

P&Z ACTION:

On January 9, 2023, 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 the from PDP(SU)/Planned Development Project (Special Use) to PDP(MF)/Planned Development Project (Multifamily) 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. A comprehensive 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.
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™ (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 testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if karst features are present.
6. The developer shall conduct a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction.
7. A Traffic Access Operational Analysis shall be required and shall include an analysis of the first two driveways setback distances. Any improvements identified by the Traffic Access Operational Analysis will be the developer’s responsibility to install.
8. The proposed second access to Mariner Boulevard shall be limited to right-in/right-out only.
9. Minimum Perimeter Setbacks:
 - North: 20'
 - South: 20'
 - West: 35' 20'
 - East: 20'

Internal Building Setbacks:

- Access Drive: 20' (Deviation from 25')
- Side (between units): 0' (Deviation from 10')

10. The petitioner shall provide a treed boulevard entrance from the YMCA entrance as indicated on the master plan.
11. Minimum Buffer Requirements:
 - North - (Spring Hill lots): 20' at 80% opacity
 - South - (YMCA Facility): 10' landscaped
 - East - (Duke Powerline): 10' landscaped
 - West - (Mariner Blvd): 15' landscaped
12. A waiver of the neighborhood park is granted due to the partnership with YMCA.
13. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County Land Development Regulations.
14. The petitioner shall set aside the minimum acreage for natural vegetation in accordance with the Hernando County Land Development Regulations.
15. 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.