150 square feet or greater: 20' from property line
  
23. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the buildings developed on the commercial property. All on-site advertising signs, including outparcels, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.
  
24. The petitioner shall comply with all Large Retail Project design standards of the County's Land Development Regulations for the designated commercial and office areas.
  
25. The project shall be limited to a maximum of:
  - 80,000 square feet of office
  - 980 residential units
  - 500 Single Family units
  - 320 attached villas located west of the Duke Energy Power Lines
  - 180 Multifamily units located in the mixed-use areas including 75 independent living units
  - 216 Skilled Nursing Units
  - 120 Assisted Living/Memory Care Units
  - 140,000 square feet of Commercial
  - Commercial uses located in the mixed-use section west of the Duke Energy Power Lines are limited to a maximum of 16,650 square feet.
  - Up to 45,000 square feet of commercial is set aside for Parcel Key 1765744.
  - 80,000 square feet of Office.
  
26. The site design shall provide that pedestrian circulation is coordinated on site and between adjacent properties.

27. The only additional C-2 use permitted in the commercial area shall be for Alcoholic Beverage Dispensation.
28. The petitioner shall meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.
29. This project is located within the Weeki Wachee Basin identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. The developer/HOA shall provide new property owners with written program materials and owners shall be encouraged to utilize Florida-Friendly Landscaping™ Program principles, techniques, and landscaping.
30. A geotechnical evaluation identifying all sink features located on the site and report with recommendations for site development prepared by a qualified professional shall be used in the design and layout of the project/infrastructure and shall be submitted to the County in connection with construction plan or site development plan review for each phase to demonstrate that efforts have been made to avoid adverse impacts to subsurface karst sensitive features.
31. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for drainage retention areas (DRAs) within the project.
32. An improved 50-foot upland/wetland buffer with post-outfall treatment for stormwater shall be retained and remain undisturbed around the sinks (aka – Joe, Mary, the Lost 40, and any other sink features as determined by a qualified geotechnical professional) measured from the High-Water Mark landward. The buffers shall be planted with native vegetation, where needed, to control erosion and shall be maintained (invasive exotic species are to be removed). A conservation easement over the wetlands and required upland buffers shall be provided at the time of final platting or prior to development where platting is not required.
33. The collector roadway shall be constructed as a boulevard roadway to the reverse frontage road and construction shall be continued to the north as development occurs.
34. The petitioner shall contact the Department of State, Division of Historic Resources for any additional archaeological compliance survey requirements.
35. The landscape plan shall be designed to provide clear sight windows and sight triangles at all points of external access and along the internal roadways.
36. No access shall be from existing residential roads within the Royal Highlands or High Point communities unless emergency access is required by the Fire Department in

- which case it shall be gated and designed in accordance with the Fire Department Standards.
37. A water and sewer capacity analysis shall be required in accordance with the standards/requirements of the Hernando County Utilities Department.
  38. 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.