

P&Z RECOMMENDATION:

On October 31, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners approve the petitioner's request for a Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and 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. Invasive plant species, if present, are to be removed during the development process.
3. The petitioner is required to comply with all applicable FWC regulations and permitting.
4. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.
5. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department
6. Wetlands shall be delineated on all plats and plans during the development process.
7. 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.
8. The petitioner shall be required to complete a utility capacity analysis and connect to water and sewer at the time of development.

9. The petitioner shall be required to provide utility placement details at the time of conditional plat.
10. This site comprises two parcels and contains a discharge flow path, an area of floodplain and a discharge to existing culverts at Cortez Blvd. Development within the floodplain requires specific permitting and mitigation. A certification of no net rise is required.
11. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer. This Traffic Access Analysis shall also include a queuing analysis for the development.
12. All roads and driveways are to meet Hernando County Standards.
13. Access Management and Drainage permits are required from the Florida Department of Transportation at the time of construction.
14. The petitioner shall be required to provide interconnectivity to the parcels to the north and south as shown on master plan.
15. Lot locations and sizes:
Exterior lots: 60' wide (as shown on master plan)
~~Interior~~ All Other lots: 50' wide (deviation from 60')

~~No lots are to be located along the north/south collector roadway.~~

16. Perimeter Setbacks:
North: 25'
South: 25'
East: 50'
West: ~~200'~~ 75'
17. Residential Lot Setbacks:
Front: 25'
Side: 5' (Deviation from 10')
Rear: 15' (Deviation from 20')
18. The petitioner shall provide a ~~200'~~ 50' landscape buffer along US Highway 98 and 10' buffers around the remainder of the project perimeter. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement. This buffer shall be placed in a separate tract owned and maintained by the Homeowners' Association.

19. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
20. The site shall be designed to provide a multipurpose pathway to integrate the neighborhood park to the residential lots within the proposed development and provide for multimodal access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide and shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

21. The petitioner shall be required to set aside the minimum required acreage for the preservation of natural vegetation in accordance with the Hernando County Land Development Regulations.
22. The petitioner shall be required to set aside the minimum required acreage for neighborhood parks in accordance with the Hernando County Land Development Regulations.
23. The petitioner shall design the primary access from McKethan Road as a treed boulevard entrance in accordance with the Hernando County Land Development Regulations.
24. The petitioner shall provide a master 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.