

BOCC Action

On 09/24/24, the Board of County Commissioners voted 3-0 to adopt Resolution 2024-06 the petitioner's request for a rezoning from PDP(GC) General Commercial with C2 uses to CPDP (Combined Planned Development Project) to include Multifamily and General Commercial with deviations 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. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.
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. Retention of large native trees and stands should be maintained to the extent possible.
4. The Builder/Developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department. (Condition dependent on lot ownership and how the site will be developed.)
5. The petitioner shall contact the State Division of Historical Resources, Compliance and Review section, to determine if there are any State survey requirements for any archaeological features near the subject property.
6. The petitioner shall provide the minimum required natural vegetation in accordance with the Hernando County Land Development Regulations.
7. The petitioner shall coordinate with the City of Brooksville Utility Department's (CBUD).
8. A formal application for School Concurrency Analysis shall be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. Should the School District

then find sufficient capacity neither exists, nor is anticipated to exist within three (3) years from the issuance of such approval, the School District will require, as a condition of any such approval, a Capacity Improvement Agreement or a Proportionate Share Mitigation Agreement with the School Board, to offset the demand for public school facilities created by the proposed development.

9. The petitioner shall coordinate the frontage road and any potential variances with the County Engineer. This coordination will include the drainage retention area.
10. A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
11. The development will be required to provide a sidewalk along Yontz Road or shall contribute towards the County's Sidewalk Fund.
12. A sidewalk will be required along US Hwy 98 (Ponce De Leon), pending FDOT recommendation. If the sidewalk is not recommended by FDOT, the developer may pay into the sidewalk fund.
13. FDOT access management and drainage permit may be required.
14. The development shall be permitted a single boulevard entrance of Yontz Road.
15. Townhome Building Setbacks:
 - Front: 25'
 - Side: 5' and 0' for internal townhome setbacks (deviation from 10')
 - Rear: 15' (deviation from 20')
16. Townhome Design Criteria:
 - Lot Size: 2,000 Sq. Ft. (deviation from 12,000 Sq Ft.)
 - Lot Width: 20' (Deviation from 75')
 - Lot Coverage: 65% (deviation from 35%)
 - Building Height: 45' (Two-Story)
17. Residential Perimeter Setbacks:
 - North (Yontz Road): 35'
 - East (adjacent to commercial property): 15'
 - East (adjacent to non-commercial property): 0'
 - South: 35'
 - West: 0'
18. Maximum Building Height: 45' and/or Three (3) Stories

19. Commercial Building Setbacks:
 - East (US Hwy 98): 75' (deviation from 125')
 - North (Yontz Road): 35' ~~75'~~
 - South: 20'
 - Rear: 35'
 - Side: 15' Building Separation
 - Side (internal lot lines): 5' (deviation from 20')
20. A treed roadway shall be provided per County LDR's.
21. Minimum Residential Buffers:
 - North: 15' Landscape Buffer
 - South: 20' Natural vegetated buffer with 80% opacity, enhanced as necessary
 - West: 10' Adjacent to townhomes
22. Emergency access shall be provided to the proposed reverse service/frontage road.
23. The petitioner shall provide a 10' landscape buffer with a 6' high opaque fence. The fence shall be placed on the residential side of the buffer. The buffer shall include 8' high trees at planting, in a staggered planting a maximum of 30' between trees. The remaining areas shall meet the minimum buffer requirements of the Commercial Design Standards and the Community Appearance Ordinance.
24. A minimum of 3.0 ~~5.0~~ acres of commercial shall be provided in order to meet the overall objectives of the Comprehensive Plan.
25. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.