

**P&Z RECOMMENDATION:**

On June 13, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution Establishing a Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) and a Rezoning from PDP(GC)/Planned Development Project (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial and Multifamily uses with Deviations, and 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 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 shall 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 petitioner shall provide a minimum 20' landscape buffer along the eastern boundary against the Suncoast Parkway. The existing trees shall remain within the buffer area and supplemented as needed to achieve a minimum 80% opacity within three years of planting. Additionally, the petitioner shall provide a 20' (deviation from 35') commercial buffer along Spring Hill Drive and Barclay Avenue at 80% opacity within three years of planting. The remaining commercial area shall meet the minimum commercial standards.
5. A master plan revision shall be required for any future Assisted Living Facility (ALF) on Tract 3.
6. A Traffic Access Analysis, Signal Warrant Analysis and a queue Stacking Study shall be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
7. Commercial development shall be limited to 61,375 square feet for tract 3 (Parcel key #377577)
8. Maximum Building Height:  
Townhomes: 35'2 Story  
Multifamily: 60'4 Story

- 9. Minimum Building Setbacks:
  - Suncoast Parkway: 75'
  - Frontage Road: 20'
  - Garages: 20'
  - Building Separation (Under 45'): 15'
  - Building Separation (Over 45'): 15' plus one foot for every foot above 45'

- 10. Minimum Commercial Building Setbacks:
  - Spring Hill Drive: 75'
  - Barclay Avenue: 75'
  - Side: 20'
  - Rear: 35'
  - Access/Frontage Road 20'

Minimum Commercial Internal Setbacks:

- Internal Setback: 20'

- 11. 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.
- 12. The Multi-Family development shall provide a boulevard entrance.
- 13. The development shall be limit to a total of 462 units.
- 14. A maximum of 76 units per building shall be permitted
- 15. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project.
- 16. The petitioner shall be required to provide a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction. The petitioner shall coordinate with HCUD for acquisition of a new force main easement and installation of the new force main.
- 17. The project shall meet the minimum sign standards as required by the County LDRs. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All

on-site advertising signs, including outparcels and the subdivision entrance signs, 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 the Hernando County Code of Ordinances.

18. The development shall meet the minimum LDR design standards for large retail development in Article III, Appendix A (Zoning).
19. The petitioner shall be required to provide interconnectivity and cross-connection between outparcels.
20. The commercial Tree Preservation Density and 5% Natural Tree Preservation Areas shall be permitted for relocation into the Multifamily and Townhome portions of the project. The multifamily and townhomes shall be required to meet the minimum prospective requirements and the relocated 5% Natural Tree Preservation Areas shall be dedicated preservation tracts.
21. All lighting shall be full cut off fixtures in order to prevent any light spillage into neighboring parcels.
22. The petitioner shall provide a master plan in compliance with all of 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.